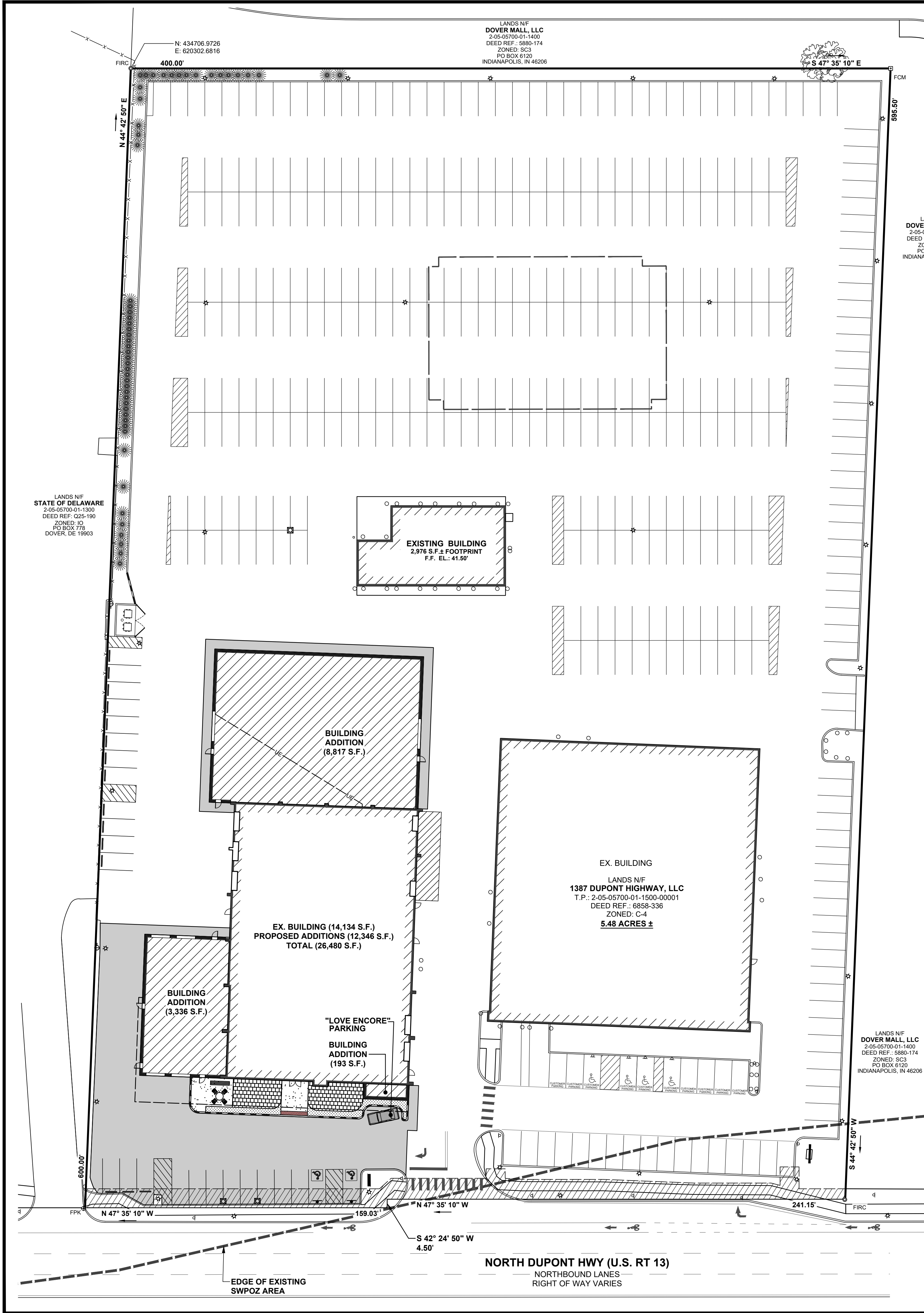


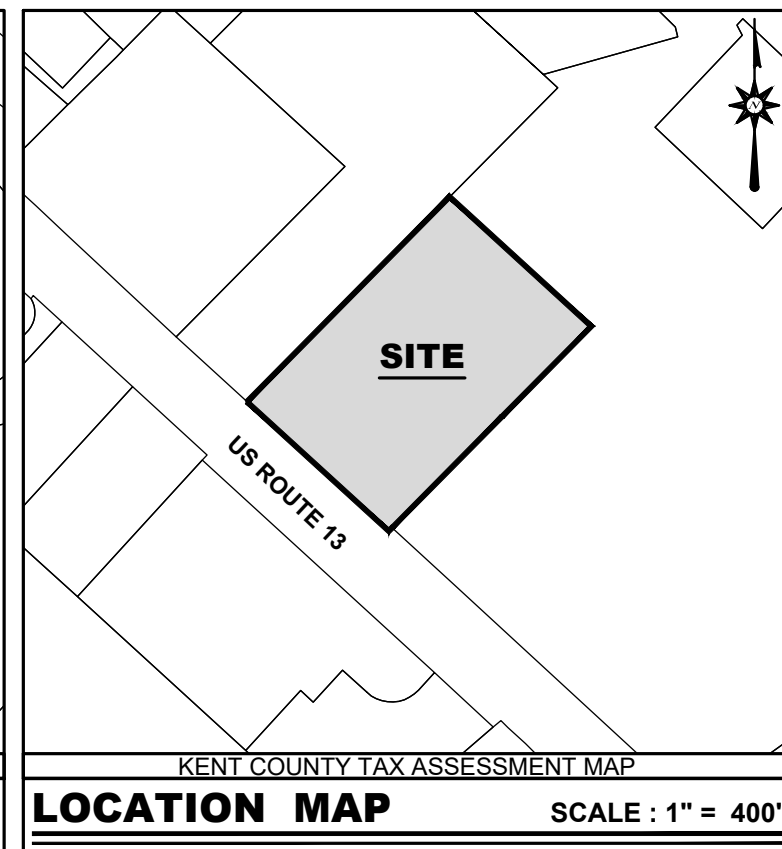
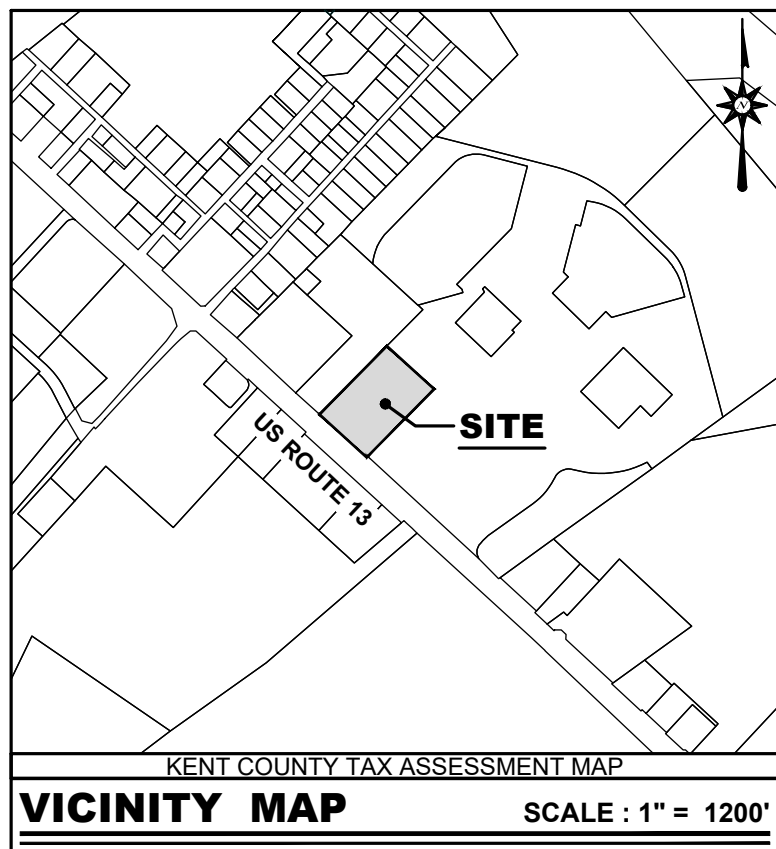


GENERAL NOTES

- THE BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM A FIELD RUN SURVEY PERFORMED BY BECKER MORGAN GROUP, INC., DOVER, DE., IN APRIL 2026.
- THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
- PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
- PARCEL IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD BASED ON FIRM MAP 10001C0158J, EFFECTIVE DATE JULY 8, 2014.
- ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
- 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.
- ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT" AND ANSI ICC A117.1 - 2017 "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- 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 (DNREC), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), KENT CONSERVATION DISTRICT (KCD) AND ALL APPROPRIATE STATE AND COUNTY AGENCIES.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER WATER & WASTEWATER DEPARTMENT AND THE STATE OF DELAWARE (DELDOT) STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- ALL FIRE LANE DEMARCATION AND FIRE LANE SIGNS SHALL BE IN ACCORDANCE WITH ALL STATE FIRE PREVENTION REGULATIONS.
- ALL WORK WITHIN CITY/DELDOT MAINTAINED ROAD RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT REVISION OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, BY THE DELAWARE DEPARTMENT OF TRANSPORTATION AND ALL CITY OF DOVER REQUIREMENTS.
- TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- STORMWATER MANAGEMENT AND SEDIMENT / EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION DELAWARE SEDIMENT AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS OF PROPOSED STRUCTURES FOR ALL DIMENSIONS OF BUILDINGS AND FOUNDATIONS. PROPOSED BUILDING FOOTPRINTS, AS SHOWN ON SITE PLAN, SHOULD ONLY BE USED AS A REFERENCE TO THE ABOVE MENTIONED PLANS.
- HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT.
- ALL EXISTING SANITARY SEWER LINES, STORM DRAINS, AND WATER LINES NOT USED FOR THE PROPOSED FACILITY MUST BE PROPERLY ABANDONED AT THE MAINS IN ACCORDANCE WITH THE CITY OF DOVER WATER & WASTEWATER DEPARTMENT REQUIREMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- PART II, CHAPTER 180, ARTICLE III, SECTION 180-10 OF THE CODE OF KENT COUNTY REQUIRES THAT "NO PERSON SHALL DISCHARGE OR CAUSE TO BE DISCHARGED ANY STORMWATER, SURFACE WATER, UNCONTAMINATED GROUNDWATER, ROOF RUNOFF, SUBSURFACE DRAINAGE, UNCONTAMINATED NONCONTACT COOLING WATER, CONDENSATE, OR UNPOLLUTED INDUSTRIAL PROCESS WATERS TO ANY SANITARY SEWER". THE CONTRACTOR/DEVELOPER SHALL ENSURE DURING CONSTRUCTION THAT NO ILLEGAL DISCHARGES TO THE SANITARY SEWER SYSTEM ARE CREATED WITH THE SITE IMPROVEMENTS.
- THE SITE CONTRACTOR SHALL NOTIFY THE CITY OF DOVER DEPARTMENT OF WATER AND WASTEWATER CONSTRUCTION MANAGER AT 302-736-7025 PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER DEPARTMENT OF WATER AND WASTEWATER MUST OBSERVE ALL CITY OWNED WATER AND SANITARY SEWER INTERCONNECTIONS AND TESTING. ALL WATER TAPS MUST BE PERFORMED BY A CITY OF DOVER APPROVED CONTRACTOR. THE PROPOSED LOCATION FOR THE WATER TAP MAY NEED TO BE ADJUSTED IN THE FIELD DUE TO CONDITIONS OF THE EXISTING MAIN. POSSIBLE CONDITIONS THAT WOULD REQUIRE TAPPING RELOCATION INCLUDE PROXIMITY TO PIPE JOINTS, OTHER TAPS, CONCRETE ENCASEMENTS, CONFLICT WITH OTHER UTILITIES, AND THE LIKE. TEST HOLES MUST BE PERFORMED BY THE CONTRACTOR TO DETERMINE THE BEST TAPPING LOCATION. THE CITY OF DOVER WILL NOT BE HELD RESPONSIBLE FOR FIELD CONDITIONS REQUIRING ADJUSTMENT OF THE TAPPING LOCATION OR FOR ANY WORK REQUIRED BY THE CONTRACTOR TO MAKE AN APPROPRIATE AND LAWFUL CONNECTION.
- IF THE APPROVED PLAN NEEDS TO BE MODIFIED DUE TO ERRORS OR OMISSIONS OR FIELD CONDITIONS, ADDITIONAL SEDIMENT AND STORM WATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT (KCD).
- THE KENT CONSERVATION DISTRICT (KCD) RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- ALL WATER AND WASTEWATER UTILITY COMPONENTS MUST MEET THE REQUIREMENTS OF THE CITY OF DOVER WATER & WASTEWATER DEPARTMENT SPECIFICATIONS. ALL EXISTING UTILITIES SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH CURRENT CITY OF DOVER REQUIREMENTS AND PRACTICES.
- PRIOR TO THE START OF CONSTRUCTION OR ORDERING OF MATERIALS, THE CONTRACTOR SHALL ENGAGE A PRIVATE UTILITY LOCATOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE PROJECT EXTENTS AS WELL AS VERIFYING ELEVATIONS OF ALL UTILITIES TO BE CROSSED WITH NEW IMPROVEMENTS. CONTRACTOR SHALL REPORT CONFLICTS/ISSUES TO THE ENGINEER.
- ALL SUBSURFACE UTILITIES SHOWN HEREON ARE BASED ON BASED ON SURFACE EVIDENCE COLLECTED FROM THE FIELD TOPOGRAPHIC SURVEY AND THE BEST AVAILABLE RECORDS.
- STANDARD CITY OF DOVER SIDEWALK, AS PER CHAPTER 98, ARTICLE IV OF THE DOVER CODE OF ORDINANCES, SHALL BE REQUIRED TO BE INSTALLED ALONG THE ENTIRE PUBLIC STREET FRONTAGE OF A PROPERTY, WHERE FRONTAGE SIDEWALK EXISTS BUT DOES NOT MEET THE STANDARDS OF CHAPTER 98, ARTICLE IV. THE SIDEWALK SHALL BE RE-LAID TO MEET THE STANDARDS. SIDEWALK SHALL INCLUDE BARRIER-FREE ACCESS RAMPING AT POINTS OF INTERSECTION WITH STREET CROSSINGS AND AT OTHER LOCATIONS SO AS TO AFFORD REASONABLE BARRIER-FREE PEDESTRIAN MOVEMENT AND SITE ACCESS.
- IN ACCORDANCE WITH APPENDIX A, ARTICLE VI, SECTIONS B.3, ALL SIDEWALKS SHALL ASCEND FROM THE CURBSTONE TO THE BUILDING LINE AT THE RATIO OF ONE-QUARTER INCH TO THE FOOT. NOTHING IN THIS SECTION SHALL BE CONSTRUED TO AFFECT ANY PAVEMENT PREVIOUSLY LAID BY ORDER OF THE CITY COUNCIL, UNTIL IT IS TAKEN UP AND RE-LAID.

PARKING SUMMARY

DESCRIPTION	NO. OF PARKING SPACES
CUSTOMER	23
USED CARS DISPLAY/STORAGE	59
SUBARU NEW CAR DISPLAY/STORAGE	59
VOLKSWAGEN NEW CAR DISPLAY/STORAGE	181
ACTIVE SERVICE	40
EMPLOYEE PARKING	50
WHOLESALE	10
TOTAL	422



SITE DATA

- OWNERS OF RECORD: 1387 DUPONT HIGHWAY, LLC
1300 N UNION ST
WILMINGTON, DE 19806
302-656-4000
- ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC.
309 S. GOVERNORS AVENUE
DOVER, DE 19904
302-734-7950
- PROPERTY MAP NUMBER: 2-05-05700-01-1500-000
- DEED SUMMARY: DEED BOOK: 6858 PAGE: 336
- TOTAL SITE AREA: 5.48 ACRES ±
- ZONING CLASSIFICATION: EXISTING: C4 (HIGHWAY COMMERCIAL)
SWPOZ TIER 3 (SOURCE WATER PROTECTION OVERLAY ZONE)
- SETBACKS: C4 (HIGHWAY COMMERCIAL)
FRONT: 20 FT.
SIDE: 15 FT.
REAR: 30 FT. (BUILDING HEIGHT)
MAX BLDG HEIGHT: 6 STORIES / 75 FT.
MAX LOT COVERAGE: NA
SWPOZ TIER 3 (SOURCE WATER PROTECTION OVERLAY ZONE)
MAX LOT COVERAGE: 30%
- PRESENT USE: CAR DEALERSHIP
- PROPOSED USE: CAR DEALERSHIP
- BUILDINGS: EXISTING: 37,491 S.F.
PROPOSED: 12,346 S.F.
TOTAL AT COMPLETION: 49,837 S.F.
HEIGHT: 30 FT. (75 FT. MAX.)
FLOOR AREA RATIO: 0.209 (4.0 MAX.)
WATER: CITY OF DOVER
SEWER: CHESAPEAKE UTILITIES
ELECTRIC: CITY OF DOVER
REQUIRED: 167 SPACES
PROVIDED: 422 SPACES
(INCL. CUST. & EMPLOY. PARKING, DISPLAY, REPAIR & INVENTORY)
HANDICAP PARKING REQUIRED: 6 SPACES, 1 VAN ACC.
HANDICAP PARKING PROVIDED: 6 SPACES, 4 VAN ACC.
BICYCLE PARKING REQUIRED: 167 / 20 = 9 SPACES
BICYCLE PARKING PROVIDED: 12 SPACES
- LOADING CALCULATIONS: BERTHS REQUIRED: 2
BERTHS PROVIDED: 2
SPACES ARE NOT STRIPED AS VEHICLE OFFLOADING TAKES PLACE WITHIN THE NON-PUBLIC AREA BEHIND THE BUILDINGS
- DUMPSTERS: REQUIRED: 2
PROVIDED: 2
- SIGNAGE: FUTURE PERMIT SUBMISSION
- IMPERVIOUS: 5.23 AC. (95.4% LOT COVERAGE) (75% MAX.)
- ROAD CLASSIFICATION: NORTH DUPONT HIGHWAY - MINOR ARTERIAL - 45 MPH
- ROAD FRONTAGE: 404' ± - VIA US ROUTE 13
- MONUMENTATION: 4 FOUND
- SURVEY DATUM: NGS MONUMENTS
VERTICAL: NAVD 88 - CORRS
HORIZONTAL: NAD 83 (2011) DSP - CORRS
LINEAR: US SURVEY FOOT
ANGULAR: DEGREES MINUTES SECONDS (DMS)
COORDINATE TYPE: GROUND
- SURVEY CLASSIFICATION: SUBURBAN SURVEY
- SOILS ON SITE: HbA - HAMBROOK SANDY LOAM, 0 TO 2 PERCENT SLOPES
HbC - HAMBROOK URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
WbC - WOODSTOWN LOAM, 0 TO 2 PERCENT SLOPES, MID ATLANTIC COASTAL PLAIN

SHEET INDEX

C-001	COVER SHEET AND OVERALL SITE PLAN
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-201	SITE PLAN
L-001	LANDSCAPE PLAN

OWNERS CERTIFICATION

WE, 1387 DUPONT HIGHWAY, LLC, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

MICHAEL HYNANSKI

DATE

ENGINEERS CERTIFICATION

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

J. MICHAEL RIEMANN, P.E.

P.E. NO. 13772

DATE

LEGEND

ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER			SANITARY GRAVITY SEWER LINE (S)	EX. 10" S	10" S
CONCRETE SIDEWALK, SLAB / PAVING			SANITARY SEWER FORCE MAIN (F.M.)	EX. 10" F.M.	12" F.M.
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT			SANITARY SEWER MANHOLE (S.S.M.H.)		
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A	SANITARY SEWER CLEANOUT (C.O.)		
WIRE FENCE			WATER MAIN & SIZE	EX. 12" W	12" W
CHAIN LINK FENCE			FIRE HYDRANT (F.H.)		F.H.
STOCKADE FENCE			WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.	W.M. W.V.
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)			STORM DRAIN MANHOLE (S.D.M.H.)		
DRAINAGE DITCH OR SWALE			STORM DRAIN LINE (CMP, RCP, HDPE)		
WETLAND BOUNDARY LINE			CATCH BASIN (C.B.)		
CONTOUR	49	55	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.))		
ELEVATION SPOT SHOT	43.55	25.50 T.C. 25.00 B.C.	UNDERGROUND ELECTRIC (U.E.)		
BENCH MARK			UNDERGROUND TELEPHONE (U.T.)		
PROPERTY OR RIGHT-OF-WAY LINE			UNDERGROUND GAS MAIN (G)		
CENTERLINE					
LIGHT POLE					

**BECKER
MORGAN
GROUP**

ARCHITECTURE
ENGINEERING

Delaware

309 South Governors Avenue
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland

312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina

3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

**WINNER
SUBARU
BUILDING
ADDITIONS**

1387 N DUPONT HIGHWAY
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

**COVER SHEET &
GENERAL NOTES**

0 15 30 60
SCALE: 1" = 30'

ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER STATE: C-001

PROJECT NO.: 2026070.00

DATE: 08/07/2026

SCALE: 1" = 30'

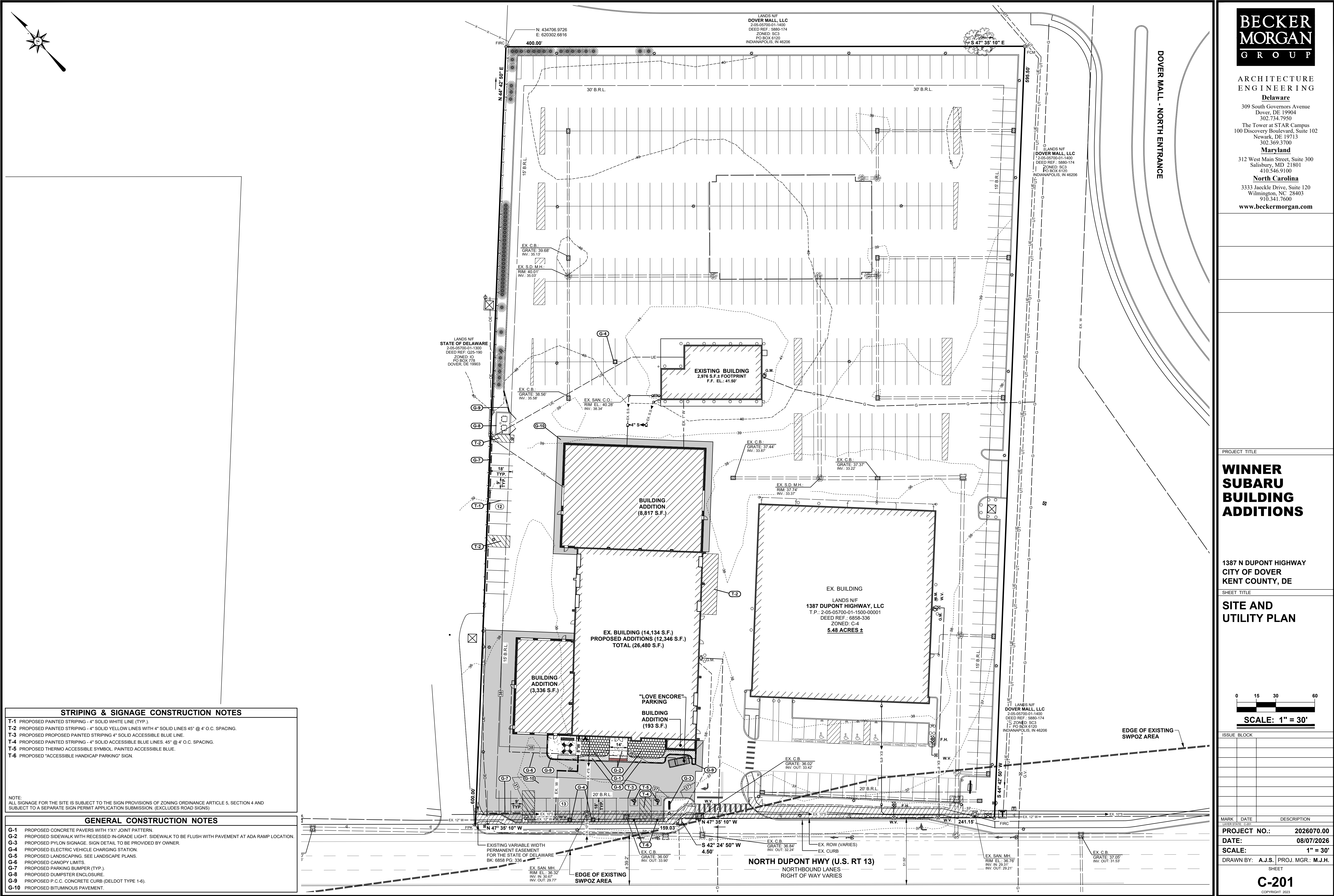
DRAWN BY: A.J.S. / PROJ. MGR.: M.J.H.

SHEET

C-001

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[illegible]



1. OWNERS OF RECORD:	1387 DUPONT HIGHWAY, LLC 1300 N UNION ST WILMINGTON, DE 19806 302-656-4000
2. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 S. GOVERNORS AVENUE DOVER, DE 19904 302-734-7950
3. PROPERTY MAP NUMBER:	2-05-05700-01-1500-000
4. DEED SUMMARY:	DEED BOOK: 6858 PAGE: 336
5. TOTAL SITE AREA:	5.48 ACRES ±
6. ZONING CLASSIFICATION:	EXISTING: C4 (HIGHWAY COMMERCIAL) SWPOZ TIER 3 (SOURCE WATER PROTECTION OVERLAY ZONE)
7. SETBACKS:	C4 (HIGHWAY COMMERCIAL) FRONT: 20 FT. SIDE: 15 FT. REAR: 30 FT. (BUILDING HEIGHT) MAX BLDG HEIGHT: 6 STORIES / 75 FT. MAX LOT COVERAGE: N/A SWPOZ TIER 3 (SOURCE WATER PROTECTION OVERLAY ZONE) MAX LOT COVERAGE: 30%
8. PRESENT USE:	CAR DEALERSHIP
PROPOSED USE:	CAR DEALERSHIP

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
3. PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.
4. UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABNORMALS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLOSED BARK WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.
5. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES, NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.
6. MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF 1/2", WEEDS, SHAVINGS OR FOREIGN MATERIAL, SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL MULCHES SHALL BE PLANTED IN CONTINUOUS MULCH BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/OR SPREAD OUT IN NEW SOIL MIXTURE.
7. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)
8. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
9. AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED SOIL AS REQUIRED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
11. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
12. NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
13. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
14. ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
15. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
16. TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
17. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
18. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
19. ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL TREES AND BUIYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

1.	EXISTING WOODLAND AREA :	0 S.F.
2.	WOODLANDS TO BE CLEARED :	0 S.F.
3.	TOTAL WOODLANDS REMAINING :	0 S.F.
4.	TOTAL NON-WOODLAND AREA :	238,708 S.F.
5.	DENSITY : 1 TREE PER 3,000 S.F. OF LOT AREA 238,708 / 3,000 S.F. / TREE = 79.57	80 TREES REQUIRED
6.	EXISTING TREES TO BE RETAINED :	53 TREES
7.	PROPOSED TREES :	27 TREES
8.	TOTAL TREES :	80 TREES

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
EVERGREEN TREES						
TO	17	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	5' - 6' HGT	B&B	FHV
TT	10	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	5' - 6' HGT	B&B	FHV
TOTAL: 27 EVERGREEN TREES						



NO SCALE

BMG NO. : L-02

ITEM	SYMBOL
EXISTING TREE TO REMAIN (53)	

Delaware

309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.368.3722

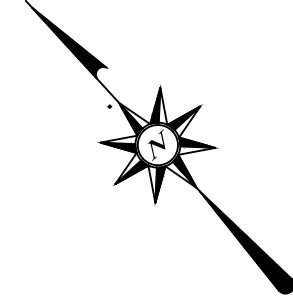
Maryland

312 West Main Street, Suite 300
Salisbury, MD 21801
410 546 9100

North Carolina

3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com



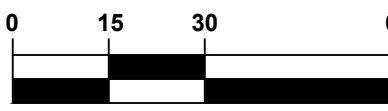
PROJECT TITLE

WINNER SUBARU BUILDING ADDITIONS

1387 N DUPONT HIGHWAY
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

LANDSCAPE PLAN



SCALE: 1" = 30'

ISSUE BLOCK

PROJECT NO.: 2026070.00

DATE: 08/06/2026

SCALE: 1" = 30'

DRAWN BY: **A.J.D.** | PROJ. MGR.: **M.J.H.**

SHEE

L-101

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