PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE
A G E N D A

OCTOBER 8, 2012 - 5:00 P.M.

CITY HALL COUNCIL CHAMBERS
15 LOOCKERMAN PLAZA
DOVER, DELAWARE

Public comments are welcomed on any item and will be permitted at appropriate times. When possible, please notify the City Clerk (736-7008 or e-mail at CityClerk@dover.de.us) should you wish to be recognized.

AGENDA ADDITIONS/DELETIONS

1. Review of Active Recreation Area Plan - Leander Lakes Apartments

2. Updates
   A. Planning and Funding for New Library
   B. CDBG Program

3. Adjourn by 5:25 P.M.

/tm
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THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.

DATA SHEET FOR RECREATION PLAN REVIEW
Recreation Plan Last Update September 4, 2012
PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF October 8, 2012
Planning Commission Meeting of October 15, 2012

Plan Title:	Leander Lakes Apartments (S-12-18)
Plan Type:	Site Plan: Active Recreation Area Plan
Location:	South side of Forrest Avenue east of Artis Drive and west of Dover High Drive and the Dover High School property
Tax Parcel Number:	ED-05-075.00-01-05.01-000
Owner:	Leander Lakes, LLC
Site Area:	30.0 Acres +/-
Proposed Use:	Residential Development – 10 Apartment Buildings (Total 240 units)
Zoning:	RM-2 (Medium Density Residential Zone) COZ-1 (Corridor Overlay Zone)

Project Summary

The Leander Lakes Apartments is being reviewed as a Site Development Plan. The subject property consists of one parcel of land totaling 30.0 acres +/-. The Site Plan is to permit the construction of ten (10) apartment buildings for a total of 240 units and a clubhouse building. The residential units consist of apartments.

The plan was previously reviewed in 2009 as application S-09-13. The plan did not commence construction and the plan expired in August 2012.

Active Recreation Area Plan Summary:

As part of the Site Plan review process for this project, the applicant prepared a Conceptual Recreation Plan which illustrates how the Leander Lakes Apartments development will provide recreation amenities in accordance with the design specifications described in Article 5, Section 10 of the *Zoning Ordinance*. The Plan indicates that 84,241 S.F. (1.934 acres) of land would be reserved as Active Recreation Area. The Active Recreation Areas are located throughout the site. The proposed amenities include a clubhouse with a swimming pool located directly behind it; a play area that contains a swing set and a see-saw; three (3) barbeque/picnic areas; a dog park; and a series of walking paths.

There are three areas of walking paths, which also connect to the site's interior sidewalks. There is a path located around the stormwater management pond for Buildings nine and ten (on the north side of the site) that is proposed to be a cinder surface. A walking path is also proposed to

be located around the stormwater management pond for the other buildings at the southern portion of the site in the vicinity of the clubhouse with swimming pool. This is also proposed as a cinder surface trail. A small walking path segment, also to be a cinder surface, is located through the central recreation area that includes the playground and lawn area.

This Active Recreation Area proposal must be reviewed by the Parks, Recreation, and Community Enhancement Committee for a recommendation prior to consideration of the Site Plan by Planning Commission.

The following table provides information from the submitted Plan (last updated 9-4-12) for the Active Recreation Area to be constructed:

	Required	**Provided on Plan**
Active Recreation Area (Article 5 §10.16)	275 S.F. per dwelling unit or 0.5 acre, greater thereof 240 DU = 66,000 S.F. (1.5151 ac) Requires 1.5151 acres	Clubhouse, swimming pool, walking paths, BBQ areas, dog park, and playground area = Total of 84,241 S.F. (1.934 acres)
Active Recreation Amenities (Article 5 §10.15)	Accessible	Located throughout the development. Access to all buildings via the walking paths and sidewalk network.
Active Recreation Amenities (Article 5 §10.15)	Age Oriented to development	Clubhouse Swimming pool Playground area equipment Walking path (cinder surface)
	Parking	On-site parking provided for each dwelling unit. A parking lot with 5 spaces is also located on the northwest side of the clubhouse.
	Setbacks: 30 feet from residential lots and 25 feet from right-of-way for street	Clubhouse, swimming pool, dog park, walking path, and barbeque/picnic area locations are in compliance with the setbacks as required.
	Landscaping	The Active Recreation Area and the Landscape Plans for the project show trees and landscaping around the site.

Staff Recommendations:

The following are comments and recommendations from Staff of the Department of Planning & Inspections and the Parks & Recreation Division following review of the Active Recreation Area to be constructed.

1. The proposed plan meets the area requirements for the Active Recreation Area. The plan is required to provide 1.5151 acres of Active Recreation Area and it is proposing 1.934 acres of Active Recreation Area.

2. Staff recommends approval of the swimming pool, clubhouse, the swing set and see-saw of the playground area, barbeque/picnic areas, dog park, and walking path with comments and conditions provided below.

3. Staff recommends that a hard edging be required along the cinder surface walking trails to prevent erosion of the trail surfacing and/or the encroachment of vegetation into the trail.

4. The following items should be included on the Plan to clarify the construction of the recreation area improvements:
    a. Revise the name of the road to Dover High Drive.
    b. Provide lighting around the Active Recreation Areas.
    c. Lawn areas shall be appropriate planted (seeded or sodded) a maintained for active recreation activities.
    d. Indicate the method of trash collection for the picnic tables and barbeque areas.
    e. Clarify the square footage of the clubhouse. It appears that half of the clubhouse will be utilized as Active Recreation Area.
    f. Clarify the property lines on the Plan Sheets.
    g. Provide bike racks near the club house and playground areas.
    h. Identify the phasing for the construction of the Active Recreation Area with relation to the building construction phasing to ensure that the development of the Active Recreation amenities keeps pace with the building construction.
    i. Provide at least one fully accessible picnic area. This should include a paved surface to the picnic table.
    j. Clarify the maintenance and edging of the cinder walking trails to prevent erosion or encroachment of vegetation into the trail.

5. Indicate the following items for the dog park:
    a. Provide information for the dog park including by not limited to: method of trash collection, surface material, water fountain, etc.

6. The applicant is reminded of the requirements for construction phasing of the recreation area as associated with the development of the residential units.

> Article 5 §10.6 Construction Phasing. The recreation and open space areas shall be completed in a proportion equal to or greater than the proportion of residential dwelling units completed, except that one hundred (100) percent of the recreation and open space areas shall be completed prior to issuing building permits for the final twenty (20) percent of the dwelling units proposed. Building permits shall not be issued for dwelling units unless the requirements of this section are met.

7. There shall be provisions which ensure that the common open space land (including active recreation area) shall continue as such and be properly managed and maintained. As the project is proposed as an apartment complex, the complex shall be responsible for the management and maintenance of all common areas, including the active recreation amenities.

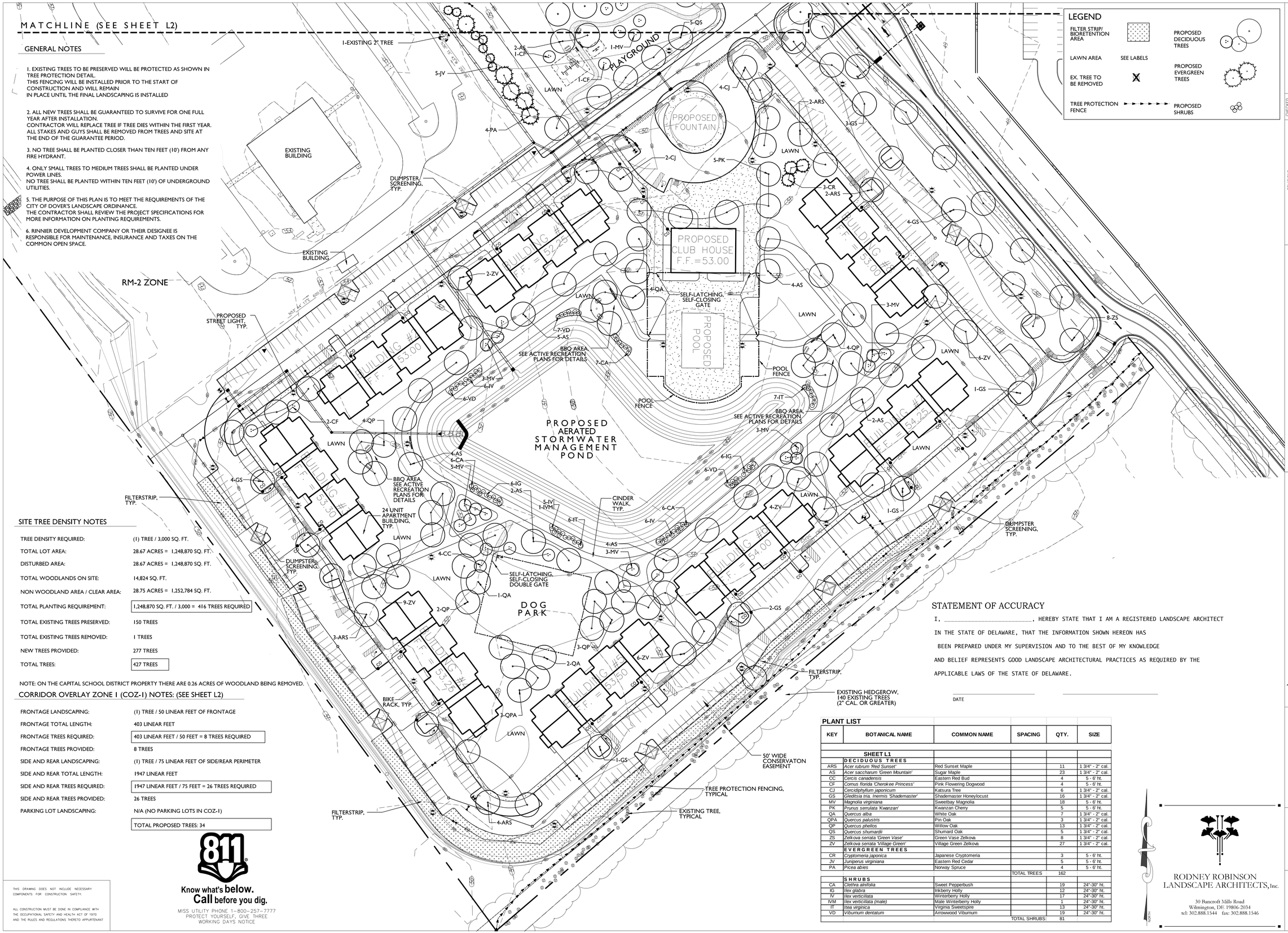
8. In the event, that major changes and revisions to the Site Plan occur in the finalization of the Site Plan contact the Department of Planning and Inspections. Examples include reorientation of buildings, relocation of site components like stormwater management areas, and increases in floor area. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regards to the plan.

The Parks, Recreation, and Community Enhancement Committee shall submit to the Planning Commission a report detailing the recommendations as to the Recreation Area Plan.

Attachments:

Plan Set Sheets L1-L8* consisting of Planting Plans 1-3; Active Recreation Plans 1-3; planting Notes & Details, Active Recreation Notes & Details last updated September 4, 2012.

**Plan Set Sheets L1-L8 are available as paper copies should Committee members desire this format. Contact the Planning Office at 736-7196.*



SITE TREE DENSITY NOTES

TREE DENSITY REQUIRED:	(1) TREE / 3,000 SQ. FT.
TOTAL LOT AREA:	28.67 ACRES = 1,248,870 SQ. FT.
DISTURBED AREA:	28.67 ACRES = 1,248,870 SQ. FT.
TOTAL WOODLANDS ON SITE:	14,824 SQ. FT.
NON WOODLAND AREA / CLEAR AREA:	28.75 ACRES = 1,252,784 SQ. FT.
TOTAL PLANTING REQUIREMENT:	1,248,870 SQ. FT. / 3,000 = 416 TREES REQUIRED
TOTAL EXISTING TREES PRESERVED:	150 TREES
TOTAL EXISTING TREES REMOVED:	1 TREES
NEW TREES PROVIDED:	277 TREES
TOTAL TREES:	427 TREES

NOTE: ON THE CAPITAL SCHOOL DISTRICT PROPERTY THERE ARE 0.26 ACRES OF WOODLAND BEING REMOVED.

CORRIDOR OVERLAY ZONE 1 (COZ-1) NOTES: (SEE SHEET L2)

FRONTAGE LANDSCAPING:	(1) TREE / 50 LINEAR FEET OF FRONTAGE
FRONTAGE TOTAL LENGTH:	403 LINEAR FEET
FRONTAGE TREES REQUIRED:	403 LINEAR FEET / 50 FEET = 8 TREES REQUIRED
FRONTAGE TREES PROVIDED:	8 TREES
SIDE AND REAR LANDSCAPING:	(1) TREE / 75 LINEAR FEET OF SIDE/REAR PERIMETER
SIDE AND REAR TOTAL LENGTH:	1947 LINEAR FEET
SIDE AND REAR TREES REQUIRED:	1947 LINEAR FEET / 75 FEET = 26 TREES REQUIRED
SIDE AND REAR TREES PROVIDED:	26 TREES
PARKING LOT LANDSCAPING:	N/A (NO PARKING LOTS IN COZ-1)
	TOTAL PROPOSED TREES: 34

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PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SPACING	QTY.	SIZE
	SHEET L1				
	DECIDUOUS TREES				
ARS	*Acer rubrum 'Red Sunset'*	Red Sunset Maple		11	1 3/4" - 2" cal.
AS	*Acer saccharum 'Green Mountain'*	Sugar Maple		23	1 3/4" - 2" cal.
CC	*Cercis canadensis*	Eastern Red Bud		4	5 - 6' ht.
CF	*Cornus florida 'Cherokee Princess'*	Pink Flowering Dogwood		4	5 - 6' ht.
CJ	*Cercidiphyllum japonicum*	Katsura Tree		6	1 3/4" - 2" cal.
GS	*Gleditsia tria. Inermis 'Shademaster'*	Shademaster Honeylocust		18	1 3/4" - 2" cal.
MV	*Magnolia virginiana*	Sweetbay Magnolia		18	5 - 6' ht.
PK	*Prunus serrulata 'Kwanzan'*	Kwanzan Cherry		5	5 - 6' ht.
QA	*Quercus alba*	White Oak		7	1 3/4" - 2" cal.
QPA	*Quercus palustris*	Pin Oak		3	1 3/4" - 2" cal.
QP	*Quercus phellos*	Willow Oak		13	1 3/4" - 2" cal.
QS	*Quercus shumardii*	Shumard Oak		5	1 3/4" - 2" cal.
ZS	*Zelkova serrata 'Green Vase'*	Green Vase Zelkova		8	1 3/4" - 2" cal.
ZV	*Zelkova serrata 'Village Green'*	Village Green Zelkova		27	1 3/4" - 2" cal.
	EVERGREEN TREES				
CR	*Cryptomeria japonica*	Japanese Cryptomeria		3	5 - 6' ht.
JV	*Juniperus virginiana*	Eastern Red Cedar		5	5 - 6' ht.
PA	*Picea abies*	Norway Spruce		4	5 - 6' ht.
			TOTAL TREES	162	
	SHRUBS				
CA	*Clethra alnifolia*	Sweet Pepperbush		19	24"-30" ht.
IG	*Ilex glabra*	Inkberry Holly		12	24"-30" ht.
IV	*Ilex verticillata*	Winterberry Holly		17	24"-30" ht.
IVM	*Ilex verticillata (male)*	Male Winterberry Holly		1	24"-30" ht.
IT	*Itea virginica*	Virginia Sweetspire		13	24"-30" ht.
VD	*Viburnum dentatum*	Arrowwood Viburnum		19	24"-30" ht.
			TOTAL SHRUBS:	81	

STATEMENT OF ACCURACY

I, _____, HEREBY STATE THAT I AM A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD LANDSCAPE ARCHITECTURAL PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE

REVISIONS	CHECKED
DECEMBER 2, 2009	GA
MARCH 8, 2010	GA
JUNE 23, 2010	GA

PLANTING PLAN 1
FOR
LEANDER LAKES APARTMENT COMPLEX
IN THE CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, STATE OF DELAWARE

OWNER/DEVELOPER
LEANDER LAKES, LLC
218 E. MAIN STREET
SALISBURY, MARYLAND 21801
PHONE: (410) 742-3651
FAX: (410) 749-7810

NEW CASTLE, DE (302) 323-9377
DOVER, DE (302) 734-9597
GEORGETOWN, DE (302) 854-9138
HAVRE DE GRACE, MD (410) 939-2144
Landmark/CM Science and Engineering
29 SOUTH STATE STREET DOVER, DELAWARE 19901
PHONE: (302) 734-7950 FAX: (302) 734-3675
INFO@CWER@LANDMARKCM.COM • WWW.LANDMARKCM.COM

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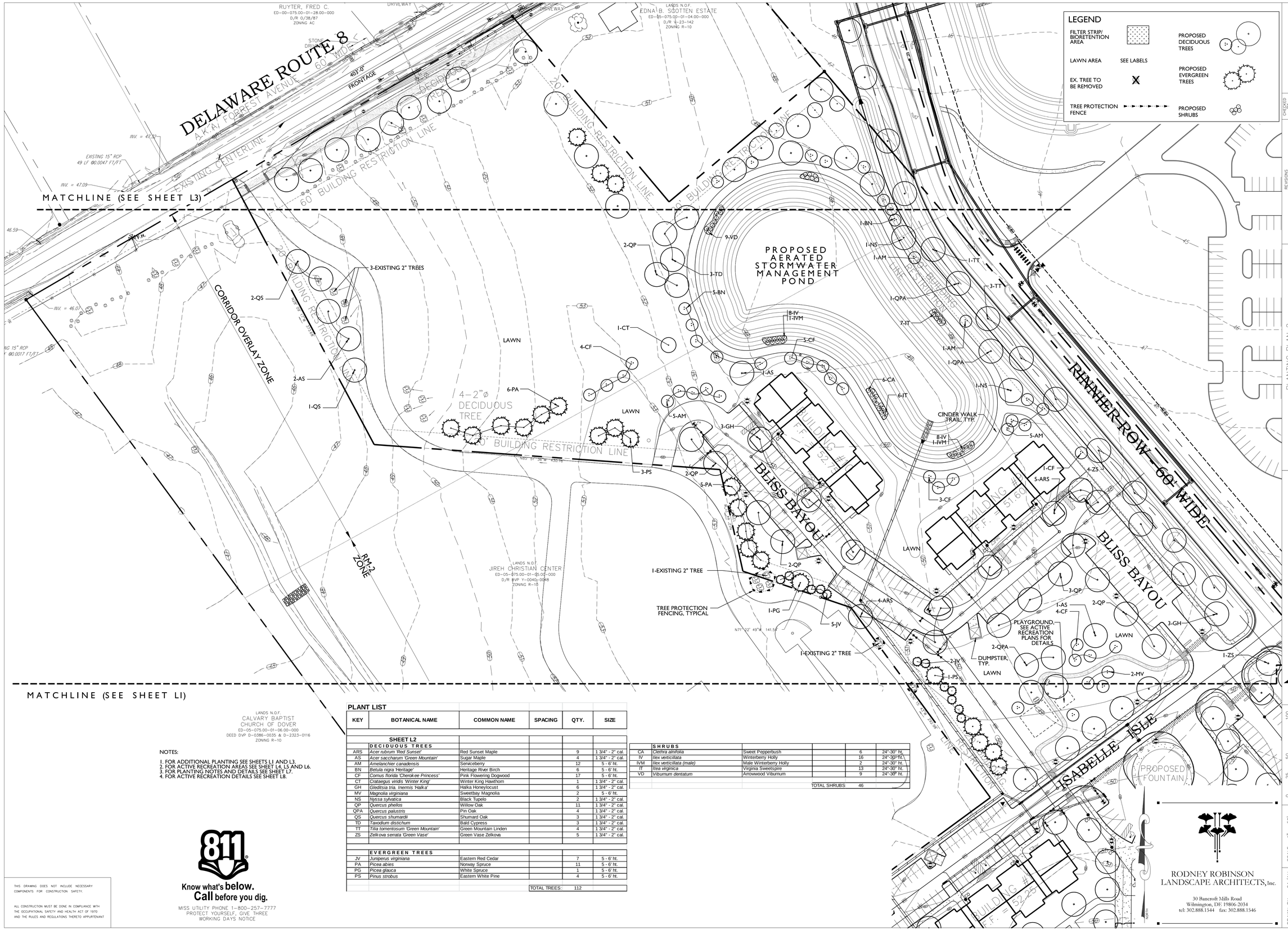
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DESIGNED BY:	GA/AV
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COMM. NO:	C2079
DRAWING NAME:	TREE DENSITY & LANDSCAPE PLAN
SCALE:	1" = 50'
DATE:	6/4/09
LAST MODIFIED	9/4/12
FILE NO:	XXX
SHEET NO.	X of X
	L1

RODNEY ROBINSON LANDSCAPE ARCHITECTS, Inc.
30 Bancroft Mills Road
Wilmington, DE 19806-2034
tel: 302.888.1544 fax: 302.888.1546

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NOTES:

1. FOR ADDITIONAL PLANTING SEE SHEETS LI AND L3.
2. FOR ACTIVE RECREATION AREAS SEE SHEET L4, L5 AND L6.
3. FOR PLANTING NOTES AND DETAILS SEE SHEET L7.
4. FOR ACTIVE RECREATION DETAILS SEE SHEET L8.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SPACING	QTY.	SIZE
	SHEET L2				
	DECIDUOUS TREES				
ARS	*Acer rubrum 'Red Sunset'*	Red Sunset Maple		9	1 3/4" - 2" cal.
AS	*Acer saccharum 'Green Mountain'*	Sugar Maple		4	1 3/4" - 2" cal.
AM	*Amelanchier canadensis*	Serviceberry		12	5 - 6' ht.
BN	*Betula nigra 'Heritage'*	Heritage River Birch		6	5 - 6' ht.
CF	*Cornus florida 'Cherokee Princess'*	Pink Flowering Dogwood		17	5 - 6' ht.
CT	*Crataegus viridis 'Winter King'*	Winter King Hawthorn		1	1 3/4" - 2" cal.
GH	*Gleditsia tria. 'Inermis 'Halka'*	Halka Honeylocust		6	1 3/4" - 2" cal.
MV	*Magnolia virginiana*	Sweetbay Magnolia		2	5 - 6' ht.
NS	*Nyssa sylvatica*	Black Tupelo		2	1 3/4" - 2" cal.
QP	*Quercus phellos*	Willow Oak		11	1 3/4" - 2" cal.
QPA	*Quercus palustris*	Pin Oak		4	1 3/4" - 2" cal.
QS	*Quercus shumardii*	Shumard Oak		3	1 3/4" - 2" cal.
TD	*Taxodium distichum*	Bald Cypress		3	1 3/4" - 2" cal.
TT	*Tilia tomentosum 'Green Mountain'*	Green Mountain Linden		4	1 3/4" - 2" cal.
ZS	*Zelkova serrata 'Green Vase'*	Green Vase Zelkova		5	1 3/4" - 2" cal.
	EVERGREEN TREES				
JV	*Juniperus virginiana*	Eastern Red Cedar		7	5 - 6' ht.
PA	*Picea abies*	Norway Spruce		11	5 - 6' ht.
PG	*Picea glauca*	White Spruce		1	5 - 6' ht.
PS	*Pinus strobus*	Eastern White Pine		4	5 - 6' ht.
			TOTAL TREES:	112	

KEY	BOTANICAL NAME	COMMON NAME		QTY.	SIZE
	SHRUBS				
CA	*Clethra alnifolia*	Sweet Pepperbush		6	24"-30" ht.
IV	*Ilex verticillata*	Winterberry Holly		16	24"-30" ht.
IVM	*Ilex verticillata (male)*	Male Winterberry Holly		2	24"-30" ht.
IT	*Itea virginica*	Virginia Sweetspire		13	24"-30" ht.
VD	*Viburnum dentatum*	Arrowwood Viburnum		9	24"-30" ht.
			TOTAL SHRUBS	46	

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JUNE 23, 2010 GA

PLANTING PLAN 2
FOR
LEANDER LAKES APARTMENT COMPLEX
IN THE CITY OF DOVER, EAST DOVER HUNDRED,
KENT COUNTY, STATE OF DELAWARE

OWNER/DEVELOPER
LEANDER LAKES, LLC
218 E. MAIN STREET
SALISBURY, MARYLAND 21801
PHONE: (410) 742-4651
FAX: (410) 749-7810

LandmarkCM Science and Engineering
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CHECKED BY: RUR/GA
COMM. NO: C2079
DRAWING NAME: TREE DENSITY & LANDSCAPE PLAN

SCALE: 1" = 50'
DATE: 6/4/09
LAST MODIFIED 9/4/12
FILE NO XXX

SHEET NO. X of X

L2

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30 Bancroft Mills Road
Wilmington, DE 19806-2034
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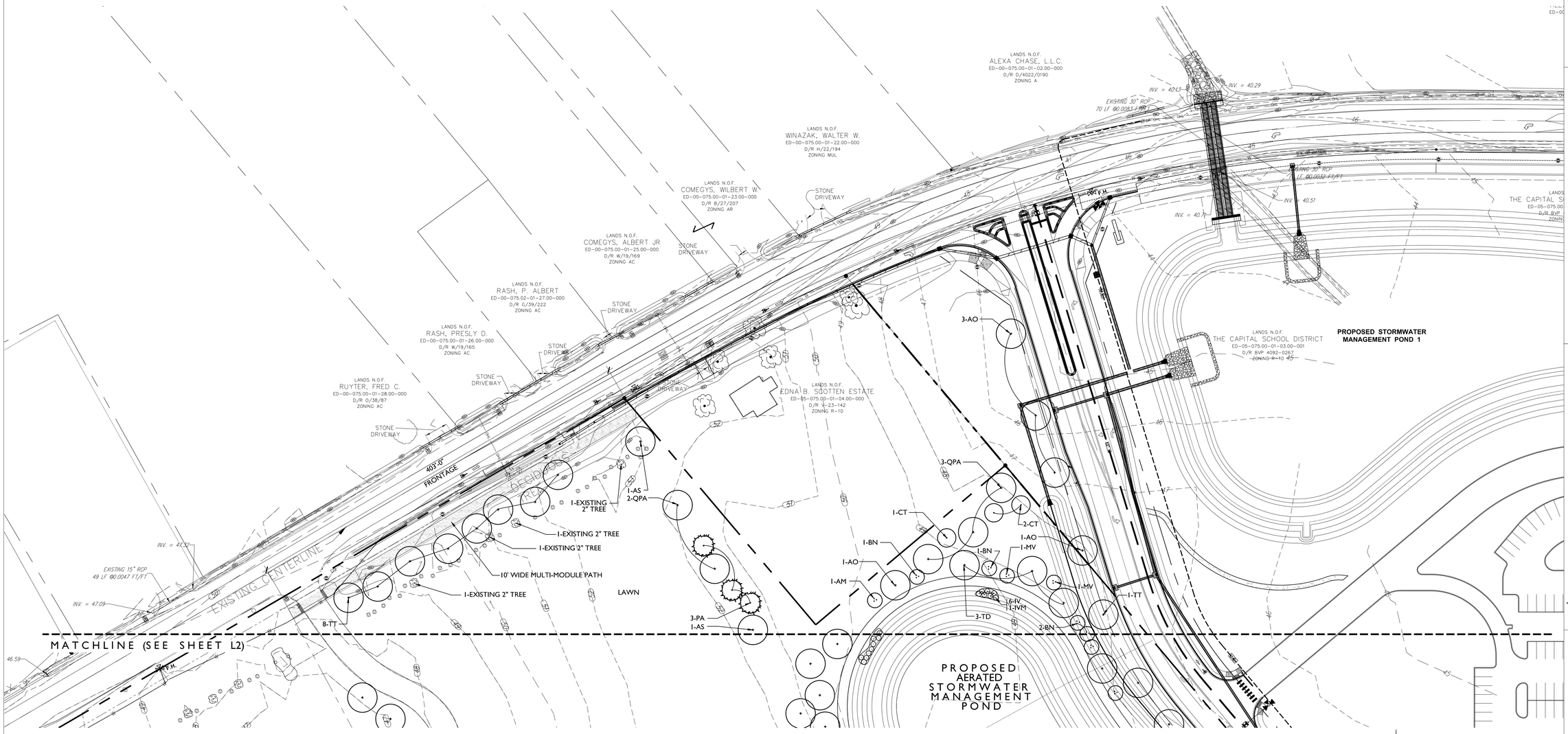
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LEGEND

- FILTER STRIP/ BIORETENTION AREA
- LAWN AREA — SEE LABELS
- EX. TREE TO BE REMOVED
- TREE PROTECTION FENCE
- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUBS

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SPACING	QTY.	SIZE
	SHEET L3				
	DECIDUOUS TREES				
AO	*Acer rubrum 'October Glory'*	October Glory Red Maple		5	1 3/4" - 2" cal.
AS	*Acer saccharum 'Green Mountain'*	Sugar Maple		2	1 3/4" - 2" cal.
AM	*Amelanchier canadensis*	Servceberry		1	5 - 6' ht.
BN	*Betula nigra 'Heritage'*	Heritage River Birch		4	5 - 6' ht.
CT	*Crataegus viridis 'Winter King'*	Winter King Hawthorn		3	1 3/4" - 2" cal.
MV	*Magnolia virginiana*	Sweetbay Magnolia		2	5 - 6' ht.
QPA	*Quercus palustris*	Pin Oak		5	1 3/4" - 2" cal.
TD	*Taxodium distichum*	Bald Cypress		3	1 3/4" - 2" cal.
TT	*Tilia tomentosum 'Green Mountain'*	Green Mountain Linden		9	1 3/4" - 2" cal.
	EVERGREEN TREES				
PA	*Picea abies*	Norway Spruce		3	5 - 6' ht.
			TOTAL TREES:	37	
	SHRUBS				
IV	*Ilex verticillata*	Winterberry Holly		6	24"-30" ht.
IVM	*Ilex verticillata (male)*	Male Winterberry Holly		1	24"-30" ht.
			TOTAL SHRUBS:	7	



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JUNE 23, 2010	GA

LEANDER LAKES APARTMENT COMPLEX

IN THE CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, STATE OF DELAWARE

PLANTING PLAN 3

FOR

OWNER/DEVELOPER
LEANDER LAKES, L.L.C.
216 E. MAIN STREET
SALISBURY, MARYLAND 21801
PHONE: (410) 742-3651
FAX: (410) 749-7810

NEW CASTLE, DE (302) 323-9377
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GEORGETOWN, DE (302) 854-9138
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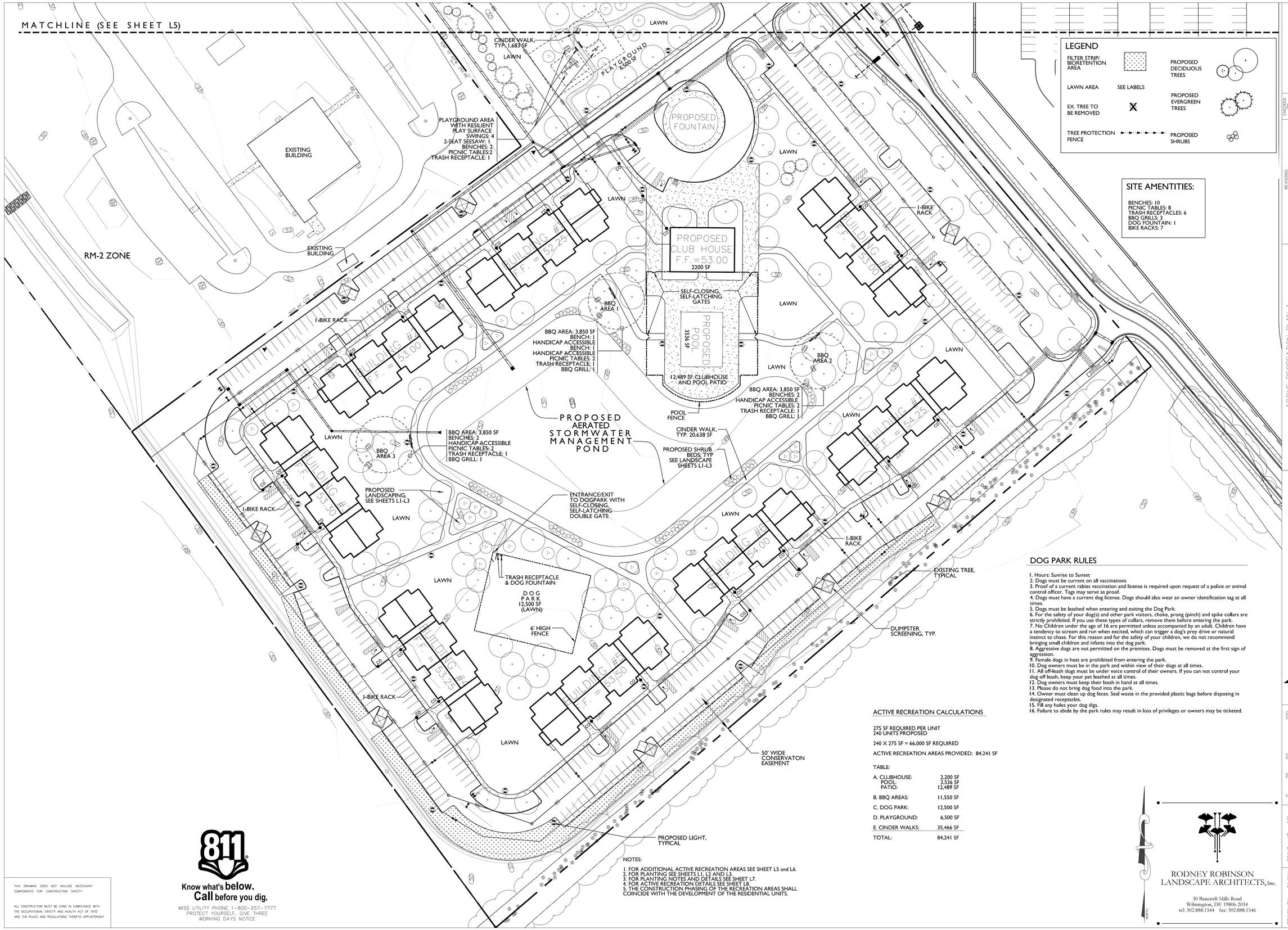
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SCALE:	1" = 50'
DESIGNED BY:	GA/AV
DATE:	6/4/09
CHECKED BY:	RDR/GA
LAST MODIFIED	9/4/12
COMM. NO.	C2079
FILE NO.	XXX
DRAWING NAME:	LANDSCAPE PLAN
	TREE DENSITY & PLAN
	L3
SHEET NO.	X of X

RODNEY ROBINSON LANDSCAPE ARCHITECTS, Inc.
30 Bancroft Mills Road
Wilmington, DE 19806-2034
tel: 302.888.1544 fax: 302.888.1546

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DOG PARK RULES

1. Hours: Sunrise to Sunset
2. Dogs must be current on all vaccinations
3. Proof of a current rabies vaccination and license is required upon request of a police or animal control officer. Tags may serve as proof.
4. Dogs must have a current dog license. Dogs should also wear an owner identification tag at all times.
5. Dogs must be leashed when entering and exiting the Dog Park.
6. For the safety of your dog(s) and other park visitors, choke, prong (pinch) and spike collars are strictly prohibited. If you use these types of collars, remove them before entering the park.
7. No Children under the age of 16 are permitted unless accompanied by an adult. Children have a tendency to scream and run when excited, which can trigger a dog's prey drive or natural instinct to chase. For this reason and for the safety of your children, we do not recommend bringing small children and infants into the dog park.
8. Aggressive dogs are not permitted on the premises. Dogs must be removed at the first sign of aggression.
9. Female dogs in heat are prohibited from entering the park.
10. Dog owners must be in the park and within view of their dogs at all times.
11. All off-leash dogs must be under voice control of their owners. If you can not control your dog off leash, keep your pet leashed at all times.
12. Dog owners must keep their leash in hand at all times.
13. Please do not bring dog food into the park.
14. Owner must clean up dog feces. Seal waste in the provided plastic bags before disposing in designated receptacles.
15. Fill any holes your dog digs.
16. Failure to abide by the park rules may result in loss of privileges or owners may be ticketed.

ACTIVE RECREATION CALCULATIONS

275 SF REQUIRED PER UNIT
240 UNITS PROPOSED

240 X 275 SF = 66,000 SF REQUIRED

ACTIVE RECREATION AREAS PROVIDED: 84,241 SF

TABLE:

A. CLUBHOUSE:	2,200 SF
POOL:	3,536 SF
PATIO:	12,489 SF
B. BBQ AREAS:	11,550 SF
C. DOG PARK:	12,500 SF
D. PLAYGROUND:	6,500 SF
E. CINDER WALKS:	35,466 SF
TOTAL:	84,241 SF

NOTES:
1. FOR ADDITIONAL ACTIVE RECREATION AREAS SEE SHEET L5 and L6.
2. FOR PLANTING SEE SHEETS L1, L2 AND L3.
3. FOR PLANTING NOTES AND DETAILS SEE SHEET L7.
4. FOR ACTIVE RECREATION DETAILS SEE SHEET L8.
5. THE CONSTRUCTION PHASING OF THE RECREATION AREAS SHALL COINCIDE WITH THE DEVELOPMENT OF THE RESIDENTIAL UNITS.

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RODNEY ROBINSON LANDSCAPE ARCHITECTS, Inc.
30 Bancroft Mills Road
Wilmington, DE 19806-2034
tel: 302.888.1544 fax: 302.888.1546

REVISIONS
DECEMBER 2, 2009 — CHECKED BY: GA
MARCH 8, 2010 — CHECKED BY: GA
JUNE 23, 2010 — CHECKED BY: GA

ACTIVE RECREATION PLAN 1
FOR
LEANDER LAKES APARTMENT COMPLEX
IN THE CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, STATE OF DELAWARE

OWNER/DEVELOPER
LEANDER LAKES, LLC
218 E. MAIN STREET
SALISBURY, MARYLAND 21801
PHONE: (410) 742-3451
FAX: (410) 749-7810

LandmarkJCM
Science and Engineering
29 SOUTH STATE STREET
DOVER, DELAWARE 19901
PHONE: (302) 734-7950 • FAX: (302) 734-7975
INFODOVER@LANDMARKJCM.COM • WWW.LANDMARKJCM.COM
NEW CASTLE, DE (302) 323-9377
DOVER, DE (302) 734-4957
GEORGETOWN, DE (302) 854-9038
HAVRE DE GRACE, MD (410) 939-2144

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DRAWING NAME: ACTIVE RECREATION PLAN
SCALE: 1" = 50'
DATE: 6/4/09
LAST MODIFIED 9/4/12
FILE NO: XXX
SHEET NO. X of X

L4

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DELAWARE ROUTE 8
A.K.A. FORREST AVENUE – 60' WIDE

LANDS N.O.F.
RUYTER, FRED C.
ED-00-075.00-01-28.00-000
D/R O/38/87
ZONING AC

LANDS N.O.F.
EDNA B. SCOTTEN ESTATE
ED-05-075.00-01-04.00-000
D/R V-23-142
ZONING R-10

407'-0" FRONTAGE

10' WIDE MULTI-MODULE PATH

60' BUILDING RESTRICTION LINE

20' BUILDING RESTRICTION LINE

EXISTING 15" RCP
49 LF @0.0047 FT/FT

INV. = 47.32

INV. = 47.09

MATCHLINE (SEE SHEET L6)

LAWN

INV. = 46.59

INV. = 46.07

CORRIDOR OVERLAY ZONE

N08°29'17"W 375.68'

EXISTING TREE, TYPICAL

60' BUILDING RESTRICTION LINE

N80°51'36"E 430.78'

RM-2 ZONE

LANDS N.O.F.
JIREH CHRISTIAN CENTER
ED-05-075.00-01-05.00-000
D/R BVP Y-0040-0048
ZONING R-10

EXISTING TREE, TYPICAL

N71°22'49"W 141.54'

MATCHLINE (SEE SHEET L4)

LANDS N.O.F.
CALVARY BAPTIST
CHURCH OF DOVER
ED-05-075.00-01-06.00-000
DEED BVP D-0386-0035 & D-2323-0116
ZONING R-10

NOTES:

1. FOR ACTIVE RECREATION CALCULATIONS SEE SHEET L4.
2. FOR PLANTING SEE SHEETS L1, L2 AND L3.
3. FOR PLANTING NOTES AND DETAILS SEE SHEET L7.
4. FOR ACTIVE RECREATION DETAILS SEE SHEET L8.
5. THE CONSTRUCTION PHASING OF THE RECREATION AREAS SHALL COINCIDE WITH THE DEVELOPMENT OF THE RESIDENTIAL UNITS.

LEGEND

- FILTER STRIP/ BIORETENTION AREA
- LAWN AREA — SEE LABELS
- EX. TREE TO BE REMOVED
- TREE PROTECTION FENCE
- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUBS

PROPOSED LANDSCAPING, SEE SHEETS L1-L3

PROPOSED AERATED STORMWATER MANAGEMENT POND

2-BENCHES & 1-TRASH RECEPTACLE

PROPOSED SHRUB BED, TYP. SEE SHEETS L1-L3

CINDER WALK TRAIL, 13,145 SF

RENNER ROW – 66' WIDE

BUILDING #1
52.75
F.F.

BUILDING #2
51.60
F.F.

BUILDING #3
52.25
F.F.

BLISS BAYOU

I-BIKE RACK

LAWN

PROPOSED LANDSCAPING, SEE SHEETS L1-L3

DUMPSTER, TYP.

HALF COURT PLAYGROUND 6,000 SF

ISABELLE ISLE

DECEMBER 2, 2009
MARCH 8, 2010
JUNE 23, 2010

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LEANDER LAKES APARTMENT COMPLEX
ACTIVE RECREATION PLAN 2
FOR
IN THE CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, STATE OF DELAWARE

OWNER/DEVELOPER
LEANDER LAKES, LLC
218 E. MAIN STREET
SALISBURY, MARYLAND 21801
PHONE: (410) 742-3451
FAX: (410) 749-7810

NEW CASTLE, DE (302) 323-9377
DOVER, DE (302) 734-6997
GEORGETOWN, DE (302) 854-9138
HAVRE DE GRACE, MD (410) 939-2144

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Science and Engineering
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DOVER, DELAWARE 19901
PHONE: (302) 734-7950 • FAX: (302) 734-2075
INFODOVER@LANDMARKJCM.COM • WWW.LANDMARKJCM.COM

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CHECKED BY:	RDR/GA	LAST MODIFIED	9/4/12
COMM. NO.	C2079	FILE NO	XXX
DRAWING NAME:	ACTIVE RECREATION PLAN	SHEET NO.	X of X

RODNEY ROBINSON
LANDSCAPE ARCHITECTS, Inc.
30 Bancroft Mills Road
Wilmington, DE 19806-2034
tel: 302.888.1544 fax: 302.888.1546

L5

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PLAN DATA

1. TAX PARCEL: PART OF ED-05-0075.00-01-05.00-000 (LANDS N.O.F. JIREH CHRISTIAN CENTER)
PART OF ED-05-0075.00-01-03.00-001 (LANDS N.O.F. THE CAPITAL SCHOOL DISTRICT)

2. SOURCE OF TITLE: DEED BOOK 4092, PAGE 267

3. REFERENCE DOCUMENTS UTILIZED IN THE COMPLETION OF THE SUBJECT SITE PLANS INCLUDE:

"CONDITIONAL USE SITE PLAN FOR JIREH CHRISTIAN CENTER" BY EARL D. SMITH, INC. DATED 3-20-2001.

4. TOTAL SITE AREA: 28.67 AC. TOTAL (5.8± AC. WITHIN COZ-1)

5. EXISTING ZONING: RM-2 IN COZ1 (RESIDENTIAL MEDIUM DENSITY ZONE IN THE CORRIDOR OVERLAY ZONE)

EXISTING USE: AGRICULTURAL

6. PROPOSED ZONING: RM-2 IN COZ1 (RESIDENTIAL MEDIUM DENSITY ZONE IN THE CORRIDOR OVERLAY ZONE)

PROPOSED USE: APARTMENTS

7. PROPOSED SITE DENSITY: 8 DU/ACRE (8 DU/AC. MAX. FOR RM-2)

8. WATER SUPPLY: CITY OF DOVER

IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS AND SPECIFICATIONS.

9. SEWAGE DISPOSAL: CITY OF DOVER

IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS AND SPECIFICATIONS.

10. TRASH REMOVAL: PRIVATE

11. FLOOD PLAIN: NONE

NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAPS 10001C0162H AND 10001C0164H DATED MAY 5, 2003.

12. LOT COVERAGE:
EXISTING: 0
PROPOSED: 441,222± SQ. FT. (34%)
PERMITTED:784,112± SQ. FT. (60%)

13. PARKING:

REQUIRED SPACES: 240 UNITS x 2 SPACES PER UNIT = 480
600 SQ. FT. OFFICE SPACE x 1 SPACE PER 200 SQ. FT = 3
TOTAL REQUIRED SPACES = 483
PROPOSED SPACES: 552 (21 HANDICAP)

14. VERTICAL DATUM: NAVD 88
PROJECT BENCHMARK: ELEVATION = 48.83 CAPPED REBAR FOUND

15. SITE ENTRANCE:

ENTRANCE OFF OF ACCESS ROAD

16. PERVIOUS AND IMPERVIOUS AREA: 60% MAX IMPERVIOUS

PERVIOUS AREA:19.87± AC.
IMPERVIOUS AREA: 10.13± AC. (34%)

17. BUILDING AREA:

BUILDING #1:	31,731± SQ. FT.
BUILDING #2:	31,731± SQ. FT.
BUILDING #3:	31,731± SQ. FT.
BUILDING #4:	31,731± SQ. FT.
BUILDING #5:	31,731± SQ. FT.
BUILDING #6:	31,731± SQ. FT.
BUILDING #7:	31,731± SQ. FT.
BUILDING #8:	31,731± SQ. FT.
BUILDING #9:	31,731± SQ. FT.
BUILDING #10:	31,731± SQ. FT.
CLUBHOUSE:	4,400± SQ. FT.
TOTAL:	321,710± SQ. FT.

18. BUILDING HEIGHT:

BUILDINGS 1 THROUGH 10 = 35'
CLUBHOUSE = 18'

19. RESTRICTIONS:

	RM-2 (APARTMENT)	COZ-1 (BOTH)	R-10 (SCHOOL)
MIN. REQUIREMENTS PER DWELLING UNIT:			
LOT AREA (SQ. FT.)	3,000	10,000	10,000
OFF-STREET PARKING SPACES	2	-	2
MIN. REQUIREMENTS PER BUILDING:			
LOT AREA	1 ACRE	-	-
LOT WIDTH (FT.)	100	-	80
LOT DEPTH (FT.)	125	100	110
FRONT YARD (FT.)	30	60 MIN. ALONG RTE 8	25
MINIMUM SIDE YARD (FT.)	20	20	15
TOTAL SIDE YARDS (FT.)	40	40	30
REAR YARD (FT.)	30	30	30
MAX. PERMITTED:			
BUILDING HEIGHT			
STORIES	3	2	2½
FEET	35	35	35
PERMITTED LOT COVERAGE	60%	-	30%
PROPOSED LOT COVERAGE	40%	7%	
NUMBER OF DWELLING UNITS PER BLDG.	24	-	
NUMBER OF APARTMENT UNITS	240	0	

20. TOPOGRAPHIC INFORMATION SHOWN ON THE SUBJECT SITE PLANS IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY LANDMARK ENGINEERING, INC., APRIL 2009.

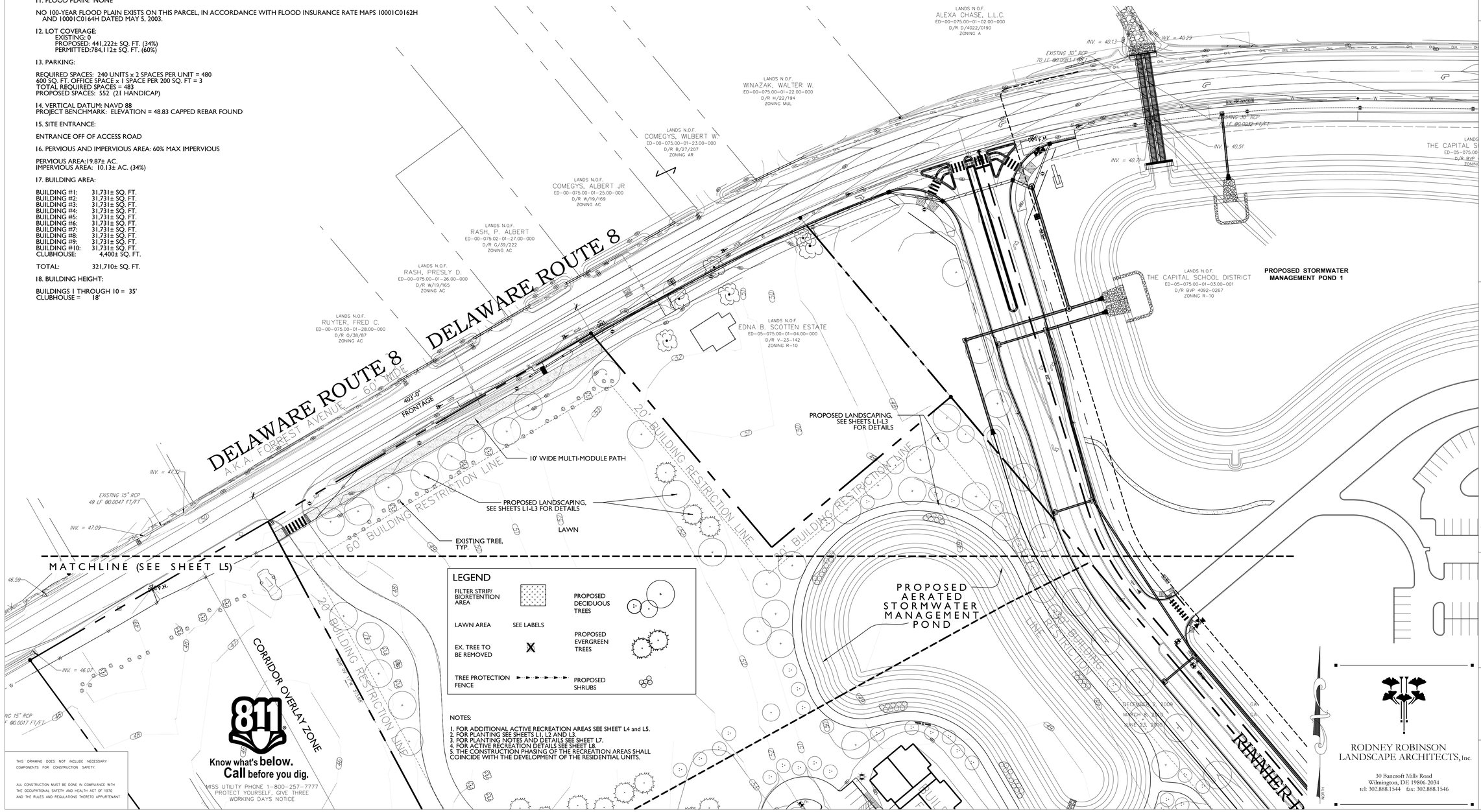
21. ACTIVE RECREATION AREA CALCULATIONS:

275 SF REQUIRED PER UNIT
240 UNITS PROPOSED

REQUIRED ACTIVE RECREATION AREA = 240 x 275 SF = 66,000 SF

ACTIVE RECREATION AREAS PROVIDED:

A. CLUBHOUSE:	
POOL:	2,200 SF
PATIO:	3,536 SF
B. BBQ AREAS (3):	12,489 SF
C. DOG PARK:	11,550 SF
D. PLAYGROUND:	12,500 SF
E. CINDER WALKS:	6,500 SF
	35,466 SF
TOTAL ACTIVE RECREATION AREA PROVIDED =	84,241 SF



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ACTIVE RECREATION PLAN 3
FOR
LEANDER LAKES APARTMENT COMPLEX
IN THE CITY OF DOVER, EAST DOVER HUNDRED,
KENT COUNTY, STATE OF DELAWARE

OWNER/DEVELOPER
LEANDER LAKES, LLC
218 E. MAIN STREET
SALISBURY, MARYLAND 21801
PHONE: (410) 742-3451
FAX: (410) 749-7810

NEW CASTLE, DE (302) 323-9377
DOVER, DE (302) 734-8699
GEORGETOWN, DE (302) 854-9138
HAVRE DE GRACE, MD (410) 939-2144

Landmark ICM
Science and Engineering
29 SOUTH STATE STREET
DOVER, DELAWARE 19901
PHONE: (302) 734-8699 FAX: (302) 734-2825
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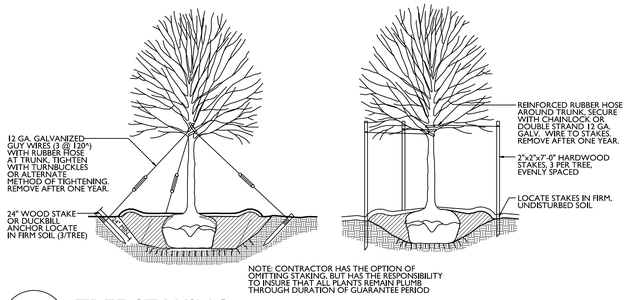
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COMM. NO.	C2079	FILE NO.	XXX
DRAWING NAME:	ACTIVE RECREATION PLAN	SHEET NO.	X of X

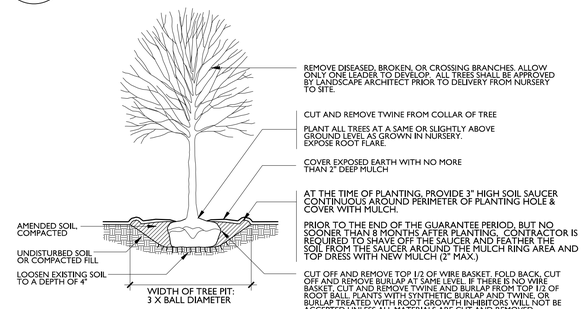
L6

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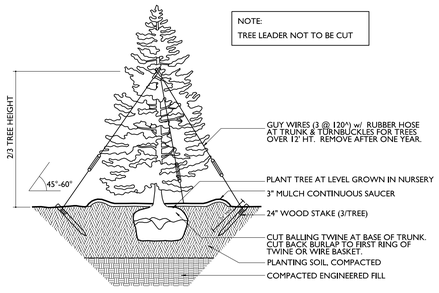
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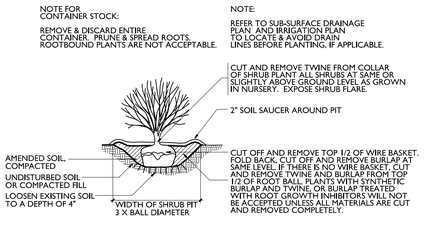
A1 TREE STAKING
L7 NOT TO SCALE



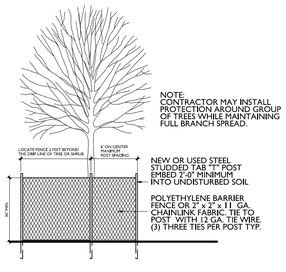
B1 TREE PLANTING
L7 NOT TO SCALE



C1 EVERGREEN TREE PLANTING
L7 NOT TO SCALE



D1 SHRUB PLANTING
L7 NOT TO SCALE



D2 TREE PROTECTION
L7 NOT TO SCALE

LAWN SEED NOTES:

1. Lawn areas designated as "lawn seed mix" on the plans shall be seeded with an approved blend with proportioned by weight as follows:
 a. 60 percent Rebel Jr. Tall Fescue.
 b. 20 percent Baron Kentucky Bluegrass.
 c. 20 percent Palmer Perennial Ryegrass.
Seed shall be certified with no less than 90% purity and a total weed seed percentage not exceeding 1% of the mixture. Minimum germination rate to be 90%.

2. Broadcast lawn grass seed evenly in perpendicular directions at the rate per the manufacturer's recommendation. Do not broadcast or drop seed when wind velocity exceeds 5 mph. Roll evenly with a water filled roller and water with a fine mist to thoroughly moisten seed bed without washing or exposing seed. Protect seeded areas with slopes exceeding 1:6 with erosion-control fiber mesh and 1:4 with erosion-control blankets installed and stapled according to manufacturer's written instructions. Protect seeded areas with slopes not exceeding 1:6 by spreading straw mulch. Spread uniformly at a minimum rate of 2 tons/acre to form a continuous blanket 1-1/2 inches in loose depth over seeded areas. Spread by hand, blower, or other suitable equipment. Anchor straw mulch by crimping into topsoil with suitable mechanical equipment.

3. Begin maintenance immediately after each area is seeded and continue until acceptable lawn is established, but for not less than the following period:
 a. Seeded Lawns: 60 days from date of Final Acceptance.

4. Maintain and establish lawn by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth lawn. In areas where mulch has been disturbed by wind or maintenance operations, add new mulch. Anchor as required to prevent displacement.

5. Provide and maintain temporary piping, hoses, and lawn-watering equipment to convey water from sources and to keep lawn uniformly moist to a depth of 4 inches (100 mm).
 a. Schedule watering to prevent wilting, puddling, erosion, and displacement of seed or mulch.
 b. Lay out temporary watering system to avoid walking over muddy or newly planted areas.
 c. Water lawn at a minimum rate of 1 inch (25mm) per week.

6. Mow lawn as soon as top growth exceeds 3". Repeat mowing to maintain specified height without cutting more than 40 percent of grass height. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule subsequent mowings to maintain the 3" grass height.

7. Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 per cent over any 10 sq. ft. and bare spots not exceeding 5 by 5 inches.

LAWN AND BED PREPARATION NOTES:

1. Lawn areas shall be eradicated with Round-Up or an approved aquatic herbicide if eradicating vegetation in close proximity to water bodies. After grass has died off, rototill dead turf six (6) inches into existing soil in combination with appropriate soil additives.

2. Pertaining to the use of herbicides and other chemicals, the Contractor shall comply with all Federal and State Department of Agriculture regulations for chemical applications which, in general, require that Contractors store, handle, prepare and apply chemicals as per Manufacturer's recommendations (especially when applied in close proximity to pond or water's edge), wear appropriate protective clothing and gear, thoroughly clean all equipment after use, and properly dispose of chemicals and chemical storage containers. Persons applying herbicides must have been instructed on appropriate application procedures and at least one member of the work crew must have a current valid Pesticide Applicator's License for the State in which the work is taking place.

3. Plant beds shall be tilled to a depth of ten to twelve (10-12) inches to thoroughly mix soil amendments and additional soil mix. Till by hand near existing tree roots, or in areas that are too difficult to rototill. Extreme care must be taken to minimize disturbance to existing roots.

4. Soil Mix to be added to for planting backfill shall be composed of four (4) parts topsoil and one (1) part organic matter (well-composted, shredded leaf mold or peat). The mix shall have a pH range from 5 to 7 and shall be confirmed in a report from the Contractor. Soil mix shall be placed so that the surface of the bed or lawn sod bed will be at Finished Grade of adjacent paving and coping once the mixture has settled to normal compaction.

5. Topsoil shall be natural friable clay loam soil with a pH between 5 and 7 and shall contain not less than 6% and not more than 10% organic matter. Topsoil shall be without admixture of subsoil, refuse, or any foreign material.

6. In planting beds only (non-seeded areas) and after planting, rake beds to a smooth even finish and cover with an application of pre-emergence herbicide (as per manufacturers recommendation) and a two (2) inch layer of double-shredded hardwood bark mulch. Plant beds currently containing groundcover shall not receive mulch unless otherwise noted.

7. All excess Soil Mix and construction debris shall be removed from the site and disposed of legally by the Contractor.

8. Contractor to take any precautions or measures necessary to prevent erosion or bank de-stablization when preparing beds on berms or pond edges. See civil drawings for more information.

FILTER STRIP AND BIORETENTION AREA INSPECTION AND MAINTENANCE:

1. Mow strip no lower than 6 inches (maintenance personnel must be made aware of this requirement). Mow regularly to maintain a dense stand. A mulching mower should be used to ensure that nutrients are recycled, and that excessive clippings do not build up.

2. Excessive clippings, litter and other debris shall be removed in order to keep the filter strip attractive in appearance and reduce the tendency for blockages or channelization to occur.

3. If necessary to eliminate competition from invasive species, selectively hand-apply an appropriate herbicide with a cut stump applicator or directed foliar sprays.

4. If required, fertilizer should only be applied in the Fall. Only fertilize if necessary, and never use fertilizers in exceeding plant uptake rates and the requirements imposed by soil conditions. Do not use animal manure mulch within the filter strip.

5. There should be semi-annual regular inspections of the facility; once before new growth emerges in the spring, and once at seed dispersal. The filter strip should also be inspected after severe storm events.

6. Damaged areas shall be re-seeded with a mix as specified on this plan or grass plugs from an adjacent upslope area. If possible, redirect flow until the grass is firmly established.

7. Any observed deposition of sediment at the lip of the grass filter strip shall be cleaned up with a flat shovel and discarded in a designated area.

8. It is important to have a dense stand of grass within the first few feet of the grass filter strip in order to be replaced with appropriate sod material, if available.

PLANTING NOTES:

1. The Landscape Contractor shall verify all existing site conditions prior to construction and shall coordinate his work with that of the General Contractor.

2. The Landscape Contractor shall notify the Owner's Representative of any major discrepancy that will affect work.

3. The Contractor shall carry all insurances required by law, such as Worker's Compensation, and insurances that will protect the Contractor from claims relating to Bodily Injury Liability and Property Damage Liability which may arise out of or result from the Contractor's operations under the contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. Certificates of insurance are to be provided to the Owner prior to the commencement of work.

4. Before any earthwork or digging occurs, the Contractor shall verify the locations of all utilities, both existing and proposed and bring to the attention of the Owner's Representative any possible conflicts with proposed plant locations. The Contractor shall relocate plants at the direction of the Owner's Representative. The Contractor shall exercise extreme caution when excavating near utilities.

5. The Contractor will protect all existing plants, paving, ramps, walls, structures, etc. and will be solely responsible for repairing any damage done by him, or his Subcontractors, to the satisfaction of the Owner's Representative. Special care must be taken at all times to avoid damage by equipment or staff or from inaccurate spray applications, spray drift, or spills to plantings that are to remain. Any damage that occurs, including damage to turf, shall be repaired at the Contractor's expense. All planting and seeded areas damaged by the Contractor during the Construction Period shall be regraded, restored and reseeded.

6. Acceptable planting times for shrubs, trees, groundcovers, perennials, and in-season annuals shall be as directed by Landscape Architect.

7. All plants and seed stock are to be provided as specified. Requests to use plant substitutes, whether for size or species/cultivar, shall be submitted in writing to the City of Dover for approval, prior to the delivery to the job site.

8. All plants shall be the kind and size indicated on the Plant List and shall be typical of their species or variety. Plant names shall agree with nomenclature found in RHS Encyclopedia. Size and grading standards shall conform to AAN "American Standards for Nursery Stock," ANSI Z60.1latest edition.

9. All plants shall be sound, healthy, vigorous nursery stock with normal habit of growth, well developed branches, and vigorous root systems. They shall be free from disfiguring knots. sunscale, injuries, abrasions of bark, plant diseases, insect eggs, borers, and all forms of infestation. All suppliers must be approved by the Owner's Representative. Balled and burlap stock shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary to the plant's full recovery. Root balls shall be firmly wrapped with burlap and bound with twine or wire mesh. Container stock shall be grown in its delivery container for not less than six (6) months but not more than two (2) years. Samples, selected at random by the Owner's Representative shall neither exhibit rootbound conditions, nor inability to hold soil firmly intact. Such plants shall be rejected and replaced at the Contractor's expense. Herbaceous plants must be adequately containerized, packaged, etc. to insure viability of plants and the protection of roots and other plant parts against climatic seasonal and other injuries.

10. The location of new plants will be staked out by the Contractor and approved by the Owner's Representative before proceeding with planting.

11. The Owner's Representative shall have the right to inspect and/or reject any plant at the nursery and on site throughout the construction period. All rejected plants shall be immediately removed from the site and replaced with acceptable material.

12. All plants shall be maintained by the Contractor in a healthy growing condition and neat appearance through final acceptance.

13. All plants shall be guaranteed by the Contractor for a two-year period. The beginning of guarantee period shall start after the acceptance of the job at the final inspection. All planting must be alive and healthy to be considered complete. The Contractor shall replace plants that are dead or that in the opinion of the Owner's Representative are in unhealthy condition or have lost their natural shape due to dead branches, will be replaced during this time period. All original details and notes will apply to the replacement planting.

14. The Contractor will replace all plants damaged or destroyed during construction. Replacements shall be the same size and variety as that damaged or destroyed.

15. All plants in beds will be alternately spaced unless otherwise noted.

16. All beds adjacent to lawns will have a clean cut vertical edge.

17. All rootballs removed from containers will be scarified and roots thoroughly separated prior to planting.

18. All plastic or no-rot burlap or twine must be completely removed from the plant ball prior to backfilling with soil. Biodegradable burlap and twine and wire cage material shall be cut away from the top half of the ball and removed from the site.

19. The Contractor is to water thoroughly immediately after planting and as often as necessary thereafter until Final Acceptance.

20. Only the best horticultural practices are acceptable. The Owner's Representative may require remedial work done to his satisfaction if, in his judgment the health or vigor of the installed material has been damaged or retarded by the Contractor's methods.

21. Remove tree pit saucers in grass area and seed tree pit areas prior to completion of maintenance period at time determined by the Owner's Representative.

22. Trees shall not be located within ten (10) feet of utilities.

FILTER STRIP & BIORETENTION AREA SEED MIX:

COMMON NAME	SCIENTIFIC NAME	SEEDING RATE
Big Bluestem	*Andropogon gerardii*	4 LB/AC
Smooth Bromegrass	*Bromus inermis*	9 LB/AC
Redtop	*Agrostis alba*	3 LB/AC
Perennial Rye	*Lolium perenne*	15 LB/AC
Creeping Red Fescue	*Festuca rubra*	9 LB/AC
Kentucky Blue Grass	*Poa pratensis*	15 LB/AC
Creeping Bentgrass	*Agrostis stolonifera*	4 LB/AC
Annual Rye**	*Lolium multiflorum*	8 LB/AC
		67 LB/AC

** NOTE: Only use Annual Rye during initial stabilization in first growing season.

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RODNEY ROBINSON
LANDSCAPE ARCHITECTS, Inc.
30 Bancroft Mills Road
Wilmington, DE 19806-2034
tel: 302.888.1544 fax: 302.888.1546

REVISIONS
DECEMBER 2, 2009 CA
MARCH 8, 2010 CA
MAY 10, 2010 CA
JUNE 23, 2010 CA
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PLANTING NOTES & DETAILS
FOR
LEANDER LAKES APARTMENT COMPLEX
IN THE CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, STATE OF DELAWARE

OWNER/DEVELOPER
LEANDER LAKES, LLC
216 E. MAIN STREET
SALISBURY, MARYLAND 21801
PHONE: (410) 742-8151
FAX: (410) 749-7810

NEW CASTLE, DE (302) 323-9077
DOVER, DE (302) 734-9897
GEORGETOWN, DE (302) 854-9138
HAVRE DE GRACE, MD (410) 939-2144

LandmarkJCM Science and Engineering
29 SOUTH STATE STREET
DOVER, DELAWARE 19901
PHONE - (302) 734-9897 • FAX - (302) 734-3875
INFO@DOVER@LANDMARKJCM.COM • WWW.LANDMARKJCM.COM

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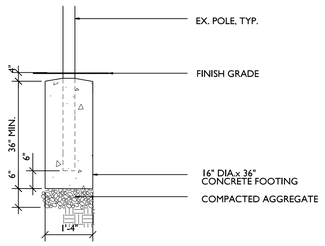
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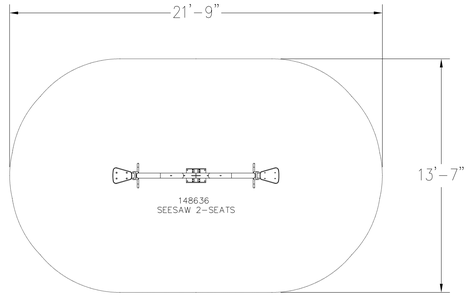
DRAWN BY:	GA/AV	SCALE:	AS SHOWN	
DESIGNED BY:	GA/AV	DATE:	6/4/09	
CHECKED BY:	RDR/GA	LAST MODIFIED	9/4/12	
COMM. NO.	C2079	FILE NO.	XXX	
DRAWING NAME:	TREE & LANDSCAPE PLAN			

L7 SHEET NO. X of X

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A1 BARBEQUE GRILL/BIKE RACK FOOTING
L8 SCALE: 1/2" = 1'



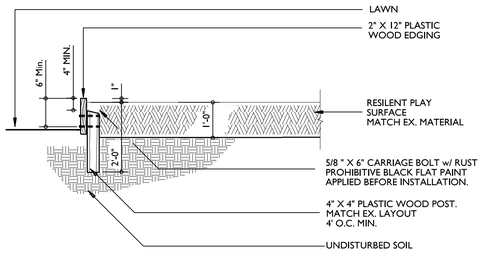
2-SEAT SEESAW
MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
QUANTITY: 1
SEE B1/L6 FOR PLAYGROUND SURFACE INFORMATION
AGES: 5-12

A2 SEESAW
L8 NOT TO SCALE

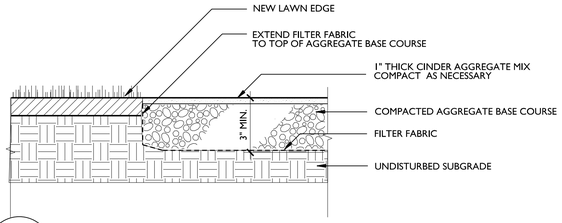


LITTER RECEPTACLE
MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
QUANTITY: 6

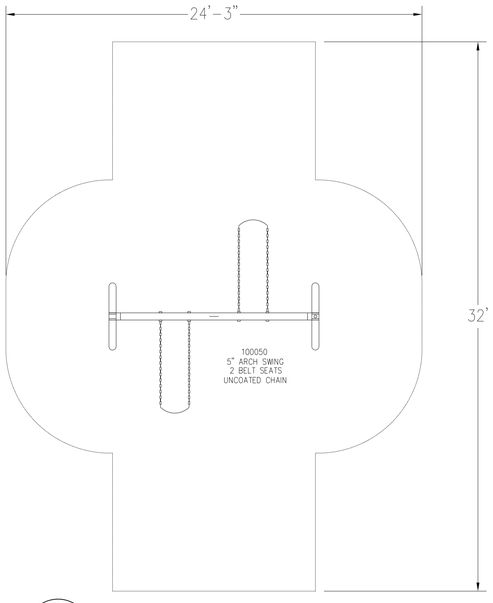
A3 TRASH RECEPTACLE
L8 NOT TO SCALE



B1 PLAYGROUND SURFACING
L8 SCALE: 1/2" = 1'-0"



B2 CINDER WALK TRAIL
L8 SCALE: 1" = 1'-0"



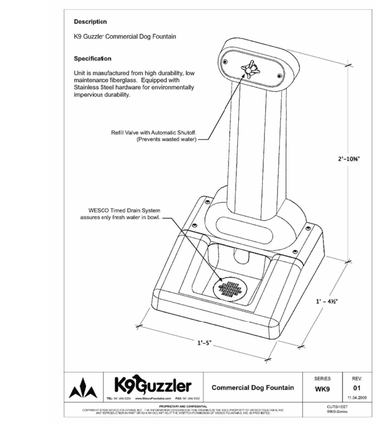
SWINGSET
MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
QUANTITY: 2
SEE B1/L6 FOR PLAYGROUND SURFACE INFORMATION

C3 SWINGSETS
L8 NOT TO SCALE



SIX (6) FOOT WINDSOR TEAK BENCH
MANUFACTURER: COUNTRY CASUAL OR EQUAL
QUANTITY: 10

C1 6' BENCH
L8 NOT TO SCALE



K9 GUZZLER DOG DRINKING FOUNTAIN OR EQUAL
QUANTITY: 1

C2 DOG FOUNTAIN
L8 NOT TO SCALE



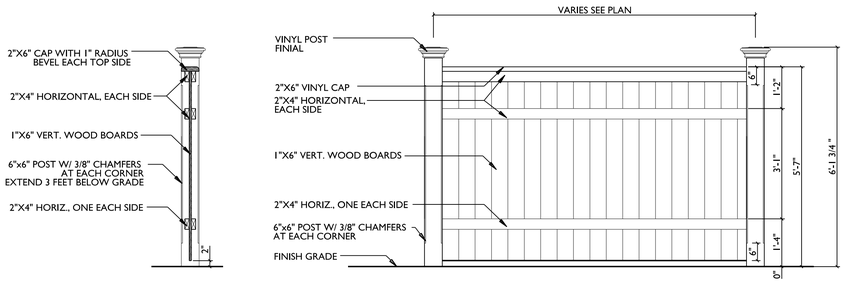
KISH VALLEY GRILL
MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
QUANTITY: 3

D1 BARBEQUE GRILL
L8 NOT TO SCALE

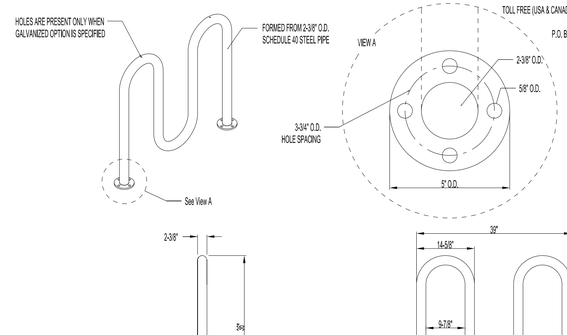


TENDERTUFF- COATED PICNIC TABLE
MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
QUANTITY: 8

D2 PICNIC TABLE (HANDICAP ACCESSIBLE)
L8 NOT TO SCALE



D3 DUMPSTER ENCLOSURE FENCE (QUANTITY: 10)
L8 SCALE: 1" = 1'-0"



AVAILABLE OPTIONS:
POWDER COATING
12 AVAILABLE COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE AT AN ADDITIONAL COST)
(ALL POWDER COAT FINISHES ARE DONE AT VICTOR STANLEY, INC. (VSI) TO MATCH THE VSI PRODUCT LINE)
OTHER FINISHES: GALVANIZED (SPECIAL QUOTE NEEDED)

MOUNTINGS OPTIONS:
STANDARD IN-GROUND AND SURFACE MOUNT WITH ROUND FLANGE (AS SHOWN)

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL THE BIKE RACK IS IN PLACE. THIS SECURE SITE DESIGN, L.L.C. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY SECURE SITE DESIGN L.L.C.
5. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
6. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

BIKE RACK
MODEL: BRCS-103
MANUFACTURER: SECURE SITE DESIGN, LLC. OR EQUAL
QUANTITY: 7
SEE RECREATION PLANS FOR LOCATIONS

B4 BIKE RACK
L8 NOT TO SCALE

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30 Bancroft Mills Road
Wilmington, DE 19806-2034
tel: 302.888.1544 fax: 302.888.1546

REVISIONS
DECEMBER 2, 2009 CA
MARCH 8, 2010 CA
JUNE 23, 2010 CA

CHECKED BY

ACTIVE RECREATION NOTES & DETAILS
FOR
LEANDER LAKES APARTMENT COMPLEX
IN THE CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, STATE OF DELAWARE

OWNER/DEVELOPER
LEANDER LAKES, LLC
216 E. MAIN STREET
SALISBURY, MARYLAND 21801
PHONE: (410) 742-3451
FAX: (410) 749-7810

NEW CASTLE, DE (302) 323-9372
DOVER, DE (302) 734-8697
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COMM. NO. C2079
DRAWING NAME: ACTIVE RECREATION
SCALE: AS SHOWN
DATE: 6/4/09
LAST MODIFIED 9/4/12
FILE NO. XXX
SHEET NO. X of X

L8

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City of Dover
Regional Library Project
As of September 30, 2012

Funding Sources	Project Estimate	Latest Estimate	Receipts To Date	% To Date
State Grant - Division of Libraries	$ 10,584,357	$ 10,584,357	$ 8,838,400.28	84%
Library Reserve (appropriations & interest)	4,082,591	4,100,783	4,100,783.00	100%
Fund Raising/Foundation Interest	1,203,073	1,577,310	1,728,044.26	110%
Debt Issuance - payments from Green Energy Fund	1,500,000	1,500,000	1,500,000.00	100%
Sale of Existing Library* (See Temporary Financing)	1,200,000	1,200,000	-	0%
Kent County	1,000,000	1,045,000	1,045,000.00	100%
Community Transportation Funds	120,000	231,447	188,000.00	81%
BTOP Grant (will not have actual receipt)	50,000	50,000	-	0%
Friends of the Library	210,000	210,000	107,639.34	51%
Green Energy Grant, Dover	215,000	215,000	48,267.00	22%
DE Greenhouse Gas Reduction Grant	40,000	40,000	40,000.00	100%
Reynolds Trust	46,355	46,355	46,355.00	100%
Temporary Financing*	548,876	-	291,500.00	#DIV/0!
Total Receipts - Covers All-In Cost of Project	**$ 20,800,252**	**$ 20,800,252**	**$ 17,933,988.88**	**86%**

Project Expenses - City Accounts	Project Estimate	Latest Estimate	Expense To Date	% To Date
Planning & Design	$ 2,617,265	$ 2,606,785	$ 2,512,809.10	96%
Land (Valued at $600,000 - City owned)	-	-	-	0%
Construction				
Building Construction	14,133,478	14,581,815	13,982,267.00	96%
Construction Fees & Other	2,087,891	2,098,300	-	0%
Contingency (Transfer balance to Owner's Contingency)	450,532	458,390	-	0%
Subtotal Construction	16,671,901	17,138,505	13,982,267.00	82%
Access Road	189,811	195,000	188,446.94	97%
Furniture, Fixtures, Equipment & Signage	938,800	784,800	483,370.38	62%
Other Owners Cost - Moving, Insurance, Permits, etc..	51,303	90,470	66,554.15	0%
Owner's Contingency	-	(346,480)	-	
Total Capital Project	**$ 20,469,080**	**$ 20,469,080**	**17,233,447.57**	**84%**
Operating Expenses - Foundation Accounts				
Fund Raising Expenses	316,172	316,172	146,589.79	46%
Other	15,000	15,000	23,743.42	158%
Total Operating Expenses	331,172	331,172	170,333.21	**51%**
Total Project Cost - All In	**$ 20,800,252**	**$ 20,800,252**	**$ 17,403,780.78**	**84%**

Included in the Library Reserve is the amount transferred to the Foundation to assist with fundraising; These monies are not included in the Foundations fund raising receipts in order to avoid double counting of the monies.
At June 30 we had $1.6 million outstanding in State matches, so we had to pull in Temp Financing to pay invoices.

Status of FY-12 CDBG Projects

Monthly statistics for the month of October 2012

Sub-recipient agreements have been executed and the following projects are underway.

CDBG FY12 Projects

Homeownership Assistance Program
CDBG funds will be used to provide down payment and closing cost to first time homebuyers who purchase properties in the City.

MHDC Homeowner Rehabilitation Program
CDBG funds will be used to rehabilitate owner occupied homes in the City of Dover found in violation of the City's housing code.

Dover Interfaith Mission to the Homeless
CDBG funds will be used for operations cost for the shelter.

MHDC Emergency Home Repair Project
CDBG funds will be used to assist very low income homeowners with emergency home repairs to eliminate severe housing conditions that constitute health and safety hazards.

NCALL Research
CDBG funds will be used for foreclosure prevention and pre-purchase homeownership counseling services to Dover residents.

Serenity Place
CDBG funds will be used for the reconstruction of a treatment facility for persons who suffer from substance abuse that was destroyed in a fire.

Elizabeth W. Murphey School
CDBG funds will be used to install a geothermal heating system in one of the facilities that services children that are at risk for homelessness.

Neighborhood Stabilization Program (NSP)

The city was awarded $1,426,740 for the acquisition and rehab of foreclosed properties to be sold to qualifying families. A total of $1,290,492 has been expended on the acquisition and renovations for 10 properties. The remaining balance of $136,247 will be utilized for renovations and acquisition. Seven properties have been sold, two are for sale, and one is a rental that serves persons with disabilities.

218 Ann Avenue (sold)

337 N. Governors Avenue (sold)

343 Mimosa Avenue (sold)

254 Green Blade Drive (sold)

907 Woodcrest Avenue (sold)

302 Stone Brook Place (for sale)

1430 S. Hancock (group home rental)

1415 S. Hancock (for sale)

11 Westover Drive (sold)

110 Thames Drive (sold)

Status of FY-12 Program Funds Spent - Fiscal Year 7/1/12- 6/30/13

2012 Grant Projects	Project Details	Total Grant	Funds Expended	Unencumbered Balance
Homeownership Assistance Program	Downpayment and closing cost assistance to first time homebuyers	$40,000	$0	$40,000
NCALL Reaearch	housing counseling and foreclosure prevention	$7,803	$0	$7,803
Dover Interfaith Mission to Homeless	Funding for utility and lease cost	$27,500	$0	$27,500
Serenity Place	Reconstruction of a treatment facility	$30,000	$0	$30,000
MHDC Emergency Home Repairs	Emergency home repairs	$35,000	$0	$35,000
Elizabeth W. Murphey School	Installation of geothermal heating system	$32,782	$0	$32,782
MHDC Housing Rehabilitation Program	rehabilitation of owner occupied homes	$52,782	$0	$52,782
Total		$225,867	$0	$225,867