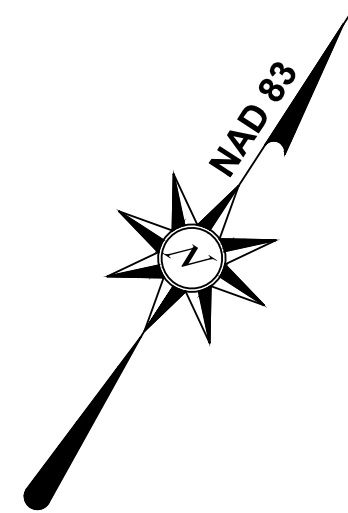




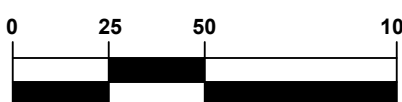
PROJECT TITLE

LANDING SQUARE PHASE 3A

560 & 600 BAY ROAD
DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

COVER SHEET AND OVERALL SITE PLAN



SCALE : 1" = 50'

ISSUE BLOCK

[illegible]

PROJECT NO.: 2016134.03

DATE: 04-06-2023

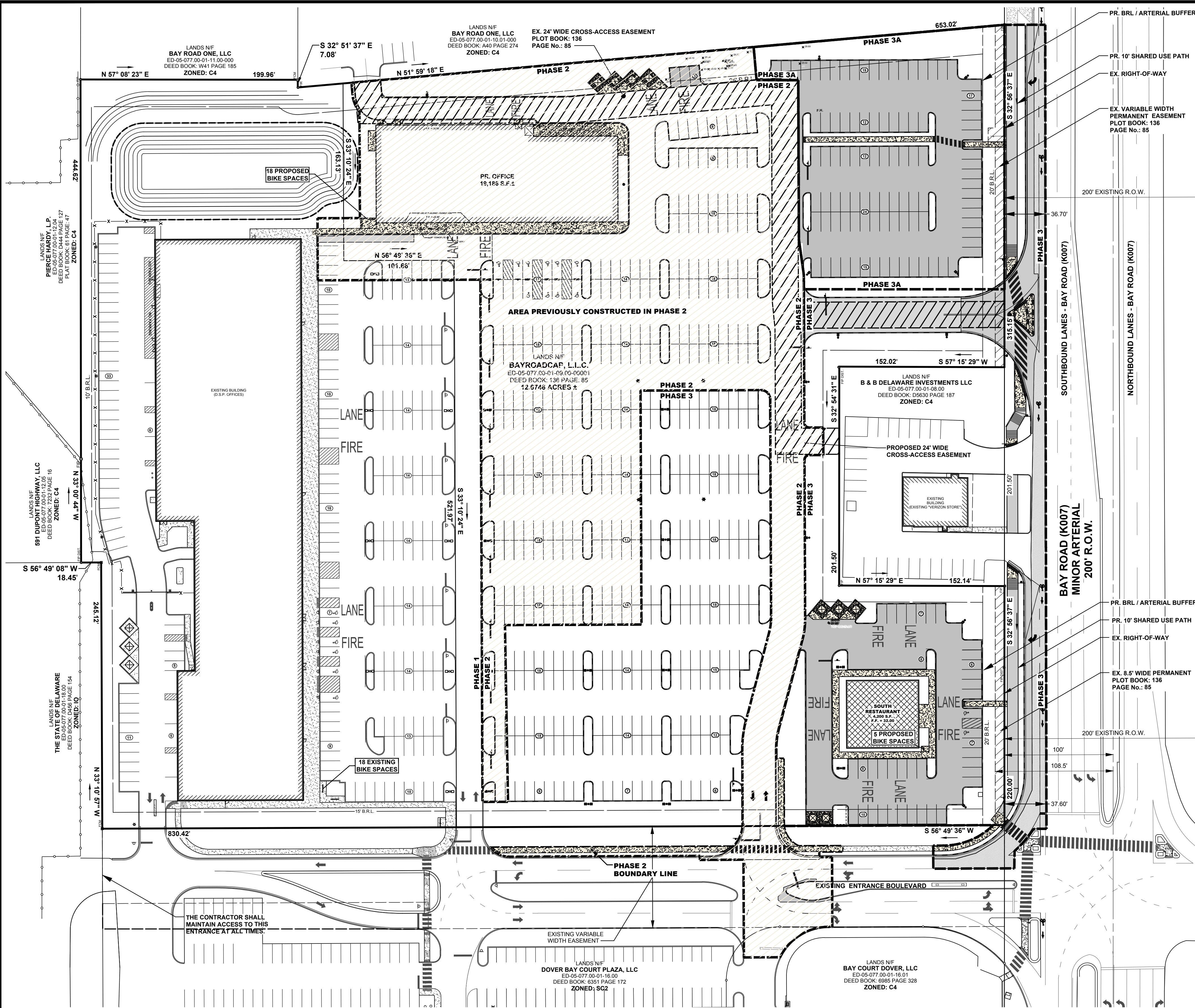
SCALE: 1" = 50'

SHEET

C-001

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GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN APRIL OF 1977. VERTICAL DATUM IS BASED ON NAVD 88.
- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE LOCATIONS SHOWN HEREON FOR ANY CONSTRUCTION, HE OR SHE WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SURE RELIANCE.
- THIS AREA OF DEVELOPMENT IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAN AS SHOWN ON FIRM MAP 1000C10168J PANEL 169 OF 43, DATED JULY 7, 2014.
- HAWAIIAN REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
- ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT".
- WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL. (TECHNICAL REPORT Y-87-1) AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS. AS SHOWN IN A RED LINED AREA ON THESE PLANS. NO WETLAND SERVICES, INCLUDING DATE JUNE 21, 2001, AND NO WETLANDS WERE FOUND TO EXIST ON THE SITE.
- PART II, CHAPTER 180, ARTICLE III, SECTION 180-10 OF THE CODE OF KENT COUNTY REQUIRES THAT "NO PERSON SHALL DISCHARGE OR CAUSE TO BE DISCHARGED ANY STORMWATER, SURFACE WATER, SEWERAGE, OR OTHER POLLUTANT INTO ANY WATER BODY OR INTO ANY DRAINAGE SYSTEMS WATERS TO ANY SANITARY SEWER," THIS SHALL INCLUDE CONDENSATE. SEC. 110-21 OF THE CITY OF DOVER CODE DEFINES STORM SEWER AS "ANY SYSTEM USED FOR CONVERTING RAIN WATER, MELT WATER, OR WATER FROM ROADS OR SIDEWALKS INTO A WATER BODY OR INTO A DRAINAGE SYSTEM 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.
- AT ITS MEETING OF APRIL 21, 2014 THE CITY OF DOVER PLANNING COMMISSION GRANTED APPROVAL OF THE TREE CLEARING PLAN AND THE FOLLOWING WAIVER REQUEST FOR SITE PLAN S-14-08:
- SUBJECT TO COMPLIANCE WITH THE APPROVED WOOLAND MITIGATION PLAN
- AT ITS MEETING OF JULY 17, 2017 THE CITY OF DOVER PLANNING COMMISSION GRANTED APPROVAL OF:
- A. THE ARTERIAL STREET BUFFER REDUCTION FROM 30 FT. TO 20 FT. ALONG THE FRONTAGE OF BAY ROAD
- B. CROSS ACCESS AND SANITARY SEWER CONNECTION TO PROPERTY AT 580 BAY ROAD IS SHOWN ON THE PLAN
- C. LANDSCAPING DEPICTED IN COLOR RENDERINGS PRESENTED IN THE PARKING LOT ISLANDS A SERIES OF TREES AND UNDER-PLANTINGS OF SHRUBS AND OTHER LOW PLANTINGS AND PLANTINGS WITH DECIDUOUS TREES AND BENCHES SPACED ALONG FRONTSAGES OF THE MULTI-TENANT SEGMENTS OF THE BUILDINGS
- THIS PROJECT, S-17-20, WAS GRANTED CONDITIONAL APPROVAL BY THE CITY OF DOVER PLANNING COMMISSION IN JULY 2017 WHICH GRAND-FATHERED THE SITE WITH A TOTAL IMPERVIOUSNESS OF 88% OF 100% PERMEABLE.
- AT ITS MEETING OF JULY 17, 2017 THE CITY OF DOVER PLANNING COMMISSION GRANTED APPROVAL OF:

YEAR EXTENSION OF THE ORIGINAL APPROVAL

14. AT ITS MEETING OF SEPTEMBER 16, 2019 THE CITY OF DOWD PLANNING COMMISSION GRANTED APPROVAL OF:
 - A. THE MATERIAL STRIP BUFFER REDUCTION FROM 30 FT. TO 20 FT. ALONG THE FRONTAGE OF BA ROAD.
 - B. THE TREE MITIGATION SHOW ON THE CURRENT LANDSCAPE PLAN LOCATED ON THE ENTRANCE TOWARD SOUTH OF HWY ROAD COMMERCIAL.
15. ON SEPTEMBER 16, 2019 THE SITE PLAN S-19-20 DE STATE POLICE ADMINISTRATION BUILDING RECEIVED CONDITIONAL APPROVAL FROM THE PLANNING COMMISSION WHICH SUPERSEDED SITE PLAN S-18-20. THE MATERIAL STRIP BUFFER REDUCTION WAS SET AT 20 FEET AND THE MINIMUM INTERPUIV COVERAGE WAS SET AT 77.9% . AND AT THEIR AUGUST 17, 2020 PLANNING COMMISSION APPROVED C-20-20 LANDING SCAPRE REVISED SITE PLAN SUBJECT TO THIS CONDITION OF 77.9% MAXIMUM INTERPUIV COVERAGE.
16. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSE OF PERIODIC SITE INSPECTION.
17. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY EROSION OR SEDIMENT CONTROL MEASURE, AS IT DEEMS NECESSARY.
18. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO REVIEW TREE MITIGATION AT ITS MEETING ON APRIL 21, 2014. THE TREE MITIGATION IN THE WOODLAND (FOREST) MITIGATION PLAN PREPARED BY MCBRIDE AND ZIEGLER DATED MARCH 1, 2006 WAS AMENDED BY LETTER DATED OCTOBER 16, 2009. THE REVISIONS TO THE FOREST MITIGATION PLAN WERE MADE TO CORRECT A NUMBER OF ERRORS. THE MITIGATION PLAN WAS IMPLEMENTED AT THE MCCLEMMENS WOODLAND TRACT AT THE FORTH BRANCH NATURE PRESERVE. MITIGATION WAS COMPLETED ON OCTOBER 17, 2013. A LETTER DATED OCEBER 25, 2013 INFORMED THE LANDLORD OF THE RESULTS OF THE TREE MITIGATION. THE MITIGATION PLAN WAS IMPLEMENTED PRIOR TO THE TREE CLEARING ON THE PROJECT SITE.
19. SANITATION SERVICE COLLECTION FOR THIS PROJECT SHALL BE PROVIDED BY A PRIVATE HAULER.
20. FOR ALL EASEMENTS AND RECORDED BOUNDARIES FOR THIS PARCEL, PLEASE REFER TO THE RECORDED DOCUMENT TITLED "LANDS OF BAYROADCAP, LLC" RECORDED IN THE OFFICE OF THE

OWNERS CERTIFICATION

WE, BAYROADCAP LLC, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, AND THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO ME BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE

DATE _____

ENGINEERS CERTIFICATION

I, J. MICHAEL RIEMANN, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

J. MICHAEL RIEMANN

P.E. NO.

DATE _____

DATE _____

SITE DATA

- | OWNER / DEVELOPER: | BAYROADCAP, L.L.C.
105 FOULK ROAD, SUITE 200
WILMINGTON, DE 19803
(302) 428-8700 | | | | | | | | | | | | | | | | | |
|----------------------------|---|----------------|--|----------|-------------|-------------|------------------|-----------------|--|-------------------------|-----------------|--|-------------------|--|----------------|---------|-----------------|----------------|
| ENGINEER / SURVEYOR: | BECKER MORGAN GROUP INC.
309 SOUTH GOVERNORS AVENUE
DOVER, DELAWARE 19904
(302) 734-7950 | | | | | | | | | | | | | | | | | |
| PROPERTY MAP NUMBER: | ED-05-077 00-01-09-00-00001 | | | | | | | | | | | | | | | | | |
| ZONING CLASSIFICATION: | EXISTING: C-4 HIGHWAY COMMERCIAL
PROPOSED: C-4 HIGHWAY COMMERCIAL | | | | | | | | | | | | | | | | | |
| DEED SUMMARY: | DEED BOOK: 136 PAGE: 85 | | | | | | | | | | | | | | | | | |
| PRESENT USE: | OFFICE / UNDEVELOPED SITE | | | | | | | | | | | | | | | | | |
| PROPOSED USE: | PHASE 3A - PARKING LOT | | | | | | | | | | | | | | | | | |
| TOTAL LOT AREA: | 12.9366 ACRES +/- | | | | | | | | | | | | | | | | | |
| TOTAL SITE AREA: | 1.02 ACRES +/- | | | | | | | | | | | | | | | | | |
| BUILDING AREA: | <table border="1"> <thead> <tr> <th>BUILDING</th><th>AREA (SQFT)</th><th>AREA (SQFT)</th></tr> </thead> <tbody> <tr> <td>OFFICE BUILDING:</td><td>19,186 SQFT +/-</td><td></td></tr> <tr> <td>D.S.P. OFFICE BUILDING:</td><td>62,800 SQFT +/-</td><td></td></tr> <tr> <td>SOUTH RESTAURANT:</td><td></td><td>4,200 SQFT +/-</td></tr> <tr> <td>TOTALS:</td><td>81,986 SQFT +/-</td><td>4,200 SQFT +/-</td></tr> </tbody> </table> | | | BUILDING | AREA (SQFT) | AREA (SQFT) | OFFICE BUILDING: | 19,186 SQFT +/- | | D.S.P. OFFICE BUILDING: | 62,800 SQFT +/- | | SOUTH RESTAURANT: | | 4,200 SQFT +/- | TOTALS: | 81,986 SQFT +/- | 4,200 SQFT +/- |
| BUILDING | AREA (SQFT) | AREA (SQFT) | | | | | | | | | | | | | | | | |
| OFFICE BUILDING: | 19,186 SQFT +/- | | | | | | | | | | | | | | | | | |
| D.S.P. OFFICE BUILDING: | 62,800 SQFT +/- | | | | | | | | | | | | | | | | | |
| SOUTH RESTAURANT: | | 4,200 SQFT +/- | | | | | | | | | | | | | | | | |
| TOTALS: | 81,986 SQFT +/- | 4,200 SQFT +/- | | | | | | | | | | | | | | | | |
| IMPERVIOUS COVERAGE: | EXISTING: 10.08 ACRES (77.9%) / PREVIOUSLY AP - 10.08 ACRES (77.9%)
PROPOSED: 9.96 ACRES (76.9%) | | | | | | | | | | | | | | | | | |
| SETBACKS: | C-4/ HIGHWAY COMMERCIAL
FRONT: 20 FT.
SIDE: 15 FT.
REAR: 10 FT. OR EQUAL TO HEIGHT OF BUILDING
LOT WIDTH: 150 FT.
LOT DEPTH: 150 FT. | | | | | | | | | | | | | | | | | |
| PARKING CALCULATION: | C-4 ZONE:
D.S.P. OFFICE (PHASE 1): 1 SPACE / 300 S.F.
REQUIRED: 62,800 S.F. / 300 S.F. = 210 SPACES
RESTAURANT: 1 SPACE / 4 SEATS
REQUIRED: 4,200 S.F.
25 S.F. / PATRON = 4,200 / 25 = 168 SEATS / 4 = 42 SPACES
OFFICE (PHASE 2): 1 SPACE / 300 S.F.
REQUIRED: 19,186 S.F. / 300 S.F. = 64 SPACES
210 + 42 + 64 = 316 SPACES
PROVIDED: 789 SPACES (16 HANDICAP SPACES) | | | | | | | | | | | | | | | | | |
| BICYCLE PARKING: | REQUIRED: 1 BICYCLE SPACE PER 20 PARKING SPACES - 789 / 20 = 40
PROVIDED: 46 SPACES | | | | | | | | | | | | | | | | | |
| TREE PLANTING CALCULATION: | C-4 ZONE: REQUIRED: 17,300 S.F. ; 563.54 / 3,000 = 188 TREES
OFFICE: TWO REQUIRED FOR THE FIRST 16,000 S.F., ONE REQUIRED FOR EACH ADDITIONAL 16,000 S.F.
REQUIRED: 19,186 S.F. - 16,000 S.F. = 3,186 S.F.
3,186 S.F. / 16,000 S.F. = 0.20
REQUIRED: 2 DUMPSTERS
PROPOSED: 4 DUMPSTERS | | | | | | | | | | | | | | | | | |
| DUMPSTERS: | RESTAURANT: TWO REQUIRED FOR THE FIRST 3,000 SQFT, ONE FOR EACH ADDITIONAL 3,000 S.F.
REQUIRED: 8,400 S.F. - 3,000 S.F. = 3,400 S.F.
2 + (3,400 S.F. / 3,000 S.F.) = 3.13
REQUIRED: 4,200 S.F. - 3,000 S.F. = 1,200 S.F.
2 + (1,200 S.F. / 3,000 S.F.) = 2.40
REQUIRED: 7 DUMPSTERS
PROPOSED: 9 DUMPSTERS (2 SPACES ARE RESERVED FOR THE NORTH RESTAURANT.
D.S.P. OFFICE: TWO REQUIRED FOR THE FIRST 50,000 S.F., ONE FOR EACH ADDITIONAL 24,000 S.F.
REQUIRED: 62,800 S.F. - 50,000 S.F. = 12,800 S.F.
12,800 S.F. / 24,000 S.F. = 0.53
REQUIRED: 2 DUMPSTERS
PROPOSED: 3 DUMPSTERS | | | | | | | | | | | | | | | | | |
| SIGNAGE: | FUTURE PERMIT SUBMISSION | | | | | | | | | | | | | | | | | |
| WOODLANDS: | EXISTING WOODLANDS = 0.00 ACRES;
EXISTING WOODLANDS TO BE REMOVED = 0.00 ACRES; (PREVIOUS WOODLANDS CLEARED AS PART OF THE WOODLAND TREE CLEARING PLAN APPLICATION S-14-08. | | | | | | | | | | | | | | | | | |
| BUILDING HEIGHT: | PERMITTED: 75' OR SIX STORIES
PROPOSED: 35' | | | | | | | | | | | | | | | | | |
| POSTED SPEED LIMIT: | 45 MPH | | | | | | | | | | | | | | | | | |
| ROAD CLASSIFICATION: | MINOR ARTERIAL | | | | | | | | | | | | | | | | | |
| STATE POLICY FOR SPENDING: | INVESTMENT LEVEL 1 | | | | | | | | | | | | | | | | | |
| SOURCE OF WATER: | CITY OF DOVER | | | | | | | | | | | | | | | | | |
| SOURCE OF SEWER: | CITY OF DOVER | | | | | | | | | | | | | | | | | |
| SOURCE OF ELECTRIC: | CITY OF DOVER | | | | | | | | | | | | | | | | | |
| SOURCE OF GAS: | CHESAPEAKE UTILITIES | | | | | | | | | | | | | | | | | |
| SURVEY BENCHMARK: | NGS MONUMENTATION
VERTICAL: NAVD88 - L37
HORIZONTAL: NAD83 (2007) - DNREC | | | | | | | | | | | | | | | | | |
| MONUMENTATION: | EXISTING: 10 FOUND
PROPOSED: NONE TO BE SET | | | | | | | | | | | | | | | | | |

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