

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE A PLANNED NEIGHBORHOOD DEVELOPMENT WITH 250 TOWNHOUSES. A PORTION OF THE SITE WILL BE SUBDIVIDED OUT FOR THE POSSIBLE DEVELOPMENT OF A 200 UNIT APARTMENT COMPLEX. THE APARTMENT DEVELOPMENT IS NOT PART OF THIS DEVELOPMENT PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OCCUPATIONAL SAFETY LAWS AND THE CITY OF DOVER CODE AND STANDARD SPECIFICATIONS, MOST CURRENT EDITION. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- EXISTING UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR, BUT THE COMPLETENESS OF ACCURACY OF THE SAME IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND ELEVATION OF EXISTING UTILITIES AT HIS OWN EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES AND REPAIRS TO EXISTING UTILITIES DURING CONSTRUCTION.
- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS' EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO THE DELAYS FROM SAID RELIANCE.
- A FINAL TRAFFIC IMPACT STUDY LETTER WAS RECEIVED BY VERDANTAS FROM DELDOT ON DECEMBER 18, 2025.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTES FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISPOSED.
- A WETLAND EVALUATION WAS CONDUCTED BY VERDANTAS IN OCTOBER 2022 AND WETLANDS WERE FOUND ON THE SITE. WETLAND FLAGGING WAS LOCATED AS PART OF THE BOUNDARY SURVEY.
- FLOODPLAINS ARE PRESENT ON SITE PER FEMA MAP PANEL 10001C0186J LAST REVISED 7/7/2014. THEY ARE SHOWN ON THE PLANS PER THIS MAPPING.
- ALL HANDICAPPED PARKING DEMARCATION, STALLS AND BUILDINGS ACCESSIBLE ROUTES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND ANSI A117.1-1998 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION, HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF DOVER, KENT CONSERVATION DISTRICT (KCD), DELAWARE DEPARTMENT OF TRANSPORTATION (DEDOT), AND OTHER APPROPRIATE FEDERAL, STATE, CITY, AND COUNTY AGENCIES.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER AND DELDOT STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- ALL WORK WITHIN STATE MAINTAINED ROAD RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT REVISION OF THE STANDARD SPECIFICATIONS FOR THE ROAD AND BRIDGE CONSTRUCTION, BY THE DELAWARE DEPARTMENT OF TRANSPORTATION (DEDOT).
- TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DE MUTCD) FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.
- ALL PROPOSED SIGNS (PYLON SIGNS, MONUMENT SIGNS) ARE SUBJECT TO A SEPARATE CITY OF DOVER PERMIT AND IS ALSO SUBJECT TO A COMPREHENSIVE UNIFIED SIGN PLAN.
- STORMWATER MANAGEMENT SEDIMENT/EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT DELAWARE SEDIMENT AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC).
- CONTRACTOR SHALL REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS OF PROPOSED BUILDING FOOTPRINTS. THE PROPOSED BUILDING FOOTPRINTS, AS SHOWN ON SITE PLAN, SHOULD ONLY BE USED AS A REFERENCE TO THE ABOVEMENTIONED PLANS.
- WATER, SANITARY SEWER, AND STORM DRAIN LINES PIPES AND STRUCTURES PROPOSED LOCATED WITHIN DEDICATED PUBLIC RIGHT-OF WAY ARE INTENDED FOR DEDICATION TO THE CITY OF DOVER.
- THE SITE CONTRACTOR SHALL NOTIFY THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS AT 302-736-7025 48 HOURS PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS MUST OBSERVE AND APPROVE 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 CONNECTION 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 OR FOR ANY WORK REQUIRED BY THE CONTRACTOR TO MAKE AN APPROPRIATE AND LAWFUL CONNECTION.
- 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 OR UNPOLLUTED INDUSTRIAL PROCESS WATERS TO ANY SANITARY SEWER", THIS SHALL INCLUDE CONDESATE. SECTION 11-231 OF THE CITY OF DOVER CODE DEFINES STORM SEWER AS "ANY SYSTEM USED FOR CONVEYING RAIN WATER, SURFACE WATER, CONDENSATE, COOLING WATER OR SIMILAR LIQUID WASTES, EXCLUSIVE OF SEWAGE." THE CONTRACTOR, DEVELOPER, OWNER AND DESIGNERS SHALL ENSURE DURING CONSTRUCTION THAT NO ILLEGAL DISCHARGES TO THE SANITARY SEWER SYSTEM ARE CREATED WITH THE SITE IMPROVEMENTS.
- BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HERE WAS PREPARED BY TRANSITION ENGINEERING SURVEYING IN OCTOBER 3, 2022. AERIAL TOPOGRAPHY WAS PROVIDED BY COOPER AERIAL SURVEYS ON AUGUST 27, 2022.
- IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
- THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- ALL OPEN SPACES AND STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER WITH THE RESPONSIBILITY OF THE MAINTENANCE TO BEGIN AT THE COMPLETION OF THE PROJECT UPON FINAL ACCEPTANCE BY THE CITY, DELOT, AND KCD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES UNTIL THE PROPERTY OWNER TAKES OVER RESPONSIBILITY OF THE MAINTENANCE.
- ANY GAS FIRED HVAC EQUIPMENT MUST BE EQUIPPED WITH EMERGENCY CUT OFF SWITCHES REMOTELY LOCATED.
- ADDRESS NUMBERS OF AT LEAST 12 INCHES IN HEIGHT MUST BE PLACED ON THE STREET SIDE OF THE BUILDING VISIBLE FROM THE STREET, IS REQUIRED.
- ANY NATURAL OR LP GAS BOTTLES, METERS, REGULATORS, ETC. MUST HAVE IMPACT PROTECTION.

KENT CONSERVATION DISTRICT NOTES:

- IF THE APPROVED PLAN NEEDS TO BE MODIFIED DUE TO ERRORS, OMISSIONS, OR FIELD CONDITIONS, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
- THE KENT CONSERVATION DISTRICT (KCD) RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- THE OWNER IS RESPONSIBLE FOR PROPER OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ON SITE.

CERTIFICATION OF ACCURACY

I, VERONICA M. DUBE, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE

VERONICA M. DUBE, P.E.
REGISTRATION # 14062

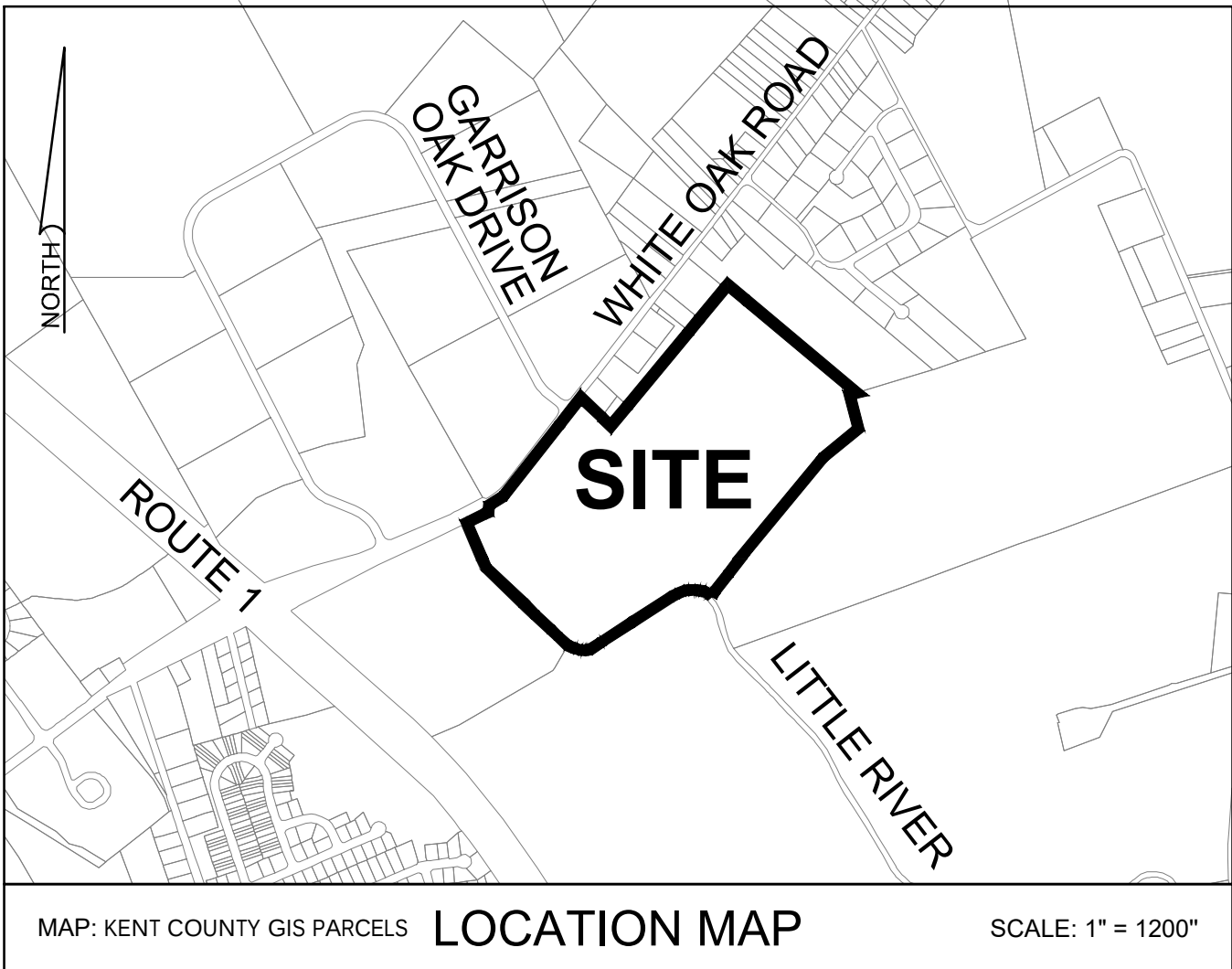
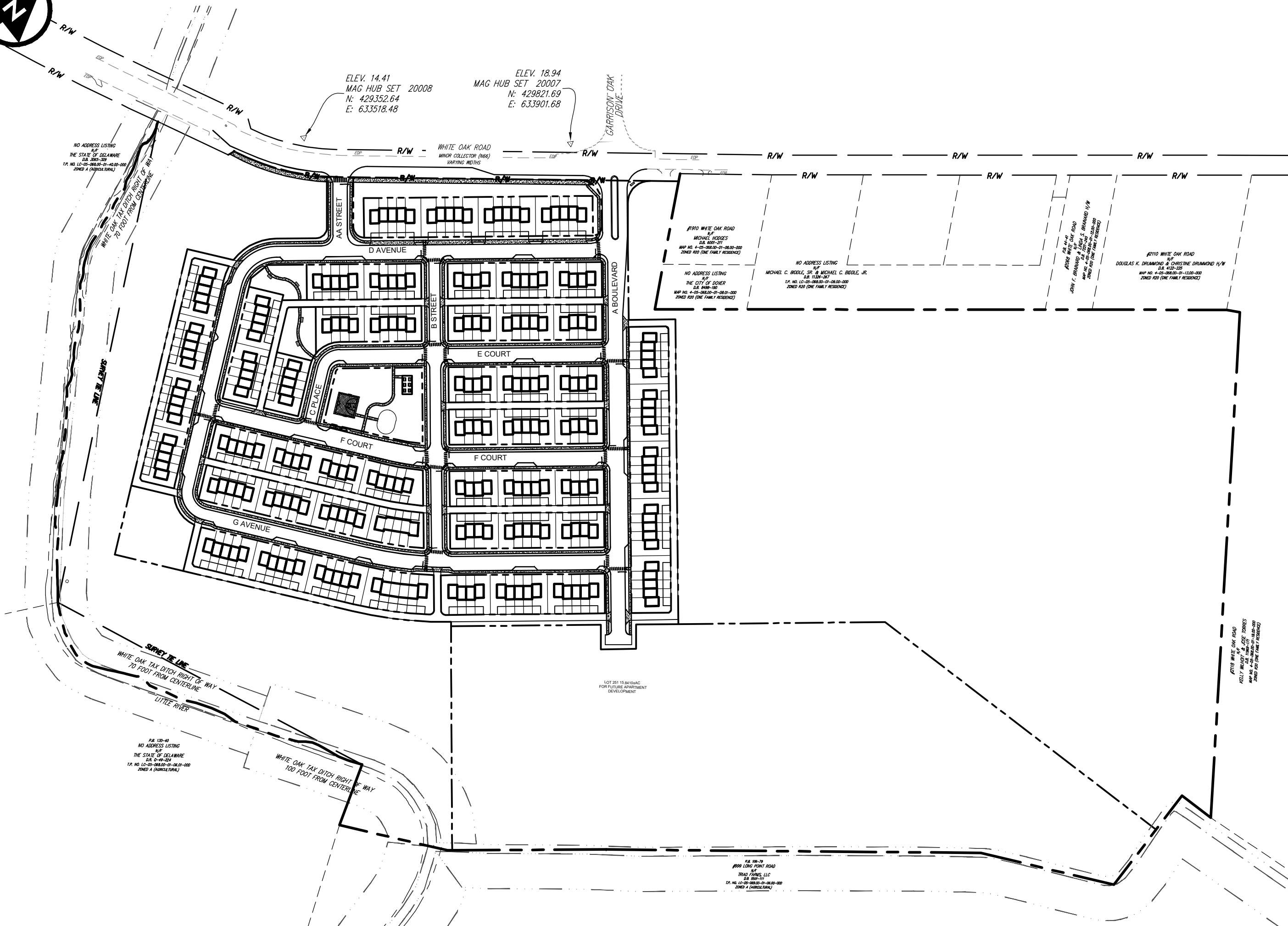
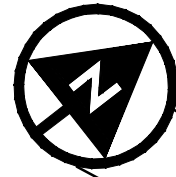
OWNER / DEVELOPER'S PLAN DEVELOPMENT APPROVAL

I THE UNDERSIGNED, HEREBY CERTIFY THAT BAY VILLAGE OF DOVER, LLC IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO ME BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DATE

AUTHORIZED REPRESENTATIVE
BAY VILLAGE OF DOVER, LLC

CONDITIONAL USE SITE PLAN BAY VILLAGE RESIDENTIAL AT WHITE OAK ROAD

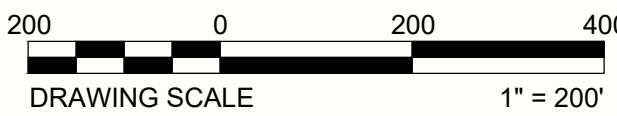


SITE DATA:

- TAX PARCEL NO.: 4-05-068.00-01-06.00-00001
- SOURCE OF TITLE: DEED: D6718 / 242
PLAT BOOK: 0113 0073
- OWNER: BAY VILLAGE OF DOVER, LLC
PO BOX 461
DOVER, DE 19903
- APPLICANT / EQUITABLE OWNER: BAY VILLAGE HOLDINGS, LLC
179 REHOBOTH AVE. SUITE 1081
REHOBOTH BEACH, DE 19971
- SITE ADDRESS: WHITE OAK ROAD
DOVER, DE 19901
- ZONING: EXISTING: RM-2 (RESIDENTIAL MEDIUM DENSITY)
PROPOSED: PLANNED NEIGHBORHOOD DEVELOPMENT (PND)
- PROPERTY USE: EXISTING: VACANT (FARM LAND)
PROPOSED: TOWNHOMES
- SITE ACREAGE: EXISTING: 79.1364± AC
PROPOSED: 79.1364± AC
R.O.W DEDICATION: -0.4059± AC
TOTAL: 78.7305± AC
- DATUM: HORIZONTAL: NAD 83 DE STATE PLANE GRID
VERTICAL: N.A.V.D. 88
- BENCHMARK: MAG NAIL 20007
ELEV: 18.94
NORTHING: 429821.69
EASTING: 633901.68
MAG NAIL 20008
ELEV: 14.41
NORTHING: 429852.64
EASTING: 633518.48
- ZONING REQUIREMENTS: MIN. LOT AREA: 20 AC
MAX. DENSITY: 8 DU / AC
TOTAL DWELLING UNITS: 83.1 DU
TOWNHOMES: 250 DU
FUTURE APARTMENT DEVELOPMENT: 200 DU
MIN. OPEN SPACE: 25% / 19.8 AC
REQUIRED (RM-2): 20 AC
5 DU / AC
83.1 DU
PROPOSED (PND): 78.7315
5.72 DU / AC
250 DU
110 OVERFLOW
- PROPOSED TOWNHOME REQUIREMENTS: TOTAL DWELLING UNITS: 250 UNITS
OFF-STREET PARKING: 500 SPACES
MIN. LOT AREA: 1 AC
MIN. LOT AREA / DWELLING UNIT: 2,200 SF
MIN. LOT WIDTH: 22 FT
MIN. LOT DEPTH: 80 FT
MIN. BUILDING SETBACK FROM STREET: 20 FT
MIN. BUILDING SETBACK FROM PROPERTY LINE: 10 FT
MIN. BUILDING SPACING: 30 FT
MAX. DWELLING UNITS / BUILDING: 8 DU
MAX. BUILDING HEIGHT/STORIES: 35 FT / 3 STORY
MAX. LOT COVERAGE: 75%
REQUIRED 275 SF PER UNIT = 275 * 250 = 68,750 SF (1.58 ACRES)
PROVIDED = 1.66 ACRES
- SITE COVERAGE: EXISTING: OPEN SPACE: 2,431,928 ± SF (55.83± AC)
WOODLAND: 1,015,247± SF (23.31± AC)
BUILDINGS: 0± SF (0.00± AC)
GRAVEL: 0± SF (0.00± AC)
ASPHALT: 0 ± SF (0.00± AC)
TOTAL: 3,447,175± SF (79.14± AC)
100.0%
PROPOSED: OPEN SPACE: 1,168,681± SF (26.83± AC)
FUTURE APARTMENT LOT: 690,036± SF (15.84± AC)
WOODLAND: 993,188± SF (22.80± AC)
BUILDING: 150,000± SF (3.44± AC)
OTHER IMPERVIOUS: 427,822± SF (9.82± AC)
TOTAL: 3,429,479 ± SF (78.73± AC)
100.0%
- SOURCE OF WATER: CITY OF DOVER
- SOURCE OF SEWER: CITY OF DOVER
- SOURCE OF ELECTRIC: CITY OF DOVER
- SOURCE OF GAS: CHEESAPEAKE UTILITIES
- TRASH COLLECTION: PRIVATE
- EXISTING WETLAND AREA: 22.02 ACRES±

SHEET LIST TABLE

SHEET No.	SHEET TITLE
C-001	INDEX SHEET
C-101	EXISTING CONDITIONS - DEMO PLAN
C-201	OVERALL SITE PLAN
C-202	SITE PLAN
C-301	UTILITY PLAN
C-401	GRADING PLAN
L-101	OVERALL LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L-103	LANDSCAPE NOTES AND DETAILS



verdantas

5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL: 302-239-6634

VERONICA M. DUBE, P.E.

DESIGNED BY

CHK'D BY

DATE

REVISION

No.

BRK

MC

VMD

PROJECT NO.

34877

STATE: DELAWARE

P.E. #14062

PRELIMINARY

NOT FOR

CONSTRUCTION

CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL

AT WHITE OAK ROAD

CONDITIONAL USE SITE PLAN

INDEX SHEET

DATE

MARCH 6, 2026

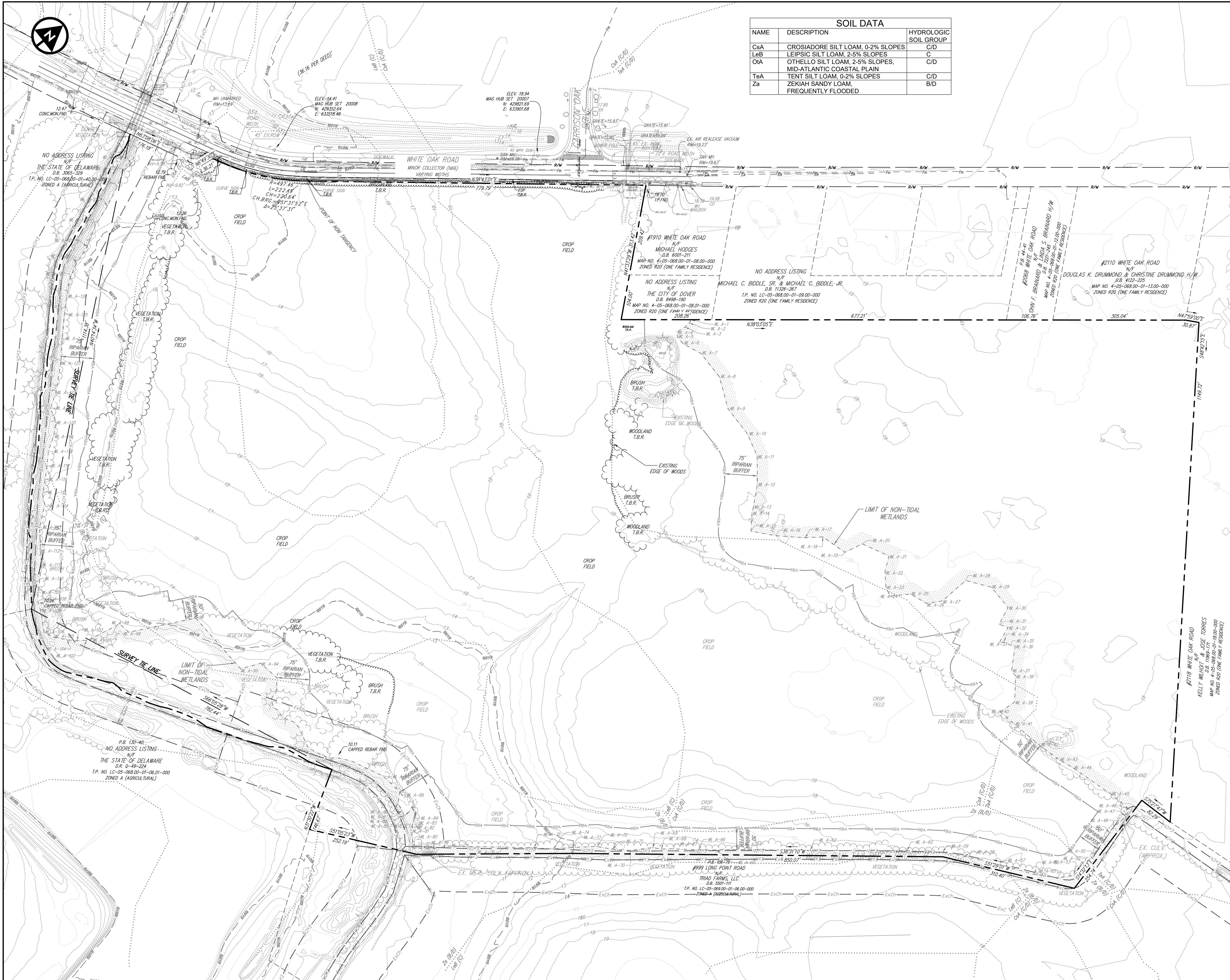
SCALE

1" = 200'

SHEET

C-001

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SOIL DATA		
NAME	DESCRIPTION	HYDROLOGIC SOIL GROUP
CsA	CROSIADORE SILT LOAM, 0-2% SLOPES	C/D
LeB	LEIPSIC SILT LOAM, 2-5% SLOPES	C
OIA	OTHELLO SILT LOAM, 2-5% SLOPES, MID-ATLANTIC COASTAL PLAIN	C/D
TeA	TENT SILT LOAM, 0-2% SLOPES	C/D
Za	ZEKIAH SANDY LOAM, FREQUENTLY FLOODED	B/D

LEGEND (EXISTING)	
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	DITCH CENTERLINE
---	PCC OFF-SITE CURB
---	WETLANDS BUFFER
---	EDGE OF WETLANDS
---	TREE LINE
---	100-YEAR FLOODPLAIN
---	EDGE OF WATERWAY
---	ADJACENT LINE
---	SANITARY FORCE MAIN
---	SANITARY MAIN
---	WATER MAIN
---	TAX DITCH R.O.W.





5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302-239-6634

DESIGNED BY	VERONICA M. DUBE, P.E.
CHK'D BY	
DATE	
REVISION	
No.	

BRK	MC	VMD	34677
MC			
VMD			
34677			

CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL

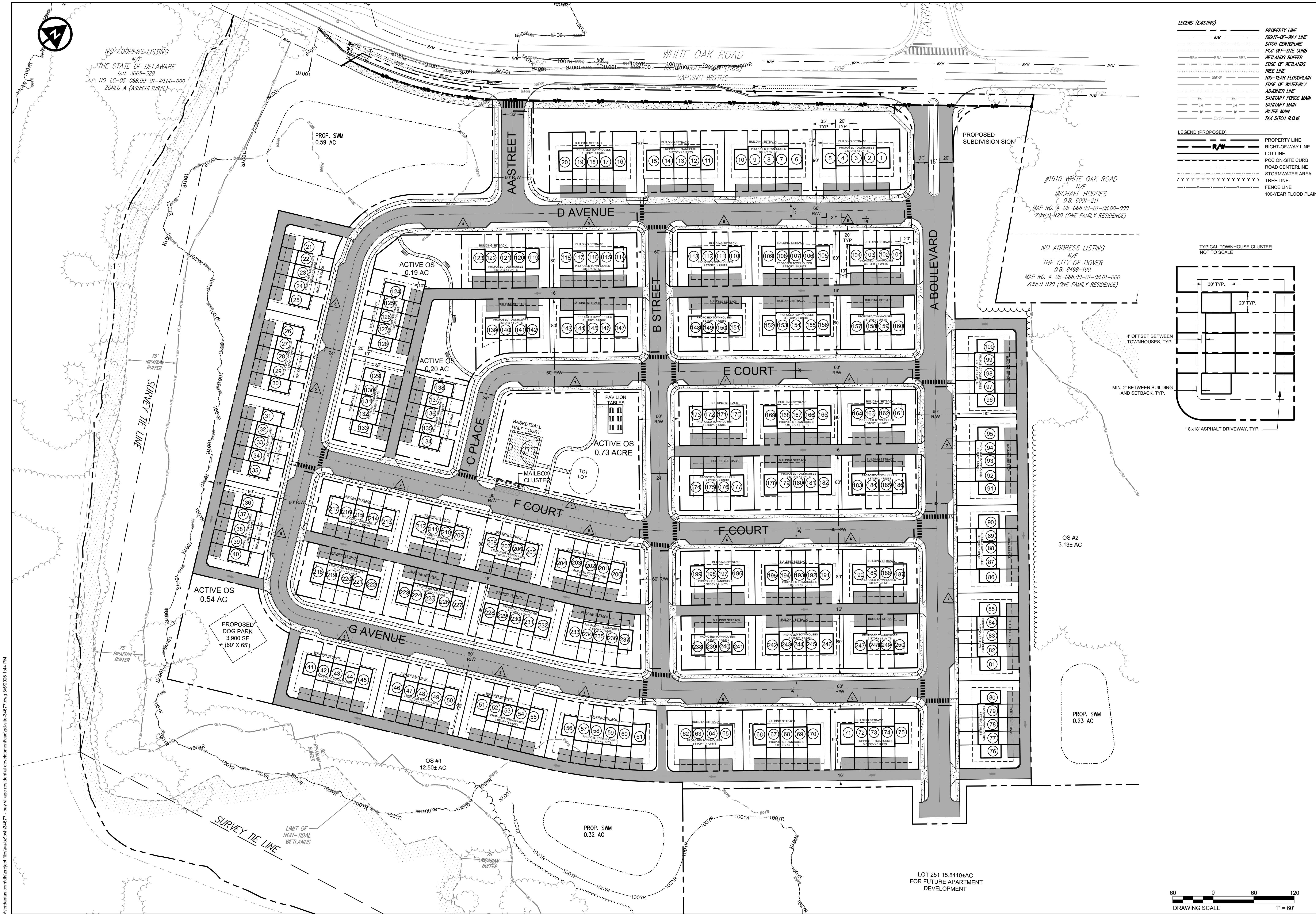
AT WHITE OAK ROAD

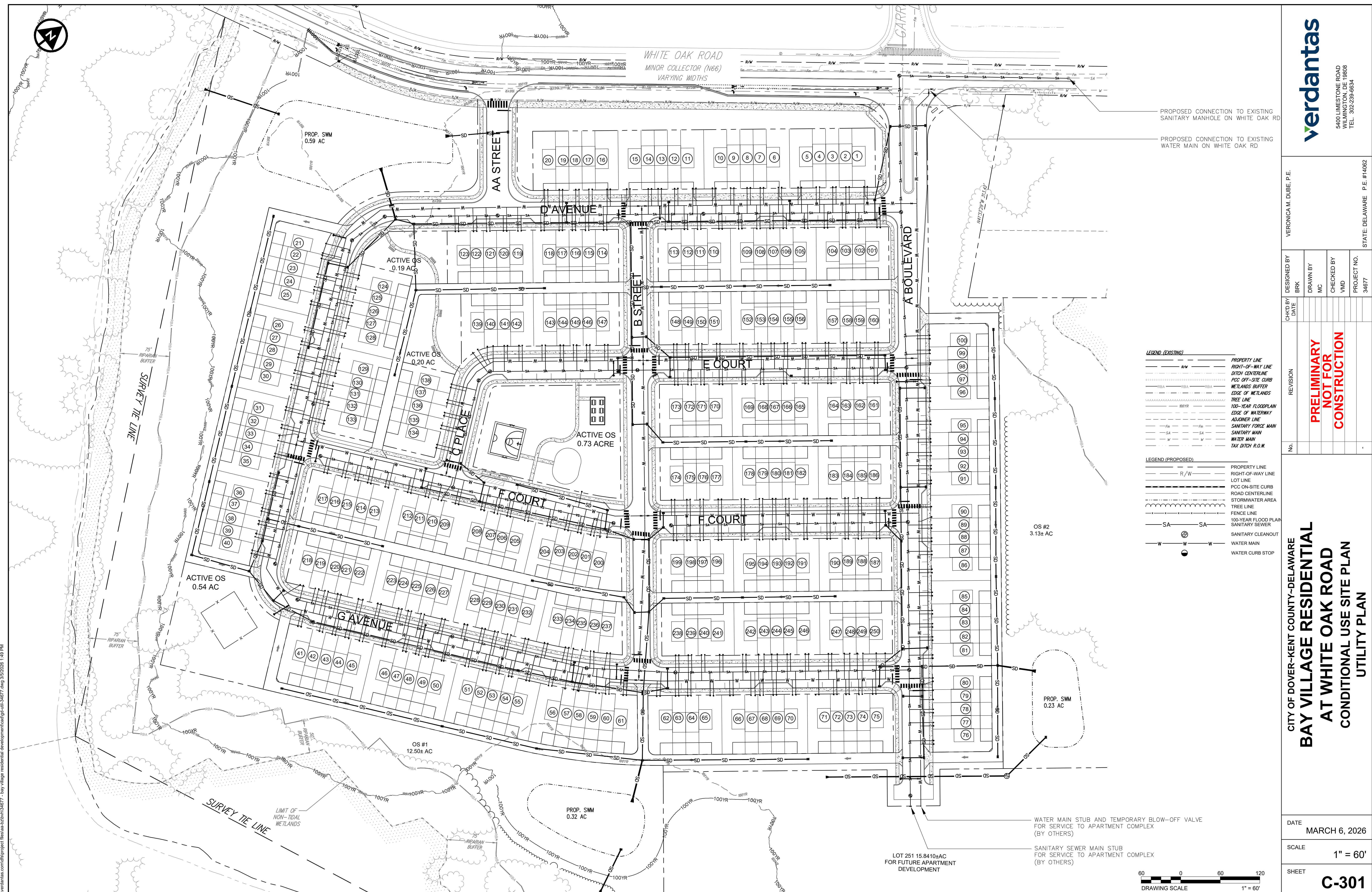
CONDITIONAL USE SITE PLAN

EXISTING CONDITIONS / DEMO PLAN

DATE	MARCH 6, 2026
SCALE	1" = 100'
SHEET	C-101

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• TOTAL LOT AREA:	2,739,488 SF±	62.89± AC
• EXISTING WOODLAND AREA:	1,015,358 SF±	23.31± AC
• EXISTING WOODLANDS TO BE REMOVED:	2,845 SF±	0.52 ± AC
• EXISTING WOODLANDS TO BE PRESERVED:	993,115 SF±	22.78 ± AC
• TOTAL NON-WOODLAND AREA:	1,385,100 SF ±	31.80± AC
• DENSITY: 1 TREE PER 3,000 SF OF NON-WOODLAND LOT AREA: (1,385,100 SF / 3,000 SF = 461.7)		462 TREES REQUIRED
• PROPOSED TREES:		476 TREES PROPOSED

EXISTING TREE LINE

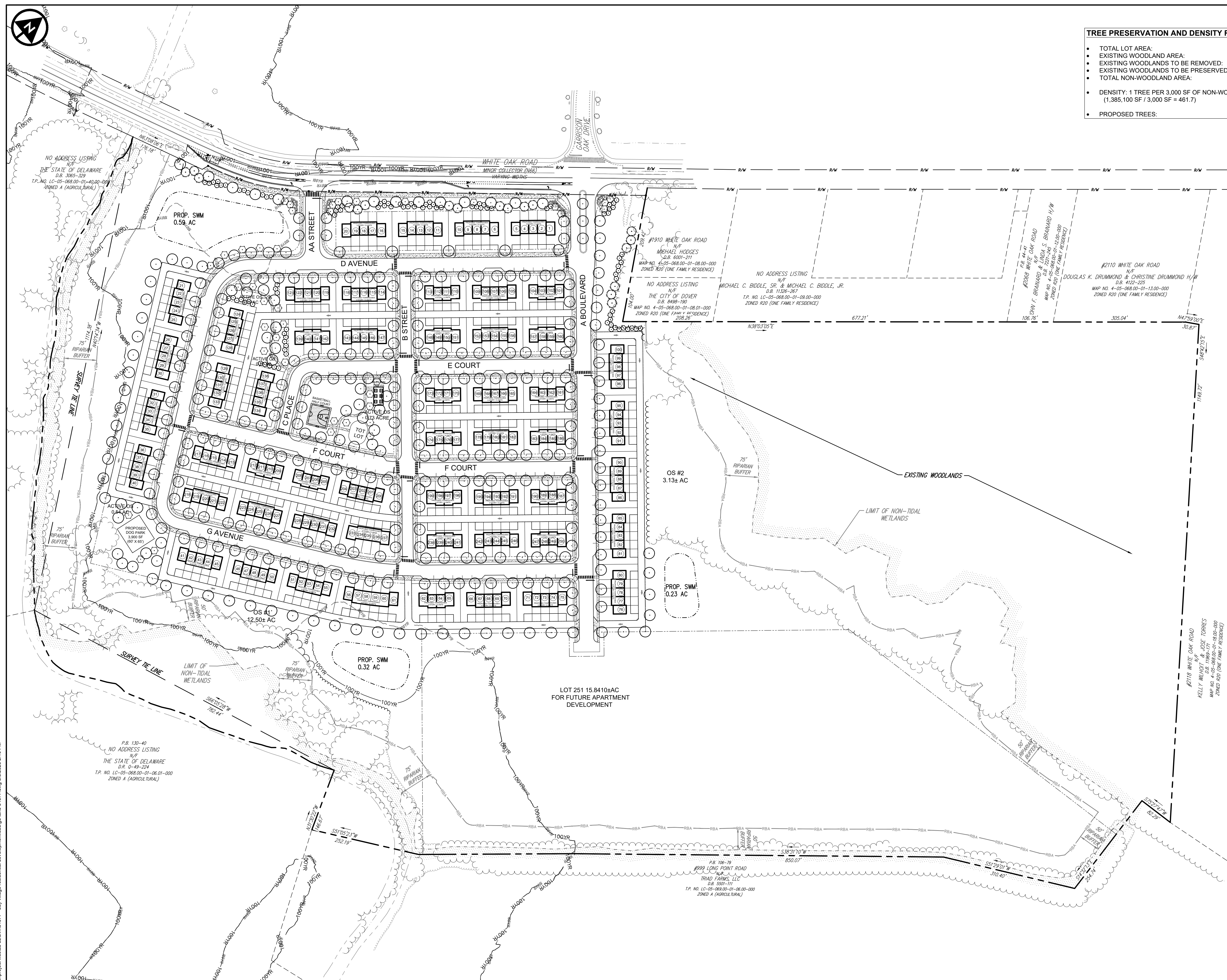
PROPOSED TREE LINE

PROPOSED CANOPY TREE

PROPOSED EVERGREEN TREE

PROPOSED UNDERSTORY TREE

PROPOSED SHRUB



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LOT 251 15.8410± AC
FOR FUTURE APARTMENT
DEVELOPMENT



CITY OF DOVER-KENT COUNTY-DELAWARE
BAY VILLAGE RESIDENTIAL
AT WHITE OAK ROAD
CONDITIONAL USE SITE PLAN
LANDSCAPE PLAN

DATE
FEBRUARY 3, 2026
SCALE
1" = 60'
SHEET
L-102

REVISION
PRELIMINARY
NOT FOR
CONSTRUCTION

DESIGNED BY	JUL
DRAWN BY	JUL
CHECKED BY	IK
PROJECT NO.	34877
STATE/DELAWARE	RLA # S-000871

verdantas
5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302-239-6634

LANDSCAPE SPECIFICATIONS

GENERAL REQUIREMENTS

COMPLETE SERVICES AND CONSENT: PROVIDING ALL LABOR, MATERIALS, SERVICES AND FEES NECESSARY TO FULLY EXECUTE THE CONSTRUCTION OR COMPLETELY CARRY OUT THE IMPLEMENTATION OF THE PROJECT AS OUTLINED IN THE PROJECT DOCUMENTS IS TO BE CONSIDERED PART OF THE CONTRACTOR'S SCOPE OF WORK. CONTRACTOR(S) AGREE TO BE BOUND BY THE TERMS AND REQUIREMENTS OF THE PROJECT DOCUMENTS.

STANDARDS COMPLIANCE: ALL WORK IS TO CONFORM TO THE PROJECT DOCUMENTS AND REFERENCED STANDARDS. STANDARDS REFERENCED ARE THE LATEST EDITION UNLESS OTHERWISE INDICATED.

UTILITY LOCATIONS: THE CONTRACTOR IS REQUIRED TO LOCATE ALL UTILITIES BEFORE PERFORMING ANY WORK, BY CONTACTING THE NATIONAL CALL BEFORE YOU DIG NUMBER AT 811. EXISTING UTILITY LOCATIONS AND UNDERGROUND FEATURES, IF SHOWN, ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. COMPLETENESS AND ACCURACY OF THE LOCATION, DEPTH AND NATURE OF UNDERGROUND UTILITIES OR FEATURES IS NOT KNOWN OR GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING PRIVATE UTILITIES, BEFORE THE START OF WORK. THE CONTRACTOR IS TO EMPLOY HAND DIGGING AS PRUDENT WHEN IN CLOSE PROXIMITY TO SUSPECTED UTILITIES OR STRUCTURES, ANY NECESSARY ADJUSTMENTS TO SPECIFIED LOCATIONS OF PROPOSED ELEMENTS DUE TO UTILITY CONFLICTS SHALL REQUIRE APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION.

LAWS, CODE COMPLIANCE AND RESPONSIBILITY: ALL LAWS AND CODES OF GOVERNING AUTHORITIES ARE TO BE ADHERED TO DURING THE WORK. THE CONTRACTOR IS TO BRING ANY DISCREPANCIES TO THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO ADVANCING WORK.

PERMITS, LICENSES AND INSPECTIONS: PERMITS AND LICENSES, INCLUDING BUT NOT LIMITED TO ANY STATE OR LOCAL CONTRACTOR'S LICENSES, ARE TO BE SECURED BY THE CONTRACTOR PRIOR TO THE START OF WORK. THE CONTRACTOR IS TO COORDINATE INSPECTIONS AS REQUIRED WITH REVIEWING AUTHORITIES.

MEANS AND METHODS: MEANS AND METHODS OF EXECUTING THE WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AND UNDER THE CONTRACTOR'S CONTROL, EXCEPT WHERE THE PROJECT DOCUMENTS SPECIFY IN WRITING A PARTICULAR MEANS OR METHOD.

FAMILIARITY: THE CONTRACTOR IS TO BECOME FAMILIAR WITH THE SITE AND PROJECT DOCUMENTS PRIOR TO COMMENCING WORK. ANY ISSUES WITH SITE CONDITIONS, PRODUCTS, MATERIALS, SPECIFICATIONS, OR OTHER ITEMS THAT MAY ADVERSELY IMPACT THE WORK ARE TO BE BROUGHT TO THE OWNER OR OWNER'S REPRESENTATIVE ATTENTION BEFORE PROCEEDING WITH THE WORK.

CHANGES: NO CHANGES MAY BE MADE BY OTHERS TO THE DESIGN OR SPECIFICATIONS. CHANGES MAY BE REQUESTED TO THE OWNER OR OWNER'S REPRESENTATIVE IN WRITING. CHANGES APPROVED WILL BE PROVIDED AS A WRITTEN CHANGE ORDER AND MAY REQUIRE ADDITIONAL TIME IF OTHER THIRD PARTY INPUT IS NEEDED. CORRECTIONS DUE TO CONTRACTOR ERROR OR OMISSION ARE NOT CHANGES AND ARE TO BE PROMPTLY REMEDIED AT THE CONTRACTOR'S SOLE EXPENSE AND WITHOUT ANY ADDITIONAL COMPENSATION.

SITE MANAGEMENT: JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR CONSTRUCTION MANAGER. THE SITE IS TO BE MAINTAINED AT ALL TIMES IN A CLEAN AND SAFE CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE CLEAN UP AND FINISHED CONDITIONS OF THE WORK, NO CONSTRUCTION DEBRIS, OR OTHER MATERIAL IS TO BE LEFT ON SITE, ON ADJACENT PROPERTY OR IN PUBLIC AREAS. ANY SERVICES OR DISPOSAL FEES FOR CLEAN UP OF MATERIALS OR DEBRIS LEFT BY CONTRACTORS WILL BE BILLED TO THE CONTRACTORS THAT LEFT THE DEBRIS AT RETAIL RATES, INCLUDING BUT NOT LIMITED TO: HAULING, LABOR, MATERIALS AND/OR ADMINISTRATION SERVICES. ALL CONTRACTORS ARE RESPONSIBLE FOR TURF RESTORATION IN ANY AREAS AFFECTED BY THEIR ACTIVITIES. PAVEMENTS ARE TO BE KEPT CLEAN AND THE WORK AREA MANAGED IN AN ORDERLY, SAFE CONDITION. DAILY CLEAN UP OF THE SITE IS REQUIRED, INCLUDING BUT NOT LIMITED TO: CLEARING THE CONSTRUCTION AREA OF TOOLS AND SECURING MATERIALS. COMPLETED WORK IS TO BE PROTECTED FROM DAMAGE DUE TO OPERATIONS BY THE CONTRACTOR, OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. DUST MUST NOT ACCUMULATE ON PLANTS, BUILDINGS OR OTHER COMPLETED WORK, AND ARE TO BE RINSED OFF PLANTS AT LEAST DAILY. DAMAGED PROPERTY SHALL BE TREATED, REPAIRED, OR REPLACED AS DIRECTED BY THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S SOLE EXPENSE AND WITHOUT ANY ADDITIONAL COMPENSATION.

ORDERING AND SHIPPING: MATERIALS ARE TO BE ORDERED ALLOWING SUFFICIENT TIME FOR SHIPPING TO AVOID DELAYING WORK. NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DELAYS IN ADVANCE. ALL MATERIALS ARE TO BE PROTECTED FROM DAMAGE OR DETERIORATION DURING DELIVERY AND WHILE STORED AT THE SITE. UPON ARRIVAL ALL MATERIALS ARE TO BE INSPECTED BY THE CONTRACTOR TO VERIFY THAT THE ITEMS SHIPPED ARE CORRECT AS ORDERED AND INTACT.

MATERIAL STOCKPILING: MATERIAL STOCKPILING SHALL OCCUR IN DESIGNATED AREAS ONLY. ANY MATERIALS REQUIRING STOCKPILING THAT ARE NOT ADDRESSED IN THE PROJECT DOCUMENTS SHALL REQUIRE APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PLACEMENT AT THE PROJECT SITE.

LAYOUT: MINOR FIELD ADJUSTMENTS TO PLANTING LAYOUT MAY BE REQUIRED TO AVOID UNFORESEEN UNDERGROUND OR OVERHEAD UTILITY CONFLICTS.

DISPOSAL: SURPLUS AND WASTE MATERIAL, INCLUDING BUT NOT LIMITED TO: EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, IS TO BE REMOVED AND LEGALLY DISPOSED OF OFF THE OWNER'S PROPERTY.

ANNOTATIONS: PROJECT DOCUMENTS ARE ANNOTATED TO RELATE CONDITIONS AT SPECIFIC LOCATIONS AND ALSO TO SHOW GENERAL REQUIREMENTS THROUGHOUT. ANNOTATIONS THAT INCLUDE THE DESIGNATION "TYPICAL" (TYP.) INDICATE CONDITIONS THAT ARE TO BE REITERATED IN ALL REPEATED INSTANCES OF THE SAME CIRCUMSTANCE OR CONFIGURATION UNLESS INDICATED OTHERWISE.

PLANTING SPECIFICATIONS

SOILS AND AMENDMENTS: FURNISHED TOPSOIL SHALL HAVE CHARACTERISTICS SIMILAR TO HEALTHY, EXISTING TOPSOIL ON THE PROJECT SITE. IF PRESENT, ALL SOIL AMENDMENTS ARE TO BE FREE OF STONES OR LARGER THAN 1/4 INCH OR LARGER IN ANY DIMENSION, ROCKS, STYPS, PLANTERS, SODS, STONES, TRASH, GLASS, GLAY LUMPS, AND OTHER EXTRANEUOUS MATERIALS HARMFUL TO PLANT GROWTH OR PERSONS PERFORMING LANDSCAPE WORK. PLANTING BACKFILL MIX SHALL BE ONE PART EXISTING TOPSOIL, ONE PART FURNISHED TOPSOIL AND ONE PART SOIL ADDITIVE (HUMUS, SPAGNUM PEAT OR COMPOSTED MANURE). UNAPPROVED TOPSOIL OR SOIL AMENDMENTS BROUGHT TO THE SITE SHALL BE REMOVED BY THE CONTRACTOR AT NO ADDITIONAL COST. SOILS AND AMENDMENTS ARE NOT TO BE USED OR MOVED IF FROZEN OR MODDY.

NURSERY STOCK STANDARDS: ALL PLANT MATERIALS ARE TO BE PROVIDED AS SPECIFIED. FURNISH NURSERY-GROWN PLANTS CONFORMING TO THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION ANSI Z60.1, AND PERENNIAL PLANT ASSOCIATION STANDARDS, WITH HEALTHY ROOT SYSTEMS. PLANTS ARE TO BE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASES, INSECTS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRACTIONS, AND DISFIGUREMENT. PLANTS SHALL BE THE BEST QUALITY AVAILABLE IN FORM, NUMBER OF BRANCHES, COMPACTNESS, AND SYMMETRY. PLANTS PRUNED TO ACHIEVE THE SPECIFIED SIZE ARE UNACCEPTABLE. BALLED AND BURLAPPED PLANTS SHALL HAVE A SOLID ROOT BALL, HELD IN PLACE BY BURLAP AND ROPE. CONTAINER PLANTS SHALL BE WELL ROOTED AND HAVE FIRM SOIL, BUT NOT BE ROOT BOUND IN THE POT.

SUBSTITUTIONS: NO SUBSTITUTIONS SHALL BE PERMITTED, EXCEPT BY WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO THE PURCHASE OR DELIVERY OF MATERIALS.

PLANTING AND MAINTENANCE OPERATIONS: PLANTING AND MAINTENANCE OPERATIONS PER ANSI A300 AND THESE PROJECT DOCUMENTS.

QUALIFIED PERSONNEL: ALL PEST, DISEASE, INVASIVE PLANT AND FOREST ASSESSMENTS SHALL BE PERFORMED BY A FORMALLY TRAINED PROFESSIONAL WITH PERTINENT SUBJECT MATTER EXPERTISE. ALL CHEMICAL TREATMENTS, INSECT, DISEASE AND FERTILIZATION SHALL PERFORMED BY CERTIFIED APPLICATORS.

HANDLING: TREES AND SHRUBS ARE TO BE FRESHLY DUG. CENTRAL LEADERS OF TREES ARE NEVER TO BE CUT. ALL MATERIALS ARE TO BE PROTECTED FROM DAMAGE OR DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE. BUDS, BARK, BRANCHES, FLOWERS, AND ROOT SYSTEMS ARE TO BE PROTECTED FROM SUN SCALD, DRYING, WHIPPING, SCRAPING, AND OTHER HANDLING AND TYING DAMAGE. SPECIAL PRECAUTIONS SHALL BE TAKEN TO PROTECT TREE TRUNKS DURING TRANSPORT FROM SHIFTING, SWAYING, AND WORKING LOOSE FROM ROOT BALL. TREES AND SHRUBS SHALL NOT BE BENT OR BIND-TIED IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE OR STRIP THE BARK. ONLY WOVEN TAPPS INTENDED FOR HORTICULTURAL USE ARE TO BE USED AS A PROTECTIVE COVERING DURING DELIVERY, PROTECTING ALL BUDS AND BRANCH TIPS. ESPECIALLY ON MAIN LEADERS. TREES AND SHRUBS ARE NOT TO BE DROPPED. BALLED AND BURLAPPED STOCK IS TO BE MOVED AND HANDLED ONLY BY THE ROOT BALL, AND CONTAINER PLANTS ONLY BY THE CONTAINER TO AVOID DAMAGE. DO NOT STOCKPILE PLANT MATERIALS ON SITE. DELIVERIES ARE TO BE SCHEDULED TO ARRIVE AFTER SITE PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANTS ARE TO BE INSTALLED UPON DELIVERY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, PLANTING MATERIALS ARE TO BE PLACED IN AN APPROVED STOCKPILE LOCATION. IN THE SHADE, PROTECTED FROM WEATHER AND MECHANICAL DAMAGE, AND ARE TO HAVE THEIR ROOTS KEPT MOIST. ADDITIONALLY, BALLED AND BURLAPPED STOCK IS TO BE COVERED WITH DOUBLE GROUND HARDWOOD BARK OR ROOT MULCH. PLANT MATERIAL IS NOT TO BE REMOVED FROM CONTAINERS OR BURLAPPING UNTIL PLANTING IS UNDERWAY. PLANTS SHALL BE INSTALLED WITHIN (72) HOURS OF DELIVERY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE, ORDER, HANDLE, STORE, AND INSTALL THE PLANT MATERIAL.

PLANTING SEASONS: PERFORM OPERATIONS DURING PLANTING SEASONS WHEN SOIL MOISTURE AND WEATHER CONDITIONS ARE SUITABLE, WHEN THE TEMPERATURE IS ABOVE 32 F, AND THE SOIL IS NOT FROZEN. CEASE OPERATIONS WHEN CONDITIONS ARE UNSUITABLE.

SPRING PLANTING SEASON: FEBRUARY 1 THROUGH JUNE 30. DO NOT INSTALL PLANTS IN JULY.

FALL PLANTING SEASON: AUGUST 1 THROUGH DECEMBER 31. DO NOT INSTALL PLANTS IN JANUARY.

MODIFICATION REQUEST: SUBMIT A WRITTEN MODIFICATION REQUEST TO INSTALL PLANTS OUTSIDE OF ACCEPTABLE PLANTING SEASONS LISTED ABOVE TO THE OWNER / ENGINEER. THE ENGINEER IN CONSULTATION WITH THE LANDSCAPE ARCHITECT WILL EVALUATE THE REQUEST. IF GRANTED, NOTICE OF THE APPROVED MODIFICATION WILL BE RETURNED WITHIN 14 DAYS AFTERWARDS.

DRAINAGE: ALL PLANTING AREAS TO BE TESTED FOR POSITIVE DRAINAGE. EXCAVATIONS ARE TO BE FILLED WITH WATER AND ALLOWED TO PERCOLATE OUT BEFORE POSITIONING TREES AND SHRUBS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY AREAS THAT EVIDENCE WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS AT TESTING, OR AT ANY TIME DURING PLANTING OPERATIONS. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

CONTINUOUS BED PREPARATION: PRIOR PLACEMENT OR INCORPORATION OF SOIL AMENDMENTS, CONTINUOUS PLANTING BEDS ARE TO BE LOOSENOED TO A MINIMUM DEPTH OF SIX (6) INCHES.

A THREE (3) INCH LAYER OF ACCEPTABLE SOIL AMENDMENTS IS TO BE PLACED OVER ALL CONTINUOUS BEDS TO RECEIVE NEW PLANTINGS. ACCEPTABLE SOIL AMENDMENTS ARE TO BE WORKED INTO THE TOPSOIL AT THE BOTTOM OF THE AMENDMENT ZONE TO CREATE A TRANSITION LAYER, AND THEN ADDITIONAL SOIL AMENDMENTS ARE TO BE PLACED TO MEET THICKNESSES, GRADES, AND ELEVATIONS SPECIFIED AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. STONES LARGER THAN ONE AND A HALF (1-1/2) INCHES IN ANY DIMENSION AND STICKS, RUBBISH, AND OTHER EXTRANEUOUS MATERIALS ARE TO BE REMOVED. THE SURFACE OF THE PLANTING AREA IS TO BE SHALLOWLY TILLED TO A MINIMUM DEPTH OF 6 INCHES, AND FINE GRADED PRIOR TO SETTING PLANTS. SOIL AMENDMENT OPERATIONS ARE NOT TO IMPEDE OR ALTER EXISTING OR PROPOSED DRAINAGE PATTERNS, OR CREATE DRAINAGE PROBLEMS.

PREPARED PLANTING SOIL: "PREPARED PLANTING SOIL" INDICATED IN THE PLANTING DETAILS IS TO BE DEFINED AS FOLLOWS:

AS BACKFILL SOIL AND SOIL SAUCERS FOR TREES AND SHRUBS: 80% IMPORTED TOPSOIL, 20% ACCEPTABLE SOIL AMENDMENTS PER THE "SOILS AND AMENDMENTS" PARAGRAPH. FOR GROUNDCOVER, PERENNIALS AND IN ALL CONTINUOUS PLANTING BEDS: PER THE "CONTINUOUS BED PREPARATION" PARAGRAPH.

PLANT PLACEMENT: ALL PLANTS SHALL BE SET AT AN ELEVATION SUCH THAT FINISHED CONDITIONS, ESPECIALLY THE ROOT COLLAR, WILL BEAR THE SAME RELATIONSHIP TO THE FINISHED GRADE AS IT DID IN THE NURSERY. PLANTING HOLES ARE TO HAVE VERTICAL SIDES AND THE BOTTOM OF EXCAVATION IS TO BE SLIGHTLY RAISED AT THE CENTER TO ASSIST DRAINAGE WHILE PROVIDING A FIRM BASE FOR THE PLANT TO STAND PLUMB. HARD SUBSOIL IN THE BOTTOM OF THE EXCAVATION IS TO BE LOOSENOED. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILLS, WASTE CONCRETE AND MASONRY WORK SOILS, CONSTRUCTION DEBRIS, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE PLANTING. EXCAVATIONS FOR PLANTING HOLES SHALL BE ADEQUATE FOR HEALTHY ROOT GROWTH AND STRUCTURAL PLANT SUPPORT AS SHOWN IN THE PLANTING DETAILS.

TREES AND SHRUBS ARE TO BE PLANTED AND REMAIN PLUMB AND IN THE CENTER OF THE PLANTING HOLE OR TRENCH WITH THE TOP OF THE ROOT BALL RAISED ABOVE THE ADJACENT FINISH GRADES AS SPECIFIED. BURLAP IS TO BE REMOVED WITHOUT PULLING OR OTHER TECHNIQUES THAT WILL CAUSE DAMAGE. WIRE BASKETS ARE TO BE CUT FROM THE TOP 1/3 OF THE ROOT BALLS LEAVING SQUARE (NOT POINTED) CUTS, BUT NOT REMOVED FROM PLUMB. REMOVED BURLAP, CUT WIRE BASKETS, AND OTHER DEBRIS ARE TO BE DISPOSED OFF SITE, AND NEVER BURIED IN THE PLANTING HOLES. PLANTING STOCK IS NOT TO BE USED IF THE ROOT BALL IS CRACKED OR BROKEN AT ANY TIME DURING PLANTING OPERATIONS. CONTAINERS ARE TO BE REMOVED CAREFULLY SO AS NOT TO DAMAGE ROOT BALLS. IF CONTAINER PLANTS ARE ROOT BOUND, ROOTS ARE TO BE FREED WITH A SHARP BLADE USING A MAXIMUM OF VERTICAL CUTS. BACKFILL IS TO BE PLACED IN LAYERS TO SETTLE BACKFILL AND ELIMINATE GROSS VOIDS AND LARGE AIR POCKETS. THE PLANTING HOLE IS TO BE WATERED THOROUGHLY WHEN APPROXIMATELY 1/2 BACKFILL BEFORE PLACING THE REMAINDER OF BACKFILL TO ENSURE SETTLING AND PROPER WATERING. BACKFILL IS TO BE FIRMED FOR STEADY PLANTS BY DIGGING BAR OR OTHER SMALL DIAMETER HAND TOOL. TAMPING METHODS IN A SPACED MANNER SUITABLE FOR THE SIZE OF THE PLANT AND EXCAVATION AROUND THE ENTIRE ROOT BALL TO STABILIZE THE PLANT SUCCESSFULLY, BUT NOT WITH FEET OR OTHER BROAD SURFACE METHODS THAT CAN CRUSH ROOTS AND OVER-SOIL. WATERING UNTIL A SLIGHT PUDDLING OCCURS ON THE SURFACE. A FIRM SAUCER MOUND 3 TO 6 INCHES HIGH IS TO BE PROVIDED USING BACKFILL SOIL AROUND THE OUTER RIM OF THE PLANTING HOLE.

GROUNDCOVER IS TO BE SPACED IN STAGGERED ROWS WITH SPACING AS SPECIFIED. PLANTING HOLES ARE TO BE LARGE ENOUGH TO ALLOW SPREADING OF ROOTS, AND BACKFILLING WITH PLANTING SOIL. AIR POCKETS ARE TO BE ELIMINATED AROUND ROOTS WHEN PLANTING. SOIL IS TO BE LEFT IN A SMOOTH, FINE GRADED CONDITION. WATERING IS REQUIRED AFTER PLANTING AND WATERING OPERATIONS ARE TO OCCUR IN SUCH A WAY AS TO PREVENT COVERING PLANT CROWNS WITH WET SOIL. GROUNDCOVER OR HERBACEOUS PLANTS ARE NOT TO BE PLANTED DIRECTLY OVER THE ROOT BALLS OF WOODY PLANTS OR IN MULCH.

PLANTING SPECIFICATIONS (CONTINUED)

PLANT LOCATIONS AND UTILITIES: THE EDGE OF PLANTING HOLE EXCAVATIONS ARE TO BE A MINIMUM OF FIVE LATERAL FEET (5') FROM ALL UTILITIES. CENTERS OF TREES ARE TO BE PLACED A MINIMUM OF EIGHT FEET (8') FROM ALL UTILITIES. TREES ARE NOT TO BE PLANTED UNDER OVERHEAD UTILITIES, CABLES, OR INFRASTRUCTURE. PLANTS ARE TO BE PLACED SO THE MATURE PLANT SPREAD WILL NOT INTERSECT WITH ANY OVERHEAD UTILITIES, CABLES, OR INFRASTRUCTURE. TREES IN PARKING BAY MEDIANS OR PARKING ISLANDS ARE TO BE CENTERED IN THE SPACE BETWEEN THE CURBS UNLESS OTHERWISE INDICATED ON THE PLAN. ANY UTILITIES INSTALLED AFTER PLANTINGS HAVE BEEN INSTALLED ARE TO CONFORM TO THE REQUIREMENTS OF THIS PARAGRAPH.

TREES ADJACENT TO CARTWAYS: ALL TREES PLANTED ADJACENT TO VEHICULAR CARTWAYS, PARKING FACILITIES, AND PEDESTRIAN CARTWAYS ARE TO BE BRANCHED AT 8' ABOVE FINISHED PAVEMENT. BRANCHING HEIGHT IS TO BE CULTIVATED IN THE NURSERY AND NOT ACHIEVED BY PRUNING ON-SITE OR JUST PRIOR TO SHIPPING AND DELIVERY. ALL TRUNK PRUNING CUTS ARE TO FULLY HEAL WITH COMPLETE WOUND CLOSURE OF THE TREE'S OWN NATURAL BARK/WOUND WOOD. NO WOUND PAINT OR DRESSING SUBSTANCES/MATERIALS ARE PERMITTED.

TYING AND GUYING: TYING AND GUYING SHALL BE INSTALLED AS INDICATED ON TREE PLANTING DETAILS. IF TYING OR GUYING IS REQUIRED, INSTALL IMMEDIATELY AFTER PLANTING. TIES AND GUYS ARE TO REMAIN FOR NO MORE THAN ONE (1) YEAR, AND ARE TO BE REMOVED SOONER IF FEASIBLE.

MULCH: ALL INDIVIDUAL PLANTS AND CONTINUOUS PLANTING AREAS ARE TO BE MULCHED WITH DOUBLE GROUND HARDWOOD BARK OR ROOT MULCH, USING THE SAME TYPE OF MULCH, CONSISTENT IN TEXTURE AND COLOR FOR THE ENTIRE PROJECT. MULCH IS TO BE FREE OF FOREIGN MATERIALS. MULCH IS TO BE APPLIED AT A MINIMUM OF TWO (2) INCHES IN DEPTH AND A MAXIMUM OF THREE (3) INCHES, AND IS TO BE LEVELED WITH ADJACENT GRADES. MULCHING IS NOT TO IMPEDE OR ALTER EXISTING OR PROPOSED DRAINAGE PATTERNS OR CREATE DRAINAGE PROBLEMS. MULCH IS NOT TO BE PLACED IN SUCH A WAY AS TO MIGRATE ONTO PAVED SURFACES OR ADJACENT BUILT ELEMENTS. BARK OR ROOT MULCH IS NOT TO BE PLACED AGAINST TRUNKS OR STEMS, OR ALLOWED TO FALL INTO THE CENTERS OF HERBACEOUS PLANTS OR GROUNDCOVER. DYED MULCH IS NOT TO BE USED. ALL UNDERSTORY TREES, SHRUBS, AND HERBACEOUS PLANTS SHOWN AS CONNECTED OR TOUCHING ON THE PLANS ARE TO BE IN CONTINUOUS MULCH BEDS UNLESS OTHERWISE SPECIFIED BY TEXT NOTE OR BED LINES DRAWN ON THE PLANS.

COMPLETION, ACCEPTANCE AND GUARANTEE

INSTALLATION ACCEPTANCE: THE CONTRACTOR WILL REQUEST AT LEAST THREE DAYS (3) DAYS IN ADVANCE, IN WRITING, A INSTALLATION ACCEPTANCE INSPECTION FROM THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL REPLACE ANY PLANTINGS THAT ARE DEAD, OR IN AN UNHEALTHY OR UNSIGHTLY CONDITION, OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING, INADEQUATE OR IMPROPER MAINTENANCE, OR ANY OTHER CAUSE UNDER THE LANDSCAPE CONTRACTOR'S CONTROL. REPLACEMENT OR CORRECTION OF DEFECTIVE WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND AT THE CONTRACTOR'S EXPENSE. REJECTED MATERIAL WILL BE REMOVED FROM THE PROJECT SITE AND REPLACED AS SOON AS CONDITIONS PERMIT, BUT DURING NORMAL PLANTING SEASON, WITH PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT SCHEDULE. USING METHODS SPECIFIED. ANY WORK REQUIRING CORRECTION SHALL BE SUBJECT TO RE-INSPECTION. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE WILL PROVIDE NOTICE OF FINAL ACCEPTANCE IN WRITING, AFTER REQUIREMENTS ARE FULFILLED AND ACCEPTED.

GUARANTEE: FOLLOWING INSTALLATION ACCEPTANCE, A GUARANTEE PERIOD SHALL COMMENCE FOR THIS PROJECT FOR A PERIOD OF ONE (1) YEAR. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIAL AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. THE GUARANTEE SHALL INCLUDE ALL EXPENSES NECESSARY TO REPLACE DEFECTIVE WORK, INCLUDING THE PURCHASE OF MATERIALS, LABOR AND RENTAL OF ANY REQUIRED SPECIAL EQUIPMENT NECESSARY TO COMPLETE REPLACEMENTS. REPLACEMENT OR CORRECTION OF DEFECTIVE WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOT BE LIABLE FOR VANDALISM OR CIRCUMSTANCES BEYOND THE CONTRACTOR'S CONTROL. CONTRACTOR, IF NOT MAINTAINING THE PROPERTY DURING THE GUARANTEE PERIOD, IS RESPONSIBLE TO INSPECT THE SITE AND WORK AS NEEDED AND ISSUE WRITTEN REPORTS DETAILING ANY ISSUES THAT WOULD NEGATE THE CONTRACTOR'S GUARANTEE.

POST GUARANTEE INSPECTION: AT THE END OF THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL MAKE AN INSPECTION TO DETERMINE THAT ALL MATERIALS ARE LIVING AND HEALTHY. ANY MATERIAL NOT PASSING THIS INSPECTION SHALL BE SUBJECT TO REPLACEMENT, AND RE-INSPECTION REQUIRING APPROVAL LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. REPLACEMENT OR CORRECTION OF DEFECTIVE WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND AT THE CONTRACTOR'S EXPENSE. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.

SEEDING AND SODDING SPECIFICATIONS

SUBMITTALS

GENERAL: SUBMIT EACH ITEM TO THE LANDSCAPE ARCHITECT IMMEDIATELY UPON ARRIVAL OR RECEIPT.

SEED AND SOD: SUBMIT A CERTIFICATION FOR EACH SHIPMENT OF SEED OR SOD PRIOR TO INSTALLATION. CERTIFICATION FOR GRASS SEED AND/OR SOD IS TO BE DIRECTLY FROM THE VENDOR AND STATE THE BOTANICAL AND COMMON NAME AND PERCENTAGE BY WEIGHT OF EACH SPECIES AND VARIETY, PERCENTAGE OF PURITY, GERMINATION, AND WEED SEED FOR EACH SHIPMENT. INCLUDE THE YEAR OF PRODUCTION AND DATE OF PACKAGING. SEEDING AND SODDING SHALL BE IN ACCORDANCE WITH THE UNIVERSITY OF DELAWARE COOPERATIVE-EXTENSION (TURF GRASS SELECTION RESOURCES) AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK - STANDARD VEGETATIVE STABILIZATION SPECIFICATIONS.

DELIVERY, STORAGE AND HANDLING

GRASS SEED: IS TO BE DELIVERED IN ORIGINAL SEALED, LABELED, AND UNDAMAGED CONTAINERS.

SOD: IS TO BE KEPT MOIST FOR PROTECTION AND TO FACILITATE HANDLING. SOD SHALL BE IN TIGHT ROLLS ON PALLETS AND TRANSPORTED TO STORAGE PILES OR THE POINT OF INSTALLATION WITHOUT BREAKING OR TEARING. SOD MUST BE LOADED ONTO AND UNLOADED OFF OF TRANSPORTING EQUIPMENT BY HAND, CONTAINER, OR PALLET. SOD IS NOT TO BE DUMPED FROM VEHICLES, LOADERS, WHEELBARROWS OR OTHER TRANSPORTING EQUIPMENT.

SEQUENCING AND SCHEDULING

SEE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S (DNREC) DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK STANDARD CONSTRUCTION SPECIFICATION DE-ESC-3-4.3 -- VEGETATIVE STABILIZATION FOR SEEDING DATES AND ADDITIONAL INFORMATION.

PRODUCTS

GRASS SEED: FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH THE CURRENT ASSOCIATION OF OFFICIAL SEED ANALYSTS' "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES. WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE IS NOT TO BE USED.

SEED MIXTURE: DNREC PERMANENT SEED MIX #7 PER THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, COMPOSED OF:

TALL FESCUE (TURF-TURF)

150 LB/AC

KENTUCKY BLUEGRASS (BLEND)

20 LB/AC

PERENNIAL RYEGRASS

20 LB/AC

ANY REQUESTS FOR ALTERNATE SEED MIXES ARE TO INCLUDE CULTIVARS FOR TURFGRASS BLENDS PER THE UNIVERSITY OF DELAWARE RECOMMENDATIONS BASED ON THE NATIONAL TURFGRASS EVALUATION PROGRAM STUDY, FOUND AT:

<https://www.udel.edu/academics/colleges/cam/cooperative-extension/fact-sheets/turfgrass-selection-delaware/>

SOD: HEALTHY, DENSE, FRESHLY CUT, MOIST, WELL-ROOTED SOD GROWN IN SOILS SIMILAR OR COMPLEMENTARY TO THE PROJECT SITE SOILS. SOD IS TO BE FREE OF FUNGI, DISEASES, INFESTATIONS, WEEDS, UNDESIRABLE GRASSES AND OTHER OBSTRUCTIONS TO ESTABLISH HEALTHY LAWN. SOD SHALL BE CUT OUT AT 1 INCH THICK MINIMUM, AND IN UNIFORM STRIPS 12 OR 16 INCHES WIDE BY 36 INCHES LONG, BUT NO LONGER THAN IS CONVENIENT FOR HANDLING.

SOD MIXTURE: SOD TURF SPECIES BLEND TO BE SIMILAR TO TURF SEED MIX. 100% BLUEGRASS SOD IS NOT PERMITTED.

MULCH FOR NEW SEEDED LAWNS: PERFORM MULCHING IN ACCORDANCE WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.

EXECUTION

SEEDING NEW LAWNS

SEEDING RATES: SEED IS TO BE SOWN AT THE FOLLOWING RATES PER THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.

FINISHING: AFTER BROADCAST SEEDING, SEEDED AREAS ARE TO RECEIVE A LIGHT ROLLING AND TO BE WATERED WITH A FINE SPRAY.

MULCH AND TACKIFIER: SEEDED AREAS ARE TO BE PROTECTED AGAINST HOT, DRY WEATHER OR DRYING WINDS BY APPLYING MULCH WITHIN 24 HOURS AFTER COMPLETION OF SEEDING OPERATIONS. STRAW IS TO BE SCATTERED UNIFORMLY TO A DEPTH OF 3/16 INCH THICK AND ROLLED SMOOTH. TACKIFIER MATERIAL RECOMMENDED BY THE SEED VENDOR IS TO BE USED UNDER WINDY CONDITIONS OR AS NECESSARY TO STABILIZE SEED AND STRAW.

WATERING: SEED IS TO BE THOROUGHLY WATERED AFTER INSTALLATION, AND DAILY FOR 1 HOUR IN THE EARLY MORNING FOR SEVERAL WEEKS, ADJUSTING FOR PRECIPITATION, UNTIL GRASS IS ESTABLISHED. WATERING IS TO BE ADJUSTED TO ENSURE HEALTHY ESTABLISHMENT BASED ON WEATHER, SITE CONDITIONS AND OTHER FACTORS.

SODDING NEW LAWNS

LOCATIONS: ALL NEWLY GRADED OR UNSTABILIZED SWALES ARE TO RECEIVE SODDED CENTER LINES, EVEN IN AREAS DESIGNATED TO RECEIVE SEED. 3" MINIMUM SODDED WIDTH, TYPICAL.

PLACEMENT AND FINISHING: SOD JOINTS ARE TO BE STAGGERED ACROSS ROWS, TO AVOID RUNNING JOINTS. JOINTS ARE TO BE OFFSET BY 1/2 THE AVERAGE LENGTH OF A SOD PIECE WHENEVER CUTTING IS NOT REQUIRED. AT ALL TIMES, JOINTS ARE TO BE OFFSET BY 6 INCHES MINIMUM. ENDS OF SOD PIECES SHOULD BE IN GOOD CONTACT WITH EACH OTHER AND THE SOIL. SOD IS NOT TO BE STRETCHED. SOD IS TO BE STAKED WITH SOD STAPLES ON SLOPED AREAS OF 4:1, OR IN OTHER AREAS AS NECESSARY TO PREVENT MOVEMENT. USE OF SLIVERS AND SMALL PIECES OF SOD IS TO BE AVOIDED, INSERTING LARGER PIECES AT EDGES AND CORNERS, ENSURING THAT NO SOD PIECE IS EVER SMALLER THAN 6 INCHES IN ANY DIMENSION. SOD TO BE LIGHTLY ROLLED AFTER LAYING.

WATERING: SOD IS TO BE THOROUGHLY WATERED AFTER INSTALLATION, AND DAILY FOR 1 HOUR IN THE EARLY MORNING FOR SEVERAL WEEKS, ADJUSTING FOR PRECIPITATION, UNTIL GRASS IS ESTABLISHED. WATERING IS TO BE ADJUSTED TO ENSURE HEALTHY ESTABLISHMENT BASED ON WEATHER, SITE CONDITIONS AND OTHER FACTORS.

CLEANUP AND PROTECTION

DISPOSAL OF SURPLUS AND WASTE MATERIALS

DISPOSAL: SURPLUS SOIL AND WASTE MATERIALS ARE TO BE LEGALLY DISPOSED OF OFF SITE, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, ETC.

14 GAUGE GALVANIZED WIRE CARRIED THROUGH 5/8" INSIDE DIAMETER REINFORCED RUBBER HOSE

2"-3" MIN. TO WIRE NOTCH

NOTCH TO HOLD WIRE IN PLACE. WIND 14 GAUGE GALVANIZED WIRE TWO FULL TURNS AROUND NOTCH. TURN WIRE END DOWN AGAINST STAKE AFTER WINDING.

3" DEPTH MULCH

AMENDED SOIL

4" HIGH SOIL BERM

2" STAKES: DRIVE STAKES INTO SOLID BEARING GROUND, MINIMUM 10" BELOW ROOT BALL

PLACE STAKES 5-8" FROM THE ROOTBALL

PLANTING PIT 2X ROOTBALL

SECTION

UNDERSTORY TREE (6' HT. - 2 1/2" CALIPER)

(2) STAKES 4.5' ABOVE GRADE

LOCATE WIRES BETWEEN 1/3 AND 1/2 TREE HEIGHT

ATTACH HOSES TO DOMINANT BRANCH

CANOPY TREE (1" - 1 1/2" CALIPER)

(2) STAKES, 4.5' ABOVE GRADE

CANOPY TREE (1 3/4" - 2 1/2" CALIPER)

(2) STAKES, 5.5' ABOVE GRADE

CANOPY TREE (> 2 1/2" CALIPER)

(3) STAKES, 5.5' ABOVE GRADE

PLANTING NOTES:

1. CROWN OF ROOT BALL SHALL BE AT OR SLIGHTLY ABOVE (1-2") FINISH GRADE.

2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE SUPPORT POSTS.

3. REMOVE STAKING AND WIRE GUYING AT END OF GUARANTEE PERIOD (OR NO LONGER THAN 12 MONTHS).

4. LOCATED STAKES PARALLEL TO NEAREST ROADWAY OR PAVEMENT AREA FOR UNIFORM APPEARANCE.

5. CENTER TREE IN PLANTING PIT.

EVERGREEN TREE PLANTING DETAIL

SCALE: NOT TO SCALE

14 GAUGE GALVANIZED WIRE CARRIED THROUGH 5/8" INSIDE DIAMETER REINFORCED RUBBER HOSE

2"-3" MIN. TO WIRE NOTCH

LOCATE WIRES BETWEEN 1/3 AND 1/2 TREE HEIGHT

3" DEPTH MULCH

AMENDED SOIL

4 INCH HIGH SOIL BERM

FINISHED GRADE

2" STAKES: DRIVE STAKES INTO SOLID BEARING GROUND, MINIMUM 10" BELOW ROOT BALL

PLACE STAKES 5-8" FROM THE ROOTBALL

PLANTING PIT 2X ROOTBALL

SECTION

14 GAUGE GALVANIZED WIRE CARRIED THROUGH 5/8" INSIDE DIAMETER REINFORCED RUBBER HOSE

2"-3" MIN. TO WIRE NOTCH

NOTCH TO HOLD WIRE IN PLACE. WIND 14 GAUGE GALVANIZED WIRE TWO FULL TURNS AROUND NOTCH. TURN WIRE END DOWN AGAINST STAKE AFTER WINDING.

3" DEPTH SHREDDED HARDWOOD BARK MULCH

4" HIGH SOIL BERM

AMENDED SOIL

FINISHED GRADE

PREPARED SUBGRADE 2X ROOT BALL WIDTH

SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

PLANTING NOTES:

1. CROWN OF ROOT BALL SHALL BE AT OR SLIGHTLY ABOVE (1-2") FINISH GRADE.

2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE SUPPORT POSTS.

3. REMOVE STAKING AND WIRE GUYING AT END OF GUARANTEE PERIOD (OR NO LONGER THAN 12 MONTHS).

4. LOCATED STAKES PARALLEL TO NEAREST ROADWAY OR PAVEMENT AREA FOR UNIFORM APPEARANCE.

5. CENTER TREE IN PLANTING PIT.

INGRID KOHLER, RLA

DESIGNED BY

JUL

DATE

REVISION

PRELIMINARY

NOT FOR CONSTRUCTION

NO.

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STATE OF DELAWARE

PROJECT NO.

34677

RLA # S-0000671

CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL

AT WHITE OAK ROAD

CONDITIONAL USE SITE PLAN

LANDSCAPE NOTES AND DETAILS

DATE

FEBRUARY 3, 2026

SCALE

SHEET

L-103

verdantas

5400 LIMESTONE ROAD

WILMINGTON, DE 19808

TEL. 302-239-6634

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