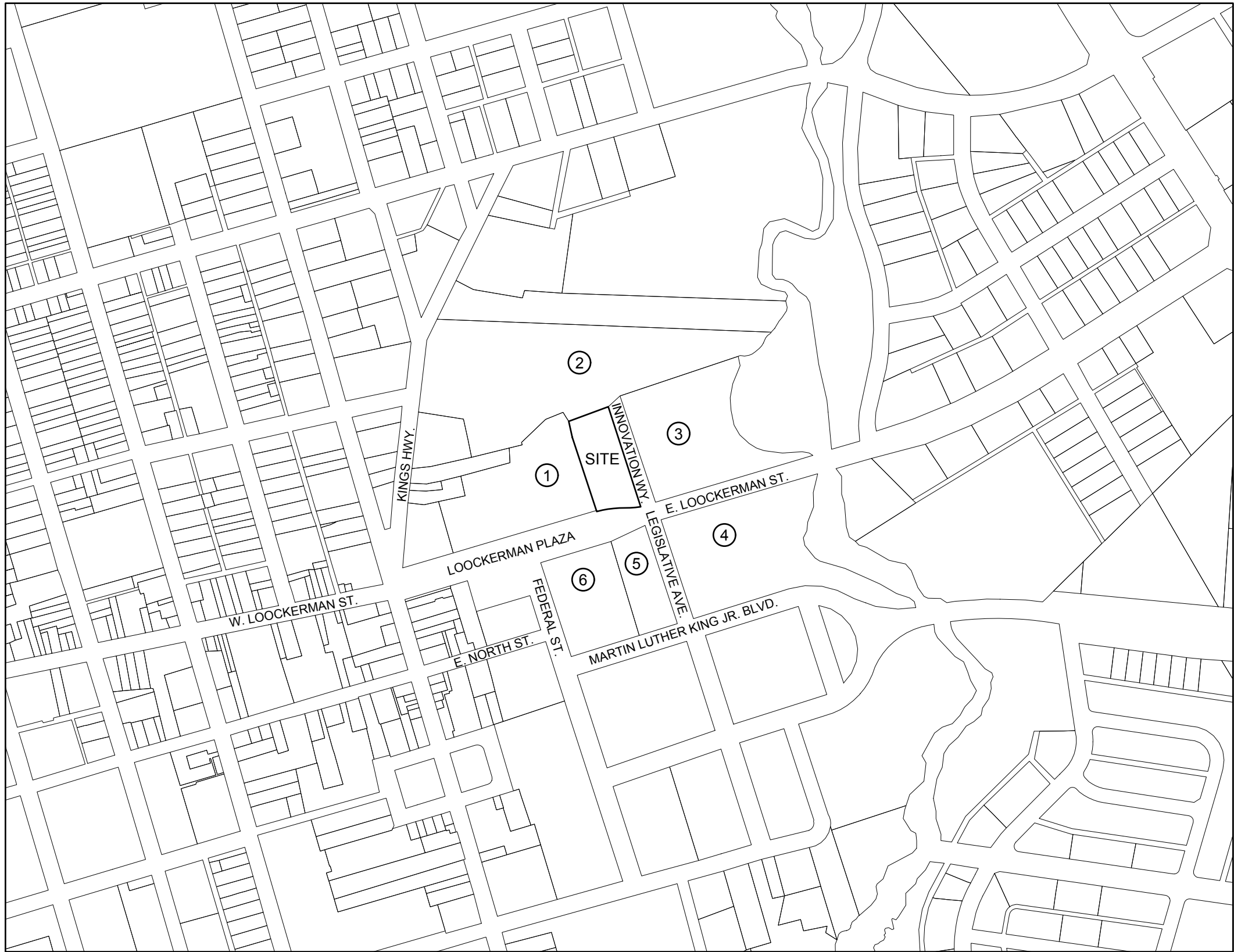


OLD DOVER POST
PRELIMINARY PLANS
ST. JONES RIVER WATERSHED
EAST DOVER HUNDRED
KENT COUNTY, DELAWARE

DBF PROJECT NO. 2916A039 JANUARY 2025



LOCATION MAP
SCALE: 1"=400'

INDEX OF SHEETS	
PL-01	PRELIMINARY TITLE
PL-02	EXISTING CONDITIONS
PL-03	PRELIMINARY SITE PLAN
PL-04	PRELIMINARY LANDSCAPE PLAN

ADJACENT PROPERTY OWNERS			
1	2-05-07705-04-5500-00001	CITY OF DOVER	35 LOOCKERMAN ST., DOVER, DELAWARE 19901
2	2-05-07705-04-5100-00001	STATE OF DELAWARE	89 KINGS HWY., DOVER DELAWARE 19901
3	2-05-07705-04-5200-00001	CENTRAL DOVER OFFICES, INC.	9 E LOOCKERMAN ST., DOVER, DELAWARE 19901
4	2-05-07709-05-1300-00001	STATE OF DELAWARE	121 MARTIN L KING JR BLVD., DOVER, DELAWARE 19901
5	2-05-07709-05-1200-00001	STATE OF DELAWARE	60 LOOCKERMAN ST., DOVER, DELAWARE 19901
6	2-05-07709-05-1100-00001	STATE OF DELAWARE	401 FEDERAL ST., DOVER, DELAWARE 19901

- TAX MAP ID
- ENGINEER
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DE 19963
JAMIE SECHLER
PHONE: (302) 424-1441
EMAIL: JLS@dbfinc.com

DATA COLUMN

2-05-07705-04-5300-00001

OWNER
CITY OF DOVER
PO BOX 475
DOVER, DE 19901
EQUITY OWNER
OLD POST, LLC
859 GOLF LINKS LANE SUITE 1
MAGNOLIA, DE 19962

DEVELOPER
LIGHTHOUSE CONSTRUCTION, LLC.
859 GOLF LINKS LANE SUITE 1
MAGNOLIA, DE 19962
G. MICHAEL GLICK
PHONE: (302) 877-1965
EMAIL: MGLICK@LHCNSTRUCTION.COM

- DATUM

HORIZONTAL
NAVD 83 (DE STATE PLANE)

VERTICAL
NAVD 88

- ZONING

EXISTING
C2

PROPOSED
C2

- LAND USE

EXISTING
OFFICE

PROPOSED
MIXED USE COMMERCIAL AND MULTIFAMILY

- FLOODPLAIN

THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10001C0167H, DATED MAY 5, 2003.

- GROUNDWATER RECHARGE

ALL OF THE PROPERTY IS LOCATED IN AN AREA OF GOOD GROUNDWATER RECHARGE.

- WELLHEAD PROTECTION AREA

THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.

- WETLANDS

THE PROPERTY IS NOT IMPACTED BY STATE AND FEDERALLY REGULATED WETLANDS.

- UTILITIES

WATER
CITY OF DOVER

SEWER
CITY OF DOVER

- CODE COMPLIANCE

REQUIRED

PROPOSED

- FRONT SETBACK
- SIDE SETBACK
- REAR SETBACK
- REAR SETBACK W/ ADJOINING RESIDENTIAL
- MAXIMUM BUILDING HEIGHT
- PARKING

10 FT

10 FT

10 FT

10 FT

15 FT

15 FT

150 FT

150 FT

OFFICE: 1 SPACE PER 300 SF. OF FLOOR AREA

62 SPACES (INCLUDING 3 ADA ACCESSIBLE SPACES), AND 29 SHARED SPACES WITH CITY OF DOVER ON ADJACENT PARCEL

- LOT COVERAGE

85.00%

76.63%

- AREAS

PARCEL AREA
1.267 AC.
IMPERVIOUS COVER
0.971 AC. (76.63%)

- PROPOSED LAND USE AREAS

BUILDINGS/PARKING

0.853 AC. (67.32%)

SIDEWALKS

0.118 AC. (9.31%)

OPEN SPACE

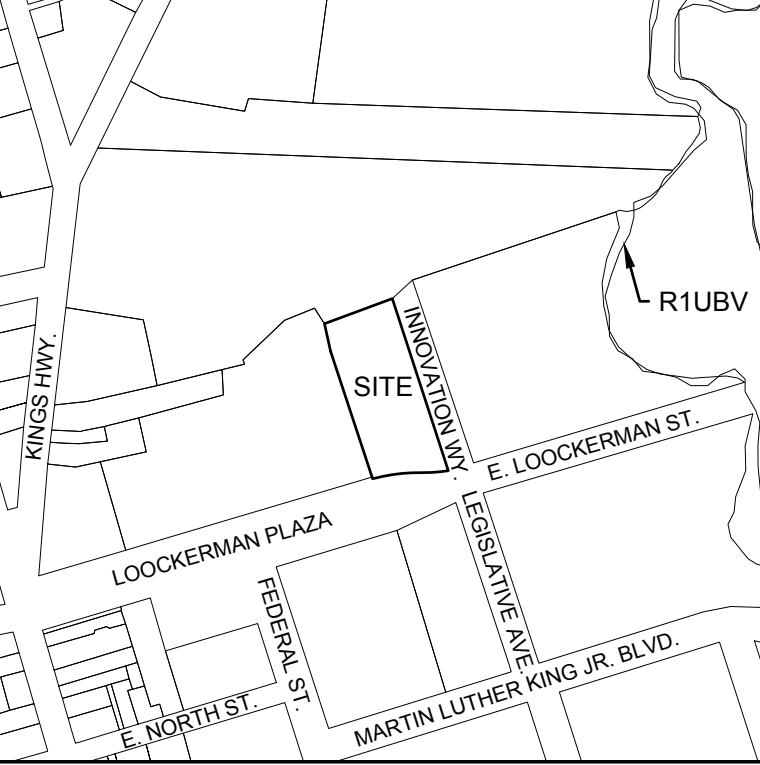
0.296 AC. (23.37%)

TOTAL

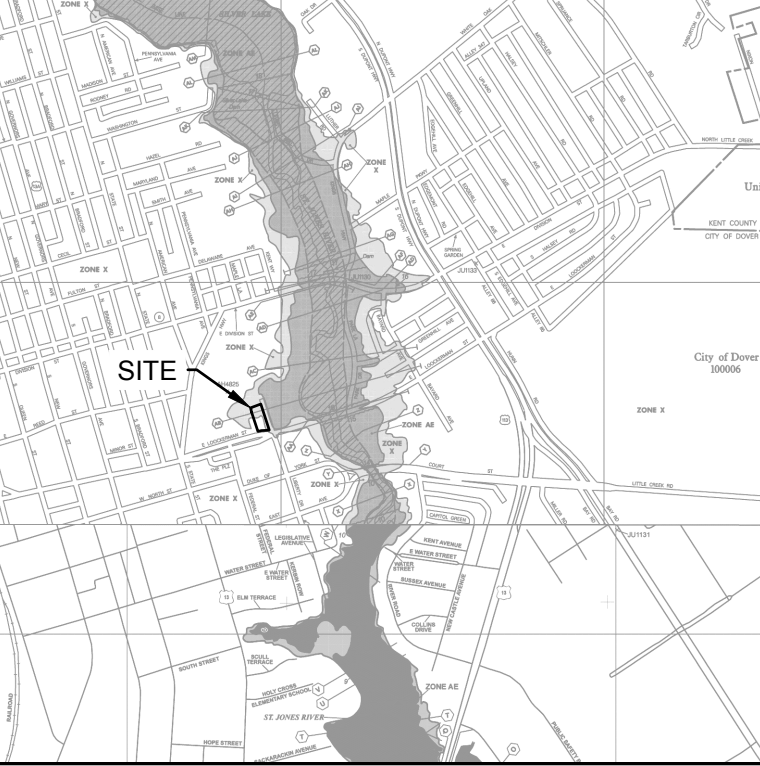
1.267 AC. (100%)



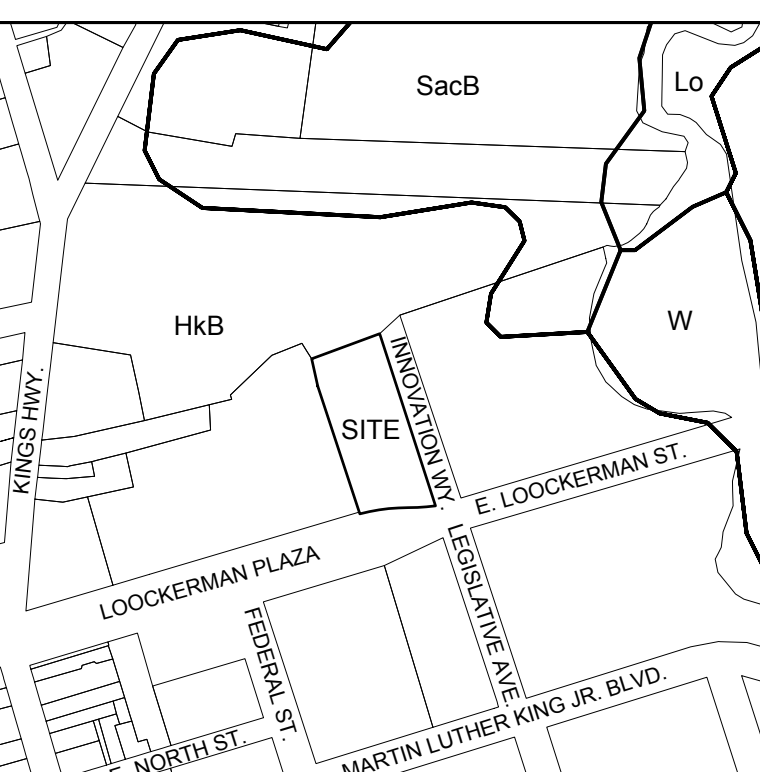
LOCATION MAP
1" = 1/2 MILE



NW1 WETLANDS
1" = 400'



FEMA FLOOD MAP
PANEL #10001C0167H SCALE: 1" = 1/2 MILE



SOILS MAP
1" = 400'

SOILS DATA

LABEL	SOIL NAME	TYPE
HkB	Handbrook Urban Land Complex, 0 to 5 Percent Slopes	B

DAVIS
BOWEN &
FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS
MILFORD, DELAWARE
BALTIMORE, MARYLAND
410.702.1441
410.254.7991

OLD DOVER POST
COMMERCIAL PROPERTY
KENT COUNTY, DELAWARE

Date: JANUARY 2025

Scale: AS NOTED

Dwn By: CAW

Proj No.: 2916A039

PRELIMINARY
TITLE

Dwg No.:

PL-01

OWNER STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN BE RECORDED ACCORDING TO LAW.

G. MICHAEL GLICK
LIGHTHOUSE CONSTRUCTION LLC.
859 GOLF LINKS LANE, SUITE 1
MAGNOLIA, DE 19962

DATE

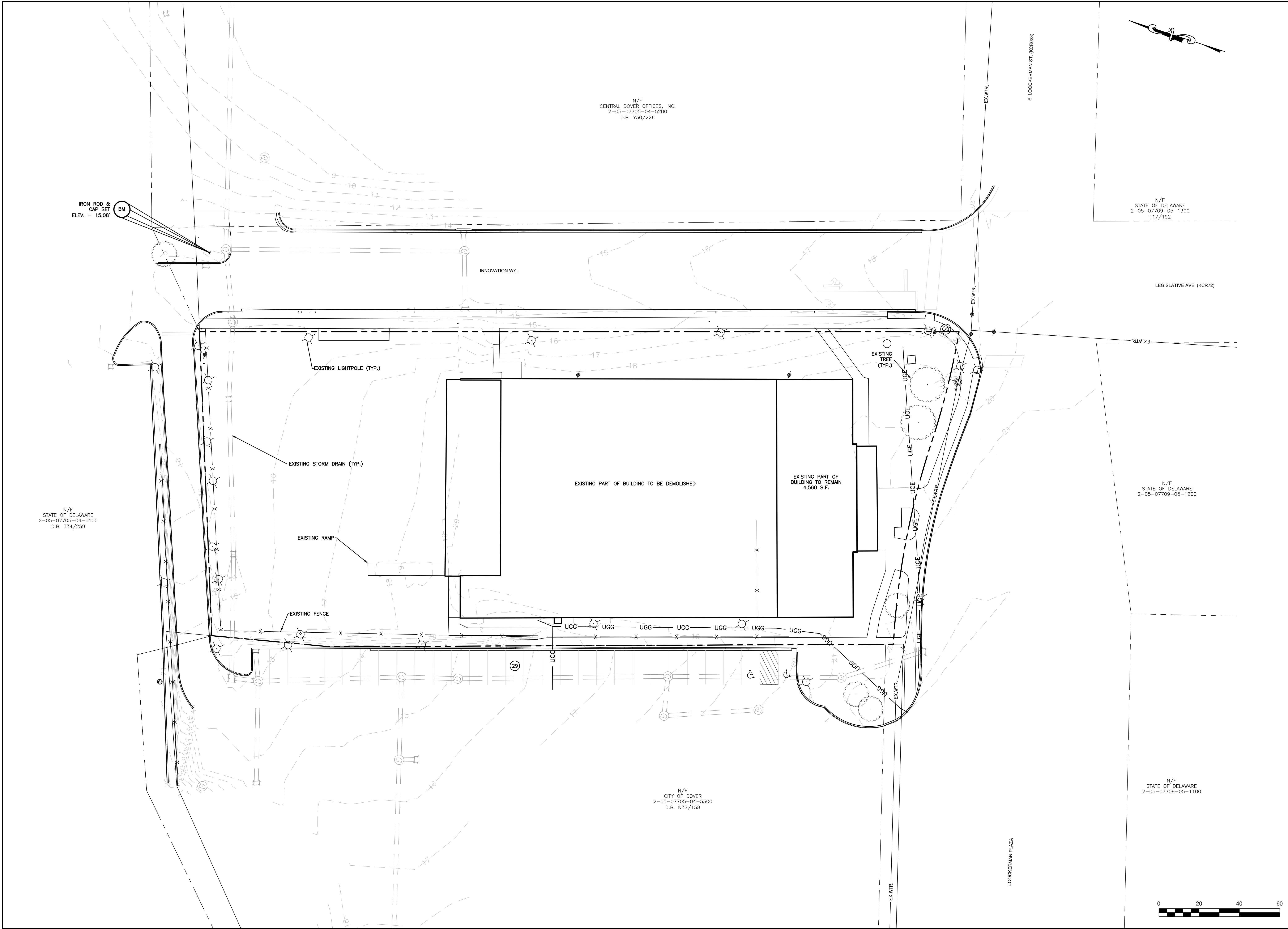
ENGINEER'S STATEMENT

I, JAMIE L. SECHLER, P.E., HEREBY STATE 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.

by JAMIE L. SECHLER, P.E.
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVE.
MILFORD, DELAWARE, 19963

DATE

P:\lighthouse\031\0A039 Old Dover Post\PRELIM\02025-01-14 PRELIM PLANS.dwg Jan 17, 2025 - 8:33am WESG



N/F
CENTRAL DOVER OFFICES, INC.
2-05-07705-04-5200
D.B. Y30/226

N/F
STATE OF DELAWARE
2-05-07709-05-1300
117/192

LEGISLATIVE AVE. (KCR72)

N/F
STATE OF DELAWARE
2-05-07709-05-1200

N/F
CITY OF DOVER
2-05-07705-04-5500
D.B. N37/158

N/F
STATE OF DELAWARE
2-05-07709-05-1100

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS
BALTIMORE, MARYLAND 410.770.1441
BALTIMORE, MARYLAND 410.243.7991

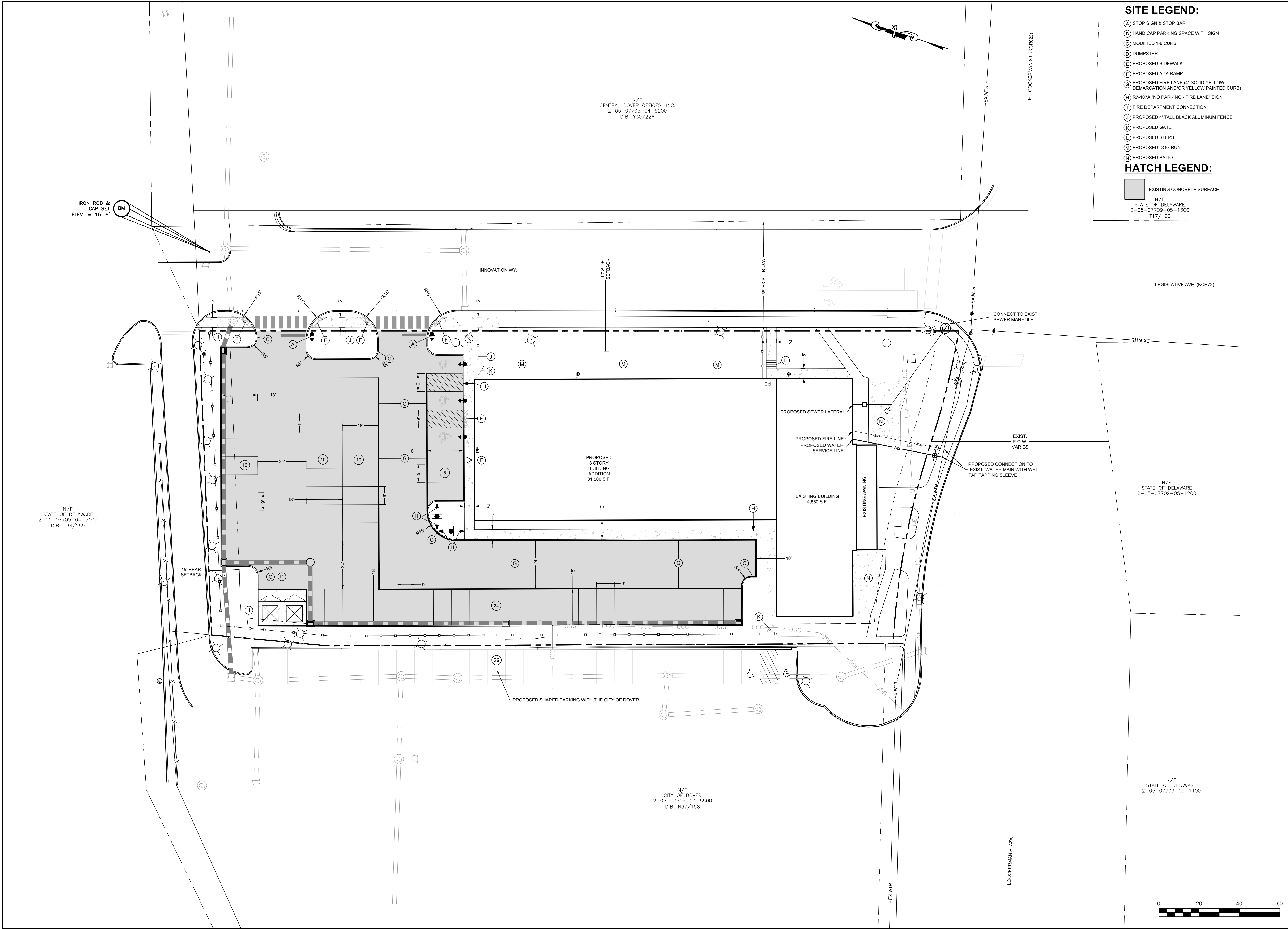
OLD DOVER POST COMMERCIAL PROPERTY KENT COUNTY, DELAWARE

Date: JANUARY 2025
Scale: 1"=20'
Dwn By: CAW
Proj No.: 2916A039

EXISTING
CONDITIONS

Dwg No.:
PL-02

P:\lighthouse\031\0A039 Old Dover Post\PRELIM\02025-01-14 PRELIM PLANS.dwg Jan 17, 2025 - 8:35am WESC



SITE LEGEND:

- (A) STOP SIGN & STOP BAR
- (B) HANDICAP PARKING SPACE WITH SIGN
- (C) MODIFIED 1-6 CURB
- (D) DUMPSTER
- (E) PROPOSED SIDEWALK
- (F) PROPOSED ADA RAMP
- (G) PROPOSED FIRE LANE (4" SOLID YELLOW DEMARCATION AND/OR YELLOW PAINTED CURB)
- (H) R7-107A "NO PARKING - FIRE LANE" SIGN
- (I) FIRE DEPARTMENT CONNECTION
- (J) PROPOSED 4' TALL BLACK ALUMINUM FENCE
- (K) PROPOSED GATE
- (L) PROPOSED STEPS
- (M) PROPOSED DOG RUN
- (N) PROPOSED PATIO

HATCH LEGEND:

- EXISTING CONCRETE SURFACE
- N/F
STATE OF DELAWARE
2-05-07709-05-1300
11/7/192

LEGISLATIVE AVE. (KCR72)

N/F
STATE OF DELAWARE
2-05-07709-05-1200

N/F
STATE OF DELAWARE
2-05-07709-05-1100



DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS
BALTIMORE, MARYLAND 410.763.7971
MILFORD, DELAWARE 302.421.1411

**OLD DOVER POST
COMMERCIAL PROPERTY
KENT COUNTY, DELAWARE**

Date: JANUARY 2025
Scale: 1"=20'
Dwn By: CAW
Proj No.: 2916A039

**PRELIMINARY
SITE PLAN**

Dwg No.: **PL-03**