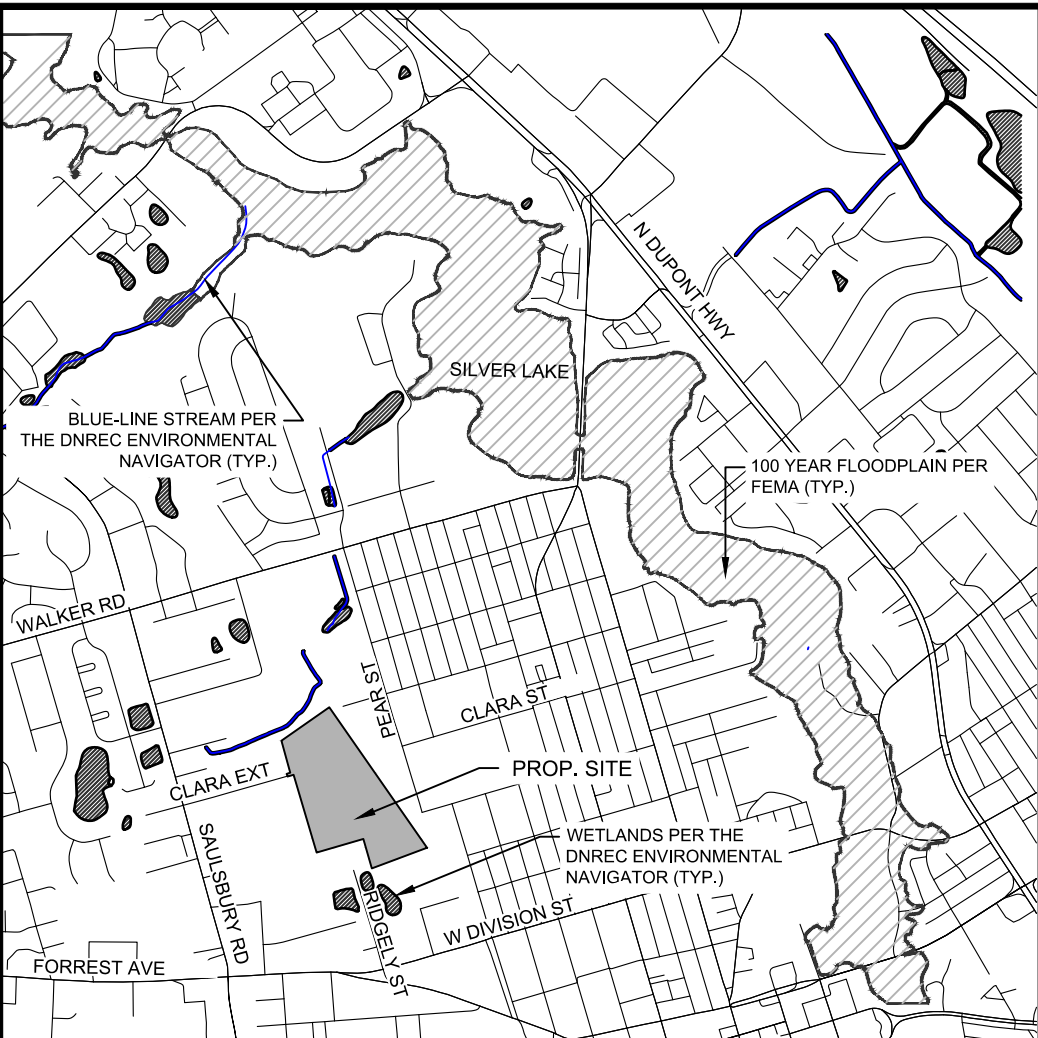




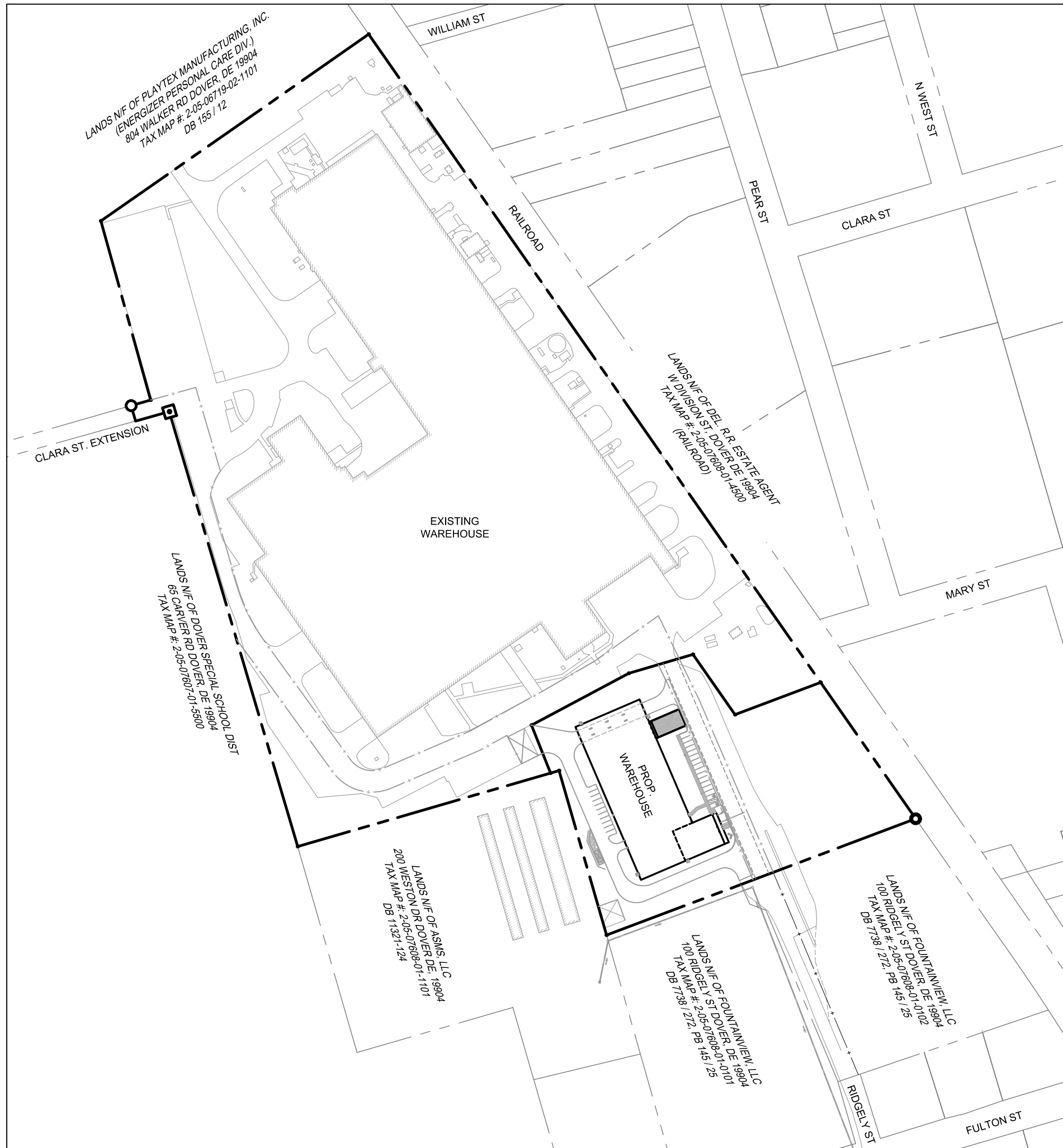
Z:\PROJECTS\99 - Developers - Engineering\23-243 - East Carolina Supply Warehouse\Drawings\23-243 - Report Plan Cover Sheet.dwg PLOTTED: 12/12/22 5:16 PM BY: Dana Neale



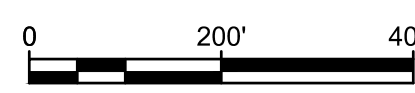
WETLANDS/FEMA/STREAM MAP
SCALE: 1" = 2000'

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY	---	---
ADJOINING PROPERTY LINE	---	---
BUILDING RESTRICTION LINE	---	---
EASEMENT	+	+
CENTER LINE OF ROAD	---	---
EDGE OF PAVING	---	---
CURB	---	---
DRIVEWAY	---	---
CONTOURS	---	---
SWALE	---	---
LIMIT OF CONSTRUCTION	---	---
WETLANDS LINE AND FLAG (2017 DNREC)	NW	NW
FLOODPLAIN	---	---
SOILS/DESIGNATION	MmA	MmA
SOIL BORING	---	---
WOODS	---	---
FENCE	---	---
SIDEWALK	---	---
SHARED USE PATH	---	---
BUILDING	---	---
UTILITY POLE/GUY WIRE	---	---
OVERHEAD ELECTRIC	OHE	OHE
CABLE TV, PEDESTAL OR HAND HOLE	---	---
TRAFFIC SIGN	---	---
SINGLE & TWIN HEAD SITE LIGHT	---	---
ELECTRICAL HAND HOLE AND TRANSFORMER	---	---
FIBER OPTIC HAND HOLE	---	---
WATER MAIN, FIRE HYDRANT, VALVE, SERVICE ASSEMBLY, AND METER PIT	W	W
SEWER MAIN, MAHNOLE, & CLEANOUT	S	S
SANITARY SEWER FORCEMAIN	FM	FM
UNDERGROUND ELECTRIC	E	E
UNDERGROUND GAS	GAS	GAS
UNDERGROUND FIBER OPTIC	FO	FO
TELEPHONE LINE	T	T
STORM WATER PIPE, MH, AND CB	---	---



SITE OVERVIEW
SCALE: 1" = 200'



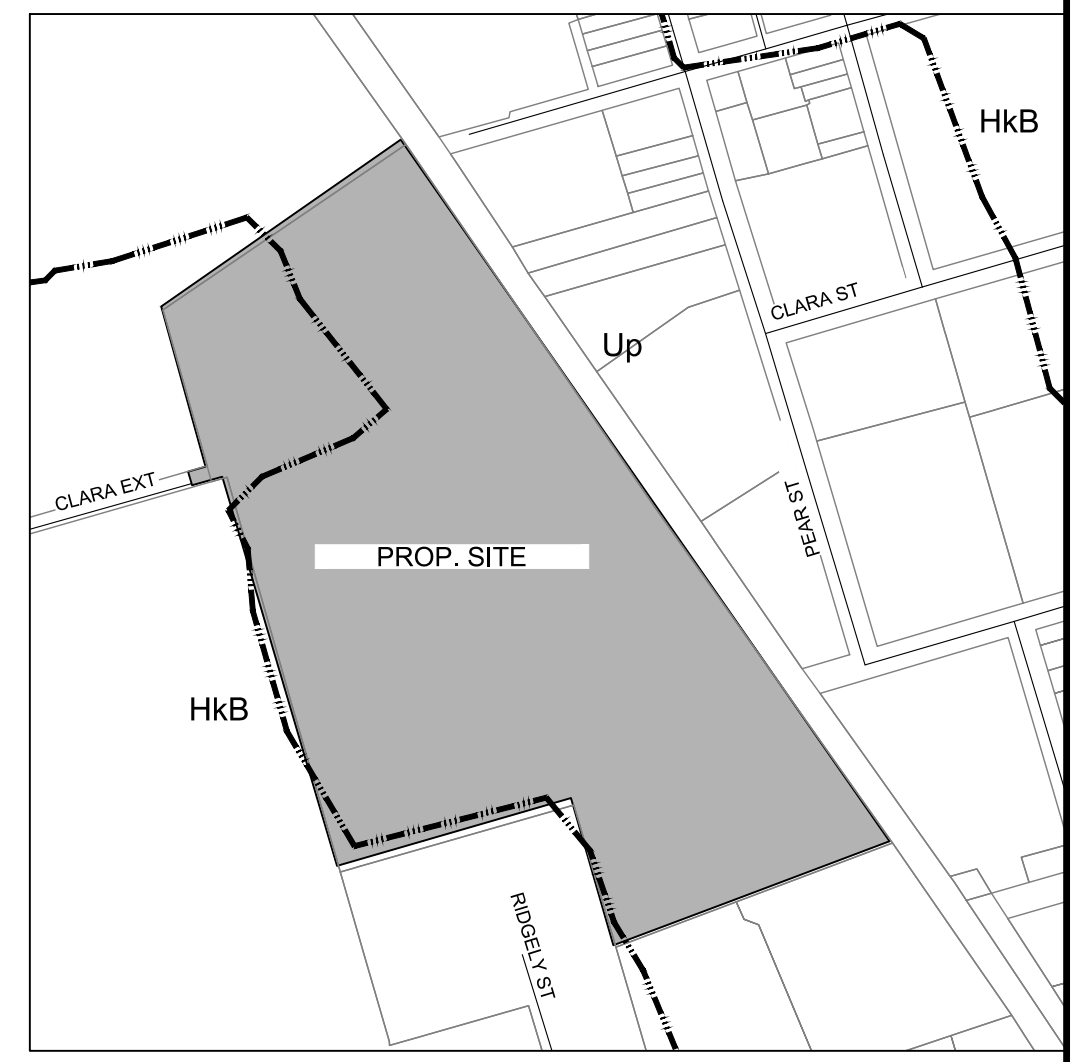
INDEX OF DRAWINGS

Sheet Number	Sheet Title
RP-1	COVER SHEET
RP-2	SUBDIVISION PLAN
RP-3	SITE PLAN
LP-1	LANDSCAPE AND LIGHTING PLAN
FP-1	FIRE PROTECTION PLAN
EX-1	EXISTING CONDITIONS AND DEMOLITION PLAN
GP-1	GRADING PLAN
UP-1	UTILITY PLAN

CALL Miss Utility of Delmarva
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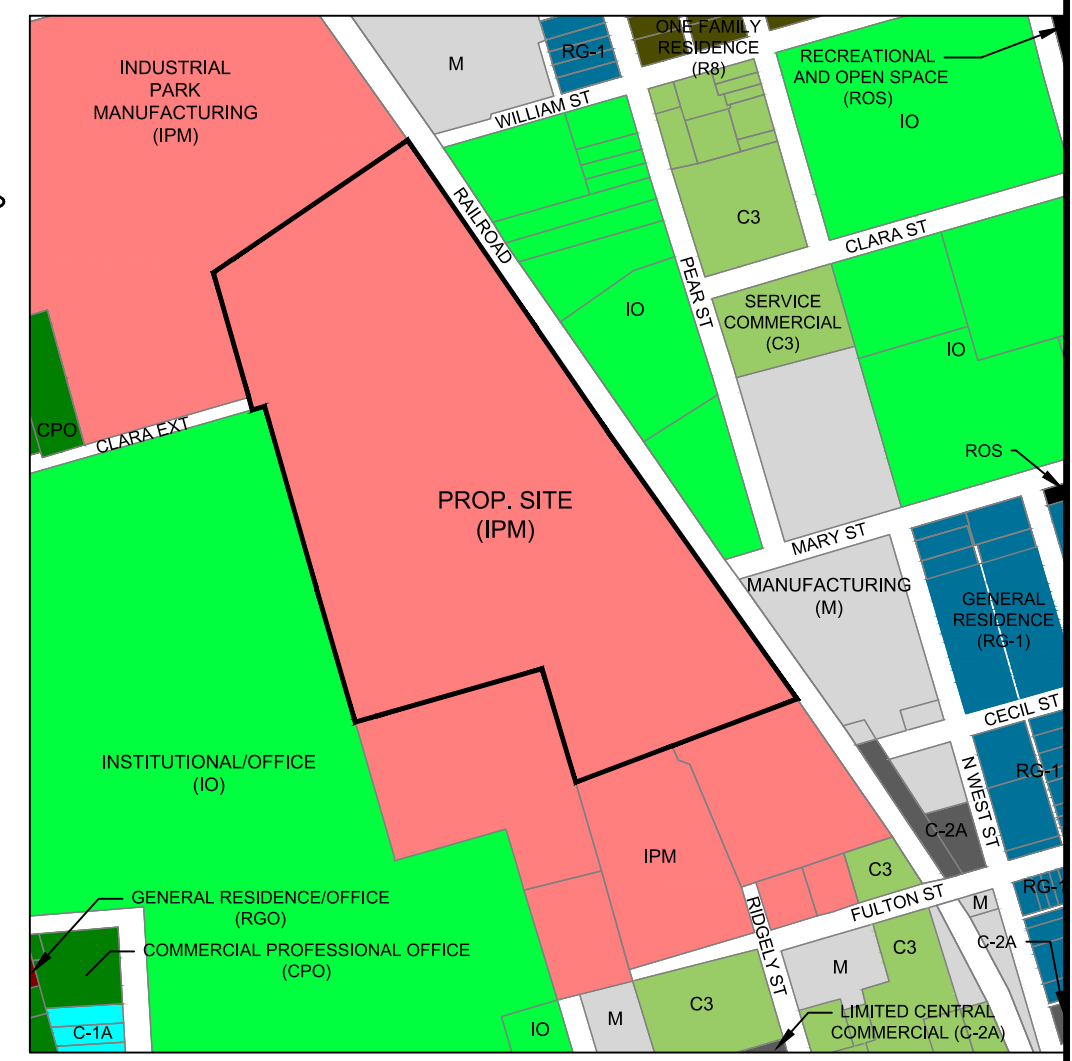


LOCATION MAP
SCALE: 1" = 1200'



LOCATION & SOIL MAP
SCALE: 1" = 400'

SYMBOL	NAME	SOIL GROUP
HkB	HAMBROOK-URBAN LAND COMPLEX, 0 TO 5% SLOPE	NOT CLASSIFIED
Up	URBAN LAND	NOT CLASSIFIED



ZONING
SCALE: 1" = 500'

CITY ENGINEER CERTIFICATION

THE CATEGORY A SITE PLAN CONFORMS TO ALL APPLICABLE CITY ZONING AND SUBDIVISION ORDINANCES.

CITY ENGINEER DATE

CITY MANAGER CERTIFICATION

THE CATEGORY A SITE PLAN CONFORMS TO ALL APPLICABLE CITY ZONING AND SUBDIVISION ORDINANCES.

CITY MANAGER DATE

ENGINEERS CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM A REGISTERED PROFESSIONAL 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.

DAVID M. HEATWOLE, P.E. (DE LICENSE NO. #17760) DATE
19 COMMERCIE STREET
HARRINGTON, DE 19952

DEVELOPER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

EAST CAROLINA SUPPLY, LLC DATE
200 WESTON DRIVE
CRESWELL, NC 27928

OWNER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

CLARA RIDGELY PROJECT, LLC DATE
200 WESTON DRIVE
DOVER, DE 19904

SITEWORKS
ENGINEERING

PO BOX 2 | 19 COMMERCIE ST. HARRINGTON, DE 19952 Phone: (302) 841-7901

COVER SHEET

EAST CAROLINA SUPPLY WAREHOUSE

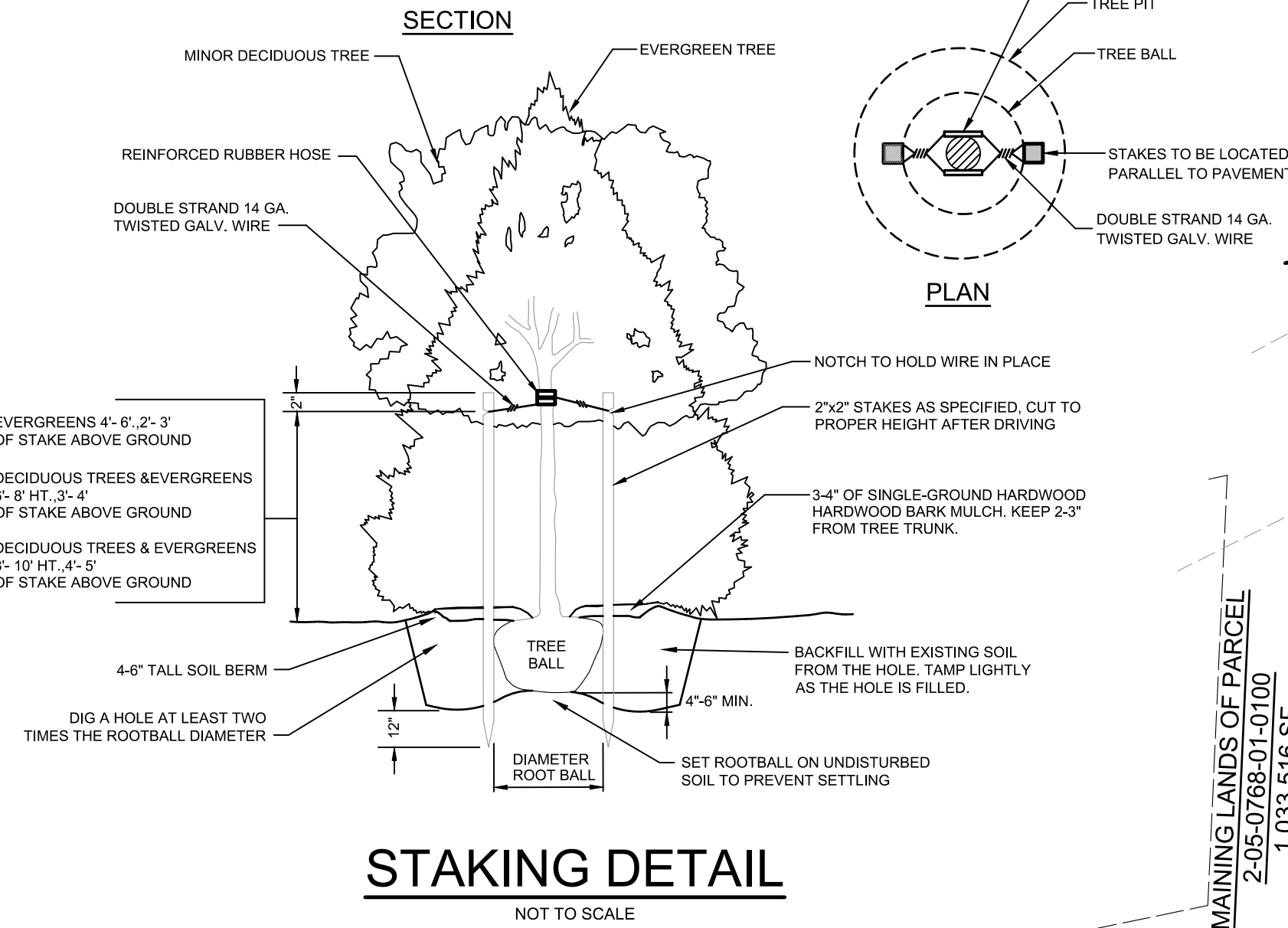
TAX PARCEL NO. 2-05-0768-01-0100
CLARA ST AND RIDGELY ST.

EAST DOVER HUNDRED, CITY OF DOVER, DELAWARE

ISSUE / REVISION BLOCK
12/1/22 - CITY OF DOVER

SCALE	PROJECT #	DRAWN BY
AS NOTED	22-243	DMH
DRAWING NUMBER		

RP-1

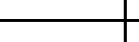


SITE DATA:

- | | |
|--|---|
| 1. PROPERTY OWNER & ADDRESS: | CLARA RIDGELY PROJECT, LLC
200 WESTON DRIVE
DOVER, DE 19904 |
| 2. DEVELOPER: | EAST CAROLINA SUPPLY, LLC
PO BOX 4187
CRESWELL, NC 27928 |
| 3. DESIGN PROFESSIONAL CONTACT INFO: | SITETWORKS ENGINEERING, LLC
PO BOX 2
HARRINGTON, DE 19952
(302) 941-7901 |
| 4. SITE AREA AND ACREAGE: | REMAINING LANDS: 23.726 ACRES
PARCEL A: 4.928 ACRES |
| 5. PROPERTY ADDRESS: | 631 RIDGELY STREET,
DOVER, DE 19904 |
| 6. EXISTING ZONING: | IPM- INDUSTRIAL PARK MANUFACTURING (CONVENTIONAL PLANNED) |
| 7. PRESENT USE: | WAREHOUSE |
| 8. NO EXISTING WETLANDS PER THE DNREC ONLINE ENVIRONMENTAL NAVIGATOR | |
| 9. NO EXISTING WOODLANDS ON THE SITE | |

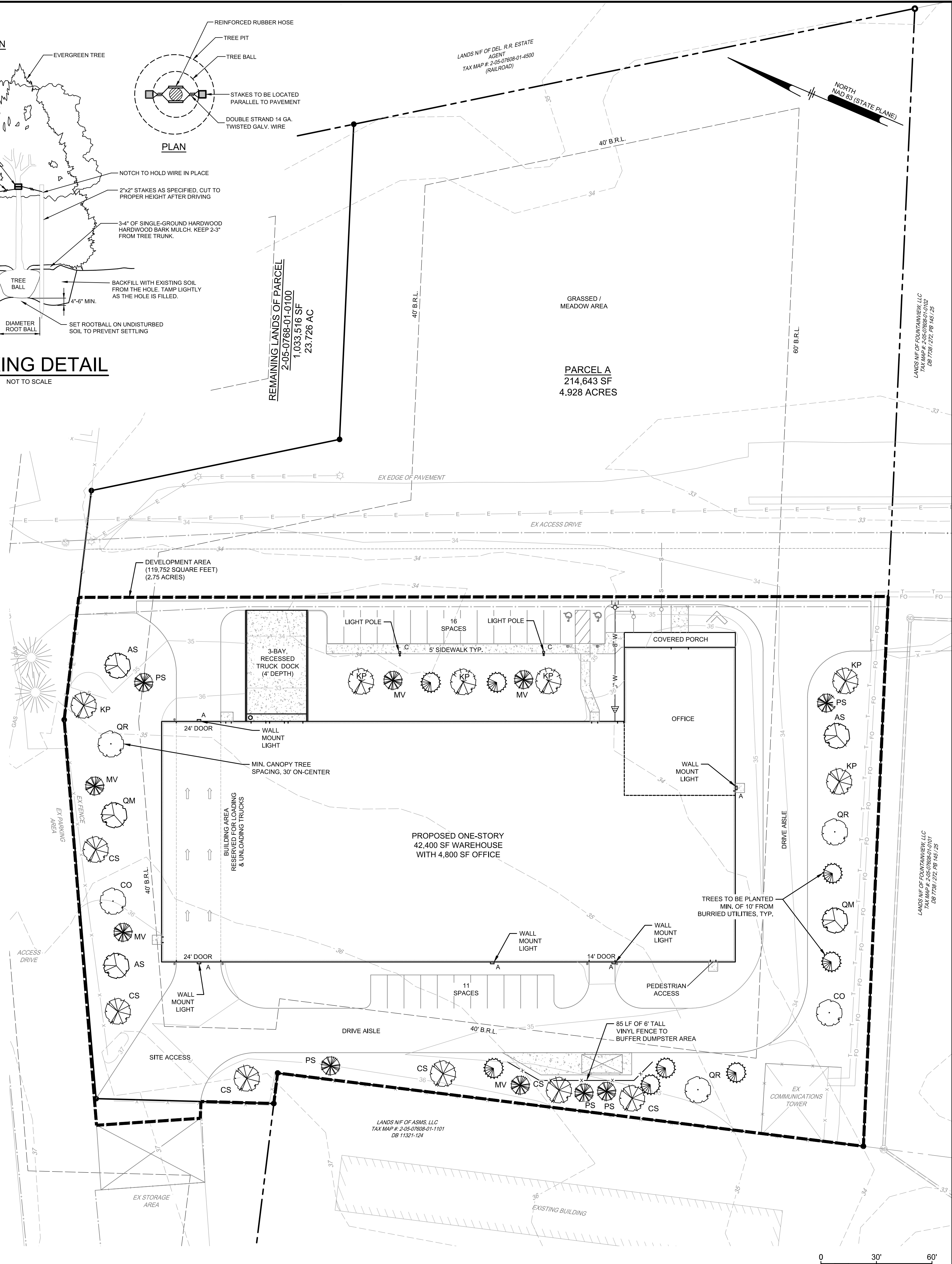
LANDSCAPE PLANT SCHEDULE

NOTE: ALL TREES SHALL HAVE A ONE YEAR REPLACEMENT GUARANTEE

Schedule										
Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Mounting Height	Wattage	Plot
A		5	Holophane	HLWPC2 P50 40K XX T3M	Wellpack Full Cutoff LED, Performance LED Package P20, 4000 series CCT, Voltage, Type III Medium	1	11399	12'	115	 Max: 65.93cd
C		2	American Electric Lighting	ATB0 P202 R2 4K	Autobahn Small P202 Package Roadway Type II 4000K/5000K	1	7203	15'	49	 Max: 64.27cd

LANDSCAPING NOTES

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR, IF PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
7. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 12" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
8. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
11. THE CONTRACTOR IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING WATERING ALL PLANTS ANY TIME FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL IS LESS THAN ONE INCH PER WEEK.

The logo for SITEWORKS ENGINEERING is located in the bottom right corner. It features the word "SITEWORKS" in a large, bold, sans-serif font, with "ENGINEERING" in a smaller, all-caps, sans-serif font directly below it. The text is white with a black outline.

EAST CAROLINA SUPPLY WAREHOUSE

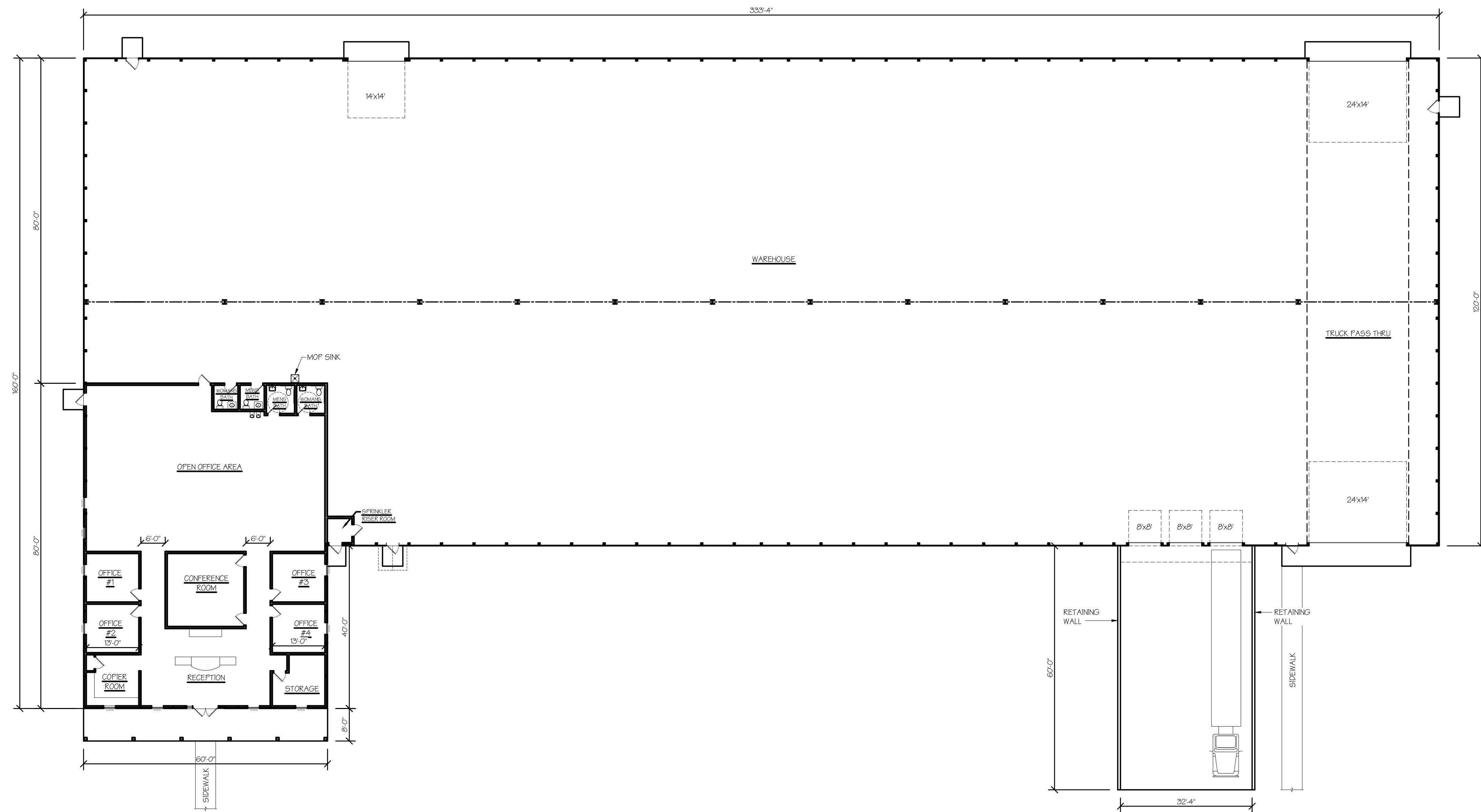
**TAX PARCEL NO. 2-05-0768-01-0100
CLARA ST AND RIDGELY ST.**

EAST DOVER HUNDRED, CITY OF DOVER, DELAWARE

ISSUE / REVISION BLOCK
12/1/22 - CITY OF DOVER

SCALE	PROJECT #	DRAWN BY
1" = 30'	22-243	DMH
DRAWING NUMBER		

LP-1

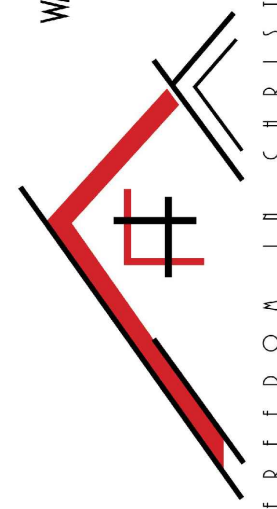


SQUARE FOOTAGE	
OFFICE	4,800 SQ. FT.
WAREHOUSE	37,600 SQ. FT.
PORCH	480 SQ. FT.
HEATED SPACE	4,800 SQ. FT.
TOTAL SPACE	42,880 SQ. FT.

FLOOR PLAN - 42,304 SQ.FT.

SCALE: 1/16"=1'-0"

REVISIONS	BY



WM BYLER JR. ARCHITECT, LLC
PO Box 104, Kenton DE 19955
Phone: 302-653-3550
Cell: 302-359-3313
bill@wbjarchitect.com
www.wbbylerarchitect.com

NEW BUILDING FOR:
HENRY MAST
RIDGELY ST
DOVER, DELAWARE 19901
TAX MAP# 2-05-0768-01-0100

FIRST FLOOR PLAN

DRAWN
B.W.

CHECKED
W.B.

DATE
11/03/2022

SCALE
AS NOTED

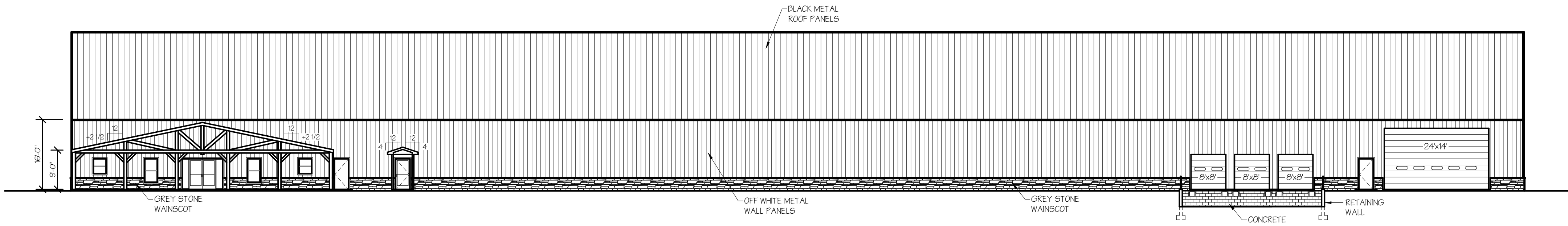
JOB NO.
C1582-1122

SHEET
A1.0

0f SHEETS

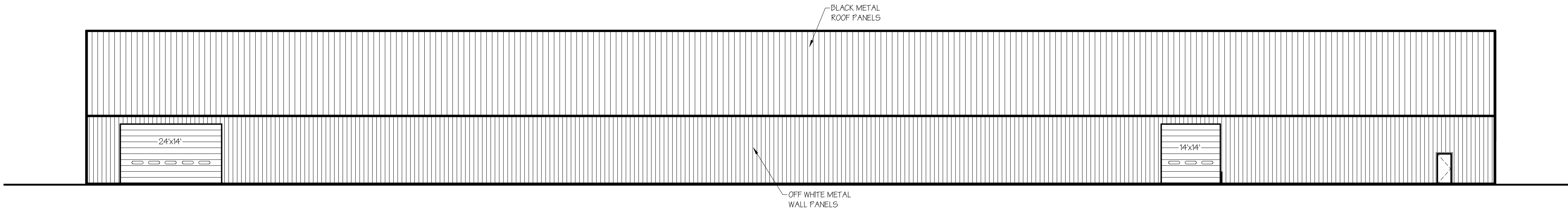
FRONT ELEVATION

SCALE: 1/16"=1'-0"



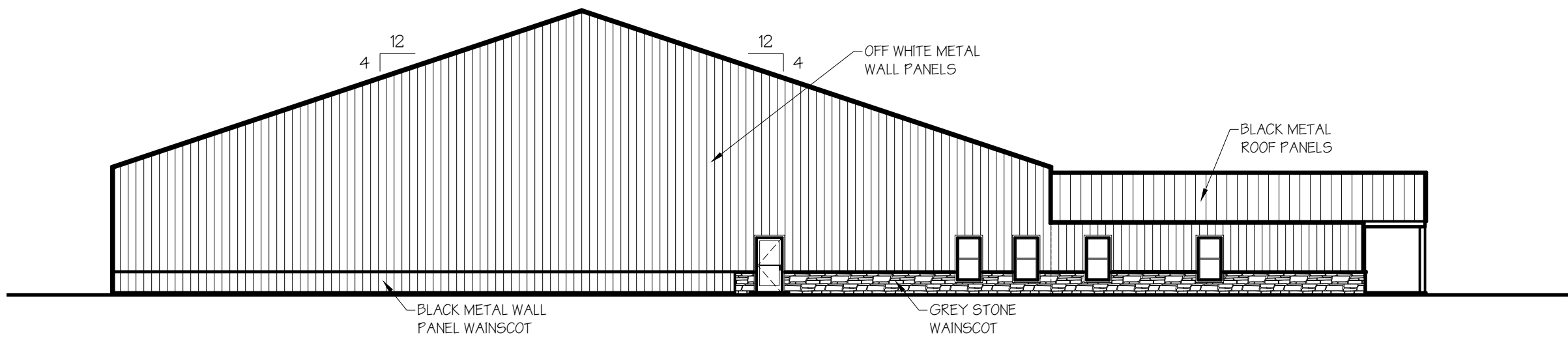
REAR ELEVATION

SCALE: 1/16"=1'-0"



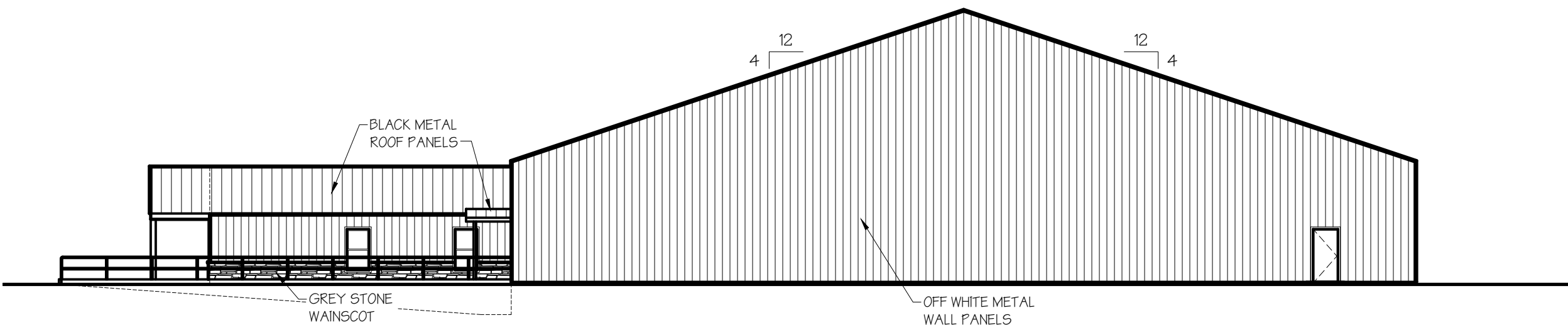
LEFT SIDE ELEVATION

SCALE: 1/16"=1'-0"



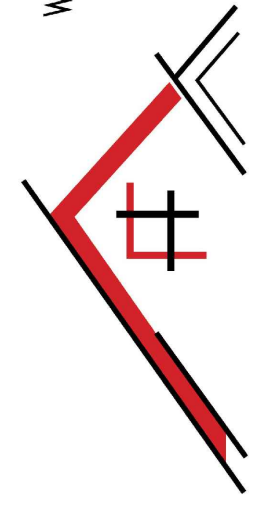
RIGHT SIDE ELEVATION

SCALE: 1/16"=1'-0"



REVISIONS	BY

WM BYLID JR. ARCHITECT, INC.
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Cell: 302-359-3313
bill@wbylarchitect.com
www.wbylarchitect.com



NEW BUILDING FOR:
HENRY MAST
RIDGELY ST
DOVER, DELAWARE 19901
TAX MAP# 2-05-0768-01-0100

ELEVATIONS

DRAWN B.W.
CHECKED W.B.
DATE 11/03/2022
SCALE AS NOTED
JOB NO. C1582-1122
SHEET A2.0
OF SHEETS