PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE

A G E N D A

July 11, 2011 - 12:00 Noon - City Hall Conference Room - City Hall - City of Dover

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 Plans
   A. Dove View Apartments
   B. Lands of Downtown Dover Partnership - 120 S. Governors Avenue

2. Semi-Annual Review - Statistics Regarding Jobs and Businesses Gained and Lost in the City of Dover Since July 2010

3. Updates
   A. Puncheon Run Watershed Action Team and Flood Plain Mapping
   B. Planning and Funding for New Library
   C. CDBG Program
   D. Housing and Recovery Act of 2008 Funds (Neighborhood Stabilization Fund)
   E. Youth Advisory Committee
   F. Dover SunPark

/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.

City of Dover

DATA SHEET FOR RECREATION PLAN REVIEW
PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF July 11, 2011
Planning Commission Meeting of August 15, 2011

Plan Title:	Dove View Apartments
Plan Type:	Site Development Plan: Active Recreation Area Plan
Location:	North side of Forrest Avenue just west of Saulsbury Road
Tax Parcel Number:	ED-05-076.07-01-30.00-000
Owner:	CRM Mid-Atlantic, LLC
Site Area:	6.7326 Acres +/-
Proposed Use:	3 Residential Apartment Buildings- 144 apartments
Zoning:	RG-5 (General Residence for Mid-Rise Apartments Zone) COZ-1 (Corridor Overlay Zone)

Project Summary

Dove View apartments will be reviewed as a Site Development Plan. The subject property consists of one parcel of land totaling 6.8326 acres +/-. The Site Development Plan is to permit the construction of three (3) residential buildings with 144 apartments. This application is for the completion of the two existing buildings and the construction of a third building for a total of 144 apartments. Two of the buildings were partially constructed as a part of an expired Conditional Use Site Plan known as DoveView Planned Neighborhood Design- Senior Housing Option. (C-06-02)

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 Dove View 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 24,541 S.F. of land would be reserved as Active Recreation Area. The Active Recreation Areas are in central locations on the site. The proposed amenities include a walking path with benches and picnic tables around the stormwater management pond, and area with horseshoe pits with picnic tables, and an area with a shuffleboard court, swing set, and picnic table.

This active recreation area plan must be reviewed by the Parks, Recreation, and Community Enhancement Committee for a recommendation prior to consideration of the Site Development Master Plan by Planning Commission.

The following table provides information from the submitted Plan (dated 5/11/2011) for the Active Recreation Area to be constructed:

	Required	**Provided on Plan**
Active Recreation Area (Article 5 §10.514)	150 S.F. per dwelling unit or 10,000 SF whichever is greater to be provided on site. 144 DU = 21,600 SF Provided: 24,541 SF	Shuffleboard, swing set and picnic tables area = 6,763 SF Walking Area with benches and picnic tables = 13,125 SF Horseshoe pits with picnic tables = 4,653 SF
Active Recreation Amenities (Article 5 §10.15)	Accessible	Located through the development.
Active Recreation Amenities (Article 5 §10.15)	Age Oriented to development	The walking area with benches and picnic; the horseshoe pits with picnic tables; and shuffleboard court with swing set and picnic tables would serve all ages.
	Parking	The particulars of the proposed active recreation do not have associated parking needs.
	Setbacks: 30 feet from residential lots and 25 feet from right-of-way for street	All of the active recreation areas are in compliance as required.
	Landscaping	The project shows trees and landscaping around the site and within the various recreation areas.

Staff Recommendations:
The following are comments and recommendations from Staff of the Planning Office 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 21,600 SF of Active Recreation Area and it is proposing 24,541 SF of Active Recreation Area.

2. Staff recommends approval of the walking path, benches, picnic tables, horseshoe pits, shuffleboard court and swing set.

3. Staff recommends denial of all of the grass area (as delineated on the plan) around the walking path as active recreation area as this area is part of the stormwater management area. The walking path itself is counted towards the active recreation area. The walking path is calculated by itself. (Article 5 Section 10.155) The area in the immediate

proximity of the benches and picnic tables should count towards the active recreation area.

4. Staff recommends that one swing on the swing set be for a small child.

5. The following items should be included on the Plan to clarify the construction of the recreation area improvements:
    a. Provide a list of the proposed features on the Active Recreation Plan (i.e. the number of benches, picnic tables, etc).
    b. Revise the square footage of the shuffleboard area on Landscape and Recreation Plan Sheet to state 6,763 SF.
    c. Provide accessibility to one picnic table in both the horseshoe and shuffleboard areas.
    d. Provide accessibility to one horseshoe pit and the shuffleboard court.
    e. Identify the protective ground covering material under the swing set.
    f. Provide a sidewalk connection from the sidewalk near the horseshoe pits area to the sidewalk at the end of the west side of the entrance drive.
    g. Provide an accessible picnic table.

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. The developer shall either retain ownership and responsibility for maintenance of such open land; or provide for and establish one (1) or more organizations for the ownership and maintenance of all common open space i.e. a Homeowners Association. The organization shall be responsible for maintenance, insurance and taxes on the common open space.
    a. Add a note on the Site Plan regarding who is responsible for maintenance, and insurance on the common open space.

8. In the event, that major changes and revisions to the Site Plan occur in the finalization of the Site Plan contact the Planning Office. Examples include reorientation of buildings, relocation of site components like stormwater management areas, and increases in floor area. These changes may require resubmission 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: Active Recreation Plan Set dated May 11, 2011.
List of Amenities
Cost Estimate of improvements

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

PLANNING OUR
CLIENTS' SUCCESS

Dove View Apartments / List of Amenities

Dover, Delaware
2010122.00

- One (1) Shuffleboard Court
- Two (2) Horseshoe Pits
- One (1) Swing Set
- Eight (8) Picnic Tables
- Six (6) Park Benches
- Concrete Walking Path

ARCHITECTURE & ENGINEERING

309 SOUTH GOVERNORS AVENUE
DOVER, DE 19904
302.734.7950
FAX 302.734.7965

PORT EXCHANGE
SUITE 300
312 WEST MAIN STREET
SALISBURY, MD 21801
410.546.9100
FAX 410.546.5824

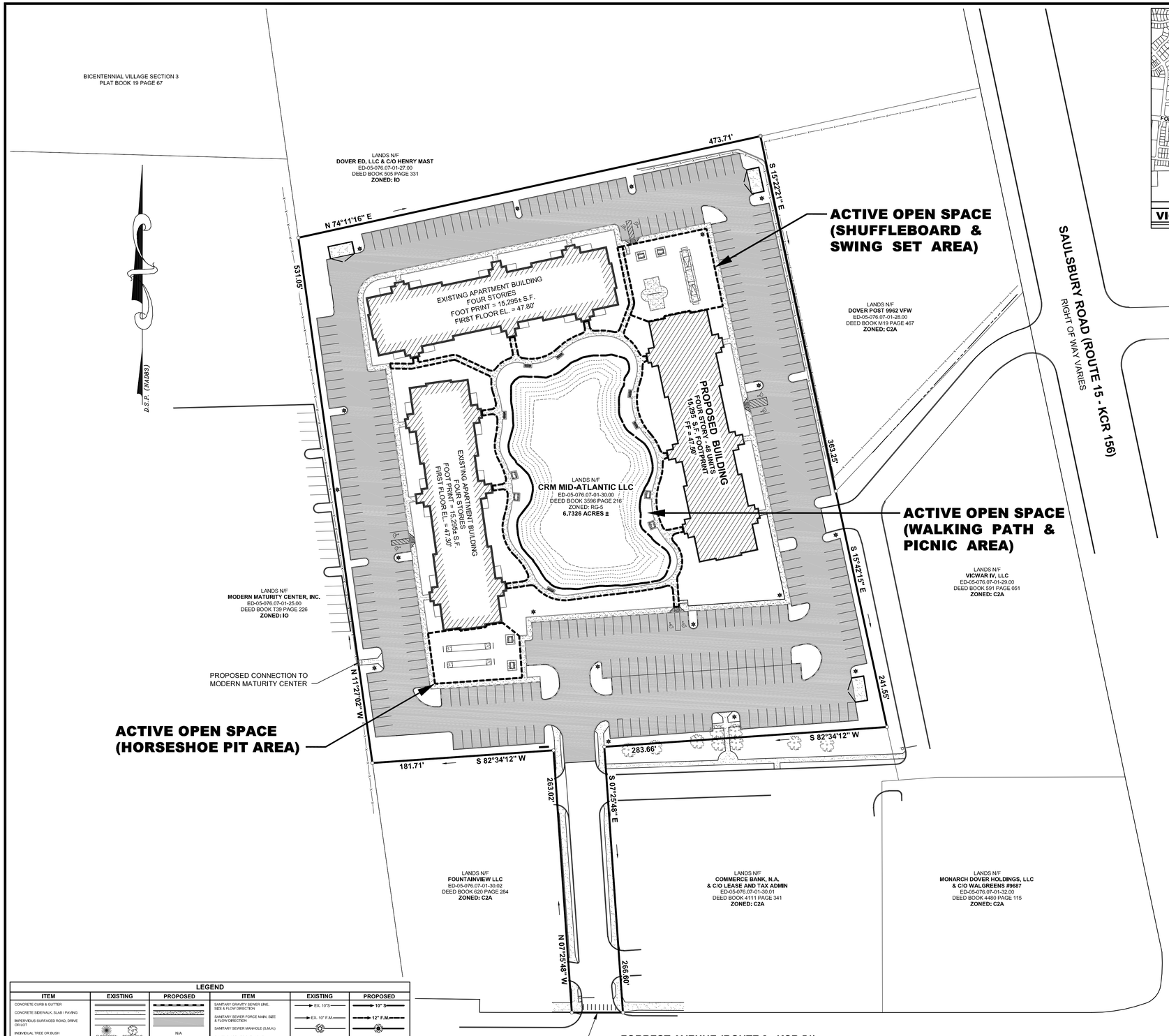
ARCHITECTURE & PLANNING

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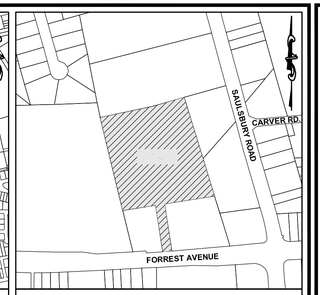
PRELIMINARY COST ESTIMATE - Dove View Apartments
CRM Mid-Atlantic, LLC.
Proj. No. 2010122.00

ITEM	*UNIT*	*UNITS COST*	*QUANTITY*	***TOTAL COST***
SWING SET	EA.	$1,500.00	1	$1,500.00
HORSESHOE PITS	EA.	$200.00	2	$400.00
SHUFFLEBOARD COURT	EA.	$3,000.00	1	$3,000.00
PARK BENCHES	EA.	$500.00	6	$3,000.00
PICNIC TABLES	EA.	$650.00	8	$5,200.00
WALKING PATH	E.A.	$31,000.00	1	$31,000.00
			TOTAL:	**$44,100.00**





VICINITY MAP SCALE : 1" = 1,200'



LOCATION MAP SCALE : 1" = 400'

SITE DATA

1.	OWNER OF RECORD:	CRM MID-ATLANTIC LLC SUN TRUST BANK 25 PARK PLACE, 8TH FLOOR ATLANTA, GA 30303
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVENUE DOVER, DELAWARE 19904 PHONE: (302) 734-7950
3.	PROPERTY MAP NUMBER:	ED-05-076.07-01-30.00
4.	ZONING CLASSIFICATION:	RG-5 / (CITY OF DOVER)
5.	DEED SUMMARY:	DEED BOOK 3596, PAGE 216
6.	PLAT REFERENCE:	PLOT BOOK 96, PAGE 24
7.	PRESENT USE:	APARTMENTS
8.	PROPOSED USE:	APARTMENTS
9.	TOTAL SITE AREA:	6.7326 ACRES ±
10.	EXISTING BUILDING:	BUILDING: 15,295 S.F. x 2 = 30,590 S.F. (96 DWELLING UNITS) ACCESSORY: 0 S.F.
11.	PROPOSED BUILDING:	BUILDING: 15,295 S.F. (48 DWELLING UNITS) ACCESSORY: 0 S.F. TOTAL: 45,885 S.F. (144 DWELLING UNITS)
12.	IMPERVIOUS COVERAGE:	EXISTING: 134,124 S.F. (3.08 ACRES, 54.73%) PROPOSED: 198,081 S.F. (4.55 ACRES, 64.47%)
13.	PARKING CALCULATIONS:	APARTMENTS (2.25 SPACES PER DWELLING UNIT) REQUIRED: 2.25 x 144 DWELLING UNITS = 324 SPACES PROVIDED: 325 (1 SPACE PROVIDED FOR OFFICE USE) HANDICAP PARKING SPACES: 8
12.	ACTIVE OPEN SPACE:	REQUIRED: 150 S.F. PER UNIT x 144 UNITS = 21,600 S.F. PROVIDED: 24,541 S.F.
14.	SETBACKS:	APARTMENT COMPLEX FRONT: 25 FT. SIDE: 25 FT. REAR: 25 FT.
15.	LANDSCAPE REQUIREMENT:	98 TREES 293,272 S.F. x (1 TREE / 3,000 S.F.) = 97.75 = 98 TREES 98 PROVIDED
16.	SIGNAGE	FUTURE PERMIT SUBMISSION
17.	OUTDOOR LIGHTING:	MINIMUM 1.5 FOOTCANDLES AT GRADE
18.	BUILDING HEIGHT:	PERMITTED: 6 STORIES PROPOSED: 4 STORIES
19.	SOURCE OF WATER:	CITY OF DOVER
20.	SOURCE OF SEWER:	CITY OF DOVER
21.	SOURCE OF GAS:	CHESAPEAKE UTILITIES
22.	SOURCE OF ELECTRIC:	CITY OF DOVER
23.	SURVEY BENCHMARK:	NGS MONUMENT - MARKER L 34 VERTICAL: NAVD88 HORIZONTAL: NAD83 STATE PLANE
24.	MONUMENTATION:	EXISTING: 2 FOUND
25.	TOTAL DISTURBED AREA:	6.25 ACRES ±

GENERAL NOTES :

1. BOUNDARY SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE. IN JANUARY OF 2011. VERTICAL DATUM IS BASED ON NAVD88.HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE NAD 83, GPS DERIVED FROM N.G.S. HORIZONTAL CONTROL MONUMENTS.
2. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
3. NO TITLE EXAMINATION FURNISHED TO OR PERFORMED BY THE PREPARES HEREOF. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
4. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY 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 UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
5. THIS PARCEL IS NOT WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN, BASED ON FIRM MAPS #10001C0166H, PANEL 166 OF 435, DATED MAY 5, 2003.
6. BECKER MORGAN GROUP CERTIFIES THAT THERE ARE NO FRESH WATER WETLANDS LOCATED WITHIN THE IMPROVED AREA.
7. THE SOIL CLASSIFICATION FOR THE SITE IS HkB - HAMBROOK SERIES - HYDROLOGIC SOIL GROUP B
8. ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
9. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVE AND PROPERLY DISCARDED.
10. ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT".
11. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
12. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF DOVER (C.O.D.), KENT CONSERVATION DISTRICT (K.C.D.), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), AND ALL APPROPRIATE STATE AND COUNTY AGENCIES.
13. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER AND THE STATE OF DELAWARE STANDARDS AND SPECIFICATIONS, AND THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS CONSTRUCTION SPECIFICATIONS.
14. HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT.
15. THE SITE CONTRACTOR SHALL CONTACT THE CITY OF DOVER PUBLIC UTILITIES CONSTRUCTION MANAGER AT (302)736-7070 PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER DEPARTMENT OF PUBLIC UTILITIES MUST OBSERVE AND APPROVE ALL WORK RELATING TO THE CITY'S WATER AND WASTEWATER UTILITY.
16. THIS PROJECT WAS PREVIOUSLY APPROVED BY THE CITY OF DOVER PLANNING COMMISSION ON AUGUST 20, 2008.

OWNERS CERTIFICATION

WE, CRM MID-ATLANTIC, LLC, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

CRM MID-ATLANTIC, LLC. DATE

ENGINEERS CERTIFICATION

I, GARTH E. JONES, 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.

GARTH E. JONES P.E. NO. 13365 DATE

SHEET INDEX

C-001	COVER SHEET
L-101	LANDSCAPE & RECREATION PLAN
L-102	LANDSCAPE & RECREATION PLAN DETAILS

LEGEND

ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT		N/A
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	
WIRE FENCE		
CHAINLINK FENCE		
STOCKADE FENCE		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		
DRAINAGE DITCH OR SWALE		
EMBANKMENT SIDESLOPES (DOWN)		
CONTOUR	49	50
ELEVATION SPOT SHOT	43.55	25.15 / 25.50 T.C. 25.00 B.C.
BENCH MARK		N/A
PROPERTY OR RIGHT-OF-WAY LINE		
CENTERLINE		
LIGHT POLE	N/A	
CONSTRUCTION NOTE		

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	EX. 10"S	10" S
SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	EX. 10" F.M.	12" F.M.
SANITARY SEWER MANHOLE (S.M.H.)		
SANITARY SEWER CLEANOUT		
WATER MAIN & SIZE	EX. 10" W	12" W
FIRE HYDRANT	F.H.	F.H.
WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (S.D.M.H.)		
STORM DRAIN LINE (CMP OR RCP)		
CATCH BASIN		
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)		
UNDERGROUND ELECTRIC	U.E.	U.E.
UNDERGROUND TELEPHONE	U.T.	U.T.
UNDERGROUND GAS MAIN	EX. 2" G	2" G
PAVEMENT TO BE REMOVED	N/A	

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Dover
309 S. Governors Ave.
Dover, DE 19904
Ph. 302.734.7950
Fax 302.734.7965

Salisbury
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Salisbury, MD 21801
Ph. 410.546.9100
Fax 410.546.5824

Wilmington
3205 Randall Parkway, Suite 211
Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

DOVE VIEW APARTMENTS

FORREST AVENUE
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

COVER SHEET

0 25 50 100

SCALE : 1" = 50'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

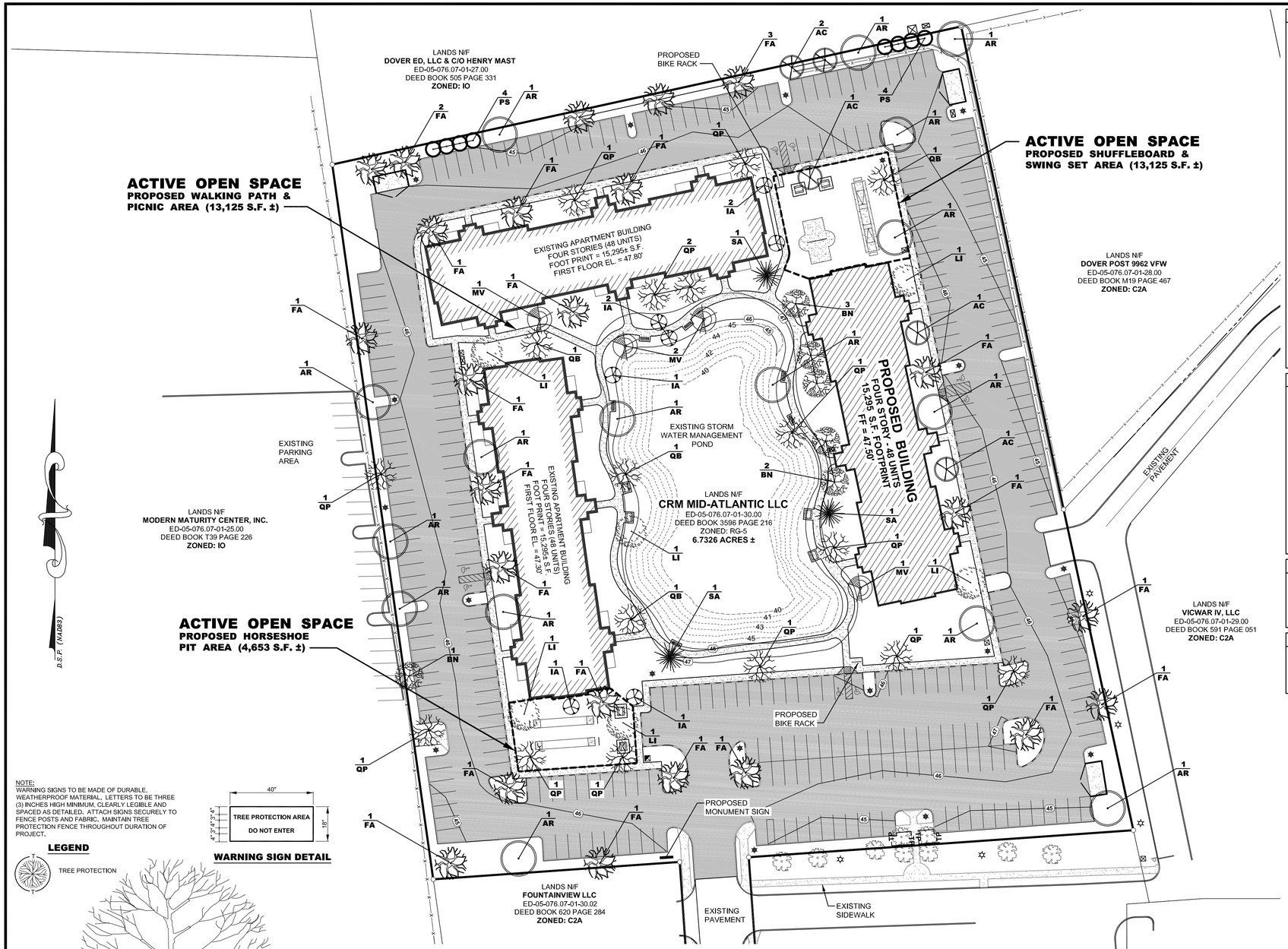
LAYOUTSTATUS: CAD-DRAWING

PROJECT NO.: 2010122.00
DATE: 05/11/2011
SCALE: 1' = 50'
DRAWN BY: S.T.F. PROJ. MGR.: G.E.J.

SHEET
C-001

COPYRIGHT 2009

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NOTE:
WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE THREE (3) INCHES HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.

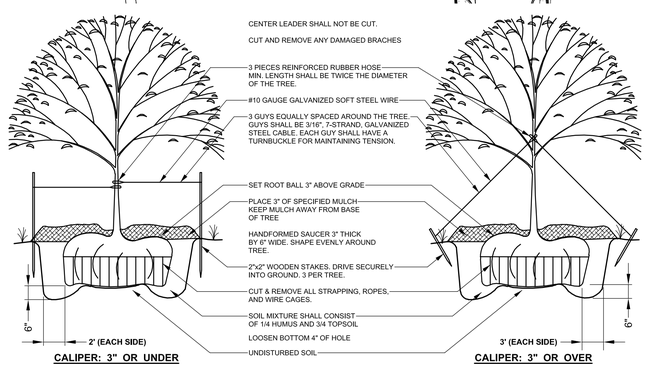
WARNING SIGN DETAIL

LEGEND

TREE PROTECTION

SINGLE TREE PROTECTION DETAIL

NO SCALE BMG NO. : L-06



TREE PLANTING DETAIL

NO SCALE BMG NO. : L-01A

GENERAL LANDSCAPE 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 NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK."
2. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
3. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.
4. PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.
5. UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLUSED WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.
6. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.
7. MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF ½", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.
8. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)
9. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
10. AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
11. 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.
12. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
13. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET FROM ANY STRUCTURE OR BUILDING.
14. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
15. ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
16. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
17. TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
18. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
19. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/ OR THE LANDSCAPE ARCHITECT.
20. ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

SITE DATA

1.	OWNER OF RECORD:	CRM MID-ATLANTIC LLC SUN TRUST BANK 25 PARK PLACE, 8TH FLOOR ATLANTA, GA 30303
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVENUE DOVER, DELAWARE 19904 PHONE: (302) 734-7950
3.	PROPERTY MAP NUMBER:	ED-05-076.07-01-30.00
4.	ZONING CLASSIFICATION:	RG-S / (CITY OF DOVER)
5.	PRESENT USE:	APARTMENTS
6.	PROPOSED USE:	APARTMENTS
7.	TOTAL SITE AREA:	6.7326 ACRES ±
8.	EXISTING BUILDING:	BUILDING: 15,295 S.F. x 2 = 30,590 S.F. (96 DWELLING UNITS) ACCESSORY: 0 S.F.
9.	PROPOSED BUILDING:	BUILDING: 15,295 S.F. (48 DWELLING UNITS) ACCESSORY: 0 S.F. TOTAL: 45,885 S.F. (144 DWELLING UNITS)

OPEN SPACE REQUIREMENTS :

1.	PASSIVE OPEN SPACE REQUIREMENT :	25% OF TOTAL LOT AREA TOTAL AREA OF SITE: 293,272 S.F x 0.25 = 73,318 S.F. PROPOSED: 76,831 S.F. ±
2.	ACTIVE OPEN SPACE REQUIREMENT :	150 S.F. PER DWELLING UNIT TOTAL DWELLING UNITS: 144 D.U. x 150 S.F./D.U. = 21,600 S.F. PROPOSED: 24,541 S.F. ±

TREE DENSITY REQUIREMENTS :

1.	TREE DENSITY REQUIREMENT :	1 TREE PER 3,000 S.F. OF DISTURBANCE TOTAL AREA OF SITE: 293,272 S.F / 3,000 S.F. = 98 TREES
2.	TREES PROVIDED :	EXISTING: 2 TREES PROPOSED: 96 TREES TOTAL: 98 TREES

LANDSCAPE LEGEND

EXISTING TREE

PROPOSED TREES

PROPOSED BENCH

PROPOSED PICNIC TABLE

PROPOSED BIKE RACK

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
AC	5	AMELANCHIER CANADENSIS	SERVICEBERRY	5/6'	B&B	
AR	16	ACER RUBRUM	RED SUNSET MAPLE	2" CAL.	B&B	
BN	6	BETULA NIGRA	RIVER BIRCH	7/8'	B&B	
FA	24	FRAXINUS AMERICANA	AUTUMN APPLAUSE ASH	2" CAL.	B&B	
IA	7	ILEX ATTENUATTA	FOSTER'S HOLLY	5/6'	B&B	
LI	6	LAGERSTROMIA	WHITE CREPE MYRTLE	5/6'	B&B	
MV	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	5/6'	B&B	
PS	8	PINUS STROBUS	EASTERN WHITE PINE	5/6'	B&B	
QB	4	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	B&B	
QP	13	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	B&B	
SA	3	SALIX ALBA	WEEPING WILLOW	2" CAL.	B&B	
TOTAL:	96					

BECKER MORGAN GROUP

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ENGINEERING

Dover
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Dover, DE 19904
Ph. 302.734.7950
Fax 302.734.7965

Salisbury
312 West Main St. Suite 300
Salisbury, MD 21801
Ph. 410.546.9100
Fax 410.546.5824

Wilmington
3205 Randall Parkway, Suite 211
Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

DOVE VIEW APARTMENTS

FORREST AVENUE
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

LANDSCAPE & RECREATION PLAN

0 20 40 80

SCALE : 1" = 40'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

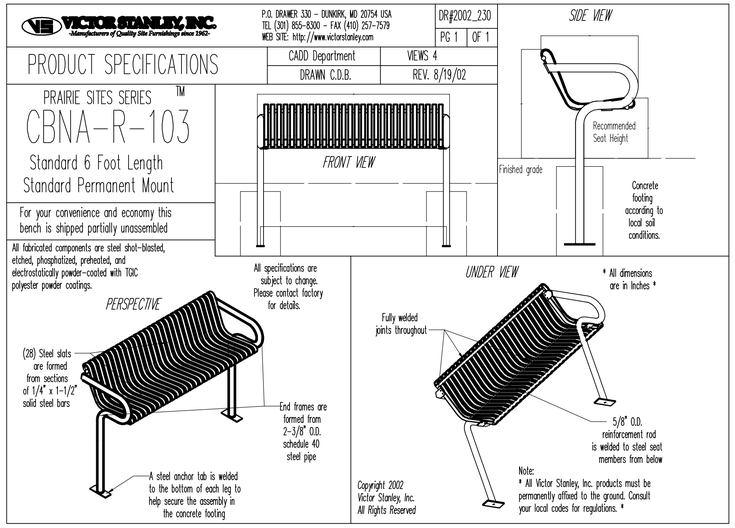
LAYOUT STATE: LANDSCAPING

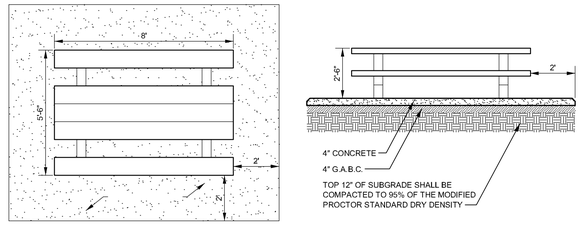
PROJECT NO.: 2010122.00
DATE: 05/11/2011
SCALE: 1" = 40'
DRAWN BY: S.T.F. PROJ. MGR.: G.E.J.

SHEET
L-101

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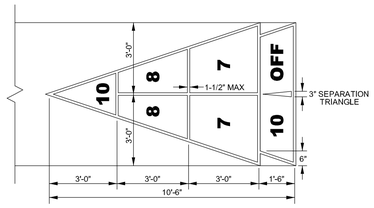
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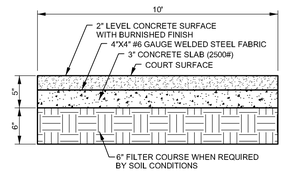


PICNIC TABLE DETAIL

NO SCALE



COURT MARKINGS



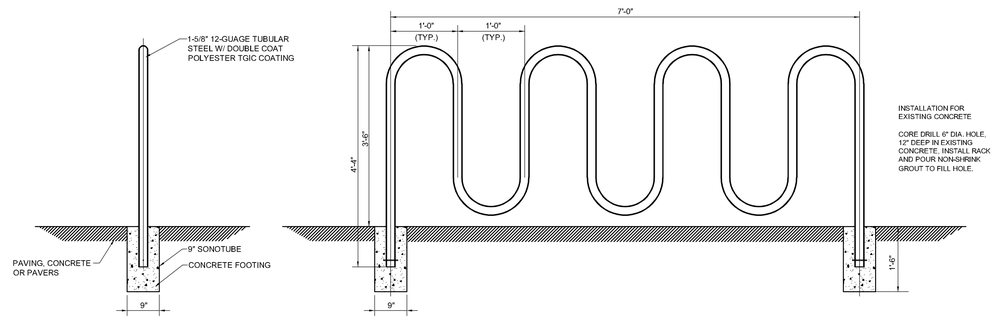
TYPICAL SECTION

NOTES

1. COURT TO BE CONSTRUCTED OF CONCRETE WITHOUT EXPANSION JOINTS
2. ALL DIMENSIONS ARE TO CENTERS OF LINES AND TO EDGE OF COURT
3. COURT DIMENSIONS: (39' LONG X 6' WIDE). TOTAL DIMENSIONS (52' X 10').
4. A SLOPE OF 0.05% - 0.15% IS ACCEPTABLE. COURT SHOULD BE SLOPED SIDE TO SIDE.

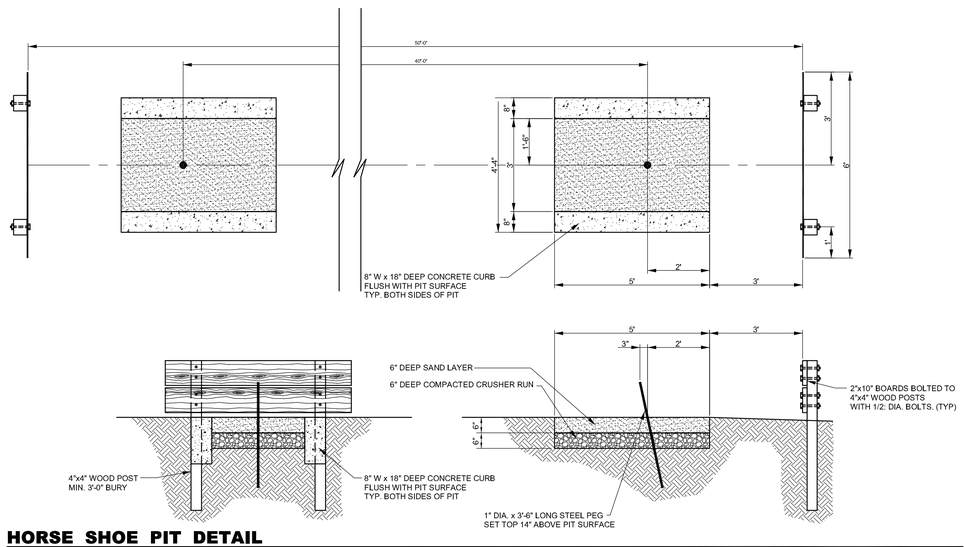
SHUFFLEBOARD CONCRETE PAD DETAIL

NO SCALE



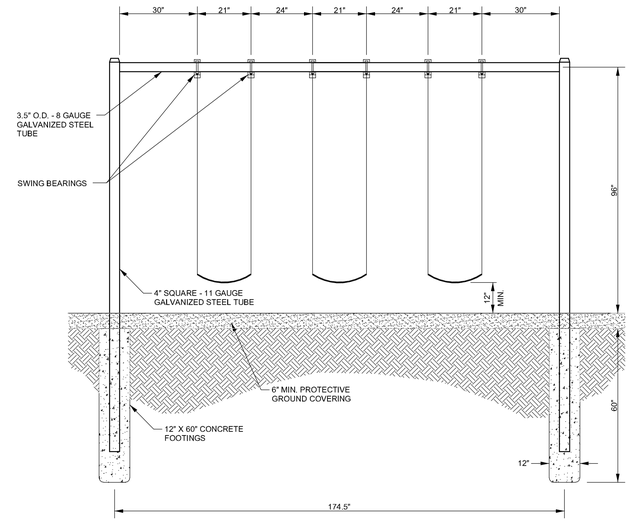
9 SPACE BIKE RACK DETAILS - TYPICAL IN-GROUND INSTALLATION

NO SCALE



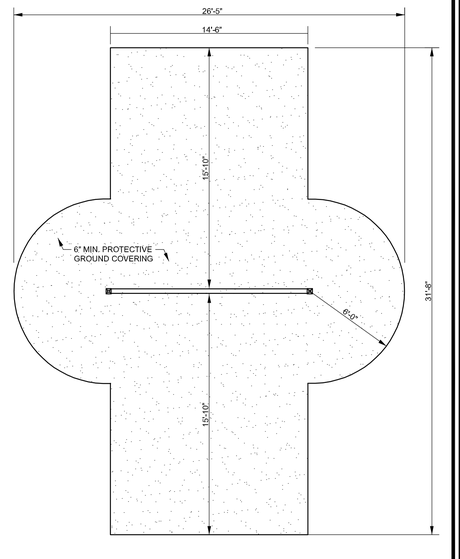
HORSE SHOE PIT DETAIL

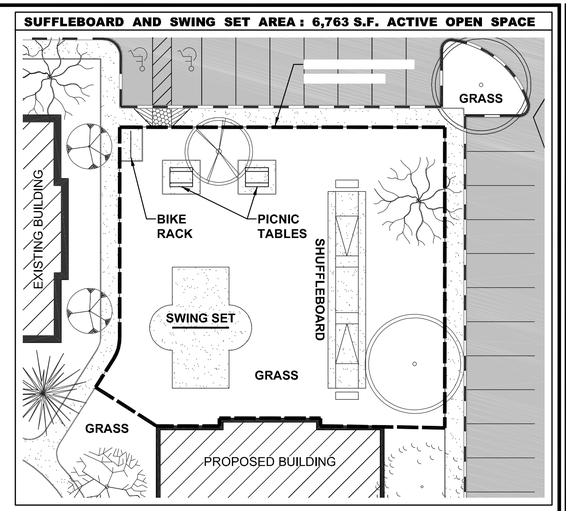
NO SCALE

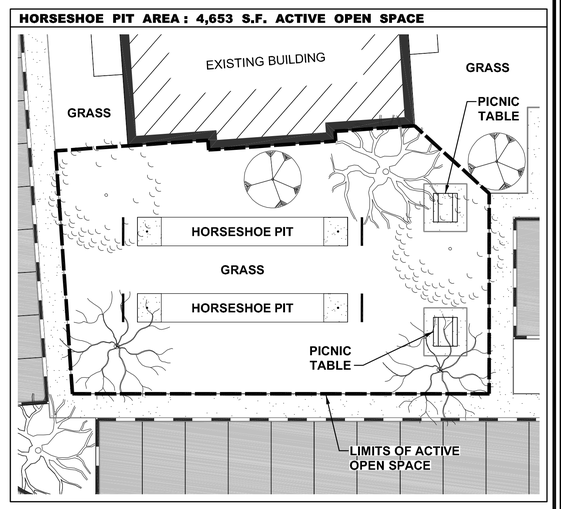


THREE-UNIT SINGLE POST SWING DETAIL

NO SCALE







BECKER MORGAN GROUP

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Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

DOVE VIEW APARTMENTS

FORREST AVENUE
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

LANDSCAPE & RECREATION PLAN DETAILS

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYOUT/ATT: L102.dwg

PROJECT NO.:	2010122.00
DATE:	05/11/2011
SCALE:	AS SHOWN
DRAWN BY: S.T.F.	PROJ. MGR.: G.E.J.

SHEET

L-102

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Z:\LDT_Shared\Symbols\Master Legend.dwg 2/19/2009 9:36:50 AM EST

City of Dover

DATA SHEET FOR RECREATION PLAN REVIEW
PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF July 11, 2011
Planning Commission Meeting of August 15, 2011

Plan Title:	Lands of Downtown Dover Partnership at 120 S. Governors Avenue
Plan Type:	Site Development Master Plan: Active Recreation Area Plan
Location:	West side of College Road north of Loockerman Street
Tax Parcel Number:	ED-05-077.09-01-44.00-000
Owner:	Downtown Dover Development Corp.
Site Area:	1.73 Acres +/-
Proposed Use:	Mixed Use Development 1 Residential Building - 24 residential apartments 1 Mixed Use Building- 27 residential apartments 11,874 SF retail on first floor
Zoning:	C-2 (Central Commercial Zone) H (Historic District Overlay Zone)

Project Summary

The lands of Downtown Dover Partnership at 120 South Governors Avenue will be reviewed as a Site Development Master Plan. The subject property consists of one parcel of land totaling 1.7653 acres +/-. The Site Development Master Plan is to permit the construction of two (2) buildings. The first building located off of South Governors Avenue is a 47,042 SF mixed use building with 27 apartments and 11,874 SF of retail on the first floor. The second building located off of South New Street is a 34,896 SF residential building with 24 apartments.

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 property located at 120 South Governors Avenue will provide recreation amenities in accordance with the design specifications described in Article 5, Section 10 of the *Zoning Ordinance*. The Plan indicates that 5,210 S.F. of land would be reserved as Active Recreation Area. The Active Recreation Areas are in central locations on the site. The proposed amenities include a garden area with a walking path and benches behind the South Governors Avenue building and a gazebo with picnic tables next to the South New Street building.

South Governors Avenue

The garden area with a brick walking path, benches and grass area is 2,052 SF. The area is accessible from the back of the mixed use building and is landscaped. There are five (5) benches

proposed within this area.

South New Street

The gazebo with picnic tables and grass area is 3,158 SF. The area is accessible from the side and rear of the residential building. The landscaped area includes four (4) picnic tables surrounding the gazebo.

This active recreation area plan must be reviewed by the Parks, Recreation, and Community Enhancement Committee for a recommendation prior to consideration of the Site Development Master Plan by Planning Commission.

The following table provides information from the submitted Plan (dated 6/17/2011) for the Active Recreation Area to be constructed:

	Required	**Provided on Plan**
Active Recreation Area (Article 5 §10.515)	75 S.F. per dwelling unit with a minimum of 2,500 SF to be provided on site. 51 DU = 3,825 S.F. Requires 3,825 SF	Gazebo and picnic tables = 3,158 SF Garden Area with walking path and benches = 2,052 SF
Active Recreation Amenities (Article 5 §10.15)	Accessible	Located through the development.
Active Recreation Amenities (Article 5 §10.15)	Age Oriented to development	The garden area with benches and the gazebo with picnic tables would serve all ages.
	Parking	The particulars of the proposed active recreation do not have associated parking needs.
	Setbacks: 30 feet from residential lots and 25 feet from right-of-way for street	The garden area and benches are in compliance as required. The gazebo is located within 30’ of a residential lot and is within 25’ of the right-of-way.
	Landscaping	The project shows trees and landscaping around the site and within the various recreation areas.

<u>Staff Recommendations:</u>

The following are comments and recommendations from Staff of the Planning Office 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 3,825 SF of Active Recreation Area and it is proposing 5,210 SF of Active Recreation Area.

2. Staff recommends approval of the walking path, 3 benches, and 2 picnic tables.

3. **The gazebo is located within 25 feet of the right-of-way and is within 30 feet of a residentially used parcel. Upon consultation with the applicant the gazebo will be removed from the plan.**
    a. The removal of the gazebo does not impact the overall square footage of the Active Recreation Area.

4. Staff recommends the addition of paved patio/picnic with a grill area in the location of the gazebo (to be removed).

5. Staff recommends the reduction of two picnic tables and the reduction of two benches.

6. The following items should be included on the Plan to clarify the construction of the recreation area improvements:
    a. Provide a list of the proposed features on the Active Recreation Plan (i.e. the number of benches and the details of the items).
    b. Remove the gazebo from the plan.
    c. Revise the bench detail to have a divided bench.
    d. Revise the fence to be an open fence as shown on the Architectural Elevations.
    e. Ensure one picnic table is accessible.

7. 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.

8. 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. The developer shall either retain ownership and responsibility for maintenance of such open land; or provide for and establish one (1) or more organizations for the ownership and maintenance of all common open space i.e. a Homeowners Association. The organization shall be responsible for maintenance, insurance and taxes on the common open space.
    a. Add a note on the Site Plan regarding who is responsible for maintenance, and insurance on the common open space.

9. In the event, that major changes and revisions to the Site Plan occur in the finalization of the Site Plan contact the Planning Office. Examples include reorientation of buildings, relocation of site components like stormwater management areas, and increases in floor area. These changes may require resubmission 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: Active Recreation Plan Set dated June 17, 2011
List of Amenities
Cost Estimate of Improvements

List of Amenities – ACME Site / Site Development Master Plan

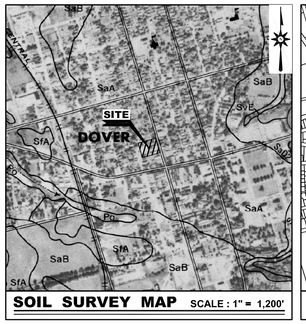
1. Gazebo
2. Picnic Tables
3. Park Benches

PRELIMINARY COST ESTIMATE – ACME SITE / SITE DEVELOPMENT MASTER PLAN
DOWNTOWN DOVER PARTNERSHIP
Proj. No. 2011023.00

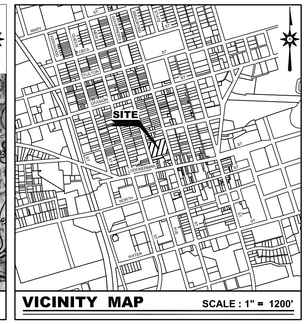
ITEM	UNIT	UNIT COST	QUANTITY	TOTAL COST
GAZEBO	EA	$10,000.00	1	$10,000.00
PARK BENCHES	EA	$1,380.00	5	$6,900.00
PICNIC TABLES	EA	$1,510.00	4	$6,040.00
PICNIC TABLE BENCHES	EA	$760.00	8	$6,080.00
TOTAL				**$29,020.00**

GENERAL NOTES :

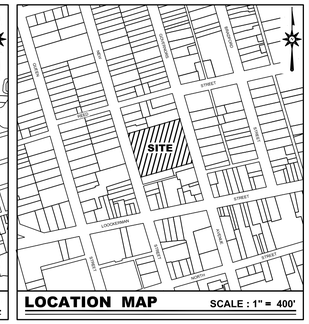
1. BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN MARCH, 2011. VERTICAL DATUM IS BASED ON NAVD 88. HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE NAD 83, GPS DERIVED FROM N.G.S. HORIZONTAL CONTROL MONUMENTS.
2. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
3. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY 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 UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
4. BASED ON FEMA FIRM MAP NO. 10001C0167H (PANEL 167 OF 435), DATED MAY 5, 2003 ,THE PARCEL IS NOT LOCATED WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN.
5. BECKER MORGAN GROUP, INC. CERTIFIES THAT THERE ARE NO FRESH WATER WETLANDS LOCATED ON THE PARCEL..
6. ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
7. DELAWARE 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.
8. ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT" AND ANSI A117.1-1998 "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES."
9. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
10. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF DOVER (C.O.D.), DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) , KENT CONSERVATION DISTRICT (KCD) AND ALL APPROPRIATE STATE AND COUNTY AGENCIES.
11. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER PUBLIC UTILITIES DEPARTMENT AND THE STATE OF DELAWARE (DELDOT) STANDARDS AND CONSTRUCTION SPECIFICATIONS.
12. ALL FIRE LANE DEMARCATION AND FIRE LANE SIGNS SHALL BE IN ACCORDANCE WITH ALL STATE FIRE PREVENTION REGULATIONS.
13. ALL WORK WITHIN CITY MAINTAINED ROAD RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT REVISION OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, BY THE DELAWARE DEPARTMENT OF TRANSPORTATION AND ALL CITY OF DOVER REQUIREMENTS.
14. TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.
15. STORMWATER MANAGEMENT AND SEDIMENT / EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION DELAWARE SEDIMENT AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS OF PROPOSED STRUCTURES FOR ALL DIMENSIONS OF BUILDINGS AND FOUNDATIONS. PROPOSED BUILDING FOOTPRINTS, AS SHOWN ON SITE PLAN, SHOULD ONLY BE USED AS A REFERENCE TO THE ABOVE MENTIONED PLANS.
17. HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT.
18. ALL EXISTING SANITARY SEWER LINES, STORM DRAINS, AND WATER LINES NOT USED FOR THE PROPOSED CONSTRUCTION MUST BE PROPERLY ABANDONED AT THE MAINS IN ACCORDANCE WITH THE CITY OF DOVER PUBLIC UTILITIES DEPARTMENT REQUIREMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
19. 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, UNCONTAMINATED GROUNDWATER, ROOF RUNOFF, SUBSURFACE DRAINAGE, UNCONTAMINATED NONCONTACT COOLING WATER, CONDENSATE, OR UNPOLLUTED INDUSTRIAL PROCESS WATERS TO ANY SANITARY SEWER". THE CONTRACTOR/DEVELOPER SHALL ENSURE DURING CONSTRUCTION THAT NO ILLEGAL DISCHARGES TO THE SANITARY SEWER SYSTEM ARE CREATED WITH THE SITE IMPROVEMENTS.
20. THE SITE CONTRACTOR SHALL NOTIFY THE CITY OF DOVER PUBLIC UTILITIES DEPARTMENT CONSTRUCTION MANAGER AT 302-736-7070 PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER PUBLIC UTILITIES DEPARTMENT MUST OBSERVE 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 TAP MAY NEED TO BE ADJUSTED IN THE FIELD DUE TO CONDITIONS OF THE EXISTING MAIN. 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.
21. IF THE APPROVED PLAN NEEDS TO MODIFIED DUE TO ERRORS OR OMISSIONS OR FIELD CONDITIONS, ADDITIONAL SEDIMENT AND STORM WATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT (KCD),
22. THE KENT CONSERVATION DISTRICT (KCD) RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
23. ALL WATER AND WASTEWATER UTILITY COMPONENTS MUST MEET THE REQUIREMENTS OF THE PUBLIC UTILITIES WATER WASTEWATER HANDBOOK, EFFECTIVE DATE MARCH 22, 2010.



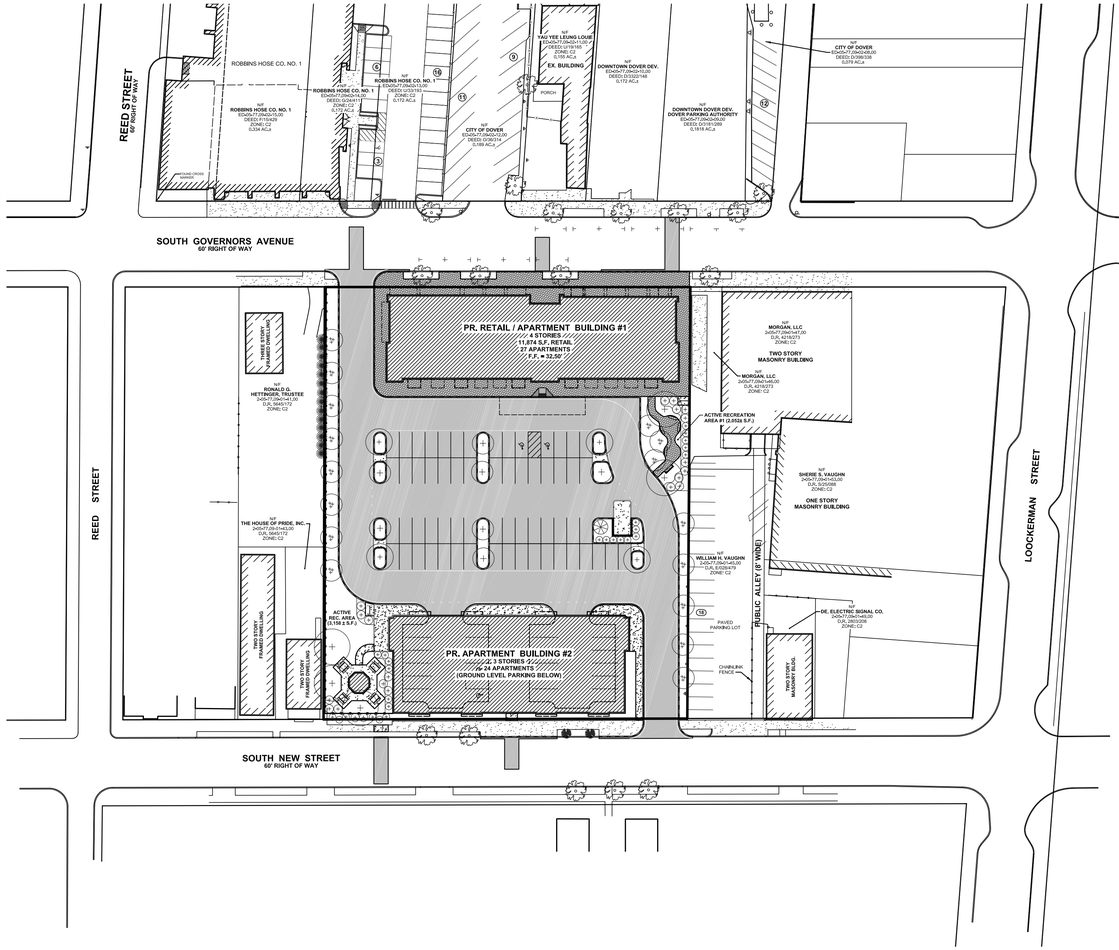
SOIL SURVEY MAP SCALE : 1" = 1,200'



VICINITY MAP SCALE : 1" = 1200'



LOCATION MAP SCALE : 1" = 400'



SITE DATA

1.	OWNER OF RECORD:	DOWNTOWN DOVER DEVELOPMENT CORP. (PARCEL 44.00) 426 SOUTH STATE STREET DOVER, DE 19901
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVENUE DOVER, DE 19904 (302) 734-7950
3.	PROPERTY MAP NUMBER:	2-05-77.09-01-44.00-00001
4.	ZONING CLASSIFICATION:	EXISTING: C-2 / CENTRAL COMMERCIAL ZONE
5.	DEED SUMMARY:	PARCEL 44.00 DEED REF. : 4620/342
6.	PLAT REFERENCE:	P.B. A/45
7.	PRESENT USE:	COMMERCIAL, DAYCARE
8.	PROPOSED USE:	COMMERCIAL, APARTMENTS
9.	TOTAL SITE AREA:	76,896 S.F. / 1.7653 ACRES
10.	PROPOSED BUILDING:	PR. APARTMENT / RETAIL BUILDING #1: 47,042± S.F. PR. APARTMENT BUILDING #2: 34,896± S.F. TOTAL BUILDING S.F. AT COMPLETION: 81,938± S.F.
11.	BUILDING HEIGHT:	PERMITTED: 60 FT. (6 STORIES) PR. APARTMENT / RETAIL BUILDING #1: 60 FT. PR. APARTMENT BUILDING #2: 52.5 FT.
12.	FLOOR AREA RATIO:	81,938± S.F. / 76,896± S.F. = 1.07
13.	IMPERVIOUS COVERAGE:	EXISTING: 75,855± S.F. (1.7414± ACRES) PROPOSED: 65,804± S.F. (1.5107± ACRES)
14.	PARKING CALCULATIONS:	RETAIL (0.5 SPACES / 300 S.F. FLOOR AREA) REQUIRED: 20 (0.5 X 11,874 S.F. / 300 S.F. = 19.79) APARTMENTS (1 SPACE / APARTMENT) REQUIRED: 51 (1 X 51 APARTMENTS) TOTAL REQUIRED: 71 PROVIDED: 85 HANDICAP PARKING SPACES: 4 BICYCLE PARKING (1 SPACE / 20 PARKING SPACES) REQUIRED: 5 (85 PARKING SPACES / 20 = 4.25) PROVIDED: 5
15.	SETBACKS:	C-2 / CENTRAL COMMERCIAL ZONE FRONT: 0 FT. SIDE: NONE REQUIRED, BUT 10 FT, MIN. IF PROVIDED REAR: 20 FT. ABOVE GROUND FLOOR, AT GROUND FLOOR, 5 FT. REQUIRED
16.	ACTIVE RECREATION AREA:	75 S.F. / DWELLING UNIT OR MINIMUM OF 2,500 S.F. REQUIRED: 75 S.F. X 51 DWELLING UNITS = 3,825 S.F. PROVIDED: 5,210 S.F.
17.	LANDSCAPE REQUIREMENT:	ONE (1) TREE PER 3,000 S.F. OF SITE AREA 76,896± S.F. / 3,000 S.F. = 26 TREES REQUIRED PROVIDED: 33
18.	SIGNAGE	FUTURE PERMIT SUBMISSION
19.	OUTDOOR LIGHTING:	LIGHTING SHALL BE 1,5 FOOT CANDLES (MINIMUM) AT GRADE
20.	SOURCE OF WATER:	CITY OF DOVER
21.	SOURCE OF SEWER:	CITY OF DOVER
22.	SOURCE OF GAS:	CHESAPEAKE UTILITIES
23.	SOURCE OF ELECTRIC:	CITY OF DOVER
24.	SURVEY BENCHMARK:	NGS MARKER DNREC (BRASS DISK) VERTICAL: NAVD 88 HORIZONTAL: NAD 83
25.	MONUMENTATION:	EXISTING: 2 FOUND PROPOSED: 8 TO BE SET
26.	SURVEY CLASSIFICATION:	URBAN SURVEY

LEGEND

ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT		
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A
WIRE FENCE		
CHAINLINK FENCE		
STOCKADE FENCE		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		
DRAINAGE DITCH OR SWALE		
EMBANKMENT SIDESLOPES (DOWN)		
CONTOUR	49	55
ELEVATION SPOT SHOT	43.55	25.15 / 25.50 T.C. 25.00 B.C.
BENCH MARK		N/A
PROPERTY OR RIGHT-OF-WAY LINE		
CENTERLINE		
LIGHT POLE		
CONSTRUCTION NOTE	N/A	

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	EX. 10"S	10" S
SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	EX. 10" F.M.	12" F.M.
SANITARY SEWER MANHOLE (S.M.H.)		
SANITARY SEWER CLEANOUT		
WATER MAIN & SIZE	EX. 10" W	12" W
FIRE HYDRANT	F.H.	F.H.
WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (S.D.M.H.)		
STORM DRAIN LINE (CMP OR RCP)		
CATCH BASIN		
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)		
UNDERGROUND ELECTRIC	U.E.	U.E.
UNDERGROUND TELEPHONE	U.T.	U.T.
UNDERGROUND GAS MAIN	EX. 2" G	2" G
PAVEMENT TO BE REMOVED	N/A	

SHEET INDEX

C-001 COVER SHEET
C-101 EXISTING CONDITIONS / DEMOLITION PLAN
C-201 SITE PLAN
L-101 TREE PRESERVATION AND PLANTING PLAN
L-102 ACTIVE RECREATION PLANS AND DETAILS

OWNERS CERTIFICATION

I, WILLIAM G. NEATON, HEREBY CERTIFY THAT I AM A REPRESENTATIVE OF THE OWNER(S) OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND 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.

WILLIAM G. NEATON — DATE

ENGINEERS CERTIFICATION

I, GREGORY V. MOORE, 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.

GREGORY V. MOORE P.E. NO. 9311 — DATE

BECKER MORGAN GROUP

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Fax 410.546.5824

Wilmington
3205 Randall Parkway, Suite 211
Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

SITE REDEVELOPMENT LANDS OF

DOWNTOWN DOVER DEVELOPMENT CORP.

120 GOVERNORS AVENUE
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

COVER SHEET

0 25 50 100

SCALE : 1" = 50'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

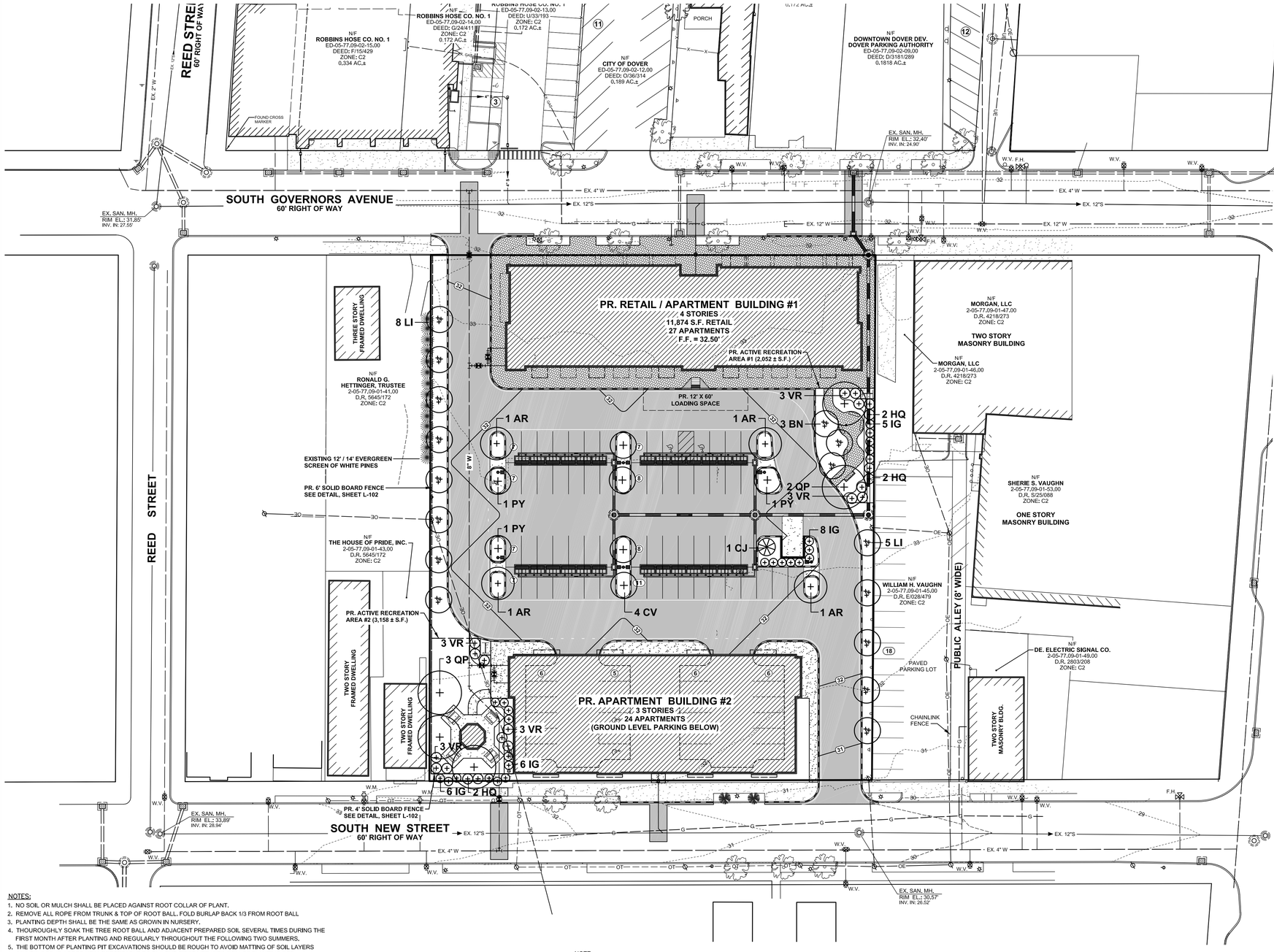
LAYER STATE : C-001

PROJECT NO.: 2011023.00
DATE: 06/17/11
SCALE: 1" = 50'
DRAWN BY: WJG | PROJ. MGR.: GVM

SHEET
C-001

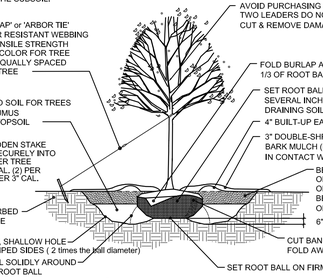
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NOTES:

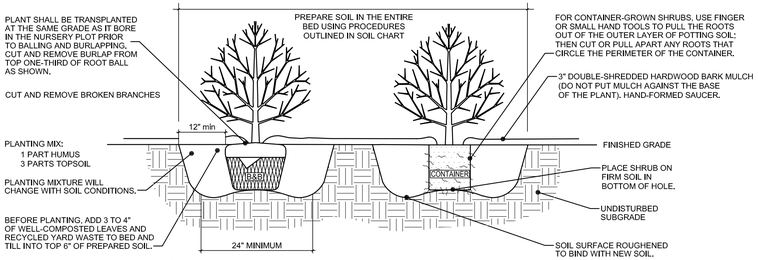
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL, FOLD BURLAP BACK 1/3 FROM ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOUROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED, IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



TREE PLANTING DETAIL

NO SCALE

NOTE:
Apply approved pre-emergent weed control on all shrub beds prior to mulching.



SHRUB PLANTING DETAIL

NO SCALE

LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED EVERGREEN TREE
- PROPOSED CANOPY TREE
- PROPOSED SHRUBS
- PROPOSED UNDERSTORY TREE
- PROPOSED FENCE

SITE DATA

1.	OWNER OF RECORD:	DOWNTOWN DOVER DEVELOPMENT CORP. (PARCEL 44.00) 426 SOUTH STATE STREET DOVER, DE 19901
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVENUE DOVER, DE 19904 (302) 734-7950
3.	PROPERTY MAP NUMBER:	2-05-77.09-01-44.00-00001
4.	ZONING CLASSIFICATION:	EXISTING: C-2 / CENTRAL COMMERCIAL ZONE
7.	PRESENT USE:	COMMERCIAL, DAYCARE
8.	PROPOSED USE:	COMMERCIAL, APARTMENTS
9.	TOTAL SITE AREA:	76,896 S.F. / 1.7653 ACRES
10.	PROPOSED BUILDING:	PR. APARTMENT / RETAIL BUILDING #1: 47,042± S.F. PR. APARTMENT BUILDING #2: 34,896± S.F. TOTAL BUILDING S.F. AT COMPLETION: 81,938± S.F.

GENERAL LANDSCAPE 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 NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK."
2. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
3. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.
4. PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.
5. UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLUSED WILL BE REJECTED, IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.
6. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC, SHALL BE USED FOR PLANTING.
7. MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF ½", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.
8. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)
9. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
10. AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
11. 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.
12. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
13. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET FROM ANY STRUCTURE OR BUILDING.
14. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
15. ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
16. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
17. TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
18. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
19. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/ OR THE LANDSCAPE ARCHITECT.
20. ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

ACTIVE RECREATION SPACE REQUIREMENTS :

1.	ACTIVE REC. SPACE REQUIREMENT :	75 S.F. / DWELLING UNIT OR MINIMUM OF 2,500 S.F. REQUIRED: 75 S.F. X 51 DWELLING UNITS = 3,825 S.F. PROVIDED: 5,210 S.F.

TREE DENSITY REQUIREMENTS :

1.	WOODLAND PRESERVATION :	50% OF EXISTING WOODLAND AREA REQUIRED: 0
2.	TREE DENSITY REQUIREMENT :	ONE (1) TREE PER 3,000 S.F. OF NON-WOODLAND AREA ON SITE REQUIRED: 26 (76,896 S.F. / 3,000 S.F. = 25.632)
3.	TREES PROVIDED :	EXISTING: 0 TREES PROPOSED: 33 TREES TOTAL: 33 TREES

LANDSCAPE ARCHITECTS CERTIFICATION

I, MATTHEW T. SPONG, R.L.A., HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

MATTHEW T. SPONG, R.L.A., #126-E — DATE

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
AR	4	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL.	B&B	HEAVY, FULL, VIGOROUS
BN	3	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	6 / 8'	B&B	HEAVY, FULL, VIGOROUS
CJ	1	CRYPTOMERIA JAPONICA 'LOBBI COMPACT'	COMPACT CRYPTOMERIA	5 / 6'	B&B	HEAVY, FULL, VIGOROUS
CV	4	CRATAEGUS VIRIDIS 'WINTERKING'	WINTERKING HAWTHORN	1-1 1/2" CAL.	B&B	HEAVY, FULL, VIGOROUS
HQ	6	HYDRABGIA QUERCIFOLIA 'SNOWFLAKE'	SNOWFLAKE HYRANGEA	#5	CONT.	HEAVY, FULL, VIGOROUS
IG	25	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	18 / 24"	CONT.	HEAVY, FULL, VIGOROUS
LI	13	LAGERSTROEMIA INDICA 'SIOUX'	SIOUX CREPE MYRTLE	6 / 8' CLUMP	B&B	HEAVY, FULL, VIGOROUS
PY	3	PRUNUS X YEDOENSIS	YOSHINA CHERRY	1-1 1/2" CAL.	B&B	HEAVY, FULL, VIGOROUS
QP	5	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	B&B	HEAVY, FULL, VIGOROUS
VR	15	VIBURNUM X RHYTIDOPHYLLOIDES	LEATHERLEAF VIBURNUM	2 / 2-1/2'	B&B	HEAVY, FULL, VIGOROUS

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LAND, SITE & PARK PLANNING • WETLANDS SCIENCE
Matthew T. Spong, R.L.A., A.S.L.A.
Mark S. Goetzl, A.S.L.A.
Chad D. Carter, A.S.L.A.
P.O. Box 293 Dover, Delaware 19903
Phone: 302-284-6330 Fax: 302-284-6331
Email: lasmail@lasllc.net web: lasllc.net

PROJECT #: 2011-11 COMM #: 1425 DATE: 06-15-2011
DRAWN BY: PS DESIGNED BY: MTS CHECKED BY: MTS
REVISION:

PROJECT TITLE

SITE REDEVELOPMENT LANDS OF

DOWNTOWN DOVER DEVELOPMENT CORP.

120 GOVERNORS AVENUE
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

TREE PRESERVATION AND PLANTING PLAN

0 15 30 60

SCALE : 1" = 30'

ISSUE BLOCK

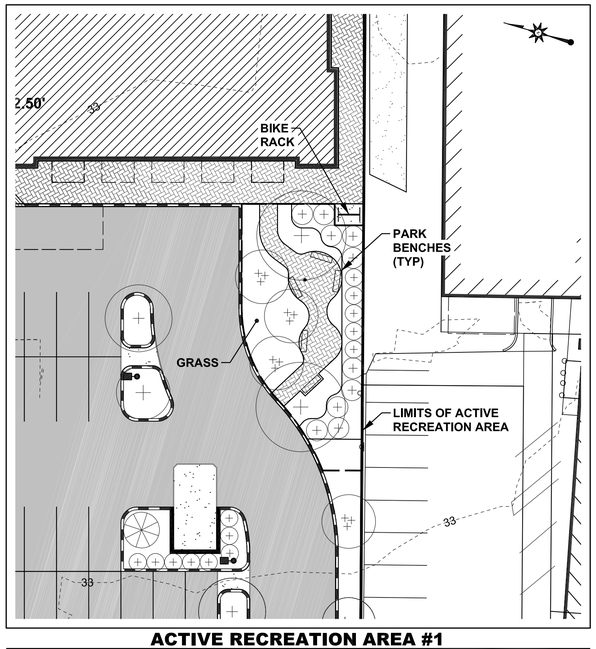
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LAYER STATE : L-101		

PROJECT NO.: 2011023.00
DATE: 06/17/11
SCALE: 1" = 30'
DRAWN BY: WJG PROJ. MGR.: GVM

SHEET
L-101

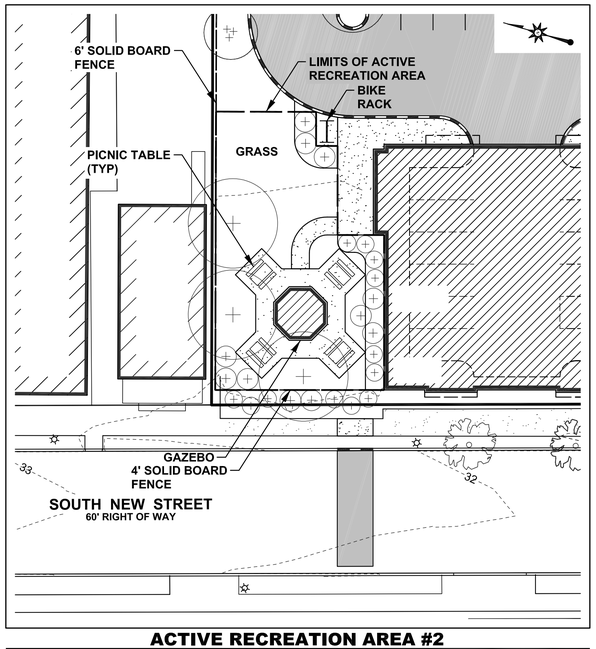
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ACTIVE RECREATION AREA #1

SCALE: 1" = 20'

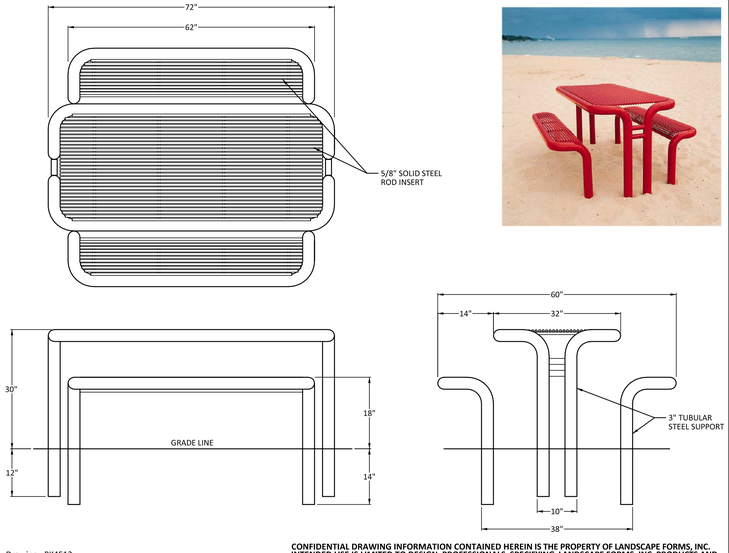


ACTIVE RECREATION AREA #2

SCALE: 1" = 20'

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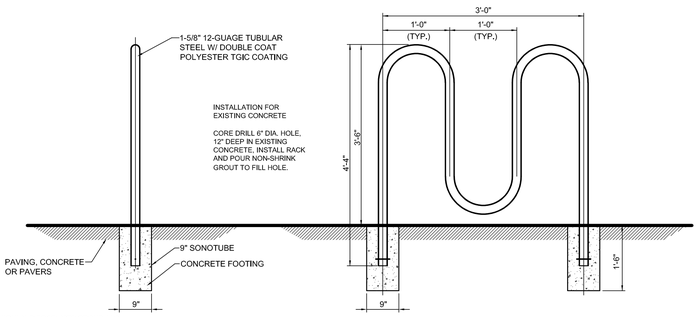


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PICNIC TABLE AND BENCH DETAIL

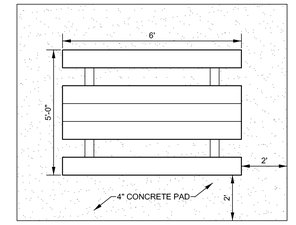
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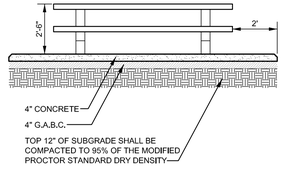


HIGHLAND PRODUCTS GROUP, LLC
WAVE STYLE BICYCLE RACK
ITEM I342-1064

BIKE RACK DETAIL - TYPICAL IN-GROUND INSTALLATION

NO SCALE



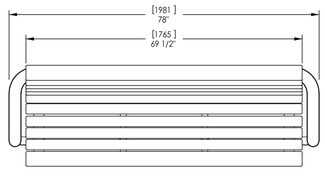


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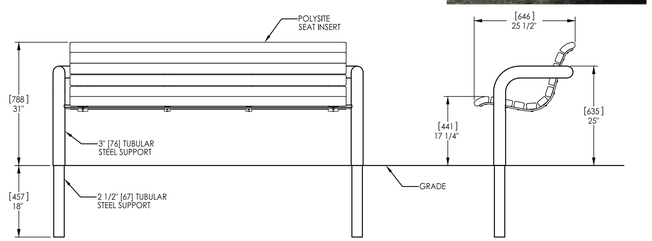
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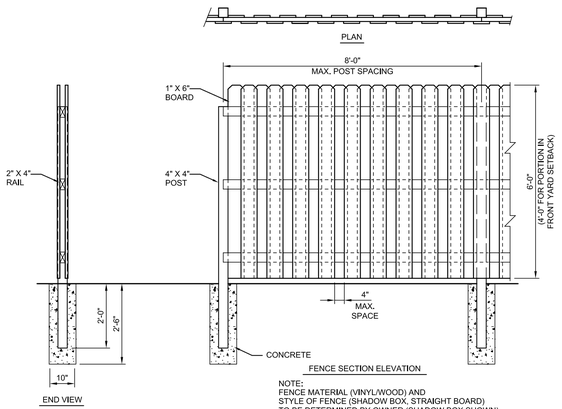


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PARK BENCH DETAIL

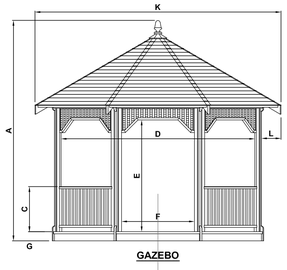
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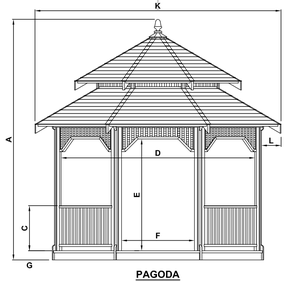
NOTE:
FENCE MATERIAL (VINYL/WOOD) AND STYLE OF FENCE (SHADOW BOX, STRAIGHT BOARD) TO BE DETERMINED BY OWNER (SHADOW BOX SHOWN)

PRIVACY FENCE DETAILS

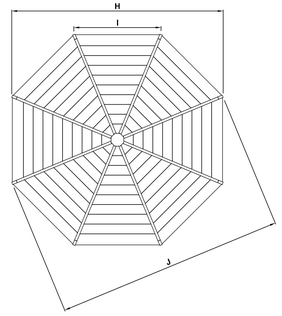
NO SCALE



GAZEBO



PAGODA



	9'	11'	13'	15'
A	148"	155"	161"	170"
B	N.A.	174"	181"	188"
C	36"	36"	36"	36"
D	90"	114"	138"	162"
E	79"	79"	79"	79"
F	32"	42"	52"	62"
G	6.5"	6.5"	6.5"	8"
H	99"	123"	147"	171"
I	40"	50"	60"	70"
J	107"	133"	159"	185"
K	127"	147"	175"	194"
L	15"	12"	14"	12"

NOTES:
1. THIS DRAWING IS FOR SCHEMATIC PURPOSES ONLY, THE CONTRACTOR IS TO COORDINATE WITH OWNER FOR EXACT DETAILS
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE BUILDING CODES.

GAZEBO AND PAGODA DETAIL

NO SCALE

BECKER MORGAN GROUP

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Email: lasmail@as-lla.net web: as-lla.net

PROJECT #: 2011-11	COMM #: 1425	DATE: 06-15-2011
DRAWN BY: PS	DESIGNED BY: MTS	CHECKED BY: MTS

DIVISION:

PROJECT TITLE

SITE REDEVELOPMENT LANDS OF

DOWNTOWN DOVER DEVELOPMENT CORP.

120 GOVERNORS AVENUE
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

ACTIVE RECREATION PLANS AND DETAILS

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: L-102

PROJECT NO.: 2011023.00
DATE: 06/17/11
SCALE: AS NOTED
DRAWN BY: WJG | PROJ. MGR.: GVM

SHEET
L-102

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Economic Development Office
101 W Loockerman St, 1A
Dover DE 19904

CITY OF DOVER TOP EMPLOYERS

COMPANY	# EMPLOYEES BY DATE		
	6/30/2010	12/31/2010	6/30/2011
Bayhealth-Kent General & Milford 640 S. State St Dover DE 19901 (302) 674-4700 Mr. Terry Murphy	2851	2937	3002
Dover Downs, Inc. 1131 N. DuPont Hwy Dover DE 19901 (302) 674-4600 Ms. Janie Libby	Hotel & Casino-1395 Speedway – 62 FT Contract - 200	Hotel & Casino-1491 Speedway – 63	Hotel & Casino-1475 Speedway – 60
Dover Air Force Base (302) 677-3372 Public Affairs Office www.dover.af.mil	Active -3410 Reserve – 1860 Civilian - 1085	Active -3491 Reserve – 1909 Civilian - 837	Active -3900 Reserve – 1500 Civilian - 1000
State of Delaware Office of Mgmt & Budget Laura Simmons	Est. 4500-5000	Est. 4500-5000	Est. 4500-5000
Delaware State University 1200 N. DuPont Hwy Dover DE 19901 (302) 857-7027 Dr. Phyllis Edamatsu	FT – 738 PT - 98	FT – 733 PT - 189	FT – 733 PT - 189
Energizer (Playtex Products) P.O. Box 7016 Dover DE 19903-7016 (302) 678-6176 Ms. Gina Sullivan	564	545	509
Kraft Foods 1250 W. North St Dover DE 19903-0600 (302) 734-6100 Mr. Bruce Robinson (HR)	Hourly – 516 Salaried - 65	Hourly & Salaried – 570 Contract - 60	Hourly & Salaried – 570 Contract - 60

Comcast Cable 5729 W. Denney's Rd Dover DE 19901 (302) 672-5936 Mr. Tom Worley	125 – Dover Only	140 – Dover Only	140 – Dover Only
Delaware Technical & Community College 100 Campus Dr Dover DE 19901 (302) 857-1000 Dan Simpson	450	294 (Adjunct faculty not included in year-end numbers)	294 (Adjunct faculty not included in year-end numbers)
Proctor & Gamble P.O. Box 7010C Dover DE 19903 (302) 678-2600 x2189 Ms. Teresa Dean	P&G 203 Contract - 189	P&G 202 Contract - 187	P&G 202 Contract - 187
WalMart 1574 N. DuPont Hwy Dover DE 19901 (302) 674-2159 Ms. Tammy Reynolds	290	252	275
Wesley College 120 N. State St Dover DE 19901 (302) 736-2300 Dr. William Johnston	FT – 90 Faculty-67 Aramark -104	FT – 95 Faculty-68 Aramark –FT 75 PT-43	FT – 95 Faculty-68 Aramark –FT 75 PT-43
Sam's Club 1572 N. DuPont Hwy Dover DE 19901 (302) 678-4220 Mr. Steven Bromley	FT – 110 PT - 61	FT – 103 PT - 79	FT – 99 PT - 81
Hirsh Industries 1525 McKee Rd Dover DE 19904 (302) 678-3454 Ms. Meg Shivone	175	175	175

Status of FY-10 CDBG Projects

Monthly statistics for the month of June 2011

CDBG FY10 Projects

Habitat for Humanity
The property at 101 Jefferson Court purchased by Habitat for Humanity has been fully renovated and sold to a low income family on February 23rd.

First State Resource Conservation & Redevelopment Council (RC &D)
Emergency repairs have been completed on 18 homes in the City of Dover. Project is completed.

Homeownership Assistance Program
Two clients have purchased properties in the City of Dover and two (2) families are mortgage ready shopping for homes.

Connections Community Support Program
Thirty-two homeless individuals received motel vouchers for temporary housing during the program year. Project is completed.

Housing Rehabilitation Program
All environmental and historical reviews have been completed. The following properties are scheduled to go to bid in early July: 806 Forest Street, 122 Davis Circle and 839 Paul Street.

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 $1,249,467 has been expended on the acquisition and renovations for 8 properties. The remaining balance of $177,272 will be utilized for renovations and acquisition. Three properties have been sold, two are for sale, one sale is pending, one is a lease purchase and one is a rental that serves persons with disabilities. Dover Housing Authority purchased 1415 S. Hancock Avenue with program income and renovations are underway. The following list the status of each NSP property:

218 Ann Avenue (sold)

343 Mimosa Avenue (sold)

907 Woodcrest Avenue (lease purchase)

1430 S. Hancock (group home rental)

1415 S. Hancock (new home purchase)

337 N. Governors Avenue (for sale)

254 Green Blade Drive (sold)

302 Stonebrook Place (for sale)

11 Westover Drive (contract pending)

Status of FY-09-10 Program Funds Spent - Fiscal Year 7/1/10-6/30/11

2010 Grant Projects	Project Details	Total Grant	Funds Expended	Unencumbered Balance
Homeownership Assistance Program	Two families have purchased homes in the City of Dover	$40,000	$20,000	$20,000
Housing Rehabilitation Program	3 homes are scheduled for bid in early July	$54,087	$23,237	$30,850
Habitat for Humanity	Project completed	$40,000	$40,000	$0
Connections Comm. Support	Project completed	$15,000	$15,000	$0
RC & D	Project completed	$40,000	$40,000	$0
Streets Project	Project completed	$63,434	$63,434	$0
*Housing Rehabilitation Program FY-09	Project completed	$56,196	$56,196	$0
Total		$308,717	$257,867	$50,850

* rehab projects - please note that $56,196 has been rolled over to program year FY-10

106 Gordon Place

508 Walker Road

814 River Road

40 Bertrand Drive