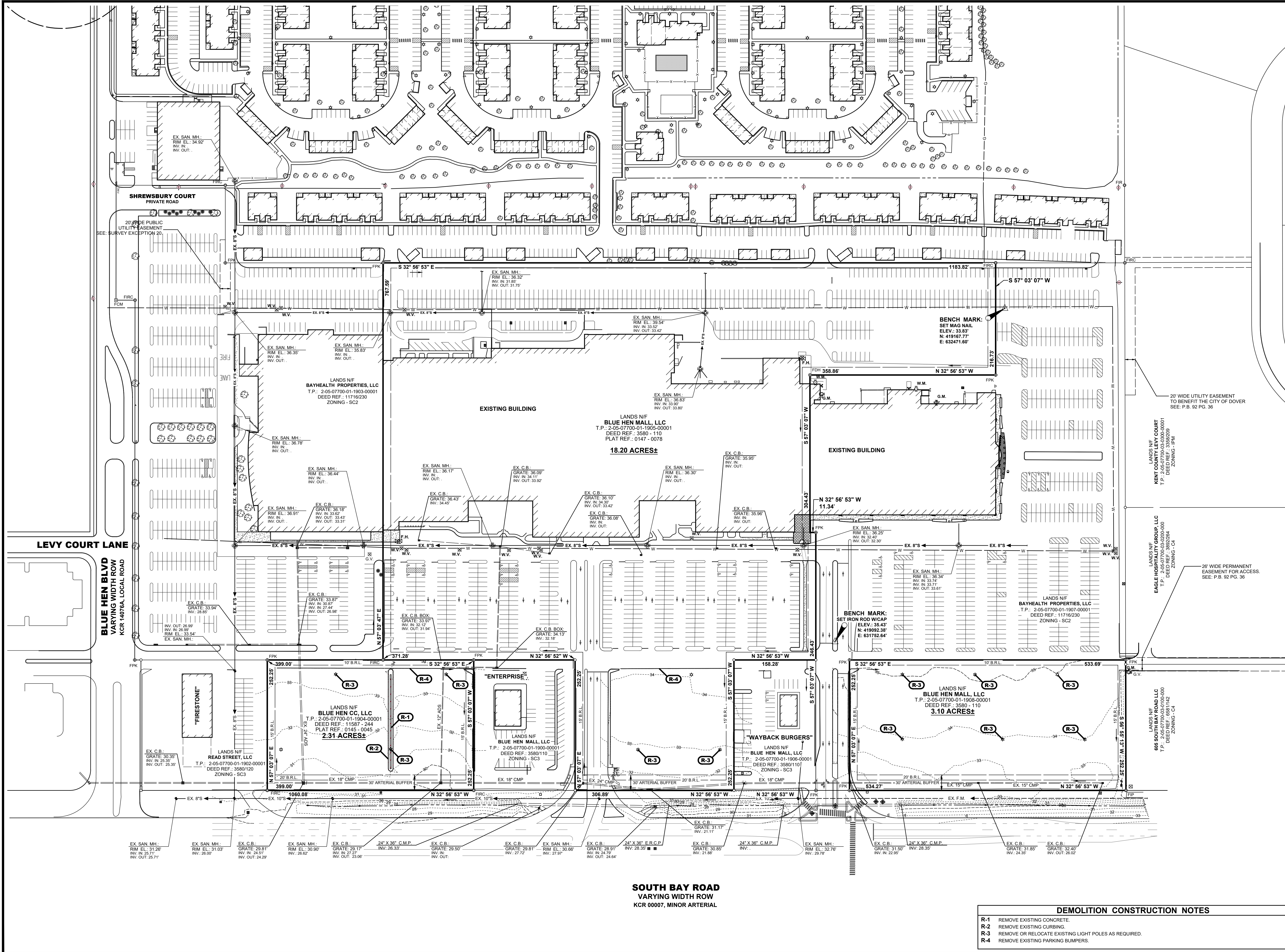
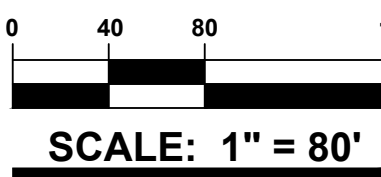


BLUE HEN
CORPORATE
CENTER -
PAD SITES

S BAY ROAD
CITY OF DOVER
KENT COUNTY, DE

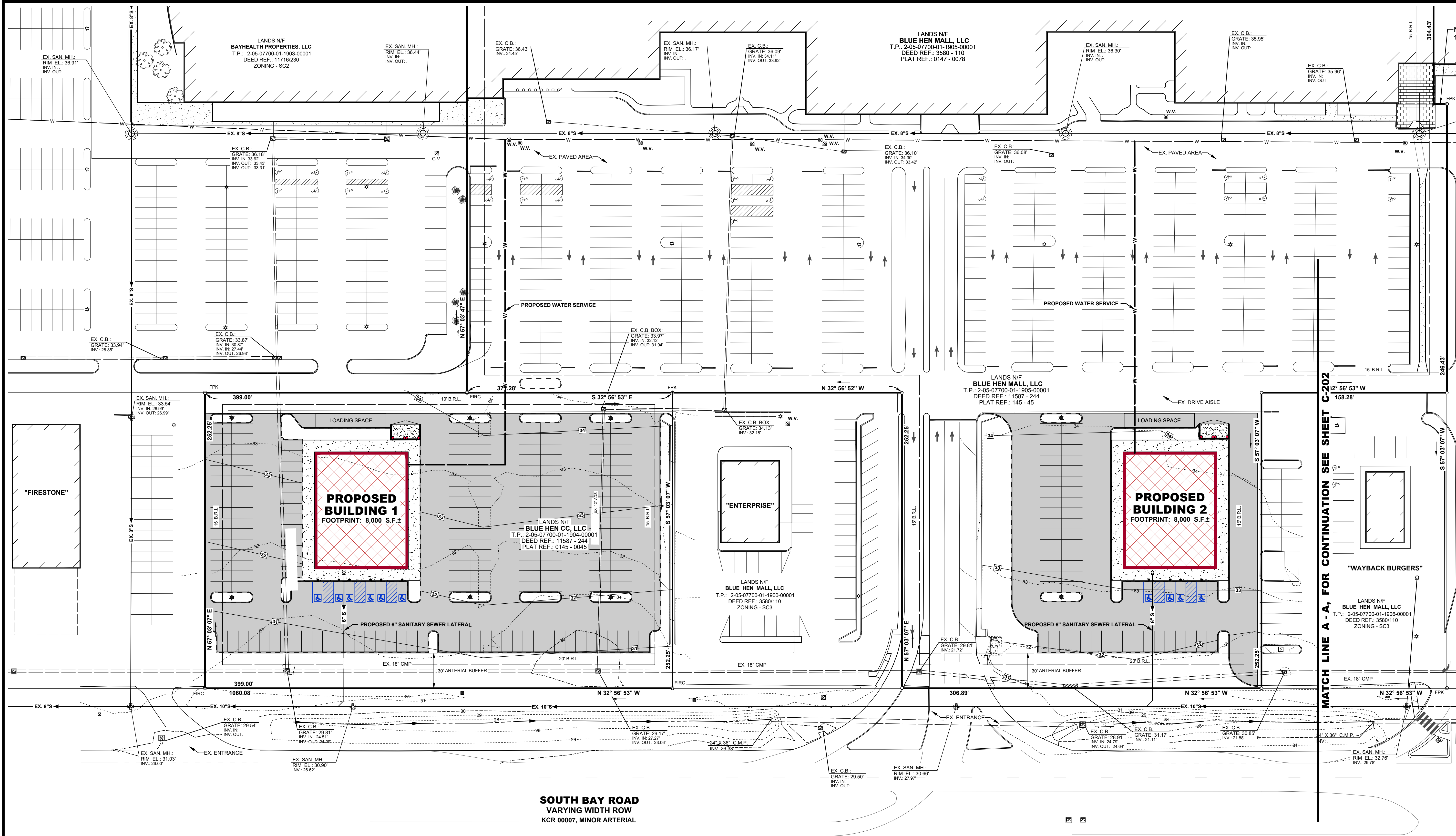
MASTER PLAN
PRELIMINARY
EXISTING
CONDITIONS
AND DEMOLITION
PLAN



SOUTH BAY ROAD
VARYING WIDTH ROW
KCR 00007, MINOR ARTERIAL

DEMOLITION CONSTRUCTION NOTES

- R-1 REMOVE EXISTING CONCRETE.
- R-2 REMOVE EXISTING CURBING.
- R-3 REMOVE OR RELOCATE EXISTING LIGHT POLES AS REQUIRED.
- R-4 REMOVE EXISTING PARKING BUMPERS.



ARCHITECTURE
ENGINEERING

Delaware

Dover

302.734.7950

Newark

302.369.3700

Maryland

Salisbury

410.546.9100

North Carolina

Charlotte

980.270.9100

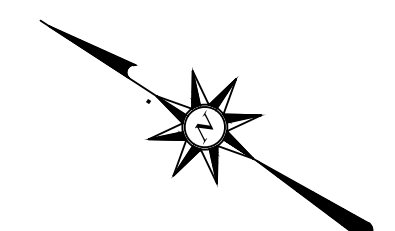
Raleigh

919.243.1332

Wilmington

910.341.7600

www.beckermorgan.com



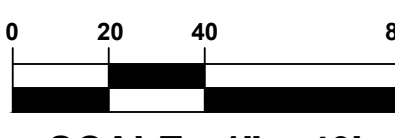
PROJECT TITLE

**BLUE HEN
CORPORATE
CENTER -
PAD SITES**

S BAY ROAD
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

**MASTER PLAN
PRELIMINARY
SITE GRADING AND
UTILITIES PLAN**



SCALE: 1" = 40'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER/STATE: C-301		

PROJECT NO.: 2025059.00

DATE: 10/09/2025

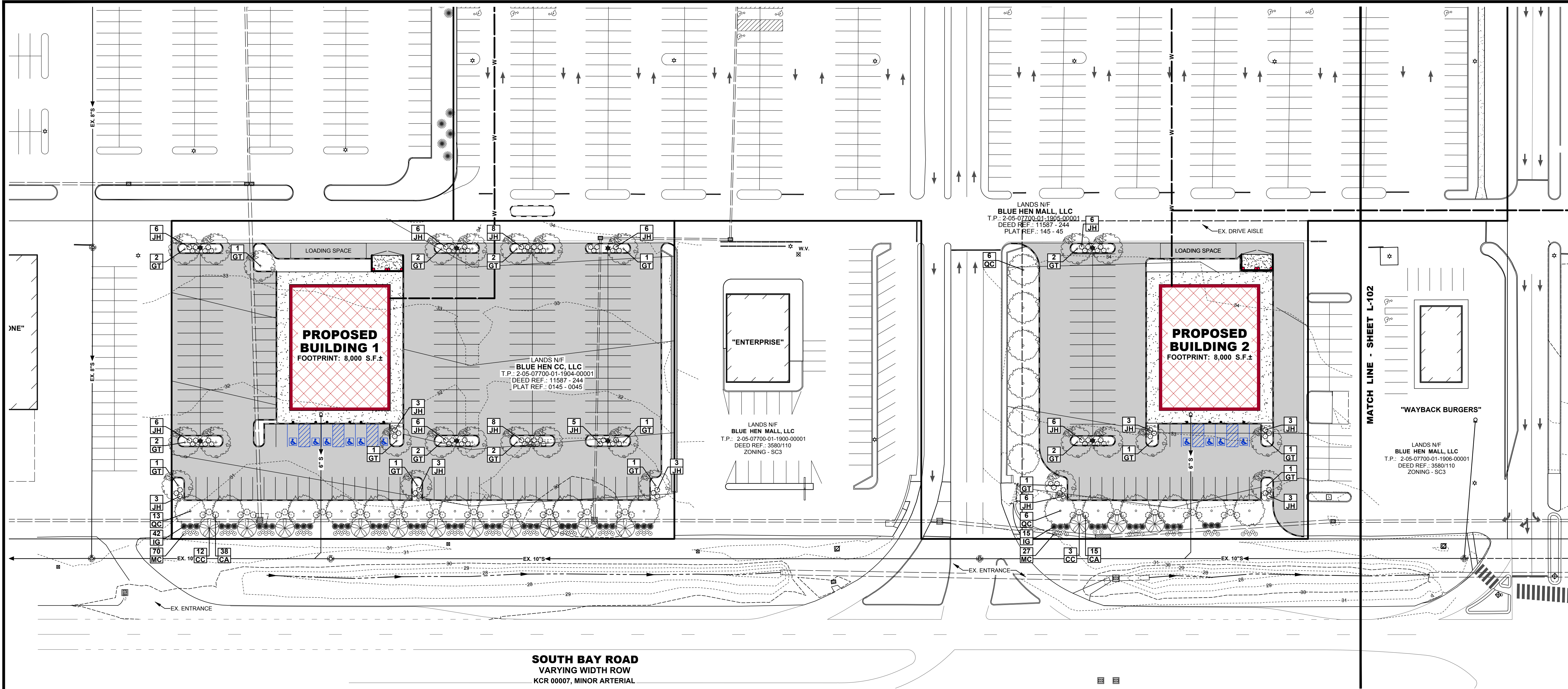
SCALE: 1" = 40"

DRAWN BY: J.L.M.P. PROJ. MGR.: J.D.R.

SHEET

C-301

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PLANT LIST						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CANOPY TREES						
GT	35	GLEDTISIA TRIACANTHOS VAR INERMIS 'SHADEMASTER'	THORNLESS HONEYLOCUST	2.5" CAL	B&B	FHV
QC	40	QUERCUS COCCINEA	SCARLET OAK	2.5" CAL	B&B	FHV
UNDERSTORY TREES						
CC	29	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL	B&B	FHV
SHRUBS						
CA	98	CEANOTHUS AMERICANUS	NEW JERSEY TEA	24-36"	CONT.	
IG	105	ILEX GLABRA 'SHAMROCK'	INKBERRY	24-36"	CONT.	
JH	90	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	24-36"	CONT.	
ORNAMENTAL GRASS						
MC	177	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	24-36"	CONT.	
TOTAL: 75 CANOPY TREES, 29 UNDERSTORY TREES, 293 SHRUBS, 177 ORNAMENTAL GRASSES						

DELAWARE LANDSCAPE ARCHITECTS CERTIFICATION

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.

CHAD D. CARTER, RLA, ASLA S1-499 DATE

LANDSCAPE REQUIREMENTS

- ARTERIAL STREET BUFFERS (SECTION 7.5):
WHERE NONRESIDENTIAL ZONED PROPERTY FRONTS ON A PRINCIPAL ARTERIAL STREET A LANDSCAPE BUFFER SHALL BE REQUIRED IN ADDITION TO NORMAL LANDSCAPING OF THE STREET RIGHT-OF-WAY.
ARTERIAL STREET BUFFERS SHALL BE A MINIMUM OF 30 FEET IN DEPTH, MEASURED FROM THE RIGHT-OF-WAY LINE OF THE ARTERIAL STREET.

PROVIDED: VEGETATED BUFFER AT A 30 FT. DEPTH WITH A VARIETY OF TREES AND SHRUBS
- TREE PRESERVATION AND PLANTING IN NONWOODLANDS (SECTION 16.7):
FOR EACH PROPERTY REQUIRED TO SUBMIT A TREE PRESERVATION AND PLANTING PLAN, A DEVELOPMENT AREA AS DEFINED IN THIS SECTION SHALL BE DELINEATED WITHIN THE NONWOODLAND AREA OF THE PROPERTY. WITHIN THIS DEVELOPMENT AREA, EXISTING TREES MAY BE RETAINED AND NEW TREES SHALL BE PLANTED SUCH THAT THE DEVELOPMENT AREA SHALL ATTAIN OR EXCEED A TREE DENSITY OF ONE TREE PER 3,000 SQUARE FEET OR FRACTION THEREOF.

SEE TREE PRESERVATION & DENSITY REQUIREMENTS FOR CALCULATIONS
- BUILDING SETBACKS, BUFFERS, AND LANDSCAPING (SECTION 17.7):
THERE SHALL BE A LANDSCAPED BUFFER AREA OF NO LESS THAN TEN FEET ALONG ALL LOT LINES. ALL LANDSCAPING SHALL BE PROPERLY MAINTAINED THROUGHOUT THE LIFE OF ANY USE ON THE LOT.

NO LESS THAN TEN PERCENT OF THE SITE AREA SHALL CONSIST OF LANDSCAPING, PEDESTRIAN MALLS AND COURTYARDS. PARKING AREAS SHALL BE LANDSCAPED.

PROVIDED: VEGETATED PARKING AREAS WITH CANOPY TREES AND LOW SHRUBS

TREE PRESERVATION & DENSITY REQUIREMENTS

- PROPERTY MAP NUMBER: 2-05-07700-01-1904-00001
EXISTING WOODLAND AREA : 0 S.F.
WOODLANDS TO BE CLEARED : 0 S.F.
TOTAL WOODLANDS REMAINING : 0 S.F.
TOTAL NON-WOODLAND AREA : 82,764 S.F.
DENSITY: 1 TREE PER 3,000 S.F. OF LOT AREA
82,764 SF / 3,000 S.F. / TREE = 27.6
EXISTING TREES TO BE RETAINED : 0 TREES
PROPOSED TREES : 44 TREES
TOTAL TREES : 44 TREES
- PROPERTY MAP NUMBER: 2-05-07700-01-1905-00001
EXISTING WOODLAND AREA : 0 S.F.
WOODLANDS TO BE CLEARED : 0 S.F.
TOTAL WOODLANDS REMAINING : 0 S.F.
TOTAL NON-WOODLAND AREA : 65,340 S.F.
DENSITY: 1 TREE PER 3,000 S.F. OF LOT AREA
65,340 SF / 3,000 S.F. / TREE = 21.8
EXISTING TREES TO BE RETAINED : 0 TREES
PROPOSED TREES : 23 TREES
TOTAL TREES : 23 TREES
- PROPERTY MAP NUMBER: 2-05-07700-01-1908-00001
EXISTING WOODLAND AREA : 0 S.F.
WOODLANDS TO BE CLEARED : 0 S.F.
TOTAL WOODLANDS REMAINING : 0 S.F.
TOTAL NON-WOODLAND AREA : 109,771.2 S.F.
DENSITY: 1 TREE PER 3,000 S.F. OF LOT AREA
109,771.2 SF / 3,000 S.F. / TREE = 36.6
EXISTING TREES TO BE RETAINED : 0 TREES
PROPOSED TREES : 37 TREES
TOTAL TREES : 37 TREES

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
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Salisbury, MD 21801
410.546.9100

North Carolina

3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

BLUE HEN
CORPORATE
CENTER -
PAD SITES

S BAY ROAD
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

MASTER PLAN
LANDSCAPE PLAN

0 20 40 80
SCALE: 1" = 40'

ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER STATE: L-101

PROJECT NO.: 2025059.00

DATE: 07/08/25

SCALE: 1" = 40"

DRAWN BY: P.R.R. PROJ. MGR.: J.D.R.

SHEET

L-101

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