

**Preliminary Land Use Service (PLUS)
Comprehensive Plan Amendments and Municipal Ordinances**

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

Name of Municipality: City of Dover	
Address: 15 Loockerman Plaza P.O. Box 475 Dover, DE 19903	Contact Person: Ann Marie Townshend
	Phone Number: (302) 736-7196
	Fax Number: (302) 736-4271
	E-mail Address: atownshend@dover.de.us

Date of Most Recently Certified Comprehensive Plan: February 2009

Application Type:

Comprehensive Plan Amendment: _____

Ordinance: _____

Other: Master Plan Associated with Annexation

Comprehensive Plan Amendment or Municipal Ordinance prepared by: Same as Above	
Address:	Contact Person:
	Phone Number:
	Fax Number:
	E-mail Address:

Maps Prepared by: Plan sheets prepared by Becker Morgan Group, but contact information should be the City of Dover information above.	
Address:	Contact Person:
	Phone Number:
	Fax Number:
	E-mail Address:

Preliminary Land Use Service (PLUS) Comprehensive Plan Amendments and Municipal Ordinances

Delaware State Planning Coordination

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Please describe the submission:

The City of Dover's *2008 Comprehensive Plan* shows the properties owned by Dover International Speedway that are now known as "The Woodlands" within the Annexation Area. There is a note on the Annexation Plan maps that says:

Any development in this area will be subject to the provisions of a master plan to be developed in cooperation with the property owner, the State of Delaware, and the City of Dover. If any of this area annexes prior to plans for development, the land will be zoned A (Agriculture Zone). If annexation is associated with a development application, a zoning district will be applied that is compatible with a master plan associated with the property to be annexed. No amendment to the Comprehensive Plan is required as long as development is proposed in accordance with a master plan developed in coordination with the property owner, the State of Delaware, and the City of Dover.

The Comprehensive Plan predates the initiation of the Firefly Music Festival and other events on The Woodlands. As these events have initiated and grown in recent years, the City and the Dover International Speedway have agreed that the annexation of The Woodlands is a benefit to all involved, as it will eliminate jurisdictional confusion and associated inconsistencies and public safety concerns resulting from the split jurisdiction of the properties involved.

The development proposed on the parcel is a series of temporary improvements associated with the annual Firefly Music Festival. There are no permanent improvements proposed at this time other than two storage buildings that are shown on sheet 4.

Under the annexation proposal, the City would zone the property RC (Recreational and Commercial). This is the zoning classification that has been developed to manage the temporary outdoor events such as the Firefly Music Festival. Under the City's PLUS MOU, any future development of the site would be subject to PLUS review, due to the location east of State Route 1. Additionally, any development that is inconsistent with the master plan would need to be reviewed for consistency with the Comprehensive Plan

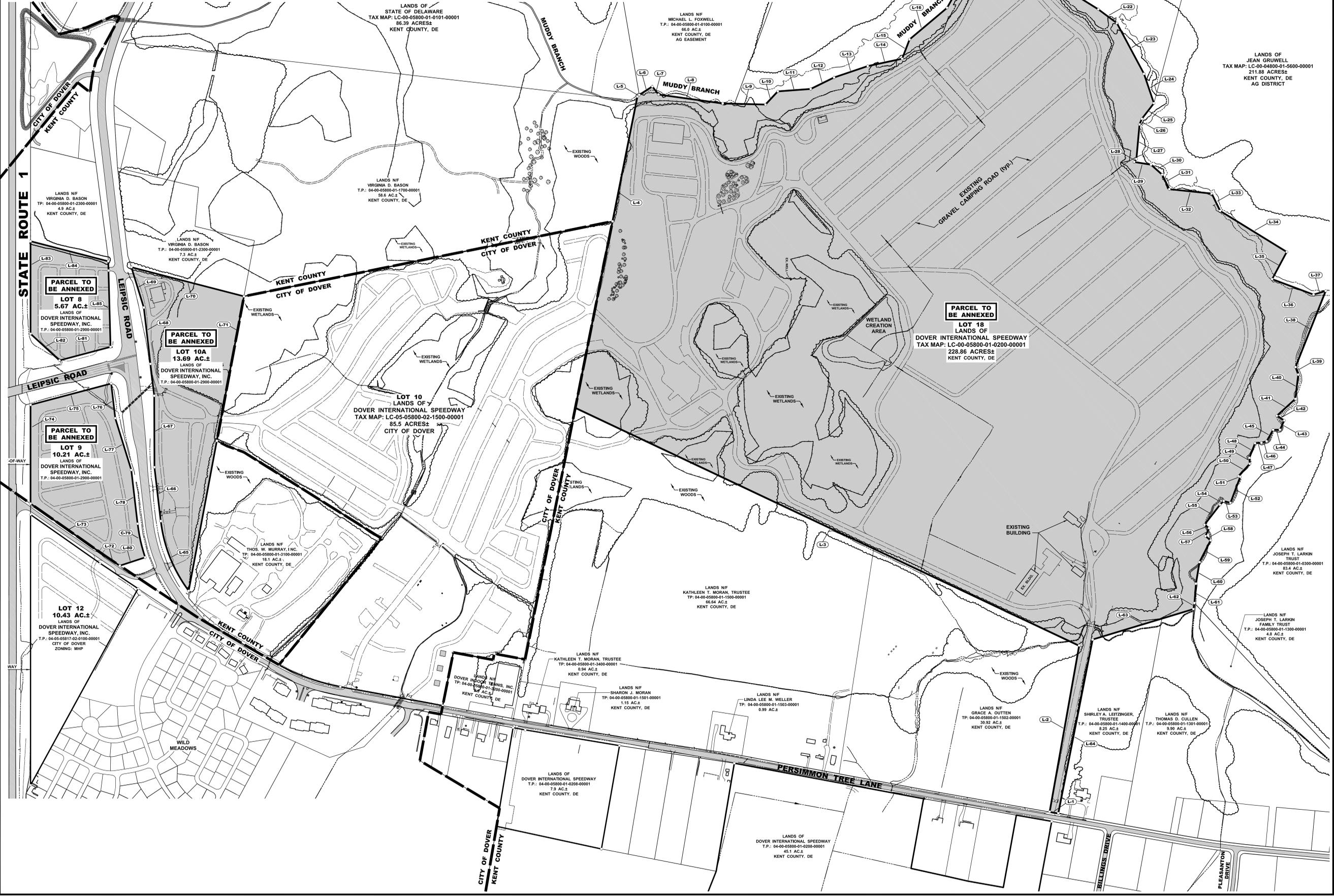
LINE TABLE - LOT 8		
LINE	BEARING	DISTANCE
L-81	S 25°58'59" W	294.27
L-82	S 83°52'17" W	220.11
L-83	N 49°04'01" W	520.76
L-84	N 95°33'22" E	441.44
L-85	S 50°33'11" E	481.99
LOT 8 AREA: 5.67 AC.		
T.P.: 04-00-05800-01-2900-00001		
PARCEL TO BE ANNEXED		

LINE TABLE - LOT 9		
LINE	BEARING	DISTANCE
L-72	S 76°14'13" W	509.20
L-73	S 74°47'52" W	98.40
L-74	N 60°04'01" W	555.63
L-75	N 27°08'09" E	664.88
L-76	S 55°41'45" E	500.00
L-77	S 68°09'55" E	305.00
L-78	S 55°14'42" E	304.09
LOT 9 AREA: 10.21 AC.		
T.P.: 04-00-05800-01-2900-00001		
PARCEL TO BE ANNEXED		

LINE TABLE - LOT 10A					
CURVE	RADIUS	ARC LENGTH	TANGENT	CHD. BRG.	CHD. LENGTH
C-65	816.47	427.33	216.68	N 70°41'23" W	422.47
LOT 10A AREA: 13.69 AC.					
T.P.: 04-00-05800-01-2900-00001					
PARCEL TO BE ANNEXED					

LINE TABLE - LOT 18					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	S 01°09'52" W	49.08	L-17	N 19°55'33" W	208.74
L-2	N 39°09'57" W	940.31	L-18	N 05°19'58" E	218.67
L-3	S 68°29'24" W	310.16	L-19	N 41°43'46" E	232.28
L-4	N 37°03'24" W	1705.20	L-20	S 89°22'14" E	241.52
L-5	N 01°39'38" W	13.74	L-21	N 72°59'47" E	217.18
L-6	N 08°02'53" E	86.89	L-22	N 77°52'58" E	129.16
L-7	S 65°20'05" E	55.81	L-23	S 76°59'16" E	322.58
L-8	N 48°56'16" E	361.04	L-24	S 67°34'35" E	174.83
L-9	N 42°22'08" E	238.44	L-25	S 11°34'48" E	110.59
L-10	N 06°16'05" W	190.72	L-26	S 26°52'35" E	33.71
L-11	N 36°40'17" E	184.00	L-27	S 43°09'00" E	195.56
L-12	N 14°33'19" E	145.28	L-28	S 12°34'41" E	20.70
L-13	N 22°03'44" E	198.01	L-29	N 50°14'17" E	95.17
L-14	N 28°42'27" E	196.34	L-30	N 62°54'46" E	83.21
L-15	N 28°14'04" W	116.14	L-31	S 75°05'35" E	91.24
L-16	N 00°34'36" E	274.17	L-32	N 46°54'08" E	237.32
L-33	S 74°48'27" E	108.35	L-39	S 69°21'27" E	44.60
L-34	N 72°48'11" E	436.78	L-40	S 42°16'23" E	138.56
L-35	S 21°03'07" E	173.14	L-41	S 01°37'18" E	139.95
L-36	N 01°14'51" E	246.59	L-42	N 72°51'58" E	49.21
L-37	N 24°25'40" E	70.66	L-43	S 24°00'31" E	97.44
L-38	S 27°36'11" E	460.21	L-44	S 40°08'31" W	38.10
L-39	S 69°21'27" E	44.60	L-45	S 19°44'53" E	73.55
L-40	S 42°16'23" E	138.56	L-46	S 24°09'11" W	30.37
L-41	S 01°37'18" E	139.95	L-47	S 39°21'28" E	14.34
L-42	N 72°51'58" E	49.21	L-48	S 23°59'15" W	587.20
L-43	S 24°00'31" E	97.44	L-49	S 38°09'54" E	997.30
L-44	S 40°08'31" W	38.10	L-50	S 07°07'05" E	94.43
L-45	S 19°44'53" E	73.55	L-51	N 56°27'28" E	102.31
L-46	S 24°09'11" W	30.37	L-52	S 20°45'09" E	156.39
L-47	S 39°21'28" E	14.34	L-53	S 55°35'37" W	39.13
L-48	S 23°59'15" W	587.20	L-54	S 07°55'53" E	29.19
L-49	S 38°09'54" E	997.30	L-55	S 11°36'33" E	141.88
L-50	S 07°07'05" E	94.43	L-56	N 77°26'53" E	31.69
L-51	N 56°27'28" E	102.31	L-57	S 24°52'38" E	49.23
L-52	S 20°45'09" E	156.39	L-58	N 60°31'50" E	37.44
L-53	S 55°35'37" W	39.13	L-59	S 23°13'52" E	137.59
L-54	S 07°55'53" E	29.19	L-60	S 39°54'50" E	122.71
L-55	S 11°36'33" E	141.88	L-61	S 44°38'03" E	109.70
L-56	N 77°26'53" E	31.69	L-62	S 39°21'28" E	14.34
L-57	S 24°52'38" E	49.23	L-63	S 23°59'15" W	587.20
L-58	N 60°31'50" E	37.44	L-64	S 38°09'54" E	997.30
L-59	S 23°13'52" E	137.59			
L-60	S 39°54'50" E	122.71			
L-61	S 44°38'03" E	109.70			
L-62	S 39°21'28" E	14.34			
L-63	S 23°59'15" W	587.20			
L-64	S 38°09'54" E	997.30			

LOT 18 AREA: 228.86 AC.
T.P.: 04-00-05800-01-0200-00001
PARCEL TO BE ANNEXED



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Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506
www.beckermorgan.com

LANDS OF
CRAIG A. STONESIFER
TAX MAP: LC-00-04800-01-5200-00001
114.56 ACRES±
KENT COUNTY, DE
AG EASEMENT

LANDS N/F
MICHAEL L. FOXWELL
T.P.: 04-00-05800-01-0100-00001
60.9 AC±
KENT COUNTY, DE
AG EASEMENT

LANDS OF
JEAN GRUWELL
TAX MAP: LC-00-04800-01-5600-00001
211.88 ACRES±
KENT COUNTY, DE
AG DISTRICT

LANDS N/F
VIRGINIA D. BASON
T.P.: 04-00-05800-01-2300-00001
86.39 AC±
KENT COUNTY, DE

LANDS N/F
VIRGINIA D. BASON
T.P.: 04-00-05800-01-2300-00001
7.3 AC±
KENT COUNTY, DE

LANDS N/F
THOMAS W. MURRAY, INC.
T.P.: 04-00-05800-01-3100-00001
18.1 AC±
KENT COUNTY, DE

LANDS N/F
KATHLEEN T. MORAN, TRUSTEE
T.P.: 04-00-05800-01-3400-00001
66.64 AC±
KENT COUNTY, DE

LANDS N/F
SHARON J. MORAN
T.P.: 04-00-05800-01-1501-00001
1.15 AC±
KENT COUNTY, DE

LANDS N/F
LINDA LEE M. WELLER
T.P.: 04-00-05800-01-1503-00001
0.90 AC±

LANDS N/F
GRACE A. OUFEN
T.P.: 04-00-05800-01-1502-00001
30.92 AC±
KENT COUNTY, DE

LANDS N/F
SHIRLEY A. LEITZINGER, TRUSTEE
T.P.: 04-00-05800-01-1400-00001
8.25 AC±
KENT COUNTY, DE

LANDS N/F
THOMAS D. CULLEN
T.P.: 04-00-05800-01-1301-00001
9.90 AC±
KENT COUNTY, DE

LANDS N/F
JOSEPH T. LARKIN TRUST
T.P.: 04-00-05800-01-0300-00001
83.4 AC±
KENT COUNTY, DE

LANDS N/F
JOSEPH T. LARKIN FAMILY TRUST
T.P.: 04-00-05800-01-1300-00001
1.8 AC±
KENT COUNTY, DE

PROJECT TITLE
DOVER INTERNATIONAL SPEEDWAY, INC.

LITTLE CREEK HUNDRED
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE
ANNEXATION PLAN

ISSUE BLOCK

MARK DATE DESCRIPTION

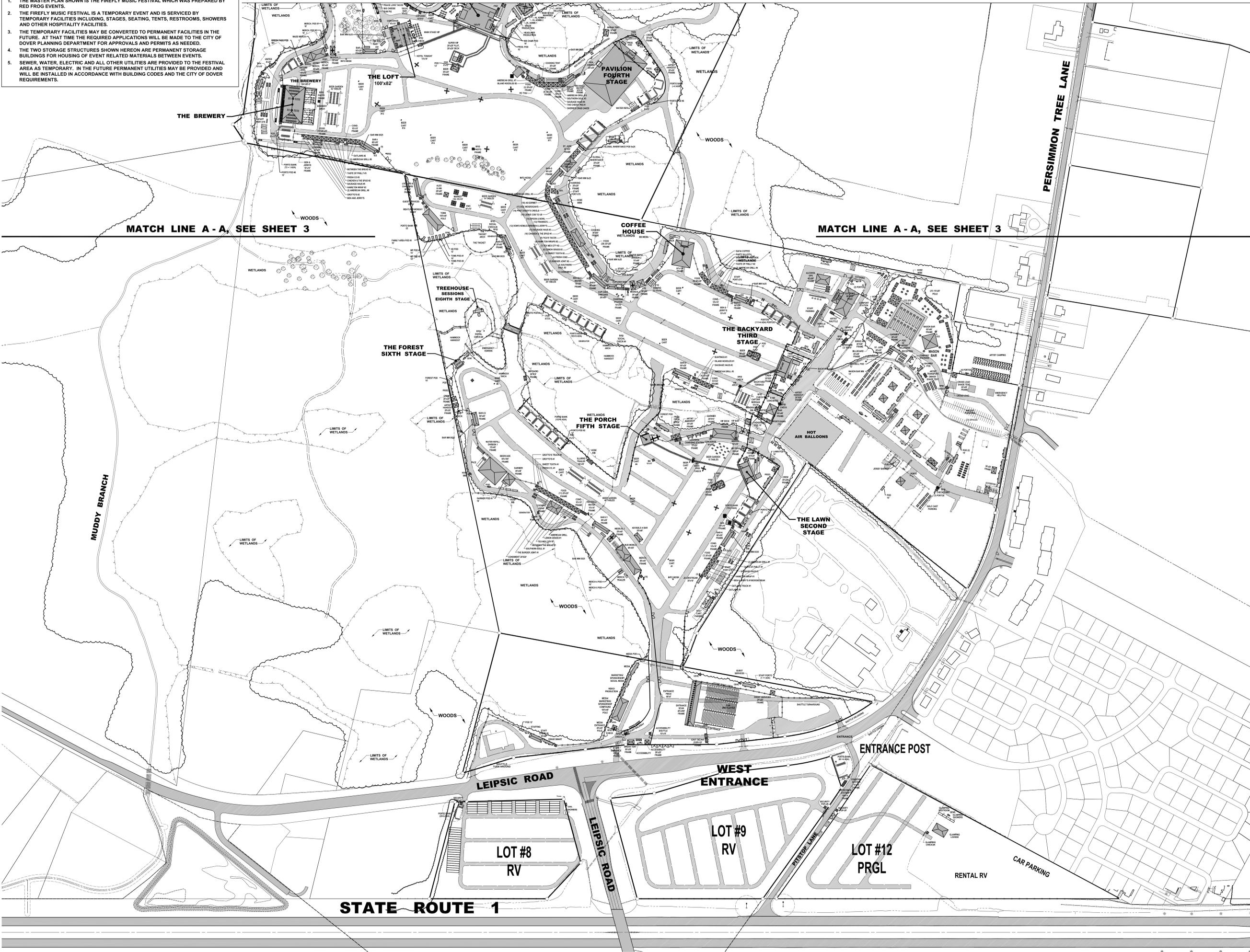
PROJECT NO.: 2005005.20
DATE: 2016-02-19
SCALE: 1" = 200'
DRAWN BY: M.A.R. | PROJ. MGR.: M.A.R.
SHEET
2 OF 4
COPYRIGHT 2016

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MASTER PLAN GENERAL NOTES:

1. THE MASTER PLAN SHOWN IS THE FIREFLY MUSIC FESTIVAL WHICH WAS PREPARED BY RED FROG EVENTS.
2. THE FIREFLY MUSIC FESTIVAL IS A TEMPORARY EVENT AND IS SERVICED BY TEMPORARY FACILITIES INCLUDING, STAGES, SEATING, TENTS, RESTROOMS, SHOWERS AND OTHER HOSPITALITY FACILITIES.
3. THE TEMPORARY FACILITIES MAY BE CONVERTED TO PERMANENT FACILITIES IN THE FUTURE. AT THAT TIME THE REQUIRED APPLICATIONS WILL BE MADE TO THE CITY OF DOVER PLANNING DEPARTMENT FOR APPROVALS AND PERMITS AS NEEDED.
4. THE TWO STORAGE STRUCTURES SHOWN HEREON ARE PERMANENT STORAGE BUILDINGS FOR HOUSING OF EVENT RELATED MATERIALS BETWEEN EVENTS.
5. SEWER, WATER, ELECTRIC AND ALL OTHER UTILITIES ARE PROVIDED TO THE FESTIVAL AREA AS TEMPORARY. IN THE FUTURE PERMANENT UTILITIES MAY BE PROVIDED AND WILL BE INSTALLED IN ACCORDANCE WITH BUILDING CODES AND THE CITY OF DOVER REQUIREMENTS.

FOR CONTINUATION SEE SHEET 4

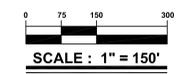


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 CITY OF DOVER
 KENT COUNTY, DELAWARE

SHEET TITLE
**MASTER PLAN
 FIREFLY
 MUSIC FESTIVAL**



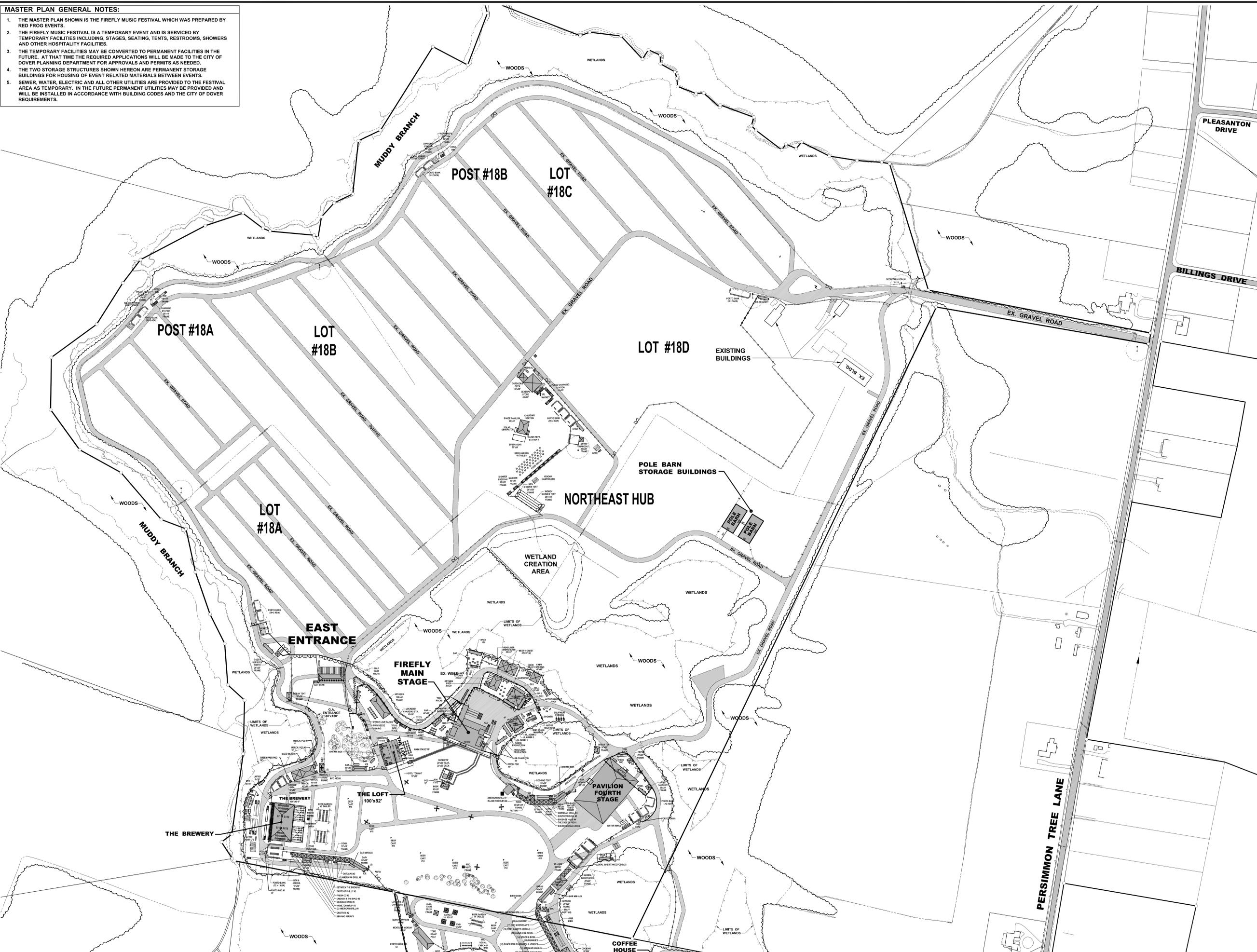
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DATE:	2016-02-17	
SCALE:	1" = 150'	

DRAWN BY: M.A.R. | PROJ. MGR. M.A.R.
 SHEET
3 OF 4
 COPYRIGHT 2016

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MASTER PLAN GENERAL NOTES:

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ENGINEERING

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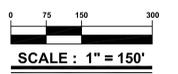
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LITTLE CREEK HUNDRED
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

**MASTER PLAN
FIREFLY
MUSIC FESTIVAL**



MARK	DATE	DESCRIPTION
PROJECT NO.:	2005005.20	
DATE:	2016-02-17	
SCALE:	1" = 150'	
DRAWN BY:	M.A.R.	PROJ. MGR.: M.A.R.

MATCH LINE A - A, SEE SHEET 3

F:\AutoCAD\Projects\1995\9009\2005005-20-Annexation - Rezoning\DWG\2005005-20-SITE.dwg, Feb 17, 2016 - 10:53am