

Dover Litho Redevelopment Site

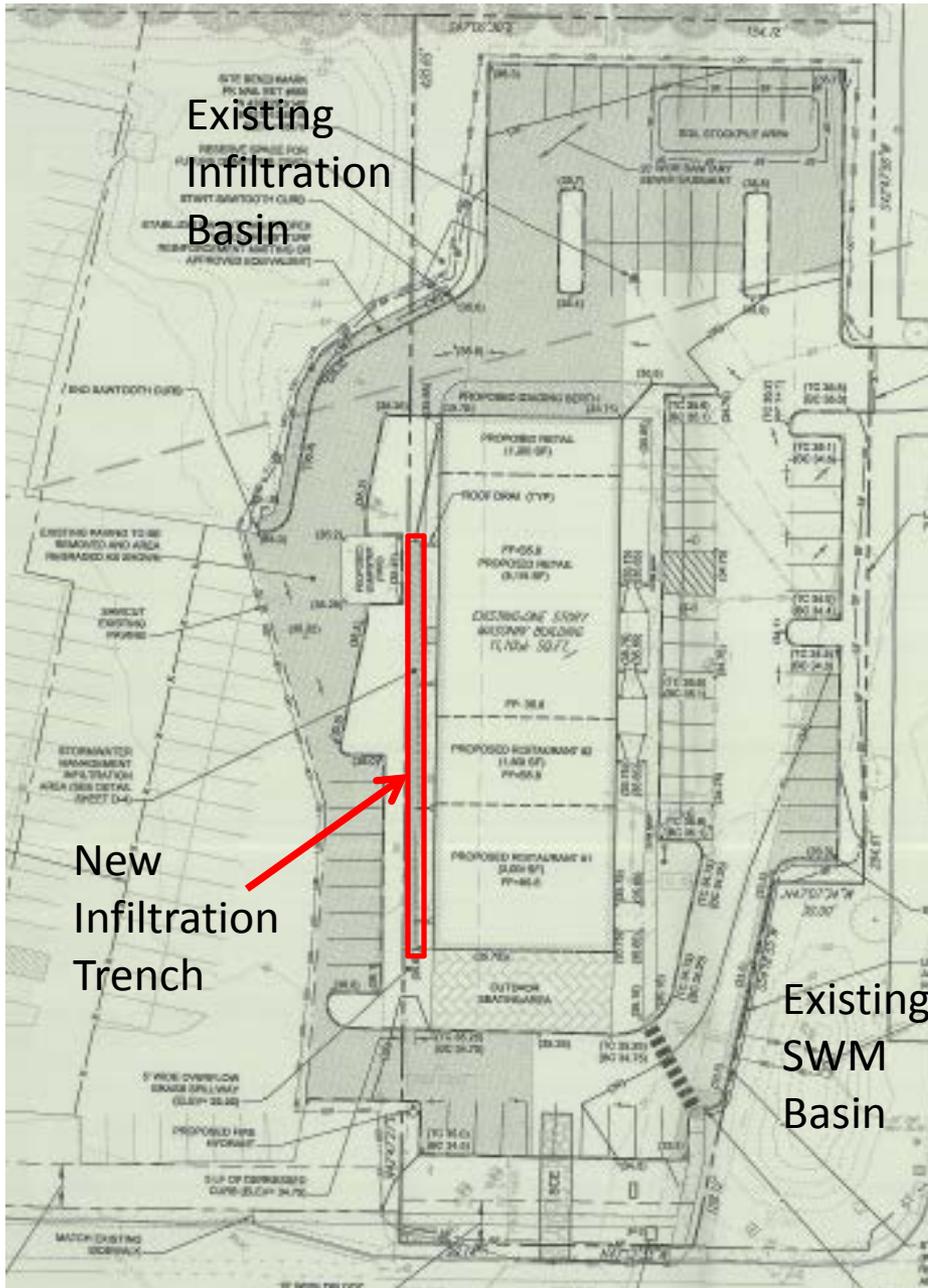


2007



2015

Dover Litho Redevelopment Site



- Designed by Duffield Assocs.
- Approved June 2014 under “New Regs” requiring treatment of 30% of existing Impervious (Imp.)
- Limit of Construction covered portions of two lots.

Pre Dev Imp. = 51,301 sf

Post Dev Imp. = 55,453 sf

Imp. Increase = 4,152 sf

- Roof Drains directed to gravel infiltration Trench at rear of building.
- Infiltration of building area resulted in approx. 20% reduction in effective Imp.
- Existing Infiltration Basin provided remainder of required reduction.

Chick-Fil-A at Lowes, North Dover



2007



2015

Chick-Fil-A at Lowes Site

ZONING INFORMATION

PROJECT/MUNICIPALITY:	Chick-Fil-A / Dover, DE		
ADDRESS:	1450 North Dupont Highway		
ZONE:	C-4 HIGHWAY COMMERCIAL		
EXISTING USE:	VACANT PARKING LOT		
PROPOSED USE:	CHICK-FIL-A FAST FOOD RESTAURANT W/ DRIVE THRU		
PERMITTED USE:	YES		
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
Min. LOT AREA	NO REGULATION	1.023 AC.	1.023 AC.
Min. LOT DEPTH	150 FT	202.2 FT	202.2 FT
Min. LOT WIDTH	150 FT	204.3 FT	204.3 FT
Min. FRONT SETBACK	30 FT	N/A	30 FT
Min. SIDE SETBACK (ONE)	25 FT; 30 FT WHEN ABUTTING RESIDENTIAL	N/A	49.4 FT
Min. REAR SETBACK	10 FT OR BUILDING HEIGHT; 30 FT WHEN ABUTTING RES.	N/A	120.75 FT
Max. FLOOR AREA RATIO (FAR)	2	N/A	0.10
Max. BUILDING HEIGHT	45 FT	N/A	< 45 FT
BUILDING STORIES	4	N/A	< 4 STORIES
Max. LOT COVERAGE	NO REGULATION	92.3%	78.3%
Min. LANDSCAPE BUFFER	10 FT ALONG ALL STREETS	N/A	16 FT
Min. REDEVELOPED IMPERVIOUS COVERAGE	15% BELOW EXISTING = 77.3%	92.30%	78.3% - 14% (V)
SIGNAGE			
BUILDING			
NUMBER	1 PER FRONTAGE	N/A	4 (V)
AREA	NO MAXIMUM	N/A	33.68 SF
HEIGHT	30 FT	N/A	<30 FT
FREESTANDING - PRIMARY			
NUMBER	1 PER FRONTAGE	N/A	1
AREA	75 SF	N/A	71 SF
HEIGHT	30 FT	N/A	20 FT
SETBACK	15 FT	N/A	16 FT
MONUMENT SIGN			
NUMBER	1 PER ENTRANCE	N/A	0
AREA	53 SF	N/A	N/A
HEIGHT	10 FT	N/A	N/A
SETBACK	5 FT	N/A	N/A
OFF STREET PARKING			
NUMBER	1 PER 4 SEATS = 46 STALLS	109	57 STALLS
SIZE	9 FT x 18 FT	9 FT x 18 FT	9 FT x 18 FT
SIZE (HANDICAPPED STALLS)	12 FT x 20 FT	N/A	12 FT x 20 FT
MAX. # OF PARKING STALLS	25% OVER REQUIRED = 58	N/A	57 STALLS
LOWE'S HOME CENTER	1.5 PER 300 SF G.F.A. = 885	819 (E)	692 (V)
OFF STREET LOADING			
NUMBER	0; FIRST BERTH REQUIRED @ 8,000 SF	0	1
SIZE	12 FT x 60 FT	N/A	16 FT x 125 FT



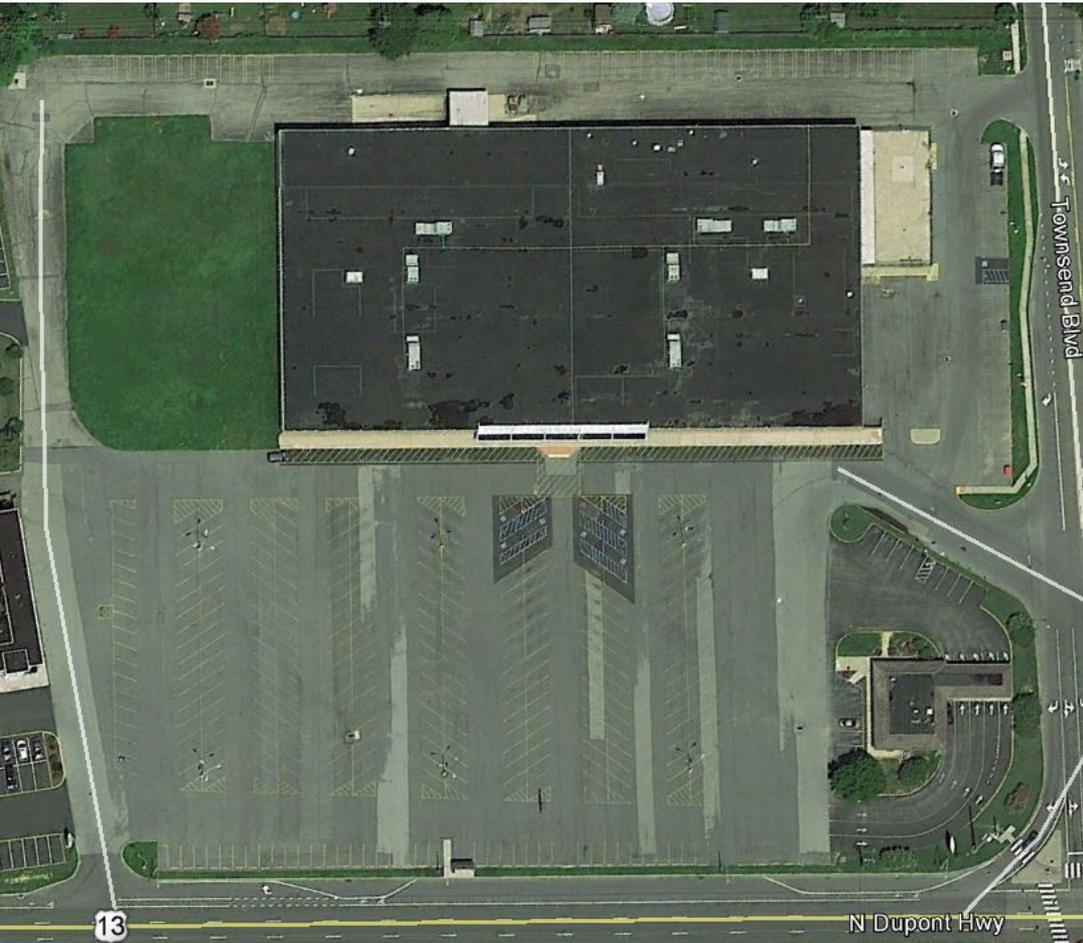
5200 Buffington Road
Atlanta, Georgia
30349-2998
Telephone 404-765-8000

BY	
DESCRIPTION	
DATE	
REV	

Seal


- Designed by KZA Engineering, P.A.
- Approved July 2010 under "Old Regs"
- No Quality or Quantity Stormwater management was required since site drained to existing regional SWM Pond for Lowes Site and project was reducing impervious.
- Site is 1.023 Acres
- Pre Imp area = 92.3%
- Post Imp area = 78.3%
- Reduction of impervious = 14%

Kmart Re-development



IMPERVIOUS AREA CALCULATIONS (WITHIN LOD)	
TOTAL LOD AREA	125,490 SF (2.88± AC)
EXISTING IMPERVIOUS AREA	115,388 S.F (2.64 AC)
PERCENT EX. IMPERVIOUS AREA WITHIN LOD	91.67%
PROPOSED IMPERVIOUS AREA	77,170 SF (1.77 AC)
PROP. PERCENT IMPERVIOUS AREA REDUCTION WITHIN LOD	30.17%

- Designed by Bohler Engineering
- Pending Approval as of April 2016 under “New Regs”
- Compliance achieved by 30% reduction of existing Impervious within LOD.
- No SWM BMPs to be constructed.

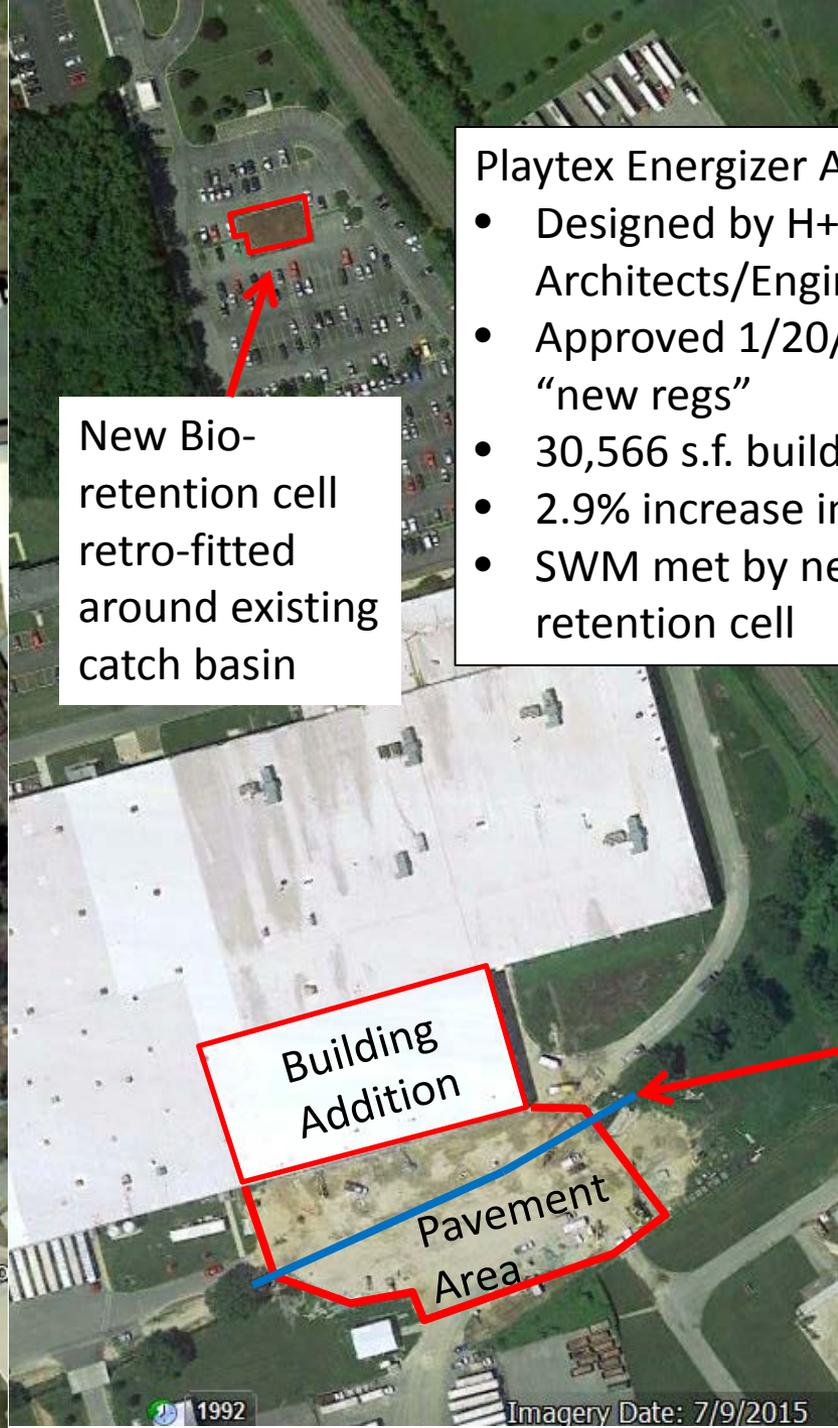


Existing Dry Ponds

Image U.S. Geolo

1992

Imagery Date: 2/28/2007



New Bio-retention cell retro-fitted around existing catch basin

Building Addition

Pavement Area

1992

Imagery Date: 7/9/2015

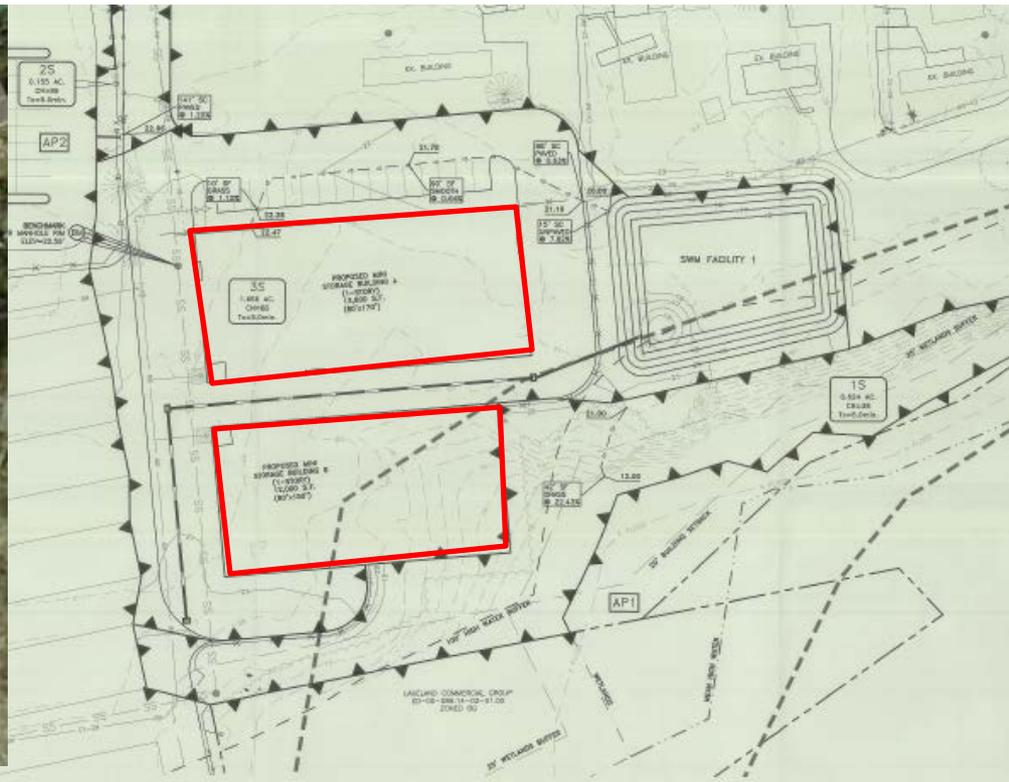
Playtex Energizer Addition, Dover

- Designed by H+M Architects/Engineers
- Approved 1/20/15 under “new regs”
- 30,566 s.f. building addition
- 2.9% increase in impervious
- SWM met by new Bio-retention cell

Stream piped through Project area

Lakeland Storage

- Designed by Davis, Bowen & Friedel
- Approved April, 2016 under new Regs
- Pre – 40.2% imp. Mobile home park
- Post – 82.2% imp. Storage building
- New infiltration basin to meet RPV



Lockerman Family Dollar - Dover

Downtown redevelopment site. Lot size 0.41 acres

2007 – 100% impervious



2013 – 95.1% impervious

