PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
August 1, 2024 11:32 AM

PLUS ID: 2024-08-08

State Strategy Level: 1 & 2

PLUS Application Type - Site Plan Review

Title: 350 Lafferty Lane Flex and Warehousing
County: Kent County **Municipality:** Dover
Description of PLUS project/plan:
This plan is proposing the construction of two (2) flex space building and one (1) warehouse building with all parking, drive aisles, and loading space required for each building.

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 2-05-07716-02-0500-00001

Project Location: 350 Lafferty Lane, Dover, Delaware

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Devreco, LLC
150 West Market Street, Suite 101
Salisbury, MD 21801
Phone: (410) 543-5115
Email: Chris@GGIBuilds.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Dover Industrial, LLC
34910 Delaware Avenue
Frankford, DE 19945

Phone: (443) 880-1837
Email: tmartin@coastaltradesupply.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Parker and Associates
Kevin Aydelotte
Phone: (410) 749-1023
Email: kevin@parkerandassociates.org
Fax: (410) 749-1012

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **19.74**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Commercial, Industrial**

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Unknown**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **M- Manufacturing**
Proposed Zoning for this project: **M- Manufacturing**

Land Use Information

Present Use for this project area: **Undeveloped**
Proposed Use for this project: **Mixed use flex space**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse

Commercial Development Information

Type of Commercial: **Shipping or Distribution**
Type of Industrial: **Warehouse**
Institution Type:
Total Square footage: **199,660**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
Yes
If yes, please describe/elaborate
Federal Grant

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Travis Martin (443) 880-1837

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Municipal**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	11.85	Yes	7.91

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Unknown

Tidal Wetlands

Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands?
If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
Extended Detention Dry Ponds

Open Space Details

Is there Open Space proposed for this project? **Unknown**
Estimated acres of Open Space proposed:
What kind of Open Space?
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **No**
Please provide estimated vehicle trips this project will generate on an average weekday.

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
40%

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
n/a

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops

Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	No	
Type proposed	Internal, Within Right-of-Way		

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**
If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: 350 LAFFERTY LANE

Project ID (to be completed by OSPC): 2024-08-08

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Signature of Property Owner

8/1/2024
Date

CHRIS GILKERSON
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

Published January 2022

PROPOSED 'FLEX' USE FACILITIES

LAFFERTY LANE, DOVER, DE

N/F
DORIS SUMMERS
D8873/86
2-05-07716-02-0200-000
ZONING: R-20
LAND USE:
ONE FAMILY RESIDENCE ZONE

N/F
FIRST STATE BUSINESS CENTER LLC
D0634/0090
2-05-07700-01-2803-00001
ZONING: MANUFACTURING
LAND USE: AGRICULTURAL

N/F
STATE OF DELAWARE
2-05-07700-01-2300-000
ZONING: MANUFACTURING
LAND USE: AGRICULTUAL

N/F
DELMARVA LAND HOLDINGS, LLC
D10622/0123, D6294/0342, D3535/0181
2-05-07700-01-2804-00001
ZONING: MANUFACTURING
LAND USE: COMMERCIAL

N/F
LAFFERTY LANE PROPERTIES LLC
D0693/0146
2-05-07716-02-0600-00001
ZONING: MANUFACTURING
LAND USE: COMMERCIAL

LAFFERTY LANE
(60' ROW)

PROPOSED
FLEX WAREHOUSE 1
54,000 SF

LOT 1
860,045.42 SF
19.73± AC

PROPOSED
FLEX WAREHOUSE 2
42,000 SF

PROPOSED
FLEX WAREHOUSE 3
123,750 SF

LOT 2
130,579.33 SF
2.99± AC

EXISTING
FRITO LAY
FACILITY

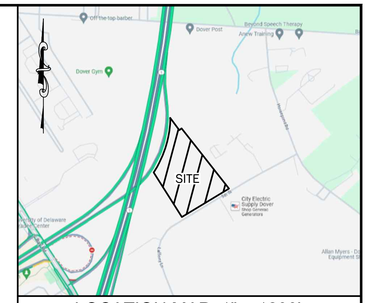
N32°21'54"W 74.45'
N32°26'46"W 112.21'
N32°20'34"W 568.21'
N32°15'42"W 124.20'
N04°30'04"E 138.46'
N09°00'43"E 154.72'
N01°45'48"E 82.76'
N09°44'35"E 122.08'
L=35.12'
R=1773.63'
214.83'
S43°37'50"E
329.58'
S38°16'46"E
534.23'
S38°11'46"E
421.71'
S34°48'23"E
301.36'
S60°22'56"W
48.24'
S39°16'15"W
60' (65')
PK-21 S-8SS

Line Table

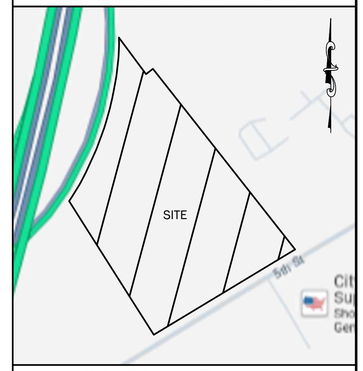
Line #	Direction	Length
L1	N33°20'28"E	11.32
L2	N33°02'24"E	14.68
L3	N31°45'18"E	53.76
L4	N32°03'52"E	28.20
L5	N27°59'06"E	27.68
L6	N27°18'27"E	53.22
L7	N17°12'37"E	20.89
L8	N17°12'37"E	20.76
L9	N15°32'47"E	68.94
L10	N13°20'20"E	67.33
L11	N11°09'22"E	39.78

Sheet List Table

Sheet Number	Sheet Title
CO-1	TITLE SHEET
EX-1	EXISTING CONDITIONS & DEMOLITION PLAN
SP-1	SITE PLAN
SD-1	STORM DRAIN & GRADING PLAN
UT-1	WATER AND SEWER PLAN
LS-1	LANDSCAPING PLAN



LOCATION MAP: 1" = 1200'



LOCATION MAP: 1" = 400'

SITE DATA

1. THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY:
   DOVER INDUSTRIAL, LLC
   C/O TRAVIS MARTIN
   34752 DELAWARE AVE, UNIT 6
   FRANKFORD, DE 19945
   PHONE: 302-245-9323
   EMAIL: tmartin@coastaltradesupply.com
2. PRESENT USE OF PROPERTY: AGRICULTURAL
   PROPOSED USE OF PROPERTY : INDUSTRIAL WAREHOUSE
3. DEED BVP: D12295/213, PLAT BOOK: 149/22
4. COUNTY TAX MAP: 2-05-07716-02-0500-00001
5. TOTAL NUMBER OF LOTS = 2
6. SITE IS LOCATED ON LAFFERTY LANE 1,448± FT FROM THE INTERSECTION OF HORSEPOND RD AND LAFFERTY LANE.
7. EXISTING WETLANDS DELINEATED ON SITE= 24,798 SF
8. BENCHMARK: N: 418288.6577' E: 635316.1994'
9. SITE IS LOCATED WITHIN A60Z MAP ACCIDENT POTENTIAL I AND II.
10. PORTION OF THE SITE IS LOCATED WITHIN NOISE ZONE A.
11. THE PRESENT ZONING OF THIS PROPERTY IS M (MANUFACTURING) CITY OF DOVER ZONING CODE.
12. TOTAL AREA OF LOT 1 = 860,045.42 SQ.FT / 19.74± ACRES
13. TOTAL AREA OF LOT 2 = 130,579.33 SQ.FT. / 3.00± ACRES
14. THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL # 10001C0188J (PANEL 188 OF 435), DATED 7/7/2014, AS BEING IN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD.
15. WATER AND SEWER SERVICES ARE CITY OF DOVER PUBLIC WORKS/WATER & WASTEWATER DIVISION.
16. TRASH COLLECTION TO BE PRIVATE.
17. NO TRAFFIC STUDY REQUIRED.
18. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF DOVER CODE IN EFFECT AT THE TIME OF CONSTRUCTION.
19. REQUIREMENTS OF THE STATE AND COUNTY BEST MANAGEMENT PRACTICES SHALL BE USED IN THE MAINTENANCE OF THE SYSTEM.
20. THE FINAL SITE PLAN APPROVAL SHALL BE BY THE CITY OF DOVER.
21. THIS SURVEY DOES NOT CERTIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS AND RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY.
22. THIS PROPERTY IS IN INVESTMENT LEVEL AREA 2.
23. CONTRACTOR TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECTS UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023.
24. HORIZONTAL DATUM IS BASED ON DELAWARE COORDINATE SYSTEM NAD83, VERTICAL DATUM IS BASED ON NAVD88.
25. ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL TIE INTO EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT TIE IN GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER THAN THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
26. THERE IS NO APPLICABLE TID FOR THIS PROJECT
27. PLANNING STAFF APPROVAL OF THE WAIVER REQUEST TO ELIMINATE PORTIONS OF THE UPRIGHT CURBING AS RELATED TO THE PROPOSED STORMWATER MANAGEMENT SYSTEM DESIGN TO ALLOW FOR SHEET FLOW.

LEGEND

- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED HYDRANT
- PROPOSED STAND PIPE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORMDRAIN MANHOLE
- PROPOSED CURB INLET
- PROPOSED FLARED END SECTION
- PROPOSED OUTFALL STRUCTURE
- PROPOSED FLOW ARROWS
- PROPOSED WALL MOUNT LIGHT FIXTURE
- PROPOSED LED COBRA HEAD LIGHT POLE
- PROPERTY BOUNDARY LINE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED PARKING STRIPE
- EX.W — EXISTING WATER MAIN
- PR.W — PROPOSED WATER MAIN
- EX.SS — EXISTING SEWER LINE
- PR.SS — PROPOSED SEWER LINE
- PR.SD — PROPOSED STORM DRAIN PIPE
- WETLANDS DELINEATION
- WETLANDS BUFFER
- EXISTING CONTOUR
- 20 — EXISTING SWALE
- EXISTING TREE LINE TO BE REMOVED
- PROPOSED TREE LINE
- EXISTING PAVING
- EXISTING CONCRETE SIDEWALK/PAVEMENT
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- EXISTING WETLANDS
- EXISTING WETLANDS TO BE FILLED
- PROPOSED WETLANDS MITIGATION

CITY OF DOVER MANUFACTURING ZONE BULK AND PARKING REGULATIONS

LOT AREA	1/2 ACRE
LOT WIDTH (FT.)	100
LOT DEPTH	150
FRONT YARD (FT.)	40
SIDE YARD (FT.)	20
REAR YARD (FT)	20
SIDE OR REAR YARD WHICH ADJOINS A RESIDENTIAL ZONE (FT.)	50
OFF-STREET PARKING SPACE:	
- PER 800 SQ.FT. OF FLOOR AREA	1
- PER EMPLOYEE, PER LARGEST WORKING SHIFT (IF GREATER THAN THE REQUIREMENT UNDER THE FLOOR AREA CALCULATION	1
BUILDING HEIGHT:	
- STORIES	NO LIMIT
- FEET	60
FLOOR AREA RATIO	0.5
LOT COVERAGE	85%

TREE DENSITY REQUIREMENTS

LOT AREA	= 19.74± AC
WOODLANDS AREA ON SITE	= 11.85± AC
WOODLANDS AREA TO REMAIN	= 3.94± AC
NON-WOODLANDS AREA TO REMAIN	= 15.80± AC
NEW TREE PLANTINGS REQUIRED	
15.80 x 43560 / 3000	= 230
TREE PLANTINGS PROPOSED	= 67

A WAIVER IS TO BE REQUESTED FOR REMAINING WOODLANDS BEING LESS THAN 50% OF LOT AREA AND REQUIRED TREE PLANTINGS.

PARKING SUMMARY

ZONING M REQUIREMENTS PER CITY OF DOVER

WHOLESALE WAREHOUSE: 1 PER 800 SQUARE FEET.

TOTAL REQUIRED
219,750 SF / 800 = 275 SPACES
TOTAL PROVIDED = 294 SPACES
(INCLUDING 14 VAN ACCESSIBLE HANDICAP SPACES)

BICYCLE PARKING REQUIRED
1 PER 20 PARKING SPACES = 14 SPACES
TOTAL PROVIDED = 14 SPACES

BUILDING USE SUMMARY

FLEX USE WAREHOUSE 1	= 54,000 SF
FLEX USE WAREHOUSE 2	= 42,000 SF
FLEX USE WAREHOUSE 3	= 123,750 SF
TOTAL WAREHOUSE	= 219,750 SF

LAND USE SUMMARY

TOTAL AREA
PARCEL 0500-00001 = 995,996.38 SF / 22.86± AC
LOT 1 = 860,045.42 SF / 19.74± AC
LOT 2 = 130,579.33 SF / 3.00± AC

EXISTING IMPERVIOUS
NONE

EXISTING PERVIOUS
GRASS = 474,889 SF / 10.90± AC
WOODS = 508,376 SF / 11.67± AC
TOTAL = 983,265 SF / 22.21± AC

PROPOSED IMPERVIOUS (LOT 1)
WAREHOUSE = 219,750 SF / 5.04± AC
PAVEMENT = 233,820 SF / 5.37± AC
CONCRETE = 13,968 SF / 0.40± AC
TOTAL = 462,907 SF / 10.81± AC

LIMIT OF DISTURBANCE = 611,979 SF/ 14.05± AC

OWNER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER 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 AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DOVER INDUSTRIAL LLC — DATE
C/O TRAVIS MARTIN
34752 DELAWARE AVE, UNIT 6
FRANDFORD, DE 19945
PHONE: 302-245-9323
EMAIL: tmartin@coastaltradesupply.com

PROFESSIONAL CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

BROCK E. PARKER P.E., R.L.S. — DATE
528 RIVERSIDE DRIVE
SALISBURY, MARYLAND 21801
PHONE: (410) 749-1023 FAX: (410) 749-1012
EMAIL: brock@parkerandassociates.org

PRELIMINARY

CO-1

0 60 90 120
GRAPHIC SCALE
1 inch = 60 feet

REVISIONS
NO. | DATE

DWG. NO. CO-1

TITLE SHEET
LAFFERTY LANE

ROAD NAME: LAFFERTY LANE
HOUSE NUMBER: 1411
LITTLE CREEK WATERSHED, EAST DOVE HUNDRED, KENT COUNTY, DELAWARE

TAX MAP# 2-05-07716-02
PARCEL# 0500-00001
DATE: 08/01/24
DRAFTSMAN: RBA
SCALE: 1" = 60'
JOB NO. S23284/MTELLEWG

SURVEYING | FORESTRY
PARKER & ASSOCIATES
CIVIL ENGINEERING | SITE PLANNING
SALISBURY, MARYLAND (410) 749-1023
EST. 4.28.1948 | 1972

Aug 08, 2024 10:22am

SOILS	HSG	SITE COVERAGE
FgcA - FALLINGTON LOAMS - 0 TO 2% SLOPES, MID-ATLANTIC COASTAL PLAIN	"C/D"	11.13± AC
PyA - PINEYNECK LOAM - 0 TO 2% SLOPES	"C"	0.22± AC
PyB - PINEYNECK LOAM - 2 TO 5% SLOPES	"C"	8.41± AC

N/F
DORIS SUMMERS
D8873/86
2-05-07716-02-0200-000
ZONING: R-20
LAND USE: ONE FAMILY RESIDENCE ZONE

N/F
FIRST STATE BUSINESS CENTER LLC
D0634/0090
2-05-07700-01-2803-00001
ZONING: MANUFACTURING
LAND USE: AGRICULTURAL

N/F
STATE OF DELWARE
2-05-07700-01-2300-000
ZONING: MANUFACTURING
LAND USE: AGRICULTUAL

N/F
DELMARVA LAND HOLDINGS, LLC
D10622/0123, D6294/0342, D3535/0181
2-05-07700-01-2804-00001
ZONING: MANUFACTURING
LAND USE: COMMERCIAL

N/F
LAFFERTY LANE PROPERTIES LLC
D0693/0146
2-05-07716-02-0600-00001
ZONING: MANUFACTURING
LAND USE: COMMERCIAL

LAFFERTY LANE (60' ROW)

LOT 1
860,045± SF
19.73± AC

LOT 2
130,579± SF
2.99± AC

EXISTING WETLANDS TO REMAIN

AREA OF WETLANDS TO BE FILLED = 21,018± SF

EX WOODS LINE

EX SWALE TO BE MODIFIED AS necessary

15' UTILITY EASEMENT

40' BSL

20' BSL

N32°21'54"W 74.45'

N32°26'46"W 112.21'

N32°20'34"W 568.21'

N32°15'42"W 124.20'

N24°00'04"E 138.76'

N20°08'42"E 124.77'

N13°41'46"E 82.76'

N6°44'35"E 137.06'

S43°37'50"E 214.83'

S38°16'46"E 329.58'

S38°11'46"E 534.23'

S34°48'23"E 421.71'

S69°27'56"W 305.58'

L=35.12'
R=1773.63'

EXISTING STORMWATER MANAGEMENT FACILITY TO BE ENLARGED

DRAINAGE EASEMENT

10' SANITARY SEWER EASEMENT

EXISTING FRITO LAY EXCHANGE CENTER

NOISE ZONE D (ONE D)

AREA MAY BE SUBJECT TO FEDERAL ZONE "D" NOISE WARFARE RESTRICTIONS

FgcA

PyA

PyB

PRELIMINARY

EX-1

0 30 60 90 120
GRAPHIC SCALE
1 inch = 60 feet

REVISIONS
NO. | DATE | DWG. EX-1

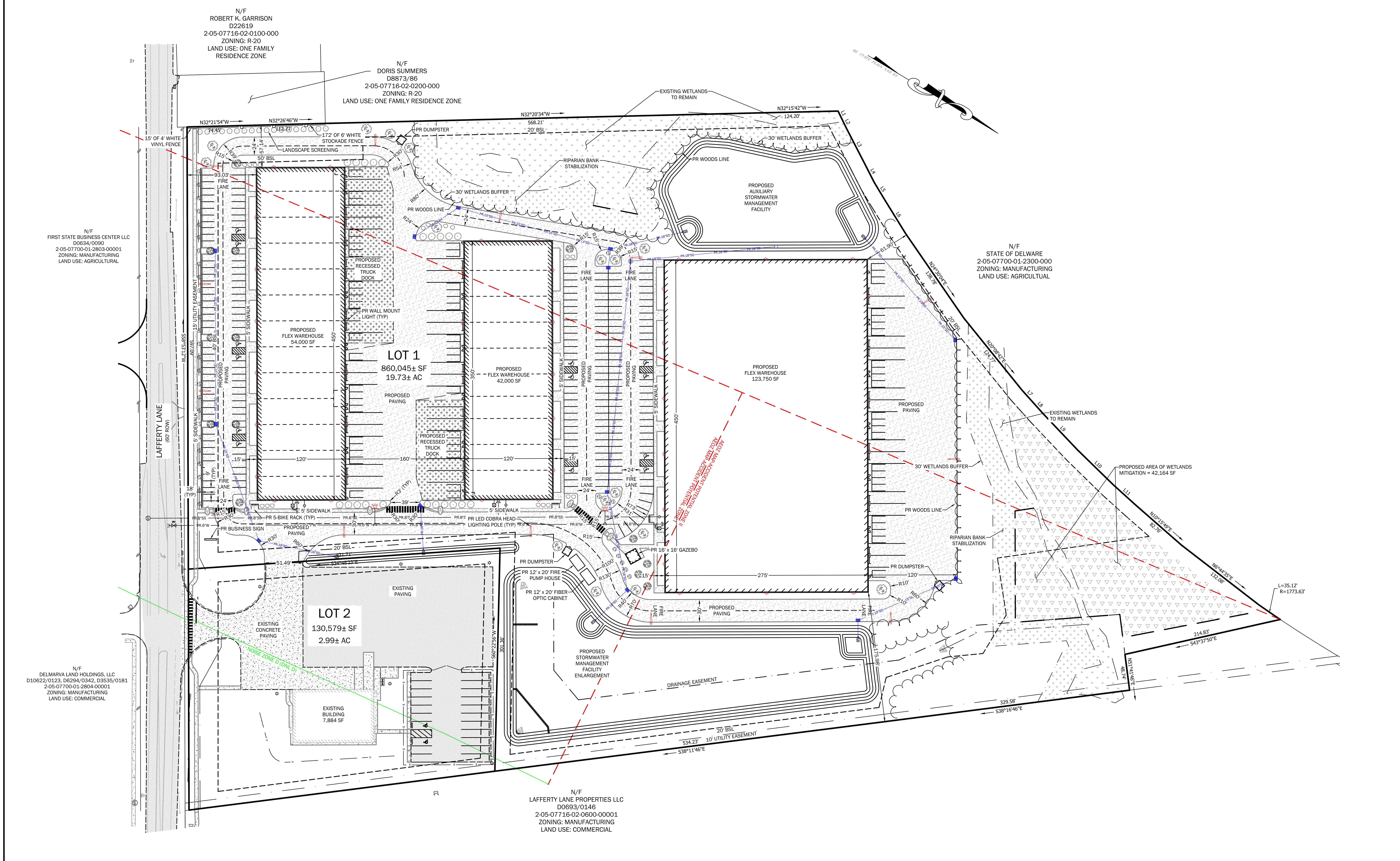
EXISTING CONDITIONS & DEMOLITION PLAN
LAFFERTY LANE

ROAD NAME: LAFFERTY LANE
POWER MANAGEMENT, LLC
LITTLE CREEK WATERSHED, EAST DOVE HUNDRED, KENT COUNTY, DELAWARE

SCALE	DATE	DRAFTSMAN	DELNO. 323824-PLCSET.DWG	TAX MAP	PARCEL
1" = 60'	08/01/24	RBA		2-05-07716-02	0500-00001

SURVEYING | PARKER & ASSOCIATES INC. | FORESTRY
CIVIL ENGINEERING | SITE PLANNING
ESTABLISHED 1937 | SALISBURY, MARYLAND | 410-749-1020

Aug 08, 2024-10:22am



SP-1

GRAPHIC SCALE
1 inch = 60 feet

REVISIONS

DATE	INIT.

DWG. SP-1

SITE PLAN
LAFFERTY LANE

ROAD NAME: LAFFERTY LANE
FOR: DOVER INDUSTRIAL LLC
LITTLE CREEK WATERSHED, EAST DOVE HUNDRED, KENT COUNTY, DELAWARE

TAX MAP	2-05-07716-02
PARCEL	0500-00001
DATE	08/01/24
DRAFTSMAN	RBA
SCALE	1" = 60'
JOB NO.	S2382A-PS-SITE.DWG

SURVEYING · FORESTRY · CIVIL ENGINEERING · SITE PLANNING
PARKER & ASSOCIATES INC.
ESTABLISHED 1977
SALISBURY, MARYLAND 410-749-1023

Aug 08, 2024-10:22am

N/F
ROBERT K. GARRISON
D22619
2-05-07716-02-0100-000
ZONING: R-20
LAND USE: ONE FAMILY
RESIDENCE ZONE

N/F
DORIS SUMMERS
D8873/86
2-05-07716-02-0200-000
ZONING: R-20
LAND USE: ONE FAMILY RESIDENCE ZONE

N/F
FIRST STATE BUSINESS CENTER LLC
D0634/0090
2-05-07700-01-2803-00001
ZONING: MANUFACTURING
LAND USE: AGRICULTURAL

N/F
STATE OF DELWARE
2-05-07700-01-2300-000
ZONING: MANUFACTURING
LAND USE: AGRICULTUAL

N/F
DELMARVA LAND HOLDINGS, LLC
D10622/0123, D6294/0342, D3535/0181
2-05-07700-01-2804-00001
ZONING: MANUFACTURING
LAND USE: COMMERCIAL

N/F
LAFFERTY LANE PROPERTIES LLC
D0693/0146
2-05-07716-02-0600-00001
ZONING: MANUFACTURING
LAND USE: COMMERCIAL

LOT 1
860,045± SF
19.73± AC

LOT 2
130,579± SF
2.99± AC

PROPOSED
FLEX WAREHOUSE
54,000 SF

PROPOSED
FLEX WAREHOUSE
42,000 SF

PROPOSED
FLEX WAREHOUSE
123,750 SF

PROPOSED
AUXILIARY
STORMWATER
MANAGEMENT
FACILITY

EXISTING
STORMWATER
MANAGEMENT
FACILITY
TO BE ENLARGED

PR FORBAY

N32°21'54"W 74.45'
N32°26'46"W 112.21'
N32°20'34"W 568.21'
N32°15'42"W 124.20'
N24°00'04"E 138.78'
N20°08'04"E 124.77'
N10°16'46"E 82.76'
N6°44'35"E 132.08'
L=35.12'
R=1773.63'
214.83'
S43°37'50"E
N51°41'46"E 49.74'
329.58'
S38°16'46"E
534.23'
S38°11'46"E
S38°48'23"E 271.71'
S50°23'56"W 80.38'
S59°53'12"W 59.99'

PRELIMINARY

SD-1

0 60 90 120
GRAPHIC SCALE
1 inch = 60 feet

REVISIONS
NO. | DATE | SD-1

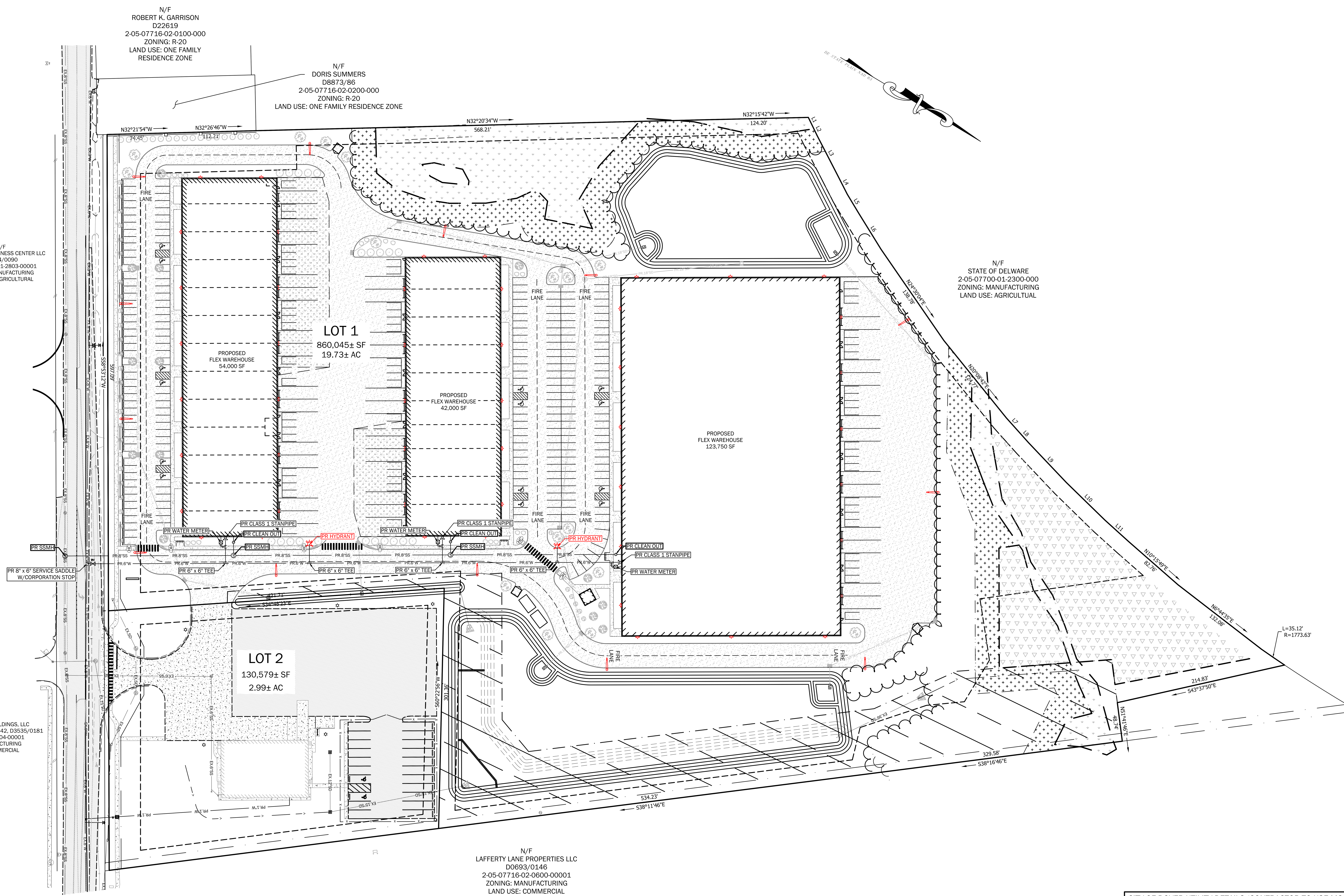
STORM DRAIN & GRADING PLAN
LAFFERTY LANE

ROAD NAME: LAFFERTY LANE
PROJECT LOCATION: DELAWARE
LITTLE CREEK WATERSHED, EAST DOVE HUNDRED, KENT COUNTY, DELAWARE

TAX MAP# 2-05-07716-02
PARCEL 0500-00001
DATE 08/01/24
DRAFTSMAN RBA
SCALE 1" = 60' 1" = 60'
JOB NO. 0230429-SITE STORM DRAINLONG

SURVEYING FORESTRY
PARKER & ASSOCIATES
ESTABLISHED 1981 SALISBURY, MARYLAND (410) 749-0020
CIVIL ENGINEERING INC SITE PLANNING

Aug 08, 2024-10:23am



CITY OF DOVER UTILITY DETAILS (CONTRACTOR TO USE MOST UP TO DATE DETAILS AT TIME OF CONSTRUCTION

DWG. NO.	DETAIL
W-2	VALVE BOX - SCREW TYPE
W-4	FIRE HYDRANT & VALVE BOX DETAIL WITHOUT CURB
W-6	BUTRESSES FOR WATER MAINS
W-7	DOMESTIC AND FIRE SERVICE CONNECTION
WW-3	MANHOLE TYPE I
WW-7	FLOW CHANNEL PATTERNS
WW-8	MANHOLE STEPS
WW-9	SANITARY SEWER CLEANOUT DETAIL
WW-10	MANHOLE FRAME
WW-11	MANHOLE COVER
WW-15	TRENCH PAVEMENT WIDTH

PRELIMINARY

UT-1

0 60 90 120
GRAPHIC SCALE
1 inch = 60 feet

REVISIONS
DATE INIT.

WATER AND SEWER PLAN
LAFFERTY LANE

ROAD NAME: LAFFERTY LANE
FOR: DOVER INDUSTRIAL LLC
LITTLE CREEK WATERSHED, EAST DOVE HUNDRED, KENT COUNTY, DELAWARE

SCALE	1" = 60' 1" = 60'
DATE	08/01/24
TAX MAP	2-05-07716-02
DWG.	UT-1
JOB NO.	S2382A-PS-UTILITIES.DWG
DRAFTSMAN	RBA
PARCEL	0500-00001

SURVEYING FORESTRY
PARKER & ASSOCIATES INC.
ESTABLISHED 1977
SALISBURY, MARYLAND 410-749-1023
CIVIL ENGINEERING SITE PLANNING

Aug 08, 2024-10:23am

N/F
ROBERT K. GARRISON
D22619
2-05-07716-02-0100-000
ZONING: R-20
LAND USE: ONE FAMILY
RESIDENCE ZONE

N/F
DORIS SUMMERS
D8873/86
2-05-07716-02-0200-000
ZONING: R-20
LAND USE: ONE FAMILY RESIDENCE ZONE

N/F
FIRST STATE BUSINESS CENTER LLC
D0634/0090
2-05-07700-01-2803-00001
ZONING: MANUFACTURING
LAND USE: AGRICULTURAL

N/F
DELMARVA LAND HOLDINGS, LLC
D10622/0123, D6294/0342, D3535/0181
2-05-07700-01-2804-00001
ZONING: MANUFACTURING
LAND USE: COMMERCIAL

N/F
LAFFERTY LANE PROPERTIES LLC
D0693/0146
2-05-07716-02-0600-00001
ZONING: MANUFACTURING
LAND USE: COMMERCIAL

N/F
STATE OF DELWARE
2-05-07700-01-2300-000
ZONING: MANUFACTURING
LAND USE: AGRICULTUAL

LOT 1
860,045± SF
19.73± AC

LOT 2
130,579± SF
2.99± AC

PROPOSED
FLEX WAREHOUSE
54,000 SF

PROPOSED
FLEX WAREHOUSE
42,000 SF

PROPOSED
FLEX WAREHOUSE
123,750 SF

EXISTING WETLANDS
TO REMAIN

30' WETLANDS BUFFER

PR WOODS LINE

RIPARIAN BANK
STABILIZATION

PROPOSED AREA OF WETLANDS
MITIGATION = 42,164 SF

N32°21'54"W 74.36'
N32°26'46"W 142.21'
N32°20'34"W 568.21'
N32°15'42"W 124.20'
N24°00'04"E 138.76'
N20°00'04"E 124.77'
N11°04'04"E 82.76'
N6°44'26"E 130.08'
214.83'
S43°37'50"E
N51°41'46"E 48.74'
329.58'
S38°16'46"E
534.23'
S38°11'46"E
S50°23'56"W 80.58'
S34°48'23"E 93.71'
S89°53'12"W 397.09'
PPL.T.W

L=35.12'
R=1773.63'

TREE DENSITY REQUIREMENTS

LOT AREA	= 19.74± AC
EXISTING WOODLANDS AREA ON SITE	= 11.85± AC
EXISTING WOODLANDS AREA TO BE REMOVED	= 7.91± AC
EXISTING WOODLANDS AREA TO REMAIN	= 3.94± AC
PROPOSED NON-WOODLANDS AREA TO REMAIN	= 15.80± AC
NEW TREE PLANTINGS REQUIRED	
15.80 x 43560 / 3000	= 230
TREE PLANTINGS PROPOSED	= 67

A WAIVER IS TO BE REQUESTED FOR REMAINING WOODLANDS BEING LESS THAN 50% OF LOT AREA AND REQUIRED TREE PLANTINGS.

DEVELOPER

DOVER INDUSTRIAL LLC
C/O TRAVIS MARTIN
34752 DELAWARE AVE, UNIT 6
FRANDFORD, DE 19945
PHONE: 302-245-9323
EMAIL: tmartin@coastaltradesupply.com

DESIGN PROFESSIONAL

PARKER AND ASSOCIATES
528 RIVERSIDE DRIVE
SALISBURY, MARYLAND 21801
PHONE: (410) 749-1023 FAX: (410) 749-1012
EMAIL: brock@parkerandassociates.org

LAND USE SUMMARY

TOTAL AREA	
PARCEL 0500-00001	= 995,996.38 SF / 22.86± AC
LOT 1	= 860,045.42 SF / 19.74± AC
LOT 2	= 130,579.33 SF / 3.00± AC

LANDSCAPE LEGEND

16	- PLATANUS X ACERIFOLIA (LONDON PLANE) - OR SIMILAR DECIDUOUS SHADE TREE SPECIES - PLANTING LOCATION
38	- THUJA OCCIDENTALIS (AMERICAN ARBORVITAE) - OR SIMILAR EVERGREEN TREE FOR SCREENING - 4' TO 6' PLANTING LOCATION
13	- LAGERSTROEMIA X 'NATCHEZ' (NATCHEZ CRAPE MYRTLE) - OR SIMILAR FLOWERING ORNAMENTAL TREE - 4' TO 6' PLANTING LOCATION
34	- ROSA 'KNOCK OUT' (KNOCK OUT ROSE) - OR SIMILAR FLOWERING SHRUB - 1 GALLON PLANTING LOCATION CONSOLIDATED INTO BEDS
18	- ILEX GLABRA (INKBERRY) - OR SIMILAR NATIVE SHRUB - 1 GALLON PLANTING LOCATION
	- 6' BUFFER OF FOUNDATIONAL PLANTINGS TO BE PLANTED ALONG SIDEWALK OF EACH BUILDING'S MAIN FACADE TO INCLUDE A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS (PINK SUMMERSWEET (CLETHRA ALNIFOLIA 'PINK SPIRE'), BURNING BUSH (EUONYMUS ALATUS), HYPERICUM, SPIRAEA, AZALEAS (RHODODENDRON ATLANTICUM), AND JUNIPERS (JUNIPERUS)) AND A MIXTURE OF GROUND COVERS AND PERENNIALS (JUNIPERS AND FLOWERS, WITH ANNUAL COLOR (TO BE SUPPLEMENTED WHERE APPLICABLE).

ALL TREES SHALL HAVE A ONE (1) YEAR REPLACEMENT GUARANTEE

PRELIMINARY

LS-1

0 60 90 120
GRAPHIC SCALE
1 inch = 60 feet

REVISIONS
NO. DATE
1 10/4/24

SHEET LS-1

LANDSCAPING PLAN
LAFFERTY LANE

ROAD NAME: LAFFERTY LANE
PROPOSED USE: INDUSTRIAL
LITTLE CREEK WATERSHED; EAST DOVE HUNDRED; KENT COUNTY, DELAWARE

TAX MAP: 2-05-07716-02
PARCEL: 0500-00001
DATE: 08/01/24
DRAFTSMAN: RBA
SCALE: 1" = 60'
FILE NO.: E23634-PLAN/DOP.DWG

SURVEYING FORESTRY
PARKER & ASSOCIATES
ESTABLISHED 1978 SALISBURY, MARYLAND (410) 749-1023
CIVIL ENGINEERING INC SITE PLANNING

Aug 08, 2024 - 10:23am

PUBLIC PRE CHECK Results for State Parcel(s): 2-05-07716-02-0100-00001,2-05-07716-02-0200-00001,2-05-07700-01-2803-00001,2-05-07716-02-0600-00001,2-05-07700-01-2300-00001,2-05-07716-02-0501-00001,2-05-07716-02-0500-00001,2-05-07712-01-1300-00001,2-05-07700-01-2804-00001,2-05-07716-02-1203-00001

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Soils - Kent County: Issues Found

DE FIRM: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Delaware Ecological Network: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Aug 1 2024 8:02:51 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	N/A	N/A
DE_StateParcels - State Parcels	1	N/A	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	N/A	N/A
SIRB Project Areas	0	N/A	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	N/A	N/A
Land and Water Conservation Fund	0	N/A	N/A
Bay Area No Build Line	0	N/A	N/A
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	1	N/A	N/A
Soils New Castle County	0	N/A	N/A
Soils Sussex County	0	N/A	N/A
Tax Ditch Maximum ROWs	0	N/A	N/A
Tax Ditch Segments	0	N/A	N/A
2017 High Water Mark (not regulatory)	0	N/A	N/A
2017 High Marsh (not regulatory)	0	N/A	N/A
2017 Low Marsh (not regulatory)	0	N/A	N/A
2017 Wetlands (not regulatory)	0	N/A	N/A
Recharge Areas	0	N/A	N/A
Class A Wellhead 150ft Radius	0	N/A	N/A
Class A Wellhead	0	N/A	N/A
Class A Wellhead Transient, Non-Community Wells	0	N/A	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	N/A	N/A
WRPA Class B Wellhead	0	N/A	N/A
WRPA Class C Wellhead	0	N/A	N/A
Cockeysville	0	N/A	N/A
Cockeysville Drainage Basin	0	N/A	N/A
Erosion Prone Soils	0	N/A	N/A
WRPA Floodplains	0	N/A	N/A
Base Flood Elevation	0	N/A	N/A
Transect	0	N/A	N/A
Cross Sections	0	N/A	N/A
Stream Centerline Segments	0	N/A	N/A
FEMA Flood Maps	1	N/A	N/A
Preliminary FEMA Flood Maps	0	N/A	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	2-05-07716-02-0500-00001	19.76	N/A

Soils Kent County

#	SOILNAME	Area(ft²)
1	Fallsington loams, 0 to 2 percent slopes, Mid-Altlantic Coastal Plain	N/A

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	N/A

Preliminary Land Use Service (PLUS)

2024-08-08 350 Lafferty Lane Flex & Warehousing



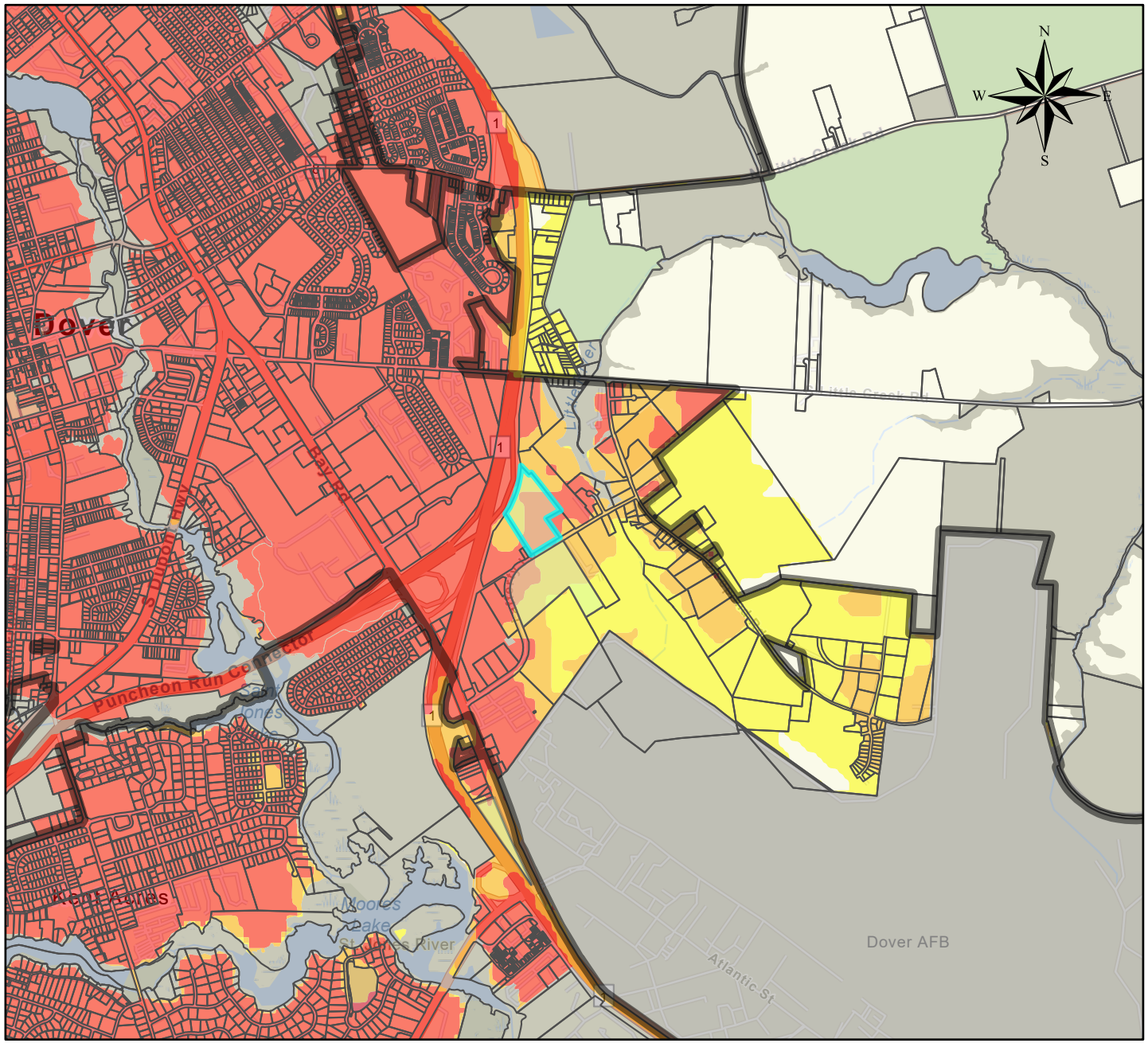
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-08-08 350 Lafferty Lane Flex & Warehousing



Legend

- PLUS Project Areas
- 2020 State Strategies
  - 1
  - 2
  - 3
  - 4
- Out of Play
- Dover Boundry

