

PLUS 2007-10-01
Preliminary land Use Service (PLUS)

Delaware State Planning Coordination
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: **Delaware Civic Center**

2. Location (please be specific): **The project is located on Carroll Crawford Avenue at the intersection of West Rustic Lane in the City of Dover adjacent to the Dover Sam's Club. The project consists of 3 parcels.**

3. Parcel Identification #: **2-05-05700-01-0401-00001**

2-05-05700-01-0503-00001

2-05-05700-01-0802-00001

4. County or Local Jurisdiction Name: **City of Dover**

5. Owner's Name: **Delaware Civic Center Corporation c/o Carolyn Courtney**

Address: **24 Lamplighter Lane**

City: **Dover**

State: **DE**

Zip: **19904**

Phone: **(302) 331-4966**

Fax: **(302) 736-7154**

Email: **deciviccenter@comcast.net**

6. Applicant's Name: **Same as Owner**

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Project Designer/Engineer: **Becker Morgan Group, Inc. c/o Eric Cimo**

Address: **309 South Governor's Avenue**

City: **Dover**

State: **DE**

Zip: **19904**

Phone: **(302) 734-7950**

Fax: **(302) 734-7965**

Email: **ecimo@beckermorgan.com**

8. Please Designate a Contact Person, including phone number, for this Project: **Eric Cimo (302) 734-7950**

24. If residential, indicated the number of number of Lots/units: **N/A** Gross Density of Project: **N/A** Net Density **N/A**
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

25. If residential, please indicate the following: **N/A**
Number of renter-occupied units:
Number of owner-occupied units:

Target Population (check all that apply):

Renter-occupied units

Family

Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

First-time homebuyer – if checked, how many units

Move-up buyer – if checked, how many units

Second home buyer – if checked, how many units

Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: **0**
Square Feet: **0**

Proposed Use: % of Impervious Surfaces: **37%**
Square Feet: **785,463**

27. What are the environmental impacts this project will have? **This project will provide an impervious cap over the existing Frazier Pit so contaminants do not continue seeping through the pit into the aquifer. We do not anticipate any negative environmental impacts.**

How much forest land is presently on-site? **28 Ac.±** How much forest land will be removed? **4 Ac.±**

Are there known rare, threatened, or endangered species on-site? Yes No (There is a heronry in the vicinity of this site.)

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No (Excellent Recharge Area. **A portion of the recharge area is mapped over the capped Frazier Pit.**)

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? Yes No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? Yes No

Are the wetlands: Tidal Acres
 Non-tidal Acres **14.63 Ac.**

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corp of Engineers signed off on the delineation? Yes No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands Yes No

30. Are there streams, lakes, or other natural water bodies on the site? Yes No

If the water body is a stream, is it: Perennial (permanent) Intermittent Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? Yes No **Fork Branch**

Will there be ground disturbance within 100 feet of the water bodies Yes No If "Yes", please describe :

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
 Yes No

If yes, please list name: **Private ditch/swale which drains existing property and offsite properties to wetlands and Fork Branch.**

32. List the proposed method(s) of stormwater management for the site: **Porous pavement, swales, filter strips, stormdrain pipe and an existing Stormwater Management Pond will manage stormwater runoff.**

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): **Stormwater will outlet from the existing pond via an existing stormdrain pipe to existing wetlands & a perennial stream (Fork Branch). Stormwater will outlet from the remainder of the site to wetlands & a perennial stream (Fork Branch).**

Will development of the proposed site create or worsen flooding upstream or downstream of the site? Yes No

33. Is open space proposed? Yes No If "Yes," how much? Acres Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) **N/A** acres/Sq ft.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **N/A**

Where is the open space located? **N/A**

Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? Yes No If "Yes," what are they? **There is a State Resource Area and Natural Area along Fork Branch.**

35. Is any developer funding for infrastructure improvement anticipated? Yes No If "Yes," what are they? **Infrastructure improvements such as sewer, water and stormdrain improvements will occur on-site.**

<p>36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Stormwater, Erosion and Sediment Control practices such as silt fence, construction entrance, inlet and outlet protection, etc. will be employed as necessary.</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>38. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 1,612 trips. A traffic study of the area is underway for the Dover/Kent MPO which includes this project.</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? Unknown</p>
<p>39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. The project will connect to Crawford Carroll Ave. at two points. One entrance will be 36' wide with 3 lanes and no shoulders. The other entrance will be 48' wide with 4 lanes and no shoulders.</p>
<p>40. Will the street rights of way be public, private, or town? There is no proposed right-of-way associated with this project.</p>
<p>41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. Possible connection with Delaware State University.</p>
<p>43. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input type="checkbox"/> No Unknown</p> <p>Is there an opportunity to connect to a larger bike/pedestrian network? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>44. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If "Yes," please indicate what will be affected (Check all that apply)</p> <p><input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.)</p> <p><input type="checkbox"/> Sites (archaeological)</p> <p><input type="checkbox"/> Cemetery</p> <p>Would you be open to a site evaluation by the State Historic Preservation Office? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

42. Are any federal permits, licensing, or funding anticipated? Yes No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No If yes, please List them:

45. Please make note of the time-line for this project: **Unknown**

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

Date

Signature of Person completing form
(If different than property owner)

Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

DELAWARE CIVIC CENTER

CITY OF DOVER
KENT COUNTY, DELAWARE



ARCHITECTURE
ENGINEERING

DELAWARE CIVIC CENTER CORPORATION

DELAWARE CIVIC CENTER PROJECT SUMMARY

The Delaware Civic Center is a 200,000 gsf multipurpose arena with 9,100 seats, 20 luxury suites, and 300 club seats capable of accommodating events ranging from specialty trade shows, concerts, and affordable family shows such as Disney on Ice, and the Wiggles. Under the guidance of Comcast Spectacor, a preeminent, national leader in the arena management business and owners of the Wachovia Center, the Delaware Civic Center would host 145 revenue generating events year round. The Delaware Civic Center would also host Delaware State University men's and women's basketball and be the home of an East Coast Hockey League Team. The ECHL is the top minor league affiliate of the National Hockey League. The Delaware Civic Center would strengthen the local economy. It is estimated that with 145 scheduled events the Civic Center would generate approximately \$24.5 million per year. The Civic Center would provide stable and long term employment in careers such as tourism, hotel and restaurant management, marketing, and retail. Located in the City of Dover, the heart of Kent County, the Delaware Civic Center would be easily accessible for residents living in Sussex and New Castle Counties.

A total of approximately 52 acres have been accommodated for the project site. The site is adjacent to Sam's Club, Delaware State University, Lowe's, and CF Schwartz. The project will cost an estimated \$60 million with funding coming from a combination of the State of Delaware, Kent County, the City of Dover, grants and private investors. Construction may begin as early as the summer of 2007 and may last for an estimated 4 years.

Site Design

The 52 acre site consists of approximately 14 build-able acres and 28 wetland acres. It is the intent of the designers to conserve as much wooded land as possible. The Civic Center has been positioned in such a way that it can be seen from Route 13, and so it conceals the bulk proposed parking from the general public. The parking has been situated to avoid the wooded areas wherever possible.

A combination of green technologies and conventional stormwater management practices will be used to drain the site. As part of the stormwater design, the Delaware Civic Center Corporation proposes to fill the existing Sam's Club pond adjacent to the Civic Center site to construct the truck loading area so both the proposed Civic Center truck loading area and the existing Sam's Club truck loading area are side-by-side allowing for better screening of these unattractive areas from the public. Any stormwater that goes to the existing pond would be directed to proposed stormwater management features on the Civic Center property. Attached please find pictures of the existing Sam's Club pond and surrounding area, and a figure outlining the proposed truck loading area on the Proposed Site Overlay.

Approximately 1,900 parking spaces have been provided in the preliminary plans attached. Landscaping will be added to the parking area and elsewhere on-site to provide additional aesthetic appeal.

Potential Uses

ECHL – East Coast Hockey League
Ice Shows
Concerts
Entertainers

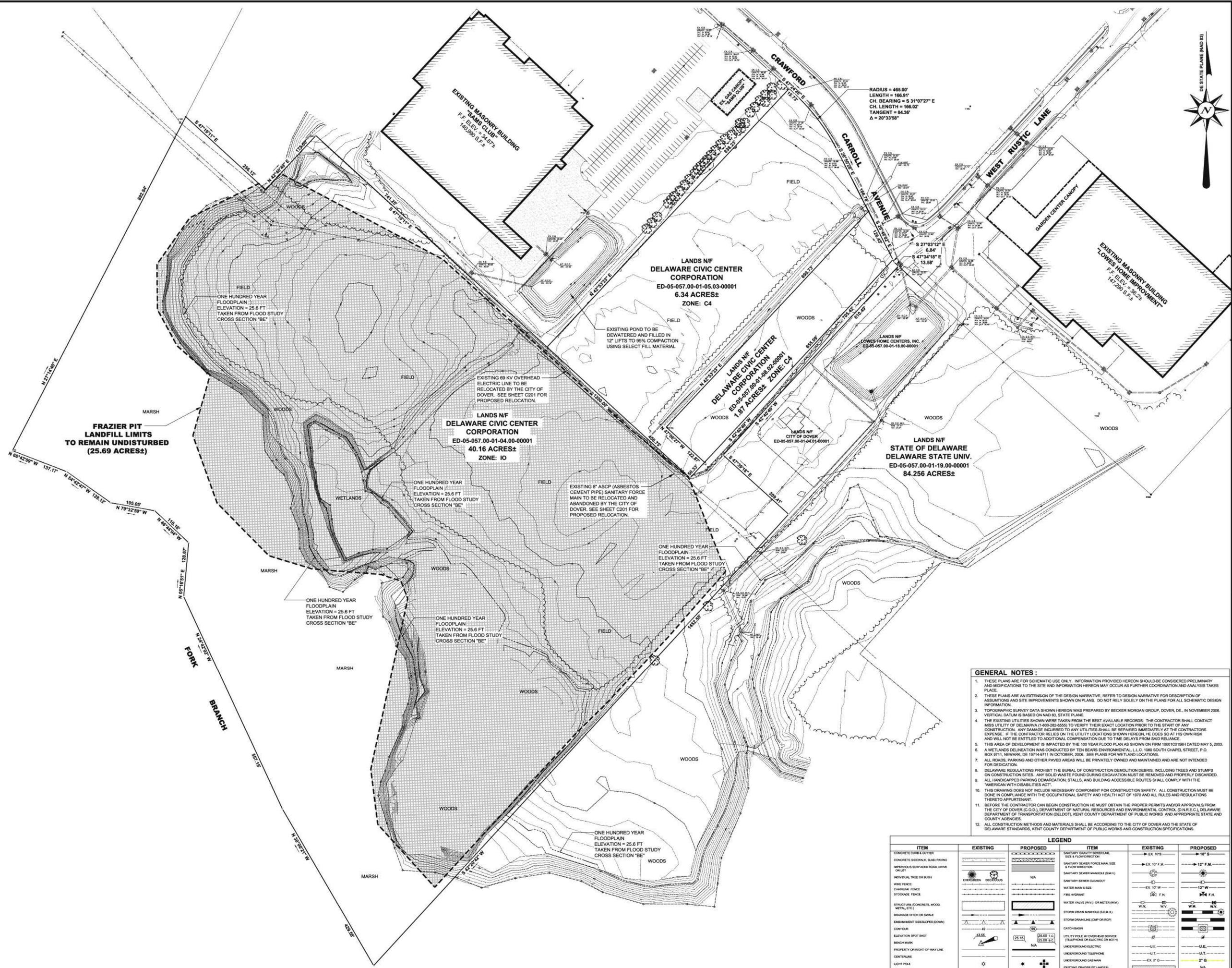
Trade Shows & Expos
Fire Conventions
Technology Events
Boat / Marine Expos
Auto Expos
Many More

Delaware State University Basketball
Men's
Women's

Athletic Tournaments / Conference Events
Basketball
Wrestling
Many More

Convocations and Graduations

The center will hold graduations for Delaware Schools, grades K-12, and Delaware Colleges.



- GENERAL NOTES:**
1. THESE PLANS ARE FOR SCHEMATIC USE ONLY. INFORMATION PROVIDED HEREON SHOULD BE CONSIDERED PRELIMINARY AND MODIFICATIONS TO THE SITE AND INFORMATION HEREON MAY OCCUR AS FURTHER COORDINATION AND ANALYSIS TAKES PLACE.
 2. THESE PLANS ARE AN EXTENSION OF THE DESIGN NARRATIVE. REFER TO DESIGN NARRATIVE FOR DESCRIPTION OF ASSUMPTIONS AND SITE IMPROVEMENTS SHOWN ON PLANS. DO NOT RELY SOLELY ON THE PLANS FOR ALL SCHEMATIC DESIGN INFORMATION.
 3. TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN NOVEMBER 2006. VERTICAL DATUM IS BASED ON NAD 83, STATE PLANE.
 4. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELAWARE (1-800-285-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S 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 AREA OF DEVELOPMENT IS IMPACTED BY THE 100 YEAR FLOOD PLAN AS SHOWN ON FIRM 10010158H DATED MAY 5, 2003.
 6. A WETLANDS DELINEATION WAS CONDUCTED BY TEN BEARS ENVIRONMENTAL, L.L.C., 1800 SOUTH CHAPEL STREET, P.O. BOX 9711, NEWARK, DE 19714-9711 IN OCTOBER, 2006. SEE PLANS FOR WETLAND LOCATIONS.
 7. ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
 8. 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.
 9. ALL HANDICAPPED PARKING DESIGNATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT".
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 11. 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, (D.N.R.E.C.), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), KENT COUNTY DEPARTMENT OF PUBLIC WORKS, AND APPROPRIATE STATE AND COUNTY AGENCIES.
 12. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER AND THE STATE OF DELAWARE STANDARDS, KENT COUNTY DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS.

ITEM	LEGEND		ITEM	LEGEND	
	EXISTING	PROPOSED		EXISTING	PROPOSED
CONCRETE CURB & GUTTER			SANITARY GRAVITY SEWER LINE 12" & 18" DIAMETER		
CONCRETE SIDEWALK, SLAB-PAVING			SANITARY SEWER FORCE MAIN SIZE & FLOW DIRECTION		
IMPERVIOUS SURFACED ROAD DRIVE OR LOT			SANITARY SEWER MANHOLE (SMH)		
INDIVIDUAL TREE OR BUSH			SANITARY SEWER CLEANOUT		
WIRE FENCE			WATER MAIN 8" SIZE		
CHAINLINK FENCE			WATER MAIN 12" SIZE		
STOOGANE FENCE			FIRE HYDRANT		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)			WATER VALVE (N.V.) OR METER (W.M.)		
DRAINAGE DITCH OR SWALE			STORM DRAIN MANHOLE (SDM-H)		
EMBANKMENT (SIDEWALKS/DOWNS)			STORM DRAIN LINE (CMP OR RCP)		
CONTOUR			CATCH-BASIN		
ELEVATION SPOT SHOT			UTILITY POLE OR OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)		
BENCH MARK			UNDERGROUND ELECTRIC		
PROPERTY OR RIGHT OF-WAY LINE			UNDERGROUND TELEPHONE		
CENTERLINE			UNDERGROUND GAS MAIN		
LIGHT POLE			EXISTING FRAZIER PIT LANDFILL		
CONSTRUCTION NOTE					

PROJECT TITLE
LANDS OF DELAWARE CIVIC CENTER CORP.
CRAWFORD CARROLL AVENUE
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE
EXISTING CONDITIONS PLAN

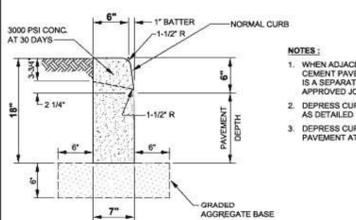
ISSUE BLOCK	DATE	DESCRIPTION
1.	4/13/07	SCHEMATIC DESIGN

MARK DATE DESCRIPTION

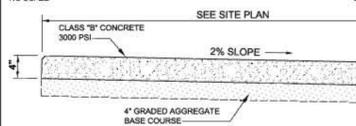
PROJECT NO.: 2006161.01
DATE: 04/10/07
SCALE: 1" = 80'
DRAWN BY: E.C.C. | PROJ. MGR.: P.J.V.

SHEET
C-101
COPYRIGHT 2006

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.)	EX. S.M.H.	S.M.H.
SANITARY SEWER CLEANOUT	EX. S.C.O.	S.C.O.
WATER MAIN & SIZE	EX. 12" W	12" W
FIRE HYDRANT	EX. F.H.	F.H.
WATER VALVE (W.V.) OR METER (W.M.)	EX. W.V. / W.M.	W.V. / W.M.
STORM DRAIN MANHOLE (S.D.M.H.)	EX. S.D.M.H.	S.D.M.H.
STORM DRAIN LINE (S.D.P. OR H.D.P.)	EX. S.D.P. / H.D.P.	S.D.P. / H.D.P.
CATCH BASIN	EX. C.B.	C.B.
UTILITY IN OVERHEAD SERVICE (TELEPHONE OR ELECTRIC ON BOTH)	EX. U.S.	U.S.
UNDERGROUND ELECTRIC	EX. U.E.	U.E.
UNDERGROUND TELEPHONE	EX. U.T.	U.T.
UNDERGROUND GAS MAIN	EX. U.G.	U.G.
PAVEMENT TO BE REMOVED	N/A	N/A
CONCRETE CURB & GUTTER	N/A	N/A
CONCRETE SIDEWALK, SLAB PAVING	N/A	N/A
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT	N/A	N/A
INDIVIDUAL TREE OR BUSH	EX. T/B	T/B
WIRE FENCE	EX. W.F.	W.F.
CHAIN LINK FENCE	EX. C.L.F.	C.L.F.
STOCKADE FENCE	EX. S.F.	S.F.
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	EX. S.	S
DRAINAGE DITCH OR SWALE	EX. D/S	D/S
EMBANKMENT (SLOPES DOWN)	EX. E.	E
CONTOUR	EX. C.	C
ELEVATION SPOT SHOT	EX. E.S.S.	E.S.S.
BENCH MARK	EX. B.M.	B.M.
PROPERTY OR RIGHT-OF-WAY LINE	EX. P.R.O.W.	P.R.O.W.
CENTERLINE	EX. C.L.	C.L.
LIGHT POLE	EX. L.P.	L.P.
CONSTRUCTION NOTE	N/A	N/A



P.C.C. CURB - TYPE 1 (MODIFIED - 6")
NO SCALE BMG NO. - SW-010-6

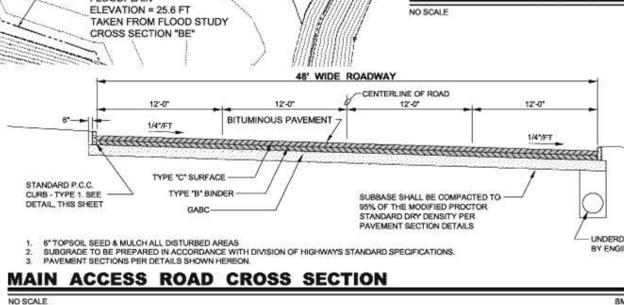


CONCRETE SIDEWALK
NO SCALE BMG NO. - SW-3C

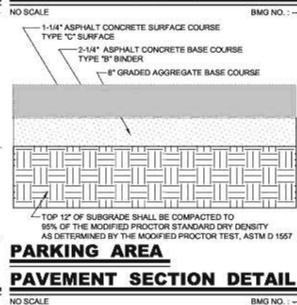
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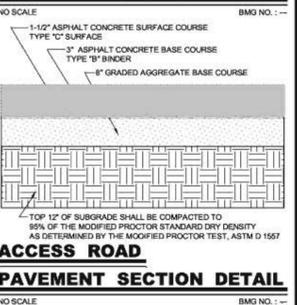
TRUCK LOADING AREA PAVEMENT SECTION DETAIL
NO SCALE BMG NO. -



LANDFILL PARKING AREA PAVEMENT SECTION DETAIL
NO SCALE BMG NO. -



LANDFILL ACCESS ROAD PAVEMENT SECTION DETAIL
NO SCALE BMG NO. -



PARKING AREA PAVEMENT SECTION DETAIL
NO SCALE BMG NO. -



ACCESS ROAD PAVEMENT SECTION DETAIL
NO SCALE BMG NO. -



MAIN ACCESS ROAD CROSS SECTION
NO SCALE BMG NO. -



BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING
Dover
309 S. Governors Ave.
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
307 A Street
Wilmington, DE 19801
Ph. 302.888.2600
Fax 302.888.2427
www.beckermorgan.com

PROJECT TITLE
LANDS OF DELAWARE CIVIC CENTER CORP.
CRAWFORD CARROLL AVENUE
CITY OF DOVER
KENT COUNTY, DELAWARE

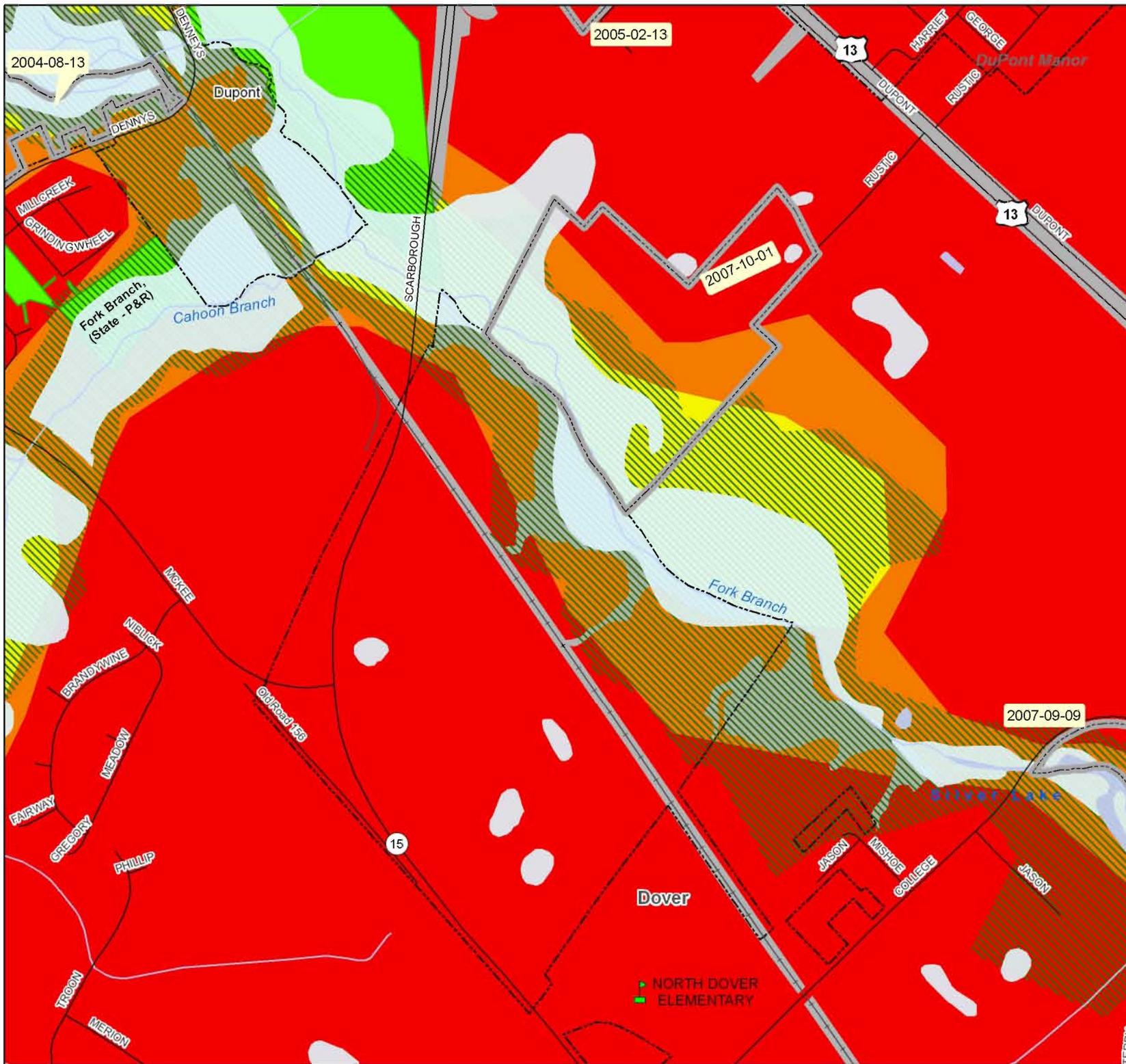
SHEET TITLE
SCHEMATIC SITE PLAN

ISSUE BLOCK	DATE	DESCRIPTION
1.	4/13/07	SCHEMATIC DESIGN

MARK NO. DATE DESCRIPTION
PROJECT NO.: 2006161.01
DATE: 04/02/07
SCALE: 1" = 80'
DRAWN BY: E.C.C. | PROJ. MGR.: P.J.V.
SHEET
C-201A
COPYRIGHT 2006

Preliminary Land Use Service (PLUS)

Delaware Civic Center
2007-10-01



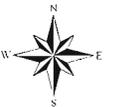
- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

Strategies

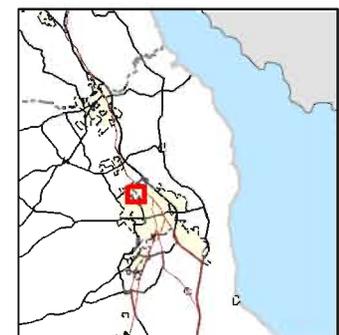
- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)

Feet
0 115 230 460

1:10,000

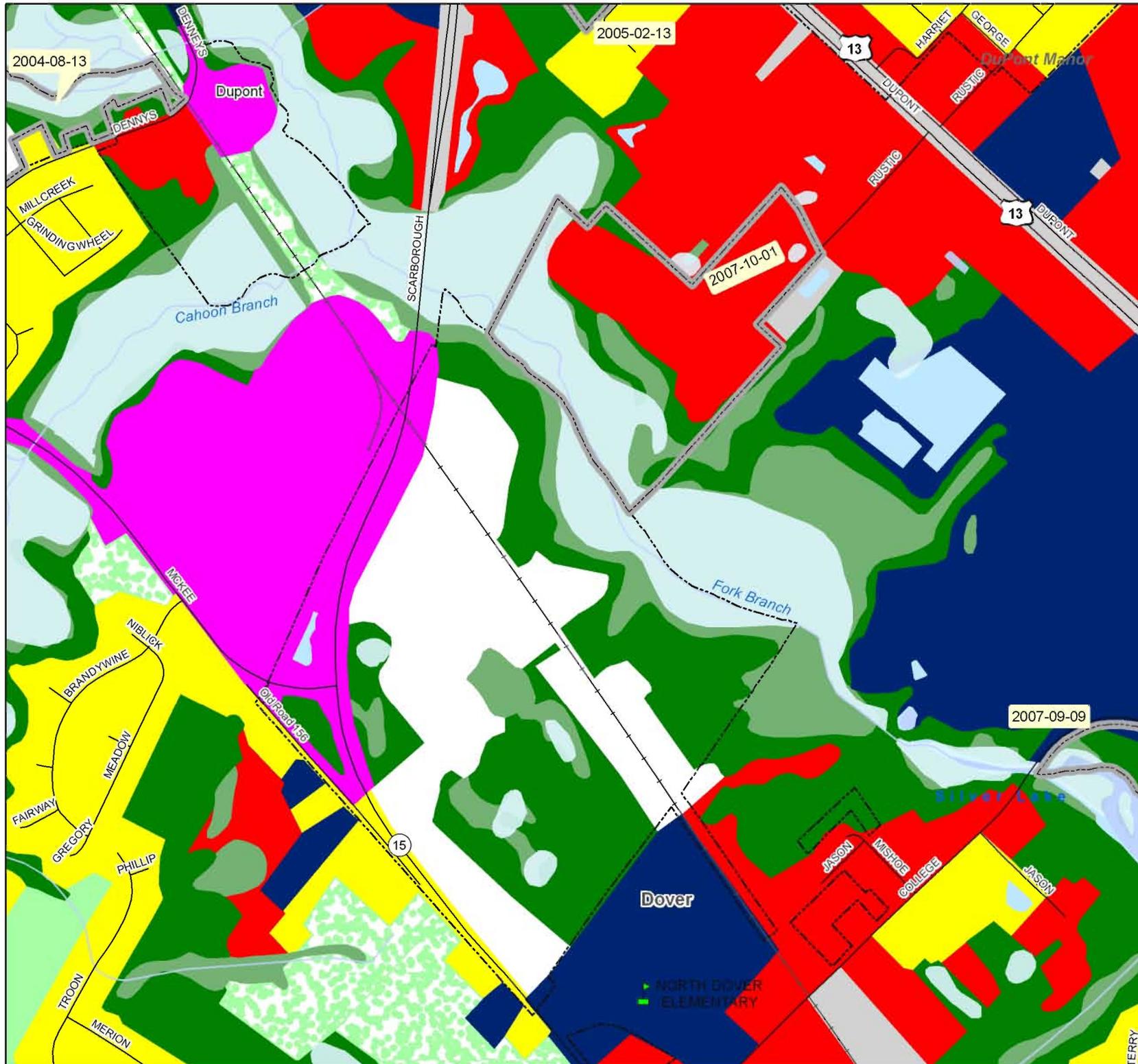


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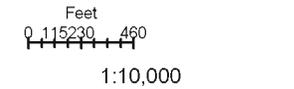


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- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition



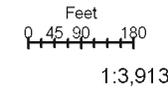
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-  Project Area
-  Municipalities



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