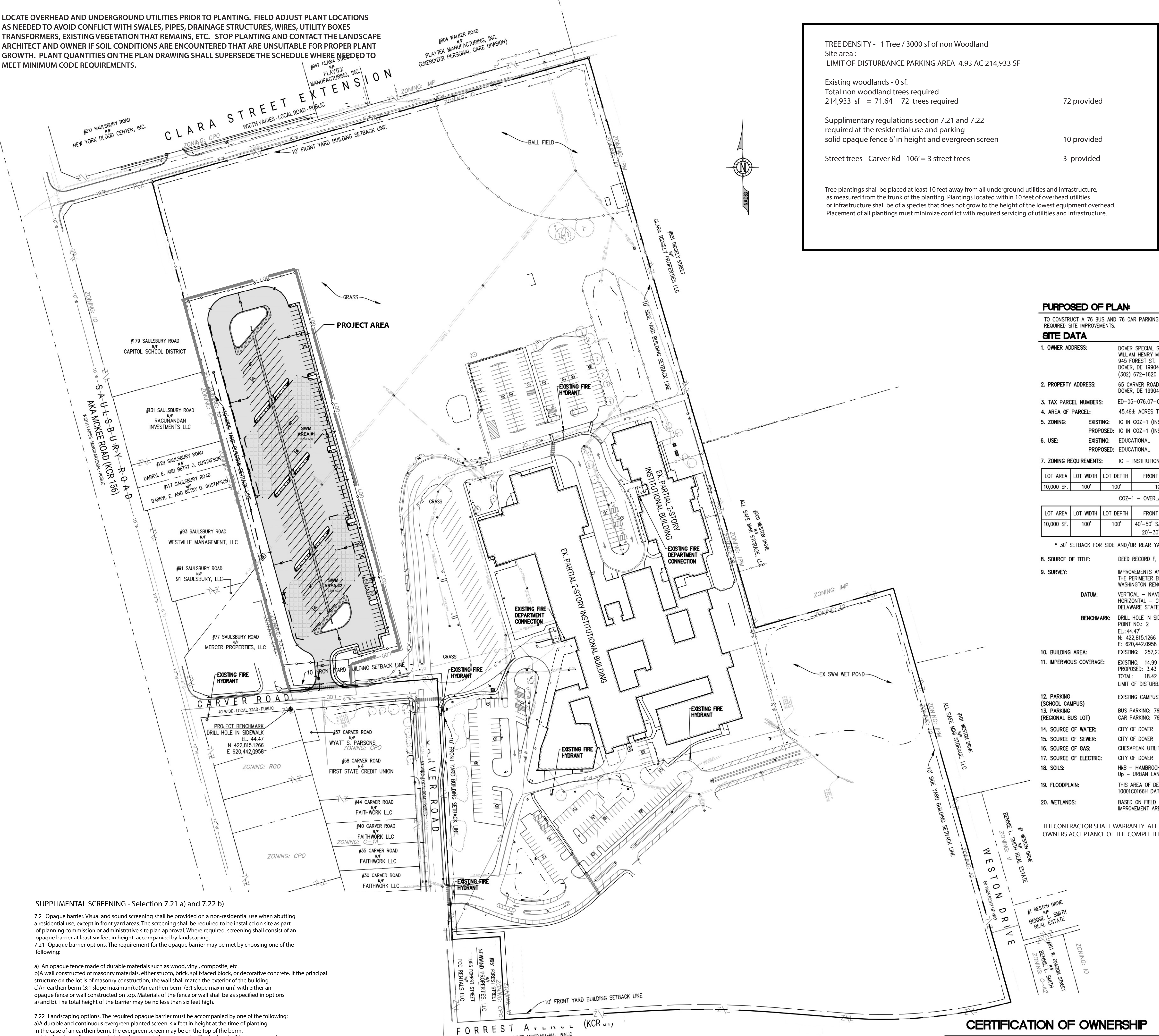


LOCATE OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO PLANTING. FIELD ADJUST PLANT LOCATIONS AS NEEDED TO AVOID CONFLICT WITH SWALES, PIPES, DRAINAGE STRUCTURES, WIRES, UTILITY BOXES TRANSFORMERS, EXISTING VEGETATION THAT REMAINS, ETC. STOP PLANTING AND CONTACT THE LANDSCAPE ARCHITECT AND OWNER IF SOIL CONDITIONS ARE ENCOUNTERED THAT ARE UNSUITABLE FOR PROPER PLANT GROWTH. PLANT QUANTITIES ON THE PLAN DRAWING SHALL SUPERSEDE THE SCHEDULE WHERE NEEDED TO MEET MINIMUM CODE REQUIREMENTS.



SUPPLEMENTAL SCREENING - Selection 7.21 a) and 7.22 b)

7.2 Opaque barrier. Visual and sound screening shall be provided on a non-residential use when abutting a residential use, except in front yard areas. The screening shall be required to be installed on site as part of planning commission or administrative site plan approval. Where required, screening shall consist of an opaque barrier at least six feet in height, accompanied by landscaping.

7.21 Opaque barrier options. The requirement for the opaque barrier may be met by choosing one of the following:

- a) An opaque fence made of durable materials such as wood, vinyl, composite, etc.
- b) A wall constructed of masonry materials, either stucco, brick, split-faced block, or decorative concrete. If the principal structure on the lot is of masonry construction, the wall shall match the exterior of the building.
- c) An earthen berm (3:1 slope maximum).
- d) An earthen berm (3:1 slope maximum) with either an opaque fence or wall constructed on top. Materials of the fence or wall shall be as specified in options a) and b). The total height of the barrier may be no less than six feet high.

7.22 Landscaping options. The required opaque barrier must be accompanied by one of the following:

- a) A durable and continuous evergreen planted screen, six feet in height at the time of planting. In the case of an earthen berm, the evergreen screen may be on the top of the berm.
- b) A hedge that will grow to a height of at least six feet at maturity. The hedge shall be interspersed with evergreen trees at least six feet high at the time of planting. The hedge shall be at least four feet high at the time of planting.

TREE DENSITY - 1 Tree / 3000 sf of non Woodland
Site area :
LIMIT OF DISTURBANCE PARKING AREA 4.93 AC 214,933 SF

Existing woodlands - 0 sf.
Total non woodland trees required
214,933 sf = 71.64 72 trees required 72 provided

Supplementary regulations section 7.21 and 7.22
required at the residential use and parking
solid opaque fence 6' in height and evergreen screen 10 provided

Street trees - Carver Rd - 106' = 3 street trees 3 provided

Tree plantings shall be placed at least 10 feet away from all underground utilities and infrastructure, as measured from the trunk of the planting. Plantings located within 10 feet of overhead utilities or infrastructure shall be of a species that does not grow to the height of the lowest equipment overhead. Placement of all plantings must minimize conflict with required servicing of utilities and infrastructure.

PURPOSE OF PLAN:

TO CONSTRUCT A 76 BUS AND 76 CAR PARKING FACILITY WITH
REQUIRED SITE IMPROVEMENTS.

SITE DATA

- OWNER ADDRESS: DOVER SPECIAL SCHOOL DISTRICT (CAPITAL SCHOOL DISTRICT) 845 FOREST ST. DOVER, DE 19904 (302) 672-1620
- PROPERTY ADDRESS: 65 CARVER ROAD DOVER, DE 19904
- TAX PARCEL NUMBERS: ED-05-076.07-01-55.00
- AREA OF PARCEL: 45.46± ACRES TOTAL (14.58± AC. WITHIN COZ-1) (PER DNREC APPROVED PLAN 6/7/14)
- ZONING: EXISTING: IO IN COZ-1 (INSTITUTIONAL AND OFFICE ZONE IN THE CORRIDOR OVERLAY ZONE)
PROPOSED: IO IN COZ-1 (INSTITUTIONAL AND OFFICE ZONE IN THE CORRIDOR OVERLAY ZONE)
- USE: EXISTING: EDUCATIONAL
PROPOSED: EDUCATIONAL
- ZONING REQUIREMENTS: IO - INSTITUTIONAL/OFFICE

LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	SIDE YARD	SIDE YARD TOTAL	REAR YARD	REAR/SIDE YARD TOTAL	ADJOINING RESIDENTIAL ZONE	BUILDING HEIGHT	FLOOR AREA RATIO	LOT COVERAGE
10,000 SF	100'	100'	10'	10'	-	15'	30'		10'/150'	6.0	85%

COZ-1 - OVERLAY DISTRICT

LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	SIDE YARD	SIDE YARD TOTAL	REAR YARD	REAR/SIDE YARD TOTAL	ADJOINING RESIDENTIAL ZONE	BUILDING HEIGHT	FLOOR AREA RATIO	OPEN SPACE
10,000 SF	100'	100'	40'-50' SAULSBURY 20'-30' RT. 8	5'	5'	5'	15'		2/35'	-	25%

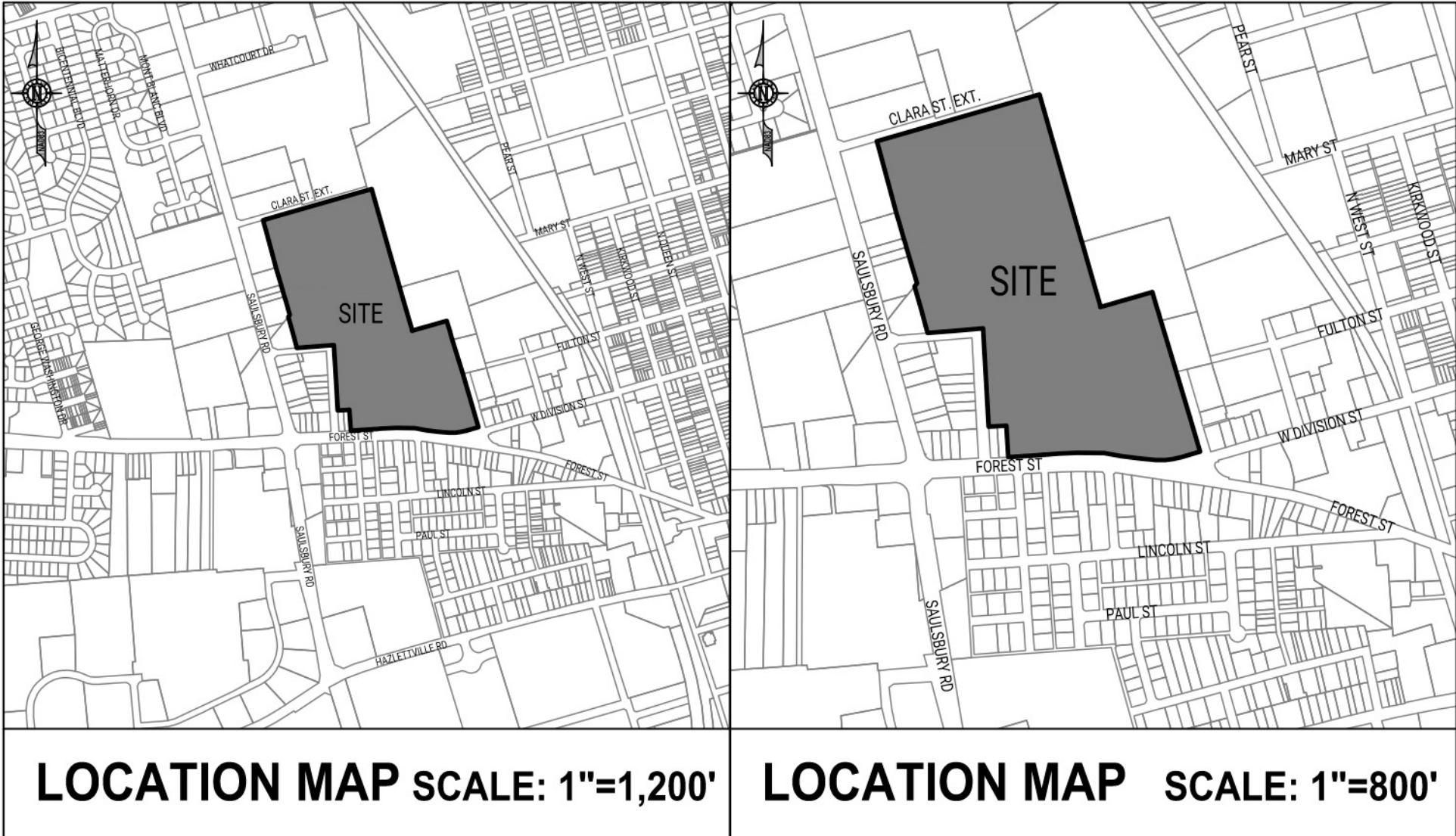
* 30' SETBACK FOR SIDE AND/OR REAR YARDS WHICH ADJOIN A RESIDENCE ZONE

- SOURCE OF TITLE: DEED RECORD F, VOLUME 25, PAGE 306
- SURVEY: IMPROVEMENTS AND TOPOGRAPHIC FIELD SURVEY CONDUCTED BY CDA ENGINEERING, INC. IN FEBRUARY 2024. THE PERMETER BOUNDARY FOR THE SUBJECT PROPERTY SHOWN HEREON IS DEPICTED PER PLANS FOR BOOKER T. WASHINGTON RENOVATION AND ADDITION DATED JULY 2014 PREPARED BY BECKER MORGAN GROUP.
- DATUM: VERTICAL - NAVD 88
HORIZONTAL - COORDINATE SYSTEM AND BASIS OF BEARINGS;
DELAWARE STATE PLANE NAD 83/91
- BENCHMARK: DRILL HOLE IN SIDEWALK
POINT NO.: 2
E.L.: 44.47'
N: 422,815.1266
E: 620,442.0958
- BUILDING AREA: EXISTING: 257,271± SF
- IMPERVIOUS COVERAGE: EXISTING: 14.99 AC. (33.0%)
PROPOSED: 3.43 AC.
TOTAL: 18.42 AC. (40.5%)
LIMIT OF DISTURBANCE: 4.93± AC.
- PARKING (SCHOOL CAMPUS): EXISTING CAMPUS PARKING UNCHANGED 402± SPACES (INCLUDING 22± ADA SPACES)
- PARKING (REGIONAL BUS LOT): BUS PARKING: 76 SPACES
CAR PARKING: 76 SPACES (INCLUDING 4 ADA SPACES)
- SOURCE OF WATER: CITY OF DOVER
- SOURCE OF SEWER: CITY OF DOVER
- SOURCE OF GAS: CHESAPEAKE UTILITIES
- SOURCE OF ELECTRIC: CITY OF DOVER
- SOILS: H&B - HAMBRICK URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPE
Up - URBAN LAND
- FLOODPLAIN: THIS AREA OF DEVELOPMENT IS NOT IMPACTED BY THE 100-YR FLOOD PLAN AS SHOWN ON FIRM MAP 1000100166H DATED MAY 5, 2003.
- WETLANDS: BASED ON FIELD OBSERVATION 2024, NO FRESH WATER WETLANDS ARE LOCATED WITH PROPOSED IMPROVEMENT AREAS.

THE CONTRACTOR SHALL WARRANT ALL PLANTS AND MATERIALS FOR ONE YEAR FROM DATE OF OWNERS ACCEPTANCE OF THE COMPLETED WORK PER THE PLAN DRAWING.

CERTIFICATION OF OWNERSHIP

WE, DOVER SPECIAL SCHOOL DISTRICT, 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.



LANDSCAPE PLAN
PREPARED BY:



DesignSet
1901 Hickory Hill Road
Chadds Ford PA 19317
610-348-7786
ellentraceyDESIGNSet@gmail.com



8-26-24

SIGNATURE DATE
I, ELLEN TRACEY, CONFIRM THAT I AM A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE LICENSE NO. 134-E AND THE INFORMATION PROVIDED HEREIN HAS BEEN PREPARED BY ME AND TO THE BEST OF MY KNOWLEDGE REPRESENTS ACCEPTABLE LANDSCAPE ARCHITECTURAL PRACTICE AS REQUIRED BY THE DELAWARE STATE CODES AND LAWS AND THE REQUIREMENTS OF THE GOVERNING MUNICIPALITY. USE OR REPRODUCTION OF THIS SIGNATURE AND OR SEAL BY OTHERS IS STRICTLY FORBIDDEN.

REVISION

CDA ENGINEERING INC.

CIVIL/SITE ENGINEERING AND LAND PLANNING

6 LARCH AVENUE Tel: 302.998.9202
SUITE 401 Fax: 302.691.1314
WILMINGTON, DE 19804 cdaengineering.com

DRAWN BY:	EMT/ZK
CHECKED BY:	CD
PROJECT No.:	22.130.00
SCALE:	1"=100'
DATE:	JULY 22, 2024
CAD FILE:	22.130.BASE.DWG

0 50 100 200
1"=100'

**WILLIAM HENRY
MIDDLE SCHOOL
REGIONAL BUS
PARKING LOT**
SITE PLAN

CITY OF DOVER KENT COUNTY DELAWARE

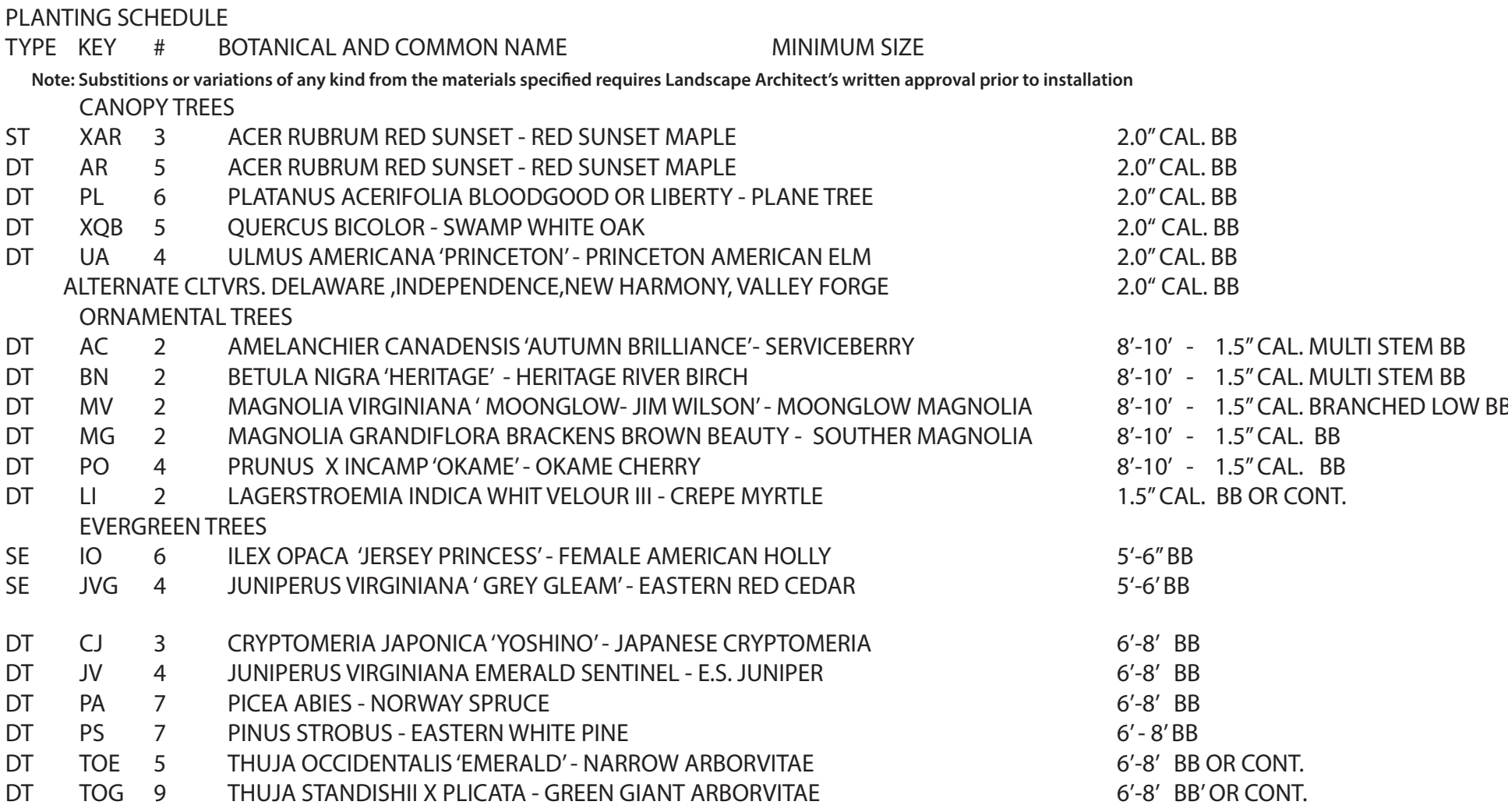
PRELIMINARY
LANDSCAPE PLAN

landscape plan sheet1 of 3

DRAWING NUMBER:

LP-01

DATE



The source of all plant material for the site shall be from within one whole number hardness zone as defined by the United States Department of Agriculture (USDA) of the zone that covers the majority of New Castle County.

The handling, planting and perpetual maintenance of all tree and plant material shall conform to Tree Care Industry Association ANSI A300-2011 standards. ALL TREES MUST BE PLANTED PER THE DETAIL INCLUDING SOIL AMENDMENTS - MULCHED - STAKED - GUYED AND WATERED WHEN INSTALLED

LANDSCAPE PLAN
PREPARED BY:



Designs etc
1901 Hickory Hill Road
Chadds Ford PA 19317
610-348-7786

ellentraceyDESIGNSetc@gmail.com

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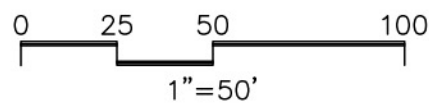
CDA ENGINEERING INC.

CIVIL/SITE ENGINEERING AND LAND PLANNING

**6 LARCH AVENUE
SUITE 401
WILMINGTON, DE 19804**

**Tel: 302 998 9202
Fax: 302 691 1314
cdaengineering.com**

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**WILLIAM HENRY
MIDDLE SCHOOL
REGIONAL BUS
PARKING LOT
SITE PLAN**

CITY OF DOVER KENT COUNTY DELAWARE

DRAWING TITLE: PRELIMINARY LANDSCAPE PLAN

landscape plan sheet 2 of 3
DRAWING NUMBER:

LP-02

