

SITE DEVELOPMENT PLAN

FOR COMMERCE WAY DE, LLC

175 COMMERCE WAY
CITY OF DOVER, DOVER HUNDRED, KENT COUNTY, DE

SITE

175 COMMERCE WAY

PROPERTY ID: 25751

TAX ACCOUNT ID: 62974

MAP NUMBER: 2 05 07610 02 0703 000

22.967 AC

ZONING DISTRICT

INDUSTRIAL PARK MANUFACTURING (IPM)

PROPERTY TYPE: VACANT LAND (VAC)

KENT COUNTY GIS

DATED '05/08/18'

FEMA

FEMA ZONE X: AREA OF MINIMAL
FLOOD HAZARD

OWNER AND APPLICANT:

OWNER:

COMMERCE WAY QOZB LLC

JOHNATHAN RUBIN

585 PROSPECT STREET, SUITE 301B

LAKEWOOD, NJ 08701

PHONE: 212-679-1000

APPLICANT:

COMMERCE WAY QOZB LLC

JONATHAN RUBIN

585 PROSPECT STREET, SUITE 301B

LAKEWOOD, NJ 08701

PHONE: 212-679-1000

PROJECT TEAM MEMBERS:

CIVIL ENGINEER:

KIMLEY-HORN

JENNIFER E. OLTMAN, P.E.

620 WEST GERMANTOWN PIKE, SUITE 320

PLYMOUTH MEETING, PA 19462

PHONE: 267-838-9470

SURVEYOR:

CONTROL POINT ASSOCIATES, INC.

STEVEN F. MERVINE

1300 ROUTE 73, SUITE 211

MT. LAUREL, NJ 08054

PHONE: 609.857.2099

GEOTECHNICAL:

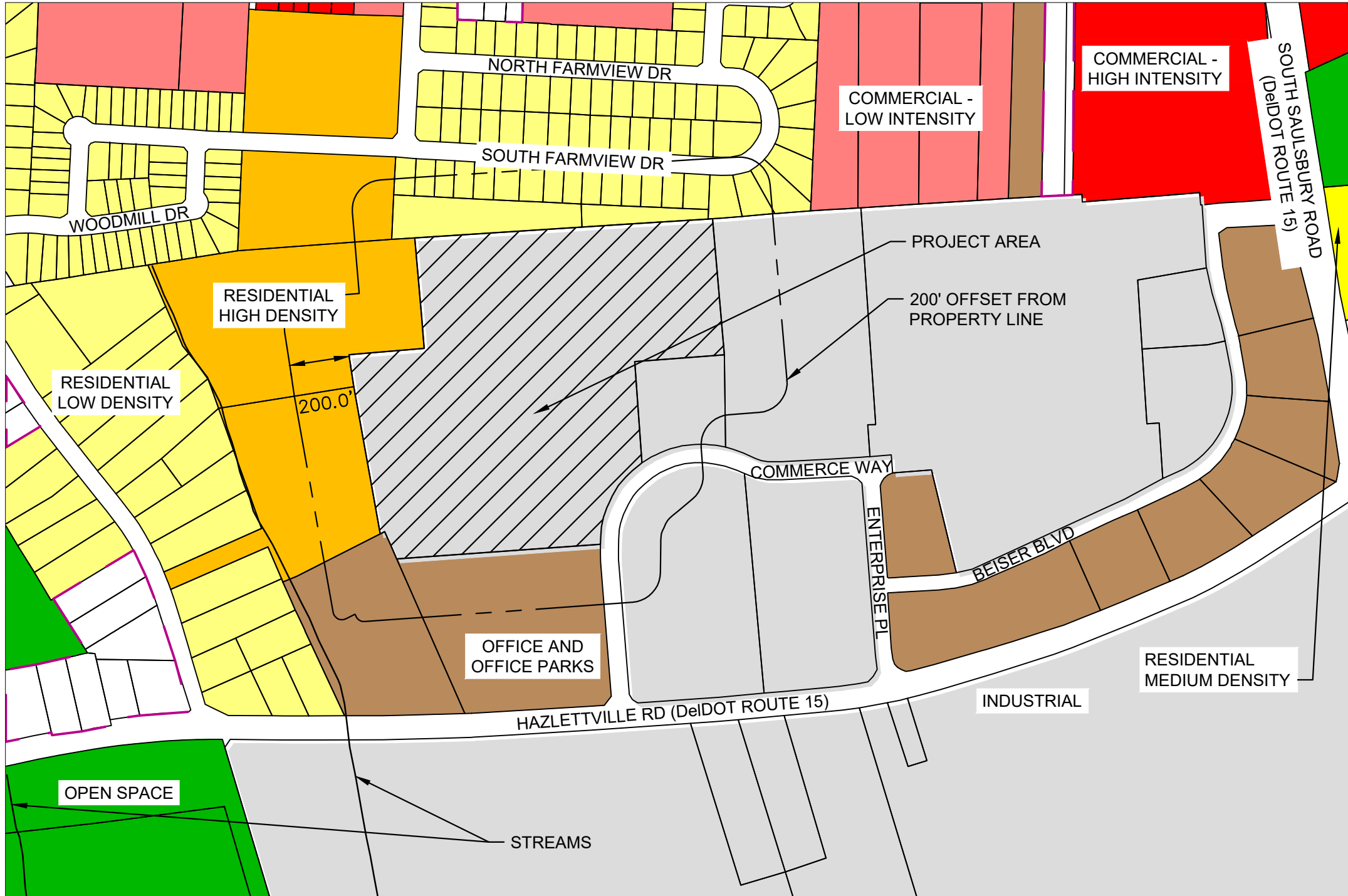
WHITESTONE ASSOCIATES, INC.

NEW BRITAIN CORPORATE CENTER

1600 MANOR DRIVE, SUITE 220

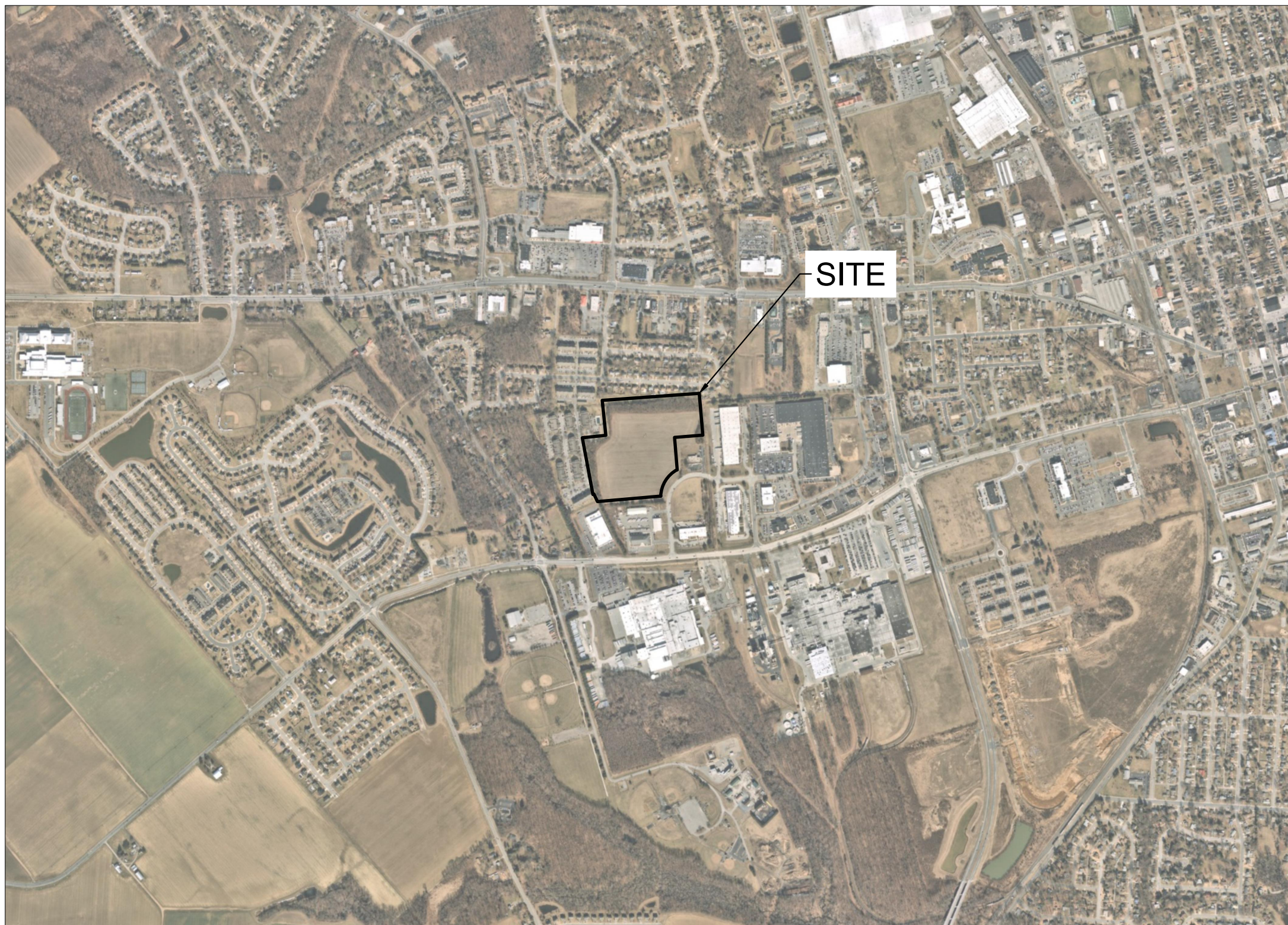
CHALFONT, PENNSYLVANIA 18914

PHONE: 215.712.2700



SITE LOCATION MAP

SOURCE | KENT COUNTY GIS DATA, DOWNLOADED 08/29/2022



ZONING MAP

SOURCE | NEARMAP, CAPTURED 08/29/2022

SHEET LIST TABLE

Sheet Number	Sheet Title
C-000	COVER SHEET
C-001	GENERAL NOTES
C-100	OVERALL DEMOLITION PLAN
C-101	DEMOLITION PLAN A
C-102	DEMOLITION PLAN B
C-200	OVERALL SITE PLAN
C-201	SITE PLAN A
C-202	SITE PLAN B
C-300	FIRE MARSHAL SITE PLAN
C-400	OVERALL GRADING & DRAINAGE PLAN
C-401	GRADING & DRAINAGE PLAN A
C-402	GRADING & DRAINAGE PLAN B
C-403	ADA ENLARGEMENTS
C-500	OVERALL UTILITY PLAN
C-501	UTILITY PLAN A
C-502	UTILITY PLAN B
C-503	UTILITY PROFILES A
C-504	UTILITY PROFILES B
C-550	UTILITY DETAILS A
C-551	UTILITY DETAILS B
C-552	UTILITY DETAILS C
C-553	UTILITY DETAILS D
C-554	UTILITY DETAILS E
C-555	UTILITY DETAILS F
C-600	CONSTRUCTION DETAILS A
C-601	CONSTRUCTION DETAILS B
C-602	CONSTRUCTION DETAILS C
C-700	LIGHTING PLAN
C-701	LIGHTING DETAILS
L-100	OVERALL TREE PRESERVATION & LANDSCAPE PLAN
L-101	TREE PRESERVATION & LANDSCAPE PLAN A
L-102	TREE PRESERVATION & LANDSCAPE PLAN B
L-200	LANDSCAPE NOTES AND DETAILS

200' PROPERTY OWNERS LIST PROPERTY ID: ZONING: ADDRESS:

THE CAPITAL SCHOOL DISTRICT	26540	IPM	198 COMMERCE WAY
CAPITOL CLEANERS & LAUNDERERS	26539	IPM	195 COMMERCE WAY
PEOPLE'S PLACE PROPERTIES, INC.	25750	IPM	165 COMMERCE WAY
CAPFLEX I, LLC	25926	IPM	155 COMMERCE WAY
CARLISLE CRYSTAL	17050	RG2	1156 S FARMVIEW DR
FA ADNESTRIA L	25964	RG2	1162 S FARMVIEW DR
POTTER, KEIRA M	25965	RG2	1168 S FARMVIEW DR
STEVENSON DARREN, STEVENSON EVELYN J.	25966	RG2	1174 S FARMVIEW DR
BANASAN LOURDES C.	25967	RG2	1180 S FARMVIEW DR
FOSTER CONNIE W., FOSTER KENNETH L.	25968	RG2	1200 S FARMVIEW DR
CLAYTON KEVIN D.	25969	RG2	1206 S FARMVIEW DR
HOLLOWAY ARNOLD A.	25970	RG2	1212 S FARMVIEW DR
JONAS SONIA, JONAS MARLAND A.	25971	RG2	1218 S FARMVIEW DR
HAITH JERRY, HAITH SHARON	25972	RG2	1224 S FARMVIEW DR
PAGAN RAYMOND A., PAGAN KATHERINE	25973	RG2	1230 S FARMVIEW DR
DREW BERTRAND T. JR, DREW KATHLEEN A.	25720	RG2	1236 S FARMVIEW DR
ROBERSON, GREGORY & CHARLENE L.	25721	RG2	1242 S FARMVIEW DR
WILLIS, MARYCE C.	25722	RG2	1248 S FARMVIEW DR
PARRA, JOHN PAUL	25723	RG2	1254 S FARMVIEW DR
THAYER HARRY E., THAYER COLLEEN M.	25724	RG2	1260 S FARMVIEW DR
MCLEAN NEILL A., JR, MCLEAN CATHLEEN MARIE	25725	RG2	1266 S FARMVIEW DR
LONDON MARK A.	25726	RG2	1272 S FARMVIEW DR
WASHINGTON DARYL T.	25727	RG2	1278 S FARMVIEW DR
DANIEL LIN PROPERTIES, LLC	25728	RG2	1284 S FARMVIEW DR
WOODMILL CAPITAL ADVISORS, LLC	25687	RG2	1300 S FARMVIEW DR
MULTIRESIDENTIAL-M, LLC	25749	RG2	1300 S FARMVIEW DR
MULTIRESIDENTIAL-M, LLC	25793	RG2	1300 S FARMVIEW DR
DGKP NORTH STREET, LLC	26538	RG2	1351 W NORTH ST

MUNICIPAL AND UTILITY

CONTACT LIST:

SEWER AND WATER

JASON LYON

15 LOOCKERMAN PLAZA

DOVER, DE 19901

GAS

CHESAPEAKE UTILITIES

500 ENERGY LN STE 100

DOVER, DE 19901

ELECTRIC

CITY OF DOVER ELECTRIC DEPARTMENT

45 VIRGINIA AVE

DOVER, DE 19901

CITY OF DOVER INSPECTIONS AND PLANNING

15 LOOCKERMAN PLAZA

DOVER, DE 19901

SOIL EROSION

KENT CONSERVATION DISTRICT

1679 SOUTH DUPONT HIGHWAY

DOVER, DE 19901

(302) 608-5370

**CITY OF DOVER PLANNING COMMISSION APPROVED
THIS APPLICATION AT THE 12/19/22 HEARING.**

THE PLANNING COMMISSION TOOK ACTION ON THE
FOLLOWING AT THE 12/19/22 HEARING:

- PERFORMANCE STANDARD REVIEW APPLICATION:**
PLANNING COMMISSION HAS AFFIRMED THE PERFORMANCE STANDARDS REVIEW APPLICATION AS SUBMITTED WITH THE SITE DEVELOPMENT PLAN APPLICATION. PLANNING COMMISSION NOTED THAT IT IS GENERALLY ANTICIPATED TO CONFORM TO ALL THE APPLICABLE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE, ARTICLE 5, SECTION 8. WHILE THE POTENTIAL TENANT(S) OF THE PROPERTY IS NOT YET IDENTIFIED, THE PLANNING COMMISSION FURTHER ACKNOWLEDGED PLANNING STAFF'S COMMENTS THAT NO CERTIFICATE OF OCCUPANCY WILL BE CERTIFIED UNTIL THE TENANT SPACE OF THE BUILDING IS FITTED OUT, NOR WILL ANY PERMIT BE APPROVED, UNLESS BOTH ARE REVIEWED BY PLANNING STAFF FOR COMPLIANCE. STAFF AT THAT TIME WILL FURTHER ENSURE THAT NO OBJECTIONABLE OR OTHERWISE NON-PERMITTED USES OR MATERIALS WILL BE LOCATED ON THE PREMISES.
- PARTIAL ELIMINATION OF FENCE COMPONENT OF THE OPAQUE BARRIER REQUIREMENT:** PLANNING COMMISSION GRANTED APPROVAL OF THE WAIVER REQUEST TO IMPLEMENT THE FENCE COMPONENT OF THE OPAQUE BARRIER REQUIREMENT ONLY IN AREAS WHERE IT WOULD NOT REQUIRE CLEARING OF EXISTING WOODLAND. THIS WAS DONE AS THERE IS THE EXISTING WOODLAND AND PORTIONS OF THE NORTH AND WEST PROPERTY LINES ARE WOODED; AND THE VEGETATION THOUGHT TO BE PREFERABLE AS A BUFFER RATHER THAN TREE REMOVAL FOR THE INSTALLATION OF A FENCE. THE FENCE COMPONENT IS TO STILL BE IMPLEMENTED AS A PART OF THE OPAQUE BARRIER WHERE EXISTING TREES ARE TOO FEW TO SUFFICIENTLY CONSTITUTE AN OPAQUE BARRIER. PLANNING COMMISSION FURTHER ACKNOWLEDGED COMMENTS BY PLANNING STAFF NOTING THAT THE CONDITIONS OF THE OPAQUE BARRIER WILL BE INSPECTED AS PART OF THE OVERALL REVIEW PROCESS IN ORDER TO RECEIVE A CERTIFICATE OF OCCUPANCY.
- THE PLANNING COMMISSION AFFIRMED THAT THE APPLICANT SHOULD LOOK AT THE FEASIBILITY OF PROVIDING ELECTRIC VEHICLE CHARGING STATIONS IN THE PARKING LOT.**
- THE PLANNING COMMISSION AGREED WITH THE RECOMMENDATION OF PLANNING STAFF THAT THE APPLICANT SHOULD LOOK AT THE FEASIBILITY OF PROVIDING SOLAR PANELS, DUE TO THE EXPANSE OF THE ROOF.**

THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT
TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC
SITE INSPECTION.

THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT
TO ADD, MODIFY, OR DELETE ANY EROSION AND SEDIMENT
CONTROL MEASURE, AS IT DEEMS NECESSARY.

COMMERCE WAY QOZB LLC, THE SITE OWNER, IS
RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER
MANAGEMENT FACILITIES.
REPRESENTATIVE: JONATHAN RUBIN

NOT FOR CONSTRUCTION

No.	Revisions	Date	By
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/20/22	02/28/2023	CAM
No.	Revisions	Date	By

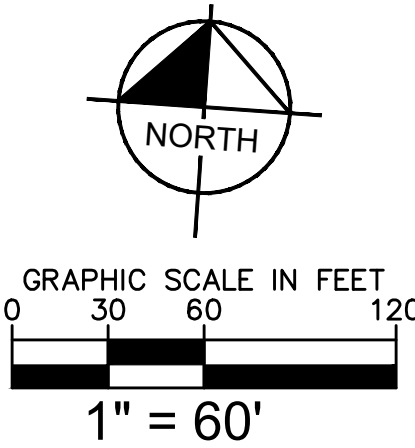
Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 19816

KHA PROJECT 112154006	DATE 02/20/2026	AS SHOWN SCALE	HMB DRAWN BY	HMB DESIGNED BY	JEO CHECKED BY
COVER SHEET					
Know what's below. Call before you dig. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 811 OR 1-800-282-8500 FOR LOCATION OF UNDERGROUND UTILITIES. 811					
SITE DEVELOPMENT PLAN FOR COMMERCE WAY DOVER DE LLC 175 COMMERCE WAY CITY OF DOVER, KENT COUNTY, DE					
SHEET NUMBER C-000					

LEGEND		GENERAL NOTES		PAVING, GRADING AND DRAINAGE NOTES											
Δ DELTA # NUMBER AB AGGREGATE BASE COURSE AC ACRE or ASPHALTIC CONCRETE ADT AVERAGE DAILY TRAFFIC ARCH ARCHITECT or ARCHITECTURAL ARV AIR RELEASE VALVE ASPH ASPHALT BC BACK OF CURB BLDG BUILDING BM BENCHMARK BMP BEST MANAGEMENT PRACTICES BOT BOTTOM BRG BEARING BW BOTTOM OF WALL CB CATCH BASIN CF CUBIC FOOT CI CAST IRON CIP CAST IN PLACE CL CENTER LINE CLR CLEAR CMP CORRUGATED METAL PIPE CMU CONCRETE MASONRY UNIT CO CLEAN OUT CONC CONCRETE CONST CONSTRUCTION CP CONCRETE PIPE CSP CORRUGATED STEEL PIPE CTR CENTER CV CHECK VALVE CY CUBIC YARDS DE DRAINAGE EASEMENT DEPT DEPARTMENT DI DIAMETER DIM DIMENSION DI DUCTILE IRON DIP DUCTILE IRON PIPE DWG DRAWING E EAST EC EDGE OF CONCRETE ELEC ELECTRIC or ELECTRICAL EL or ELEV ELEVATION EOP EDGE OF PAVEMENT ESMT EASEMENT EX or EXIST EXISTING FDC FIRE DEPARTMENT CONNECTION FF or FFE FINISHED FLOOR ELEVATION FG FINISHED GRADE FH FIRE HYDRANT FL FLOW LINE FT FOOT or FEET A GENERAL GV GATE VALVE GW GUY WIRE HC HANDICAP HDPE HIGH DENSITY POLYETHYLENE PIPE HT HEIGHT HORIZ HORIZONTAL HP HIGH POINT HWY HIGHWAY IN INCH or INCHES INV INVERT IRON PIN or IRON PIPE IP IRON PIN or IRON PIPE J JUNCTION JT JOINT LAT LATERAL LF LINEAR FOOT LONG LONGITUDINAL LP LOW POINT LSA LANDSCAPED AREA MAX MAXIMUM ME MATCH EXISTING MEP MECHANICAL/ELECTRICAL/PLUMBING MH MANHOLE MIN MINIMUM MISC MISCELLANEOUS MPH MILES PER HOUR N NORTH NA NOT APPLICABLE NE NORTHEAST NAT NATIONAL GEODETIC VERTICAL DATUM B NUMBER NTS NOT TO SCALE NW NORTHWEST OC ON CENTER OH OVERHEAD PC POINT OF CURVATURE PED PEDESTAL or PEDESTRIAN PH PHONE PI POINT OF INTERSECTION PL PROPERTY LINE PCC POINT OF CONNECTION PP POWER POLE PRC POINT OF REVERSE CURVATURE PROP PROPOSED PNT POINT PT POINT OF TANGENCY PUE PUBLIC UTILITY EASEMENT PVC POLYVINYL CHLORIDE PVMT PAVEMENT QTY QUANTITY R RIGHT or RADIUS RCBC REINFORCED CONCRETE BOX CULVERT RCP REINFORCED CONCRETE PIPE RD ROAD RDWY ROADWAY REF REFERENCE REQ REQUIRED REV REVISED R/W or ROW RIGHT-OF-WAY S SOUTH SBL SURVEY BASELINE SD STORM DRAIN SE SOUTHEAST SEC SECTION SF SQUARE FEET SHT SHEET SI SQUARE INCH SL SURVEY LINE or SECTION LINE SM SURVEY MONUMENT SPEC SPECIFICATIONS SQ SQUARE SS SANITARY SEWER ST STREET STA STATION STD STANDARD STL STEEL STRUCT STRUCTURE or STRUCTURAL SW SOUTHWEST SY SQUARE YARD SYM SYMMETRICAL SW SIDEWALK T TOWNSHIP or TANGENT T&B TOP AND BOTTOM TAN TANGENT TBA TO BE ABANDONED TC TOP OF CURB TEL TELEPHONE or TELEGRAPH TF TOP OF FOOTING TOPO TOPOGRAPHIC TP TOP OF PAVEMENT TOW TOP OF WALL TYP TYPICAL UBC UNIFORM BUILDING CODE UG UNDERGROUND UPC UNIFORM PLUMBING CODE USC&GS UNITED STATES COAST & GEODETIC SURVEY UT or UTIL UTILITY VERT VERTICAL VOL VOLUME W WEST or WATER WI WITH WO WITHOUT WL WATER LEVEL WM WATER METER WSE WATER SURFACE ELEVATION WV WATER VALVE YD YARD YR YEAR		1. CONTRACTOR SHALL NOTIFY "MISS UTILITY DELMARVA" (1-800-282-8556) AT LEAST 72 HOURS BEFORE EXCAVATING. 2. THE CONTRACTOR AND SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL STATE AND LOCAL REQUIREMENTS RELATED TO SITE CONSTRUCTION ACTIVITIES PRIOR TO COMMENCING WORK. ALL WORK SHALL CONFORM AS APPLICABLE TO THESE GOVERNING STANDARDS AND SPECIFICATIONS. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. 4. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. NEITHER THE OWNER NOR THE ENGINEER WILL ASSUME LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK. 5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION. 7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, EROSION CONTROL DOCUMENTATION AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS. 8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. 9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY. 10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY THE APPROPRIATE JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED. 11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE. 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER. 13. HOURS OF CONSTRUCTION ACTIVITY MUST COMPLY WITH CITY OF DOVER REGULATIONS. 14. PRIOR TO STARTING CONSTRUCTION, ALL ACTIVE UTILITIES SHOULD BE IDENTIFIED, MARKED OUT IN THE FIELD, AND SECURED AS NECESSARY. 15. INFORMATION GIVEN IN THE SUBSURFACE EXPLORATIONS AND GEOTECHNICAL ENGINEERING REPORTS PREPARED BY WHITESTONE ASSOCIATES, INC. ON MARCH 11, 2022 WAS OBTAINED FOR USE BY THE OWNER IN EXECUTION OF DESIGN. THE SUBSURFACE CONDITIONS DESCRIBED IN THE REPORTS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY. THE SUBSURFACE STRATIGRAPHY SHOWN IN THE REPORTS ARE BASED ON NECESSARY INTERPOLATIONS BETWEEN BORINGS AND MAY OR MAY NOT REPRESENT ACTUAL SUBSURFACE CONDITIONS. THE OWNER WILL NOT BE RESPONSIBLE FOR ANY CORRECTIONS, INTERPRETATIONS OR CONCLUSIONS MADE FROM THE DATA IN THE REPORTS BY THE CONTRACTOR. 16. CONDUCT A PRE-CONSTRUCTION CONFERENCE AT THE PROJECT SITE A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING ANY WORK OF THIS CONTRACT. THE MEETING WILL BE ARRANGED BY THE OWNER UPON NOTIFICATION OF THE CONTRACTOR AND IS TO BE ATTENDED BY REPRESENTATIVES OF THE CONTRACTOR, OWNER, CONSTRUCTION MANAGER, GEOTECHNICAL ENGINEER, SITE/CIVIL ENGINEER AND REPRESENTATIVES OF THE CITY OF DOVER. 17. ADJOINING PROPERTY OWNERS WILL CONTINUE TO OCCUPY THEIR FACILITIES IMMEDIATELY ADJACENT TO THE PROJECT SITE AND DEMOLITION AREAS. THUS, THE CONTRACTOR MUST CONDUCT HIS OPERATIONS IN SUCH A MANNER AND MAKE ANY ARRANGEMENTS NECESSARY SO THAT THE ADJOINING PROPERTY OWNER'S USE OF THEIR FACILITIES WILL NOT BE DISRUPTED DURING THE COURSE OF THE WORK. 18. PROVIDE NOT LESS THAN SEVENTY-TWO (72) HOURS' NOTICE TO THE OWNER AND ADJACENT PROPERTY OWNERS OF ACTIVITIES THAT WILL AFFECT THEIR RESPECTIVE USE OF THEIR PROPERTY. 19. MAINTAIN ACCESS TO EXISTING WALKWAYS, EXITS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. 20. DO NOT CLOSE OR OBSTRUCT WALKWAYS, EXITS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION OR THE AFFECTED PROPERTY OWNER. 21. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE CONDUCT OF THE WORK UNLESS OTHERWISE NOTED ON ENVIRONMENTAL DOCUMENTATION. HOWEVER, IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB THESE MATERIALS, AND IMMEDIATELY NOTIFY THE OWNER AND CONSTRUCTION MANAGER. HAZARDOUS MATERIALS WILL BE REMOVED BY THE OWNER AND/OR CONTRACTOR UNDER A SEPARATE CONTRACT. 22. CONTRACTOR SHALL REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION PROVIDED BY OWNER. OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE SAME AS THOSE INDICATED IN PROJECT RECORD DOCUMENTS. 23. THE CONTRACTOR IS RESPONSIBLE FOR ENGAGING A PROFESSIONAL STRUCTURAL ENGINEER TO PERFORM AN ENGINEERING SURVEY OF THE CONDITION OF ANY REMAINING BUILDING STRUCTURE OR FOUNDATION SYSTEM TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THAT STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION OPERATIONS. 24. EXISTING UTILITIES: MAINTAIN ACTIVE UTILITY SERVICES INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS. 25. DO NOT INTERRUPT EXISTING UTILITIES SERVING BOTH ON SITE AND OFF SITE ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION. 26. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND TO AUTHORITIES HAVING JURISDICTION. 27. PROVIDE AT LEAST SEVENTY-TWO (72) HOURS' NOTICE TO OWNER IF SHUTDOWN OF SERVICE IS REQUIRED DURING CHANGEOVER. 28. TEMPORARY PROTECTION: ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION AND AS INDICATED. 29. PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN. 30. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. 31. PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND PROPOSED IMPROVEMENTS AND TO AND FROM OCCUPIED PORTIONS OF ADJACENT BUILDINGS AND STRUCTURES. 32. PROTECT WALLS, WINDOWS, ROOFS, AND OTHER ADJACENT EXTERIOR CONSTRUCTION THAT ARE TO REMAIN AND THAT ARE EXPOSED TO CONSTRUCTION ACTIVITY. 33. GENERAL: DEMOLISH ALL ITEMS, AS EITHER INDICATED ON THE PLANS OR ENCOUNTERED IN THE FIELD DURING THE WORK, COMPLETELY. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS: 34. LOCATE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND OTHER MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING OF ADJOINING STRUCTURES.		35. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. 36. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY AUTHORITIES HAVING JURISDICTION. 37. USE WATER MIST AND OTHER SUITABLE METHODS TO LIMIT SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL-PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE ADJACENT CONSTRUCTION OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION. 38. REMOVE STRUCTURES AND OTHER SITE IMPROVEMENTS INTACT WHEN PERMITTED BY AUTHORITIES HAVING JURISDICTION. 39. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE RECYCLED, REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL. 40. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS. 41. BURNING: ON SITE BURNING OF RUBBISH AND OTHER DEMOLITION DEBRIS WILL NOT BE PERMITTED. 42. DISPOSAL: TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND PROVIDE FOR THE LEGAL OFF SITE DISPOSAL OF THE MATERIAL. 43. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN. 44. THE CONTRACTOR IS TO NOTE THAT THE WORK OF THIS CONTRACT WILL INCLUDE WORK BY OTHERS AND THE CONTRACTOR SHALL COORDINATE HIS WORK AND MAKE EVERY REASONABLE EFFORT TO PERMIT THE EXECUTION OF SUCH WORK BY OTHERS WITHOUT DELAY. 45. IF TEMPORARY UTILITY SERVICES ARE REQUIRED THE CONTRACTOR SHALL PROVIDE SAME AT NO ADDITIONAL COST TO THE OWNER AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SUCH TEMPORARY FACILITIES FOR THE DURATION OF THEIR WORK. 46. ALL WORK OF THIS CONTRACT SHALL CONFORM TO THESE CONTRACT DRAWINGS AND SPECIFICATIONS AS WELL AS TO THE APPLICABLE REQUIREMENTS OF THE KENT COUNTY BUILDING, PUBLIC WORKS, AND FIRE DEPARTMENTS, AS WELL AS THE APPLICABLE PUBLIC UTILITY COMPANIES. 47. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF THE STATE OF DELAWARE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL RULES, LAWS, AND REGULATIONS. 48. ALL PROJECT RELATED LINES AND GRADES ARE TO BE ESTABLISHED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF DELAWARE. 49. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING DRAINAGE OR UTILITY SYSTEMS WITHIN OR ADJACENT TO THE WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL IMMEDIATELY BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE AND TO THE SATISFACTION OF THE OWNER OR UTILITY COMPANY INVOLVED. 50. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES REQUIRED BY THE CONTRACT WORK AND SHALL OBTAIN ALL REQUIRED BONDS, PERMITS, ETC. REQUIRED FOR THE EXECUTION OF THE WORK AND CONFIRM THE WORK MEETS ALL APPLICABLE CODES, RULES AND REGULATIONS OF THE GOVERNING AGENCIES. 51. SAFE AND ADEQUATE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES TO THE ADJACENT BUILDINGS WHILE THE WORK IS PROGRESSING. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL OF THE OWNER A CONSTRUCTION SEQUENCE SCHEDULE AND PLAN FOR PEDESTRIAN AND VEHICULAR TRAFFIC FLOW. 52. ALL UNPAVED AREAS WITHIN THE WORK AREAS AND ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES. UNLESS OTHERWISE DIRECTED BY THE OWNER, TURFED AREAS, DISTURBED BY REGRADING AND OTHER WORK OF CONTRACTOR, SHALL BE BROUGHT TO THE PROPER SUBGRADE ELEVATION, TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES SHALL BE PLACED AND, LIMING, FERTILIZING AND SEEDING ACCOMPLISHED, AS SPECIFIED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE SEEDED AREAS UNTIL THEY HAVE BECOME WELL ESTABLISHED. 53. EXISTING PAVEMENT WHICH IS TO REMAIN AND WHICH IS REMOVED OR DAMAGED DURING THE CONSTRUCTION WORK OF THIS CONTRACT IS TO BE RESTORED TO ITS ORIGINAL CONDITION. 54. AT NO TIME, SHALL ANY EXCAVATED AREAS BE LEFT UNATTENDED UNLESS APPROPRIATE MARKING AND BARRICADING IS EMPLOYED. 55. WITH REGARD TO EXISTING UTILITIES TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING UTILITY VALVES, MANHOLE FRAMES, COVERS, RIMS, INVERTS AND HYDRANTS TO MEET NEW FINISH GRADE OR AS OTHERWISE REQUIRED TO FUNCTION PROPERLY. 56. ALL SIGNAGE MUST COMPLY WITH SIGN REGULATIONS OF THE ZONING ORDINANCE AND IS SUBJECT TO A SEPARATE SIGN PERMIT APPLICATION. SIGNS ARE SUBJECT TO A SEPARATE REVIEW AND APPROVAL PROCESS IN THE CITY OF DOVER.		1. TRAFFIC CONTROL ON ALL DELDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN. 2. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE COVERED WITH TOPSOIL AND SEED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN. 3. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS. 4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. 6. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS OF THE GOVERNING CODE. 7. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE REQUIRED PERMITS COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY GOVERNING JURISDICTIONS. 8. THE CONTRACTOR SHALL ENSURE THAT PARKING ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.		NOT FOR CONSTRUCTION		02/20/2026 AAC 02/26/2024 AAC 12/12/2023 AAC 11/21/2023 AAC 05/16/2023 AAC 02/28/2023 CAM		6 5 4 3 2 1 No. CITY OF DOVER PLANNING UTILITY REVISIONS KENT CONSERVATION DISTRICT SUBMISSION REVISED PER KCD COMMENTS REVISED PER F.M. & KCD COMMENTS REVISED PER PC MEMOS DATED 11/20/22 REVISIONS		DATE BY	
KHA PROJECT 112154006		DATE 02/20/2026		SCALE AS SHOWN		DRAWN BY HMB		DESIGNED BY HMB		CHECKED BY JEO					
SITE DEVELOPMENT PLAN FOR COMMERCE WAY DOVER DE LLC		DELMARVA ONE CALL CENTER STATE OF DELAWARE DIAL 811 OR 1-800-282-8500 FOR LOCATION OF UNDERGROUND UTILITIES		DE		KENT COUNTY		CITY OF DOVER		SHEET NUMBER C-001					
Know what's below. Call before you dig.		PRIOR TO CONSTRUCTION, CONTRACTOR SHALL DELMARVA ONE CALL CENTER STATE OF DELAWARE DIAL 811 OR 1-800-282-8500 FOR LOCATION OF UNDERGROUND UTILITIES		DE		KENT COUNTY		CITY OF DOVER		SHEET NUMBER C-001					
REFERENCES:		1. BOUNDARY AND TOPOGRAPHICAL SURVEY PREPARED BY "CONTROL POINT ASSOCIATES, INC.", DATED 03/15/2022. 2. REPORT OF GEOTECHNICAL INVESTIGATION PREPARED BY "WHITESTONE ASSOCIATES, INC.", DATED 03/15/2022. 3. SEDIMENT AND STORMWATER PLAN PREPARED BY "KIMLEY-HORN AND ASSOCIATES", DATED 05/05/2023.		PROJECT CLOSEOUT		DOCUMENT USE		1. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN. 2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS. 3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.							



PROPERTY LINE

EXISTING WATER

EXISTING SANITARY SEWER

EXISTING STORM SEWER

EXISTING ELECTRIC LINE

EXISTING GAS LINE

EXISTING CHAIN LINK FENCE

CHAIN LINK FENCE TO BE DEMOLISHED

PROP. SAW CUT LINE

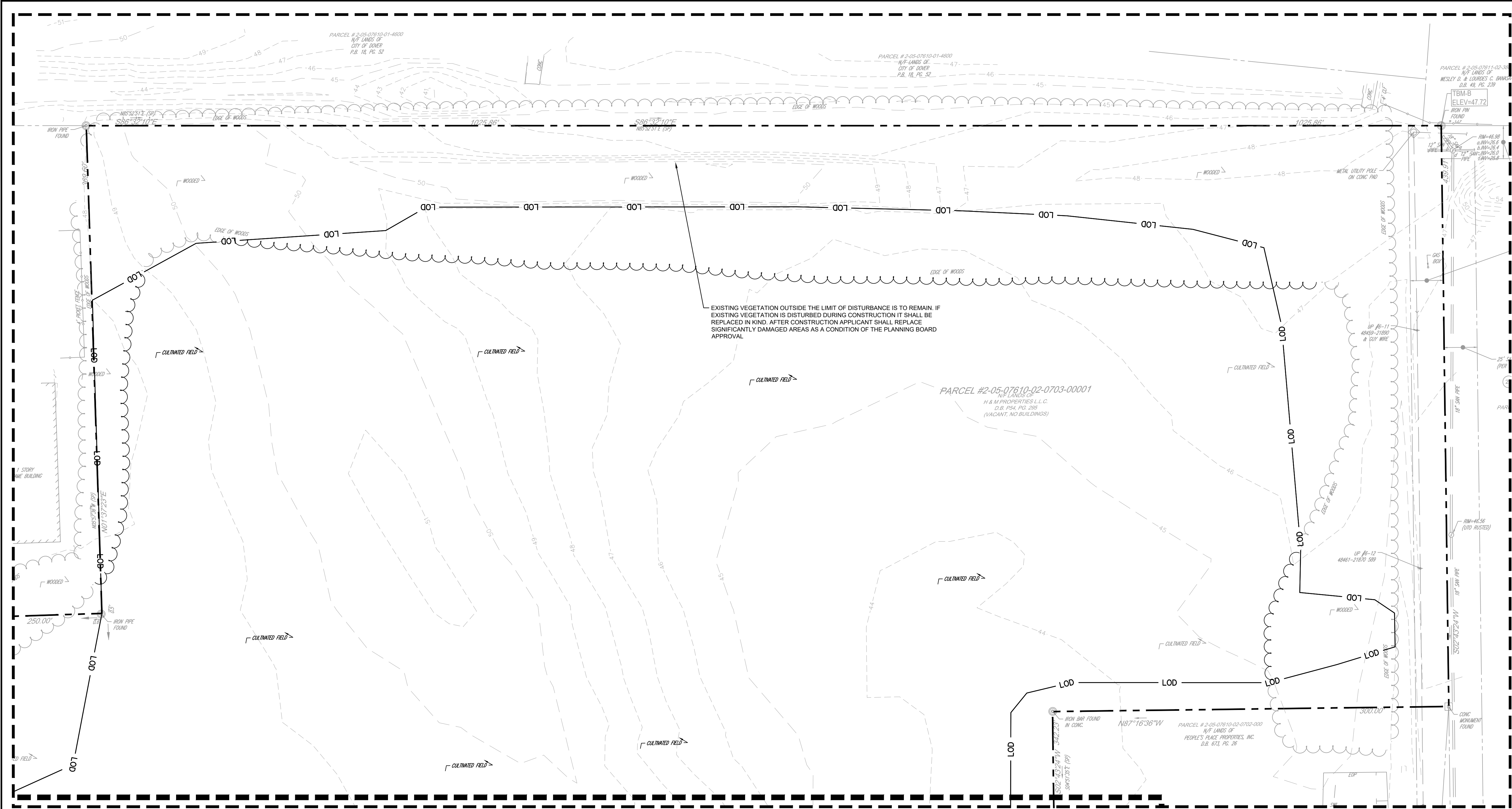
LIMITS OF DISTURBANCE

EXISTING FEATURE TO BE REMOVED

1. UNLESS OTHERWISE NOTED ON THE PLANS, ALL EXISTING UTILITIES, SIGNAGE, LANDSCAPING, AND APPEARANCES IN THE RIGHT OF WAY ARE TO REMAIN.
2. THESE PLANS WERE PREPARED UTILIZING INFORMATION FOUND IN THE FOLLOWING DOCUMENTS: ALTA/NSPS LAND TITLE SURVEY PREPARED BY CONTROL POINT ASSOCIATES, DATED 03/15/2022
3. CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION AND RELOCATION WITH APPROPRIATE UTILITY PROVIDER
5. CONTRACTOR AND DEVELOPER TO COORDINATE ALL IMPACTS TO ADJACENT PROPERTIES DURING DEMO AND CONSTRUCTION ACTIVITIES INCLUDING NORTHERN PROPERTY LINE CONSTRUCTABILITY.
6. ANY STREET SIGNS DAMAGED OR TEMPORARILY REMOVED DURING CONSTRUCTION ARE TO BE REPLACED IN KIND OR PER COUNTY, TOWNSHIP, AND MUTCD STANDARDS.
7. REMOVE VEGETATION, GRASS, & ROOTMATS IN AREAS TO RECEIVE NEW ASPHALT, CONCRETE PAVEMENTS AND WITHIN 10 FEET OF THE BUILDING FOOTPRINT
8. ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.
9. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY UNFORESEEN OR ADVERSE CONDITIONS DISCOVERED DURING DEMOLITION OPERATIONS.
10. CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL NOT DESIGNATED FOR REMOVAL OR RELOCATION FROM DAMAGE DURING CONSTRUCTION.
11. CONTRACTOR SHALL KEEP ALL SURROUNDING PUBLIC ROADWAYS AND DRAINAGE SYSTEMS FREE FROM DIRT, MUD, AND CONSTRUCTION DEBRIS AT ALL TIMES.
12. CONTRACTOR STAGING AREAS SHALL BE LIMITED TO THE PROPERTY BOUNDARY.
13. LIMITS OF DEMOLITION DISCLOSED ON PLANS ARE MINIMUM. CONTRACTOR SHALL REMOVE ASPHALT PAVEMENT, CONCRETE AND MISCELLANEOUS ITEMS AS NECESSARY TO FACILITATE CONSTRUCTION IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY ITEMS DAMAGED DURING THE CONSTRUCTION.
15. REFER TO KENT COUNTY SOIL CONSERVATION DISTRICT PERMIT FOR EROSION AND SEDIMENT CONTROL MEASURES THAT MUST BE IMPLEMENTED PRIOR TO THE COMMENCEMENT OF DEMOLITION ACTIVITIES.
16. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES WITHIN THE PROPOSED LIMITS OF DISTURBANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
17. REFER TO GENERAL NOTES FOR ADDITIONAL DEMOLITION NOTES.
18. ALL EXISTING GRAVEL AND DEBRIS ONSITE TO BE REMOVED.
19. ALL SITE APPURTENANCES SHOWN BLACK ARE EXISTING TO BE REMOVED

NOT FOR CONSTRUCTION

SHEET NUMBER C-100		SITE DEVELOPMENT PLAN FOR COMMERCE WAY DOVER DE LLC 175 COMMERCE WAY CITY OF DOVER, KENT COUNTY, DE CITY OF DOVER KENT COUNTY DE		 Know what's below. Call before you dig. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT DELMARVA ONE CALL CENTER AT THE START OF EACH DAY DIAL 811 OR 1-800-282-8500 FOR LOCATION OF UNDERGROUND UTILITIES		OVERALL DEMOLITION PLAN		KHA PROJECT 112154006 DATE 02/20/2026 SCALE AS SHOWN DRAWN BY HMB DESIGNED BY HMB CHECKED BY JEO © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 620 W GERMANTOWN PIKE, SUITE 320 PLYMOUTH MEETING, PA 19462 PHONE: 267-687-0150 WWW.KIMLEY-HORN.COM PROFESSIONAL ENGINEER DELAWARE LICENSE NO. 79314 Kimley»»Horn 6 CITY OF DOVER PLANNING 02/20/2026 JEO 5 UTILITY REVISIONS 02/26/2024 AAC 4 KENT CONSERVATION DISTRICT SUBMISSION 12/12/2023 AAC 3 REVISED PER KCD COMMENTS 11/21/2023 AAC 2 REVISED PER F.M. & KCD COMMENTS 05/16/2023 AAC 1 REVISED PER PC MEMOS DATED 11/2022 02/28/2023 CAM No. REVISIONS DATE BY	
-----------------------	--	---	--	---	--	--	--	--	--

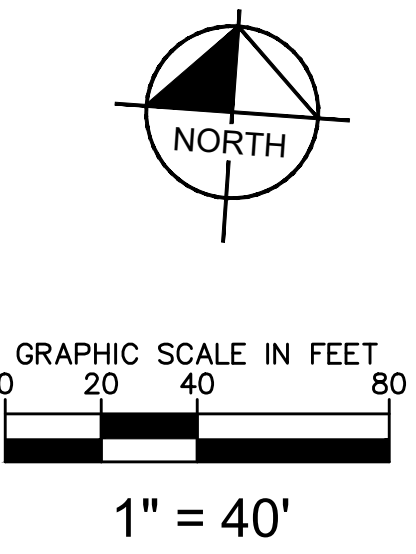


LEGEND

PROPERTY LINE	---
EXISTING WATER	---
EXISTING SANITARY SEWER	---
EXISTING STORM SEWER	---
EXISTING ELECTRIC LINE	---
EXISTING GAS LINE	---
EXISTING CHAIN LINK FENCE	---
CHAIN LINK FENCE TO BE DEMOLISHED	---
PROP. SAW CUT LINE	---
LIMITS OF DISTURBANCE	---

DEMOLITION NOTES

- UNLESS OTHERWISE NOTED ON THE PLANS, ALL EXISTING UTILITIES, SIGNAGE, LANDSCAPING, AND APPURTENANCES IN THE RIGHT OF WAY ARE TO REMAIN.
- THESE PLANS WERE PREPARED UTILIZING INFORMATION FOUND IN THE FOLLOWING DOCUMENTS:
ALTANSPS LAND TITLE SURVEY PREPARED BY CONTROL POINT ASSOCIATES, DATED 03/15/2022
- CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION AND RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
- CONTRACTOR AND DEVELOPER TO COORDINATE ALL IMPACTS TO ADJACENT PROPERTIES DURING DEMO AND CONSTRUCTION ACTIVITIES INCLUDING NORTHERN PROPERTY LINE CONSTRUCTABILITY.
- ANY STREET SIGNS DAMAGED OR TEMPORARILY REMOVED DURING CONSTRUCTION ARE TO BE REPLACED IN KIND OR PER COUNTY, TOWNSHIP, AND MUTCD STANDARDS.
- REMOVE VEGETATION, GRASS, & ROOTMAT IN AREAS TO RECEIVE NEW ASPHALT, CONCRETE PAVEMENTS AND WITHIN 10 FEET OF THE BUILDING FOOTPRINT
- ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY UNFORESEEN OR ADVERSE CONDITIONS DISCOVERED DURING DEMOLITION OPERATIONS.
- CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL NOT DESIGNATED FOR REMOVAL OR RELOCATION FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL KEEP ALL SURROUNDING PUBLIC ROADWAYS AND DRAINAGE SYSTEMS FREE FROM DIRT, MUD, AND CONSTRUCTION DEBRIS AT ALL TIMES.
- CONTRACTOR STAGING AREAS SHALL BE LIMITED TO THE PROPERTY BOUNDARY.
- LIMITS OF DEMOLITION INDICATED ON PLAN ARE MINIMUM. CONTRACTOR SHALL REMOVE ASPHALT PAVEMENT, CONCRETE AND MISCELLANEOUS ITEMS AS NECESSARY TO FACILITATE CONSTRUCTION IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY ITEMS DAMAGED DURING THE CONSTRUCTION.
- REFER TO KENT COUNTY SOIL CONSERVATION DISTRICT PERMIT FOR EROSION AND SEDIMENT CONTROL MEASURES THAT MUST BE IMPLEMENTED PRIOR TO THE COMMENCEMENT OF DEMOLITION ACTIVITIES.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES WITHIN THE PROPOSED LIMITS OF DISTURBANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
- REFER TO GENERAL NOTES FOR ADDITIONAL DEMOLITION NOTES.
- ALL EXISTING GRAVEL AND DEBRIS ONSITE TO BE REMOVED.
- ALL SITE APPURTENANCES SHOWN BLACK ARE EXISTING TO BE REMOVED



NOT FOR CONSTRUCTION

6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2/22	02/28/2023	CAM
No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. 19816

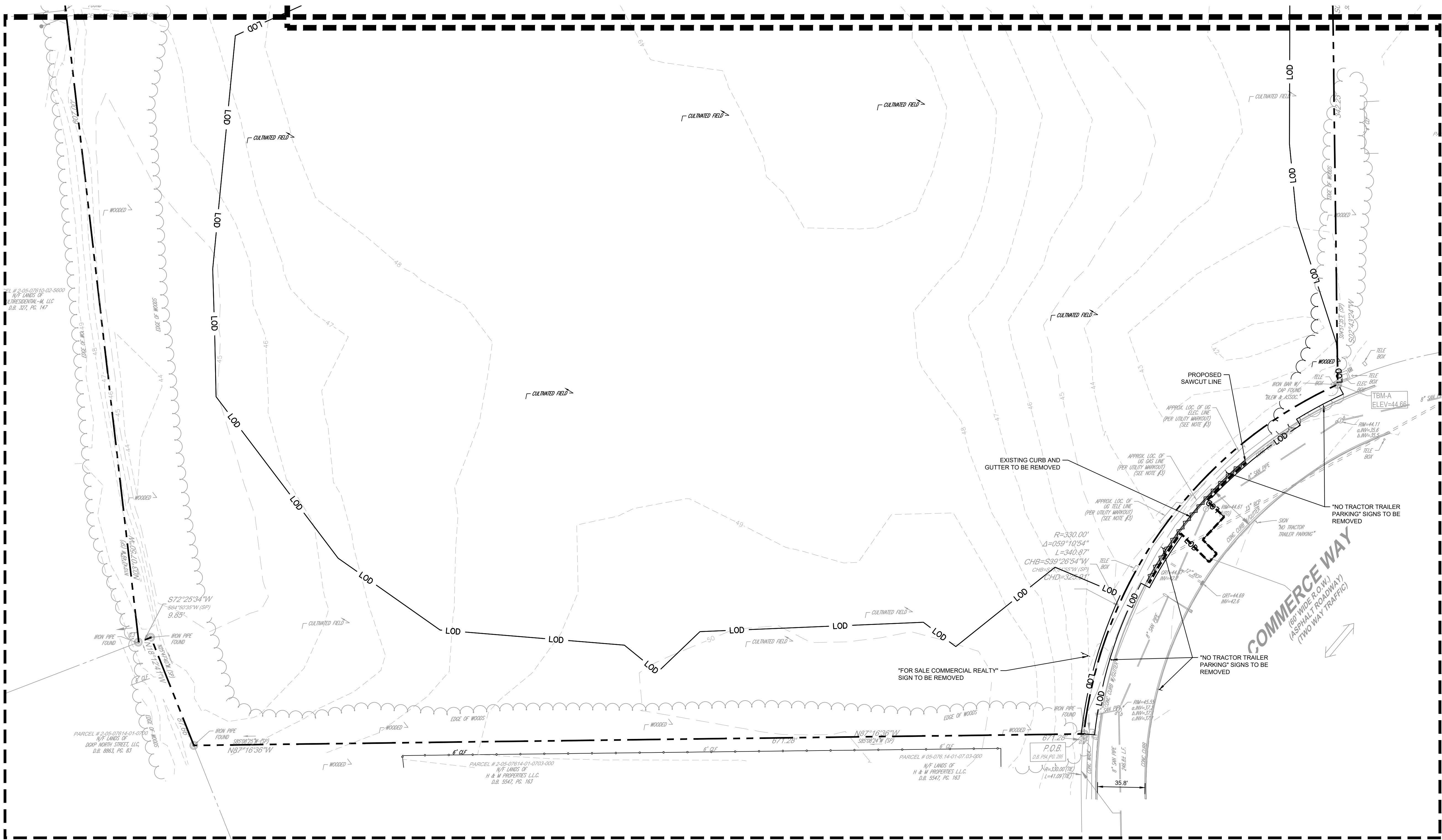
KHA PROJECT	112154006
DATE	02/20/2026
SCALE	AS SHOWN
DRAWN BY	HMB
DESIGNED BY	HMB
CHECKED BY	JEO

DEMOLITION PLAN A



PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN FOR COMMERCE WAY DOVER DE LLC 175 COMMERCE WAY CITY OF DOVER, KENT COUNTY, DE	CITY OF DOVER KENT COUNTY DE
SHEET NUMBER C-101	



LEGEND

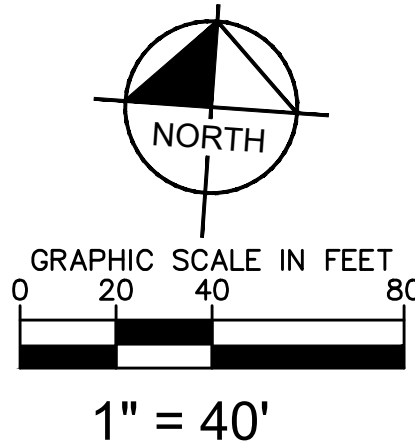
PROPERTY LINE	---
EXISTING WATER	---
EXISTING SANITARY SEWER	---
EXISTING STORM SEWER	---
EXISTING ELECTRIC LINE	---
EXISTING GAS LINE	---
EXISTING CHAIN LINK FENCE	---
CHAIN LINK FENCE TO BE DEMOLISHED	---
PROP. SAW CUT LINE	---
LIMITS OF DISTURBANCE	---

LEGEND

---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---
---	---

DEMOLITION NOTES

- UNLESS OTHERWISE NOTED ON THE PLANS, ALL EXISTING UTILITIES, SIGNAGE, LANDSCAPING, AND APPURTENANCES IN THE RIGHT OF WAY ARE TO REMAIN.
- THESE PLANS WERE PREPARED UTILIZING INFORMATION FOUND IN THE FOLLOWING DOCUMENTS:
ALTANSPS LAND TITLE SURVEY PREPARED BY CONTROL POINT ASSOCIATES, DATED 03/15/2022
- CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION AND RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
- CONTRACTOR AND DEVELOPER TO COORDINATE ALL IMPACTS TO ADJACENT PROPERTIES DURING DEMO AND CONSTRUCTION ACTIVITIES INCLUDING NORTHERN PROPERTY LINE CONSTRUCTABILITY.
- ANY STREET SIGNS DAMAGED OR TEMPORARILY REMOVED DURING CONSTRUCTION ARE TO BE REPLACED IN KIND OR PER COUNTY, TOWNSHIP, AND MUTCD STANDARDS.
- REMOVE VEGETATION, GRASS, & ROOTMAT IN AREAS TO RECEIVE NEW ASPHALT, CONCRETE PAVEMENTS AND WITHIN 10 FEET OF THE BUILDING FOOTPRINT
- ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY UNFORESEEN OR ADVERSE CONDITIONS DISCOVERED DURING DEMOLITION OPERATIONS.
- CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL NOT DESIGNATED FOR REMOVAL OR RELOCATION FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL KEEP ALL SURROUNDING PUBLIC ROADWAYS AND DRAINAGE SYSTEMS FREE FROM DIRT, MUD, AND CONSTRUCTION DEBRIS AT ALL TIMES.
- CONTRACTOR STAGING AREAS SHALL BE LIMITED TO THE PROPERTY BOUNDARY.
- LIMITS OF DEMOLITION INDICATED ON PLAN ARE MINIMUM. CONTRACTOR SHALL REMOVE ASPHALT PAVEMENT, CONCRETE AND MISCELLANEOUS ITEMS AS NECESSARY TO FACILITATE CONSTRUCTION IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY ITEMS DAMAGED DURING THE CONSTRUCTION.
- REFER TO KENT COUNTY SOIL CONSERVATION DISTRICT PERMIT FOR EROSION AND SEDIMENT CONTROL MEASURES THAT MUST BE IMPLEMENTED PRIOR TO THE COMMENCEMENT OF DEMOLITION ACTIVITIES.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES WITHIN THE PROPOSED LIMITS OF DISTURBANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
- REFER TO GENERAL NOTES FOR ADDITIONAL DEMOLITION NOTES.
- ALL EXISTING GRAVEL AND DEBRIS ONSITE TO BE REMOVED.
- ALL SITE APPURTENANCES SHOWN BLACK ARE EXISTING TO BE REMOVED



NOT FOR CONSTRUCTION

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. 29812

KHA PROJECT 112154006	DATE 02/20/2026	SCALE AS SHOWN	DRAWN BY HMB	DESIGNED BY HMB	CHECKED BY JEO
--------------------------	--------------------	-------------------	-----------------	--------------------	-------------------

DEMOLITION PLAN B



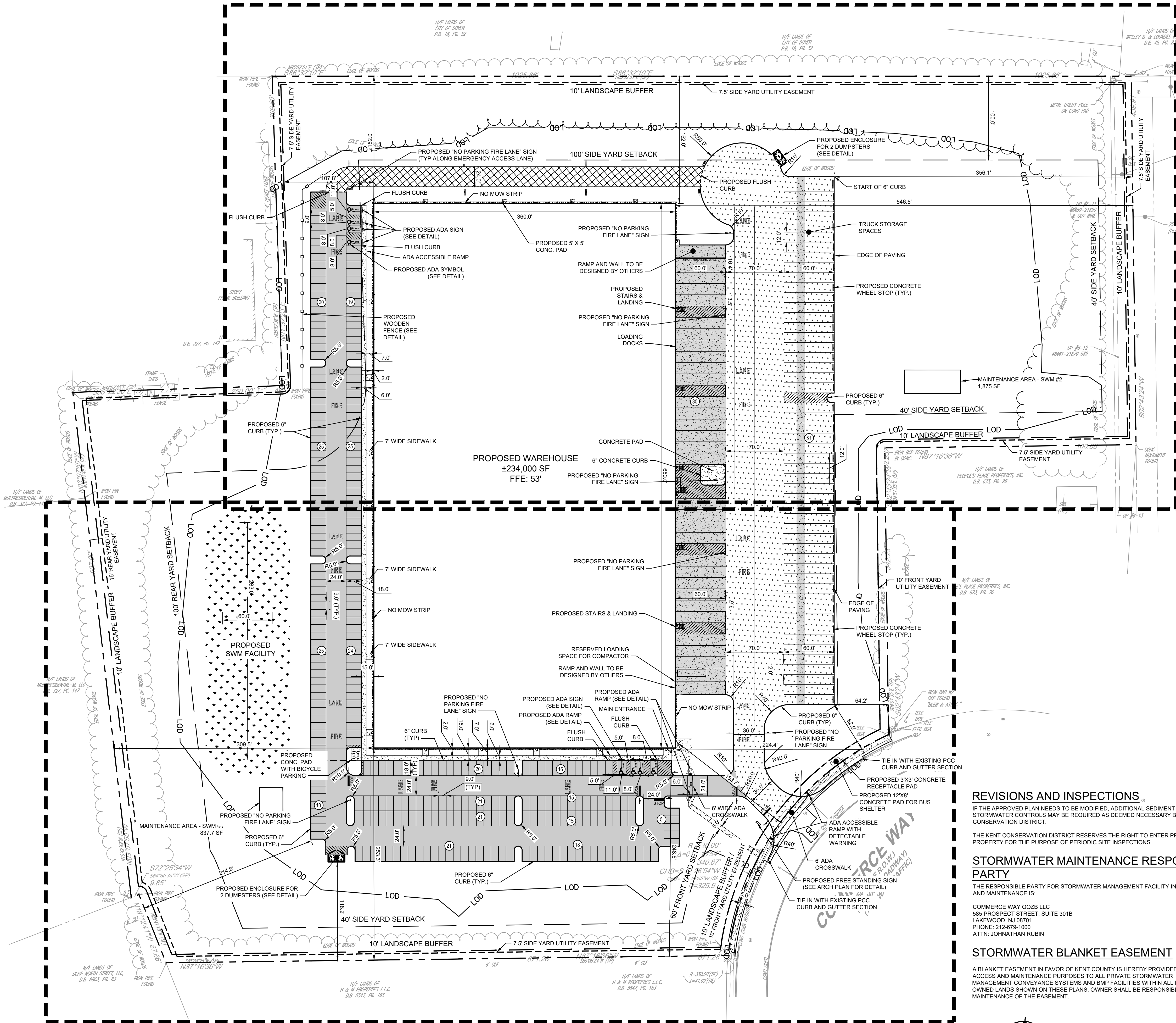
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE

SHEET NUMBER
C-102

CITY OF DOVER KENT COUNTY DE

No.	REVISIONS	BY	DATE
6	CITY OF DOVER PLANNING	JEO	02/20/2026
5	UTILITY REVISIONS	AAC	02/26/2024
4	KENT CONSERVATION DISTRICT SUBMISSION	AAC	12/12/2023
3	REVISED PER KCD COMMENTS	AAC	11/21/2023
2	REVISED PER F.M. & KCD COMMENTS	AAC	05/16/2023
1	REVISED PER PC MEMOS DATED 11/2022	CAM	02/28/2023



REVISIONS AND INSPECTIONS.
IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROLS MAY BE REQUIRED AS DEEMED NECESSARY BY KENT CONSERVATION DISTRICT.

THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR THE PURPOSE OF PERIODIC SITE INSPECTIONS.

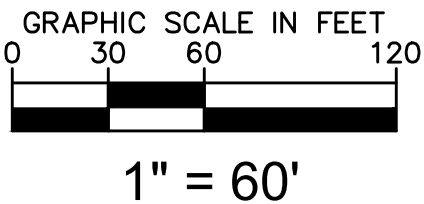
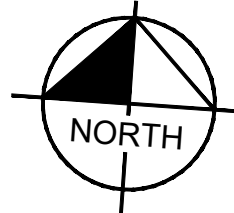
STORMWATER MAINTENANCE RESPONSIBLE PARTY

THE RESPONSIBLE PARTY FOR STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE IS:

COMMERCE WAY Q02B LLC
585 PROSPECT STREET, SUITE 301B
LAKEWOOD, NJ 08701
PHONE: 212-679-1000
ATTN: JOHNATHAN RUBIN

STORMWATER BLANKET EASEMENT

A BLANKET EASEMENT IN FAVOR OF KENT COUNTY IS HEREBY PROVIDED FOR ACCESS AND MAINTENANCE PURPOSES TO ALL PRIVATE STORMWATER MANAGEMENT CONVEYANCE SYSTEMS AND BMP FACILITIES WITHIN ALL PRIVATELY OWNED LANDS SHOWN ON THESE PLANS. OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT.



ZONING SUMMARY CHART			
MUNICIPALITY	CITY OF DOVER, DE		
PARCEL	ED05-076.10-02-07.03		
ZONING DISTRICT	IPM: INDUSTRIAL PARK MANUFACTURING		
CURRENT USE	EXISTING FARMLAND		
PROPOSED USE	WAREHOUSE		

BULK REQUIREMENTS			
REQUIREMENTS	CODE	REQUIRED	PROPOSED
MIN. LOT AREA	§ 4-4.16	2.50 AC	22.97 AC (1,000,465 SF)
MIN. LOT WIDTH	§ 4-4.16	200 FT	325 FT
MIN. LOT DEPTH	§ 4-4.16	300 FT	786.1 FT
MIN. FRONT YARD SETBACK	§ 4-4.16	60 FT	138.9 FT
MIN. SIDE YARD SETBACK	§ 4-4.16	40 FT / 100 FT*	127.8 FT
MIN. REAR YARD SETBACK	§ 4-4.16	40 FT / 100 FT*	107.8 FT
MAX. BUILDING HEIGHT	§ 4-4.16	EQUAL DISTANCE TO NEAREST LOT LINE (103.4 FT)	51.2 FT (1 STORY)
MAX. LOT COVERAGE	§ 4-4.16	75%	48.3%
MAX. FLOOR TO AREA RATIO	§ 4-4.16	0.5	0.234

PARKING REQUIREMENTS			
REQUIREMENTS	CODE	REQUIRED	PROPOSED
MIN. STANDARD STALL WIDTH	§ 6-3.4	9 FT	9 FT
MIN. STANDARD STALL LENGTH	§ 6-3.4	18 FT	18 FT
MIN. PARKING RATIO	§ 4-4.16	1 SPACE PER 800 SF OF FLOOR AREA OR 1 SPACE PER EMPLOYEE, PER LARGEST WORKING SHIFT (IF GREATER THAN THE REQUIREMENT UNDER THE FLOOR AREA CALCULATION) (234,000 SF / 800 SF = 293 SPACES)	300 SPACES
LOADING STALL RATIO	§ 4-4.16	STAFF WILL DETERMINE THE SUFFICIENCY OF THE LOADING BERTHS AFTER REVIEWING WRITTEN DOCUMENTATION FROM THE APPLICANT THROUGH THE SITE PLAN REVIEW PROCESS	30 LOADING SPACES 52 TRAILER PARKING SPACES
MIN. LOADING STALL WIDTH	§ 6-4.4.11	12 FT	12 FT
MIN. LOADING STALL LENGTH			
LOADING SPACES	§ 6-4.4.11	60 FT	60 FT
TRAILER SPACES	§ 6-4.4.12	60 FT	60 FT
MIN. NUMBER OF DUMPSTER	§ 5-6	6	4** DUMPSTERS & 1 COMPACTOR
MIN. NUMBER OF BICYCLE PARKING	§ 3-10	1 BICYCLE SPACE/20 PARKING SPACES = $\frac{300}{20}$ = 15 SPACES	15 SPACES

*SIDE OR REAR YARD WHICH ADJOINS A RESIDENTIAL ZONE REQUIRES 100 FT SETBACK

** COMPACTOR MAY BE SUBSTITUTED AT A 2:1 RATIO FOR DUMPSTERS ACCORDING TO ARTICLE 5, SECTION 6.18.

SIGNAGE REQUIREMENTS			
MONUMENT OR POST AND PANEL			
MAXIMUM HEIGHT	APPENDIX B, ARTICLE 5, SECTION 4	7 FT	7 FT
MAXIMUM NUMBER OF SIGNS	APPENDIX B, ARTICLE 5, SECTION 4	1 PER ENTRANCE	1
MAXIMUM SIGN AREA	APPENDIX B, ARTICLE 5, SECTION 4	32 S.F.	20
WALL SIGNS			
MAXIMUM NUMBER OF SIGNS	APPENDIX B, ARTICLE 5, SECTION 4	2/FRONTAGE	2/FRONTAGE
MAXIMUM AREA	APPENDIX B, ARTICLE 5, SECTION 4	32 S.F.	32 SF AT SOUTH, 26 SF AT EAST

*** POST SIGN WOULD BE IN LIEU OF A MONUMENT SIGN OR POST AND PANEL SIGN.
NOTE: ANY NEW SIGNAGE FOR THE SUBJECT SITE IS SUBJECT TO THE SIGN PROVISIONS AS FOUND IN ARTICLE 5, SECTION 4 OF THE ZONING ORDINANCE, AND ARE SUBJECT TO A SEPARATE SIGN PERMIT REVIEW PROCESS.

Landscape and Tree Preservation Calculations		Article 5, Section 18(16.62)
Total Site Area	1,000,573 SF	22.97 AC
Total Area of Woodlands on Site:		187,313 SF 4.61 AC
Area of Woodlands to be removed on Site:		41,733 SF 0.95 AC
Total Area of Woodlands to be Preserved on Site:		145,580 SF 3.34 AC
Non-Woodland Area on Site:		854,993 SF 19.63 AC
Density Requirement:		1 Tree x 3,000 SF
New Trees Required:		285 Trees
New Trees Planted:		294 Trees

LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	SETBACK LINE
	LIMITS OF PROPOSED BASIN
	CONCRETE CURB
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE
	SUBGRADE EMERGENCY ACCESS LANE

NOT FOR CONSTRUCTION

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. 29816

KHA PROJECT 112154006	DATE 02/20/2026	SCALE AS SHOWN	DESIGNED BY HMB	CHECKED BY JEO
--------------------------	--------------------	-------------------	--------------------	-------------------

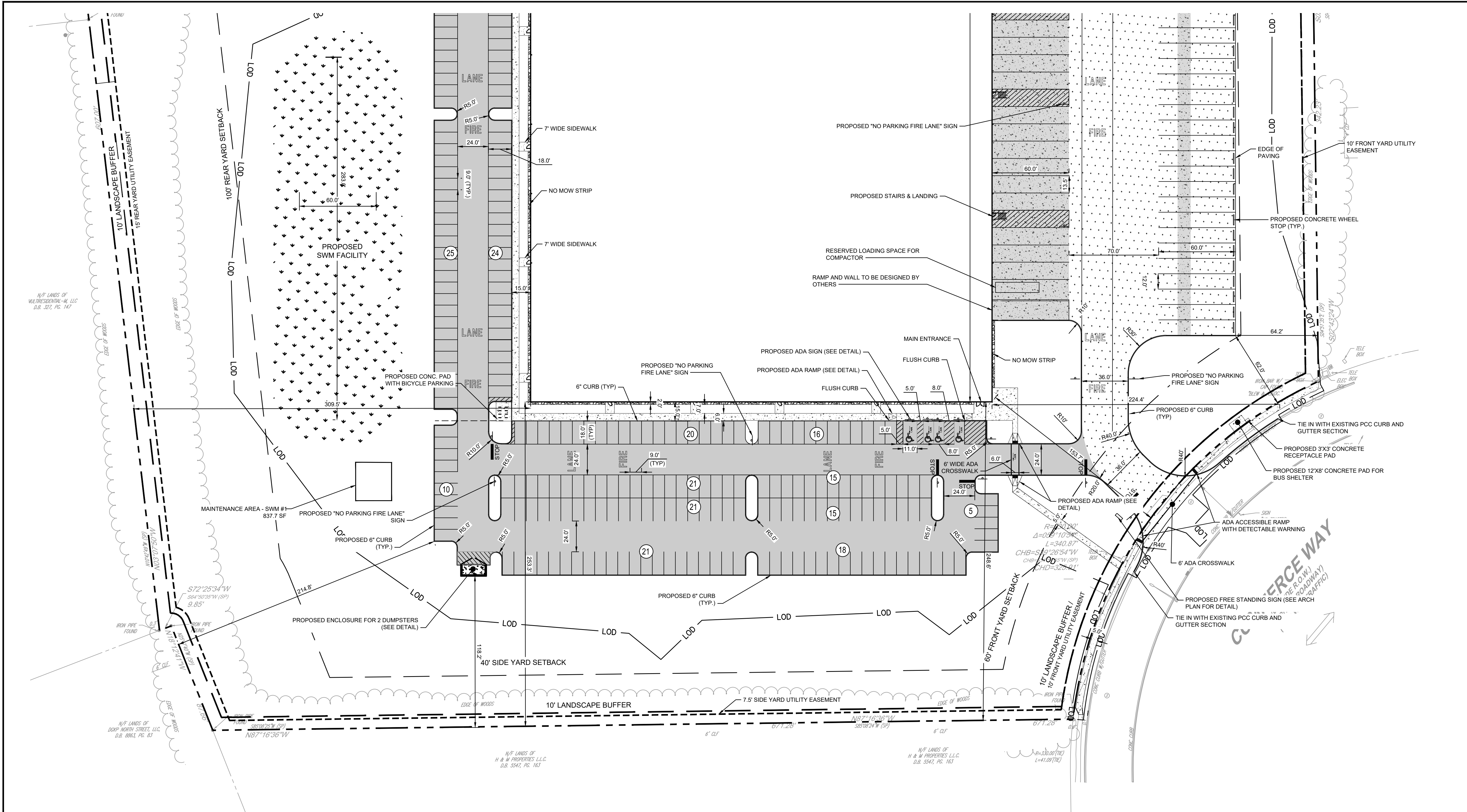
OVERALL SITE
PLAN



PRIOR TO CONSTRUCTION, CONTRACTOR SHALL
CALL DELMARVA ONE CALL CENTER
AT 811 OR 1-800-262-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE

SHEET NUMBER
C-200



LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	SETBACK LINE
	LIMITS OF PROPOSED BASIN
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE
	GRASSPAVE EMERGENCY ACCESS LANE

NORTH

GRAPHIC SCALE IN FEET

1" = 40'

NOT FOR CONSTRUCTION

6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2/22	02/28/2023	CAM
No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. 19312

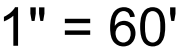
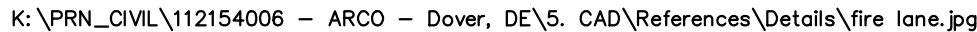
KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

811
Know what's below.
Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN FOR COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE

CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
C-202



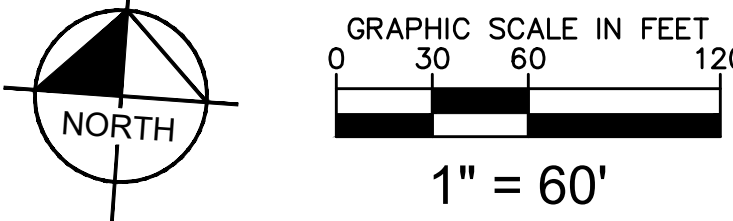
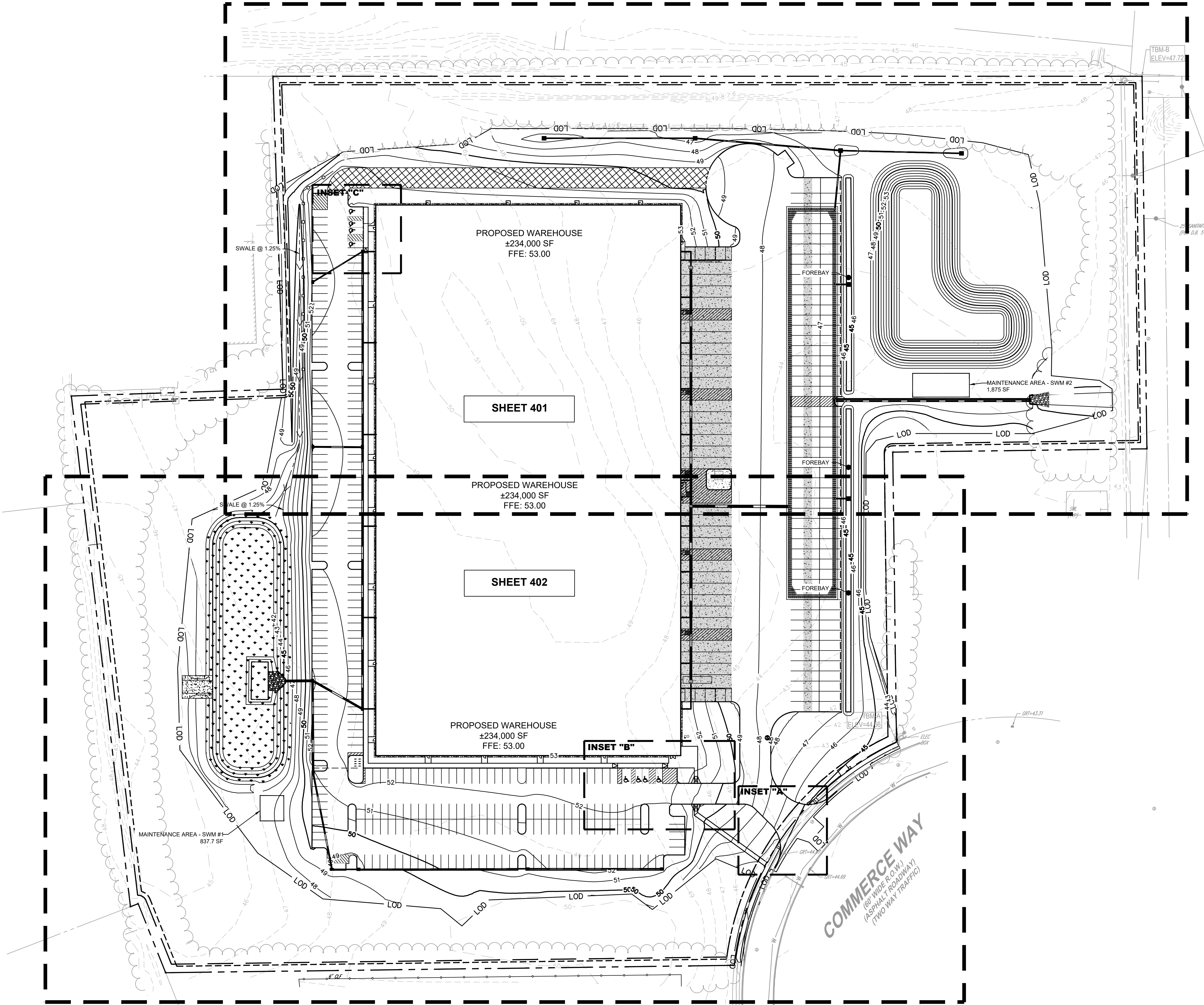
PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. 29516

SHEET NUMBER
C-300

No.	Revisions	Date	By
1	REVISED PER F.M. & KCD COMMENTS	05/16/2023	CAM
2	REVISED PER F.C. MEMOS DATED 11/2022	02/28/2023	CAM
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
5	UTILITY REVISIONS	02/28/2024	AAC
6	CITY OF DOVER PLANNING	02/20/2026	JEO

	PROPOSED PERIMETER ACCESSIBILITY 100% COMPLIES
"FIRE LANE"	PROPOSED FIRE LANE IS LOCATED ALONG THE EAST SIDE OF THE BUILDING (50% COMPLIES)

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE



PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN STATE AND TOWN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR STATE SPECIFICATIONS AND STANDARDS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SEEDED.
3. TRAFFIC CONTROL ON ALL RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
17. UNLESS OTHERWISE NOTED, THE EXISTING DRAINAGE SYSTEM WILL REMAIN IN PLACE AND WILL PROVIDE DRAINAGE COLLECTION AND CONVEYANCE PER EXISTING CONDITIONS.
18. ELEVATIONS SHOWN AT FACE OF CURB INDICATE A BACK OF CURB 6" OR HIGHER.
19. ALL SPOT SHOTS SHOWN AT THE PROPOSED CURB LINE ARE TO FACE OF CURB AND CONTRACTOR IS TO ADD 6" TO ELEVATION SHOWN FOR BACK OF CURB UNLESS OTHERWISE SPECIFIED ON PLAN.
20. GC TO DETERMINE FINAL DESIGN INVERTS OF ROOF LEADERS AT THE TIME OF BUILDING CONSTRUCTION. INVERTS PROVIDED FOR ROOF LEADERS ARE FOR PRELIMINARY DESIGN PURPOSES ONLY.

LEGEND

PROPERTY LINE	---
EXISTING WATER	— W —
EXISTING SANITARY SEWER	— SS —
EXISTING STORM SEWER	— SD —
EXISTING ELECTRIC LINE	— E —
EXISTING GAS LINE	— GAS —
EXISTING UTILITY POLE	— + —
PROPOSED WATER	— W —
PROPOSED SANITARY SEWER	— SS —
PROPOSED STORM SEWER	— SD —
PROPOSED ELECTRIC LINE	— E —
PROPOSED FIBER OPTIC LINE	— F —
PROPOSED GAS LINE	— GAS —
PROPOSED GATE VALVE, TEE, BEND, & HYDRANT	⊕ ⊙ ⊙ ⊕
PROPOSED SANITARY MANHOLE, & CLEANOUT	⊕ ⊙
PROPOSED PAD MOUNTED ELECTRICAL TRANSFORMER PER JOP&L STANDARDS	⊕ ⊙
PROPOSED STORM STRUCTURES	⊕ ⊙
SPOT ELEVATION - MATCH EXISTING	X-XX.XX ME
SPOT ELEVATION - TOP OF WALL	X-XX.XX TW
SPOT ELEVATION - BOTTOM OF WALL	X-XX.XX BW
SPOT ELEVATION - PAVEMENT	X-XX.XX
SPOT ELEVATION - FACE OF CURB	X-XX.XX FC

NOT FOR CONSTRUCTION

	JEO	DATE	BY
6	CITY OF DOVER PLANNING	02/20/2026	
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CAM
No.	REVISIONS		DATE

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. 93816

KHA PROJECT	DATE	SCALE	AS SHOWN
112154006	02/20/2026	HMB	HMB
DESIGNED BY	CHECKED BY	JEO	

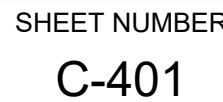
OVERALL GRADING & DRAINAGE PLAN

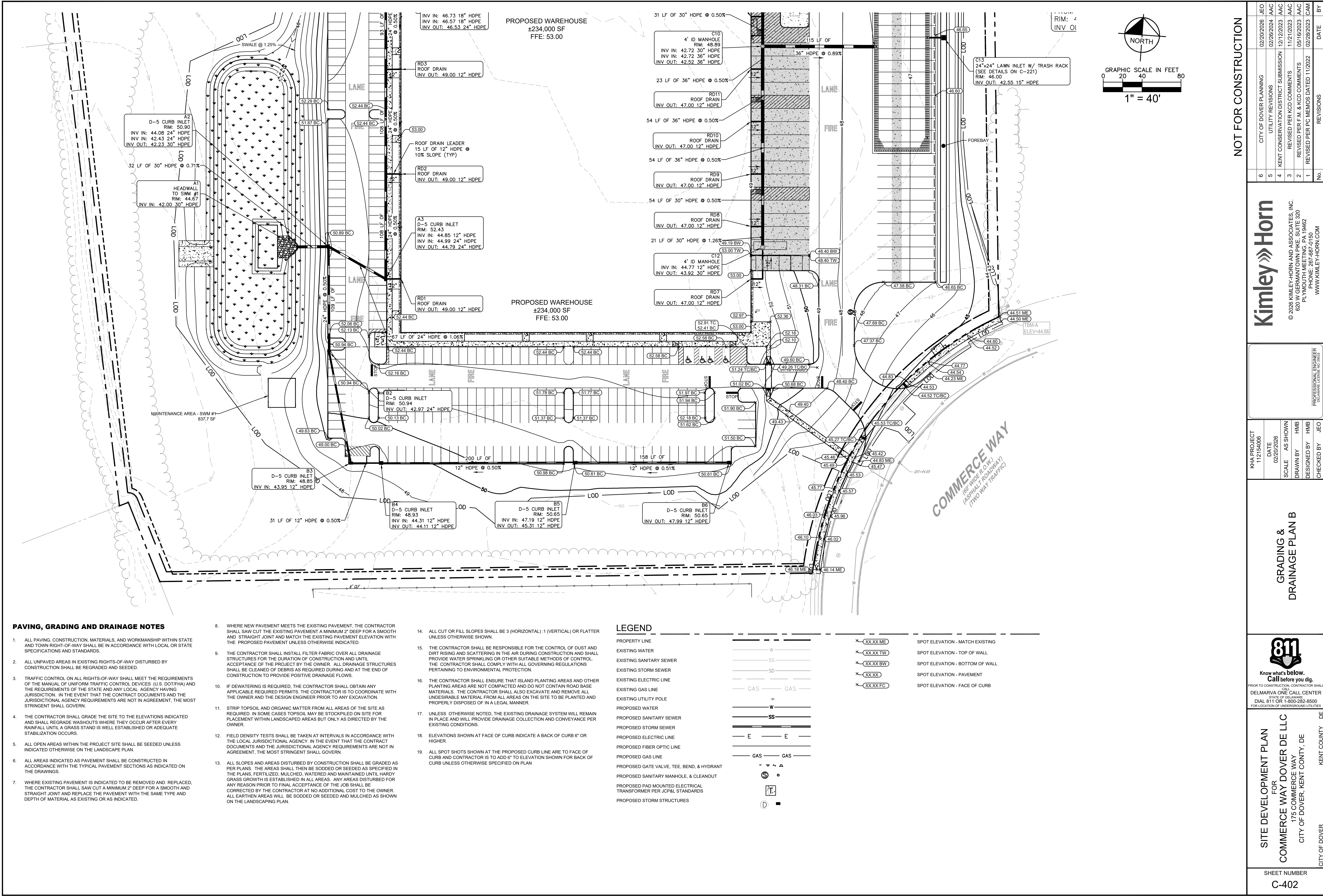


PRIOR TO CONSTRUCTION, CONTRACTOR SHALL
CALL DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE

CITY OF DOVER
KENT COUNTY
DE





PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN STATE AND TOWN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR STATE SPECIFICATIONS AND STANDARDS.

2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SEEDED.

3. TRAFFIC CONTROL ON ALL RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.

12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

16. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

17. UNLESS OTHERWISE NOTED, THE EXISTING DRAINAGE SYSTEM WILL REMAIN IN PLACE AND WILL PROVIDE DRAINAGE COLLECTION AND CONVEYANCE PER EXISTING CONDITIONS.

18. ELEVATIONS SHOWN AT FACE OF CURB INDICATE A BACK OF CURB 6" OR HIGHER.

19. ALL SPOT SHOTS SHOWN AT THE PROPOSED CURB LINE ARE TO FACE OF CURB AND CONTRACTOR IS TO ADD 6" TO ELEVATION SHOWN FOR BACK OF CURB UNLESS OTHERWISE SPECIFIED ON PLAN

LEGEND

PROPERTY LINE	— XX XX ME	SPOT ELEVATION - MATCH EXISTING
EXISTING WATER	— XX XX TW	SPOT ELEVATION - TOP OF WALL
EXISTING SANITARY SEWER	— XX XX BW	SPOT ELEVATION - BOTTOM OF WALL
EXISTING STORM SEWER	— XX XX	SPOT ELEVATION - PAVEMENT
EXISTING ELECTRIC LINE	— XX XX FC	SPOT ELEVATION - FACE OF CURB
EXISTING GAS LINE		
EXISTING UTILITY POLE		
PROPOSED WATER		
PROPOSED SANITARY SEWER		
PROPOSED STORM SEWER		
PROPOSED ELECTRIC LINE		
PROPOSED FIBER OPTIC LINE		
PROPOSED GAS LINE		
PROPOSED GATE VALVE, TEE, BEND, & HYDRANT		
PROPOSED SANITARY MANHOLE, & CLEANOUT		
PROPOSED PAD MOUNTED ELECTRICAL TRANSFORMER PER JCP&L STANDARDS		
PROPOSED STORM STRUCTURES		

NOT FOR CONSTRUCTION

JEO	DATE	BY
6	02/20/2026	JEO
5	UTILITY REVISIONS	
4	KENT CONSERVATION DISTRICT SUBMISSION	AAC
3	REVISED PER KCD COMMENTS	AAC
2	REVISED PER F.M. & KCD COMMENTS	AAC
1	REVISED PER PC MEMOS DATED 11/20/22	CAM
No.	REVISIONS	DATE

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

KHA PROJECT
112154006

DATE
02/20/2026

SCALE
AS SHOWN

DRAWN BY
HMB

DESIGNED BY
HMB

CHECKED BY
JEO

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 10811

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE

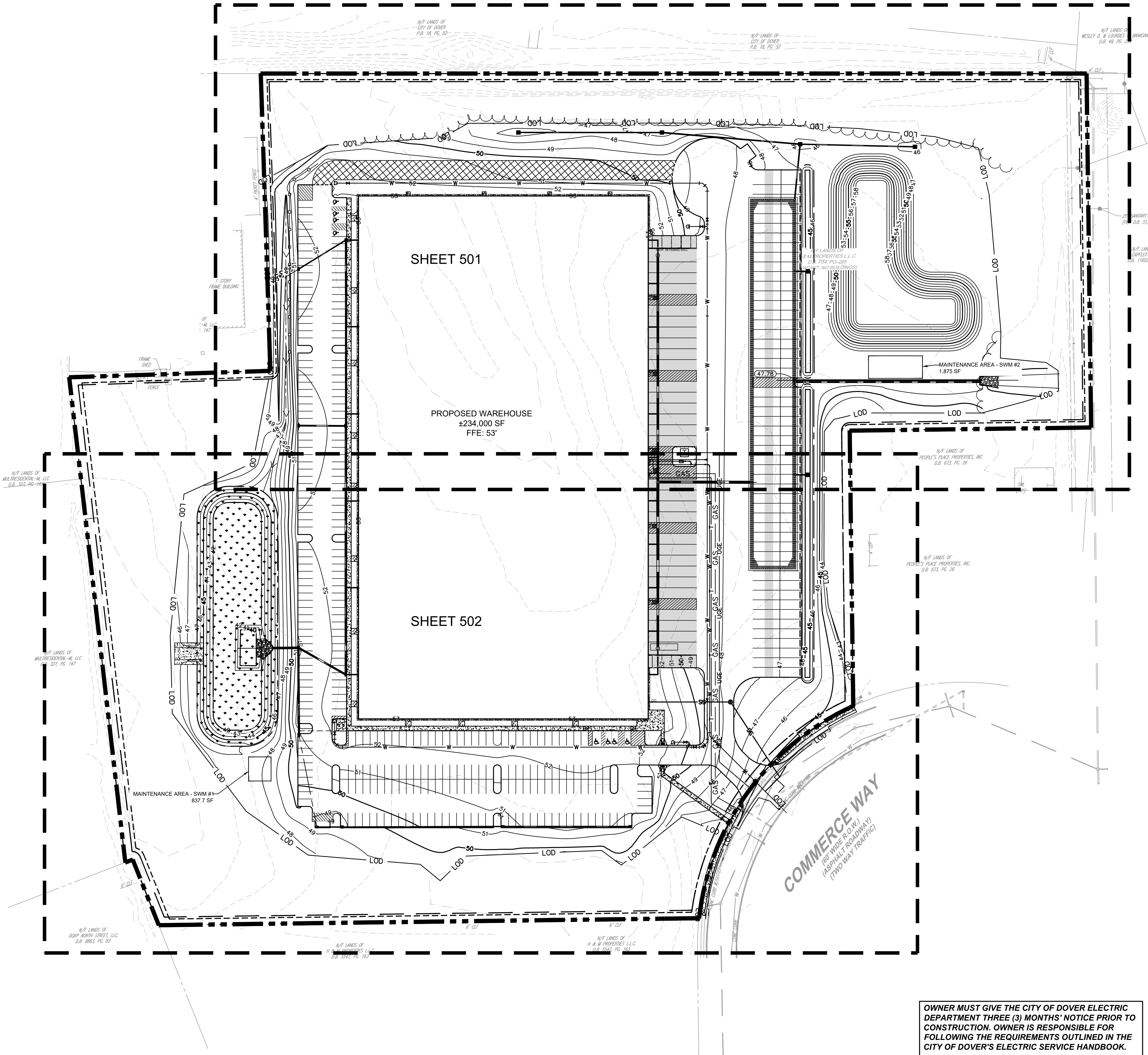
CITY OF DOVER
KENT COUNTY
DE

811

Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SHEET NUMBER
C-402



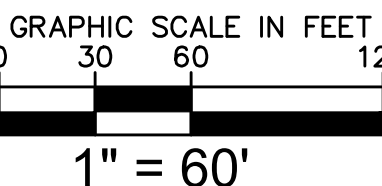
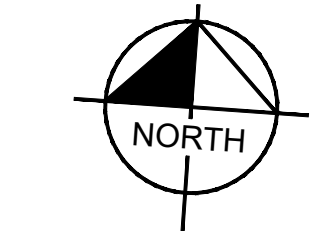
OWNER MUST GIVE THE CITY OF DOVER ELECTRIC DEPARTMENT THREE (3) MONTHS' NOTICE PRIOR TO CONSTRUCTION. OWNER IS RESPONSIBLE FOR FOLLOWING THE REQUIREMENTS OUTLINED IN THE CITY OF DOVER'S ELECTRIC SERVICE HANDBOOK.

UTILITY NOTES

- CONTRACTOR SHALL COORDINATE ALL NEW AND RELOCATED UTILITY SERVICES WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
- ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.
- PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- FOR PROPOSED SANITARY SEWER PIPE THE CONTRACTOR SHALL REFERENCE PIPING MATERIALS SHOWN ON LATERAL DETAIL.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 42" COVER ON ALL SANITARY SEWER LINES, UNLESS OTHERWISE NOTED.
- ALL UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL SPECIFICATIONS FROM THE APPROPRIATE JURISDICTIONAL ENTITY FOR THE INSTALLATION OF ALL UTILITIES.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS REQUIRED BY THE CITY AND UTILITY COMPANIES AND AUTHORITIES.
- THE CONTRACTOR SHALL VERIFY ALL WATERLINE SIZES PRIOR TO PURCHASE AND INSTALLATION.
- COORDINATE WITH CITY OF DOVER ELECTRICAL DEPARTMENT FOR PROPOSED ELECTRIC CONNECTION.
- CONTRACTOR TO CALL FOR INSPECTION WHEN EXISTING SEWER IS BEING TAPPED INTO PROPOSED LINE AND DURING WATER MAIN INSTALLATION AND TESTING.
- NO WATER PIPES SHALL HAVE A SLOPE LESS THAN 0.5%.
- DUCTILE IRON PIPE AND FITTING SHALL BE WRAPPED WITH POLYETHYLENE ENCASEMENT CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C105 / A21.5.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 410" COVER ON ALL WATERLINES, UNLESS OTHERWISE NOTED.
- SIZE AND LOCATION OF ALL UTILITY CONNECTIONS TO BUILDING AS PROVIDED BY THE ARCHITECT OF RECORD.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH JACKSON TOWNSHIP WATER SYSTEM STANDARDS. THE TOWNSHIP'S STANDARD CONSTRUCTION DETAILS SHALL GOVERN IN CASE OF ANY DISCREPANCIES.
- ALL NECESSARY INSPECTION AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- OWNER MUST GIVE THE CITY OF DOVER ELECTRIC DEPARTMENT THREE (3) MONTHS' NOTICE PRIOR TO CONSTRUCTION. OWNER IS RESPONSIBLE FOR FOLLOWING THE REQUIREMENTS OUTLINED IN THE CITY OF DOVER'S ELECTRIC SERVICE HANDBOOK.
- HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT.
- ANY EXISTING WATER LINES NOT TO BE UTILIZED BY THE PROPOSED FACILITY MUST BE PROPERLY ABANDONED AT THE MAINS IN ACCORDANCE WITH THE CITY OF DOVER DEPARTMENT OF WATER & WASTEWATER SPECIFICATIONS AND REQUIREMENTS.
- THE SITE CONTRACTOR SHALL CONTACT THE CITY OF DOVER DEPARTMENT OF WATER & WASTEWATER CONSTRUCTION MANAGER AT (302) 736-7025 PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER DEPARTMENT OF WATER & WASTEWATER MUST OBSERVE AND APPROVE ALL CITY OWNED WATER AND SANITARY SEWER INTERCONNECTIONS AND TESTING. ALL WATER TAPS MUST BE PERFORMED BY A CITY OF DOVER APPROVED CONTRACTOR. THE PROPOSED LOCATION FOR THE WATER CONNECTION MAY NEED TO BE ADJUSTED IN THE FIELD DUE TO CONDITIONS OF THE TAPPING LOCATION. POSSIBLE CONDITIONS THAT WOULD REQUIRE TAPPING RELOCATION INCLUDE PROXIMITY TO PIPE JOINTS, OTHER TAPS, CONCRETE ENCASEMENTS, CONFLICT WITH OTHER UTILITIES, AND THE LIKE. TEST HOLES MUST BE PERFORMED BY THE CONTRACTOR TO DETERMINE THE BEST TAPPING LOCATION. THE CITY OF DOVER WILL NOT BE HELD RESPONSIBLE FOR FIELD CONDITIONS REQUIRING ADJUSTMENT OF THE TAPPING LOCATION OR FOR ANY WORK REQUIRED BY THE CONTRACTOR TO MAKE AN APPROPRIATE AND LAWFUL CONNECTION.
- THE PROPOSED WATER METER MUST BE INSTALLED IN A PIT PER CITY OF DOVER REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS. A DUAL CHECK VALVE IS REQUIRED DOWNSTREAM OF THE METER.
- ANY EXISTING SANITARY SEWER LINES NOT TO BE UTILIZED BY THE PROPOSED FACILITY MUST BE PROPERLY ABANDONED AT THE MAINS IN ACCORDANCE WITH THE CITY OF DOVER DEPARTMENT OF WATER & WASTEWATER SPECIFICATIONS AND REQUIREMENTS.
- PART II, CHAPTER 180, ARTICLE III, SECTION 180-10 OF THE CODE OF KENT COUNTY, DELAWARE, REQUIRES THAT "NO PERSON SHALL DISCHARGE OR CAUSE TO BE DISCHARGED ANY STORMWATER, SURFACE WATER, UNCONTAMINATED GROUNDWATER, ROOF RUNOFF, SUBSURFACE DRAINAGE, UNCONTAMINATED NONCONTACT COOLING WATER OR UNPOLLUTED INDUSTRIAL PROCESS WASTEWATER TO ANY SANITARY SEWER. THIS SHALL INCLUDE CONDENSATE. SEC. 110-231 OF THE CITY OF DOVER CODE DEFINES STORM SEWER AS "... ANY SYSTEM USED FOR CONVEYING RAIN WATER, SURFACE WATER, CONDENSATE, COOLING WATER OR SIMILAR LIQUID WASTES, EXCLUSIVE OF SEWAGE." THE CONTRACTOR, DEVELOPER, OWNER AND DESIGNER SHALL ENSURE DURING CONSTRUCTION THAT NO ILLEGAL DISCHARGES TO THE SANITARY SEWER SYSTEM ARE CREATED WITH THE SITE IMPROVEMENTS.
- ALL EXISTING UTILITIES SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH CURRENT CITY OF DOVER REQUIREMENTS AND PRACTICES.
- ALL FIRE HYDRANTS SHALL HAVE MINIMUM OF FOUR-INCH (4") SOLID YELLOW DEMARCATION LINES TO DEFINE SPECIFIC AREAS, WHERE FIRE HYDRANTS ARE LOCATED ALONG A CURB LINE WITH PERMITTED PARKING, THE AREA BETWEEN THE FIRE HYDRANT AND THE STREET OR FIRE LANE SHALL BE STENCILED WITH FOUR INCH (4") DEMARCATION LINES AND THE WORDS "NO PARKING". DEMARCATION LINES SHALL BE MEASURED FROM THE CENTER LINE OF THE FIRE HYDRANT AND EXTEND FOR A DISTANCE 15 FEET ON BOTH SIDES.
- WHERE FIRE HYDRANTS ARE LOCATED IN PARKING LOTS OR OTHER AREAS SUSCEPTIBLE TO BLOCKAGE BY PARKED VEHICLES THEY SHALL BE TREATED AS FOLLOWS: FIRE HYDRANTS SHALL BE PROTECTED IN ALL DIRECTIONS FOR A DISTANCE OF SEVEN FEET (7') WITH BARRIERS OR CURBING, MINIMUM FOUR-INCH (4") DIAMETER STEEL BOLLARDS FILLED WITH CONCRETE AND MARKED YELLOW SHALL BE INSTALLED AT THE OUTERMOST CORNERS OF THE FIRE HYDRANT DEMARCATION AREA. THE MINIMUM HEIGHT OF THE BOLLARD SHALL BE 36 INCHES ABOVE THE FINISHED GRADE OF THE ADJACENT SURFACE, AND THE STEAMER CONNECTION OF ALL FIRE HYDRANTS SHALL BE POSITIONED 50 AS TO BE FACING THE EDGE OF THE STREET, OR TRAFFIC LANE. (2021 DELAWARE STATE FIRE PREVENTION REGULATIONS, 705, CHAPTER 6, 2) THE OWNER IS RESPONSIBLE IF THE HYDRANT IS PRIVATE.
- ALL FIRE DEPARTMENT CONNECTIONS (STANDPIPE AND SPRINKLER) SHALL HAVE A MINIMUM 12" X 10" SIGN THAT READS FIRE DEPT. CONNECTION. SIGN LETTERING SHALL BE A MINIMUM OF 3 INCHES (3") IN HEIGHT WITH RED SCOTCHLITE LETTERS ON WHITE SCOTCHLITE BACKGROUND. THE SIGN SHALL BE CLEARLY VISIBLE FROM THE FIRE LANE OR ROADWAY, AND SIGNS USING NFPA INTERNATIONAL SYMBOLS SHALL BE AN ACCEPTABLE ALTERNATIVE. (2021 DELAWARE STATE FIRE PREVENTION REGULATIONS, 705, CHAPTER 6, 3).
- WATER METER SHALL BE SIZED AT TIME OF BUILDING PERMIT REVIEW AND SUBMISSION.

LEGEND

- PROPERTY LINE
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING UTILITY POLE
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC LINE
- PROPOSED FIBER OPTIC LINE
- PROPOSED GAS LINE
- PROPOSED GATE VALVE, TEE, BEND, & HYDRANT
- PROPOSED SANITARY MANHOLE, & CLEANOUT
- PROPOSED PAD MOUNTED ELECTRICAL TRANSFORMER PER JCP&L STANDARDS
- PROPOSED STORM STRUCTURES



NOT FOR CONSTRUCTION

No.	REVISIONS	DATE
6	CITY OF DOVER PLANNING	02/20/2026
5	UTILITY REVISIONS	02/26/2024
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023
3	REVISED PER KCD COMMENTS	11/21/2023
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023
1	REVISED PER PC MEMOS DATED 11/2/22	02/28/2023
No.		

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-667-0150
WWW.KIMLEY-HORN.COM

RHA PROJECT	DATE	SCALE	DRAWN BY	DESIGNED BY	CHECKED BY
117154006	02/20/2026	AS SHOWN	HMB	HMB	JEO

OVERALL UTILITY PLAN

811

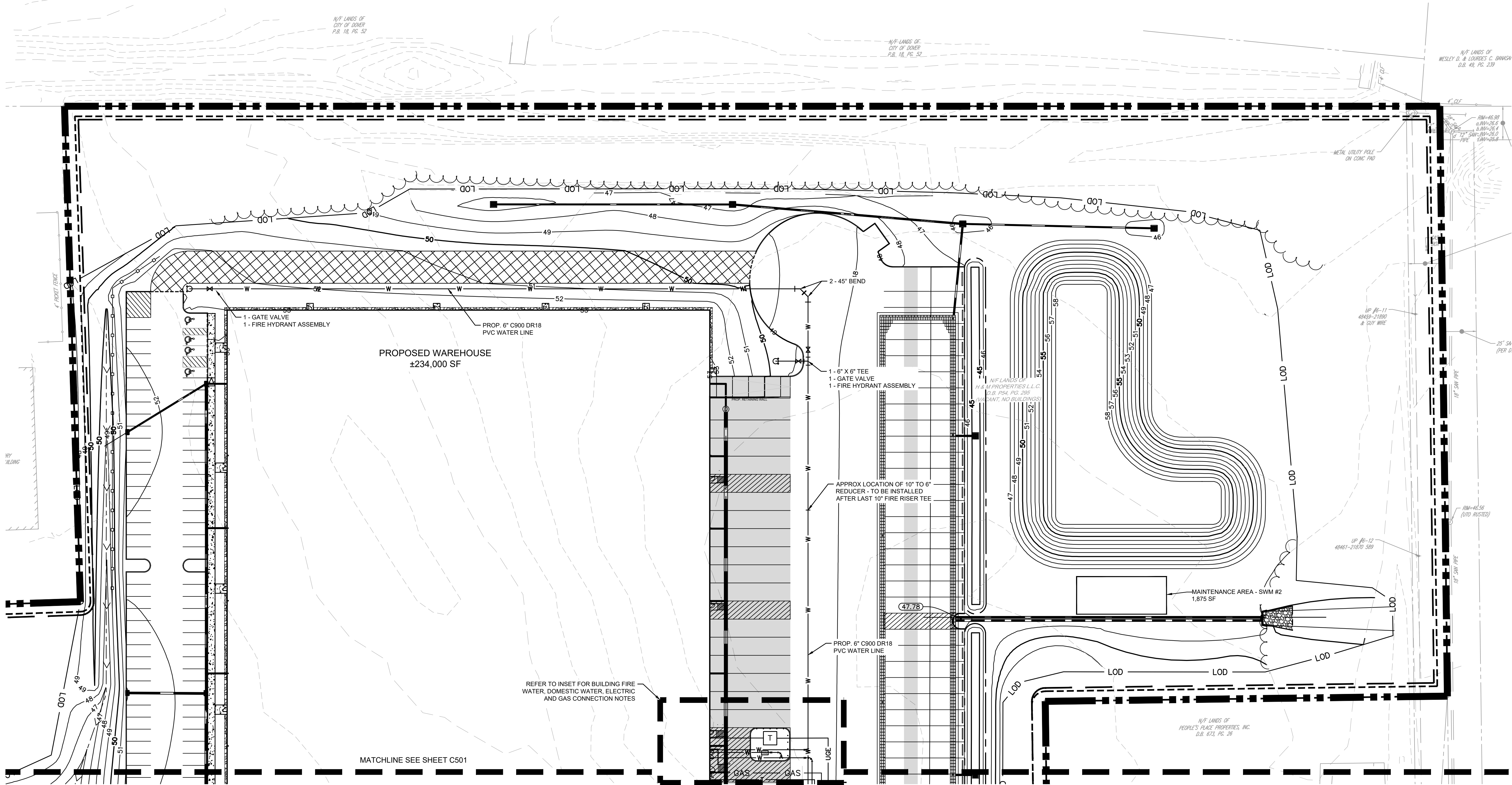
Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE

CITY OF DOVER
KENT COUNTY
DE

SHEET NUMBER
C-500

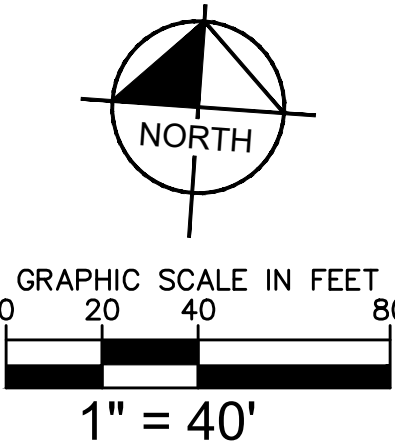
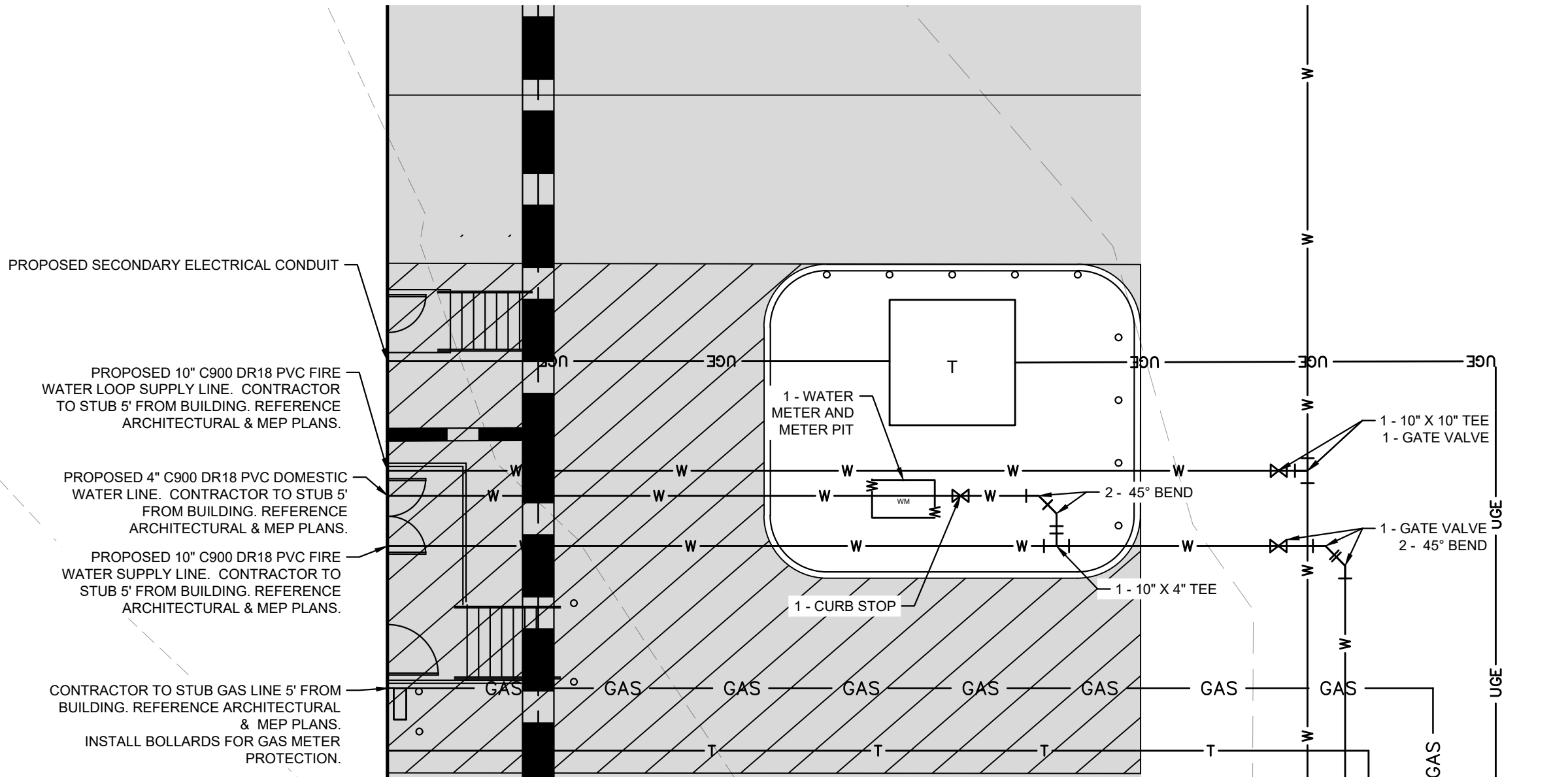


UTILITY NOTES

- CONTRACTOR SHALL COORDINATE ALL NEW AND RELOCATED UTILITY SERVICES WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
- ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.
- PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- FOR PROPOSED SANITARY SEWER PIPE THE CONTRACTOR SHALL REFERENCE PIPING MATERIALS SHOWN ON LATERAL DETAILS.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 42" COVER ON ALL SANITARY SEWER LINES, UNLESS OTHERWISE NOTED.
- ALL UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL SPECIFICATIONS FROM THE APPROPRIATE JURISDICTIONAL ENTITY FOR THE INSTALLATION OF ALL UTILITIES.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS REQUIRED BY THE CITY AND UTILITY COMPANIES AND AUTHORITIES.
- THE CONTRACTOR SHALL VERIFY ALL WATERLINE SIZES PRIOR TO PURCHASE AND INSTALLATION.
- COORDINATE WITH CITY OF DOVER ELECTRICAL DEPARTMENT FOR PROPOSED ELECTRIC CONNECTION.
- CONTRACTOR TO CALL FOR INSPECTION WHEN EXISTING SEWER IS BEING TAPPED INTO PROPOSED LINE AND DURING WATER MAIN INSTALLATION AND TESTING.
- NO WATER PIPES SHALL HAVE A SLOPE LESS THAN 0.5%.
- DUCTILE IRON PIPE AND FITTING SHALL BE WRAPPED WITH POLYETHYLENE ENCASEMENT CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C105 / A21.5.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 410" COVER ON ALL WATERLINES, UNLESS OTHERWISE NOTED.
- SIZE AND LOCATION OF ALL UTILITY CONNECTIONS TO BUILDING AS PROVIDED BY THE ARCHITECT OF RECORD.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH JACKSON TOWNSHIP WATER SYSTEM STANDARDS. THE TOWNSHIP'S STANDARD CONSTRUCTION DETAILS SHALL GOVERN IN CASE OF ANY DISCREPANCIES.
- ALL NECESSARY INSPECTION AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

LEGEND

PROPERTY LINE	
EXISTING WATER	
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING ELECTRIC LINE	
EXISTING GAS LINE	
EXISTING UTILITY POLE	
PROPOSED WATER	
PROPOSED SANITARY SEWER	
PROPOSED STORM SEWER	
PROPOSED ELECTRIC LINE	
PROPOSED FIBER OPTIC LINE	
PROPOSED GAS LINE	
PROPOSED GATE VALVE, TEE, BEND, & HYDRANT	
PROPOSED PAD MOUNTED ELECTRICAL TRANSFORMER PER JCP&L STANDARDS	
PROPOSED STORM STRUCTURES	



NOT FOR CONSTRUCTION

6	CITY OF DOVER PLANNING	JEO	02/20/2026
5	UTILITY REVISIONS	AAC	02/26/2024
4	KENT CONSERVATION DISTRICT SUBMISSION	AAC	12/12/2023
3	REVISED PER KCD COMMENTS	AAC	11/21/2023
2	REVISED PER F.M. & KCD COMMENTS	AAC	05/16/2023
1	REVISED PER PC MEMOS DATED 11/2/22	CAM	02/28/2023
No.	REVISIONS	BY	DATE

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 10316

KHA PROJECT	DATE	SCALE	AS SHOWN
112154006	02/20/2026	HMB	HMB
DRAWN BY	DESIGNED BY	CHECKED BY	JEO

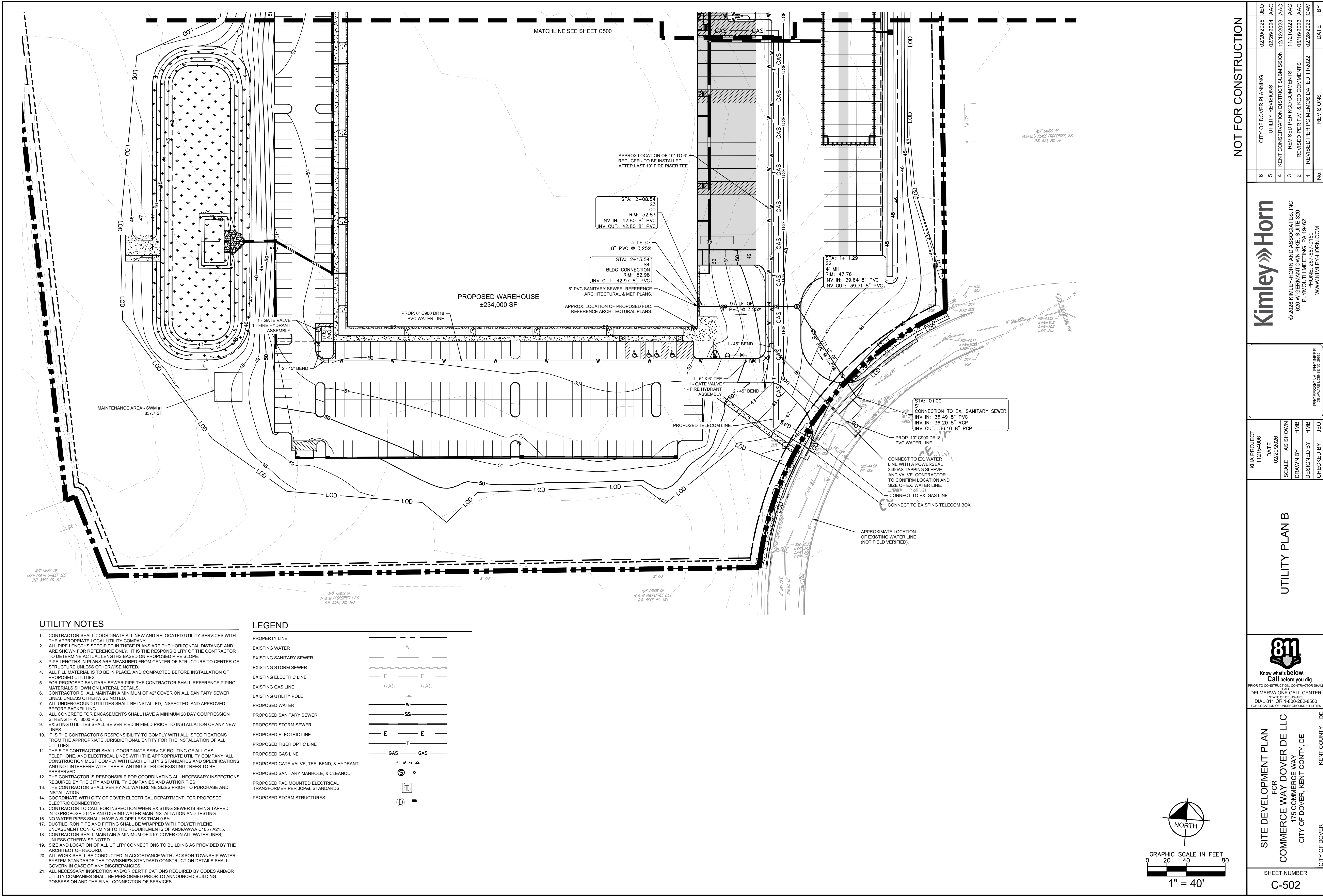
UTILITY PLAN A



Know what's below.
Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL
CALL DELMARVA ONE CALL CENTER
AT 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE

SHEET NUMBER
C-501

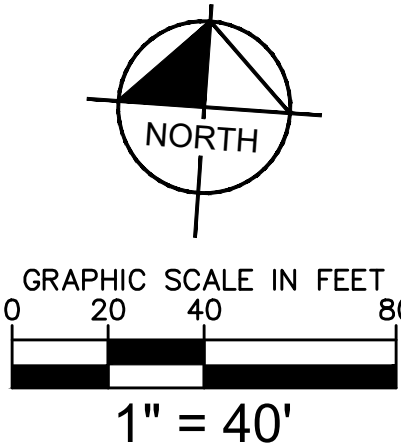


UTILITY NOTES

1. CONTRACTOR SHALL COORDINATE ALL NEW AND RELOCATED UTILITY SERVICES WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
2. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.
3. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
4. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
5. FOR PROPOSED SANITARY SEWER PIPE THE CONTRACTOR SHALL REFERENCE PIPING MATERIALS SHOWN ON LATERAL DETAILS.
6. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 42" COVER ON ALL SANITARY SEWER LINES, UNLESS OTHERWISE NOTED.
7. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.
8. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
9. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL SPECIFICATIONS FROM THE APPROPRIATE JURISDICTIONAL ENTITY FOR THE INSTALLATION OF ALL UTILITIES.
11. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS REQUIRED BY THE CITY AND UTILITY COMPANIES AND AUTHORITIES.
13. THE CONTRACTOR SHALL VERIFY ALL WATERLINE SIZES PRIOR TO PURCHASE AND INSTALLATION.
14. COORDINATE WITH CITY OF DOVER ELECTRICAL DEPARTMENT FOR PROPOSED ELECTRIC CONNECTION.
15. CONTRACTOR TO CALL FOR INSPECTION WHEN EXISTING SEWER IS BEING TAPPED INTO PROPOSED LINE AND DURING WATER MAIN INSTALLATION AND TESTING.
16. NO WATER PIPES SHALL HAVE A SLOPE LESS THAN 0.5%.
17. DUCTILE IRON PIPE AND FITTING SHALL BE WRAPPED WITH POLYETHYLENE ENCASEMENT CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C105 / A21.5.
18. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 410" COVER ON ALL WATERLINES, UNLESS OTHERWISE NOTED.
19. SIZE AND LOCATION OF ALL UTILITY CONNECTIONS TO BUILDING AS PROVIDED BY THE ARCHITECT OF RECORD.
20. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH JACKSON TOWNSHIP WATER SYSTEM STANDARDS. THE TOWNSHIP'S STANDARD CONSTRUCTION DETAILS SHALL GOVERN IN CASE OF ANY DISCREPANCIES.
21. ALL NECESSARY INSPECTION AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

LEGEND

- PROPERTY LINE
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING UTILITY POLE
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC LINE
- PROPOSED FIBER OPTIC LINE
- PROPOSED GAS LINE
- PROPOSED GATE VALVE, TEE, BEND, & HYDRANT
- PROPOSED SANITARY MANHOLE, & CLEANOUT
- PROPOSED PAD MOUNTED ELECTRICAL TRANSFORMER PER JCP&L STANDARDS
- PROPOSED STORM STRUCTURES



NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CAM

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. 19312

KHA PROJECT	DATE	AS SHOWN
112154006	02/20/2026	HMB
SCALE	DRAWN BY	DESIGNED BY
	HMB	HMB
	CHECKED BY	JEO

UTILITY PLAN B

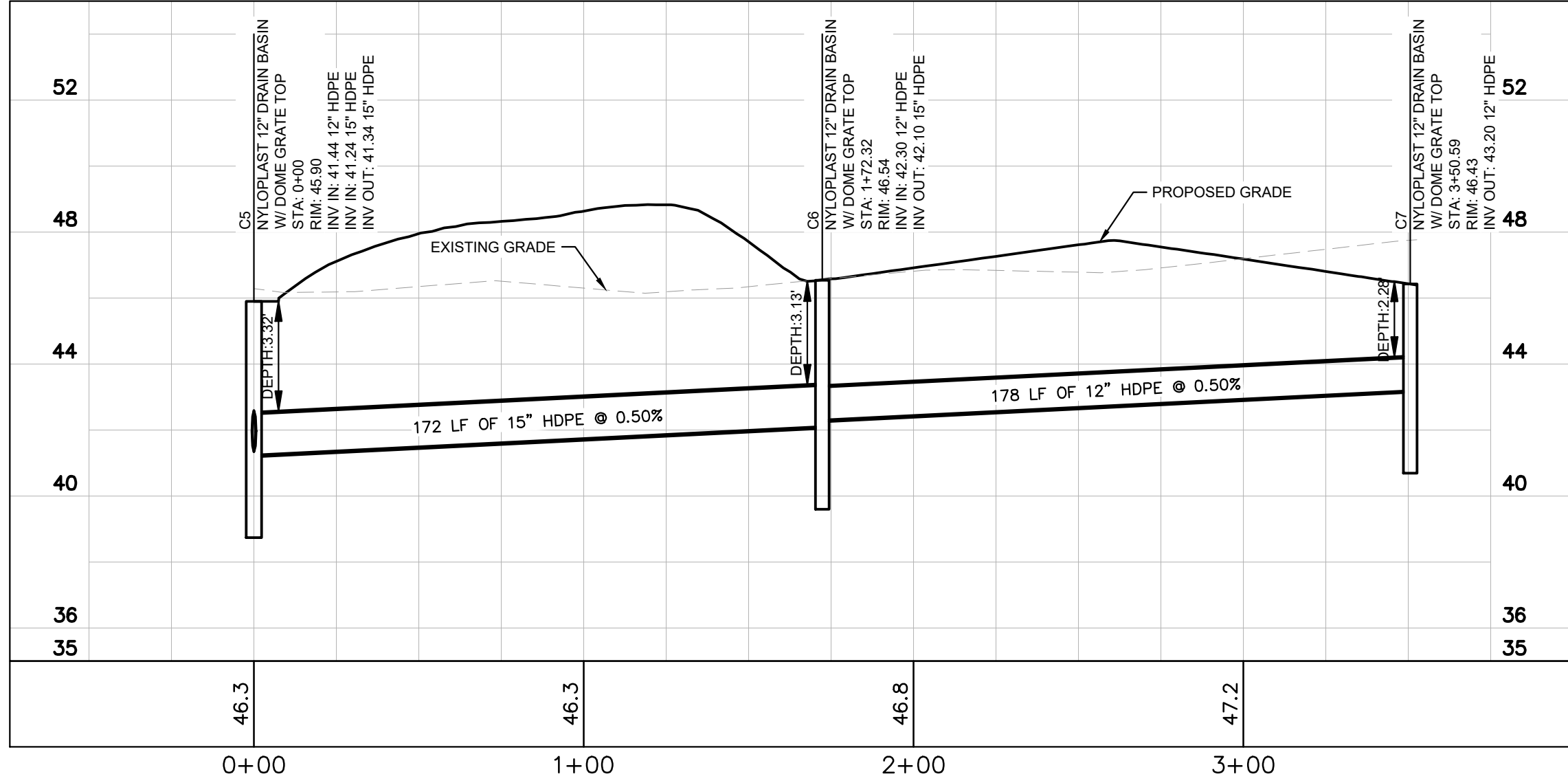


PRIOR TO CONSTRUCTION, CONTRACTOR SHALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

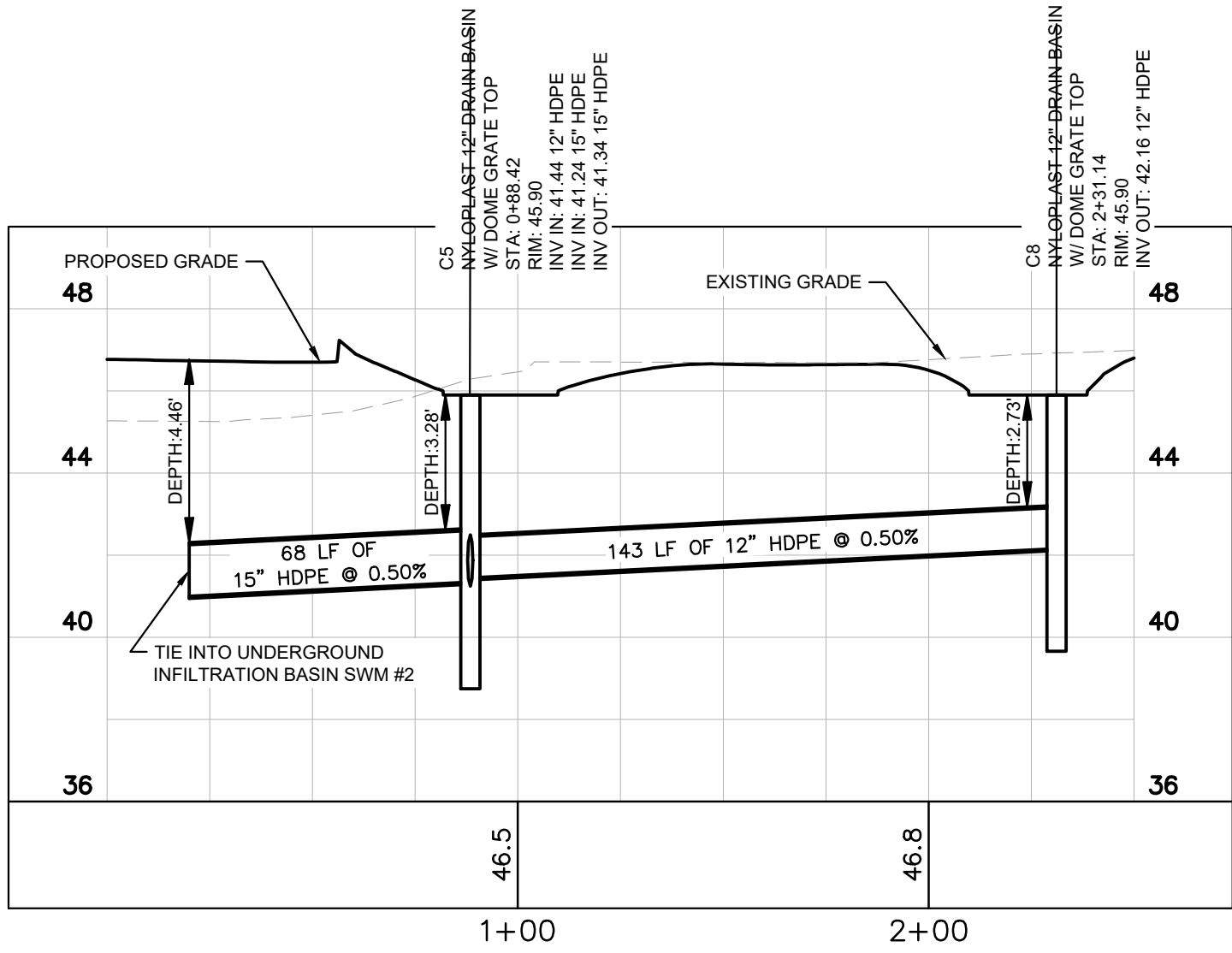
SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE

CITY OF DOVER
KENT COUNTY
DE

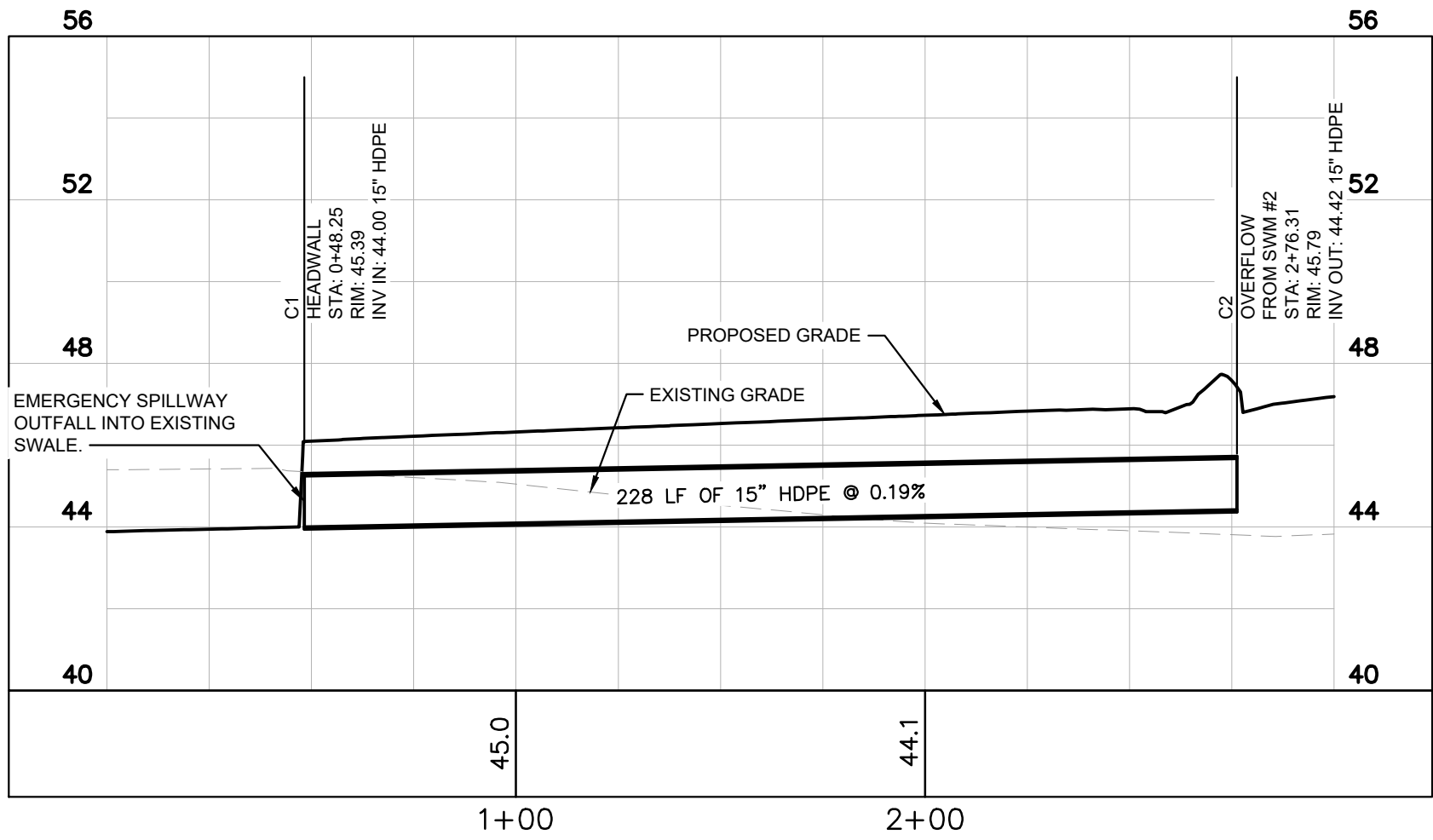
SHEET NUMBER
C-502



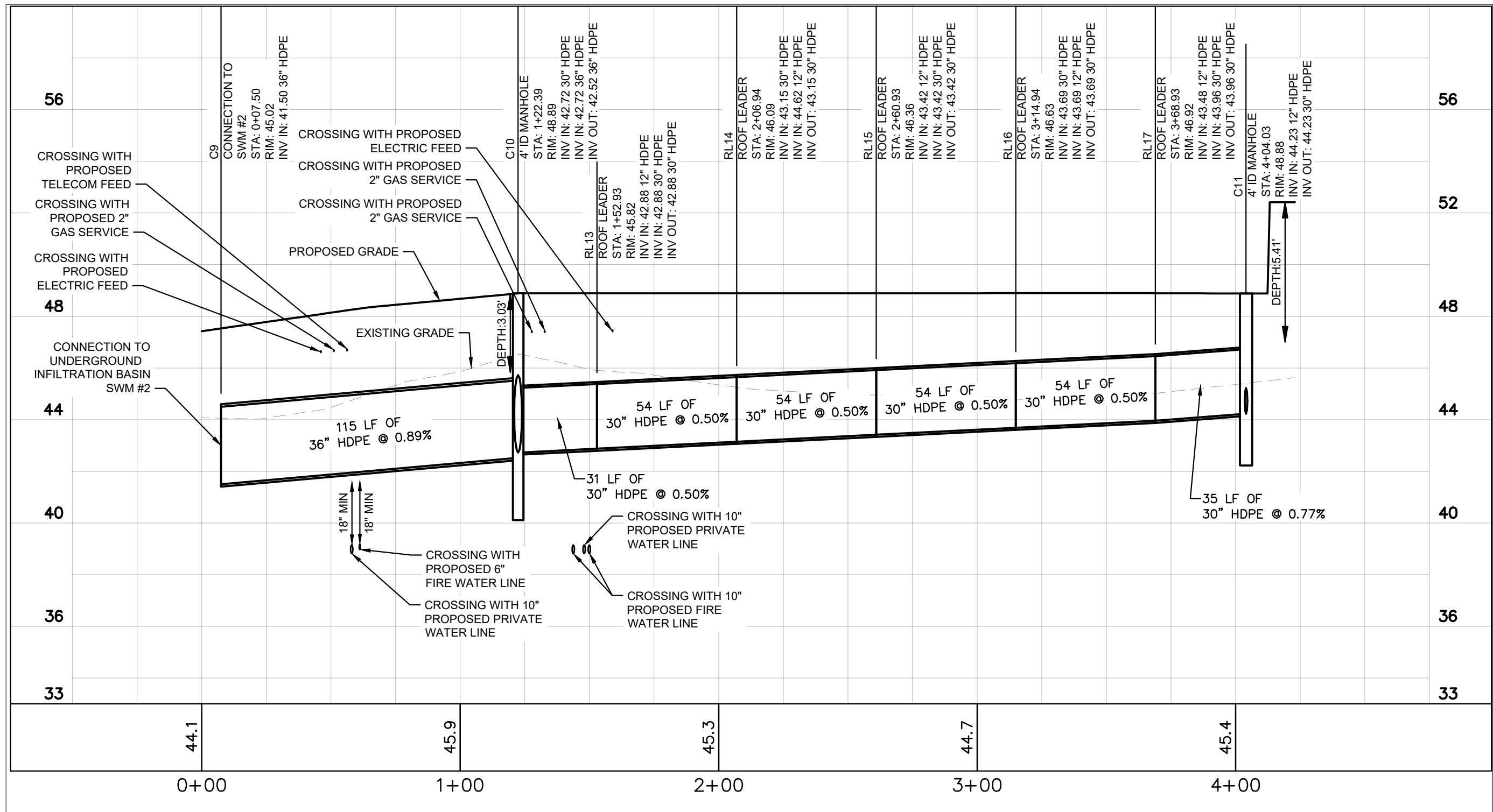
STORM C5 TO C7 PROFILE



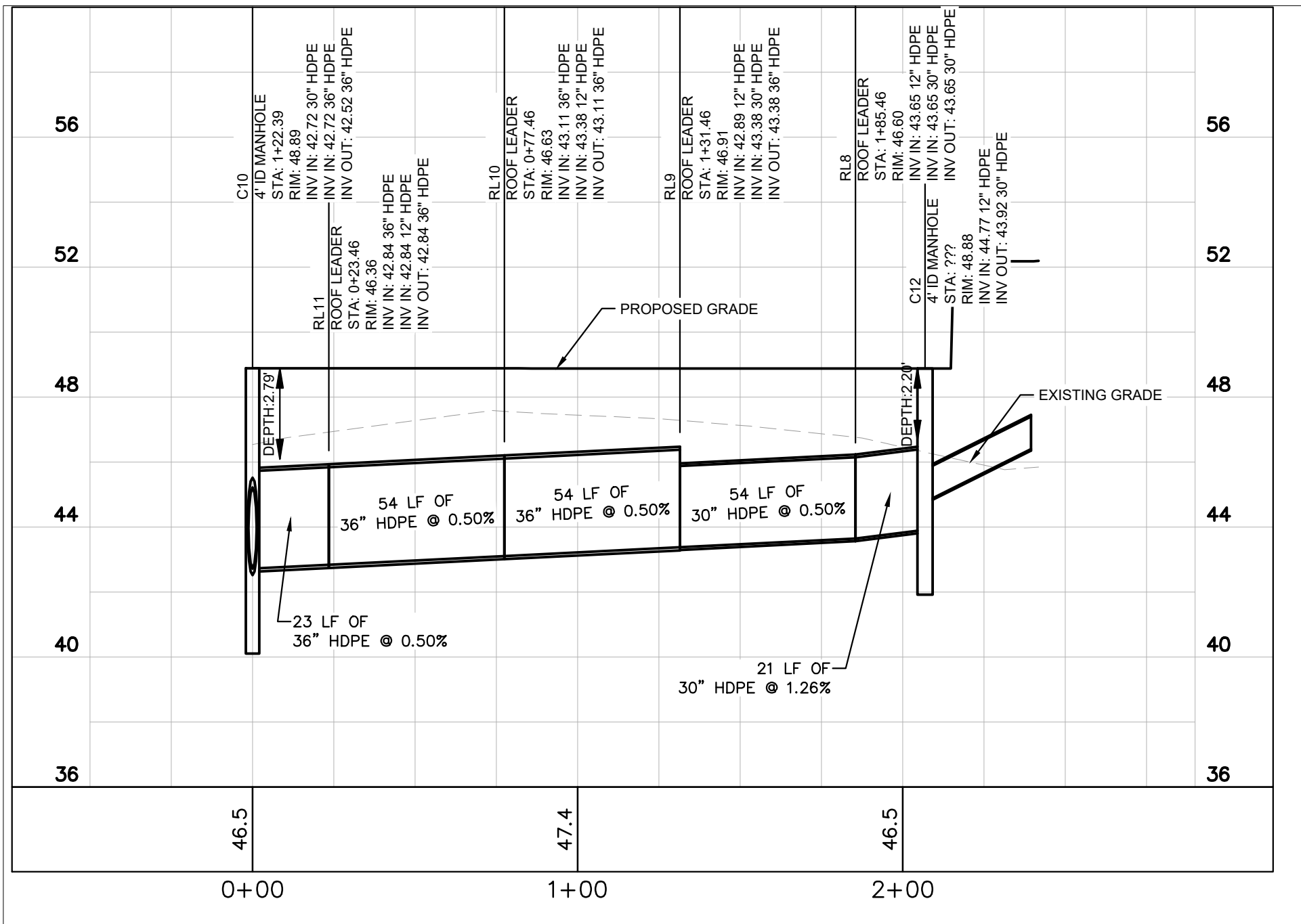
STORM C4 TO C6 PROFILE



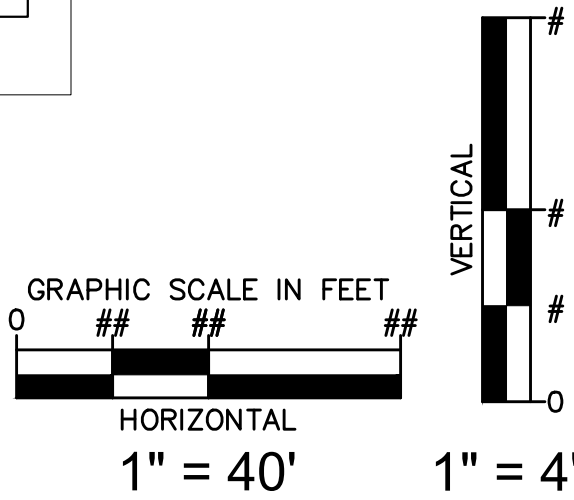
STORM C1 TO C2 PROFILE



STORM C9 TO C11 PROFILE



STORM C10 TO C12 PROFILE 2



NOT FOR CONSTRUCTION

6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CAM
No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 29816

KHA PROJECT 112154006	DATE 02/20/2026	SCALE AS SHOWN
DRAWN BY HMB	DESIGNED BY HMB	CHECKED BY JEO

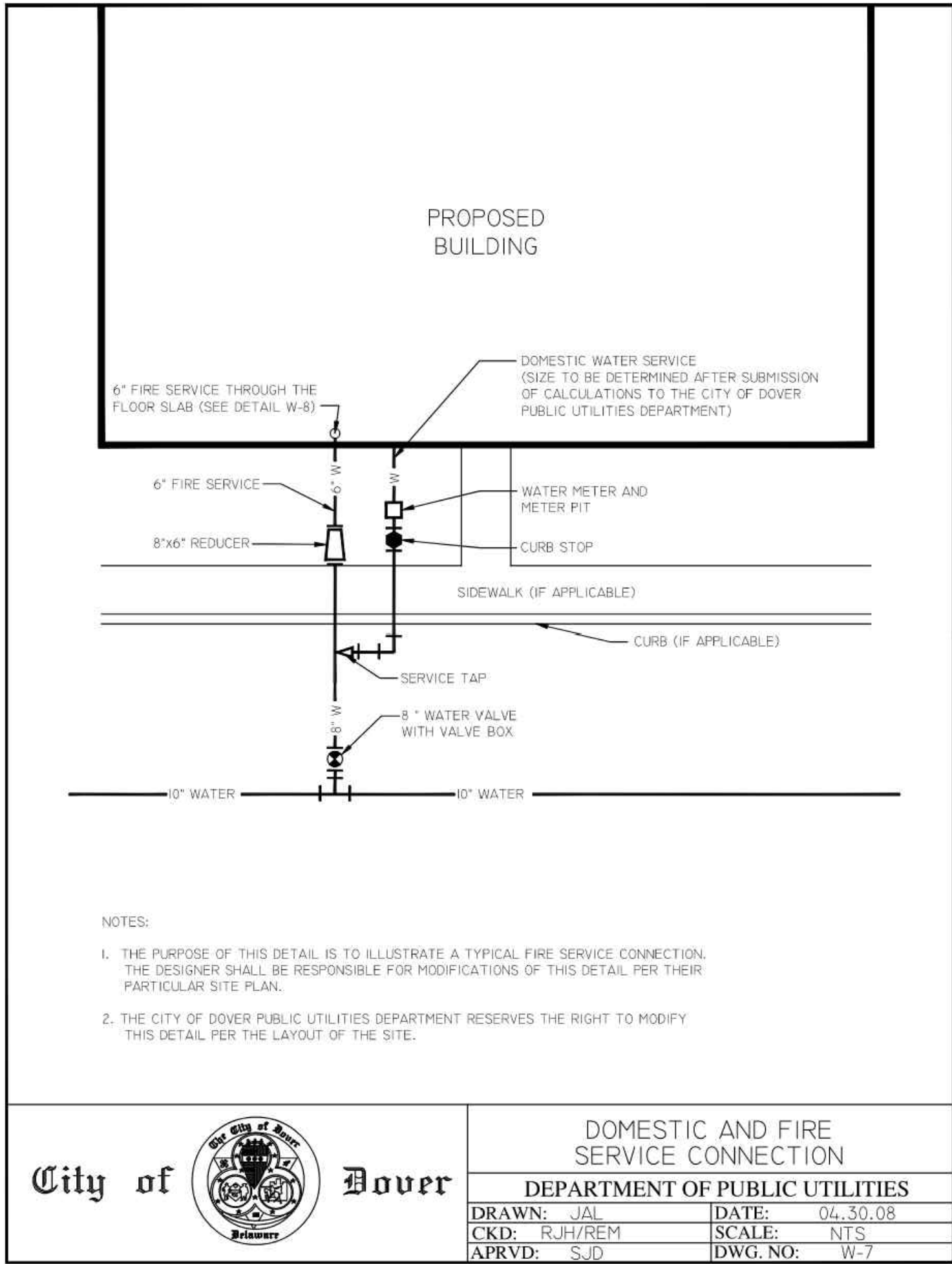
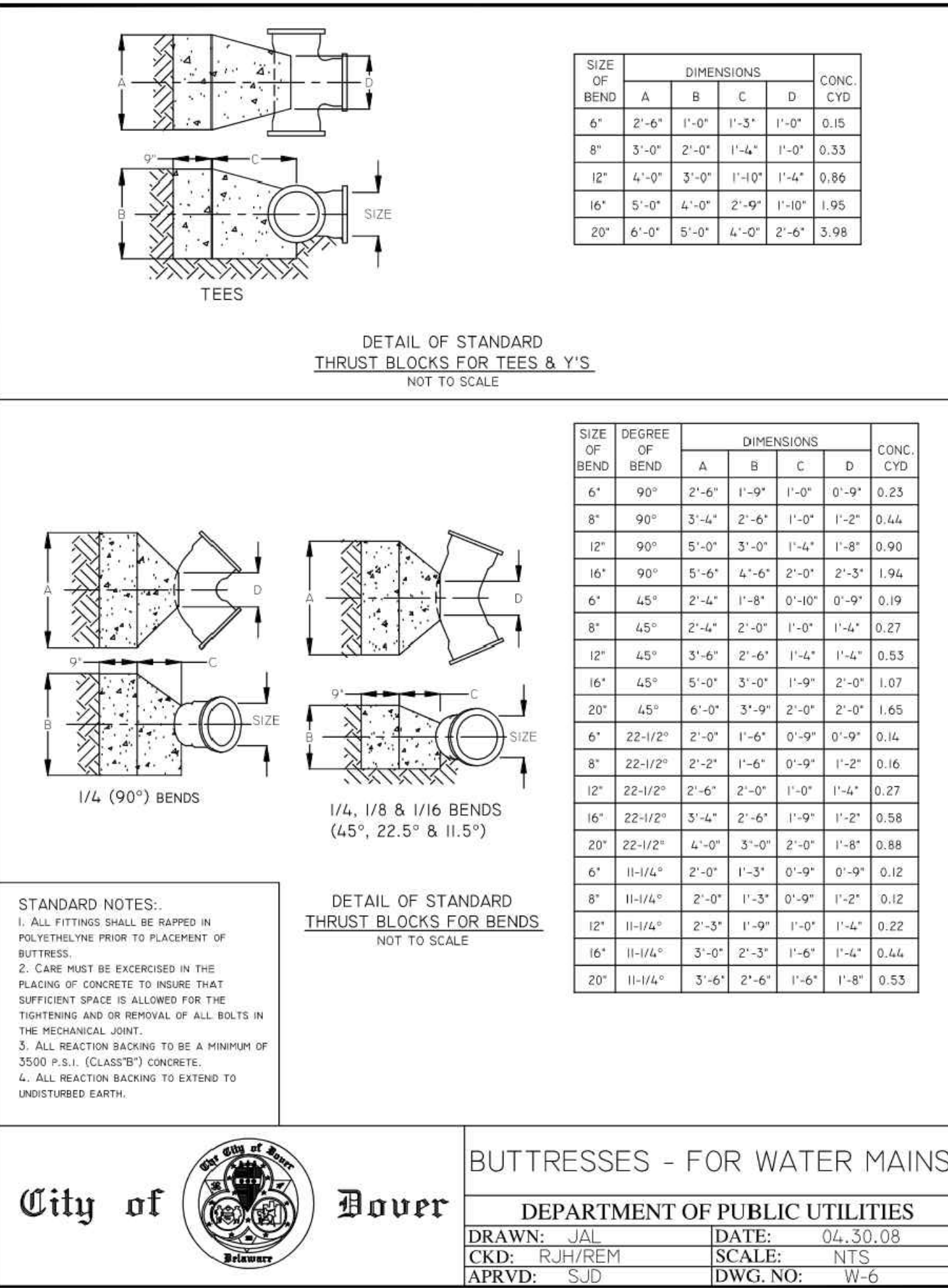
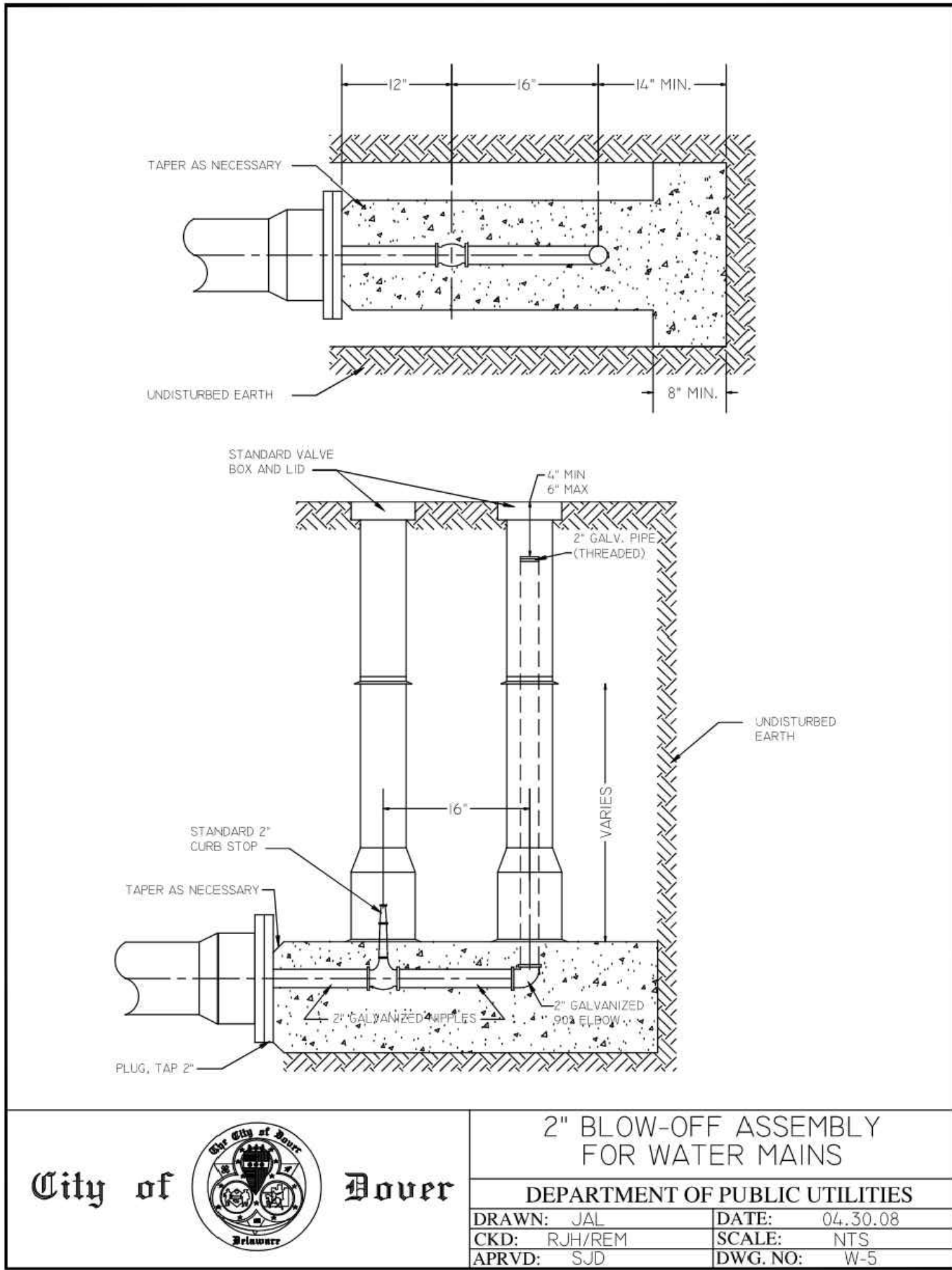
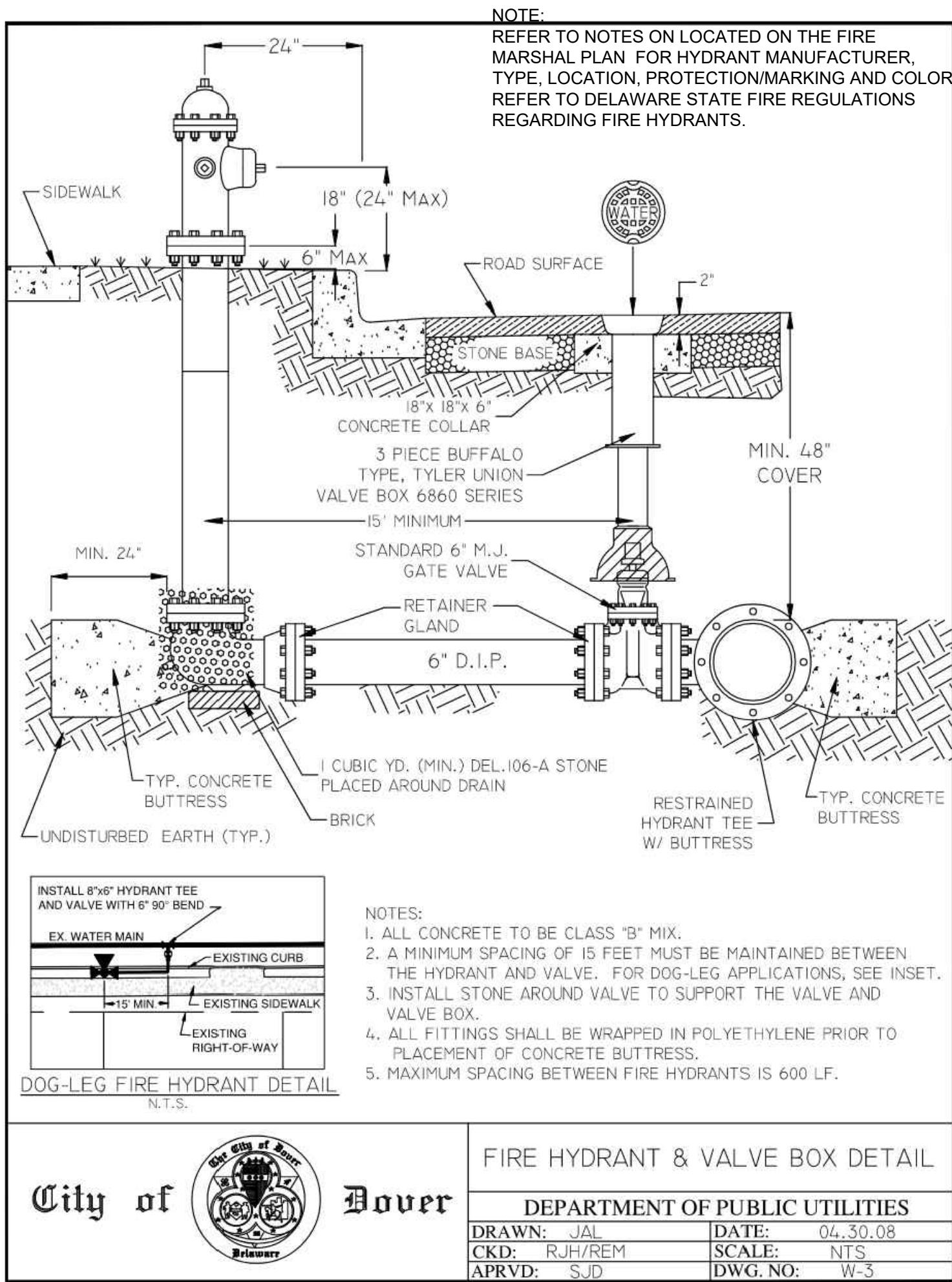
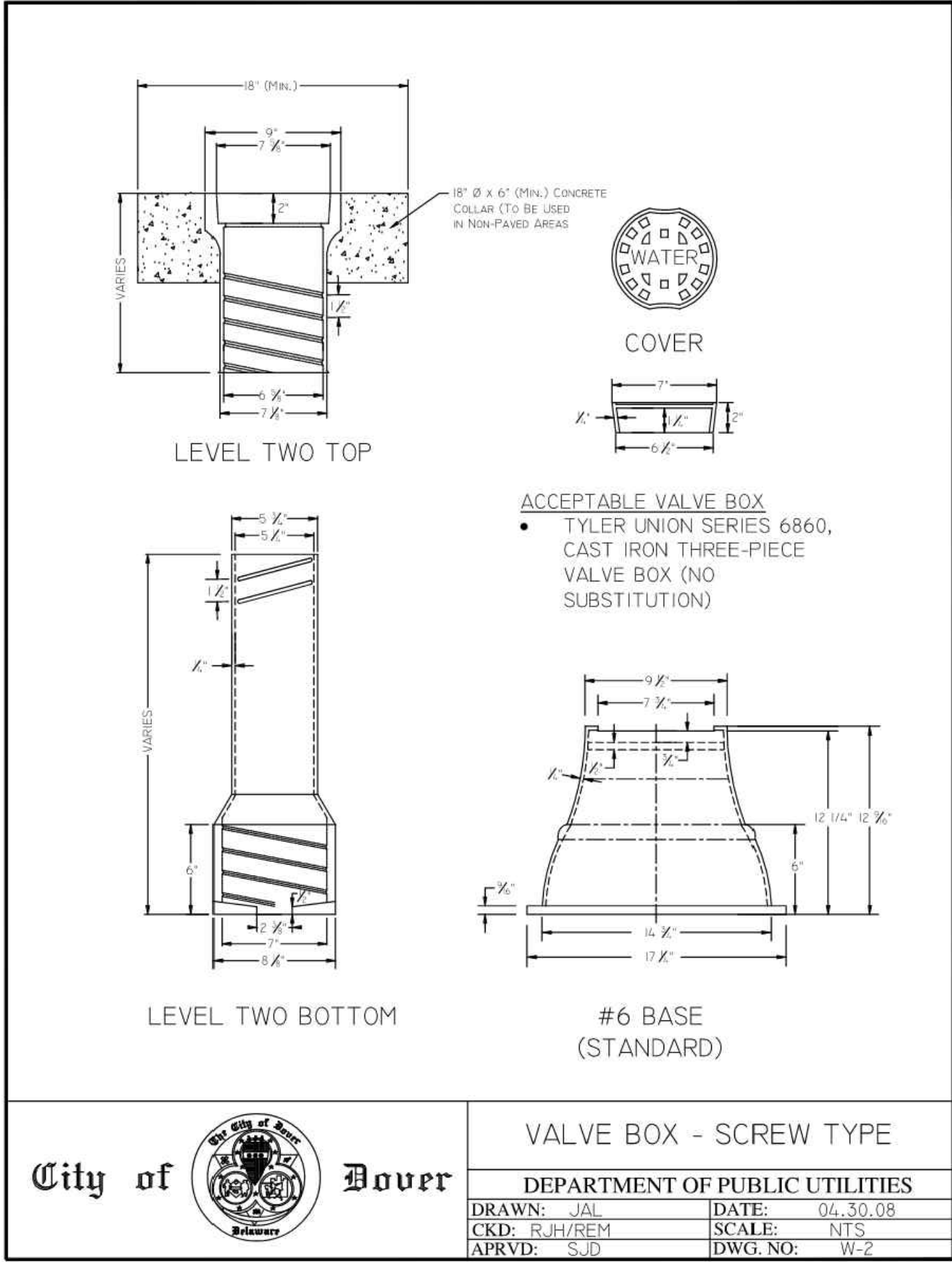
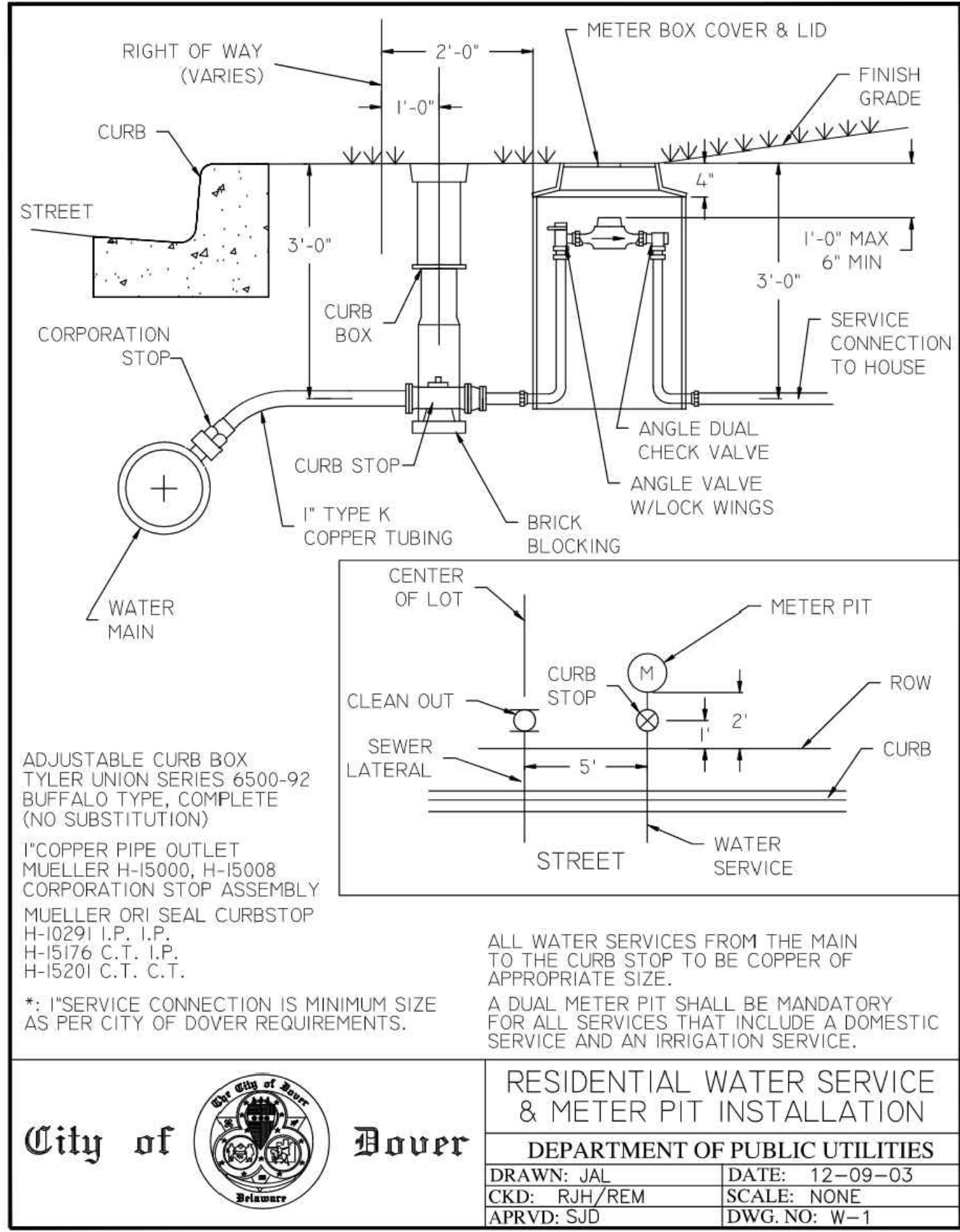
UTILITY
PROFILES B

811

Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL
CONTACT THE DELMARVA ONE CALL CENTER
AT 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE



NOT FOR CONSTRUCTION

JEO	02/20/2026	BY
AAC	02/26/2024	
AAC	12/12/2023	
AAC	11/21/2023	
AAC	05/16/2023	
CAM	02/28/2023	
No.	REVISIONS	DATE

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 003616

KHA PROJECT	112154006	DATE	02/20/2026	SCALE	AS SHOWN	DRAWN BY	HMB	DESIGNED BY	HMB	CHECKED BY	JEO
-------------	-----------	------	------------	-------	----------	----------	-----	-------------	-----	------------	-----

UTILITY
DETAILS A

811

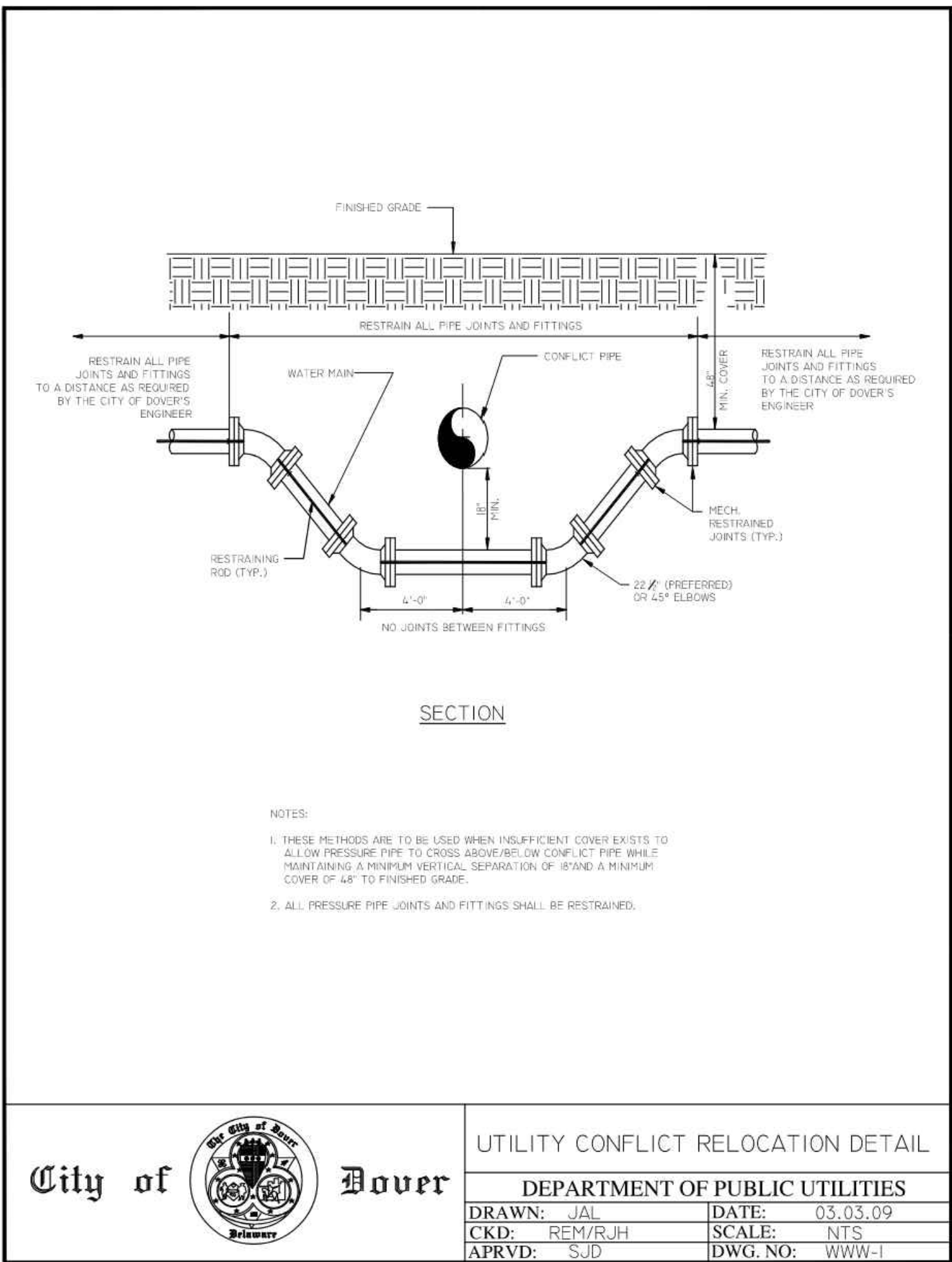
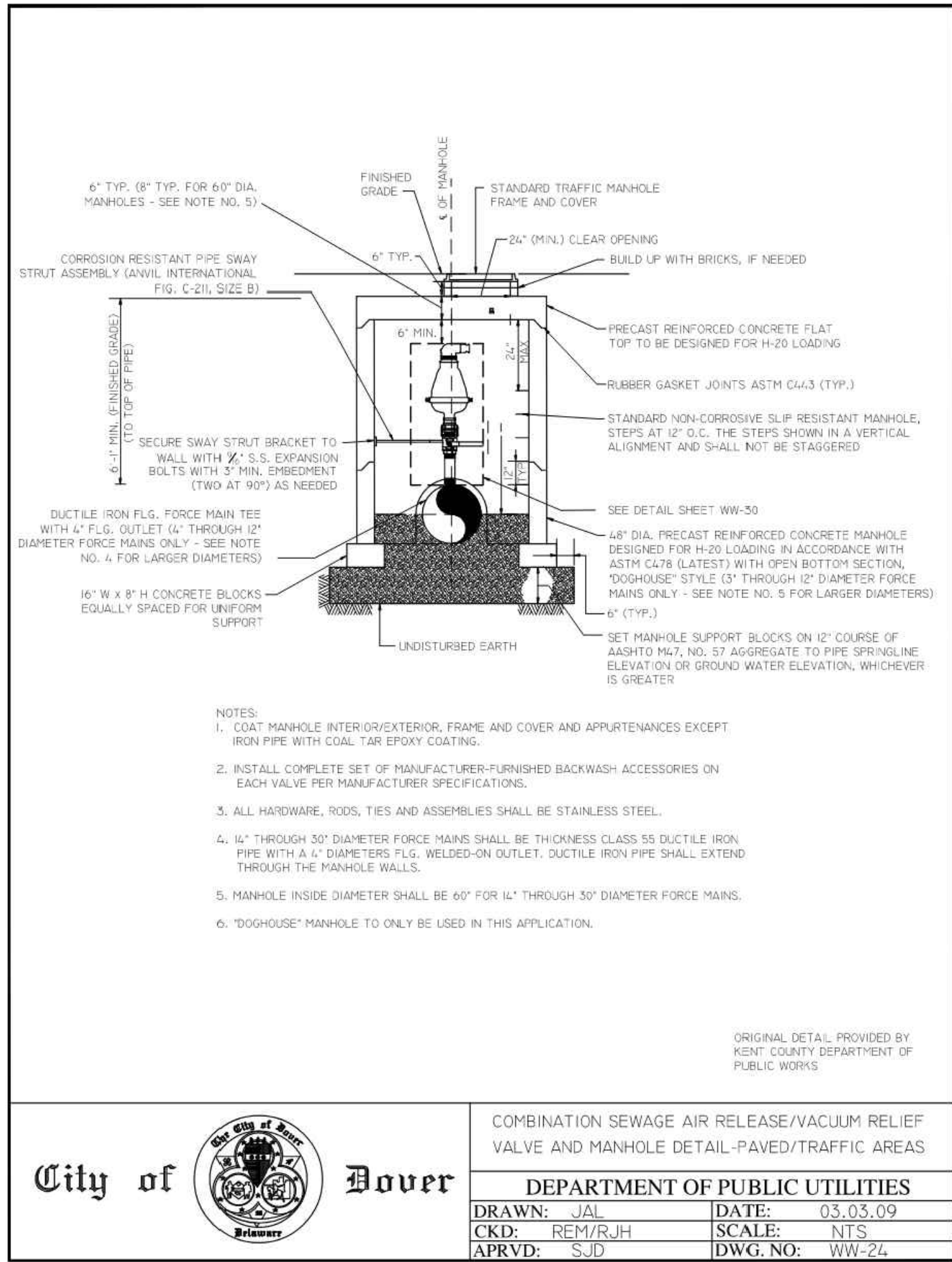
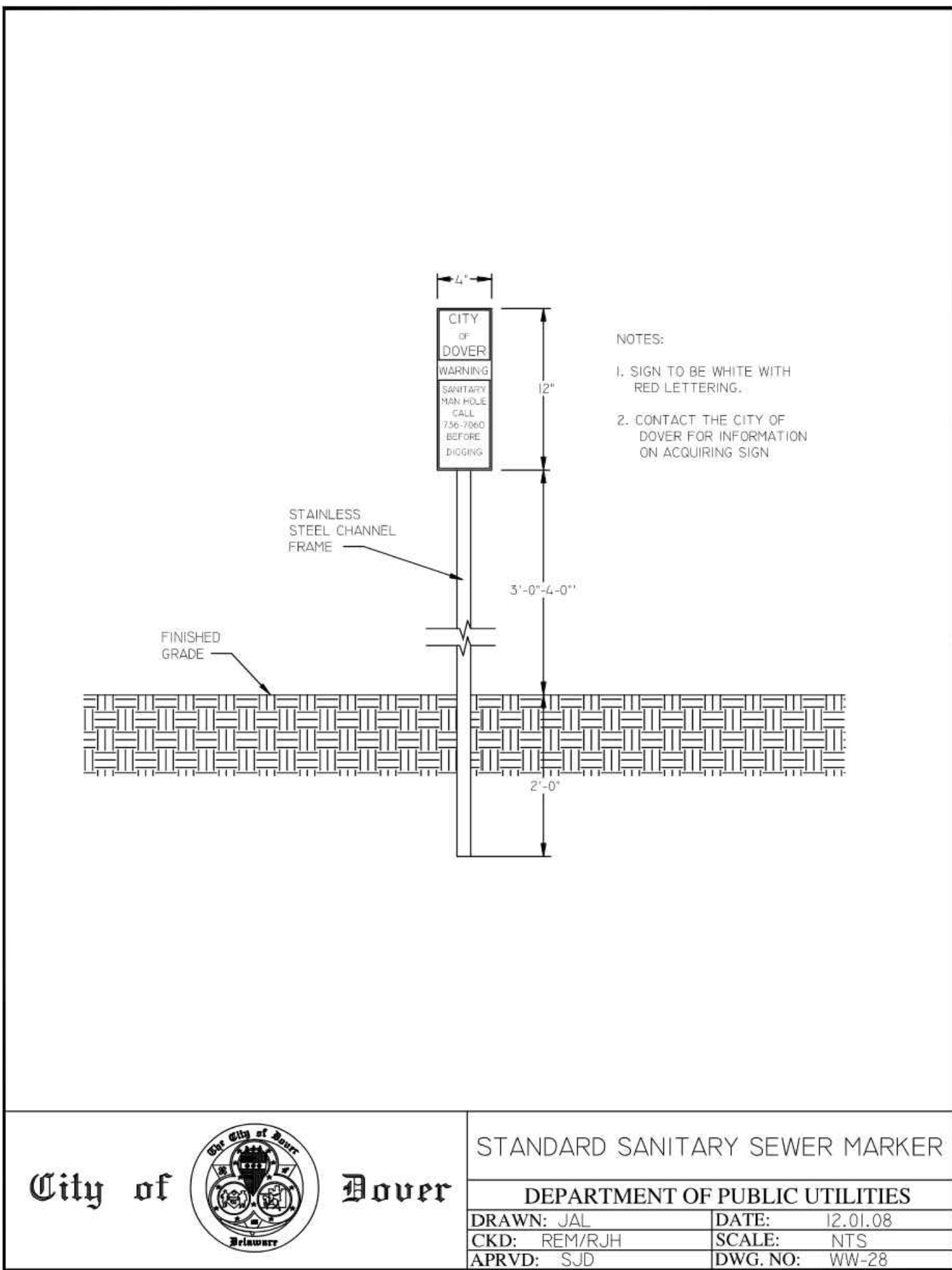
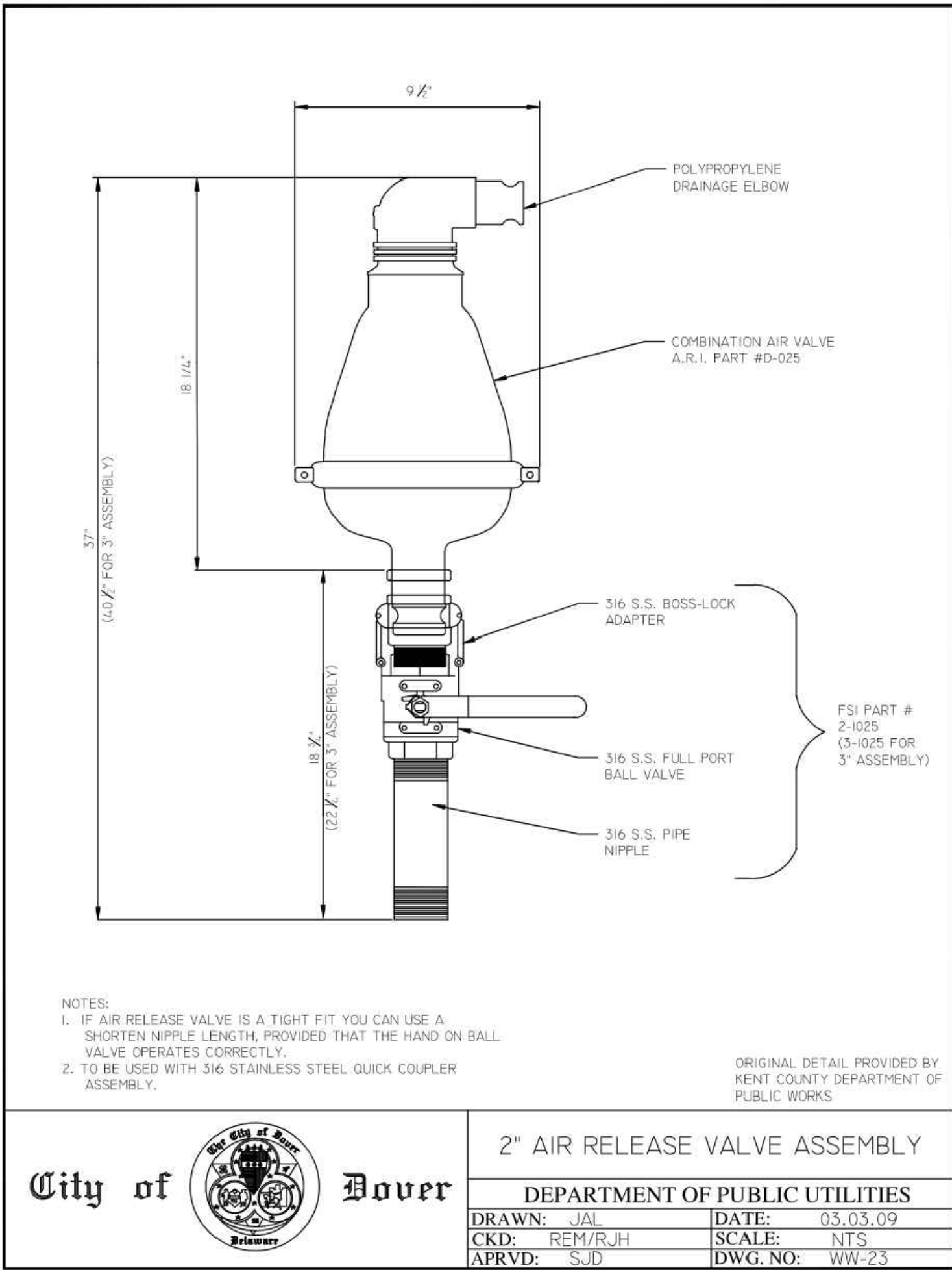
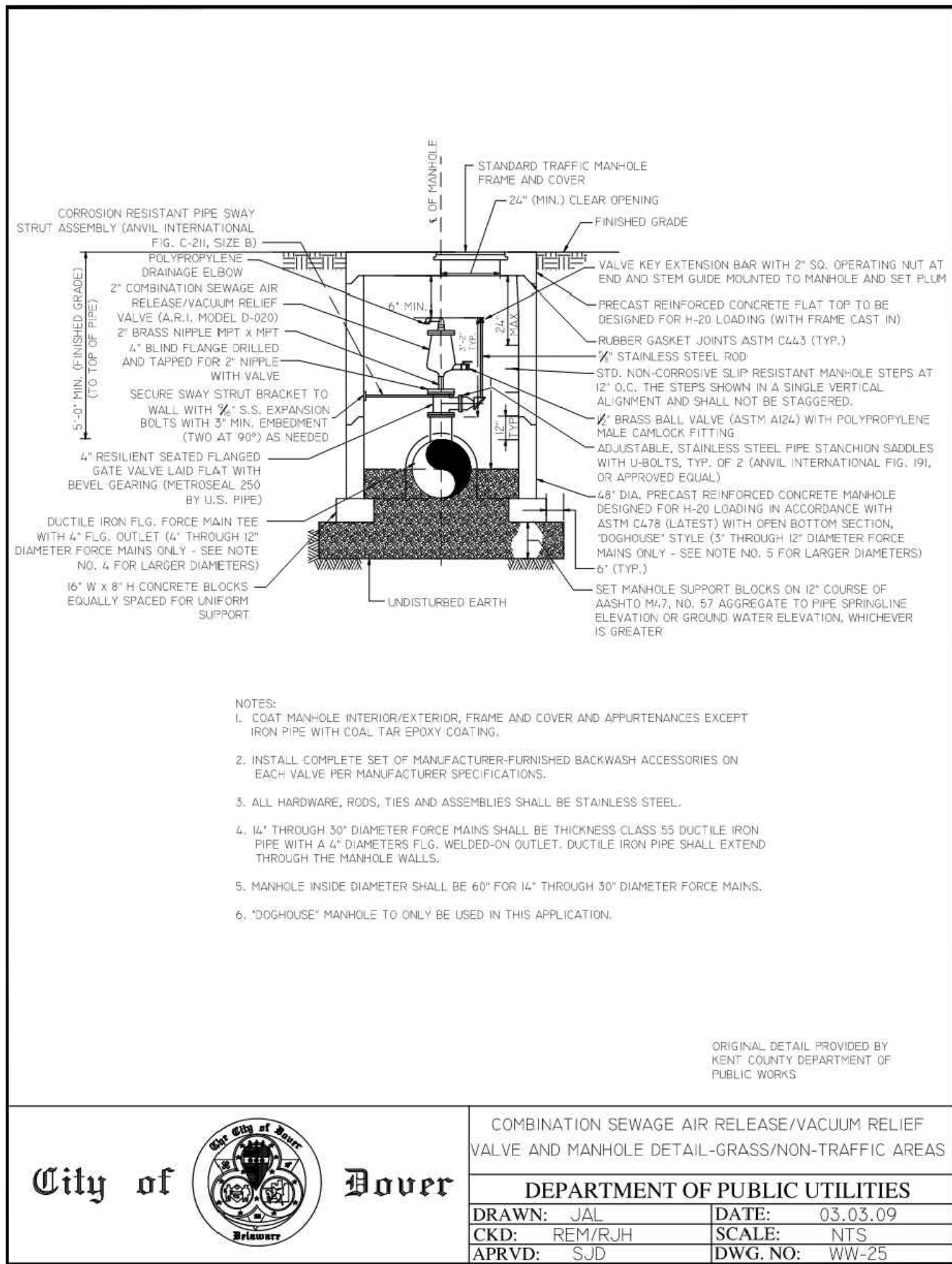
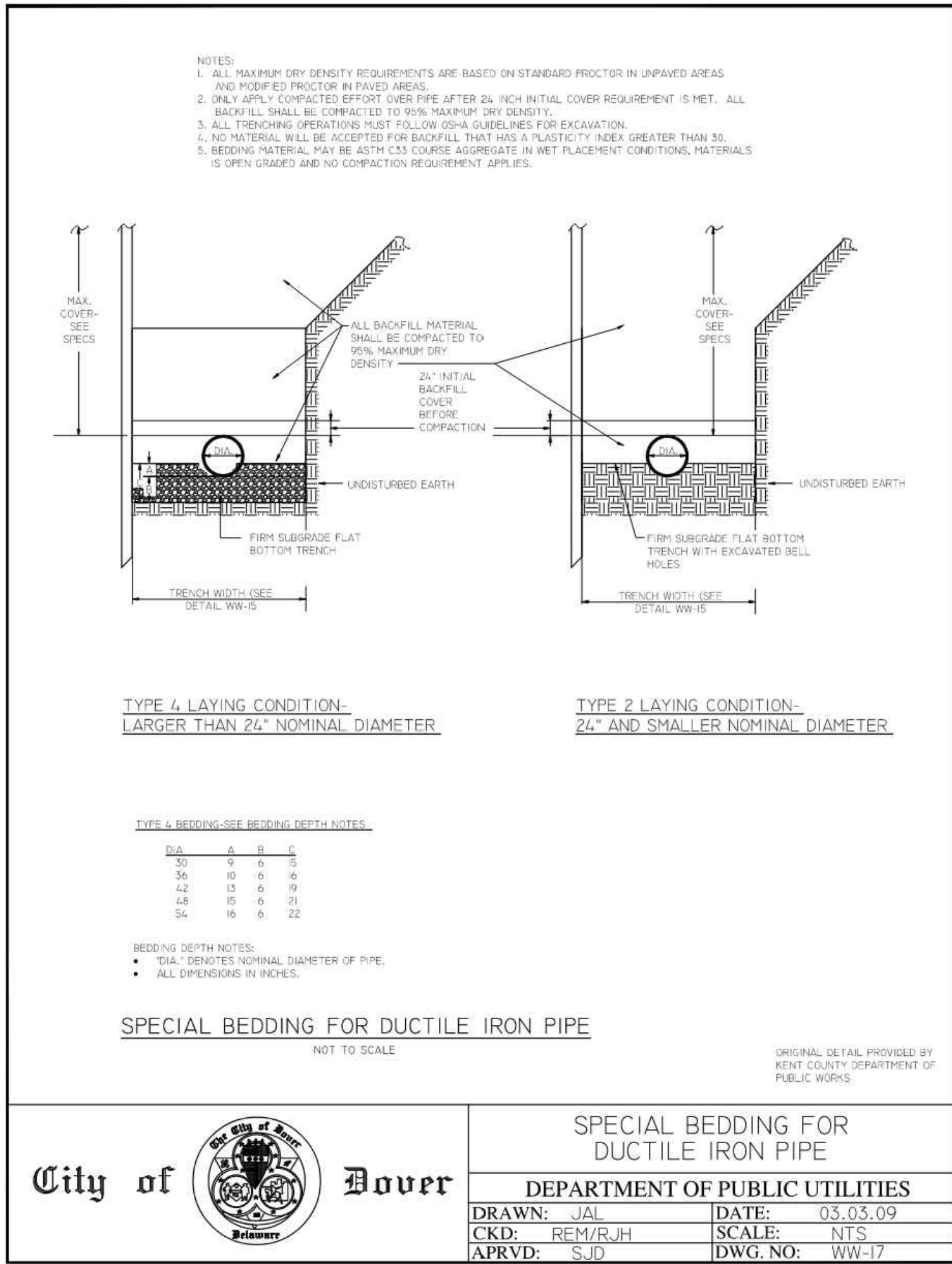
Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL
CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE

CITY OF DOVER

KENT COUNTY, DE



NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE	BY
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2/22	02/28/2023	CAM

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 29316

KHA PROJECT	DATE	SCALE	AS SHOWN	HMB	JEO
112154006	02/20/2026	SCALE	AS SHOWN	HMB	JEO

UTILITY
DETAILS D

811

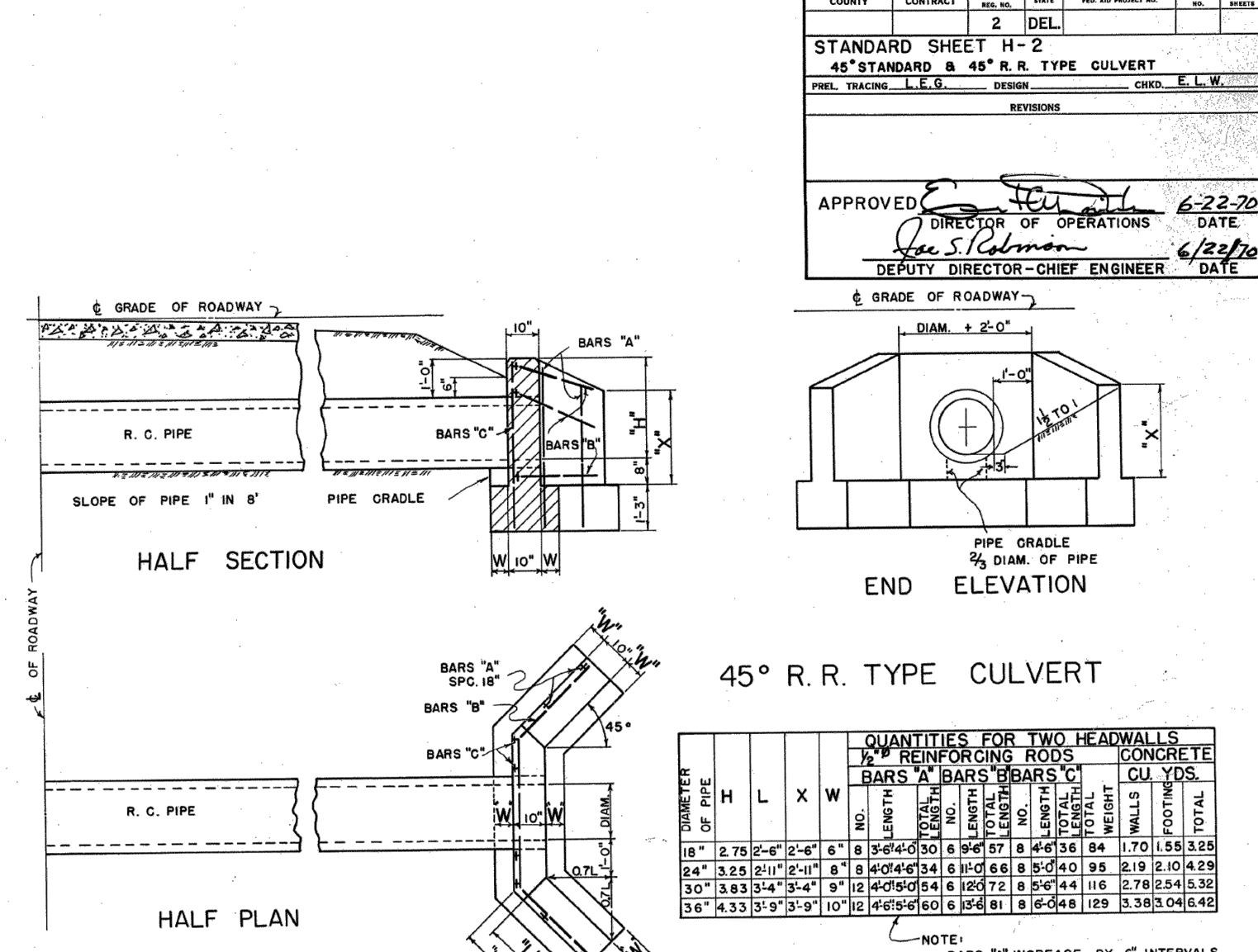
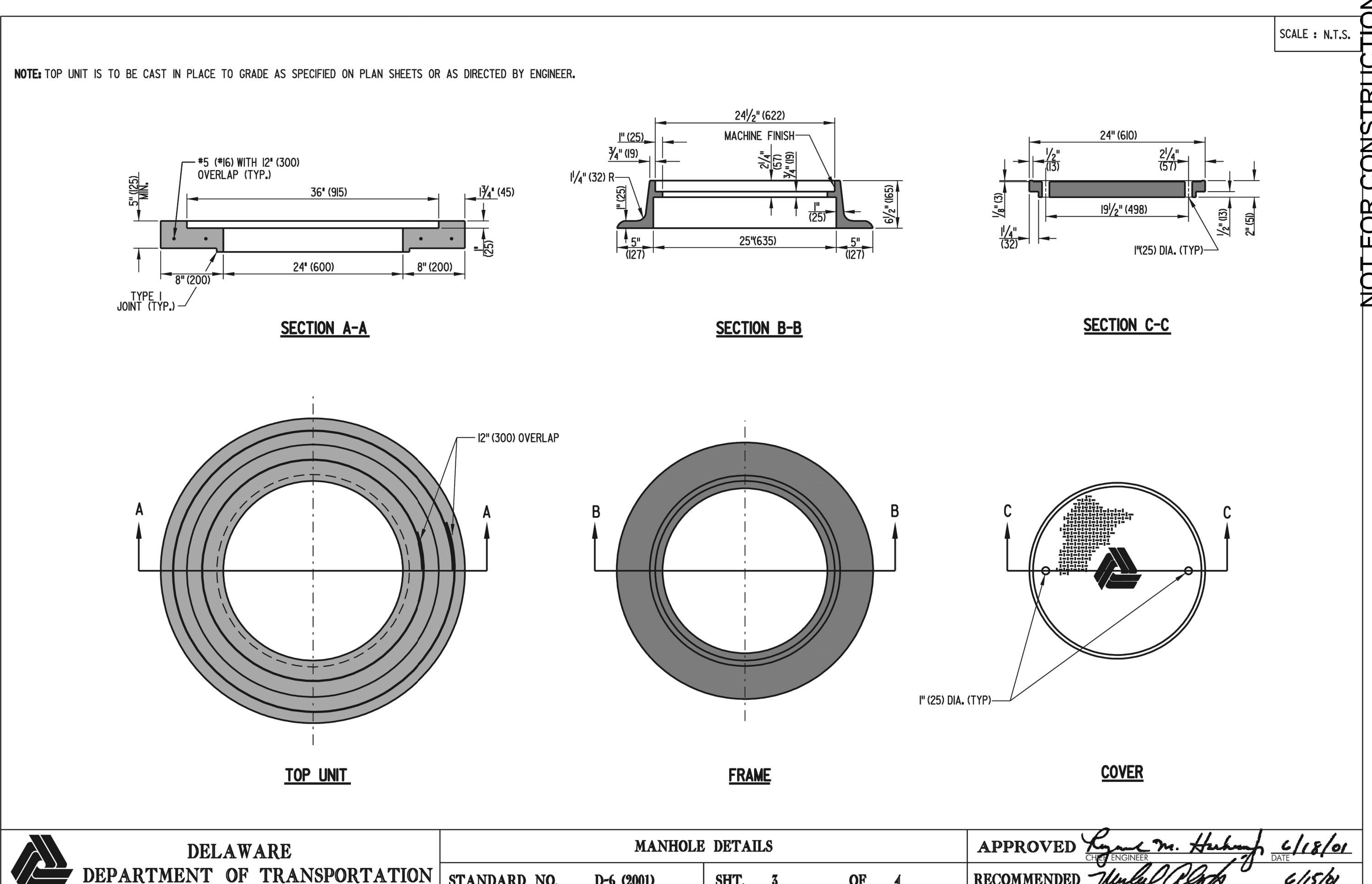
Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL
CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

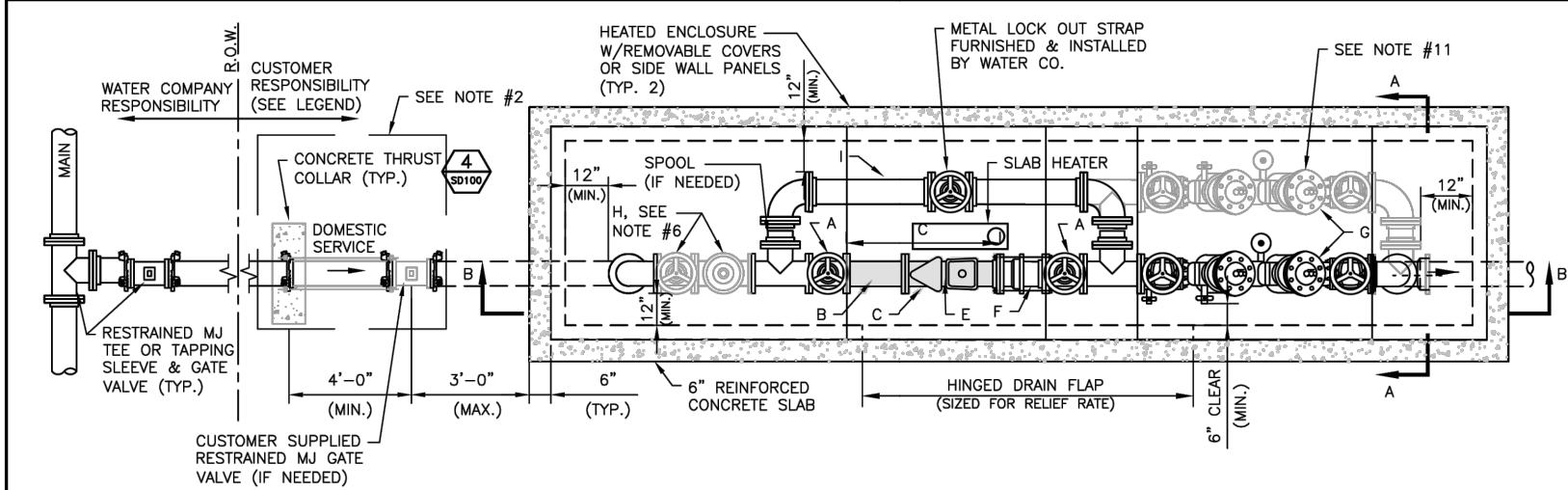
SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE

CITY OF DOVER
KENT COUNTY
DE

SHEET NUMBER
C-553



- THE PLAN AND PROFILE OF THE CONTRACT SHOWS THE LOCATION AND TYPE OF WALLS REQUIRED. EXISTING STRUCTURES SHALL BE REMOVED AS DIRECTED.
- A SUITABLE FOUNDATION FOR HEADWALLS WILL BE REQUIRED. CARRY FOOTINGS TO SUFFICIENT DEPTH FOR FIRM MATERIAL AND FROST ACTION.
- QUANTITIES IN BILL OF MATERIALS ARE FOR DIMENSIONS SHOWN ON THE SHEET.
- NOTE MINIMUM "H" FOR VARIOUS PIPES.
- THIS SHEET IS NOW STANDARD AND SUPERSEDES ALL PREVIOUS SHEETS.



PLAN

NOTES:

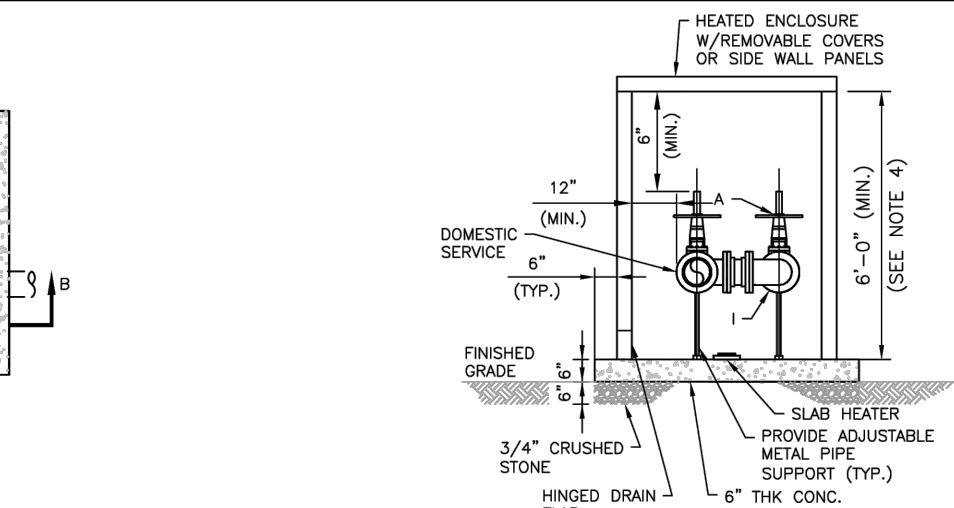
- IN LIEU OF PROVIDING A VAULT FOR LARGE METERS (3" & LARGER) AND AN ABOVEGROUND, HEATED ENCLOSURE FOR A BACKFLOW PREVENTER ASSEMBLY, NJAW MAY ALLOW BOTH THE METER ASSEMBLY AND THE BACKFLOW PREVENTER ASSEMBLY TO BE INSTALLED IN A SINGLE ABOVEGROUND, HEATED ENCLOSURE. IF APPROVED BY NJAW, THE ENCLOSURE AND ALL APPURTENANCES ARE TO BE FURNISHED AND INSTALLED BY CUSTOMER, UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE LEGEND. ALL ENCLOSURE AND PIPING CONSTRUCTION IS SUBJECT TO WATER COMPANY APPROVAL PRIOR TO SERVICE.
- IF ENCLOSURE IS >20 FEET FROM NJAW SHUTOFF VALVE, CUSTOMER IS REQUIRED TO FURNISH & INSTALL AN ADDITIONAL, RESTRAINED MECHANICAL JOINT GATE VALVE & VALVE BOX WITHIN 3 FEET OF THE ENCLOSURE. IF VAULT IS <20 FEET FROM NJAW SHUTOFF VALVE, CUSTOMER SHALL INSTALL A SOLID, GASKETED, MECHANICAL JOINT SLEEVE RESTRAINED WITH WEDGE ACTION RESTRAINING GLANDS WITHIN 3 FEET OF VAULT.
- EXTERIOR VALVES SHALL & FITTINGS BE RESTRAINED WITH WEDGE ACTION RESTRAINING GLANDS, THRUST COLLARS AND/OR 304 STAINLESS STEEL RODS/NUTS AND CLAMPS.
- BASED ON THE LARGEST SIZE GATE VALVE REQUIRED, THE MINIMUM ENCLOSURE HEIGHT (INTERIOR DIMENSION) SHALL BE AS INDICATED BELOW. LENGTH AND WIDTH SHALL BE AS INDICATED ON STANDARD DETAIL SD0101.

GV SIZE ENCLOSURE HEIGHT

2" TO 6"	6'-0"
10"	6'-6"
12"	7'-0"

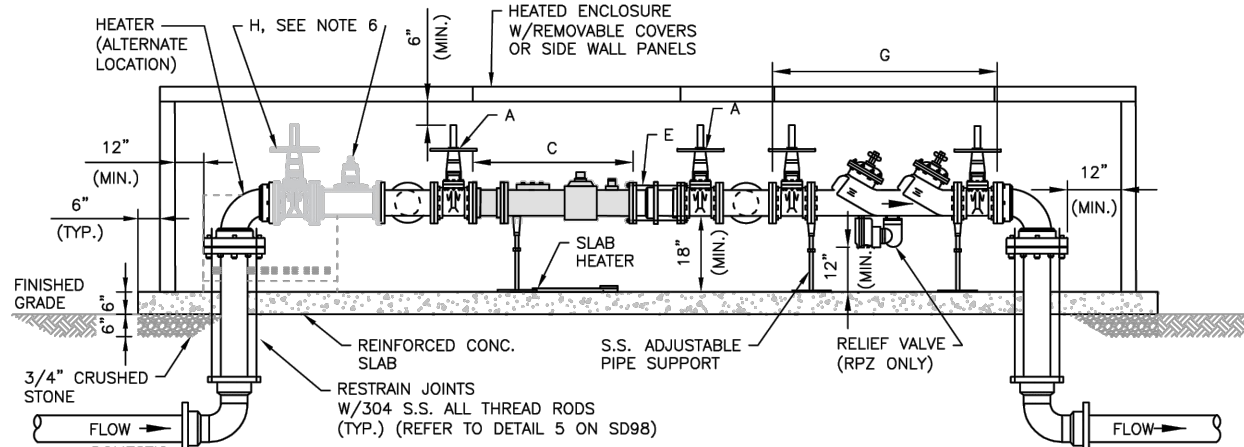
5. ENCLOSURE PIPING TO BE 4" C900 PIPE

- THE CUSTOMER MUST INSTALL A WATER PRESSURE REDUCING VALVE WHERE REQUIRED BY City of Dover Water/Wastewater Handbook. INSTALLATION RECOMMENDED WHERE AVERAGE PRESSURE IS GREATER THAN 80 PSI. WHERE A PRV IS REQUIRED IT SHALL BE PRECEDED BY AN ADDITIONAL OS&Y GATE VALVE.
- BACKFLOW PREVENTER ASSEMBLY SHALL NOT BE SUBJECT TO FLOODING.
- BACKFLOW PREVENTER MUST BE INSTALLED ABOVE NATURAL GROUND, ABOVE THE 100 YEAR FLOOD LEVEL, UNLESS OTHERWISE APPROVED BY NJAW.
- ENCLOSURE MUST MEET OSHA 29 CFR 1910.145 AND ASSE 1060 CLASS 1.
- INSULATED HEATED ENCLOSURE CHARACTERISTICS:
 - ENCLOSURE-5052-H32 MARINE GRADE ALUMINUM (0.050/18 GAUGE), MILL FINISH, OR 1/8" POLYESTER RESIN REINFORCED WITH FIBERGLASS STRAND.
 - INSULATION- 1-1/2" (R9) POLYISOCYANURATE FDM.
 - HEATING SYSTEM- SLAB OR WALL MOUNT THERMOSTATICALLY CONTROLLED ELECTRIC HEATER MEETING SECTION 49 OF UL-2021 FOR DAMP OR WET LOCATIONS, WITH GFI RECEPTACLE, U.L. 943 NEMA 3R MOUNTED 8" (MIN.) ABOVE SLAB.
 - HEATER(S) SHALL BE PROVIDED AS NECESSARY TO MAINTAIN TEMPERATURE ABOVE 40° F AT ALL TIMES.
- CUSTOMERS THAT REQUIRE UNINTERRUPTED SUPPLY OF POTABLE WATER MUST INSTALL REDUNDANT BACKFLOW PREVENTER ASSEMBLIES.
- ENCLOSURE MUST BE A SUFFICIENT SIZE TO HOUSE ALL REQUIRED PIPING. ENCLOSURE SHALL BE LOCKABLE. ACCESS PANELS SHALL BE ABOVE THE CENTERLINE OF THE ASSEMBLIES, OR IN SIDE WALLS. ENCLOSURE TO HAVE HINGED ONE-WAY DRAIN FLAP SIZED FOR FULL PORT BACKFLOW DISCHARGE TO SURROUNDING GRADE. REFER TO DRAWING SD0101.



SECTION A-A

N.T.S.



SECTION B-B

N.T.S.

LEGEND:

COMPONENTS SHADED IN GRAY TO BE FURNISHED BY WATER CO.

- A- OS&Y GATE VALVE WITH FLANGED ENDS (FURNISHED & INSTALLED BY CUSTOMER)
- C- DOMESTIC COMPOUND METER ASSEMBLY- METERS WITH FLANGED ENDS (FURNISHED BY WATER CO., INSTALLED BY CUSTOMER)
- E- DISMANTLING JOINT TO HAVE FLANGED ENDS WITH JOINT RESTRAINT (FURNISHED & INSTALLED BY CUSTOMER)
- G- BACKFLOW PREVENTER ASSEMBLY (FURNISHED & INSTALLED BY CUSTOMER)
- H- PRESSURE REDUCING VALVE & OS&Y GATE VALVE (IF REQUIRED FURNISHED & INSTALLED BY CUSTOMER- SEE NOTE #7)
- I- BYPASS SIZE SHALL BE NO GREATER THAN ONE STANDARD PIPE SIZE SMALLER THAN DOMESTIC SERVICE SIZE AND SHALL HAVE METAL STRAP FOR LOCKING OUT BYPASS VALVE (STRAP FURNISHED & INSTALLED BY WATER CO.)

All water meters, regardless of location, shall be accessible to the Public Utilities Department and City of Dover meter reading personnel, at all times. This requirement applies to all meters, existing and proposed, regardless of location prior to the effective date of this Handbook. All meters shall have a minimum clear area around the meter of three feet long by three feet wide by six feet high (3'L x 3'W x 6'H) for accessibility purposes. Existing non-pit meters shall not be blocked from access by walls, equipment or any other materials

NOT FOR CONSTRUCTION

6	CITY OF DOVER PLANNING	JEO	02/20/2026
5	UTILITY REVISIONS	AAC	02/26/2024
4	KENT CONSERVATION DISTRICT SUBMISSION	AAC	12/12/2023
3	REVISED PER KCD COMMENTS	AAC	11/21/2023
2	REVISED PER F.M. & KCD COMMENTS	AAC	05/16/2023
1	REVISED PER PC MEMOS DATED 11/2022	CAM	02/26/2023
No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W. GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-667-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. 20812

KHA PROJECT 112154006	DATE 02/20/2026
SCALE AS SHOWN	DRAWN BY HMB
DESIGNED BY HMB	CHECKED BY JEO

UTILITY
DETAILS F



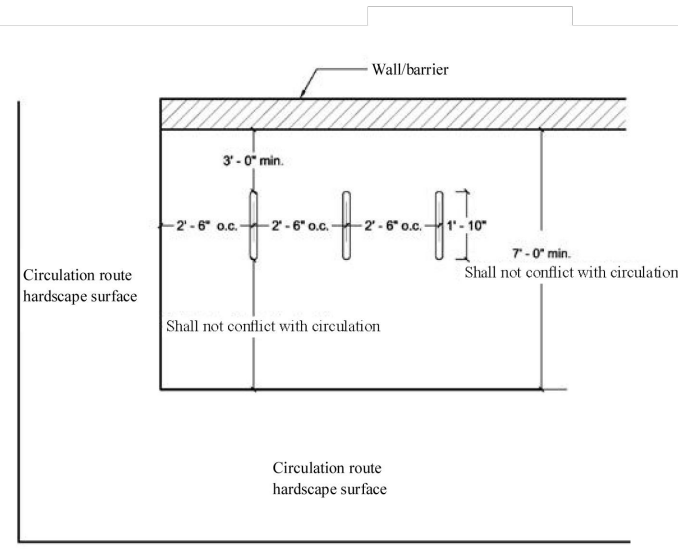
Know what's below.
Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE
CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
C-555

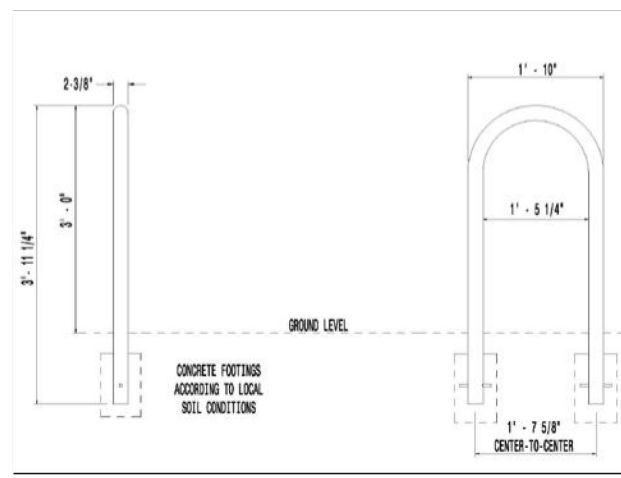


Inverted U bicycle rack



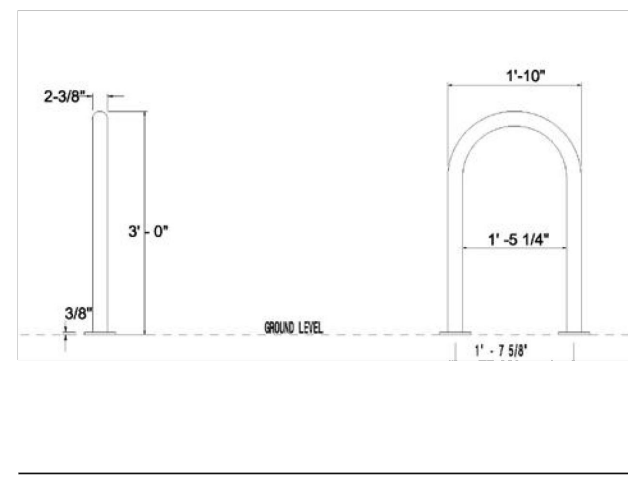
Bike rack, plan view

Not to scale



Surface mount (1)

Not to scale

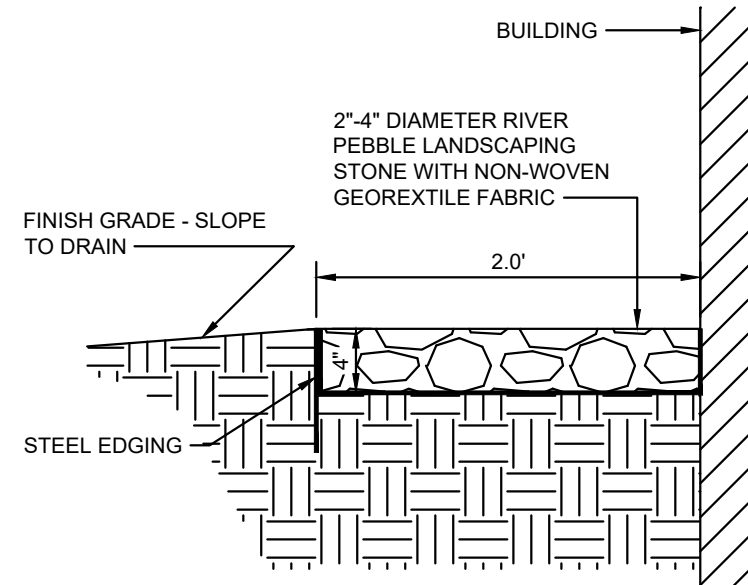


Surface mount (1)

Not to scale

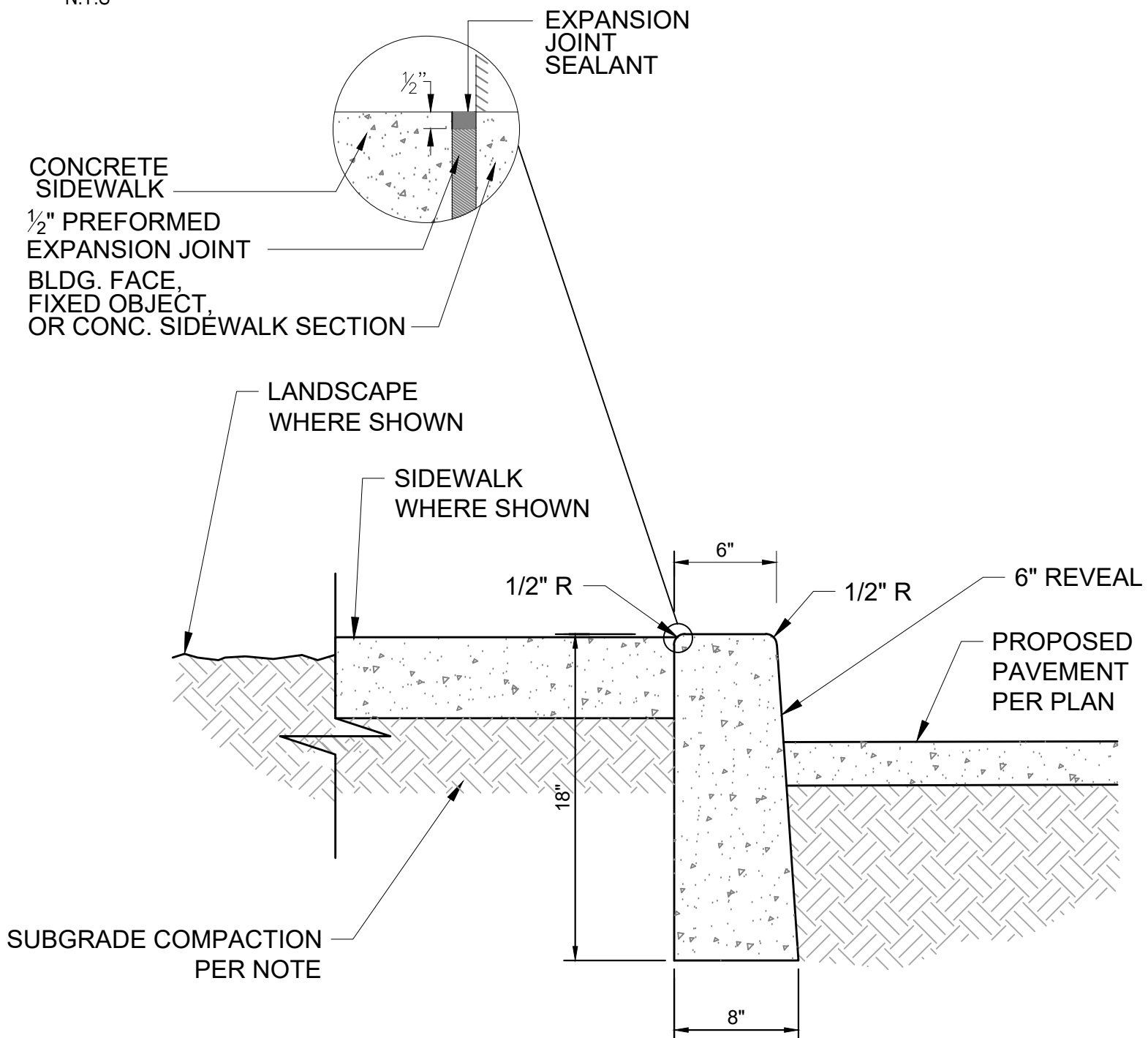
BIKE RACK

NTS



MOW STRIP

N.T.S



NOTES:

- CONCRETE SHALL BE 4500 PSI AT 28 DAYS.
- CONSTRUCTION JOINTS 10' O.C.
- EXPANSION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 20' INTERVALS O.C.
- $\frac{3}{4}$ " PRE-MOLDED ASPHALT.
- $\frac{1}{4}$ " RADIUS AT ALL JOINTS.

6" CONCRETE CURB

NTS

DATE: 5/18

SOURCE: KIMLEY-HORN

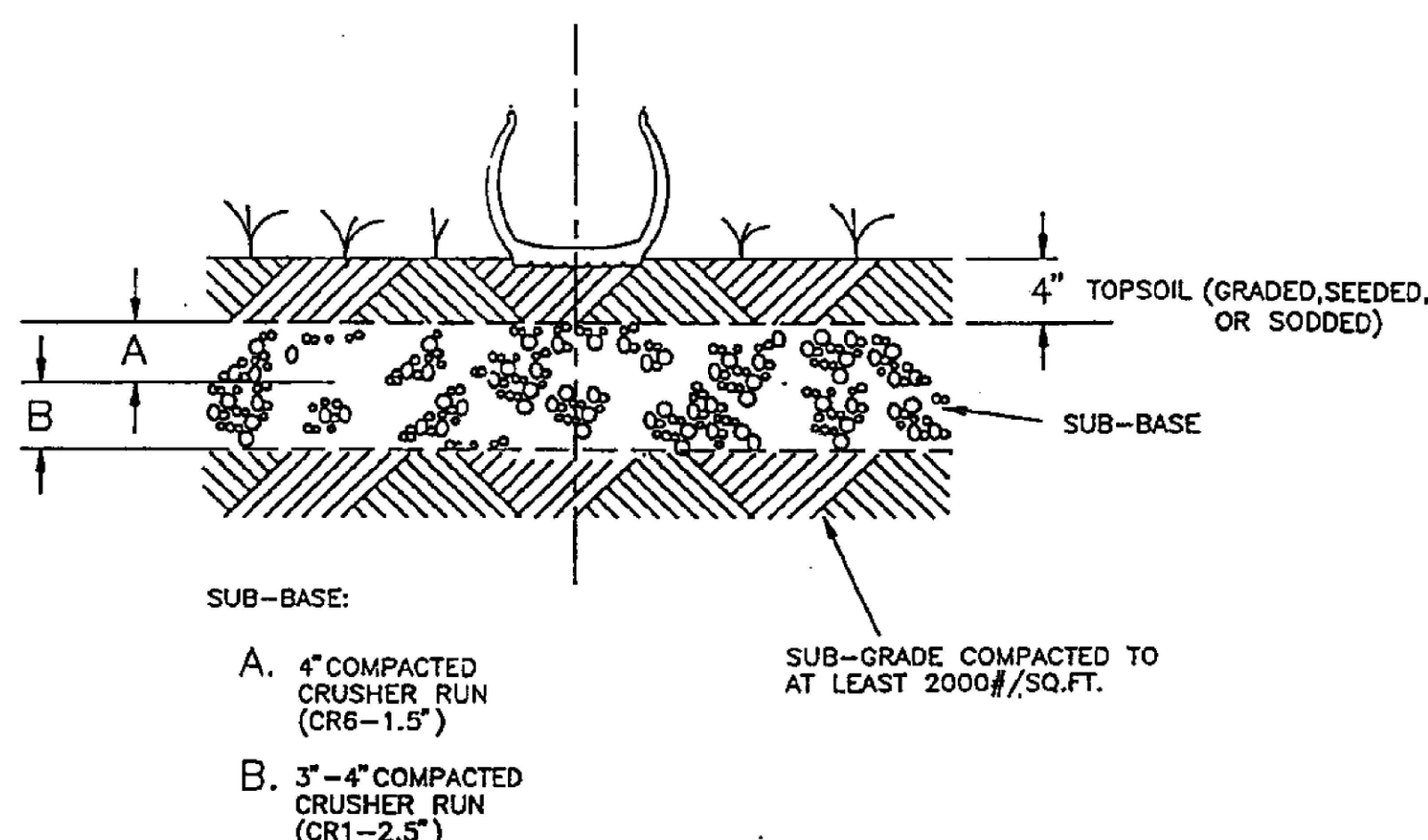


FIGURE 17.1

SUBGRADE EMERGENCY ACCESS LANE:

- REFER TO PLAN DRAWING FOR SUBGRADE EMERGENCY ACCESS LANE WIDTH AND LOCATION IN RELATION TO BUILDING AND OTHER FEATURES.
- THE SUBGRADE EMERGENCY ACCESS LANE SHALL BE CONSTRUCTED ON A LEVEL SUBGRADE COMPACTED TO AT LEAST 2,000 POUNDS PER SQUARE FOOT.
- THE COMPACTED SUBGRADE SHALL BE OVERLAID WITH THREE TO FOUR INCHES OF COMPACTED CRUSHER RUN (CR1-2.5") UNDERNEATH FOUR INCHES OF COMPACTED CRUSHER RUN (CR6-1.5") TO FORM A COMPACTED SUBBASE.
- THE COMPACTED SUBBASE SHALL BE COVERED WITH AT LEAST FOUR INCHES OF TOPSOIL AND SHALL BE GRADED AND SEEDED OR SODDED. (SEE FIGURE 17.1.)
- REFER TO PLAN DRAWING FOR SUBGRADE EMERGENCY ACCESS LANE DEMARKATION VIA SIGNAGE.
- ALL SUBGRADE EMERGENCY ACCESS LANES SHALL BE MAINTAINED FREE OF OBSTRUCTION. THE PLACEMENT OF FENCES, BUILDINGS, LANDSCAPING, GARDENS, PLAY EQUIPMENT OR ANY OTHER FORM OF OBSTRUCTION SHALL BE PROHIBITED FROM PLACEMENT WITHIN THE BOUNDARIES OF SUBGRADE EMERGENCY ACCESS LANES.
- THE AREA RESERVED FOR AN EMERGENCY ACCESS LANE SHALL BE SUBJECT TO ALL PROPERTY MAINTENANCE ORDINANCES OF THE CITY OF DOVER, INCLUDING THOSE GOVERNING GRASS CUTTING, AND LANDSCAPE MAINTENANCE. VIOLATIONS ARE PUNISHABLE AS MISDEMEANOR OFFENSES UNDER THE APPLICABLE ORDINANCES OF THE CITY OF DOVER.
- AT POINTS OF ACCESS TO SUBGRADE EMERGENCY ACCESS LANES, THERE SHALL BE PROVIDED AN ADEQUATE CURB DEPRESSION OF AT LEAST 24 FEET IN WIDTH. SUCH ACCESS POINTS SHALL BE DESIGNATED AS RESTRICTED USE AND CONTROLLED BY SIGNAGE, PAVEMENT MARKING, GATES OR FENCING TO PREVENT THE USE OF SUCH LANE FOR PURPOSES OTHER THAN EMERGENCY VEHICLE ACCESS.
- THE METHODS EMPLOYED TO ENSURE CONTROLLED ACCESS SHALL BE REVIEWED, APPROVED AND INSPECTED BY THE FIRE MARSHAL ON A CASE BY CASE BASIS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ASSOCIATED BUILDINGS.

SUBGRADE EMERGENCY ACCESS LANE

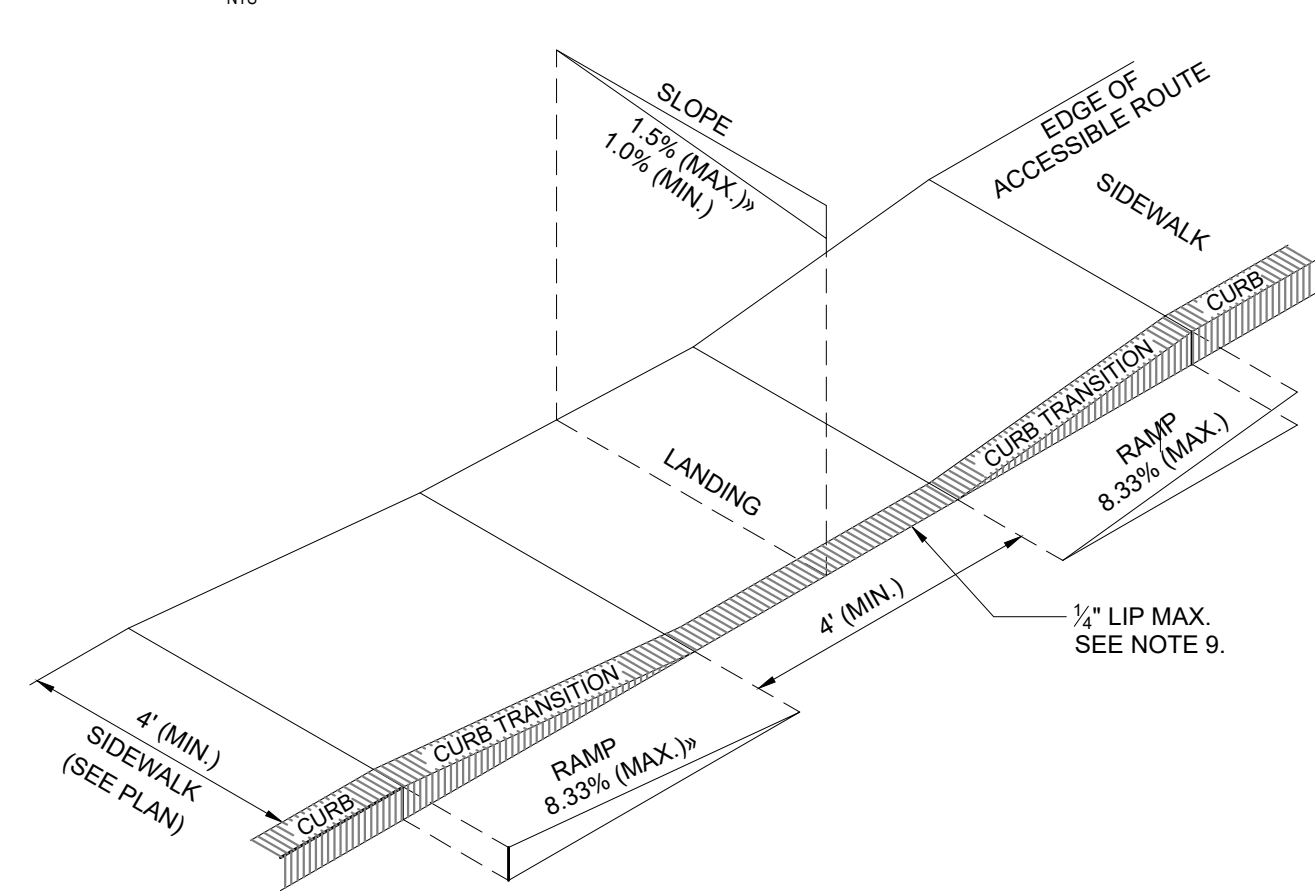
NTS

NOTES:

- SEE DELAWARE DEPARTMENT OF TRANSPORTATION BUS STOP PAD WITH SHELTER DETAIL, TYPE 2. STANDARD DETAIL m-9 (2018)
- SEE SITE PLAN FOR LOCATION

BUS STOP SHELTER PAD TYPE 2

NTS



Notes:

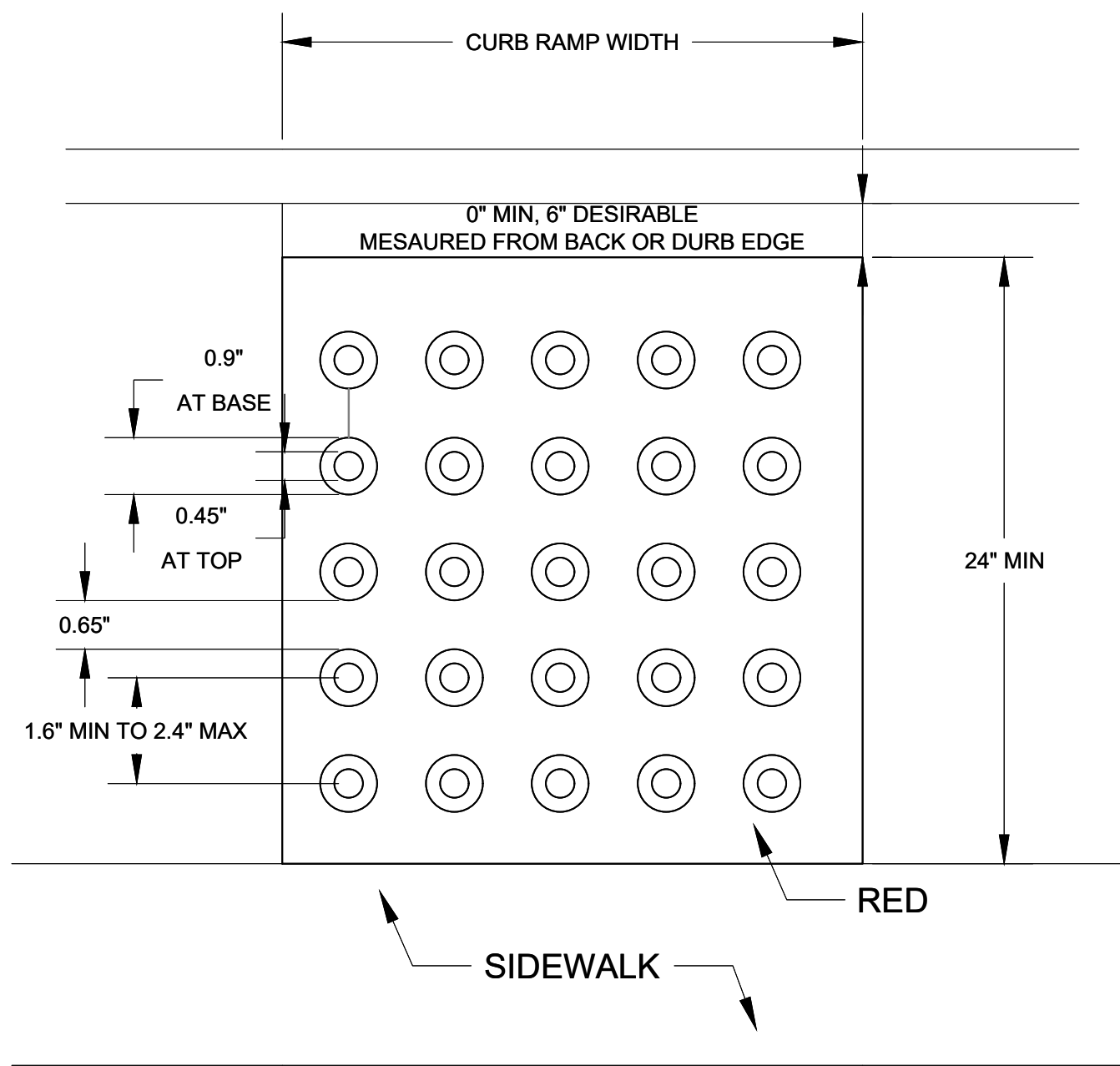
- THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN.).
- THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTES RAMPS SHALL BE 5%.
- THE MAXIMUM ALLOWABLE SLOPE OF CURB RAMPS SHALL BE 8.33%.
- A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
- CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
- RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
- SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
- WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
- ELIMINATE CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
- CONCRETE SHALL BE 4500 PSI.

ACCESSIBLE CURB RAMP (ADA) TYPE "A"

NTS

5/18

SOURCE: KIMLEY-HORN



TRUNCATED DOME (T.D.)

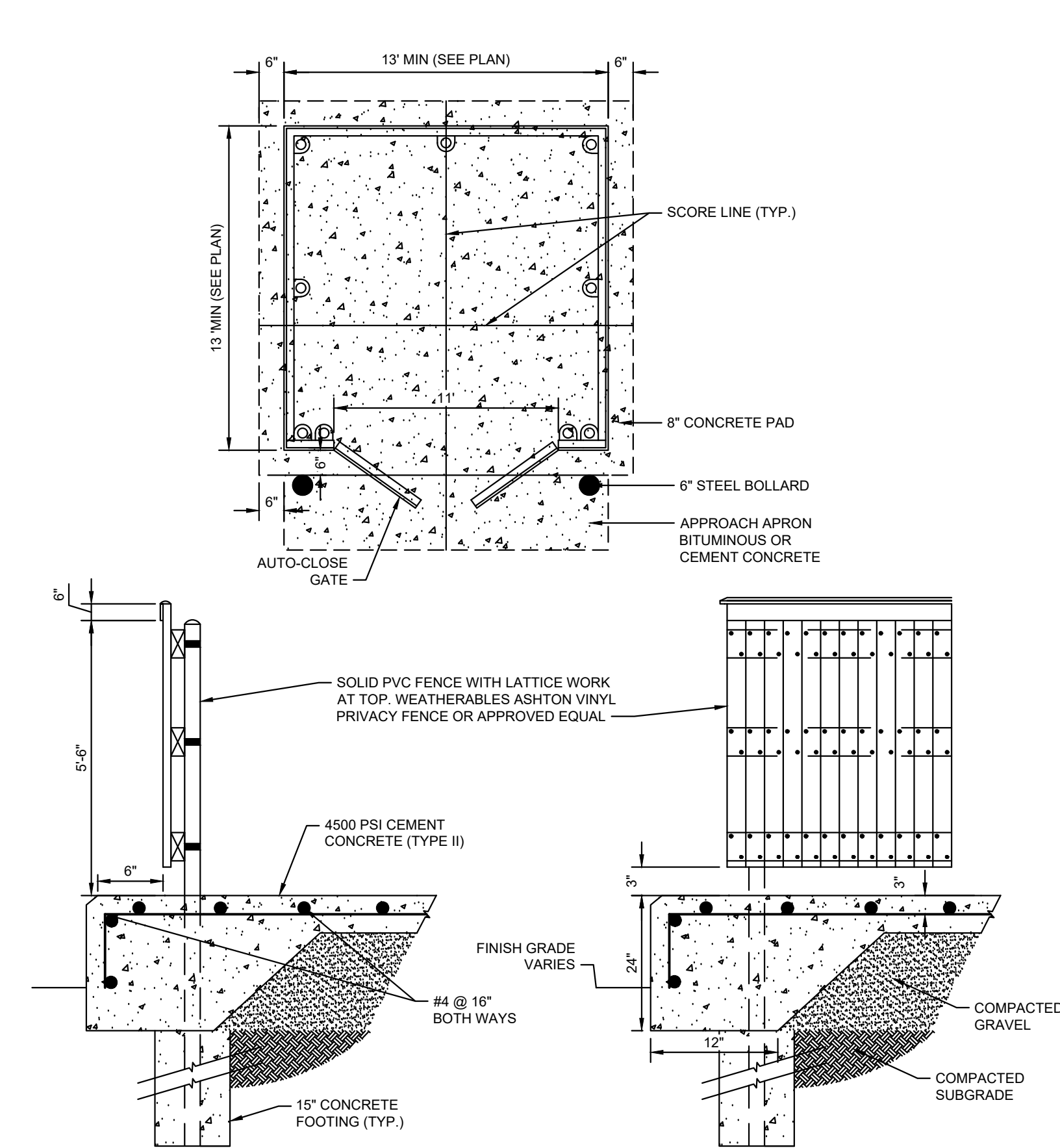
SIDEWALK

DETECTABLE WARNING SURFACE

NTS

5/18

SOURCE: KIMLEY-HORN



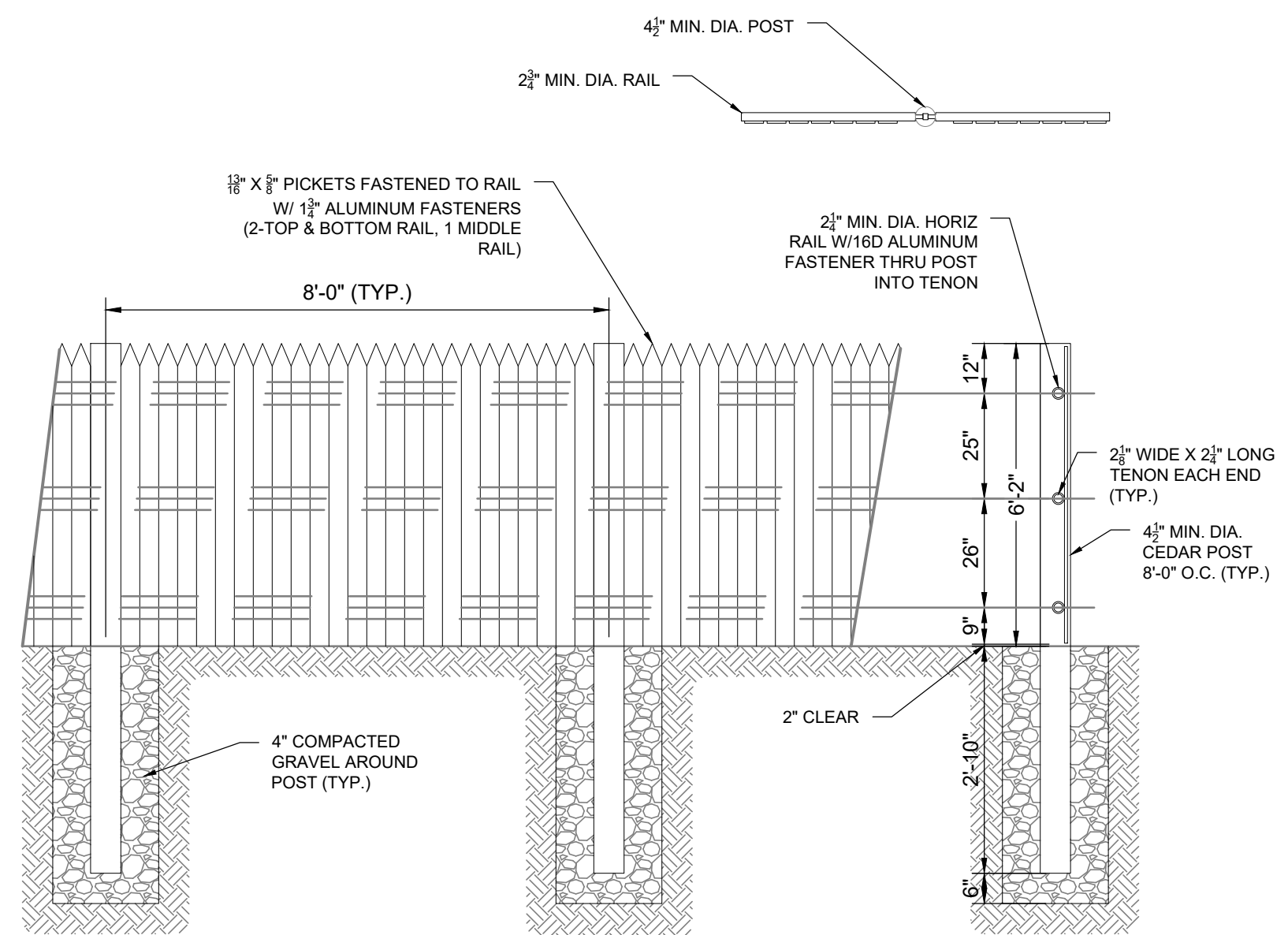
NOTES:

- THE TRASH ENCLOSURE WILL BE EQUIPPED WITH AUTO CLOSE GATES.
- CONCRETE SHALL BE 4500 PSI.

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR FINAL DESIGN SUBJECT
TO TOWN ENGINEER APPROVAL.

DUMPSTER ENCLOSURE DETAIL

N.T.S



Notes:

- ALL FENCING MATERIAL SHALL BE NORTHERN WHITE CEDAR, SHOWN TO THE DIMENSIONS SHOWN ON THE DRAWING
- ALL FENCE POSTS SHALL BE TREATED WITH PRESERVATIVE PER MANUFACTURER'S RECOMMENDATIONS ON ALL SIDES FOR A DIMENSION OF 3'-0" FROM BUTT OF POST
- POSTS SHALL MAINTAIN DEPTH OF 2'-0" IN GROUND AND SHALL NOT BE RACKED TO ACCOMMODATE CHANGES IN GRADE
- LINE OF FENCE TOP AND BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. POSTS AND PICKETS SHALL BE INSTALLED PARALLEL AND PLUMB. RAILS SHALL BE INSTALLED PARALLEL TO GROUND SURFACE AND EACH OTHER.
- GATE HARDWARE SHALL BE DOUBLE DIP HOT GALVANIZED. THE CONTRACTOR SHALL SUBMIT GATE AND FENCE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW.

6' SINGLE SIDED STOCKADE FENCE

NTS

SOURCE: KIMLEY-HORN

NOT FOR CONSTRUCTION

CITY OF DOVER PLANNING		JEO	DATE	BY
UTILITY REVISIONS		02/20/2026		
KENT CONSERVATION DISTRICT SUBMISSION		02/28/2024		
REVISED PER KCD COMMENTS		12/12/2023		
REVISED PER F.M. & KCD COMMENTS		11/21/2023		
REVISED PER PC MEMOS DATED 11/20/22		05/16/2023		
REVISIONS		02/28/2023		
No.		DATE		
CITY OF DOVER PLANNING		02/20/2026		
UTILITY REVISIONS		02/28/2024		
KENT CONSERVATION DISTRICT SUBMISSION		12/12/2023		
REVISED PER KCD COMMENTS		11/21/2023		
REVISED PER F.M. & KCD COMMENTS		05/16/2023		
REVISED PER PC MEMOS DATED 11/20/22		02/28/2023		
No.		DATE		

Kimley»Horn

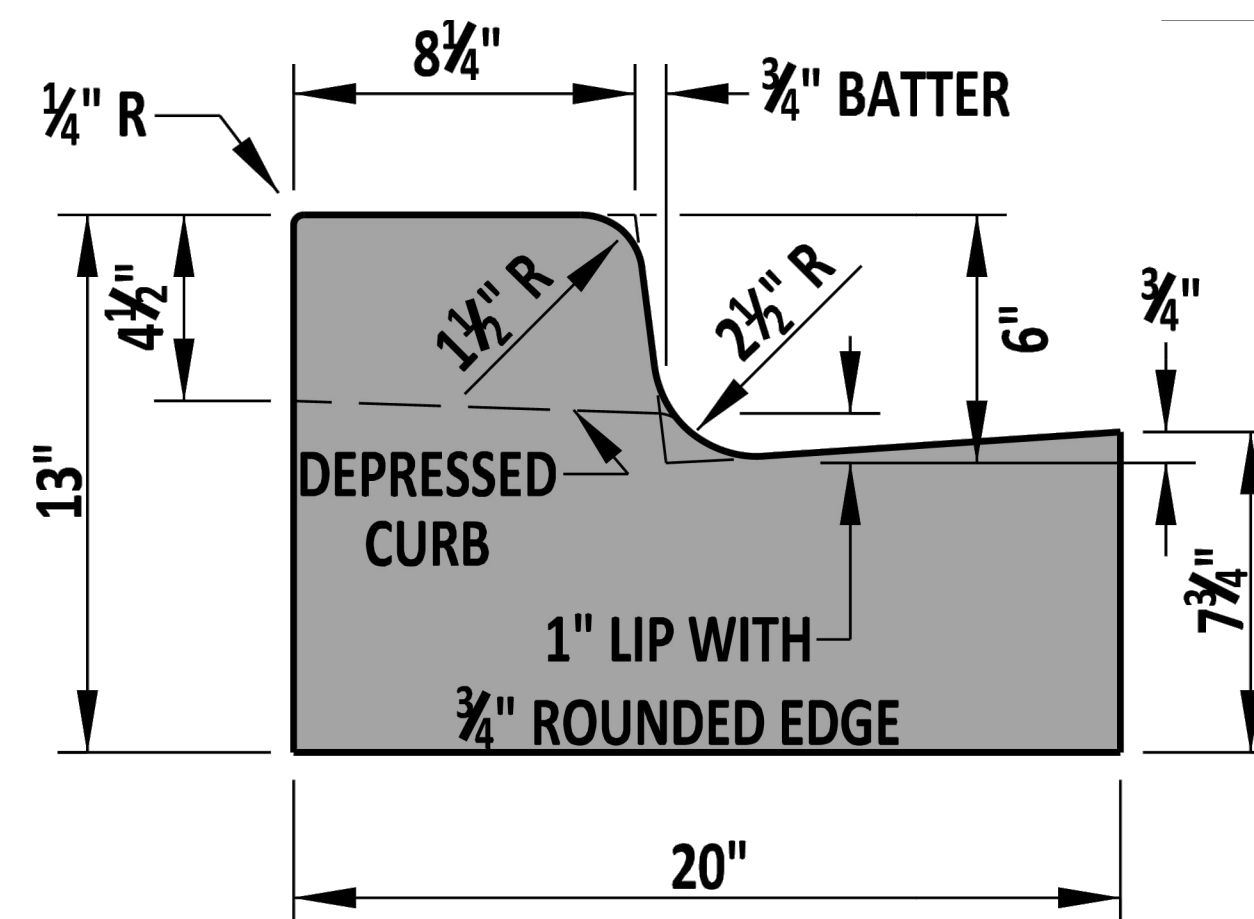
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

KHA PROJECT	112154006	DATE	02/20/2026	SCALE	AS SHOWN	DRAWN BY	HMB	DESIGNED BY	HMB	CHECKED BY	JEO
-------------	-----------	------	------------	-------	----------	----------	-----	-------------	-----	------------	-----

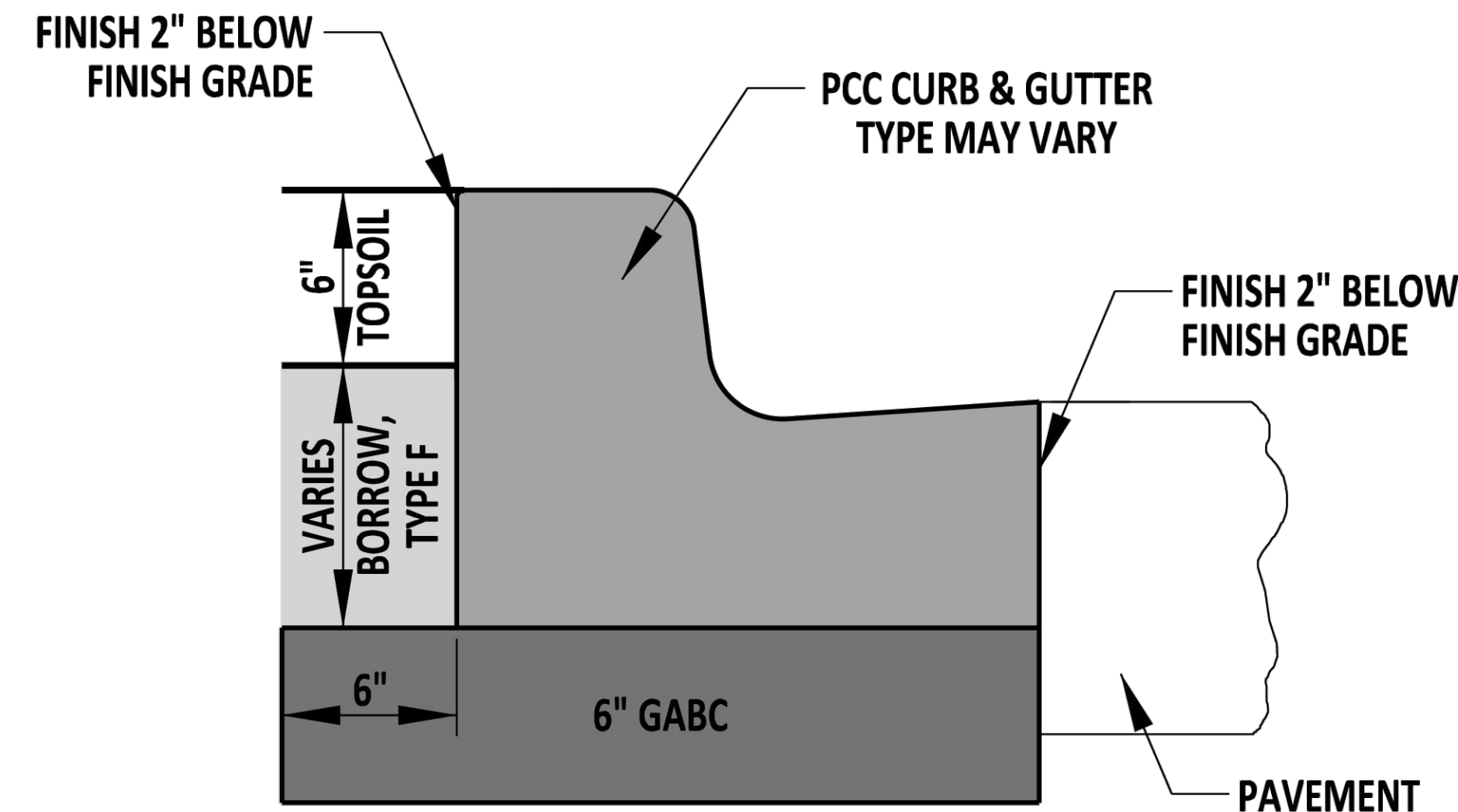
CONSTRUCTION DETAILS B

811
Know what's below.
Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-262-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN FOR COMMERCE WAY DOVER DE LLC		CITY OF DOVER, KENT COUNTY, DE		SHEET NUMBER C-601	
---	--	--------------------------------	--	--------------------	--



INTEGRAL PCC CURB AND GUTTER



TYPICAL PCC CURB AND GUTTER SECTION

CONTRACTOR TO CONFIRM EXISTING CURB REVEAL AND GUTTER WIDTH. PROPOSED PCC CURB AND GUTTER WIDTH SHALL BE CONSISTENT WITH EXISTING CURB REVEAL AND GUTTER WIDTH. SEE DELDOT INTEGRAL PCC CURB AND GUTTER, C-1, SHEET 2 OF 4, FOR ADDITIONAL CONSTRUCTION DETAILS IF THE ONE PROVIDED IS NOT CONSISTANT WITH EXISTING CURB AND GUTTER DIMENSIONS.

NOTES:

- 1). WHEN PCC CURB OR INTEGRAL PCC CURB AND GUTTER IS PLACED ADJACENT TO PORTLAND CEMENT CONCRETE PAVEMENT, CONSTRUCT THE JOINT AS PER THE LONGITUDINAL JOINT SEALANT DETAIL ON DETAIL P-2, SHEET 3 OF 5. USE APPROVED JOINT FILLER TO SEAL. WORK TO BE PAID UNDER RESPECTIVE CURB AND GUTTER ITEM.
- 2). THE DEPRESSED CURB DIMENSIONS (INCLUDING 1" LIP) ON THIS SHEET ARE FOR USE AT ENTRANCES ONLY. FOR CURB DIMENSIONS AT PEDESTRIAN CONNECTION, SEE NOTE 3.
- 3). SEE DETAIL C-1, SHEET 3 FOR DEPRESSING AT PEDESTRIAN CONNECTION.
- 4). DEPRESS CURB FLUSH WITH PAVEMENT OR ADJACENT AREA AT LEADING EDGE OF TRIANGULAR ISLANDS, TAPERING BACK TO FULL HEIGHT AT A SLOPE OF 4:1. SEE C-1, SHEET 1 OF 2 FOR TYPICAL SECTION OF TAPER AT NOSE OF MEDIAN ISLANDS.
- 5). DEPRESS END OF CURB RUNS NOT PART OF AN ISLAND OR MEDIAN FLUSH WITH PAVEMENT OR ADJACENT AREA AT A SLOPE OF 12:1.
- 6). INSTALL TYPE IV POLYURETHANE-BONDED RECYCLED RUBBER EXPANSION MATERIAL BETWEEN THE FACE OF CURB AND EDGE OF PCC PAVEMENT.

NOT FOR CONSTRUCTION

6	CITY OF DOVER PLANNING	02/20/2026	JED
5	UTILITY REVISIONS	02/28/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CAM
No.	REVISIONS	DATE	BY

Kimley»»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. 29516

KHA PROJECT 112154006	DATE 02/20/2026	SCALE AS SHOWN	DRAWN BY HMB	DESIGNED BY HMB	CHECKED BY JEO
--------------------------	--------------------	----------------	--------------	-----------------	----------------

CONSTRUCTION DETAILS C

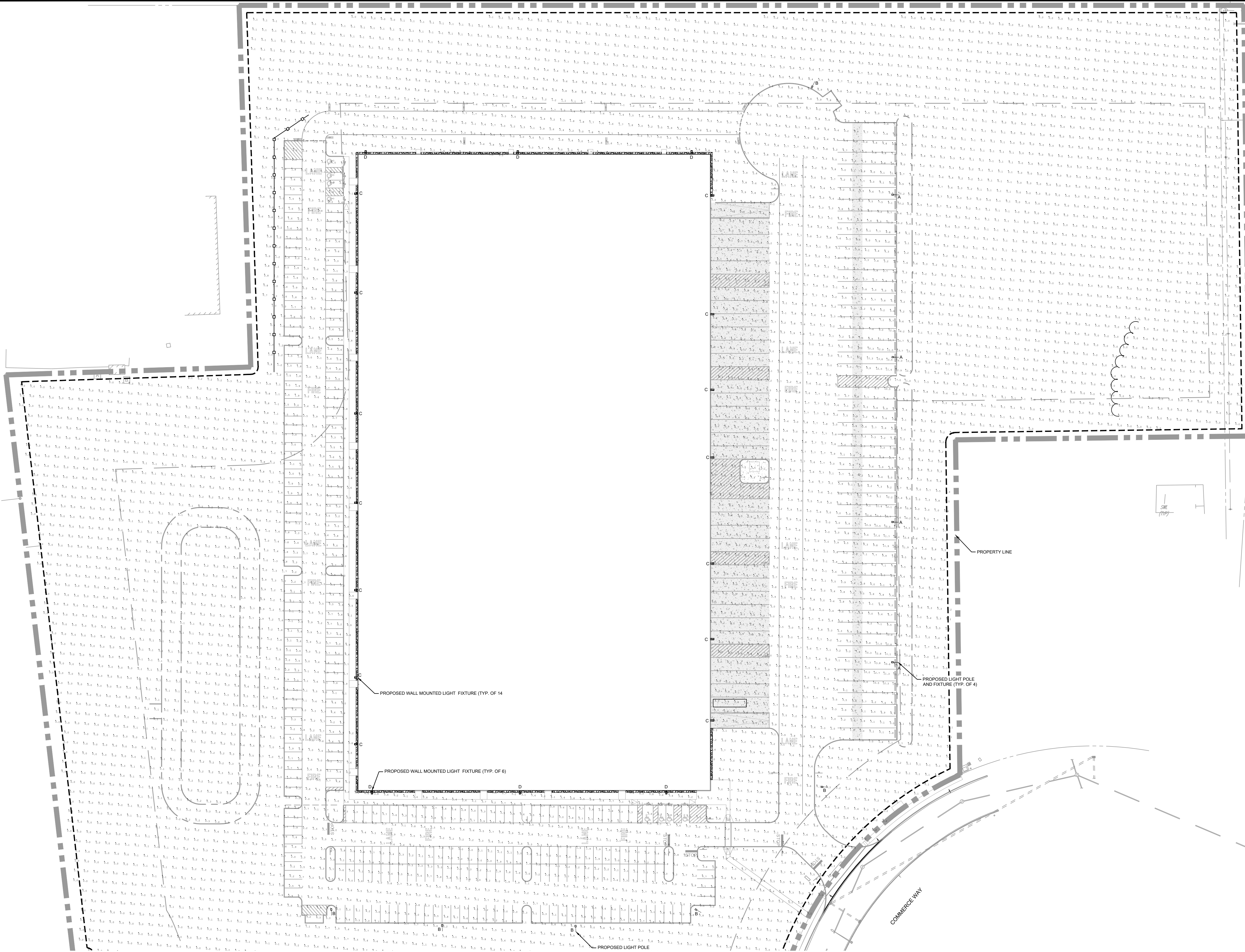


**Know what's below.
Call before you dig.**

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL
CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE

SHEET NUMBER
C-602



LUMINAIRE SCHEDULE									
LEGEND	MANUFACTURER	DESCRIPTION	QUANTITY	WATTS	LAMP	COLOR TEMPERATURE	LIGHTING LOSS FACTOR *	CATALOG NUMBER	MOUNTING HEIGHT
A	MCGRAW-EDISON	NEW POLE MOUNT AND TWIN LIGHT FIXTURE	4	346	LED	4000K	0.95	PRV-XL-C175-D-T4	25'-0"
B	MCGRAW-EDISON	NEW POLE MOUNT AND SINGLE LIGHT FIXTURE	6	285	LED	4000K	0.95	PRV-XL-C150-D-T4	25'-0"
C	MCGRAW-EDISON	NEW WALL MOUNTED LIGHT FIXTURE	14	264	LED	4000K	0.95	PRV-XL-C125-D-T4	35'-0"
D	MCGRAW-EDISON	NEW WALL MOUNTED LIGHT FIXTURE	6	264	LED	4000K	0.95	PRV-XL-C125-D-T3	35'-0"

*LIGHTING LOSS FACTOR (LLF) BASED ON 60,000 HR (LM-21) LUMEN MAINTENANCE PROVIDED IN MANUFACTURER DATA SHEET

LIGHTING CALCULATIONS					
AREA	ILLUMINANCE - AVERAGE (Fc)	MAX (Fc)	MIN (Fc)	AVG/MIN	MAX/MIN
WEST PARKING LOT	2.82	5.40	1.50	1.88	3.60
SOUTH PARKING LOT	3.03	6.70	1.70	1.78	3.94
EAST LOADING DOCK	3.89	17.00	1.50	2.59	11.33
PROPERTY LINE	0.06	0.60	0.00	N.A	N.A

LIGHTING DESIGN REQUIREMENTS PER MUNICIPALITY		
AREA	MIN. ILLUMINANCE (Fc)	COMPLIANT?
PARKING LOT	1.50	YES

GENERAL NOTES

- PHOTOMETRIC PLANS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- MEP/CONTRACTOR TO PROVIDE LIGHTING SYSTEM DESIGN, INCLUDING JUNCTION BOXES, CONDUITS, AND CONDUCTOR SIZE.
- SOURCE OF POWER FOR LIGHTING TO BE CONFIRMED BY MEP. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR SERVICE.
- TRUCK PARKING SITE POLE BASES TO BE 4' TALL

LIGHTING NOTES

- SEE LIGHTING DETAIL SHEET FOR FIXTURE DETAILS.
- NEW POLES AND FIXTURES TO BE INSTALLED AS SHOWN.

NOT FOR CONSTRUCTION

No.	REVISIONS		DATE	BY
6	CITY OF DOVER PLANNING	02/20/2026	JEO	
5	UTILITY REVISIONS	02/26/2024	AAC	
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC	
3	REVISED PER F.M. & KCD COMMENTS	11/21/2023	AAC	
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC	
1	REVISED PER PC MEMOS DATED 11/2/22	02/28/2023	CAM	

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

RHA PROJECT
112154006

DATE
02/20/2026

SCALE AS SHOWN

DRAWN BY
HMB

DESIGNED BY
HMB

CHECKED BY
JEO

PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. 93816

LIGHTING PLAN

811

Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-262-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE

CITY OF DOVER
KENT COUNTY
DE

SHEET NUMBER
C-700

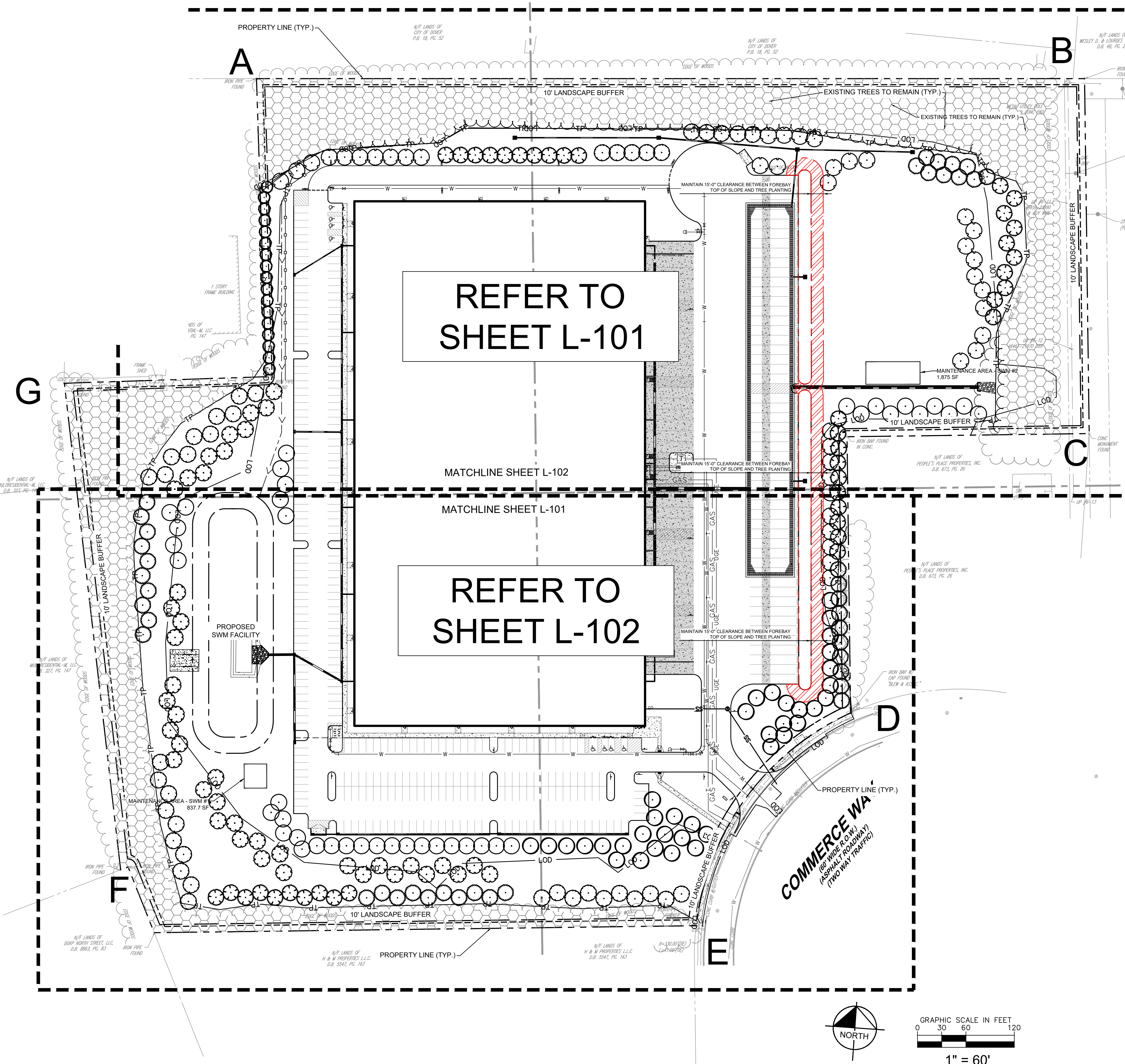
PS500001EN page 1
February 14, 2022 11:56 AM



PS500001EN page 2
February 14, 2022 11:56 AM



TD513013E
April 14, 2021 5:42 PM



Landscape and Tree Preservation Calculations				Article 5, Section 16(16.62)
Total Site Area		1,000,573 SF		22.97 AC
Total Area of Woodlands on Site:		187,313 SF		4.61 AC
Area of Woodlands to be removed on Site:		41,733 SF		0.96 AC
Total Area of Woodlands to be Preserved on Site:		145,580 SF		3.34 AC
Non-Woodland Area on Site:		854,993 SF		19.63 AC
Density Requirement:		1 Tree x 3,000 SF		
New Trees Required:		285 Trees		
New Trees Planted:		294 Trees		

Proposed Use: Warehouse		Use Group: Industrial Park Manufacturing		
Location	Adjacent Use	Width	Buffer Required	Code Requirement
A-B	General Residence	10' min.	6' Evergreen Screen	(See Note 1)
B-C	Industrial Park Manufacturing	N/A	N/A	Article 5, Section 7(7.2)
C-D	Industrial Park Manufacturing	N/A	N/A	Article 5, Section 7(7.2)
D-E	Local Road	N/A	N/A	Article 5, Section 7(7.3)
E-F	Industrial Park Manufacturing	10' min.	6' Evergreen Screen	(See Note 1)
F-G	General Residence	10' min.	6' Evergreen Screen	(See Note 1)
G-A	General Residence	10' min.	6' Evergreen Screen	Article 5, Section 7(7.2)(7.22)(a)

Notes:
1. Where possible, existing vegetation has been used and supplemented to meet the minimum planting and screening requirements.

Buffer Tabulations Article 5, Section 7(7.2) and Section 7(7.2)(7.22)(a)

A-B		Buffer Type Required: 6' Evergreen Screen	
		Existing Use: General Residence	
Existing vegetation along boundary?		Yes	No
Proposed buffer provided?		X	X
		(see note 1)	
B-C		Buffer Type: N/A	
		Existing Use: Industrial Park Manufacturing	
Existing vegetation along boundary?		Yes	No
Proposed buffer provided?		X	X
C-D		Buffer Type: N/A	
		Existing Use: Industrial Park Manufacturing	
Existing vegetation along boundary?		Yes	No
Proposed buffer provided?		X	X
E-F		Buffer Type: 6' Evergreen Screen	
		Existing Use: Industrial Park Manufacturing	
Existing vegetation along boundary?		Yes	No
Proposed buffer provided?		X	X
		(see note 1)	
F-G		Buffer Type: 6' Evergreen Screen	
		Existing Use: General Residence	
Existing vegetation along boundary?		Yes	No
Proposed buffer provided?		X	X
		(see note 1)	
G-A		Buffer Type: 6' Evergreen Screen	
		Existing Use: General Residence	
Existing vegetation along boundary?		Yes	No
Proposed buffer provided?		X	X

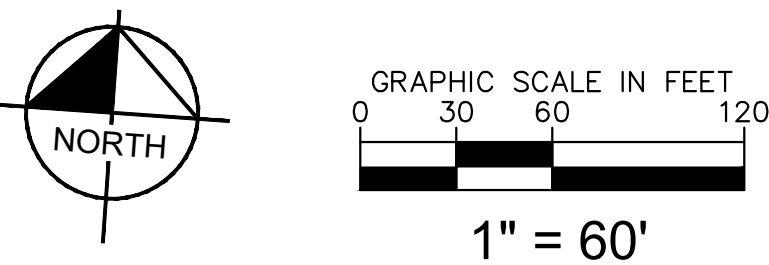
Notes:
1. Where possible, existing vegetation has been used and supplemented to meet the minimum planting and screening requirements.

Road Buffer Tabulations Article 5, Section 7(7.3)

D-E		Buffer Type Required: N/A	
		Existing Use: Local Road	
Existing vegetation along boundary?		Yes	No
Proposed buffer provided?		X	X

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / HT
AR	40	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	2" Cal
GB	40	Ginkgo biloba	Maidenhair Tree	B & B	2" Cal
PA	40	Platanus x acerifolia	London Plane Tree	B & B	2" Cal
OA	40	Quercus alba	White Oak	B & B	2" Cal
QT	40	Quercus palustris	Pin Oak	B & B	2" Cal
OP	40	Quercus phellos	Willow Oak	B & B	2" Cal
TO	17	Thuja occidentalis	American Arborvitae	B & B	6' HT MIN.
ZJ	37	Zelkova japonica	Japanese Zelkova	B & B	2" Cal
TOTAL		294			



NOT FOR CONSTRUCTION

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

**OVERALL TREE
PRESERVATION &
LANDSCAPE PLAN**

811

Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL
CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-262-8500
FOR LOCATION OF UNDERGROUND UTILITIES

**SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE**

DE

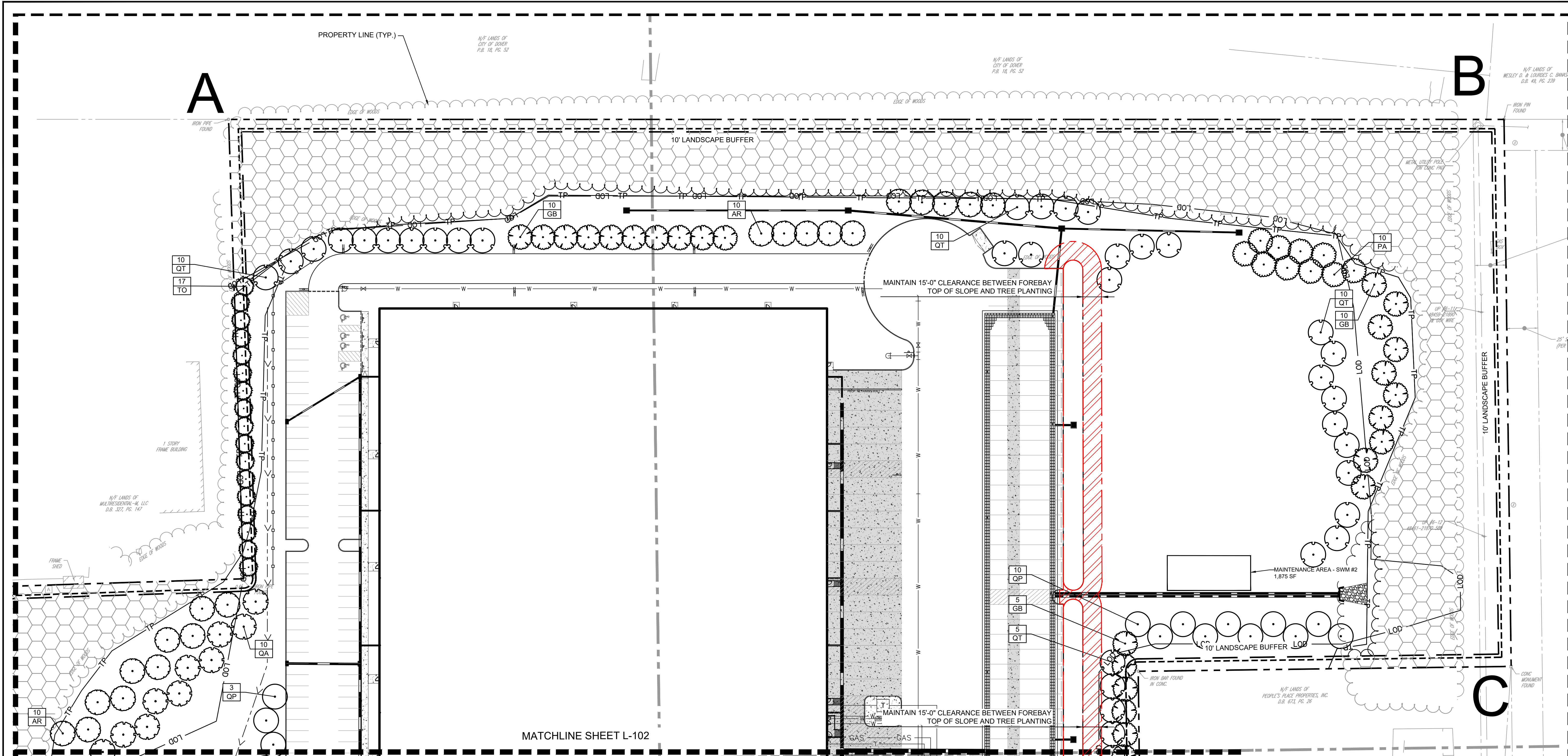
KENT COUNTY

BY

DATE

SHEET NUMBER

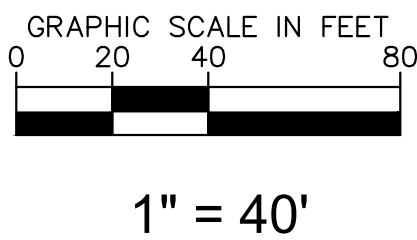
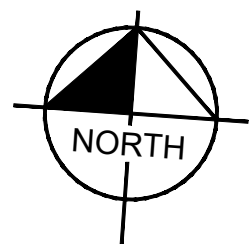
L-100



PLANT SCHEDULE SITE

TREES	CODE	BOTANICAL NAME	COMMON NAME
	AR	Acer rubrum 'October Glory'	October Glory Red Maple
	GB	Ginkgo biloba	Maidenhair Tree
	PA	Platanus x acerifolia	London Plane Tree
	QA	Quercus alba	White Oak
	QT	Quercus palustris	Pin Oak
	QP	Quercus phellos	Willow Oak
	TO	Thuja occidentalis	American Arborvitae
	ZJ	Zelkova japonica	Japanese Zelkova

- NOTES:
1. SEE SHEET L-100 FOR FULL PLANT SCHEDULE



NOT FOR CONSTRUCTION

No.	REVISIONS	BY	DATE
6	CITY OF DOVER PLANNING	JEO	02/20/2026
5	UTILITY REVISIONS	AAC	02/26/2024
4	KENT CONSERVATION DISTRICT SUBMISSION	AAC	12/12/2023
3	REVISED PER KCD COMMENTS	AAC	11/21/2023
2	REVISED PER F.M. & KCD COMMENTS	AAC	05/16/2023
1	REVISED PER PC MEMOS DATED 11/2022	CAM	02/28/2023

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

KHA PROJECT 112154006	DATE 02/20/2026
SCALE AS SHOWN	DRAWN BY HMB
DESIGNED BY HMB	CHECKED BY JEO

TREE PRESERVATION &
LANDSCAPE PLAN A

811

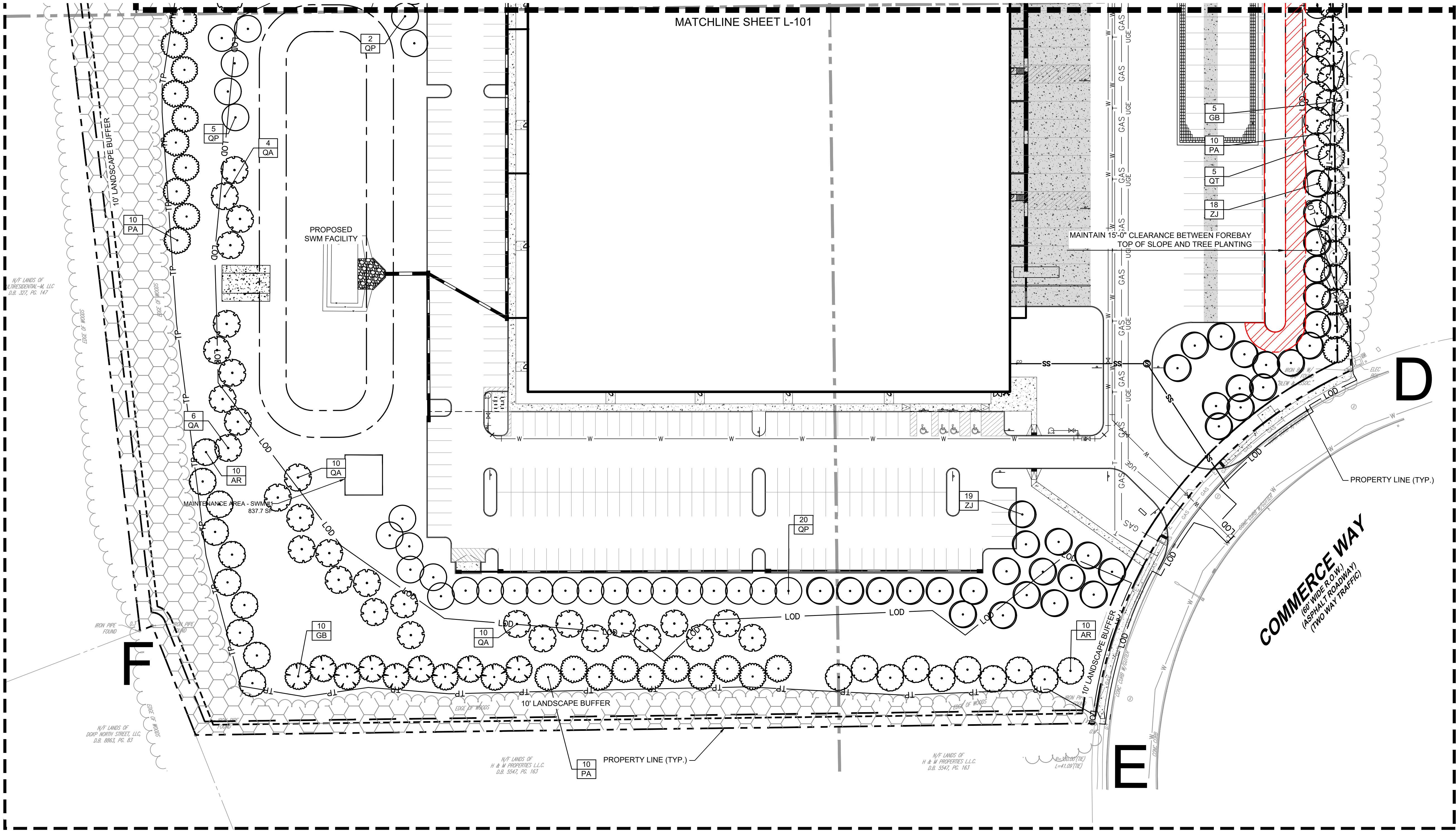
Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE

CITY OF DOVER KENT COUNTY DE

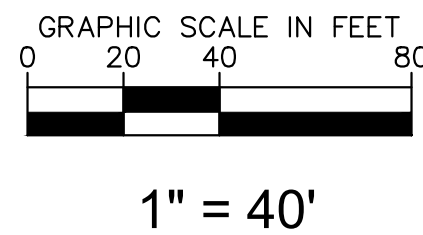
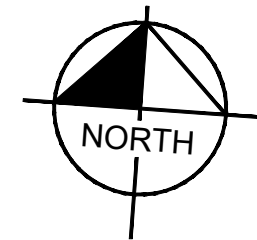
SHEET NUMBER
L-101



PLANT SCHEDULE SITE

TREES	CODE	BOTANICAL NAME	COMMON NAME
	AR	Acer rubrum 'October Glory'	October Glory Red Maple
	GB	Ginkgo biloba	Maidenhair Tree
	PA	Platanus x acerifolia	London Plane Tree
	QA	Quercus alba	White Oak
	QT	Quercus palustris	Pin Oak
	QP	Quercus phellos	Willow Oak
	TO	Thuja occidentalis	American Arborvitae
	ZJ	Zelkova japonica	Japanese Zelkova

NOTES:
1. SEE SHEET L-100 FOR FULL PLANT SCHEDULE



NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2/22	02/28/2023	CAM

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

KHA PROJECT 112154006	DATE 02/20/2026
SCALE AS SHOWN	DRAWN BY HMB
DESIGNED BY HMB	CHECKED BY JEO

TREE PRESERVATION &
LANDSCAPE PLAN B



PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT COUNTY, DE

CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
L-102

1. Plants shall be healthy, vigorous material, free of pests and diseases and are subject to approval/rejection of the Landscape Architect prior to, during and after installation.
2. Contractor shall identify all materials at growing location prior to purchase and submit digital photographs and source list to the Landscape Architect for approval at a minimum of six (6) calendar weeks prior to installation. Plants not approved shall be resourced and resubmitted.
3. Planting beds and individual tree plantings shall be mulched continuously as specified.
4. Prior to construction, Contractor shall be responsible for locating underground utilities and execute work in a manner that avoids damage to utilities during the course of work. Contractor shall be responsible for remedy of any damage to utilities, structures, site appurtenances that occur as a result of landscape related work.
5. Contractor is responsible for verifying quantities shown on documents. Field adjustments shall be approved by Landscape Architect prior to installation. Quantities indicated on drawings are for reference-it is the Contractor's responsibility to ensure full coverage of plants at the indicated spacing.
6. Contractor is responsible for maintenance of all plantings including, but not limited to watering, mowing, edging, spraying, mulching, fertilizing, of plantings and turf areas for one (1) calendar year from date of certificate of occupancy. Contractor is responsible for warranty of all plant material for a period of one (1) calendar year from date of certificate of occupancy. Warranty replacement planting shall meet or exceed the original specified identification on drawings. Replacement planting shall extend the same warranty as originally installed materials. Plantings and grass areas shall be flourishing and fully thriving at end of warranty period.
7. Plants identified for replacement by Owner, Landscape Architect shall be replaced immediately by the Contractor unless otherwise agreed upon. Plantings (trees, shrubs, groundcover) subject to replacement by warranty shall exhibit characteristics of 30% dead-per individual plant, non-contributing or disease compromised. Grass areas suitable for acceptance shall demonstrate 85% sustained/consistent and continuous, densely established coverage.
8. Contractor shall perform a site review at end of warranty period and provide the Owner with written documentation of the site, including plant health, warranty replacement items, and conditions that may be influencing plant health. Contractor shall remove from plants and site, all staking and guying material at end of warranty period.
9. Contractor shall comply with all local, state and federal requirements, codes and regulations related to the work undertaken.
9. All material including planting operation appurtenances shall be of domestic origin manufacture and sourced within 100 miles of the project site.
10. Contractor is responsible for coordination among trades operating on site. Coordination and if necessary resulting modifications to schedules are responsibility of the Contractor.

1. Live healthy plants free of dead branches and parts
2. Free of disease, insect, injury and damage
3. Unbroken, intact, dense and solid rootballs and containers, without cracks, flat sides or previously repaired damage.
4. Free of girdling roots or rootbush/circling container conditions
5. Plants of consistent in growth habit and healthy character
6. Free of compromising growth conditions such as weak crotch connections, crossed branches, snags and
7. Point of origin growing location within 100 miles of project site
8. Graded, standards, caliper, sizes and stock consistent with ANSI Z60.1, American Standard for Nursery Stock most current edition
9. Species identified consistent with Hortus Third: Concise Dictionary of Plants Cultivated in the United States and Canada, most current edition and Manual of Woody Plants: Their Identification, Ornamentals Characteristics, Culture, Propagation and Uses, most current edition
10. All disturbed areas shall be grass seed unless otherwise identified on landscape plans

1. Deciduous Single Trunk
 - a. Full, straight and upright with consistent symmetrical natural branching pattern throughout
 - b. Branching Height-seven (7) feet to lowest branch in two years unless otherwise required by local jurisdiction
2. Deciduous Multi-Trunk
 - a. Full and upright with straight consistent symmetrical natural branching pattern throughout
 - b. Canes evenly spaced and of similar growth habit
 - c. Free of suckers and extraneous branching
3. Evergreen Single-Trunk
 - a. Full and upright with continuous symmetrical dense natural habit
 - b. Clear branching height twelve (12) inches above top of rootball
 - c. Free of suckers and extraneous branching
 - d. Do not shear or otherwise prune to shape plantings

1. Full, dense and naturally symmetrical.
2. Consistent with container and/or balled and burlapped size
3. Free of suckers and extraneous branching
4. Do not shear or otherwise prune or shape plantings

1. Full and dense in pots or flats

1. Full and dense in pots or flats

- Soil Mix-10% Compost, 90% topsoil by volume
- Preparation-loosen subgrade to a minimum depth of four (4) inches. Remove all non-natural materials including litter, stones, sticks and all items greater than ¾ inch in any dimension
- Preparation-spread soil mix at a depth of four (4) inches continuously to meet grade elevations shown on drawings. Allow for thickness of sod when applicable

- a. Install not longer than twenty-four (24) hours from harvest
- b. Grass bed not less than two (2) inches in continuous thickness
- c. 100% continuous live sod coverage after first growing season and at end of warranty period.
- d. Of uniform non-varying density and continuous texture quality capable of growth and development immediately upon installation. Weed and noxious plant free
- e. Stagger installation rows and place aligned parallel to contours
- f. Fill joints solidly with planting bed preparation soil
- g. Provide anchor pins at twenty-four (24) inches on center for slopes greater than 4:1

- a. Mix approved by the Landscape Architect
- b. Provide first and new of year seed crops in mix free of weed seeds and deleterious matter
- c. Provide seed mix not greater than 15% annual or perennial rye
- d. Coverage 85% continuous coverage live stand after first growing season and at end of warranty
- e. Replacement or overseeding mixes consistent with original application/installation
- f. Provide erosion blankets or other slope retention methods as noted on drawings

1. Materials testing information/certificates/dated labels shall be current to the project and performed/certified not greater than 120 calendar previous days from current date of submittal for review

1. Neutral Ph balance 5.5 -7.5. Friable and containing 2.0-5.0% organic matter by dry weight. Continuously free of non-soil items such as stones, debris, sticks, trash, and deleterious matter greater than ¼ inch in any direction. Clay content shall not exceed 25%. Gravel content shall not exceed 10%. Silt shall not exceed 25%

1. Existing topsoil on-site may be repurposed with prior Owner approval. Contractor shall provide soil testing and additive program that demonstrates consistent performance and characteristics and composition as identified herein. Owner shall approve soil testing and soil amendment/additive methods and procedures

1. 100% organic shredded first year hardwood free of deleterious matter, rock, gravel and weed seed
Neutral Ph balance 5.5-7.5

1. Balanced 5.0-8.5 mature, stable and weed free produced by natural aerobic decomposition. Free of visible contaminants and toxic substances. Not greater than 5% sand, silt, clay or rock by dry weight. Consistent with US-EPA CFR Title 40 Part 503 Standards for Class A biosolids

1. Prior to delivery on-site, the following items are required for approval by Owner: Feedstock percentage in final compost product; statement that the products meets federal, state and local health safety requirements
2. Provide copy of lab analysis less than 120 calendar days old verifying that the product meets described physical requirements; chemical contaminants; Ph, physical contaminants; biological contaminants (including a statement that fecal coliform and salmonella testing and results comply with requirements of the US Composting Council Seal of Testing approval programs

1. 85% topsoil and 15% Compost

1. Granular 10% nitrogen, 6% Phosphorous, 4% Potassium granular form with 50% Nitrogen in organic form
Product and Material Safety Data as approved by Owner

1. Product and Material Safety Data as approved by Owner

1. Potable only unless otherwise approved by Owner

1. 2 x 2 x 48 inch square of sound hardwood, painted flat black on all sides

1. Villa Non-Abrasive Rubber Tree Ties or approved equal

1. Mirafi 140-N or approved equal

15. Inspect site and notify Owner in writing of acceptance with indication that project conditions are acceptable are suitable to proceed with work. Notify Owner of any existing damage and/or other conflicting conditions.
16. Do not proceed with work until unsatisfactory conditions have been satisfactorily remedied. Notify Owner of acceptance prior to commencement of work.
17. Notify Owner in writing of any conditions that may preclude successful completion of work including items such as coordination with other trades, incomplete work, drainage, soil temperature and access to storage/work areas, damage to conditions, etc.
18. Notify Owner in writing immediately of any items that may influence work schedule, timing of tasks, materials delivery and/or installation and warranty responsibilities.
19. Coordinate and cooperate with other trades working in and adjacent to work areas. Examine drawings of other trades which show development of the entire project and become familiar with the scope of required work by others.

Recommended seasons are a general guide based on historical climatic data and typical performance of plantings, and which vary dependent on project-specific environmental conditions. Due to construction schedules, recommended planting seasons may/may not coincide with request(s) for certificate of occupancy for projects. Coordination of planting installation and seasons shall be reviewed with Owner on an individual project basis.

1. **Deciduous and Evergreen Trees**
Do not install/plant the following trees between September 15 and March 15
 1. Oaks (Quercus Sp., Such as Q. rubra, Q. alba, Q. phellos, Q. coccinea)
 2. Dogwood (Cornus Sp.)
 3. Sweetgum (Liquidambar Sp.)
 4. All Conifers and Evergreens except White Pine (Pinus strobus Sp.)
2. **Deciduous and Evergreen Shrubs**
 - a. Install/plant between March 15 and June 15 and/or September 15 and November 30
3. **Perennials**
 - a. Install/plant between March 15 and June 15 and/or September 15 and November 30
4. **Spring Flowering Bulbs**
 - a. Install/plant between September 15 and December 15
5. **Seasonal Annuals**
 - a. Install/plant in season per approved schedule
6. **Turf Grass**
 - a. Install/plant between March 15 and May 15 and/or September 15 and November 30
 - b. Do not install/plant seed or sod turf grass areas when ambient air temperature is below forty (40) degrees Fahrenheit, or forecast for a twelve (12) hour period after completion of work
7. **No Plant Installation**
 - a. Do not install plantings or turf grass between June 15 and September 15, without approval by Owner

1. Position plants to show the most-prominent and well-formed face to most-public view
2. Field locate plants and location/spacing/dimension of planting beds on project site prior to beginning installation
3. Verify location of individual plants and plant beds prior to beginning installation. Do not proceed without Owner approval

1. Pursue work continuously without delay or interruption until completion unless notified otherwise by Owner
2. Prepare project submittals ahead of commencement of work. Landscape Architect requires a minimum of ten (10) working days from date of receipt for review of submittals and response to Owner and Contractor. Plan accordingly for procurement of materials
3. Continuously update implementation schedule and notify Owner of progress. Delays related to material availability are not cause for non-compliance with schedule delivery of work
4. Report delays due to weather or site conditions immediately upon finding. Provide recommendation for remedy of schedule delays. Do not work, place or modify frozen soil
5. Report delays due to extraordinary natural or other conditions beyond control of Contractor

1. Remove trash, debris and work materials from site prior to request for substantial completion. Thoroughly clean surfaces impacted by work including building, parking areas, roadways, sidewalks, signs, lights, site furnishings, etc.
2. Repair any damage to existing conditions that occurred during execution of work.
3. All clean-up and demobilization procedures shall be performed to satisfaction of the Owner and Landscape Architect.



SITE DEVELOPMENT PLAN FOR COMMERCE WAY DOVER DE LLC 175 COMMERCE WAY CITY OF DOVER, KENT COUNTY, DE	811 Know what's below. Call before you dig. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT DELMARVA ONE CALL CENTER AT 1-800-282-8500 FOR LOCATION OF UNDERGROUND UTILITIES	LANDSCAPE NOTES AND DETAILS	KHA PROJECT 112154006 DATE 02/20/2026 SCALE AS SHOWN DRAWN BY BRB DESIGNED BY BRB CHECKED BY WDW	Kimley»»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 620 W GERMANTOWN PIKE, SUITE 320 PLYMOUTH MEETING, PA 19462 PHONE: 267-687-0150 WWW.KIMLEY-HORN.COM	6 CITY OF DOVER PLANNING	02/20/2026 JEO
					5 UTILITY REVISIONS	02/26/2024 AAC
					4 KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023 AAC
					3 REVISED PER KCD COMMENTS	11/21/2023 AAC
					2 REVISED PER F.M. & KCD COMMENTS	06/16/2023 AAC
					1 REVISED PER PC MEMOS DATED 11/2022	02/28/2023 CAN
CITY OF DOVER	KENT COUNTY	DE	NO.	BY	REVISIONS	DATE
SHEET NUMBER L-200						