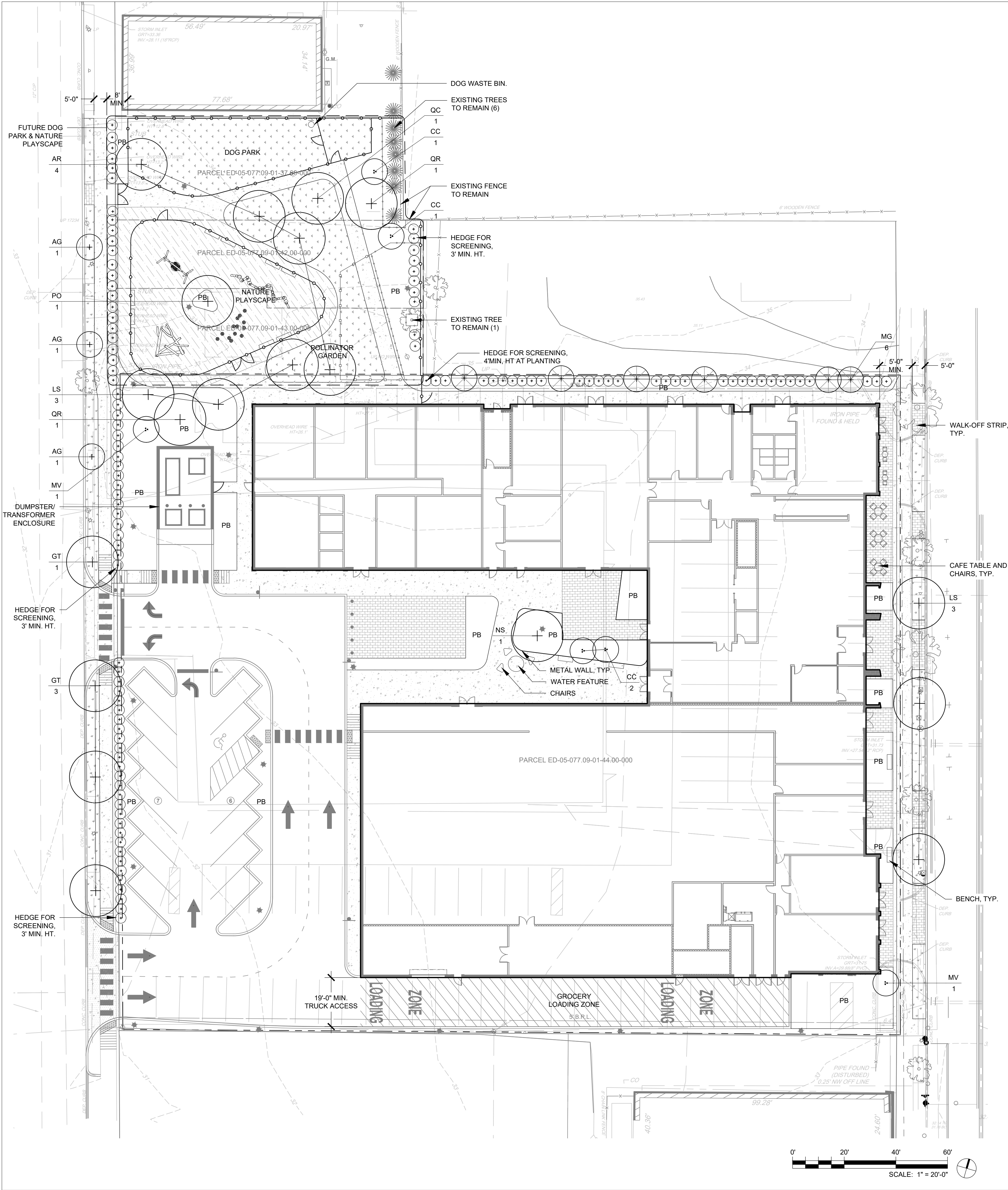




MATERIALS LEGEND

	CONC. PAVEMENT, PEDESTRIAN
	CONC. PAVEMENT, VEHICULAR - SEE CIVIL
	UNIT PAVEMENT, PEDESTRIAN
	UNIT PAVEMENT, VEHICULAR - SEE CIVIL
	ASPHALT PAVEMENT, VEHICULAR - SEE CIVIL
	CARPENTRY PAVEMENT
	PERMEABLE ENGINEERED WOOD FIBER SAFETY SURFACE

PB PLANTING BED

PLANTING LEGEND

	LAWN
	CANOPY TREE
	UNDERSTORY TREE, MULTI-STEM
	UNDERSTORY TREE, SINGLE-STEM
	SHRUB

TREE PROTECTION LEGEND

	TREE PROTECTION FENCE, NON-MOVEABLE
	TREE PROTECTION FENCE, MOVEABLE
	TRUNK PROTECTION

PROJECT INFORMATION

- PROJECT NAME: MIXED-USE BUILDING AT 120 S GOVERNORS AVENUE, HI-25-02
- ZONING CLASSIFICATION: EXISTING: C-2 - CENTRAL COMMERCIAL, HISTORIC DISTRICT PROPOSED: C-2 - CENTRAL COMMERCIAL, HISTORIC DISTRICT
- PARCEL NUMBERS: ED-05-077.09-01-44.00-000 (MAIN PARCEL) ED-05-077.09-01-43.00-000 ED-05-077.09-01-42.00-000 ED-05-077.09-01-37.00-000
- TOTAL ACREAGE: ED-05-077.09-01-44.00-000: 1.7622 ACRES (MAIN PARCEL) ED-05-077.09-01-43.00-000: 0.0818 ACRES ED-05-077.09-01-42.00-000: 0.0838 ACRES ED-05-077.09-01-37.00-000: 0.0535 ACRES PROJECT AREA TOTAL: 1.9813 ACRES

SETBACKS & YARD AREAS

	REQUIRED	ACHIEVED
FRONT SETBACK	0'	5.8'
SIDE YARD	NONE REQUIRED BUT 5' MIN. IF PROVIDED	10' ON THE NORTH 22' ON THE SOUTH
REAR YARD	20' ABOVE GROUND FLOOR, AT GROUND FLOOR 5' REQUIRED	37' GROUND FLOOR 54' ABOVE GROUND FLOOR

SENSITIVE HABITAT INFORMATION

- SURVEY PREPARED BY SHAHEED A. SMITH GEOSPATIAL, LLC ON 4/4/25
- WETLANDS PRESENT ON SURVEY: NONE
- WOODLANDS PRESENT ON SURVEY: NONE

TREE PRESERVATION

- EXISTING WOODLAND AREA: 0 SF
- WOODLANDS TO BE CLEARED: 0 SF (0%)
- TOTAL WOODLANDS REMAINING: 0 SF (0%)
- TOTAL NON-WOODLAND PROJECT AREA: 86,307 SF
- 86,307 SF / 3,000 SF / TREE = 28.8 = 29: 29 TREES REQUIRED
- EXISTING TREES TO BE RETAINED: 7
- PROPOSED TREES: 28
- TOTAL TREES: 35 (ALL TREES SHALL HAVE A 1-YEAR REPLACEMENT GUARANTEE)

TREE PROTECTION

- LOTS IN NON-WOODLAND AREAS EXPECTED TO RETAIN EXISTING TREES TO MEET TREE DENSITY REQUIREMENTS: ED-05-077.09-01-43.00-000 ED-05-077.09-01-37.00-000
- TREE PROTECTION SHALL BE INSTALLED AROUND EACH INDIVIDUAL OR GROUP OF PROXIMATE TREES TO BE PROTECTED.
- TREE PROTECTION AREAS SHALL BE PROTECTED BY FENCING AND SILT SOCKS SITUATED TO COINCIDE WITH THE DRIPLINES OF THE TREE OR GROUP OF TREES TO BE PRESERVED.
- PROTECTION MEASURES SHALL BE ERECTED PRIOR TO CONSTRUCTION AND MUST REMAIN UNTIL THE FINAL LANDSCAPE IS INSTALLED.
- TEMPORARILY MOVEABLE SECTIONS OF FENCING MAY BE CONSIDERED FOR LIMITED AREAS WHERE LANDSCAPE CONSTRUCTION MAY OCCUR, SUCH AS PAVEMENT IN A FILL CONDITION. NO EXCAVATION SHALL OCCUR IN THESE AREAS.

EROSION & SEDIMENTATION CONTROL

- TREE PROTECTION FENCING AND SILT SOCKS SHALL BE INSTALLED TO AVOID SEDIMENTATION INTRUSIONS AND EROSION IN TREE PROTECTION AREAS.
- SEE CIVIL FOR ADDITIONAL E&S INFORMATION.

Canopy Trees								
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES	PERMIT NOTES
AR	4	Acer rubrum 'October Glory'	Red Maple	2"-2.5" cal.	B&B	As shown	Fall Hazard species - do not dig in fall	Species on City's Table of Trees
GT	4	Gleditsia triacanthos f. inermis	Thornless Honey Locust	2"-2.5" cal.	B&B	As shown		Species on City's Table of Trees, but straight species preferred to listed cultivar due to increased height and shade of straight species
LS	6	Liquidambar styraciflua 'Rotundiloba'	Sweet Gum	2"-2.5" cal.	B&B	As shown	Fall Hazard species - do not dig in fall	Species is not on City's Table of Trees but it is a DE native and performs well in urban environments
NS	1	Nyssa sylvatica	Black Tupelo	2"-2.5" cal.	B&B	As shown	Fall Hazard species - do not dig in fall	Species on City's Table of Trees
PO	1	Platanus occidentalis	Sycamore	2"-2.5" cal.	B&B	As shown	Fall Hazard species - do not dig in fall	Species is not on City's Table of Trees but it is a DE native and the biggest tree to be protected on this site is this species
QC	1	Quercus coccinea	Scarlet Oak	2"-2.5" cal.	B&B	As shown	Fall Hazard species - do not dig in fall	Species on City's Table of Trees
QR	2	Quercus rubra	Red Oak	2"-2.5" cal.	B&B	As shown	Fall Hazard species - do not dig in fall	Genus is on City's Table of Trees but this DE-native species is more drought tolerant than most of the listed species
Total	19							
Evergreen Trees								
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES	PERMIT NOTES
MG	6	Magnolia grandiflora 'Little Gem'	Large-Flowered Magnolia	8'-10' ht.	B&B	As shown		Species on City's Table of Trees, but listed cultivar preferred to straight species due to narrow habit and evergreen foliage
Total	6							
Understory Trees								
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES	PERMIT NOTES
AG	3	Amelanchier x grandiflora 'Robin Hill'	Brilliance Serviceberry	8'-10' ht.	B&B	As shown		Species on City's Table of Trees
CC	4	Cercis canadensis	Eastern Redbud	6'-8' ht.	B&B	As shown	Multi-stem, 3 trunks minimum; Fall Hazard species - do not dig in fall	Species on City's Table of Trees
MV	2	Magnolia virginiana	Sweetbay Magnolia	6'-8' ht.	B&B	As shown	Multi-stem, 3 trunks minimum	Species on City's Table of Trees, but straight species preferred to listed cultivar due to decreased bushiness and increased wildlife benefits of straight species
Total	9							

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Landscape Architecture Reimagined

STIPULATION FOR REUSE

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PROJECT TEAM

OWNER OF RECORD:
DOWNTOWN DOVER DEVELOPMENT CORPORATION
101 W. LOCKERMAN STREET
SUITE 2B
DOVER, DE, 19904

DEVELOPER:
MOSAIC DEVELOPMENT PARTNERS JV
3002 CECIL B. MOORE AVENUE
SUITE 202
PHILADELPHIA, PA 19121
215-921-8107

LANDSCAPE ARCHITECT:
STUDIO SUSTENA
4537 WAYNE AVENUE
SUITE 201
PHILADELPHIA, PA 19144
215-247-8784 | STUDIO-SUSTENA.COM

ARCHITECT:
CORE STATES GROUP
1315 WALNUT STREET
SUITE 600
PHILADELPHIA, PA 19107
215-609-4609

CIVIL ENGINEER:
BECKER MORGAN GROUP, INC.
309 S. GOVERNORS AVENUE
DOVER, DE 19904
302-734-7950

MIXED-USE
BUILDING

120 S GOVERNORS AVE.
DOVER, DE 19904

SEAL:

ISSUE BLOCK:

CHECKED BY:

LM

DRAWN BY:

XW/LM

SCALE:

AS NOTED

SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

Z-100