



City of Dover, DE
Department of Planning and Inspections
P.O. Box 475, Dover, Delaware 19903
(302) 736-7010 Fax: (302) 736-4217
www.cityofdover.com

EXHIBIT A

____ Area Variance
____ Use Variance
____ Appeal
____ Pre-App Date

Board of Adjustment Application

Application Information

Property Address:	736 N Dupont Hwy, Dover DE 19901
Tax Parcel Number:	2 05 06809 01 0700 000
Owner Name:	Hagerstown Mason RE, LLC
Property Zoning:	C4 - Highway Commercial
Variance (s) Requested:	Allow installation of a pylon sign (p2) in a location where pylon signs are prohibited

*Provide eight (8) copies of any survey, drawings, photos, site plan, etc. that may help support your application, and your response to the criteria. The criteria for a use variance and appeal are on the back of the form.

Area Variance

An area variance shall be evaluated on the following criteria: **Please state how your request meets each of these four (4) criteria.**

1. The nature of the zone in which the property lies;
2. The character of the immediate vicinity and the contained uses therein;
3. Whether, if the restriction upon the applicant's property were removed, such removal would seriously affect neighboring properties and uses; and
4. Whether, if the restriction is not removed, the restriction would create unnecessary hardship or exceptional practical difficulty for the owner in his efforts to make normal improvements in the character of that use of the property that is permitted uses under the provisions of the zoning ordinance.

Signature

I Hagerstown Mason RE, LLC do affirm that I am the property owner on which the variance is sought and that all the information provided in this application is accurate to the best of my knowledge and belief.

<u>Michael T. Carp</u>	<u>Owner</u>	<u>11/12/2025</u>
Signature	Title	Date

HARRINGTON FOUR SEASONS, LLC &

ASHER FOUR SEASONS, LLC

(D) 302-736-0800 (F) 302-7361924

516A Jefferic Blvd.

Dover, DE 19901

12/18/2025

Re: Owner Authorization Letter-Variance Application

Property: 7-Eleven, Dover Dupont State

736 N Dupont Hwy

Dover, DE 19901

Store #42802-1057018

To Whom It May Concern,

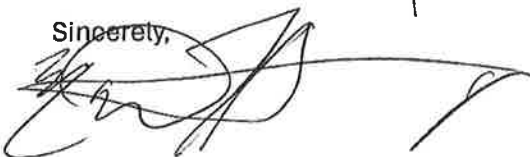
This letter serves as formal authorization regarding the variance application for signage at the above-referenced property.

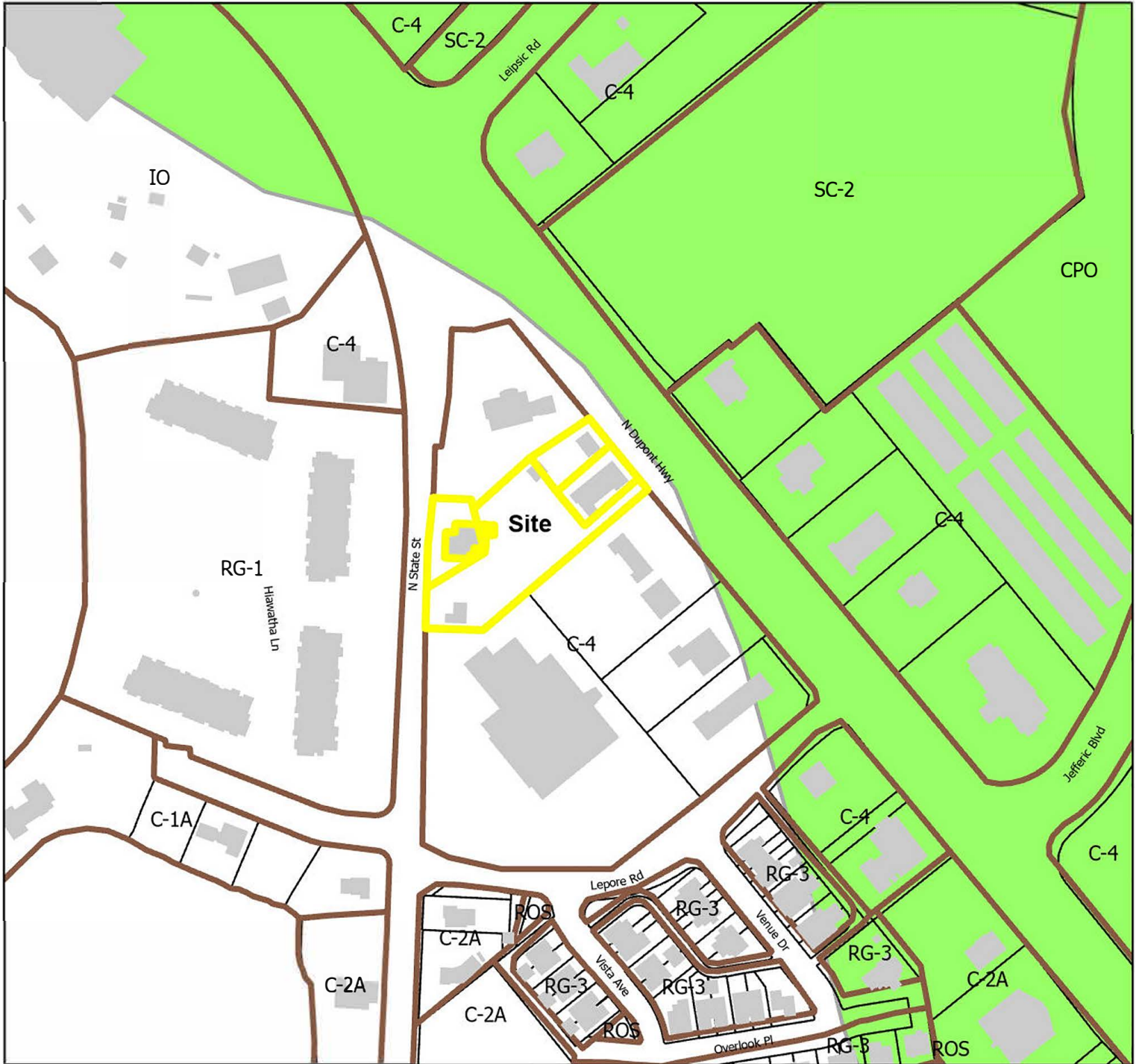
We, Dover Dupont State, LLC, the managing party on behalf of the owner, Harrington Four Seasons LLC, & Asher Four Seasons, LLC hereby confirm that we have full authorization and are designated as the agent to proceed with the variance application for signage for the 7-Eleven located at 736 N. Dupont Hwy, Dover, Delaware 19901 (Store #42802-1057018).

This authorization includes the ability to prepare, submit, and represent the owner in all matters related to the variance application and associated approvals.

Should you require any additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to be "E. J. Asher", written over the word "Sincerely,".



Title: Proposed 7-Eleven Convenience Store with Fuel Pumps - Sign Variance Request

Addresses: 736 N Dupont Hwy, 738 N Dupont Hwy, 1021 N State St, & 1027 N State St

Parcel ID: ED05-068.09-01-07.00-000, ED05-068.09-01-06.00-000, ED05-068.09-01-04.01-000, & ED05-068.09-01-04.00-000

Zoning: C-4 (Highway Commercial Zone)

Owner: Harrington Four Seasons, LLC & Asher Four Seasons, LLC.
Equitable Owner Dover DuPont State, LLC

Date: 1/7/2026



0 200 400 800 Feet

Legend

- Subject Property
- Dover Boundary
- Zoning
- Kent County Parcels
- Building Footprints
- Dover Parcels
- SWPOZ Tier 3



Exhibit C

SC-2⁴¹

C-4

C-4

Hiawatha Ln

N DuPont Hwy

RG-1

C-4

AREA VARIANCE NARRATIVE – CITY OF DOVER

Subject Property: 736 N. Dupont Hwy, Dover, DE 19901

Variance Request: Allow installation of a pylon sign (Sign P2) in a location where pylon signs are prohibited on an Urban Minor Arterial and where monument signs are normally required adjacent to residential uses.

1. The nature of the zone in which the property lies

The property is located within a commercial zoning district intended to support retail, service, and auto-oriented uses along major transportation corridors. This district accommodates high-volume vehicular traffic and businesses that rely on clear roadway visibility for customer access. Freestanding signage, including pylon-style structures, is consistent with the overall commercial identity of this corridor.

2. The character of the immediate vicinity and the existing uses therein

The surrounding area along N. Dupont Highway and North State Street contains a variety of commercial uses, including fuel stations, convenience stores, restaurants, and retail businesses. These properties commonly utilize freestanding signs positioned close to the roadway to ensure visibility for motorists.

The proposed Sign P2 is located more than 150 feet from the nearest residential property, is oriented perpendicular to the roadway, and is visually buffered by existing mature trees. Its scale, placement, and purpose are consistent with the commercial character of the surrounding area and will not alter or detract from the established corridor.

3. Whether removal of the restriction would adversely affect neighboring properties and uses

Granting this variance will not adversely affect neighboring residential properties or uses. While the City determined that the sign location qualifies as “adjacent to residential” under the Sign Regulations, the proposed pylon sign is located more than 150 feet away from the nearest residential use, is oriented perpendicular to residential views, and is visually screened by existing mature trees. Because of these physical conditions, the sign will not cast light toward residential areas, will not be visible from nearby homes, and will not contribute to glare or illumination spillover.

Although the Sign Regulations limit pylon signs along Urban Minor Arterials and provide stricter standards for signage near residential uses, the primary intent of these restrictions is to prevent incompatible lighting and views affecting residential surroundings. The proposed sign location and directional orientation fully uphold this intent. The sign is positioned to provide visibility for motorists approaching the commercial entrance while maintaining protection of the nearby residences and ensuring continued compatibility with the surrounding environment.

4. Whether denying the variance would create unnecessary hardship or exceptional practical difficulty

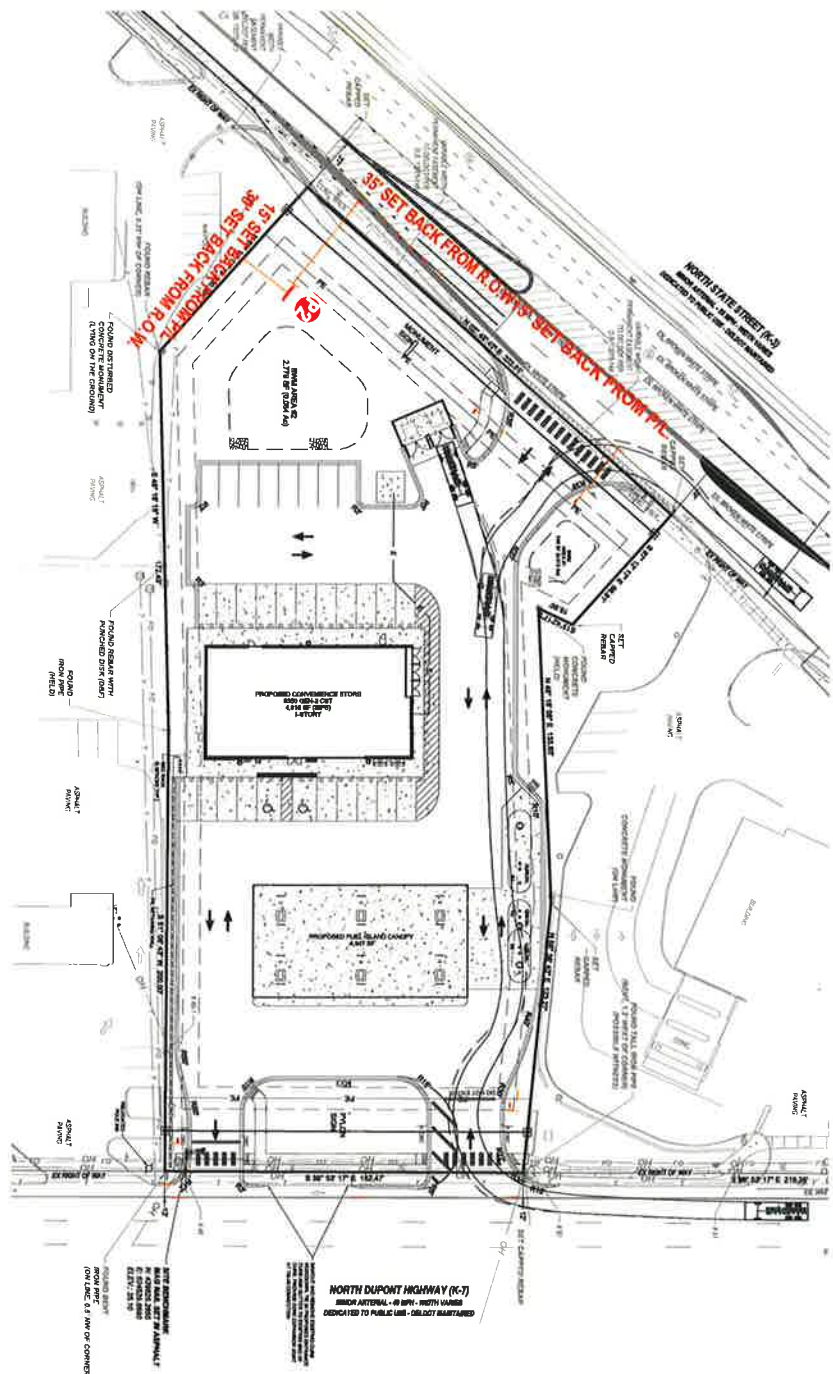
Strictly requiring a 7-foot, 32-square-foot monument sign would create an exceptional practical difficulty for this property and business use. As a fuel station and convenience store, the success and safe operation of the use rely heavily on advance visibility for motorists traveling at higher roadway speeds. Customers must be able to clearly identify fueling locations and make safe lane changes and turning movements into the site.

In this context, a sign of the size permitted by right would be substantially obscured due to existing vegetation, the geometry of the roadway approach, and the overall commercial scale of the corridor. A reduced monument sign would fail to provide sufficient visibility for drivers, resulting in last-second movements that may create traffic safety concerns and negatively impact business operations.

A pylon-style sign is the industry standard for fuel stations along major arterials because it provides necessary visibility from a distance to support safe decision-making by motorists. Many surrounding commercial uses in the corridor already utilize freestanding signage of similar height and scale. Therefore, granting the variance enables reasonable signage functionality for a gasoline/convenience store use while continuing to protect adjacent residential properties through proper orientation and screening.

Conclusion ;

Approval of this variance will allow signage that appropriately supports a new business establishing itself in the community. The proposed pylon sign provides clear communication to motorists, enhances safe site access, and supports the operational needs typical of a fuel station and convenience store without creating negative effects on surrounding properties. The variance aligns with the commercial character of the corridor, respects nearby residential areas, and contributes to a well-functioning and successful commercial use at this location.



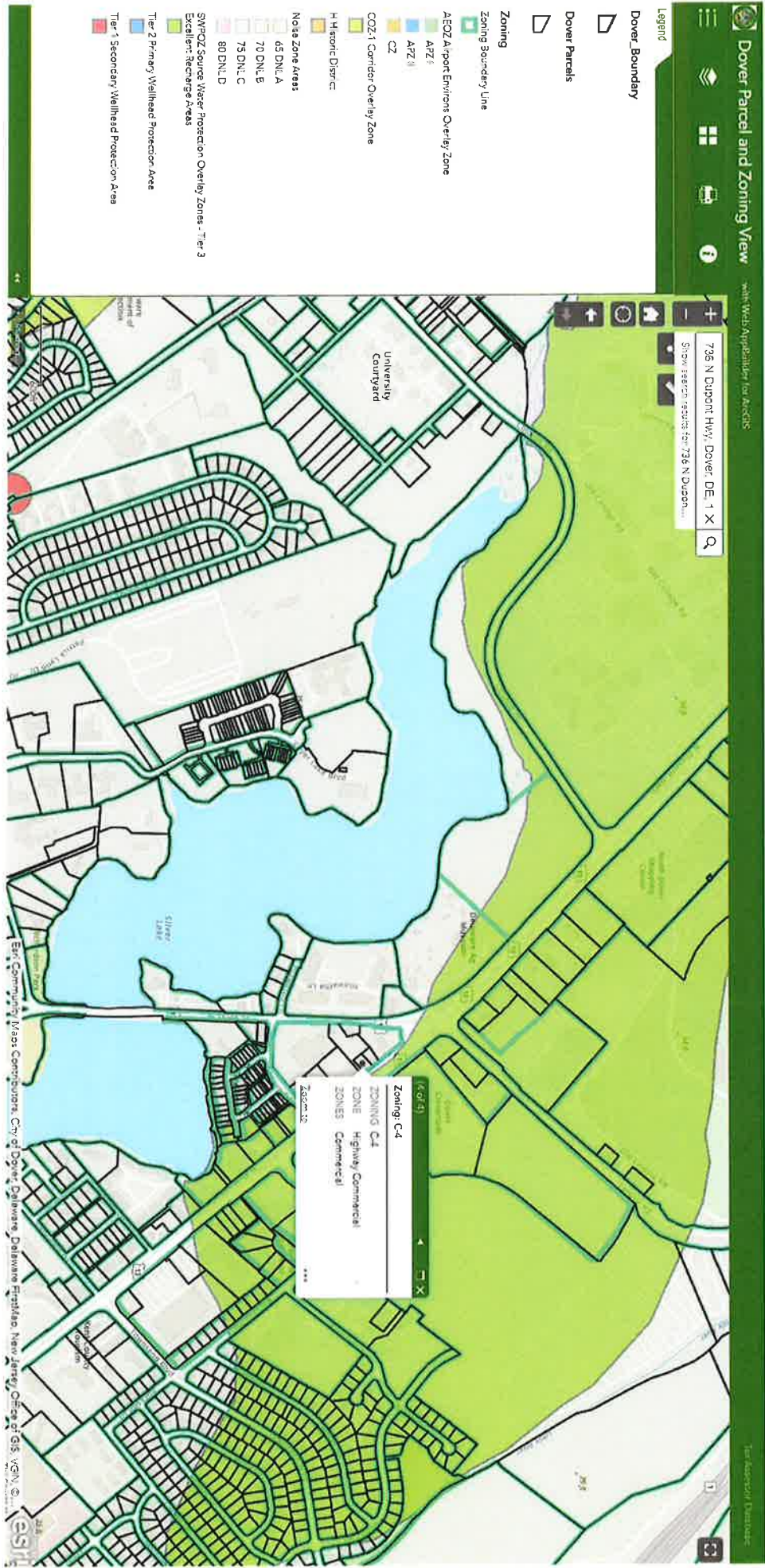
Approved By 7-Eleven Construction Manager

Name : _____
Signed: _____
Date: _____

EXHIBIT # E

PRODUCT LIST			
SQ. FT.	QTY	ITEM	
EXTERIOR GROUND SIGNS			
99.6	1	DF PYLON SIGN	

Zoning map - City of Dover DE - C4 Hwy Commercial.



Job Location: site # 42802-1057018

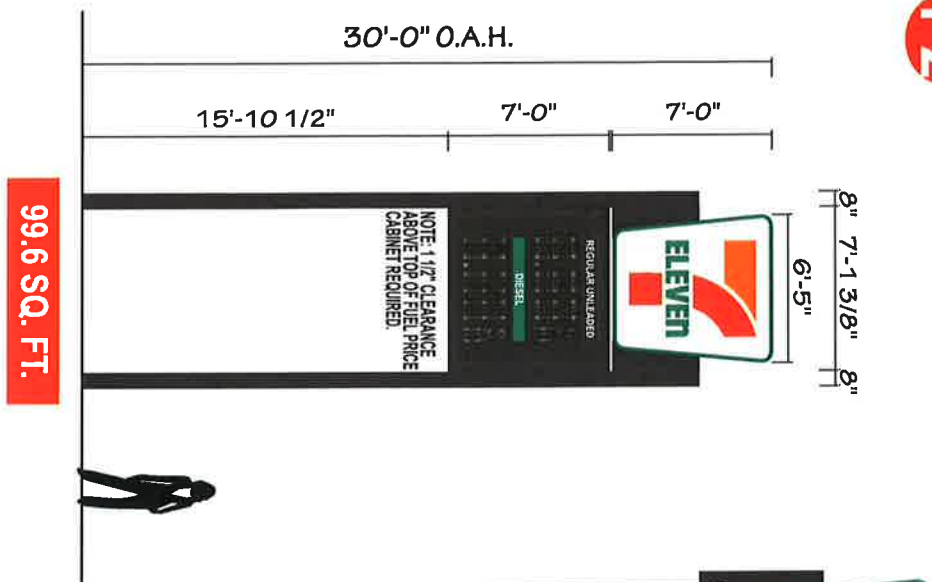
736 N. Dupont Hwy
Dover DE 19901
Date: September 21, 2025



CUMMING'S

D-ORDER# 1590611591.01 TdP
Project Mgr.: Taryn Shultz
taryn.shultz@cummingsigns.com
Page: 2 of 22

P2



WORD PLATES:
7" X 54" CLEAR ACRYLIC W/ 4" COPY
WEEDED FROM BLACK VINYL TM FACE.
7" X 54" CLEAR ACRYLIC W/ 4" COPY
WEEDED FROM GREEN VINYL

DF INTERNALLY ILLUMINATED PYLON SIGN

7-ELEVEN SIGN HEAD

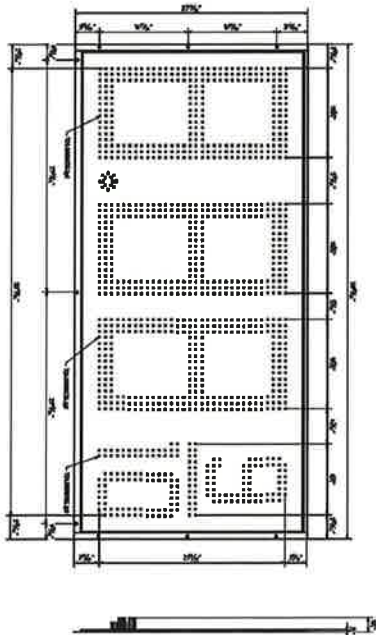
- 8" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED GREEN.
- PAN-FORMED & EMBOSSED CLEAR POLYCARBONATE FACES W/ **2ND SURFACE** DECORATION
- LED ILLUMINATION
- FABRICATED ALUM. RECESSED BOX CAN TO BE PAINTED TRICORN BLACK.

FUEL PRICE SIGN HEAD

- 8" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINER PAINTED TRICORN BLACK SW 6258
- PAN-FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED BLACK WITH WHITE RECTANGLES FOR FLAT CLEAR ACRYLIC WORD PLATES WITH COPY WEEDED FROM BLACK & GREEN BACK-GROUNDS TO SLIDE INTO 1ST SURFACE APPLIED CLEAR TRACKS.
- **FLAT PCU TACK (PWM) 22" WHITE LED DIGITS**
- LED ILLUMINATION

7-ELEVEN COLORS

- 3M Scotched **3730-3243** Pantone PMS 1505 XGC
- 3M Scotched **3730-6537** Pantone PMS 336 C
- 3M Scotched **3730-2123** Pantone PMS 2347 XGC



FREESTANDING SIGNAGE.
Code: Monument: 100sf / Setback is minimum of 15' & Pylon: 150SF if setback is 31' or more.
Can have (1) pylon or monument per frontage.

Job Location: Site # 42802-1057018
736 N. Dupont Hwy
Dover DE 19901
Date: September 21, 2025



D-ORDER# 1590611591.01 TdP
Project Mgr.: Taryn Shultz
taryn.shultz@cummingsigns.com
Page: 14 of 22



MILLER
CONSULTING
ENGINEERS

STRUCTURAL CALCULATIONS

7-Eleven #1057018 Elements
736 N Dupont Highway, Dover, DE
Cummings Resources LLC

September 19, 2025

Project No. 251492

9 pages

Principal Checked:



PYLON

Scope of work is for the design of the sign pole and the foundation.

Keystone Width = 6.42 ft
Cabinet Width = 7.11 ft

LOADING:

Wind: ASCE7-16

$V_{wk} = 115$ mph (3 second gust)
Exposure = C
Overall Height, $h = 30.00$ ft
Cabinet Area = 111 ft²
Est. Cabinet wt. = 10 psf
Est. Pylon Mass = 1112 lb = 111*10psf
Center of mass = 22.94 ft (cabinet)
I, pole = 171.2 in⁴ (8X8X5/16)"(2)

$F = qz \cdot G \cdot C_F \cdot 0.8$: (allowable)

Kz	qz	F(psf)	h
0.85	24.46	21.9	0 - 15 ft
0.90	25.90	23.2	15 - 20 ft
0.94	27.05	24.2	20 - 25 ft
0.98	28.20	25.3	25 - 30 ft

Roark's Table 16.1, Case 3c

Nat. freq., $n_1 = 2.08$ > 1.0, consider rigid

$Gf = 0.85$

$K_{zt} = 1.00$ (Eqn. 26.8-1)

$K_d = 0.85$ (Table 26.6-1)

$C_f = 1.76$ (Figure 29.3-1)

$s = 14.13$ ft

$s/h = 0.47$

$B = 8.45$ ft

$B/s = 0.60$

$0.2 \cdot B = 1.69$ ft (code offset, for wind load)

offset = 0.00 ft (horizontal cabinet offset)

$x = 7.78$ ft (c-c dist. btwn. poles)

$F_1 = 72\%$ of load to single pole due to 20% wind offset

OOP = 0 ft (out-of-plane offset)

FORCES:

Height to top (ft)	Height to bottom (ft)	Width (ft)	Area (sq. ft.)	Wind load* (psf)	Force (lb)	Height to center (ft)	Moment (ft-lb)
30.00	26.44	6.42	22.8	25.3	577	28.22	16284
26.44	25.00	8.45	12.2	25.3	309	25.72	7948
25.00	23.00	8.45	16.9	24.2	409	24.00	9816
23.00	22.88	1.33	0.2	24.2	5	22.94	115
22.88	20.00	8.45	24.3	24.2	588	21.44	12605
20.00	15.88	8.45	34.8	23.2	807	17.94	14476
15.88	15.00	1.33	1.2	23.2	28	15.44	432
15.00	0.00	1.33	20.0	21.9	438	7.50	3285

$\Sigma = 3161$

$\Sigma = 64961$
at base

SIGN POLE:

Single Stage

Base Post

$F_y = 46000$ psi

$Z_x = 25.10$ in³

$Z_y = 25.10$ in³

$M_x = 46772$ ft-lb = 64961*72%

$M_{cx} = 57615$ ft-lb = 46000*25.1/12/1.67

46772 < 57615 OK, 81%

$M_y = 0$ ft-lb

$M_{cy} = 57615$ ft-lb = 46000*25.1/12/1.67

Use a HSS 8X8X5/16 sign pole

$T = 0$ ft-lb

$T_c = 47515$ ft-lb
0.00 < 0.2 torsion can be neglected

FOUNDATION CHECK:

$M_{net} = 43.10$ k-ft = (64961)*72%/1000-3.67ft-k

$P = 2.276$ k = 3161*0.72/1000

$h_{(effective)} = 18.94$ ft

$q = 150$ psf/ft assumed lateral soil-brg.

$q' = 300$ psf/ft = 150*2 (allowable brg. with 1/2" movement)

Footings shape: Circular

$b = 3.00$ ft

diameter

diameter

$b' = 3.00$ ft

diameter

$d_{(estimated)} = 8.00$ ft

Estimated embedment

Unconstrained Condition

$S_1 = 800$ psf

$A = 2.22$ ft

$d = 7.97$ ft

7.97 < 8' OK

$q_{d,est} / 3$

$2.34 \cdot P \cdot 1000 / (S_1 \cdot b)$

$A/2 \cdot (1 + (1 + 4.36 \cdot h/A)^{0.5})$

volume of concrete = 2.1 yd

footing wt. = 8.5 k

est. sign wt. = 1.51 k (with poles)

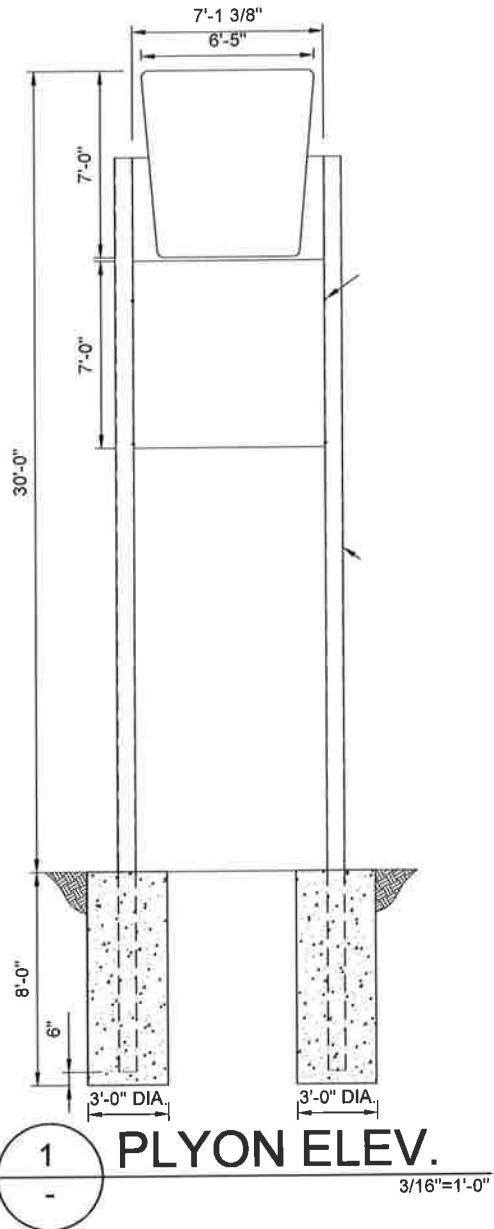
Total wt (DL) * 0.6 = 6.00 k

eccentricity of load to reaction (e) = 0.61 ft = 3.67/6

maximum resistive moment available based on soil bearing, $M_{res} = 3.67$ ft-k

Use 3' - 0" diameter x 8' - 0" deep concrete footing

Individual Footings



Project Name 7-Eleven #1057018 Elements Project # 251492

Location 736 N Dupont Highway, Dover, DE

Client Cummings Resources LLC

9600 SW Oak St #400
Portland, OR 97223

503.246.1250
miller-se.com

By JMS

Ck'd CJM

Date 9/19/2025

Page 7 of 9

PYLON

ALTERNATE FOOTING:

$M_{net} = 13.70$ k-ft = $(64961)/1000 = 51.26$ ft-k
 $P = 3.161$ k
 $h_{(effective)} = 4.33$ ft
 $q = 150$ psf/ft assumed lateral soil-brg.
 $q' = 300$ psf/ft = 150×2 (allowable brg. with 1/2" movement)
 Footing shape: Rectangular
 $b = 12.00$ ft (in the plane of the page)
 $L = 6.00$ ft (into the page)
 $b' = 14.49$ ft effective footing width
 $d_{(estimated)} = 3.50$ ft Estimated embedment

Unconstrained Condition

$S_1 = 350$ psf
 $A = 1.46$ ft
 $d = 3.45$ ft
 $3.45 < 3.5$ OK

$q^*d_{est} / 3$
 $2.34 \times P \times 1000 / (S_1 \times b)$
 $A/2 \times (1 + (4.36 \times h/A)^{.5})$

volume of concrete = 9.3 yd
 footing wt. = 37.8 k
 est. sign wt. = 3.02 k (with poles)
 Total wt (DL) $\times 0.6 = 24.49$ k
 eccentricity of load to reaction (e) = 2.09 ft = $51.26/24.49$
 maximum resistive moment available based on soil bearing, $M_{res} = 51.26$ ft-k

Use 12" - 0" x 6" - 0" x 3" - 6" deep
 concrete footing Single Continuous Footing



9600 SW Oak St #400
 Portland, OR 97223

503.246.1250
 miller-se.com

Project Name 7-Eleven #1057018 Elements Project # 251492

Location 736 N Dupont Highway, Dover, DE

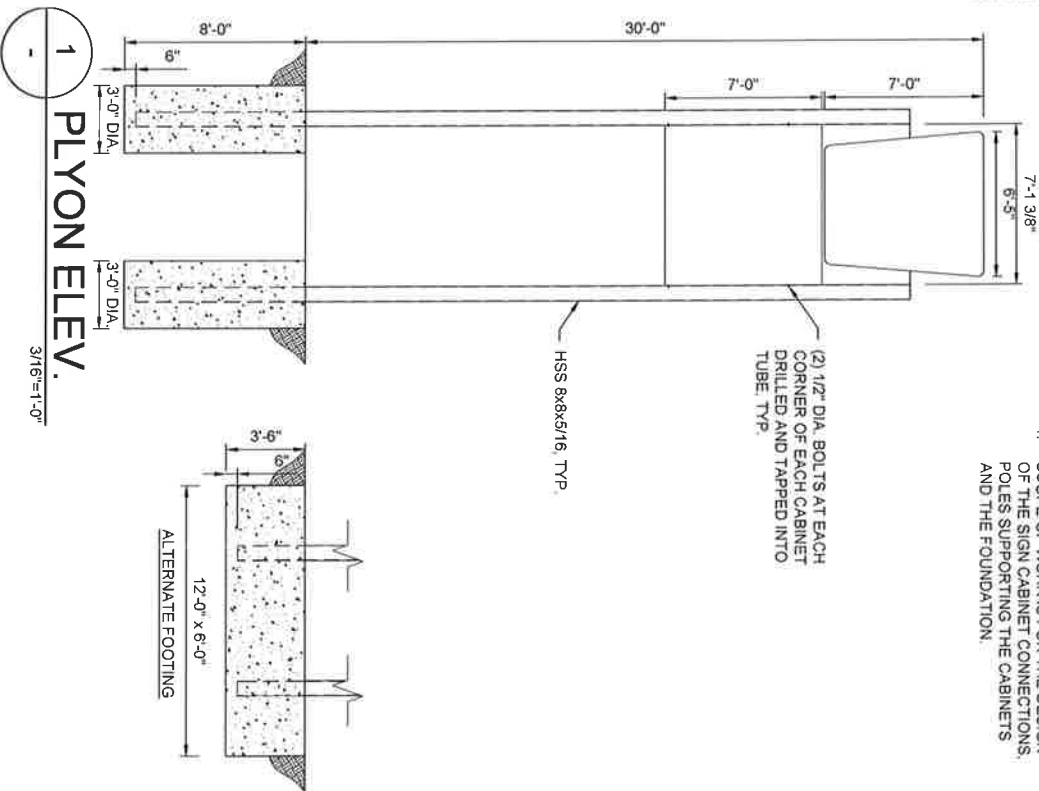
Client Cummings Resources LLC

By JMS Ck'd CTM Date 9/19/2025 Page 8 of 9

GENERAL

[illegible]

NOTES:
1. SCOPE OF WORK IS FOR THE DESIGN OF THE SIGN CABINET CONNECTIONS POLES SUPPORTING THE CABINETS AND THE FOUNDATION.





City of Dover, DE

Department of Planning and Inspections
P.O. Box 475, Dover, Delaware 19903
(302) 736-7010 Fax: (302) 736-4217
www.cityofdover.com

Permit # 25-1482

Sign Permit Application

Applicant's Name: Laura MercierProject Name: 7 - ElevenAddress: 736 N. Dupont Hwy, Dover DE 19901Phone: (561) 307-1463

Dover Business License # _____

Property Owner: Hagerstown Mason RE, LLC E-mail: mtcarp@marston-holdings.comContractor Name: Econo Sign IncAddress: 20272 Glenrobin Terrace, Ashburn VA 20147Phone: (571) 397-6069

Dover Business License #: _____

E-mail: laura@econosigninc.com

Sign Information

Sign	1	2	3	4	5
New/Reface	New	New	New	New	New
Type of Sign Ex. wall, monument, window, etc.	Wall Sign(A1)	Wall Sign (A2)	Wall Sign (A2)	Wall Sign (A3)	Vinyl Sign (E)
Dimensions Length, width and depth	6.41x7	6x8	6x8	4.5x6	4.91x0.66
Square Footage	44.87	48	48	27	3.24
Setback from Right-of-Way	NA	NA	NA	NA	NA
Sign Material Ex., aluminum, PVC,	Aluminum	Aluminum	Aluminum	Aluminum	Vinyl
Overall Height	14'-1"	14'	12'	13'-4"	10'
Clear Height Wall signs only	14'-1"	14'	12'	13'-4"	10'
Illumination Type Internal, external, LED, etc.	LED	LED	LED	LED	NA

For Office Use Only		Tax Parcel #						
Date Received: <u>10/14/25</u>				Date Issued:				
Planner Assigned		Zoning District		Historic District	<u>Y/N</u>	Adj. to Residential	Y/N	Date Approved
Road Classification	UPA UMA UC	Accurate Plot Plan	Y/N/NA	Wall Elevation	Y/N/NA	Sign Elevation	Y/N	
Unified Sign#/BOA #		Application Complete	Y/N	Total # Signs		Total SF Signs		
Fee Paid	Check #	Cash	Collected By		Permit Fee \$			

Applicant's Signature

I the undersigned do affirm that all the information provided in this application is accurate. I also affirm that I am authorized by the Property Owner and have the authority to make this application. Finally I will perform all work in accordance with the City of Dover Code and of this permit.

Laura Mercier

Laura Mercier

10/7/25

Signature

Print Name

Date



City of Dover, DE

Department of Planning and Inspections
P.O. Box 475, Dover, Delaware 19903
(302) 736-7010 Fax: (302) 736-4217
www.cityofdover.com

Permit # 05-1482

Sign Permit Application

Applicant's Name: Laura Mercier

Project Name: 7 - Eleven

Address: 736 N. Dupont Hwy, Dover DE 19901

Phone: (561) 307-1463

Dover Business License # _____

Property Owner: Hagerstown Mason RE, LLC **E-mail:** mtcarp@marston-holdings.com

Contractor Name: Econo Sign Inc

Address: 20272 Glenrobin Terrace, Ashburn VA 20147

Phone: (571) 397-6069

Dover Business License #: _____

E-mail: laura@econosigninc.com

Sign Information

Sign	1	2	3	4	5
New/Reface	New	New	New	New	New
Type of Sign Ex. wall, monument, window, etc.	Pylon Sign (P2)	Directional D1	Directional D1	Directional D2	Directional D2
Dimensions Length, width and depth	7.11x14	2x3	2x3	2x3	2x3
Square Footage	99.54	6	6	6	6
Setback from Right-of-Way	35	15	18	30	20
Sign Material Ex., aluminum, PVC,	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum
Overall Height	30'	5'	5'	5'	5'
Clear Height Wall signs only	NA	NA	NA	NA	NA
Illumination Type Internal, external, LED, etc.	LED	NA	NA	NA	NA

For Office Use Only		Tax Parcel #						
Date Received:				Date Issued:				
Planner Assigned		Zoning District		Historic District	Y/N	Adj. to Residential	Y/N	Date Approved
Road Classification	UPA UMA UC	Accurate Plot Plan	Y/N/NA	Wall Elevation	Y/N/NA	Sign Elevation	Y/N	
Unified Sign#/BOA #		Application Complete	Y/N	Total # Signs		Total SF Signs		
Fee Paid	Check #	Cash	Collected By	Permit Fee \$				

Applicant's Signature

I the undersigned do affirm that all the information provided in this application is accurate. I also affirm that I am authorized by the Property Owner and have the authority to make this application. Finally I will perform all work in accordance with the City of Dover Code and of this permit.

Laura Mercier

Laura Mercier

10/7/25

Signature

Print Name

Date



City of Dover, DE

Department of Planning and Inspections
P.O. Box 475, Dover, Delaware 19903
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Phone: (571) 397-6069

Dover Business License #: _____

E-mail: laura@econosigninc.com

Sign Information

Sign	1	2	3	4	5
New/Reface	New	New	New	New	New
Type of Sign Ex. wall, monument, window, etc.	Vinyl Sign(E)	Tri-Stripe (S)	Wall Sign (F2)	Tri-Stripe (F2)	Pylon Sign(P1)
Dimensions Length, width and depth	6.41x7	8 Line Method	8 Line Method	8 Line Method	7.11x14
Square Footage	44.87	112.71	71.96	83.91	99.54
Setback from Right-of-Way	NA	NA	NA	NA	39'
Sign Material Ex., aluminum, PVC,	Vinyl	Clear Acrylic	Clear Acrylic	Clear Acrylic	Aluminum
Overall Height	14'-1"	15'	14'-6"	14'-6"	30'
Clear Height Wall signs only	14'-1"	15'	14'-6"	14'-6"	NA
Illumination Type Internal, external, LED, etc.	NA	LED	LED	LED	LED

For Office Use Only		Tax Parcel #						
Date Received:				Date Issued:				
Planner Assigned		Zoning District		Historic District	Y/N	Adj. to Residential	Y/N	Date Approved
Road Classification	UPA UMA UC	Accurate Plot Plan	Y/N/NA	Wall Elevation	Y/N/NA	Sign Elevation	Y/N	
Unified Sign#/BOA #		Application Complete	Y/N	Total # Signs		Total SF Signs		
Fee Paid	Check #	Cash	Collected By	Permit Fee \$				

Applicant's Signature

I the undersigned do affirm that all the information provided in this application is accurate. I also affirm that I am authorized by the Property Owner and have the authority to make this application. Finally I will perform all work in accordance with the City of Dover Code and of this permit.

Laura Mercier

Laura Mercier

10/7/25

Signature

Print Name

Date

Brief Description of Work (To Be Completed by Applicant):

Apply Sign Vinyl. Install 3 new Tri-Stripe Set.
Install 1 New Pylon Sign

To Be Completed By Planning & Inspections Staff

Building Permit #: **25-1482**
Plumbing Permit #:
C/O Required: Y/N

WORK SITE LOCATION	Address: 736 N. Dupont Hwy, Dover DE 19901
	Parcel ID:

Applicant (Owner or Contractor)	Econo Sign Inc
Contact Person	Laura Mercier
Mailing Address	20272 Glenrobin Ter
City, State, Zip	Ashburn VA 20147
Telephone	(571) 397-6069
Fax	
E-mail Address	laura@econosigninc.com

Does Your Project Propose . . .	Yes	No	If Yes, Describe
an increase or decrease to the quantity of plumbing fixtures at the location?	☐	☒	
a change in size of the water line serving the location?	☐	☒	
a new water irrigation system?	☐	☒	
a change in size of the sanitary sewer line serving the location?	☐	☒	
relocation of the water meter?	☐	☒	
relocation of the water line serving the location or any associated appurtenances?	☐	☒	
relocation of the sanitary sewer line serving the location or any associated appurtenances?	☐	☒	
any work within the right-of-way?	☐	☒	
any proposed sidewalk work?	☐	☒	
any proposed concrete work?	☐	☒	
any alteration to any storm drain infrastructure?	☐	☒	
any proposed curb alteration, i.e., new driveway to property?	☐	☒	
any proposed scaffolding to renovate building exterior?	☐	☒	
any proposed tree or shrub plantings within the right-of-way?	☐	☒	
an upgrade in sanitation service?	☐	☒	
a relocation of the existing trash pick-up location?	☐	☒	

EASEMENT*	Yes	No
Is there any existing easement on this property? (utility, drainage, cross access, etc.)	☐	☒

*-It is prohibited to build any structure within an existing easement.

I hereby certify that the information provided above is correct and acknowledge that should any differences be identified throughout the course of the project that all renovation project requirements still apply.

Laura Mercier

Printed Name of Applicant

Laura Mercier

Signature of Applicant

10/7/25

Date

THIS FORM MUST BE COMPLETED AND TURNED IN WITH PLUMBING PERMIT APPLICATION OR BUILDING PERMIT APPLICATION.

25-1482



Cummings Resources
Two Lakeview Place
15 Century Blvd., Suite 200
Nashville, TN 37214
1-800-489-7446
www.cummingsigns.com

Dear Property Owner/Authorized Agent for Property Owner:

We are contacting you on behalf of 7-Eleven to inform you of upcoming sign changes to your building and/or property as shown in the drawing.

Please provide the required information below and signature for approval to proceed with sign changes. Return a copy to Cummings Resources at the e-mail below.

Contact me at Taryn.Schultz@cummingsigns.com if you have any questions or comments. Thank you for your assistance with this request.

In my capacity as the official representative, I do hereby authorize Cummings Signs and/or its representative to perform all work associated with the signage conversion. I further authorize Cummings Signs and/or its representative to obtain all permits for the signage conversion which may include planning, building and sign permits.

Property Owner/Authorized Agent for the Property Owner:	
Corporate/Entity Name:	Hagerstown Mason RE, LLC
Contact Name:	Michael T. Carp
Phone:	561.307.1463
Email:	mtcarp@marston-holdings.com
Address/City/State/ZIP:	117 W. Patrick St., Suite 200, Frederick, MD 21701
Signature:	
Date:	19SEP25

BUILDING SIGNAGE

STRUCTURAL NOTES

GENERAL

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATION OF ALL UTILITIES AND WORK NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION AND CLARIFICATION OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

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DESIGN LOADS

THE FOLLOWING ARE THE DESIGN REQUIREMENTS

STRUCTURAL DESIGN CRITERIA: WIND CATEGORY II

WIND SPEED: 115 MPH

WIND DIRECTION: 115 MPH

WIND DIRECTION: 115 MPH

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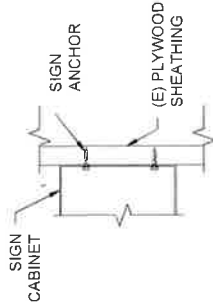
WIND DIRECTION: 115 MPH

WIND DIRECTION: 115 MPH

WIND DIRECTION: 115 MPH

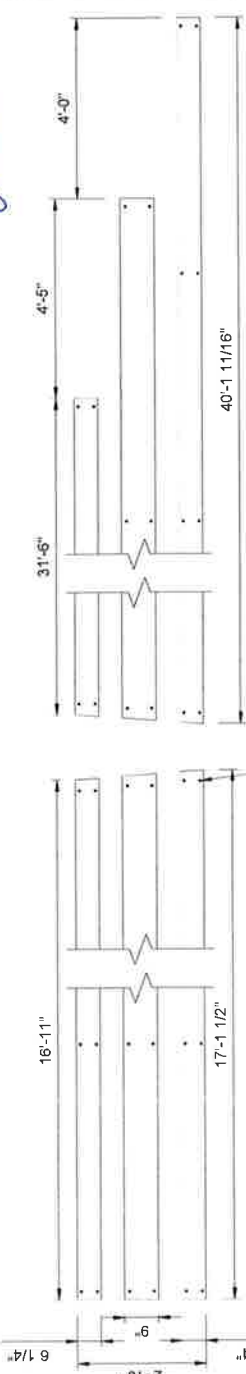
WIND DIRECTION: 115 MPH

- NOTES:
- SCOPE OF WORK IS FOR THE DESIGN OF THE CONNECTION OF THE SIGNAGE TO THE EXISTING WALL.
 - VERIFY ALL ANCHOR LAYOUTS WITH MANUFACTURER AND WALL CONDITIONS PRIOR TO INSTALLATION.



A CONN. DET.

37"=1'-0"



1 WALL SIGN ELEV.

3/4"=1'-0"

1/4" DIA. SIMPSON TITEN TURBO SCREW FROM STRIPE TO EXISTING SHEATHING. TYPICAL AT APPROXIMATE LOCATIONS SHOWN. (6'-0" MAX SPACING)

MILLER CONSULTING ENGINEERS
800.397.0001 | 303.446.1200
303.446.1201 | miller-ee.com

7-ELEVEN ELEMENTS #1057018
CUMMINGS RESOURCES LLC
736 N DUPONT HIGHWAY
DOVER, DE

COMPUTER DATE: 10/1/2025
DRAWN BY: JLM
CHECKED BY: JLM
DATE: 10/1/2025
ISSUE DATE: 10/1/2025
SHEET: 8 of 8

STRUCTURAL NOTES

[illegible][illegible]

THESE PLANS, SPECIFICATIONS, ENGINEERING AND DESIGN WORK ARE INTENDED SOLELY FOR THE PROJECT SPECIFIED HEREIN. MILLER CONSULTING ENGINEERS DISCLAIMS ALL LIABILITY IF THESE PLANS AND SPECIFICATIONS OR THE DESIGN AND ANY INSTRUCTIONS ATTENDING THEREON ARE USED ON ANY PROJECT OR AT ANY LOCATION OTHER THAN THE PROJECT AND LOCATION SPECIFICALLY SET FORTH IN THE CONTRACT. MILLER CONSULTING ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY OR FOR ANY COSTS OF LITIGATION, ATTORNEY'S FEES OR OTHER DAMAGES INCURRED BY ANY PARTY AS A RESULT OF THE CONTRACT DOCUMENTS SPECIFYING OTHERWISE.

ADDITIONAL STRUCTURAL PORTIONS OF PROJECT INCLUDING BUT NOT LIMITED TO PLUMBING, FIRE PROTECTION, LAND USE, SITE PLANNING, EROSION CONTROL, ELECTRICAL, MECHANICAL, FLASHING AND WATER-PROOFING ARE BEYOND THE SCOPE OF THESE DRAWINGS AND ARE PROVIDED BY OTHERS. EXISTING STRUCTURAL ELEMENTS ARE DESIGNED BY OTHERS. ANALYSIS FOR MOVEMENT DUE TO VORTEX SHEDDING OF WIND FORCES IS NOT INCLUDED IN THE SCOPE OF THESE DRAWINGS. IF MOVEMENT CAUSED BY VORTEX SHEDDING IS A CONCERN, WIND TUNNEL TESTING OR OTHER ANALYTICAL MODELS SHALL BE UTILIZED TO EVALUATE THE STRUCTURE.

CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO FABRICATION OR INSTALLATION ENGINEER OF RECORD IS TO BE NOTIFIED IF CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE DRAWINGS.

BUILDING CODE
ALL PHASES OF THE WORK SHALL CONFORM TO THE 2021 INTERNATIONAL BUILDING CODE, INCLUDING ALL REFERENCE STANDARDS, UNLESS NOTED OTHERWISE.

DESIGN LOADS

THE FOLLOWING ARE THE DESIGN REQUIREMENTS
STRUCTURAL DESIGN CRITERIA: RISK CATEGORY II
WIND DESIGN DATA: BASIC WIND SPEED (3 SEC GUST) = 115 MPH
EXPOSURE: C
SURROUNDING: N/A

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ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE ASTM A992 FOR W-SECTIONS AND ASTM A36 FOR ALL OTHER SECTIONS. PLATES AND BARS ALL RECTANGULAR HSS SECTIONS SHALL BE ASTM A500 GRADE B. FY = 46000 PSI AND ALL ROUND HSS SECTIONS SHALL BE ASTM A500 GRADE B. FY = 42000 PSI. ALL STRUCTURAL STEEL PIPE SHALL BE ASTM A53 GRADE B. TYPE E OR S. FY = 35000 PSI.

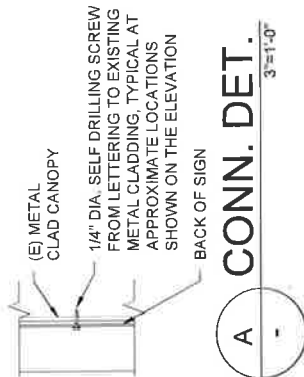
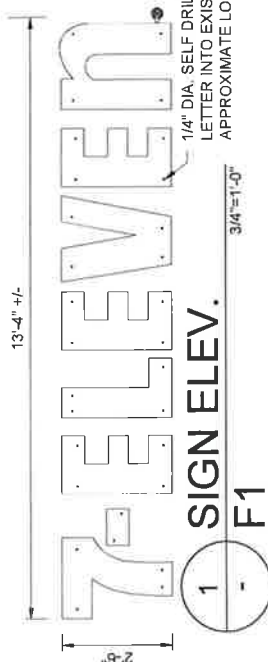
UNLESS NOTED OTHERWISE, ALL RESULTS BE ASTM A307 AND ALL ANCHORS BECOME TO BE ASTM F1558 UNLESS NOTED OTHERWISE. ALL FASTENERS IN CONTACT WITH ALUMINUM TO BE HOT-DIP GALVANIZED WITH MATCHING ANODE OR HAVE A PROTECTIVE BARRIER TO PREVENT CORROSION. NUTS SHALL BE TIGHTENED TO A MINIMUM OF 100 FT-LBS. ALL CONNECTIONS SHALL BE DESIGNED TO RESIST SHEAR AND TENSION. SEE THE CONNECTIONS PER AISC SPECIFICATION FOR STRUCTURAL JOINTS, SECTION 11.

ALL STRUCTURAL STEEL SHALL HAVE ONE COAT OF PRIMER, EXCEPT SURFACES TO BE EMBEDDED IN CONCRETE OR MASONRY. EMBEDDED SURFACES SHALL BE FREE OF CONTAMINANTS. ALL ZINC (GALV.) COATINGS ON IRON AND STEEL PRODUCTS SHALL CONFORM TO ASTM A123. REPAIRS OF GALVANIZED COATINGS ARE TO CONFORM TO ASTM A780. ALL EXPOSED STRUCTURAL STEEL TO HAVE ONE FINISH COAT OF RUST INHIBITING PAINT, COLOR BY OWNER.

ALL WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY (AWS) D11 USING E70XX ELECTRODES WELD LENGTHS SHOWN ARE EFFECTIVE AS SPECIFIED PER THE SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC). WELDING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS FOR WELD TYPES SPECIFIED AND ALL SHOP WELDS TO BE PERFORMED IN AN APPROVED SHOP WHERE WELD LENGTHS ARE NOT SHOWN THE FIELD SHALL BE FULL LENGTH OF MEMBERS BEING JOINED. ALL BUTT WELDS SHALL BE FULL PENETRATION WELDS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. ALL WELDS SHALL RECEIVE THE SAME FINISH COAT AS THE MEMBER BEING WELDED.

[illegible]

1. SCOPE OF WORK IS FOR THE DESIGN OF THE CONNECTION OF THE SIGNAGE TO THE EXISTING CANOPY.
2. VERIFY ALL ANCHOR LAYOUTS WITH MANUFACTURER AND WALL CONDITIONS PRIOR TO INSTALLATION.



STRUCTURAL NOTES

[illegible]

BUILDING CODE
ALL PHASES OF THE WORK SHALL CONFORM TO THE 2021 INTERNATIONAL BUILDING CODE INCLUDING ALL REFERENCE STANDARDS UNLESS NOTED OTHERWISE

FOOTINGS

CONTRACTOR SHALL VERIFY SOIL CONDITIONS AT THE FOOTINGS AND MAKE ANY NECESSARY CORRECTIONS TO PLACE THEM ON FIRM NATIVE SOIL OR STRUCTURAL FILL COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT PER AMERICAN SOCIETY FOR TESTING AND MATERIALS ASTM DMB (STANDARD PROCTOR) OR ASTM D1557 (MODIFIED PROCTOR). THE COMPACTION SHALL BE VERIFIED BY A QUALIFIED INSPECTOR APPROVED BY THE BUILDING OFFICIAL. COMPACTED STRUCTURAL FILL FOR DEPTHS GREATER THAN 12 INCHES SHALL COMPLY WITH PROVISIONS OF AN APPROVED GEOTECHNICAL REPORT. SOIL BEARING PRESSURE: 1500 POUNDS PER SQUARE FOOT (PSF).

WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE, THE EXISTING CONCRETE SURFACE SHALL BE CLEANED AND REINFORCED WITH A MINIMUM OF 3 #4 BARS PER AMPITUDE PER ACI 318 11.6.3. SET ALL ANCHOR BOLTS AND DOWELS BEFORE POURING CONCRETE.

[illegible]

0"



STRUCTURAL NOTES

ALL WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY (AWS) D1.1. ALL WELDING SHALL BE DONE WITH THE FOLLOWING EXCEPTIONS: ALL WELDING SHALL BE DONE WITH E6010 ELECTRODES. WELD LENGTHS ARE EFFECTIVE AS SHIPPED. THE SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) WELDING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS FOR ALL TYPES SPECIFIED AND ALL SHIP WELDS TO BE PERFORMED IN AN APPROVED SHOP WHERE WELD LENGTHS ARE NOT SHOWN THE WELD SHALL BE FULL LENGTH. MEMBERS BEING JOINED TOGETHER SHALL BE FULL LENGTH. ALL WELDING SHALL BE DONE TO THE SAME FINISH AS THE STRUCTURAL DRAWINGS. ALL WELDING SHALL BE DONE TO THE SAME FINISH CODE AS THE MEMBER BEING WELDED.



SIGN ELEVATION

D1

$$\underline{3/4"=1'-0"}$$

7-ELEVEN ELEMENTS #1057018

736 N DUPONT HIGHWAY
DOVER, DE

COMPILED DATE ISSUED	DATE
Model Consulting Engineers, Inc.	2/1/82
DATE OF EXPIRATION	DATE
AT FULL SCALE	2/1/82
IF NOT AT FULL SCALE	DATE
CHECKED BY	DATE
MOE PROJECT NO.	211-682
ISSUE DATE	2/1/82

Date
Description

**SPEED CONTROL
PYLON SIGN**

58 of 8





STRUCTURAL CALCULATIONS

7-Eleven #1057018 Elements
736 N Dupont Highway, Dover, DE
Cummings Resources LLC

September 19, 2025
Project No. 251492
9 pages

Principal Checked: 



WALL SIGN DESIGN - A1

Scope of work is for the design of the connection of the wall sign to the existing structure only.

See last two pages for structural notes.

ASCE 7-22 - Components and Cladding

Wind Speed, V = 115 mph
Risk Category = II
Exposure Category = C
Sign Height = 20.00 ft (max)
Topo. Factor, Kzt = 1.00
Direct. Factor, Kd = 0.85

Corner Zone: Yes

Resulting Parameters and Coefficients:

Wall External Pressure Coefficients, GCp:

GCp Zone 4 Pos. = 0.90
GCp Zone 5 Pos. = 0.90
GCp Zone 4 Neg. = -0.99
GCp Zone 5 Neg. = -1.26

a = 9.50
zg = 9.00
Kh = 0.90

qh = 15.5 psf = $0.00256 \times 0.9 \times 1 \times 0.85 \times 115^2 \times 2 \times (0.6, \text{allowable})$

Case 1, F (-) = -19.5 psf = $(-1.26) \times 15.5 \text{ psf}$

Case 2, F (+) = 14.0 psf = $(0.9) \times 15.5 \text{ psf}$

Sign Geometry:

Height = 7.00 ft (total)
Width = 6.42 ft (max)

% solid area = 100%

Area = 44.9 ft² = $7 \times 6.42 \times 100\%$

Sign Thickness = 7.00 in (channel letters or cabinet)

Sign Dead Load = 3.00 psf (max)

Appx. Weight = 135 lb = $3 \text{ psf} \times 44.9$

Vertical offset = 0.00 in (positive # denotes centroid of sign above centroid of connection)

Air gap between sign and surface

fastener couple = 78.00 in (vertical)

Total # of fasteners = 12 (minimum)

V, fastener = 50% of fasteners resisting tension due to eccentricities (along top of connection)

V, fastener = 11 lb = $135 / (12 \text{ fasteners})$

M_{bottom}, case 1 = -34619 in-lb = $-19.5 \times 44.9 \times (78''/2) - 135 \times (7''/2)$

R, upper, case 1 = 74 lb (tension) = $34619 / 78'' \times (12 \text{ fasteners} \times 50\%)$

M_{top}, case 1 = -33674 in-lb = $-19.5 \times 44.9 \times (78''/2) + 135 \times (7''/2)$

R, lower, case 1 = 72 lb (tension) = $(33674 / 78'') / (12 \text{ fasteners} \times 50\%)$

M_{bottom}, case 2 = 24043 in-lb = $14 \times 44.9 \times (78''/2) - 135 \times (7''/2)$

R, upper, case 2 = 51 lb (tension) = $24043 / 78'' \times (12 \text{ fasteners} \times 50\%)$

M_{top}, case 2 = 24988 in-lb = $14 \times 44.9 \times (78''/2) + 135 \times (7''/2)$

R, lower, case 2 = 0 lb no tension occurs along lower support

gap = in (non-structural)

o.d. of pipe spacer = in

add'l tension = 0 lb

T, fastener = 74 lb

V, fastener = 11 lb

Wall Const.: Plywood/Wood

Fastener Type: Snaptoggle Toggler

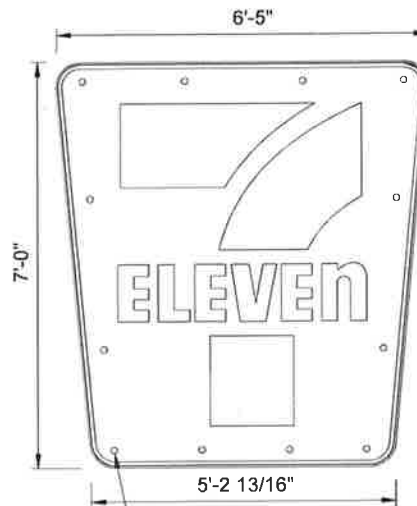
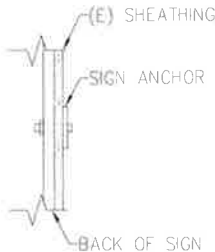
Fastener Size: 0.375 in

Tc = 144 lb > 74 OK 51%

Vc = 102 lb > 11 OK 11%

0.62 < 1.00 OK

Use 0.375" Snaptoggle Toggler to Plywood/Wood



3/8" DIA. SNAPTOGGLE TOGGLES FROM SIGN CABINET THROUGH EXISTING BUILDING SHEATHING. TYPICAL AT APPROXIMATE LOCATIONS SHOWN.

1
-
WALL SIGN ELEV.
A1
3/4"=1'-0"



9600 SW Oak St #400
Portland, OR 97223
503.246.1250
miller-se.com

Project Name 7-Eleven #1057018 Elements Project # 251492

Location 736 N Dupont Highway, Dover, DE

Client Cummings Resources LLC

By JMS Ck'd LJM Date 9/19/2025 Page 1 of 9

WALL SIGN DESIGN - A2

Scope of work is for the design of the connection of the wall sign to the existing structure only.
See last two pages for structural notes.

ASCE 7-22 - Components and Cladding

Wind Speed, V = 115 mph
Risk Category = II
Exposure Category = C
Sign Height = 20.00 ft (max)
Topo. Factor, Kzt = 1.00
Direct. Factor, Kd = 0.85

Corner Zone: Yes

Resulting Parameters and Coefficients:

Wall External Pressure Coefficients, GCp:

GCp Zone 4 Pos. = 0.90
GCp Zone 5 Pos. = 0.90
GCp Zone 4 Neg. = -0.99
GCp Zone 5 Neg. = -1.26

a = 9.50

zg = 900

Kh = 0.90

qh = 15.5 psf

Case 1, F (-) = -19.5 psf

Case 2, F (+) = 14.0 psf

= 0.00256*0.9*1*0.85*115^2*(0.6, allowable)

= (-1.26)*15.5psf

= (0.9)*15.5psf

Sign Geometry:

Height = 8.00 ft (total)

Width = 8.00 ft (max)

% solid area = 50%

Area = 24.0 ft²

= 8*6*50%

Sign Thickness = 5.00 in (channel letters or cabinet)

Sign Dead Load = 3.00 psf (max)

Appx. Weight = 72 lb

= 3psf*24

Vertical offset = 0.00 in (positive # denotes centroid of sign above centroid of connection)

No offset, sign flush to surface.

fastener couple = 18.00 in (vertical)

Total # of fasteners = 10 (minimum)

50% of fasteners resisting tension due to eccentricities (along top of connection)

V, fastener = 7 lb = 72/(10 fasteners)

M_{bottom}, case 1 = -4392 in-lb = -19.5*24*(18"/2)-72*(5"/2)

R, upper, case 1 = 49 lb (tension) = 4392/18"/(10 fasteners*50%)

M_{top}, case 1 = -4032 in-lb = -19.5*24*(18"/2)+72*(5"/2)

R, lower, case 1 = 45 lb (tension) = (4032/18"/(10 fasteners*50%)

M_{bottom}, case 2 = 2844 in-lb = 14*24*(18"/2)-72*(5"/2)

R, upper, case 2 = 32 lb (tension) = 2844/18"/(10 fasteners*50%)

M_{top}, case 2 = 3204 in-lb = 14*24*(18"/2)+72*(5"/2)

R, lower, case 2 = 0 lb no tension occurs along lower support

gap = 2.00 in (non-structural)

o.d. of pipe spacer = 0.50 in

add'l tension = 56 lb = 7*2"/(0.5"/2)

T, fastener = 105 lb

= 49+56

V, fastener = 7 lb

Wall Const.: Plywood/Wood

Fastener Type: Snaptoggle Toggler

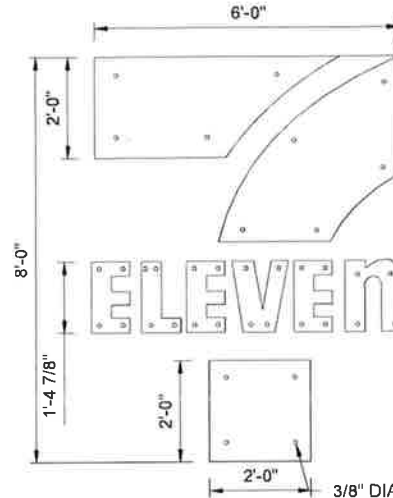
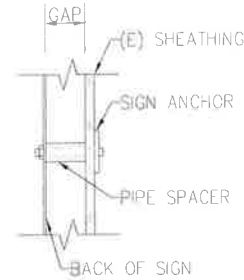
Fastener Size: 0.375 in

Tc = 144 lb > 105 OK 73%

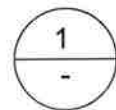
Vc = 102 lb > 7 OK 7%

0.80 < 1.00 OK

Use 0.375" Snaptoggle Toggler to Plywood/Wood
with 0.5" dia. o.d. pipe spacer through non-structural finish, 2" max thickness



3/8" DIA. SNAPTOGGLE TOGGLER FROM
SIGN CABINET THROUGH EXISTING
BUILDING SHEATHING. TYPICAL AT
APPROXIMATE LOCATIONS SHOWN



WALL SIGN ELEV.
A2
3/4"=1'-0"



9606 SW Oak St #400 503.246.1250
Portland, OR 97223 miller-se.com

Project Name 7-Eleven #1057018 Elements

Project # 251492

Location 736 N Dupont Highway, Dover, DE

Client Cummings Resources LLC

By JMS

Ck'd CJM

Date 9/19/2025

Page 2 of 9

WALL SIGN DESIGN - A3

Scope of work is for the design of the connection of the wall sign to the existing structure only.

See last two pages for structural notes.

ASCE 7-22 - Components and Cladding

Wind Speed, V = 115 mph
Risk Category = II
Exposure Category = C
Sign Height = 20.00 ft (max)
Topo. Factor, Kzt = 1.00
Direct. Factor, Kd = 0.85

Corner Zone: Yes

Resulting Parameters and Coefficients:

Wall External Pressure Coefficients, GCp:

GCp Zone 4 Pos. = 0.90
GCp Zone 5 Pos. = 0.90
GCp Zone 4 Neg. = -0.99
GCp Zone 5 Neg. = -1.26

a = 9.50

zg = 900

Kh = 0.90

qh = 15.5 psf

= 0.00256*0.9*1*0.85*115^2*(0.6, allowable)

Case 1, F (-) = -19.5 psf

= (-1.26)*15.5psf

Case 2, F (+) = 14.0 psf

= (0.9)*15.5psf

Sign Geometry:

Height = 6.00 ft (total)

Width = 4.50 ft (max)

% solid area = 50%

Area = 13.5 ft²

= 6*4.5*50%

Sign Thickness = 5.00 in (channel letters or cabinet)

Sign Dead Load = 3.00 psf (max)

Appx. Weight = 41 lb

= 3psf*13.5

Vertical offset = 0.00 in (positive # denotes centroid of sign above centroid of connection)

No offset, sign flush to surface.

fastener couple = 18.00 in (vertical)

Total # of fasteners = 8 (minimum)

50% of fasteners resisting tension due to eccentricities (along top of connection)

V, fastener = 5 lb

= 41/(8 fasteners)

M_{bottom}, case 1 = -2472 in-lb

= -19.5*13.5*(18"/2)-41*(5"/2)

R, upper, case 1 = 34 lb (tension) = 2472/18"/(8 fasteners*50%)

M_{top}, case 1 = -2267 in-lb

= -19.5*13.5*(18"/2)+41*(5"/2)

R, lower, case 1 = 31 lb (tension) = (2267/18"/(8 fasteners*50%)

M_{bottom}, case 2 = 1599 in-lb

= 14*13.5*(18"/2)-41*(5"/2)

R, upper, case 2 = 22 lb (tension) = 1599/18"/(8 fasteners*50%)

M_{top}, case 2 = 1804 in-lb

= 14*13.5*(18"/2)+41*(5"/2)

R, lower, case 2 = 0 lb no tension occurs along lower support

gap = 2.00 in (non-structural)

o.d. of pipe spacer = 0.50 in

add'l tension = 40 lb

= 5*2"/(0.5"/2)

T, fastener = 74 lb

= 34+40

V, fastener = 5 lb

Wall Const.: Plywood/Wood

Fastener Type: Snaptoggle Toggler

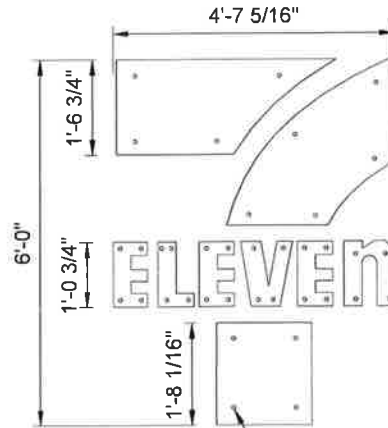
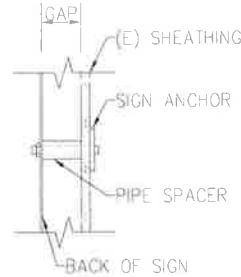
Fastener Size: 0.375 in

Tc = 144 lb > 74 OK 51%

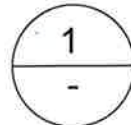
Vc = 102 lb > 5 OK 5%

0.56 < 1.00 OK

Use 0.375" Snaptoggle Toggler to Plywood/Wood with 0.5" dia. o.d. pipe spacer through non-structural finish, 2" max thickness



3/8" DIA. SNAPTOGGLE TOGGLER FROM SIGN CABINET THROUGH EXISTING BUILDING SHEATHING. TYPICAL AT APPROXIMATE LOCATIONS SHOWN.



WALL SIGN ELEV. A3
3/4"=1'-0"



9600 SW Oak St #400 503.246.1250
Portland, OR 97223 miller-se.com

Project Name 7-Eleven #1057018 Elements Project # 251492

Location 736 N Dupont Highway, Dover, DE

Client Cummings Resources LLC

By JMS Chk'd LJM Date 9/19/2025 Page 3 of 9

7-Eleven Stripes

Scope of work is for the design of the connection of the wall sign to the existing structure only.

ASCE 7-22 - Components and Cladding

Wind Speed, V = 115 mph
 Risk Category = II
 Exposure Category = C
 Sign Height = 20.00 ft (max)
 Topo. Factor, Kzt = 1.00
 Direct. Factor, Kd = 0.85

Corner Zone: Yes

Resulting Parameters and Coefficients:

Wall External Pressure Coefficients, GCp:

GCp Zone 4 Pos. = 0.80
 GCp Zone 5 Pos. = 0.90
 GCp Zone 4 Neg. = -0.99
 GCp Zone 5 Neg. = -1.26

a = 9.50

zg = 900

Kh = 0.90

qh = 15.5 psf

Case 1, F (-) = -19.5 psf

Case 2, F (+) = 14.0 psf

= 0.00256*0.9*1*0.85*115^2*(0.6, allowable)

= (-1.26)*15.5psf

= (0.9)*15.5psf

Sign Geometry:

Height = 0.75 ft (total) (design is for a pair of fasteners on a single stripe)

Width (trib.) = 6.00 ft (max)

% solid area = 100%

Area = 4.5 ft²

= 0.75*6*100%

Sign Thickness = 4.00 in (channel letters or cabinet)

Sign Dead Load = 4.00 psf (max)

Appx. Weight = 18 lb = 4psf*4.5

Vertical offset = 0.00 in (positive # denotes centroid of sign above centroid of connection)

No offset, sign flush to surface.

fastener couple = 3.00 in (vertical)

Total # of fasteners = 2 (minimum)

50% of fasteners resisting tension due to eccentricities (along top of connection)

V, fastener = 9 lb = 18/(2 fasteners)

M_{bottom} case 1 = -168 in-lb = -19.5*4.5*(3"/2)-18*(4"/2)

R, upper, case 1 = 56 lb (tension) = 168/3"/(2 fasteners*50%)

M_{top} case 1 = -96 in-lb = -19.5*4.5*(3"/2)+18*(4"/2)

R, lower, case 1 = 32 lb (tension) = (96/3"/(2 fasteners*50%)

M_{bottom} case 2 = 59 in-lb = 14*4.5*(3"/2)-18*(4"/2)

R, upper, case 2 = 20 lb (tension) = 59/3"/(2 fasteners*50%)

M_{top} case 2 = 131 in-lb = 14*4.5*(3"/2)+18*(4"/2)

R, lower, case 2 = 0 lb no tension occurs along lower support

finish thickness = in (non-structural)

o.d. of pipe spacer = in

add'l tension = 0 lb

T, fastener = 56 lb

V, fastener = 9 lb

Wall Const.: Plywood/Wood

Fastener Type: Screw

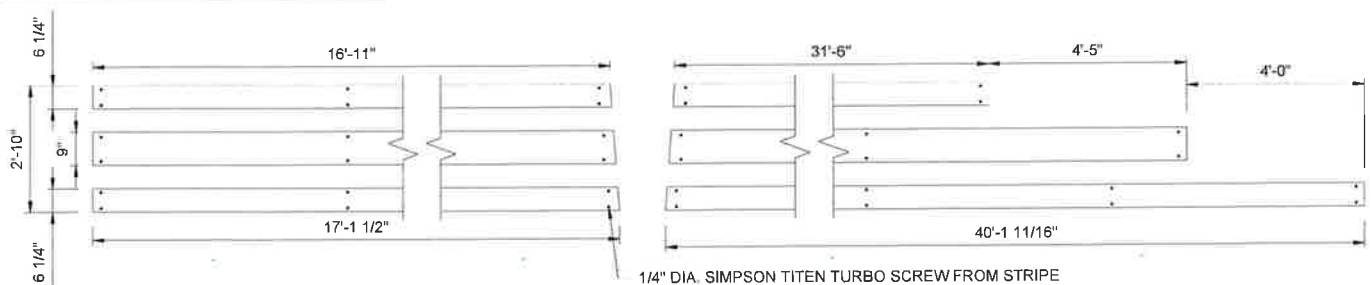
Fastener Size: 0.250 in

Tc = 70 lb > 56 OK 80%

Vc = 118 lb > 9 OK 8%

0.88 < 1.00 OK

Use 0.25" Screw to Plywood/Wood



1/4" DIA. SIMPSON TITEN TURBO SCREW FROM STRIPE TO EXISTING SHEATHING.. TYPICAL AT APPROXIMATE LOCATIONS SHOWN. (6'-0" MAX SPACING)



9600 SW Oak St #400 503.246.1250
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Project Name 7-Eleven #1057018 Elements

Project # 251492

Location 736 N Dupont Highway, Dover, DE

Client Cummings Resources LLC

By JMS

Ck'd CJM

Date 9/19/2025

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WALL SIGN DESIGN - F1

Scope of work is for the design of the connection of the wall sign to the existing structure only.

See last two pages for structural notes.

ASCE 7-22 - Components and Cladding

Wind Speed, V = 115 mph
Risk Category = II
Exposure Category = C
Sign Height = 20.00 ft (max)
Topo. Factor, Kzt = 1.00
Direct. Factor, Kd = 0.85

Corner Zone: Yes

Resulting Parameters and Coefficients:

Wall External Pressure Coefficients, GCp:

GCp Zone 4 Pos. = 0.90
GCp Zone 5 Pos. = 0.90
GCp Zone 4 Neg. = -0.99
GCp Zone 5 Neg. = -1.26

a = 9.50
zg = 900
Kh = 0.90

qh = 15.5 psf = $0.00256 \times 0.9 \times 1 \times 0.85 \times 115^2 \times (0.6, \text{allowable})$

Case 1, F (-) = -19.5 psf = $(-1.26) \times 15.5 \text{ psf}$

Case 2, F (+) = 14.0 psf = $(0.9) \times 15.5 \text{ psf}$

Sign Geometry:

Height = 2.50 ft (total)
Width = 13.33 ft (max)

% solid area = 100%

Area = 33.3 ft² = $2.5 \times 13.33 \times 100\%$

Sign Thickness = 10.75 in (channel letters or cabinet)

Sign Dead Load = 3.00 psf (max)

Appx. Weight = 100 lb = $3 \text{ psf} \times 33.3$

Vertical offset = 0.00 in (positive # denotes centroid of sign above centroid of connection)

No offset, sign flush to surface.

fastener couple = 24.00 in (vertical)

Total # of fasteners = 28 (minimum)

V, fastener = 4 lb = $100 / (28 \text{ fasteners})$

M_{bottom} case 1 = -8330 in-lb = $-19.5 \times 33.3 \times (24''/2) - 100 \times (10.75''/2)$

R, upper, case 1 = 25 lb (tension) = $8330 / 24'' \times (28 \text{ fasteners} \times 50\%)$

M_{top} case 1 = -7255 in-lb = $-19.5 \times 33.3 \times (24''/2) + 100 \times (10.75''/2)$

R, lower, case 1 = 22 lb (tension) = $(7255 / 24'') / (28 \text{ fasteners} \times 50\%)$

M_{bottom} case 2 = 5057 in-lb = $14 \times 33.3 \times (24''/2) - 100 \times (10.75''/2)$

R, upper, case 2 = 15 lb (tension) = $5057 / 24'' \times (28 \text{ fasteners} \times 50\%)$

M_{top} case 2 = 6132 in-lb = $14 \times 33.3 \times (24''/2) + 100 \times (10.75''/2)$

R, lower, case 2 = 0 lb no tension occurs along lower support

gap = in (non-structural)

o.d. of pipe spacer = in

add'l tension = 0 lb

T, fastener = 25 lb

V, fastener = 4 lb

Wall Const.: Metal Cladding/Light Gage Studs

Fastener Type: Self Drilling Screws in 24ga material

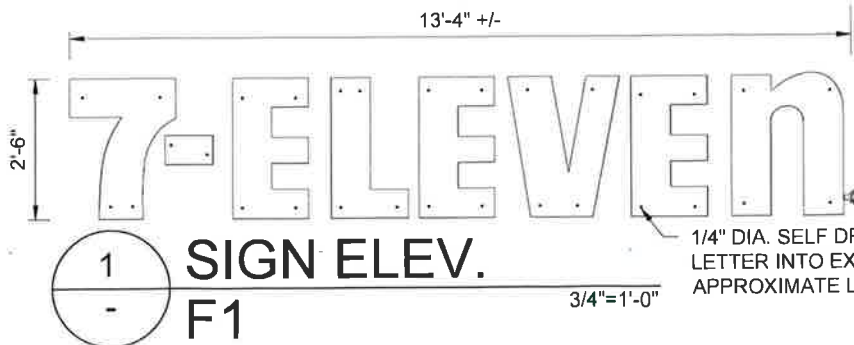
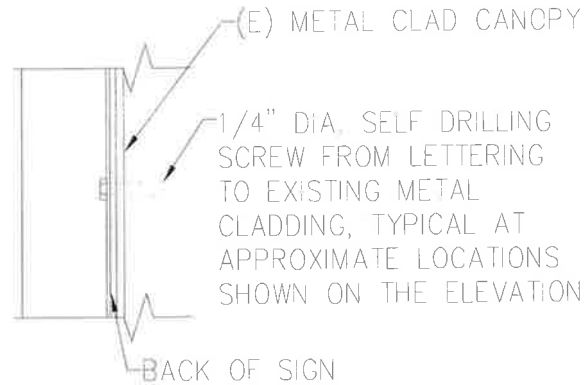
Fastener Size: 0.250 in

Tc = 76 lb > 25 OK 33%

Vc = 116 lb > 4 OK 3%

0.36 < 1.00 OK

Use 0.25" Self Drilling Screws in 24ga material to Metal Cladding/Light Gage Studs



1/4" DIA. SELF DRILLING SCREWS FROM CHANNEL LETTER INTO EXISTING CANOPY CLADDING, TYPICAL AT APPROXIMATE LOCATIONS SHOWN.



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Project Name 7-Eleven #1057018 Elements Project # 251492

Location 736 N Dupont Highway, Dover, DE

Client Cummings Resources LLC

By JMS Ch'd CJM Date 9/19/2025 Page 5 of 9

WALL SIGN DESIGN - F2

Scope of work is for the design of the connection of the wall sign to the existing structure only.

See last two pages for structural notes.

ASCE 7-22 - Components and Cladding

Wind Speed, V = 115 mph
Risk Category = II
Exposure Category = C
Sign Height = 20.00 ft (max)
Topo. Factor, Kzt = 1.00
Direct. Factor, Kd = 0.85

Corner Zone: Yes

Resulting Parameters and Coefficients:

Wall External Pressure Coefficients, GCp:

GCp Zone 4 Pos. = 0.90
GCp Zone 5 Pos. = 0.90
GCp Zone 4 Neg. = -0.99
GCp Zone 5 Neg. = -1.26

a = 9.50

zg = 900

Kh = 0.90

qh = 15.5 psf

Case 1, F (-) = -19.5 psf

Case 2, F (+) = 14.0 psf

= 0.00256*0.9*1*0.85*115^2*(0.6, allowable)

= (-1.26)*15.5psf

= (0.9)*15.5psf

Sign Geometry:

Height = 0.75 ft (total)

Width (trib.) = 4.00 ft (max)

% solid area = 100%

Area = 3.0 ft²

= 0.75*4*100%

Sign Thickness = 4.00 in (channel letters or cabinet)

Sign Dead Load = 4.00 psf (max)

Appx. Weight = 12 lb

= 4psf*3

Vertical offset = 0.00 in

(positive # denotes centroid of sign above centroid of connection)

No offset, sign flush to surface.

fastener couple = 3.00 in (vertical)

Total # of fasteners = 2 (minimum)

50%

of fasteners resisting tension due to eccentricities (along top of connection)

V, fastener = 6 lb

= 12/(2 fasteners)

M_{bottom}, case 1 = -112 in-lb

= -19.5*3*(3/2)-12*(4/2)

R, upper, case 1 = 37 lb

(tension) = 112/3/(2 fasteners*50%)

M_{top}, case 1 = -64 in-lb

= -19.5*3*(3/2)+12*(4/2)

R, lower, case 1 = 21 lb

(tension) = (64/3)/(2 fasteners*50%)

M_{bottom}, case 2 = 39 in-lb

= 14*3*(3/2)-12*(4/2)

R, upper, case 2 = 13 lb

(tension) = 39/3/(2 fasteners*50%)

M_{top}, case 2 = 87 in-lb

= 14*3*(3/2)+12*(4/2)

R, lower, case 2 = 0 lb

no tension occurs along lower support

gap = in (non-structural)

o.d. of pipe spacer = in

add'l tension = 0 lb

T, fastener = 37 lb

V, fastener = 6 lb

Wall Const.: Metal Cladding/Light Gage Studs

Fastener Type: Self Drilling Screws in 24ga material

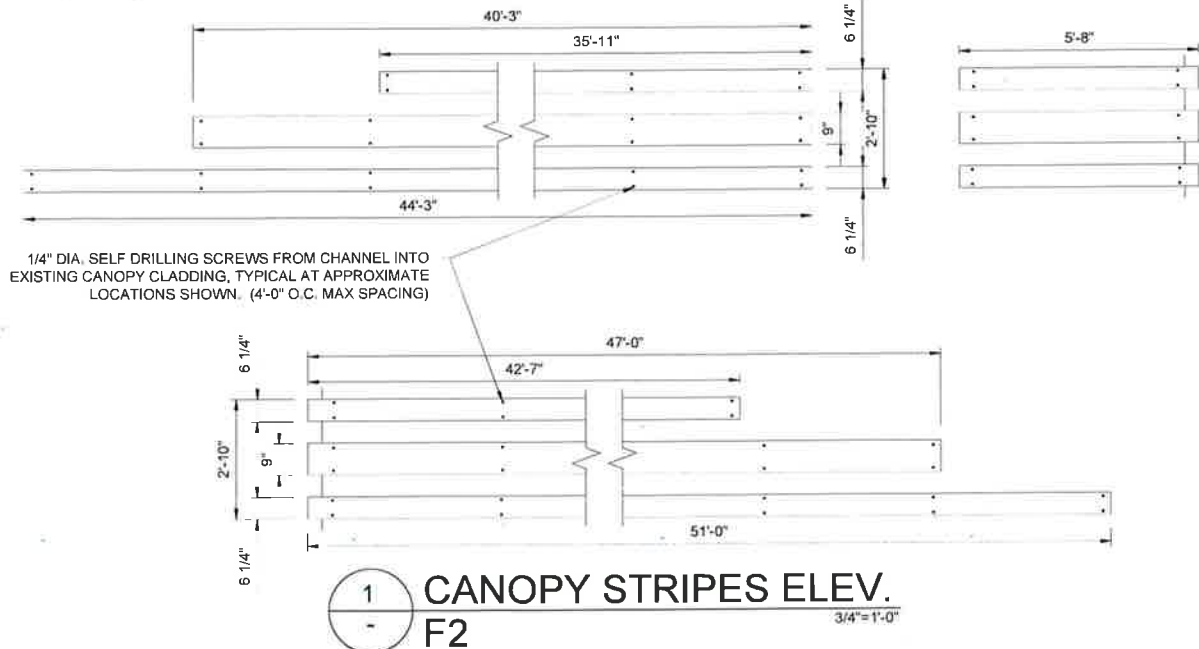
Fastener Size: 0.250 in

Tc = 78 lb > 37 OK 49%

Vc = 116 lb > 6 OK 5%

0.54 < 1.00 OK

Use 0.25" Self Drilling Screws in 24ga material to Metal Cladding/Light Gage Studs



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Project Name 7-Eleven #1057018 Elements

Project # 251492

Location 736 N Dupont Highway, Dover, DE

Client Cummings Resources LLC

By JMS

CK'd CJM

Date 9/19/2025

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PYLON

Scope of work is for the design of the sign pole and the foundation.

Keystone Width = 6.42 ft
Cabinet Width = 7.11 ft

LOADING:

Wind: ASCE7-16				
V _{ult} = 115 mph (3 second gust)				
Exposure = C				
Overall Height, h = 30.00 ft				
Cabinet Area = 111 ft ²				
Est. Cabinet wt. = 10 psf				
Est. Pylon Mass = 1112 lb = 111*10psf				
Center of mass = 22.94 ft (cabinet)				
l, pole = 171.2 in ⁴ (8X8X5/16)(2)				
Roark's Table 16.1, Case 3c				
Nat. freq., n ₁ = 2.08 > 1.0, consider rigid				
Gf = 0.85				
K _{z1} = 1.00 (Eqn 26.8-1)				
K _d = 0.85 (Table 26.8-1)				
Cf = 1.76 (Figure 29.3-1)				
s = 14.13 ft	s/h = 0.47			
B = 8.45 ft	B/s = 0.60			
0.2*B = 1.69 ft (code offset, for wind load)				
offset = 0.00 ft (horizontal cabinet offset)				
x = 7.78 ft (c-c dist. b/w poles)				
F1 = 72% of load to single pole due to 20% wind offset				
OOP = 0.00 ft (out-of-plane offset)				

FORCES:

Height to top (ft)	Height to bottom (ft)	Width (ft)	Area (sq. ft.)	Wind load* (psf)	Force (lb)	Height to center (ft)	Moment (ft-lb)
30.00	26.44	6.42	22.8	25.3	577	28.22	16284
26.44	25.00	8.45	12.2	25.3	309	25.72	7948
25.00	23.00	8.45	16.9	24.2	409	24.00	9816
23.00	22.88	1.33	0.2	24.2	5	22.94	115
22.88	20.00	8.45	24.3	24.2	588	21.44	12605
20.00	15.88	8.45	34.8	23.2	807	17.94	14476
15.88	15.00	1.33	1.2	23.2	28	15.44	432
15.00	0.00	1.33	20.0	21.9	438	7.50	3285

Σ = 3161 Σ = 64961
at base

SIGN POLE:

Single Stage

Base Post

F _y = 46000 psi	T = 0 ft-lb
Z _x = 25.10 in ³	T _c = 47515 ft-lb
Z _y = 25.10 in ³	0.00 < 0.2 torsion can be neglected
M _x = 46772 ft-lb	= 64961*72%
M _{cx} = 57615 ft-lb	= 46000*25.1/12/1.67
46772 < 57615 OK, 81%	
M _y = 0 ft-lb	
M _{cy} = 57615 ft-lb	= 46000*25.1/12/1.67

Use a HSS 8X8X5/16 sign pole

FOUNDATION CHECK:

M _{net} = 43.10 k-ft	= (64961)*72%/1000-3.67ft-k
P = 2.276 k	= 3161*0.72/1000
h _{g(allow)} = 18.94 ft	
q = 150 psf/ft	assumed lateral soil-brg.
q' = 300 psf/ft	= 150*2 (allowable brg. with 1/2" movement)
Footings shape: Circular	
b = 3.00 ft	diameter
b' = 3.00 ft	diameter
d (estimated) = 8.00 ft	Estimated embedment

Unconstrained Condition

S ₁ = 800 psf	q*d _{est} / 3
A = 2.22 ft	2.34*P*1000/(S ₁ *b)
d = 7.97 ft	A/2*(1+(1+4.36*h/A)*.5)

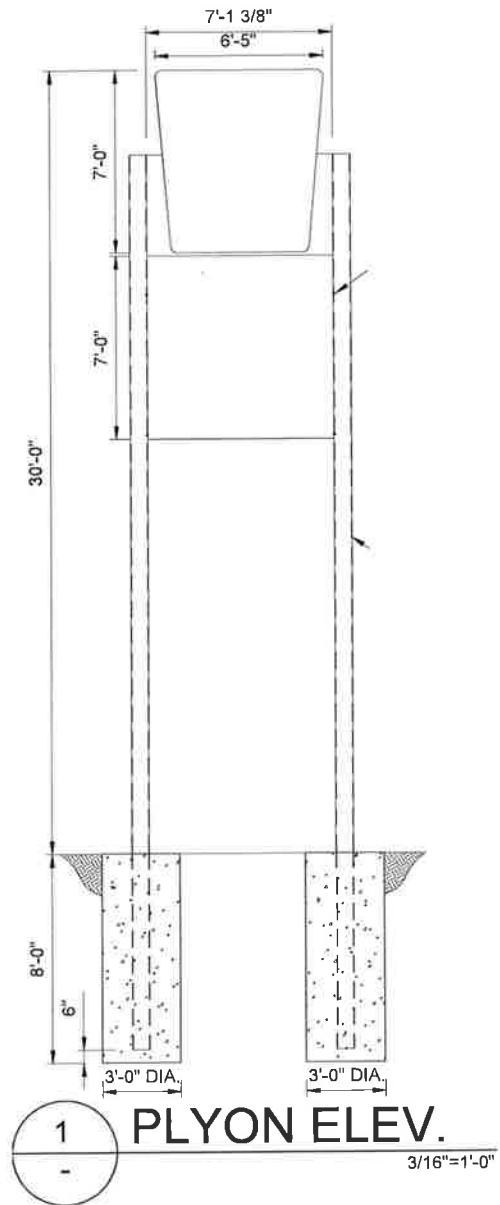
7.97 < 8' OK

maximum resistive moment available based on soil bearing, M_{res} =

Use 3' - 0" diameter x 8' - 0" deep concrete footing

Individual Footings

volume of concrete = 2.1 yd
footing wt. = 8.5 k
est. sign wt. = 1.51 k (with poles)
Total wt (DL) *0.6 = 6.00 k
eccentricity of load to reaction (e) = 0.61 ft = 3.67/6
3.67 ft-k



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Project Name 7-Eleven #1057018 Elements

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Client Cummings Resources LLC

By JMS

Ck'd LJM

Date 9/19/2025

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PYLON**ALTERNATE FOOTING:**

Mnet =	13.70	k-ft	=	(64961)/1000-51.26ft-k
P =	3.161	k		
h _(effective) =	4.33	ft		
q =	150	psf/ft		assumed lateral soil-brg.
q' =	300	psf/ft		= 150*2 (allowable brg. with 1/2" movement)
Footing shape: Rectangular				
b =	12.00	ft		(in the plane of the page)
L =	6.00	ft		(into the page)
b' =	14.49	ft		effective footing width
d _(estimated) =	3.50	ft		Estimated embedment
Unconstrained Condition				
S ₁ =	350	psf	q*d _{est} / 3	
A =	1.46	ft	2.34*P*1000/(S ₁ *b)	
d =	3.45	ft	A/2*(1+(1+4.36*h/A)^.5)	
	3.45 < 3.5'	OK		
maximum resistive moment available based on soil bearing, M _{res.} =				
volume of concrete = 9.3 yd				
footing wt. = 37.8 k				
est. sign wt. = 3.02 k (with poles)				
Total wt (DL) *0.6 = 24.49 k				
eccentricity of load to reaction (e) = 2.09 ft = 51.26/24.49				
51.26 ft-k				

Use 12" - 0" x 6' - 0" x 3' - 6" deep
concrete footing

Single Continuous Footing



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Project Name 7-Eleven #1057018 Elements Project # 251492

Location 736 N Dupont Highway, Dover, DE

Client Cummings Resources LLC

By JMS Ck'd CJM Date 9/19/2025 Page 8 of 9

DIRECTIONAL

Scope of work is for the design of the sign poles and the foundation.

LOADING:WIND: ASCE7-16 115 MPH, EXP C
(3 second gust)MAXIMUM HEIGHT, $h =$ 5.50 ft Includes 6" buried below grade
Gust Factor, $G =$ 0.85

$$F = qz \cdot G \cdot C_f \cdot 0.6: (\text{allowable})$$

$K_1 =$ 0.00 (Figure 26.8-1)
 $K_2 =$ 1.00 (Figure 26.8-1)
 $K_3 =$ 1.00 (Figure 26.8-1)
 $K_{zt} =$ 1.00 (Eqn. 26.8-1)
 $K_d =$ 0.85 (Table 26.6-1)
 $C_f =$ 1.73 (Figure 29.3-1)
 $s =$ 3.00 ft
 $B =$ 2.00 ft
 $0.2B =$ 0.40 ft
 $x =$ 1.83 ft (c-c dist. btwn. poles)
 $F_1 =$ 72% of load to single pole due to 20% wind offset

K_z	q_z	$F(\text{psf})$	h
0.85	24.46	= 21.6	0 - 6 ft

$s/h =$ 0.55
 $B/s =$ 0.67

FORCES:

Width	Height to bottom (ft)	Height to top (ft)	Area (sq. ft.)	Wind load (psf)	Force (lbs)	Height to center (ft)	Moment (ft-lb)
2.00	2.50	5.50	6.00	21.6	130	4.00	520
0.33	0.00	2.50	0.83	21.6	18	1.25	23
0.00	0.00	0.00	0.00	0.0	0	0.00	0
0.00	0.00	0.00	0.00	0.0	0	0.00	0
0.00	0.00	0.00	0.00	0.0	0	0.00	0
					$\Sigma = 148$	$\Sigma = 543$	

SIGN POLE: (Double Pole)

Try a HSS Pipe 2X2X1/4 sign pole

$Z =$ 0.96 in³
 $M =$ 391 ft-lb = $543 \cdot 0.72$

$F_y =$ 46000 psi
 $M_c =$ 2213 ft-lb
 $2213 > 391$

OK

Use the HSS 2X2X1/4 sign pole

FOUNDATION CHECK:

$M_{net} =$ 0.301 k-ft Applied moment from sign minus M_{es} .
 $P =$ 0.107 k Applied lateral force
 $h_{(effective)} =$ 2.82 ft distance from ground surface to P
 $q =$ 300 psf/ft allowable soil brg, $q = 2(150) = 300$ *
 Footing shape: Circular
 $b =$ 1 ft diameter
 $L =$ 1 ft diameter
 $b =$ 1.00 ft diameter
 $d_{(estimated)} =$ 2.50 ft ESTIMATED embedment, ft 2.50 for pressure

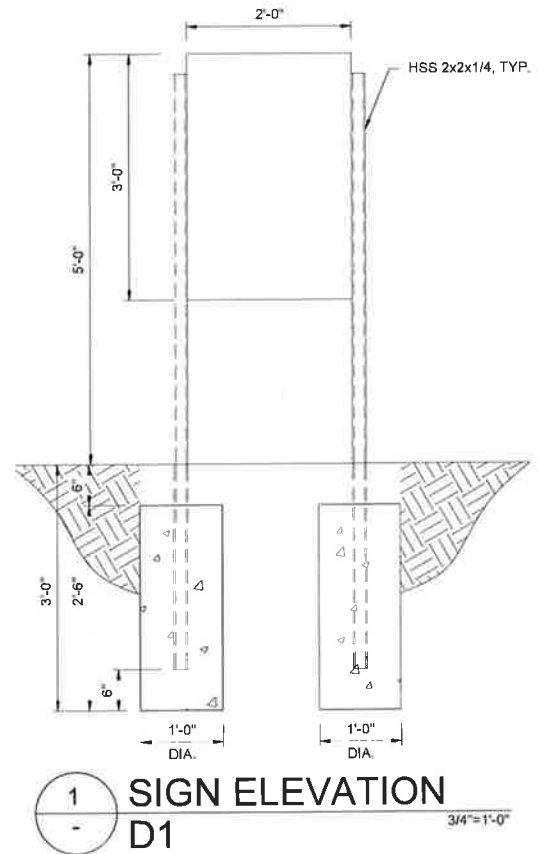
Unconstrained Condition

$S_1 =$ 250 psf
 $A =$ 1 ft
 $d =$ 2.32 ft
 $q \cdot d_{est} / 3$
 $2.34 \cdot P \cdot 1000 / (S_1 \cdot b)$
 $A / 2 \cdot (1 + (1 + 4.36 \cdot h/A)^{.5})$
 $2.32 < 2.5'$ OK

maximum resistive moment available based on soil bearing, $M_{es} =$

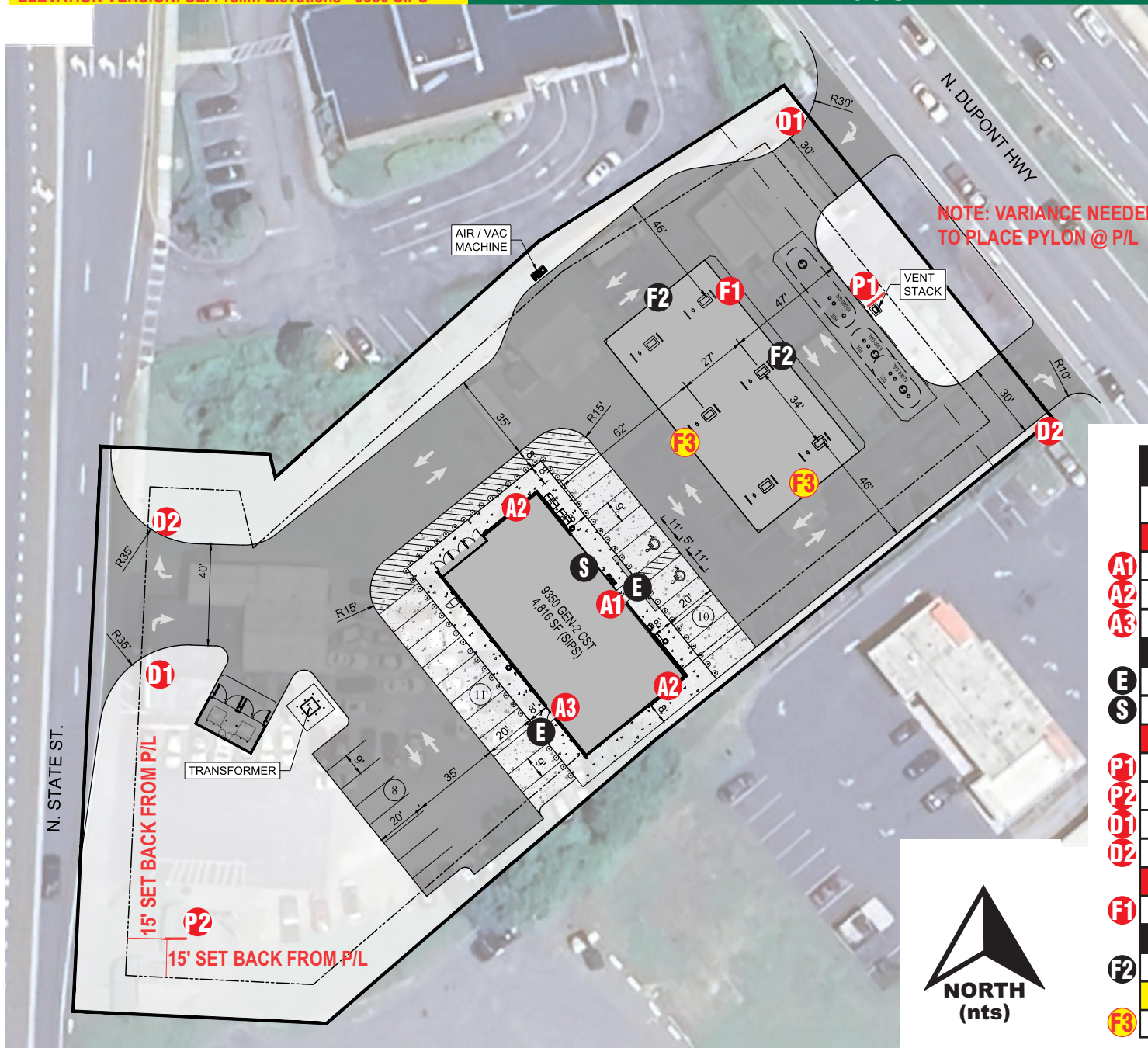
volume of concrete =	<u>0.1</u>	yd
footing wt =	<u>0.3</u>	k
sign wt =	<u>0.07</u>	k
Total wt (DL) * 0.6 =	<u>0.22</u>	k
eccentricity of load to reaction (e) =	<u>0.41</u>	ft = $0.09 / 0.22$
	<u>0.09</u>	ft-k

Use 1' - 0" diameter x 2' - 6" deep
concrete footing at each pole



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Project Name 7-Eleven #1057018 Elements Project # 251492Location 736 N Dupont Highway, Dover, DEClient Cummings Resources LLCBy JMS CK'd LJM Date 9/19/2025 Page 9 of 9



Approved By 7-Eleven Construction Manager

Name :

Signed:

Date:

NOTE: VARIANCE NEEDED
TO PLACE DIRECTIONALS
OUTSIDE OF P/L.

PRODUCT LIST

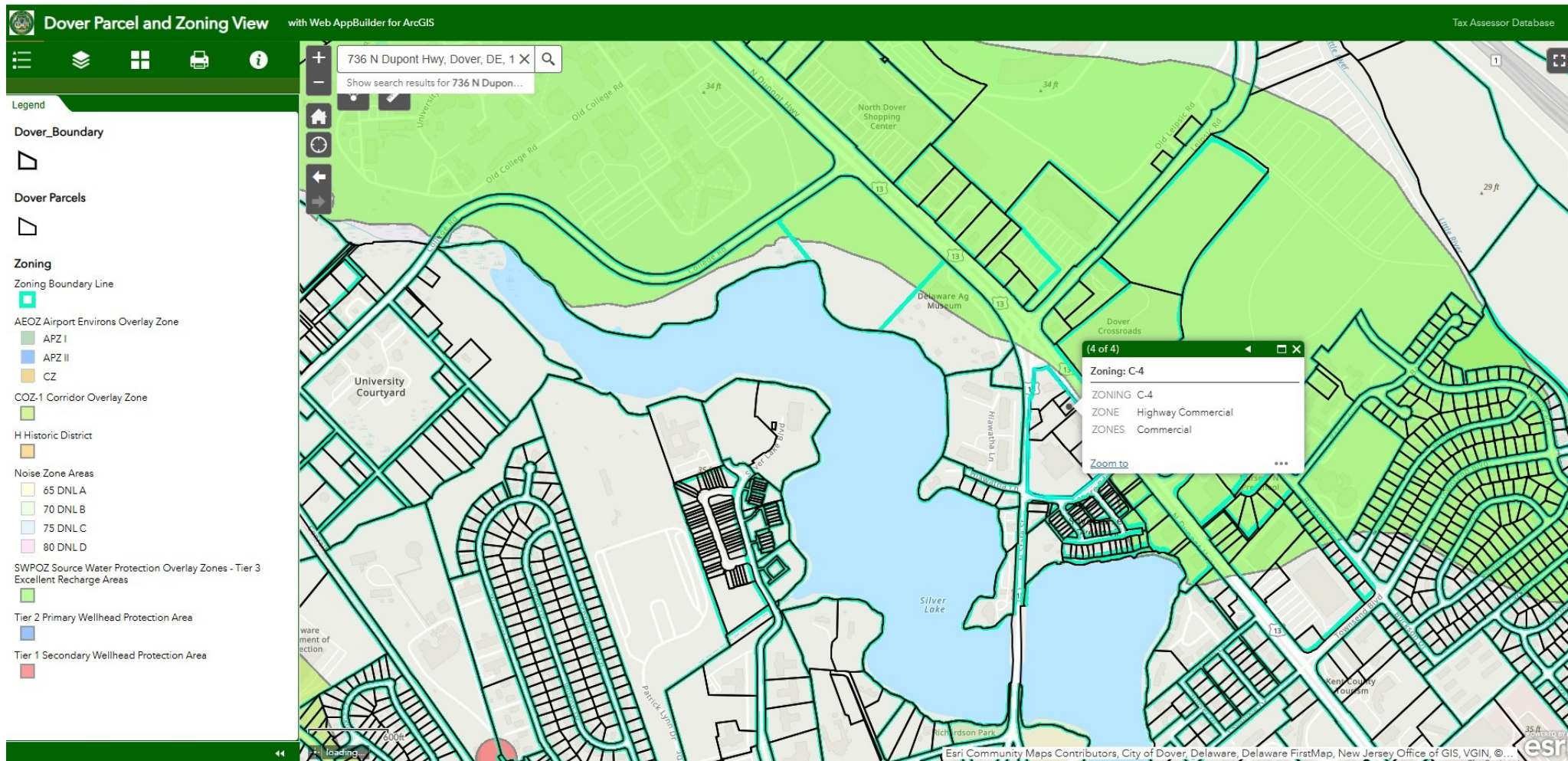
	SQ. FT.	QTY	ITEM
EXTERIOR BUILDING SIGNS			
A1	45	1	7' SF KEYSTONE WALL SIGN
A2	48	2	8' WALL CHANNEL LOGOS
A3	27	1	6' WALL CHANNEL LOGO
ARCHITECTURAL ELEMENTS			
E	N/A	2	WELCOME VINYLs
S	N/A	1	CHANNEL STRIPES SET
EXTERIOR GROUND SIGNS			
P1	99.6	1	DF PYLON SIGN
P2	99.6	1	DF PYLON SIGN
D1	6	2	DF DIRECTIONAL SIGN (ENTER)
D2	6	2	DF DIRECTIONAL SIGN (EXIT)
FUEL CANOPY FASCIA SIGNS			
F1	33.3	1	CHANNEL LETTER SET
FUEL CANOPY FASCIA DECORATION			
F2	N/A	2	CHANNEL STRIPES SETS
FUEL CANOPY FASCIA ITEMS BY OTHERS			
F3	N/A	2	VINYL STRIPES & DOWN LIGHTING (BY OTHERS)

Job Location: Site # 1057018
736 N. Dupont Hwy
Dover DE 19901
Date: February 10, 2025



D-ORDER# 1590611591 TdP
Project Mgr.: Michelle Hoffman
michelle.hoffman@cummingsigns.com
Page: 1 of 22

Zoning map - City of Dover DE - C4 Hwy Commercial.



Job Location: Site # 1057018
736 N. Dupont Hwy
Dover DE 19901
Date: February 10, 2025



D-ORDER# 1590611591 TdP
Project Mgr.: Michelle Hoffman
michelle.hoffman@cummingsigns.com
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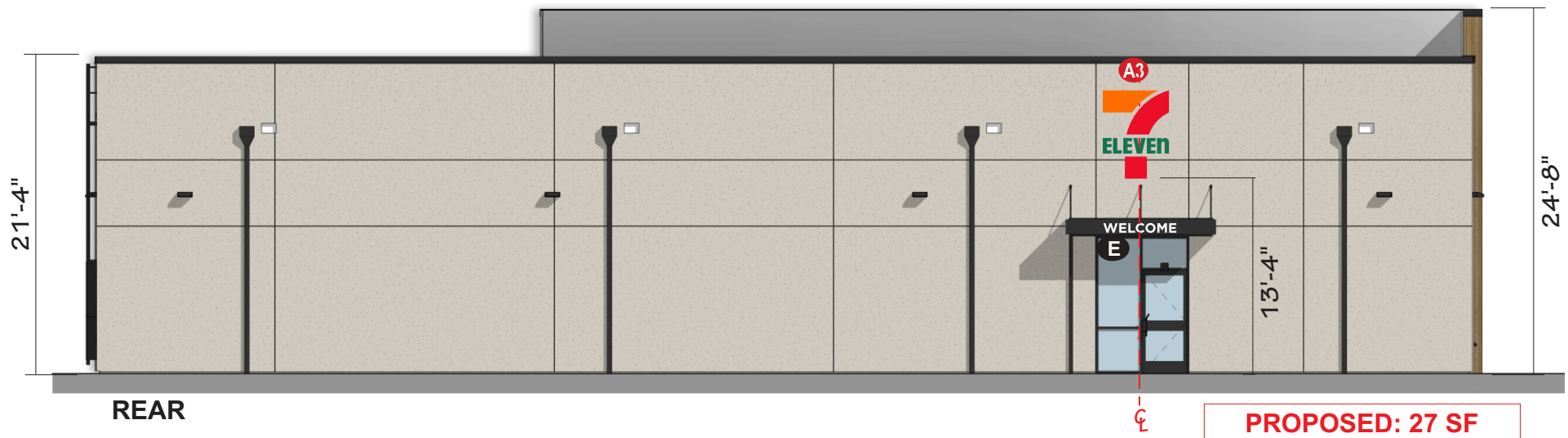
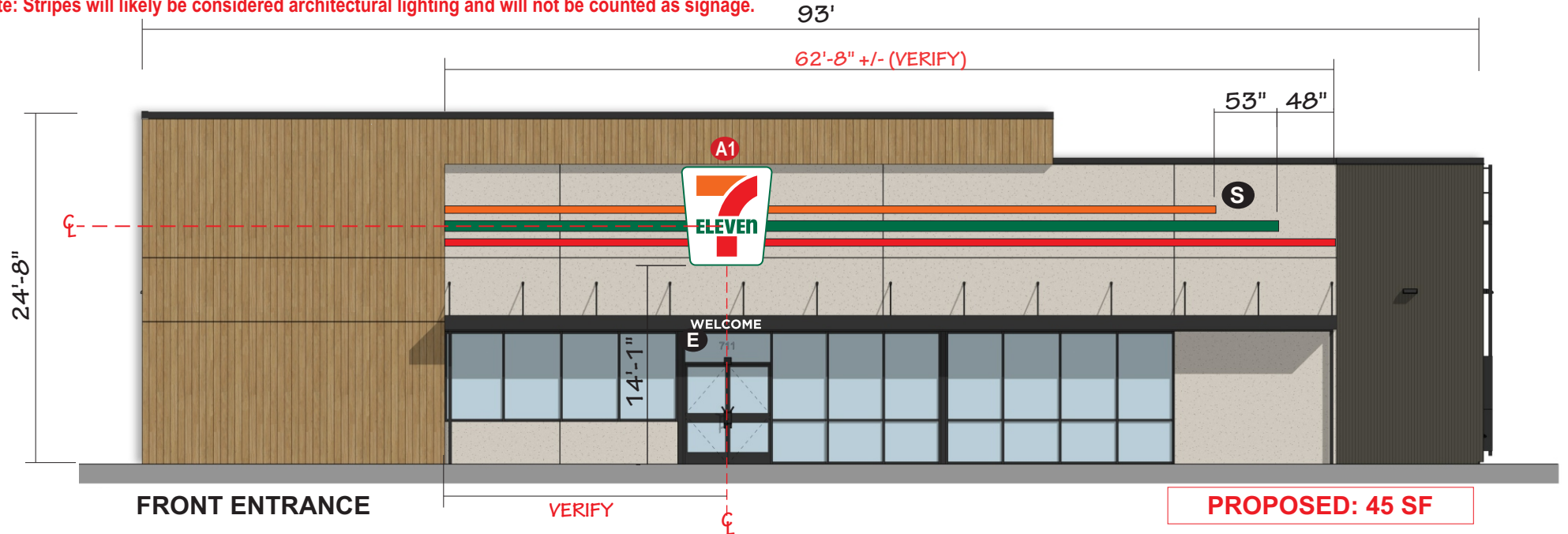
SCALE: 3/32" = 1'-0"

PRELIM. ELEVATIONS (GEN 2)

ELEVATION - WALL SIGNAGE

BUILDING SIGNS -Code: Equal to or less than 15% of total wall area; For purposes of calculating wall area, calculations shall include height of wall from ground level to roofline, then multiplied by width of wall - No Maximum.

Note: Stripes will likely be considered architectural lighting and will not be counted as signage.



Job Location: Site # 1057018
736 N. Dupont Hwy
Dover DE 19901
Date: February 10, 2025



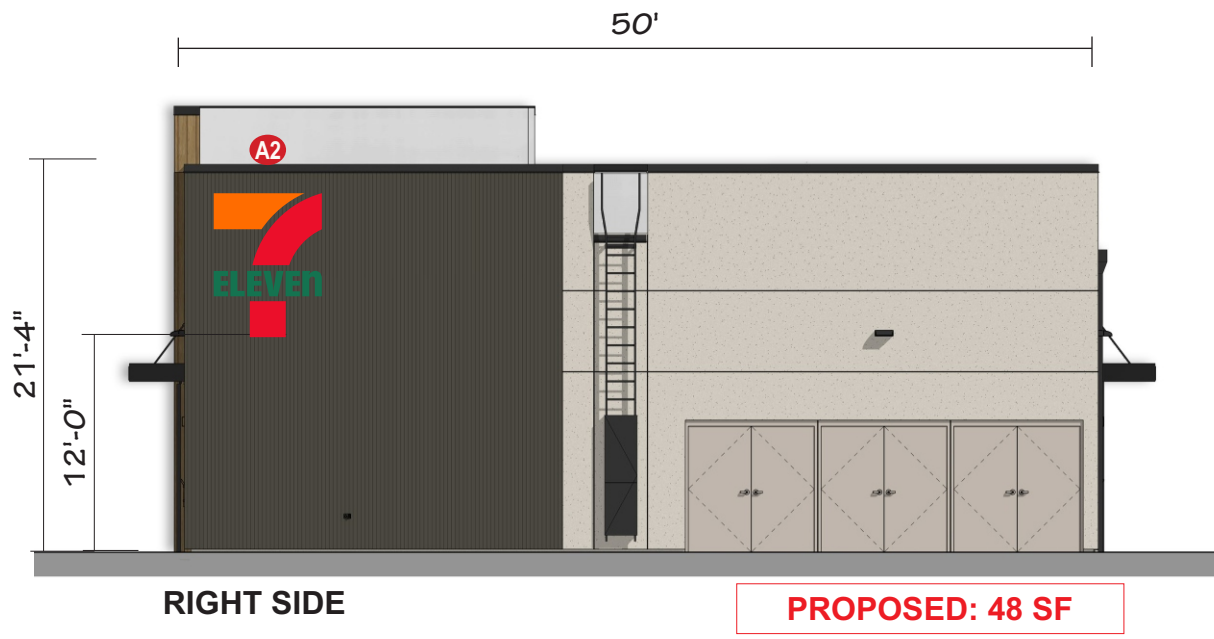
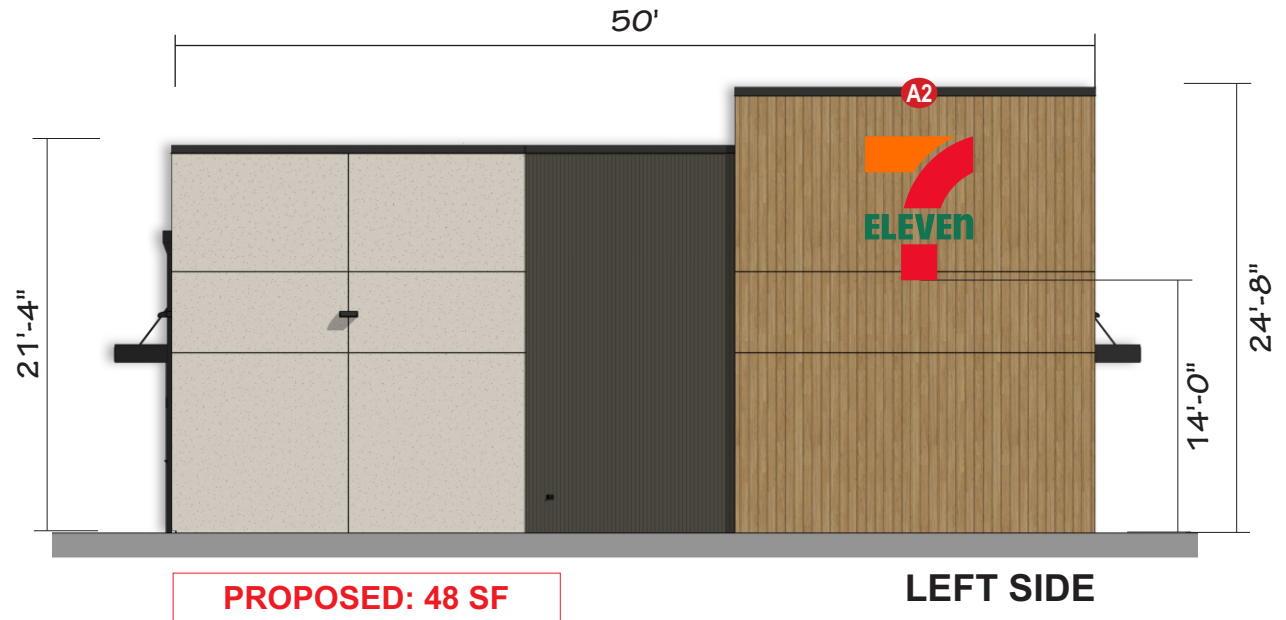
D-ORDER# 1590611591 TdP
Project Mgr.: Michelle Hoffman
michelle.hoffman@cummingsigns.com
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SCALE: 3/32" = 1'-0"

PRELIM. ELEVATIONS (GEN 2)

ELEVATION - WALL SIGNAGE

BUILDING SIGNS -Code: Equal to or less than 15% of total wall area; For purposes of calculating wall area, calculations shall include height of wall from ground level to roofline, then multiplied by width of wall - No Maximum.

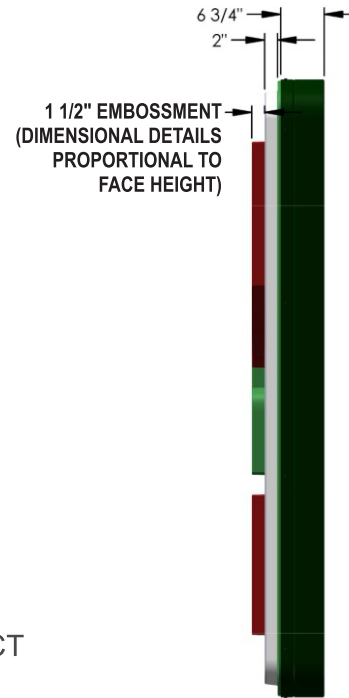
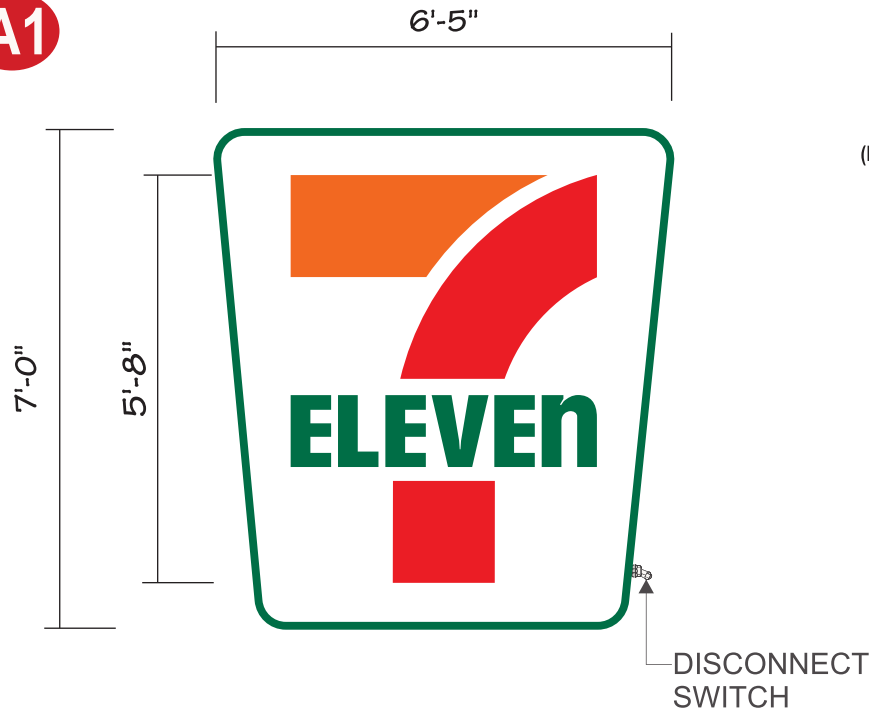


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A1

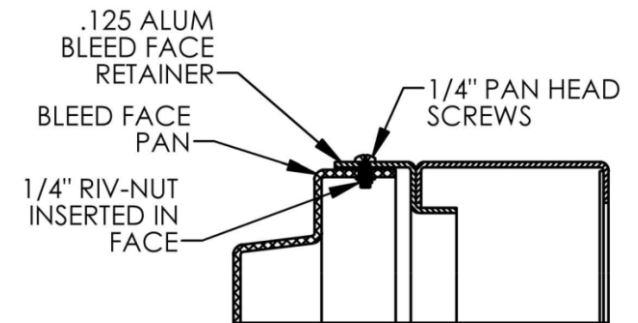


CABINET:
EXTRUDED ALUM. CAB. & RETAINERS
PAINTED GREEN TM PMS 336C

FACE:
PAN-FORMED & EMBOSSSED CLEAR
POLYCARBONATE, BACK SPRAYED WHITE
WITH 2ND SURFACE APPLIED VINYL GRAPHICS.

ILLUMINATION:
WHITE LEDS

-  3M Scotchcal **3730-3243**
Pantone PMS 1505 XGC
-  3M Scotchcal **3730-6537**
Pantone PMS 336 C
-  3M Scotchcal **3730-2723**
Pantone PMS 2347 XGC



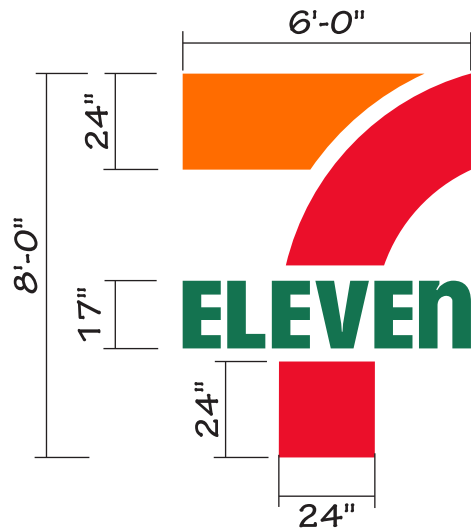
Display Square Footage (Cabinet): 45

Job Location: Site # 1057018
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Dover DE 19901
Date: February 10, 2025

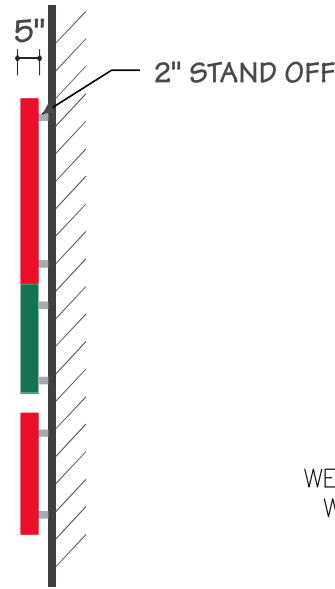


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michelle.hoffman@cummingssigns.com
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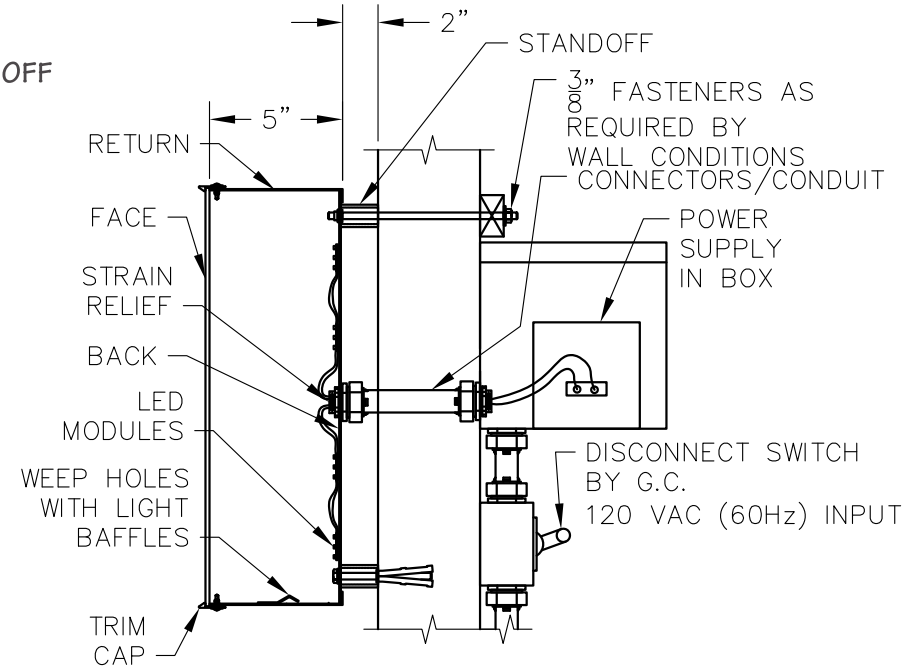
A2



FRONT VIEW



SIDE VIEW



SECTION DETAIL
EQUIPMENT GROUNDED
NOT TO SCALE

FACES:

CLEAR ACRYLIC WITH 2ND SURFACE APPLIED VINYL. (CLEAR ACRYLIC BACKS W/ 36355-30 WHITE FILM)

TRIM CAP:

1" JEWELITE WHITE, PAINT TM RETURN.

RETURNS:

ALUMINUM PAINTED TM FACE COLOR

ILLUMINATION:

WHITE LEDS

3M Scotchcal **3730-3243**
Pantone PMS 1505 XGC

3M Scotchcal **3730-6537**
Pantone PMS 336 C

3M Scotchcal **3730-2723**
Pantone PMS 2347 XGC

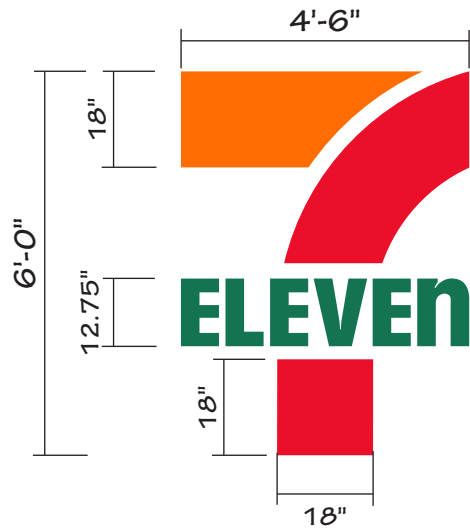
Display Square Footage : 48

Job Location: Site # 1057018
736 N. Dupont Hwy
Dover DE 19901
Date: February 10, 2025

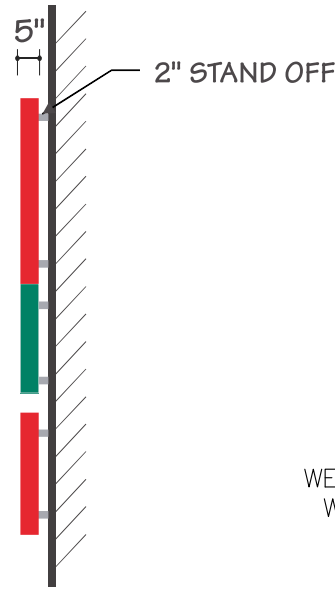


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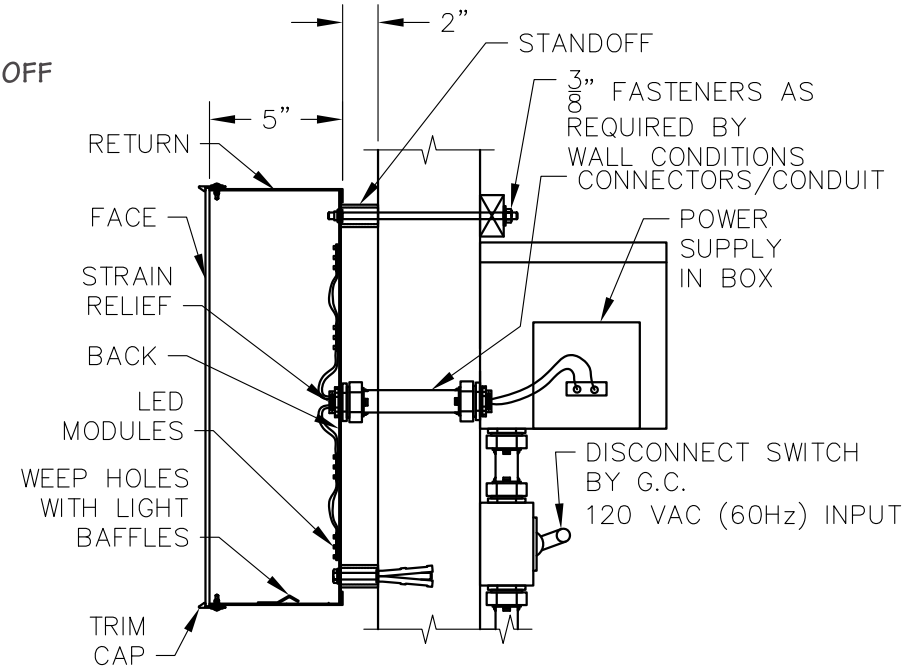
A3



FRONT VIEW



SIDE VIEW



FACES:

CLEAR ACRYLIC WITH 2ND SURFACE APPLIED VINYL. (CLEAR ACRYLIC BACKS W/ 36355-30 WHITE FILM)

TRIM CAP:

1" JEWELITE WHITE, PAINT TM RETURN.

RETURNS:

ALUMINUM PAINTED TM FACE COLOR

ILLUMINATION:

WHITE LEDS

	3M Scotchcal 3730-3243 Pantone PMS 1505 XGC
	3M Scotchcal 3730-6537 Pantone PMS 336 C
	3M Scotchcal 3730-2723 Pantone PMS 2347 XGC

Display Square Footage : 27

Job Location: Site # 1057018
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E



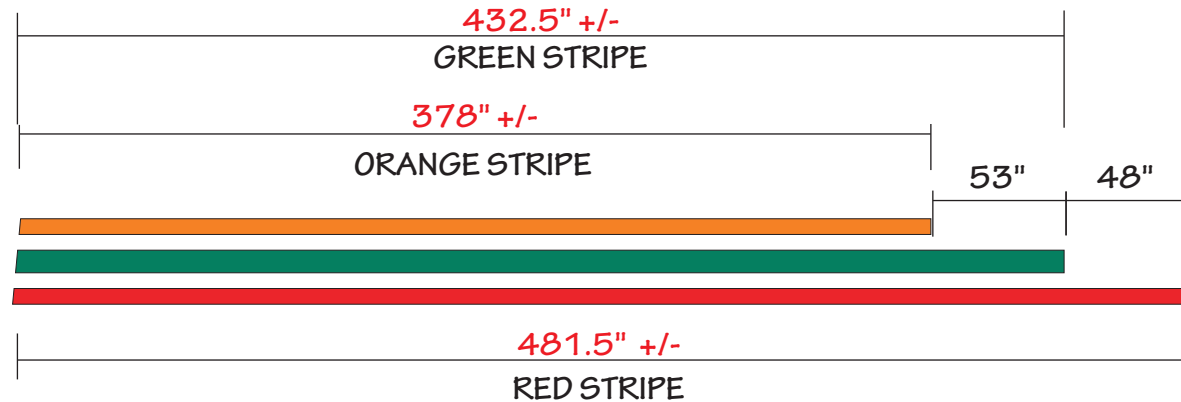
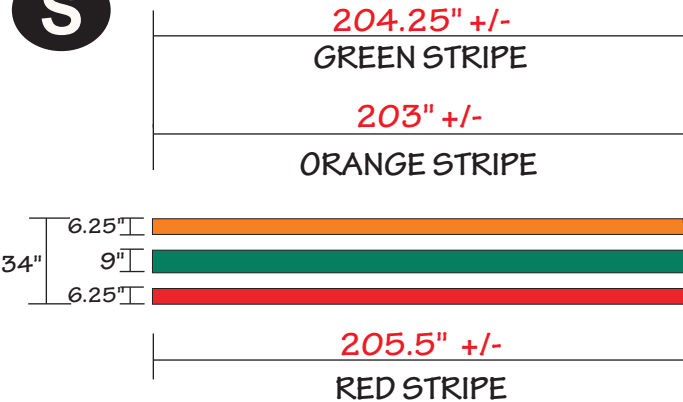
OPAQUE WHITE WELCOME VINYL LETTERS FOR
FIRST SURFACE IN FIELD APPLICATION TO NEW
BLDG. CANOPY FACE.

Job Location: Site # 1057018
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Dover DE 19901
Date: February 10, 2025



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michelle.hoffman@cummingssigns.com
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S



FACES:

CLEAR ACRYLIC WITH 2ND SURFACE
APPLIED VINYL. (CLEAR ACRYLIC
BACKS W/ 36355-30 WHITE FILM)

STRIPE BODY RETAINER ENDCAP
SCREWS - PAINT TO MATCH FACE

ILLUMINATION:
WHITE LEDS

 3M Scotchcal **3730-3243**
Pantone PMS 1505 XGC

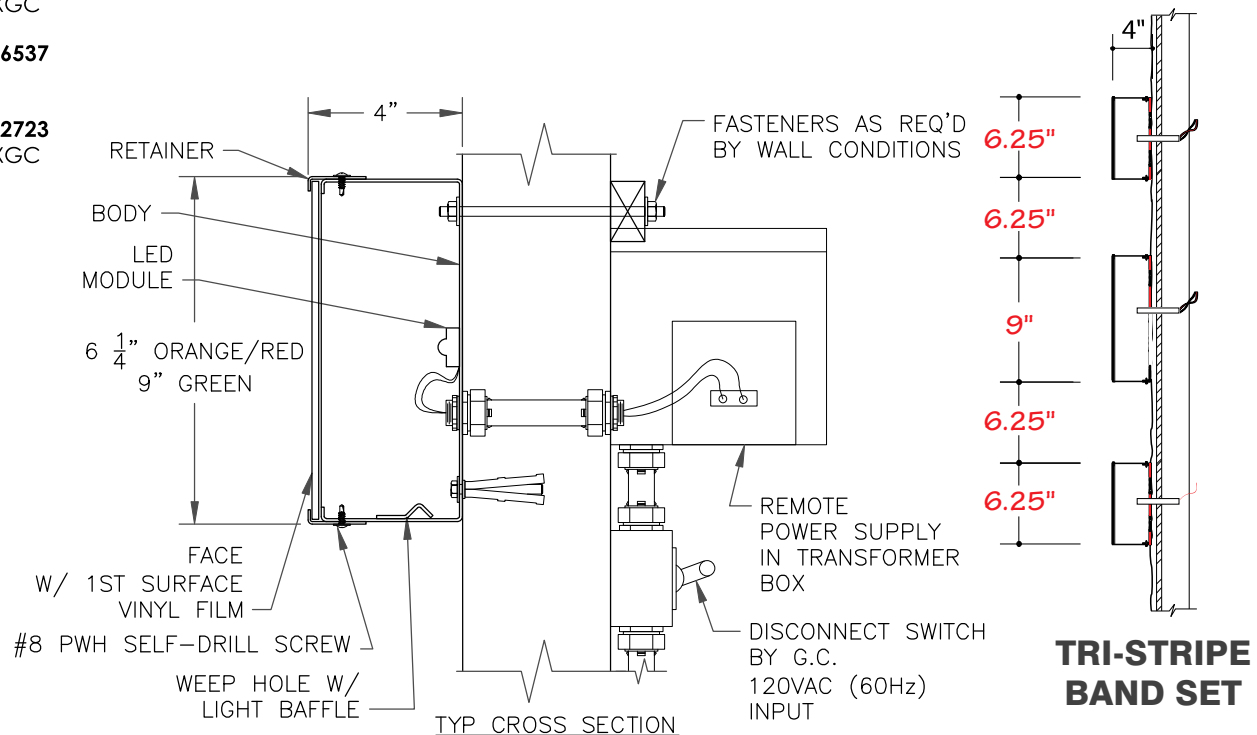
 3M Scotchcal **3730-6537**
Pantone PMS 336 C

 3M Scotchcal **3730-2723**
Pantone PMS 2347 XGC



-  DIMENSIONS
-  COLORS
-  MATERIAL
-  MOUNTING TYPE
-  OTHER

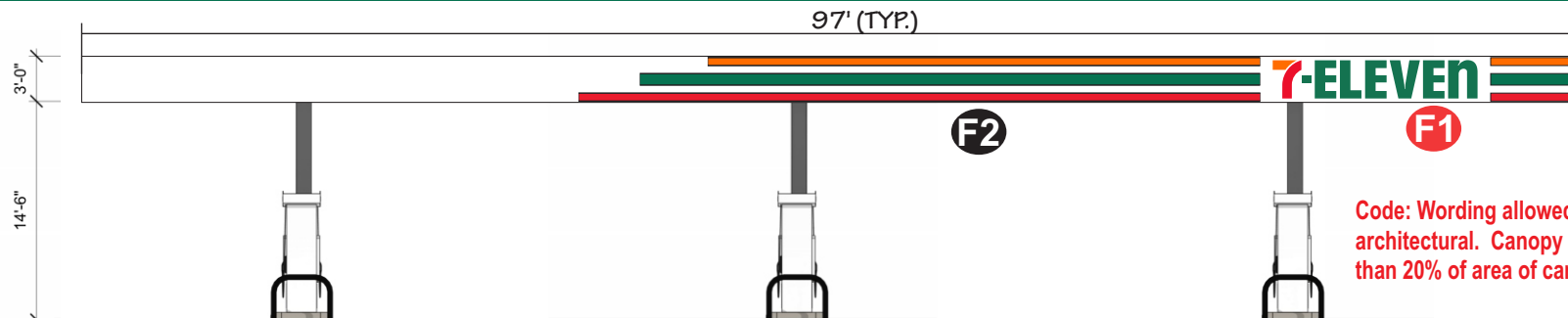
**STRIPE LENGTH SIZES SHOWN ARE APPROXIMATE
AND SUBJECT TO CHANGE. ESTIMATES PROVIDED
BASED ON THE ABOVE SIZES ARE ALSO SUBJECT
TO CHANGE. FIELD SURVEY REQUIRED PRIOR
TO MANUFACTURING.**



Job Location: Site # 1057018
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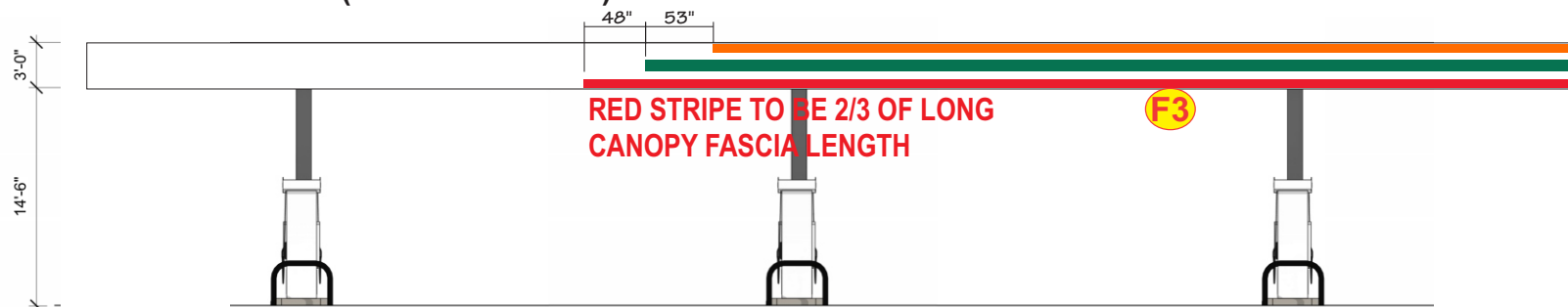


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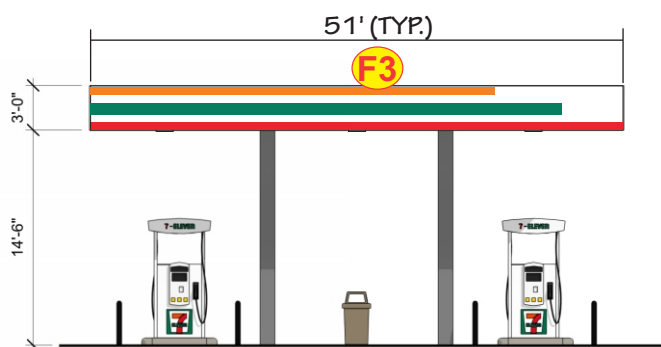
Code: Wording allowed on canopy; stripes likely counted as architectural. Canopy sign area shall be limited to no greater than 20% of area of canopy face which sign is applied.

FRONT (FACING STREET) - ILLUMINATED LETTERS & STRIPES BY CUMMINGS

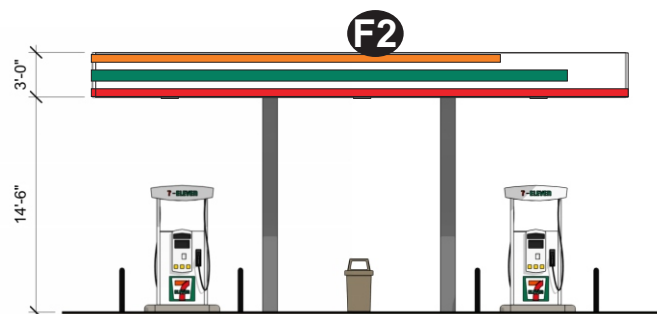


RED STRIPE TO BE 2/3 OF LONG CANOPY FASCIA LENGTH

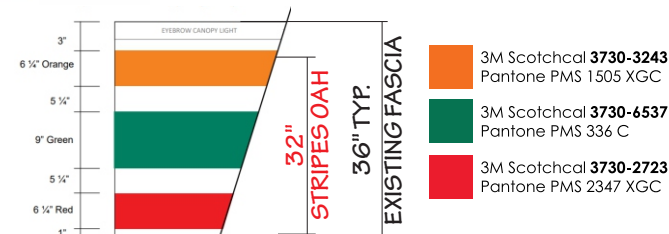
REAR (FACING STORE) - VINYL STRIPES & DOWN LIGHTING BY OTHERS



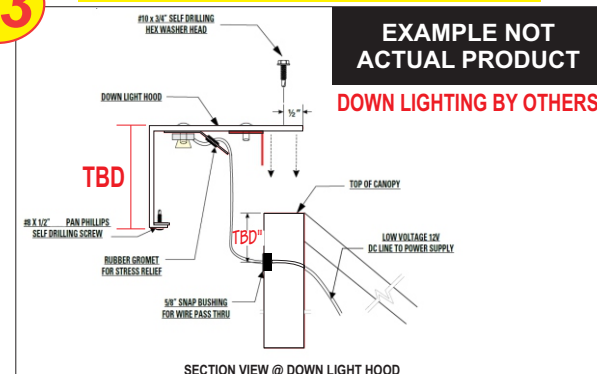
LEFT SIDE - VINYL STRIPES & DOWN LIGHTING BY OTHERS



RIGHT SIDE - ILLUMINATED STRIPES BY CUMMINGS



VINYLS & DOWN LIGHTING BY OTHERS



F1



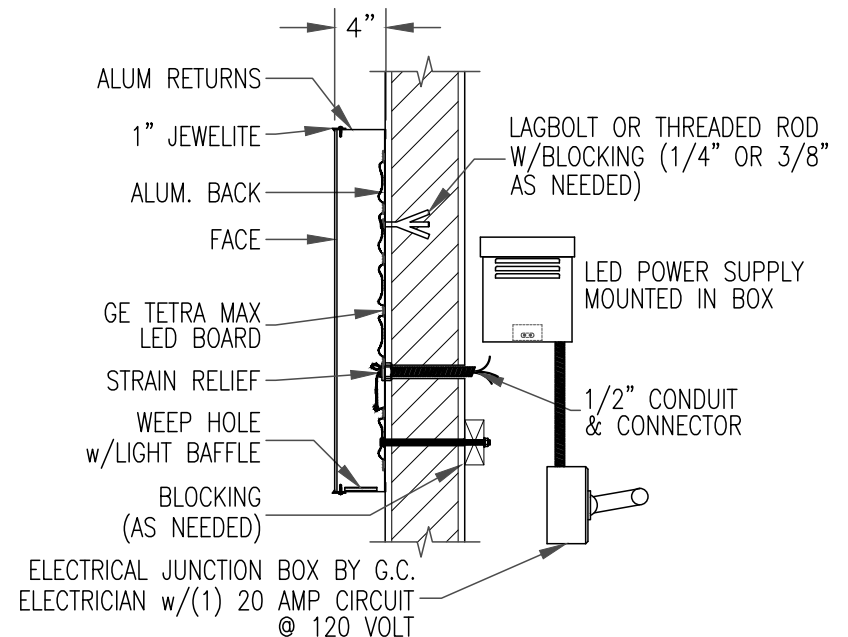
33.3 SQ. FT.

BACKS: WHITE ACMFACES: CLEAR ACRYLIC WITH 2ND SURFACE VINYLTRIM CAPS: 1" JEWELITE PAINTED TM FACE COLORRETURNS: ALUMINUM COIL PAINTED TM FACE COLORILLUMINATION: (FACE LIT) LED

3M Scotchcal **3730-3243**
Pantone PMS 1505 XGC

3M Scotchcal **3730-6537**
Pantone PMS 336 C

3M Scotchcal **3730-2723**
Pantone PMS 2347 XGC



REMOTE LED CHLL LTR CROSS SECTION

SCALE: NTS (REFERENCE ONLY)
EQUIPMENT GROUNDED

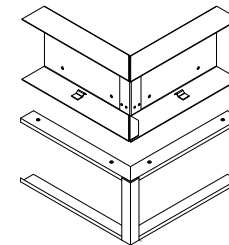
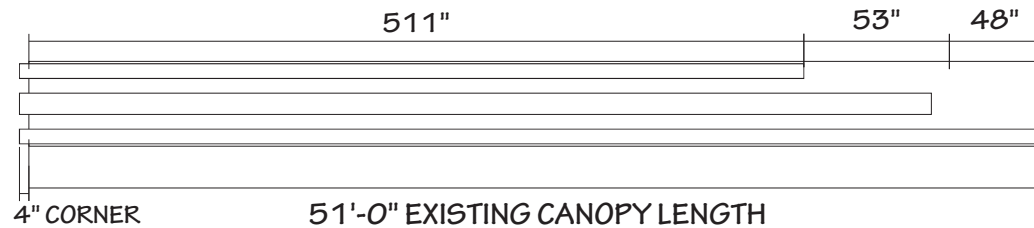
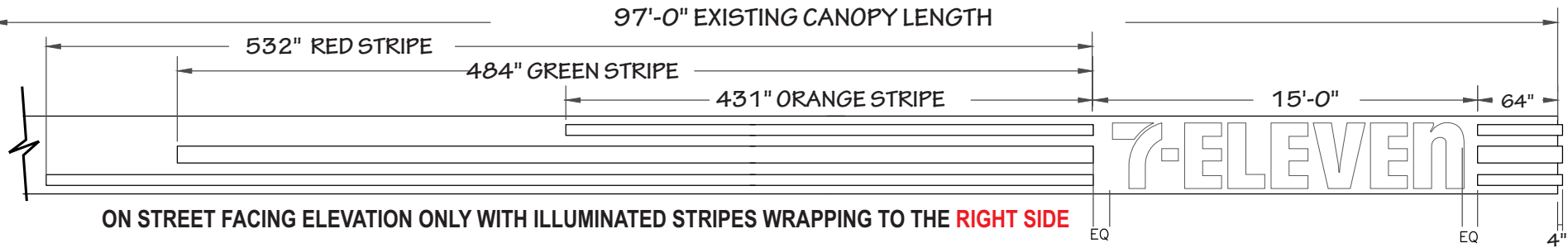
Job Location: Site # 1057018
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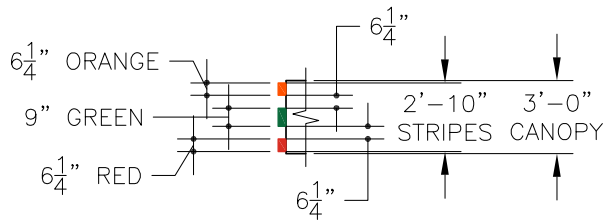
D-ORDER# 1590611591 TdP
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michelle.hoffman@cummingsigns.com
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FUEL CANOPY CHANNEL TRI-STRIPES SETS - NEW IMAGE 2024

F2



**TRI-STRIPES
CORNER SECTION**



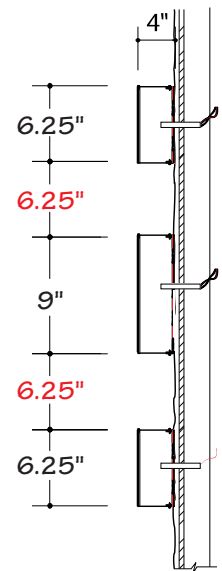
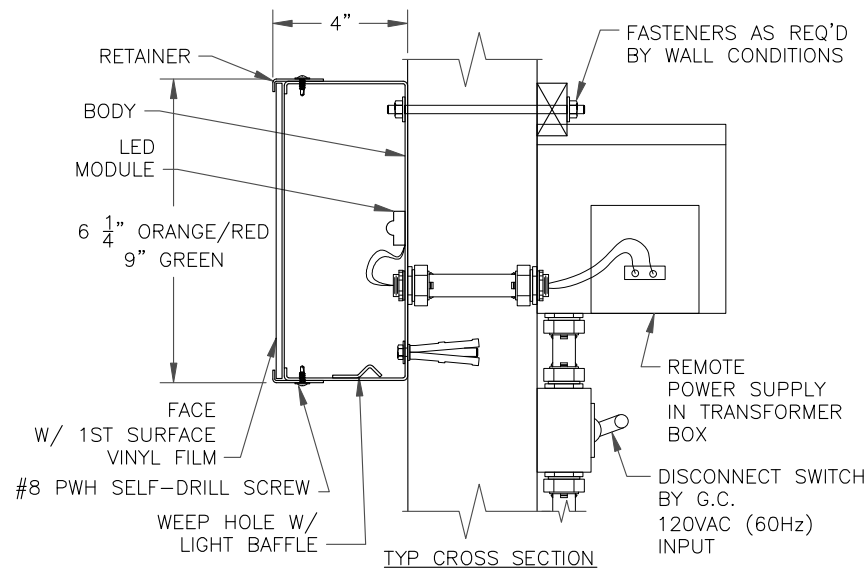
FACES:
CLEAR ACRYLIC WITH 2ND SURFACE
APPLIED VINYL. (CLEAR ACRYLIC
BACKS W/ 36355-30 WHITE FILM)

STRIPE BODY RETAINER ENDCAP
SCREWS - PAINT TO MATCH FACE

ILLUMINATION:
WHITE LEDS

ELECTRICAL NOTES:
TOTAL AMPS - 3.3 A
TOTAL CIRCUITS - 1 20A REQUIRED
VOLTS - 120V-277V

- 3M Scotchcal **3730-3243**
Pantone PMS 1505 XGC
- 3M Scotchcal **3730-6537**
Pantone PMS 336 C
- 3M Scotchcal **3730-2723**
Pantone PMS 2347 XGC

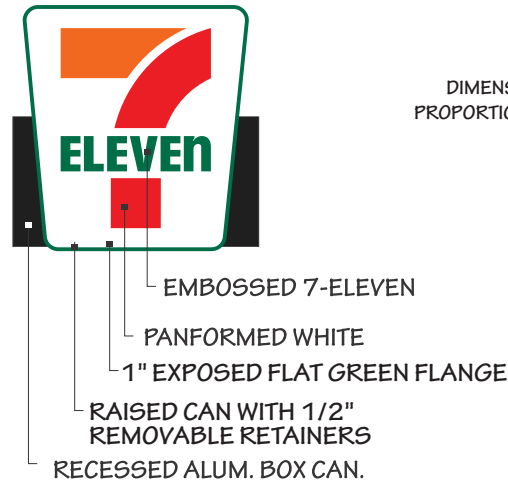


**TRI-STRIPES
BAND SET**

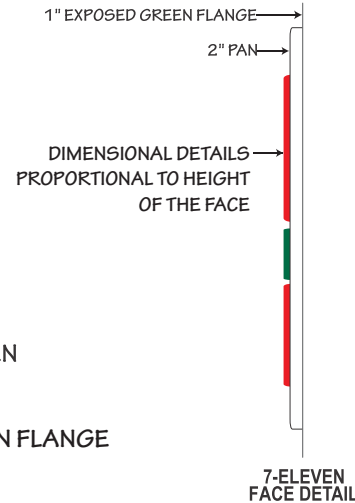
Job Location: Site # 1057018
736 N. Dupont Hwy
Dover DE 19901
Date: February 10, 2025



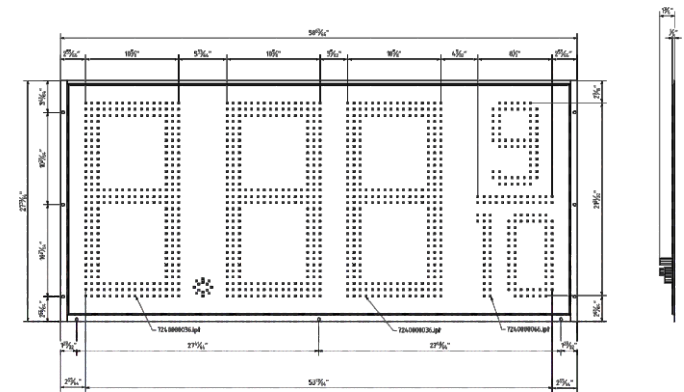
D-ORDER# 1590611591 TdP
Project Mgr.: Michelle Hoffman
michelle.hoffman@cummingsigns.com
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DIESEL



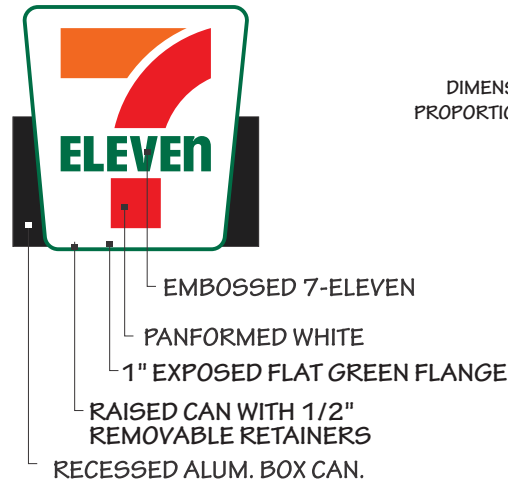
 3M Scotchcal **3730-2723** Pantone PMS 2347 XGC



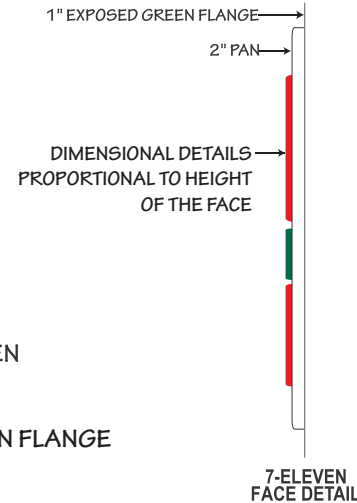
**Code: Monument: 100sf / Setback is minimum of 15' & Pylon: 150SF if setback is 31' or more.
Can have (1) pylon or monument per frontage.**



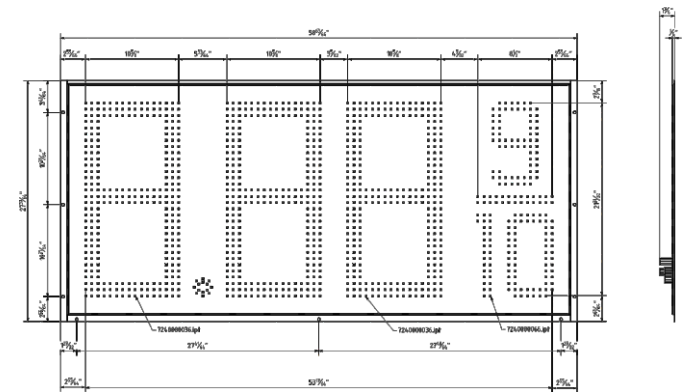
D-ORDER# 1590611591 TdP
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 michelle.hoffman@cummingssigns.com
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DIESEL



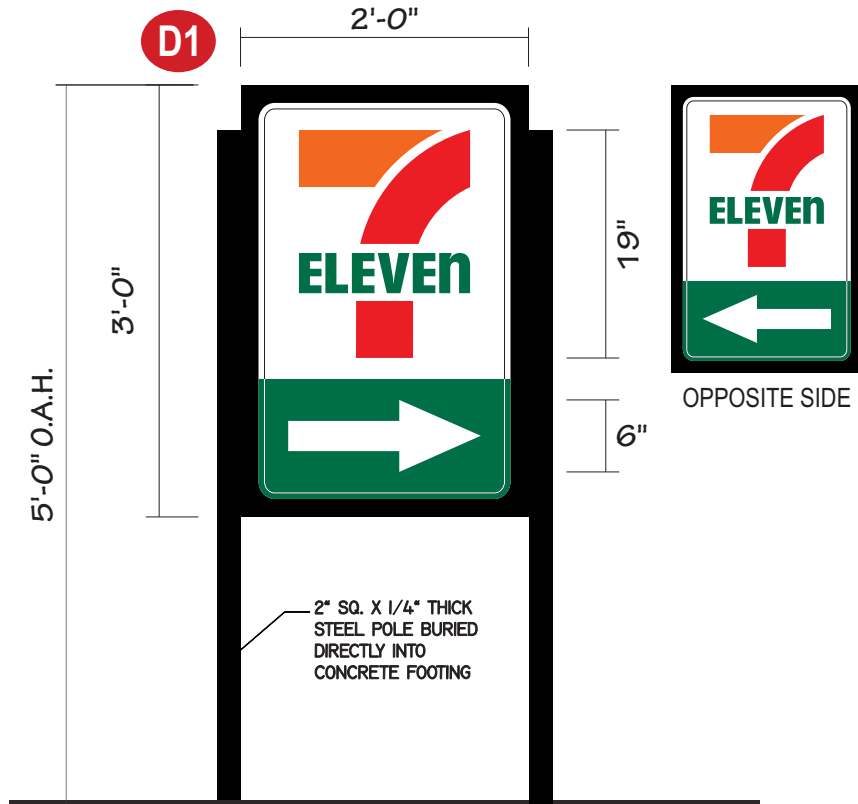
3M Scotchcal **3730-2723** Pantone PMS 2347 XGC



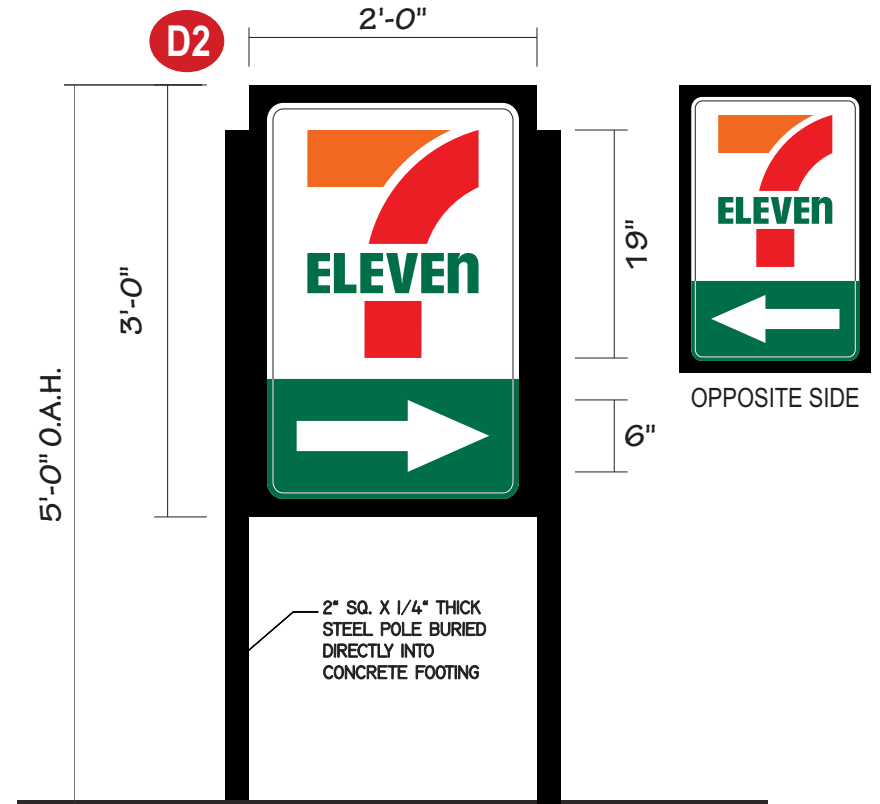
Code: Monument: 100sf / Setback is minimum of 15' & Pylon: 150SF if setback is 31' or more.
Can have (1) pylon or monument per frontage.



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INSTALL NOTE: ENTER DIRECTIONAL
 ENTER: ARROWS TO POINT TOWARD PROPERTY.



INSTALL NOTE: EXIT DIRECTIONAL
 ARROWS POINT TOWARD STREET OR AWAY FROM PROPERTY.

DIRECTIONAL SIGNAGE -
 Code: Allowable area NTE 8sf./4' MAX OAH/max area 5sf.

6 SQ. FT.

Job Location: Site # 1057018
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 michelle.hoffman@cummingssigns.com
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Pre-Permit Sign Info

Property ID: **1057018** Completion Date: **12/30/2024**

Site Name: _____

Address: **736 N Dupont Hwy** MSP/Design Standards? **No, Follow Sign Regs**

City, ST Zip: **Dover, DE 19901**

Zoning & Permit

1. Zoning/Class: **C4 - Highway Commercial (Urban Principal Arterial)**

1b. **Overlay:** _____

2. Contact & Title: **The Department of Planning & Zoning: Dawn Melson-Williams, Principal Planner**

3. Phone Number: **(302) 736-7010 / 302-736-7196** Email: permitsandlicenses@dover.de.us

4. Address: **15 Loockerman Plaza, Dover DE 19901**

5. Jurisdiction: **City/Town of: City of Dover, DE**

6. Permit Fees: **\$0.75 per sq ft with a minimum of \$50.00**

180 days from the date of issuance. One 180-day extension may be granted without additional charge to the permit holder. Additional 180-day extensions may be granted with payment of a renewal fee as specified in Appendix F: Fees and Fines.

7. Time Frame: **up to 15 business days** Expires: _____ Pole/pylon Signs? **Yes**

8. Permit for Sign Box replacement? **Yes** Wall Signs? **Yes**

9. Permit for Face replacement? **Yes** LED light change? **Yes**

10. Permit for Static Pricer-to-LED Swap? **Yes**

11. Permit Req for Sign Relocation? **Yes**

12. Engineer Seals required? **Yes**

13. Other Restrictions? _____

Wall Signs

1.A. Formula: **equal to or less than 15% of total wall area**

Wall area: For purposes of calculating wall area, the calculations shall include the height of the wall from ground level to the roofline (mansard roofs also count as wall area), multiplied by the width of the wall (including all architectural features).

B. Max. Sq. Ft all Wall signs: **no max**

C. Max. per **SIGN** Face Per WALL: **no max for each sign - follow formula**

Primary: **no max for each sign - follow formula**

Secondary: **no max for each sign - follow formula**

Side: **no max for each sign - follow formula**

Rear: **no max for each sign - follow formula**

D. Calculation Method: **The area of the smallest geometric figure, or the sum of the combination of regular geometric figures.**

E. **Allowable square footage per building face / elevation:**

Primary: **no max for each sign - follow formula**

Secondary: **no max for each sign - follow formula**

Side: **no max for each sign - follow formula**

Rear: **no max for each sign - follow formula**

In cases where only one wall sign is permitted because the lot has one frontage, the business may choose to locate the sign on any exterior wall of the building to afford the best possible visibility for the traveling public.

In cases where more than one wall sign is permitted, the city planner or their authorized designee may allow the business to locate the additional wall sign on a different exterior wall of the building to afford the best possible visibility for the traveling public.

F. Any allowances transferrable? _____

2. Illumination: **Internal/External-No flashing, strobing, or moving** Page 1 of 8 7-11 - 1057018 - Dover DE - Code Check Form





3. # allowed: **2 p/ street frontage**

4. Max Letter Ht: **Not Stipulated**

5. Max. Ht. above grade: **not extend above roofline or wall to which sign is attached**

6. Channel Letters: Mount style: **not stipulated**

6b. Color restrictions: **not stipulated**

6c. Other restrictions: **As per Daw, stripes will likely be considered architectural features, and not count towards allowable sign sq ft**

7. Internally Lit Cabinet signs allowed: **not stipulated otherwise**

7b. - Opaque background required? **not stipulated**

8. Projecting Signs: Max Projection **considered a projecting sign if projects more than 18" from the wall**

9. Clearance from Grade: **8' from grade**

10. Gas Pricers allowed on Bldg? **not stipulated**

11. List prohibited sign types:

Sign prohibited in all districts.

- A. Signs which emit audible sound, vapor, smoke, odor, particles or gaseous matter.
- B. Any sign which competes for attention with, or may be mistaken for, traffic signals. Also, any sign that is determined by the city planner to constitute a traffic hazard by reason of size, location, content, color, or type of illumination.
- C. Off-premises signs of any type (billboards, temporary signs, directional signs for developments, etc.), except for shared freestanding signs as provided in subsection 4.4—Design requirements, A.5., and subsection 4.9—Supplementary sign provisions, F., of this section.
- D. Inflatable signs, except as specifically permitted in subsection 4.9—Supplementary sign provisions, D.3., of this section.
- E. Reserved.
- F. Signs painted on or attached to trees, fence posts, natural features, or telephone or utility poles.
- G. Signs that are flashing, rotating, or that give the appearance of movement, or are illuminated by flashing or intermittent lights, or lights of changing degrees or intensity, except as permitted under subsection 4.4—Design requirements, of this section.
- H. Temporary signs made of cardboard, paper, canvas or similar impermanent material, except those permitted in subsection 4.9—Supplementary sign provisions, of this section.
- I. Window signs covering more than 50 percent of a window or a door, or mounted above the first floor, except those permitted in subsection 4.9—Supplementary sign regulations, A.5., of this section.
- J. Pennants, balloons, streamers, flags, etc. except when permitted in subsection 4.5—Signs permitted in all districts and not requiring permits and in subsection 4.9—Supplementary sign regulations, D.1., of this section.

12. Building-mounted Readerboards allowed:

If Allowed, timing, content or other restrictions:

Not stipulated if allowed on building or not

☐ Manual ☐ LED ☐ Both ☐ None



Freestanding Signs

1.A. Formula: N/A

B. Max. SqFt/freestanding sign: Monument or Post & Panel: 100 sq ft / Pylon: 100 s ft if setback is min of 15' setback up to 30' setback - OR - Pylon: 150 sq ft if setback is 31' or more

C. Max. Per Face: The area of 2-sided signs shall be computed as 50% of the sum of the area of all faces of the sign.

D. Overall Height: Monument or Post & Panel: 10' / Pylon: 30'

E. Min. Clearance:

2. # allowed: Can have 1 Monument or post and panel per entrance OR 1 pylon p/ frontage

3. Shared Pylon? permitted

4. Min. distance betw. signs: min 50'

5. Setbacks:

A. Front: Monument or Post & Panel: 10' from ROW / Pylon: 15' from ROW

B. Side:

No sign or landscaping in excess of three feet in height above the adjacent street grade, shall be erected, placed or maintained on any corner within the triangular area formed by intersecting right-of-way lines. Two sides of the triangular area shall be 20 feet in length and measured from the point of intersection of the right-of-way lines.

6. Line of Sight Clearance: Dawn didn't know the wind load requirements. I have a call into Buildings and will update once I hear back

7. WindLoad: not stipulated

8. Must gas Pricer show Diesel? not stipulated

9. Must we show cash/credit pricing? not stipulated

10. Minimum height for gas pricer? within sign allowances

11. Readerboard types allowed:

IF LED's allowed: As deemed appropriate by Planning Board

A. Colors NOT allowed: ☐ Manual ☐ LED ☐ Both ☐ None

☐ Red ☐ Amber/Yellow ☐ Full Color Allowed ☐ No Color Restriction

☐ Green ☐ Blue

Other: not stipulated in code

B. If certain colors, ie. red, green, yellow are restricted is a full-color unit prohibited? ☐ Yes ☐ No

Explain:

C. Operating Restrictions:

☒ No Scrolling

☒ No Flashing

☐ Community Message Required

☐ Time-Temp Required

☐ No Restrictions

☐ Interval restrictions

Changeable signs.

1. Changeable signs may be incorporated into a sign face when the changeable component of the sign face occupies less than 70 percent of the total area of that sign face.

2. Changeable sign area shall be integrated into the sign face and shall be enclosed by a border or similar enclosure so as to form one sign panel.

3. Electronic message centers (EMC):

(a) The following EMC display features and functions are permitted: scrolling, fading and dissolving while transitioning between messages.

(b) EMC's shall have a minimum display time of eight seconds. The transition time between message and/or message frames is limited to one second.

(c) The following EMC display features and functions are prohibited: traveling, flashing, spinning, rotating, any other moving effects, and all dynamic frame effects or patterns of illusionary movement or simulated movement.

Other (Explain)

D. Interval/Frequency

times per

Seconds

Hour

Day

☐ Not Stipulated

E. Animation

☒ No animation/moving pictures

☐ No graphics

☐ No Logos

☐ No Restrictions

Other (Explain)

F. Is 24-hour operation of LED readerboard allowed?

☐ Yes ☐ No

☐ With Restrictions

All illuminated signs must comply with the maximum luminance level of 750 cd/m2 or Nits at least one-half hour before Apparent Sunset. All illuminated signs must comply with this maximum luminance level throughout the night, if the sign is energized, until Apparent Sunrise.

G. If special use permit or review board required, explain: no

9. Architectural requirements for

not stipulated in code

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7-11 - 1057018 - Dover DE - Code Check Form

the design of the base?: _____

Hi-Rise Pylon Signs

Not Allowed

1.A. Formula:	
B. Max. SqFt/freestanding sign:	
C. Max. Per Face:	
D. Overall Height:	
E. Min. Clearance:	
2. # allowed:	
3. Shared Pylon?	
4. Min. distance betw. signs:	
A. Front:	
B. Side:	
6. WindLoad:	
7. Must gas Pricer show Diesel?	
8. Must show cash/credit pricing?	
9. Minimum height for gas pricer?	

Job Location: Site # 1057018
736 N. Dupont Hwy
Dover DE 19901
Date: February 10, 2025



D-ORDER# 1590611591 TdP
Project Mgr.: Michelle Hoffman
michelle.hoffman@cummingsigns.com
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1. Meeting Date:	3rd Wednesday of each month @ 9am	2. App. Deadline:	1 month				
3. Processing Time:	approximately 2 months - pre-application meeting can be done virtually						
4. Documents Required:	8 + digital # of Sets	Building elevations	X	Installation drawings	X	Legal description	X
5. Likelihood of Success	About 50% (Dawn said % EST	Plot plan	X	Photo of existing		Engineer Seal	X
6. Filing Fee	\$625.00 filing fee per application	Graphic Drawings	X	Other			

Area variance. A variance shall be considered an area variance if it relates to bulk standards, signage regulations, and other provisions of the zoning ordinance that address lot layout, buffers, and dimensions. In considering a request for an area variance, the board shall evaluate the following criteria and document them in their findings of fact:

(a) The nature of the zone in which the property lies;

(b) The character of the immediate vicinity and the contained uses therein;

(c) Whether, if the restriction upon the applicant's property were removed, such removal would seriously affect neighboring properties and uses; and

(d) Whether, if the restriction is not removed, the restriction would create unnecessary hardship or exceptional practical difficulty for the owner in his efforts to make normal improvements in the character of that use of the property that is a permitted use under the provisions of the zoning ordinance.

Notes

WINDOW SIGNAGE

1. Three window signs shall be permitted as additional signage on walls fronting on the public right-of-way.
2. Window signs shall not cover more than 50% of any window exclusive of window and/or door frame.
3. Windows principally viewed from drive aisles and parking lots and not prominently visible from the public right-of-way shall be exempt from restrictions on the number of signs, and may be approved by the city planner for a window coverage area greater than 50% when the business elects to have less window signage than permitted on the windows fronting on, or prominently visible from, the public right-of-way.
4. Window signs shall be permitted on windows on the first floor of a building only.
5. The city planner may waive the provisions of this subsection when it has been demonstrated that the proposed window signs are of a unique or superior quality and style, and are intended to complement the architectural design of the building, or when the business elects to use less wall signs than permitted for the purpose of complementing the architectural design of the building. Signs granted this waiver are not exempt from the requirement to obtain a sign permit.

No permit required: Signs designating the name and address of the occupants, hours of operation, security notices, and business policy statements, and may not exceed 4 sq ft.

Sign criteria is reported as presented to us as of the "Completion Date". This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. It is understood that a permit will be obtained prior to manufacture, if required by authorities.

Notes

Sign illumination standards.

1. A sign may be illuminated at night. Signs that are illuminated at night may not exceed a maximum luminance level of 750 cd/m² or Nits, regardless of the method of illumination.
2. Signs that have external illumination, whether the lighting is mounted above or below the sign face or panel, shall have lighting fixtures or luminaries that are fully shielded.
3. All illuminated signs must comply with the maximum luminance level of 750 cd/m² or Nits at least one-half hour before Apparent Sunset. All illuminated signs must comply with this maximum luminance level throughout the night, if the sign is energized, until Apparent Sunrise.

Job Location: Site # 1057018
736 N. Dupont Hwy
Dover DE 19901
Date: February 10, 2025



D-ORDER# 1590611591 **TdP**
Project Mgr.: Michelle Hoffman
michelle.hoffman@cummingssigns.com
Page: 22 of 22



Dover, Delaware - 7-Eleven Sign Permit (#25-1482)

From Ann Marie Townshend <annmarie.townshend@rossitg.com>

Date Wed 10/29/2025 10:03 AM

To Laura@econosigninc.com <laura@econosigninc.com>

Cc Melson-Williams, Dawn <DMelson@dover.de.us>; Townsend, Ann Marie <atownsend@DOVER.DE.US>

Good morning.

We have completed the review of the sign permit application for 7-Eleven, to be located at 736 N. DuPont Highway (Permit #25-1482).

Based upon this review, the following signs do not comply with the Sign Regulations and must be modified as follows:

- P2 - Pylon side at entrance from North State Street. North State Street is an Urban Minor Arterial, and pylon signs are not permitted on Urban Minor Arterials. Additionally, this location is "adjacent to residential" according to the definition within the Sign Regulations. A monument sign with a maximum height of seven (7) feet and maximum sign area of 32 SF is permitted.
- Directional signs at six (6) SF as proposed comply with the Sign Regulations, but they must be reduced in height to not exceed four (4) feet in height.

If you have questions, please let me know.

Ann Marie Townshend, AICP, CC-P

Senior Project Manager

(c) 302.242.0381 (o) 302.672.0093

AnnMarie.Townshend@Rossitg.com

Rossi Group

WBE/DBE/SBE Certified

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Book time to meet with me

Exhibit I: Photos of North State Street Corridor

Compass Point Sign



Silver Lake Center Sign



N. State Street Looking South



N. State Street Looking North

