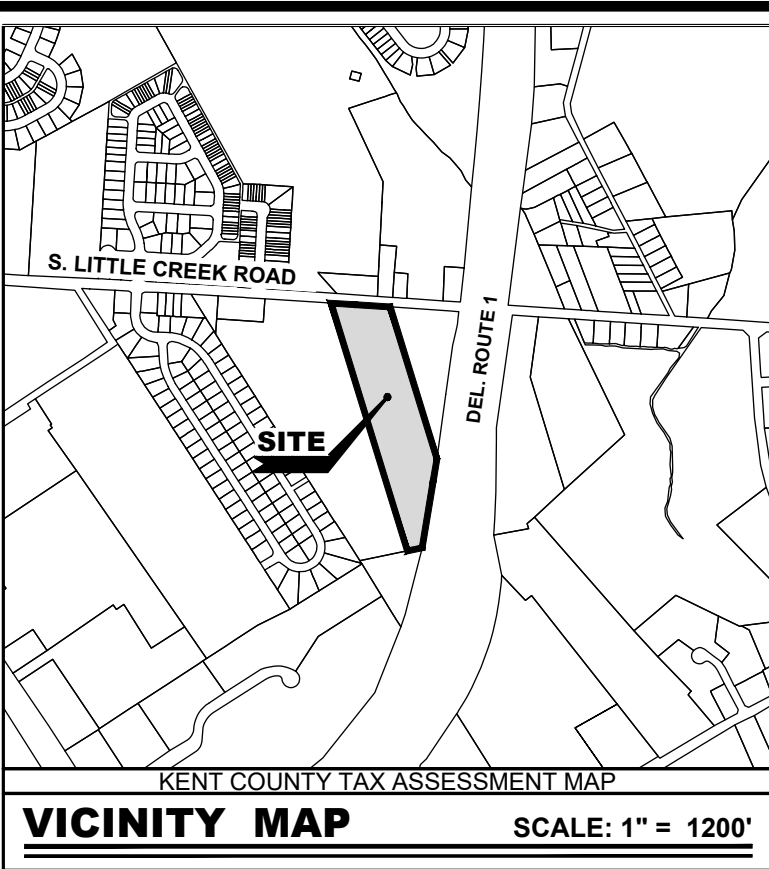
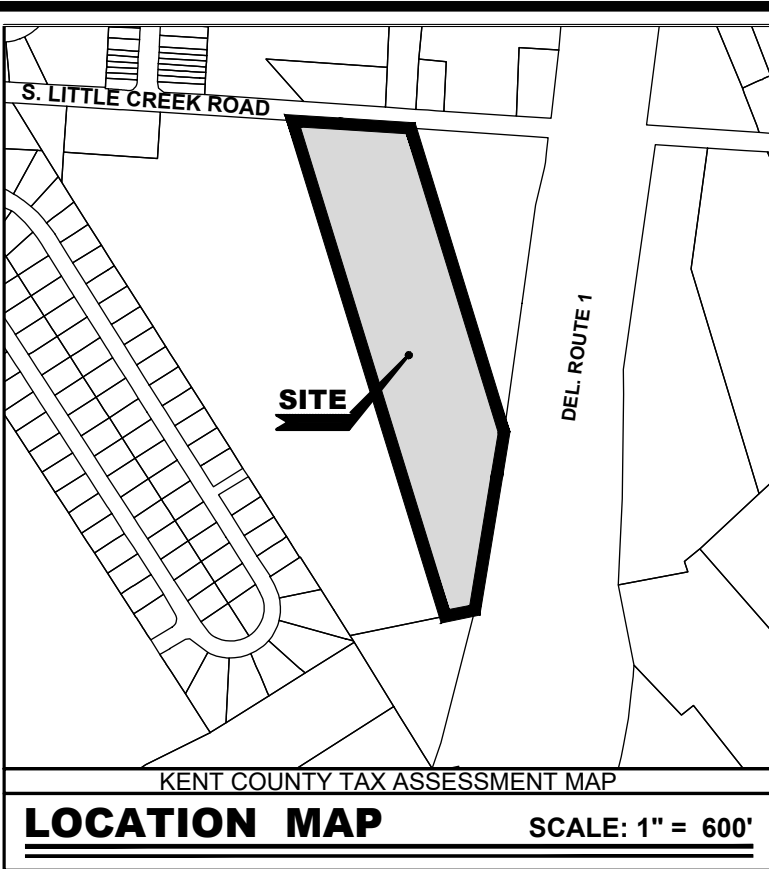
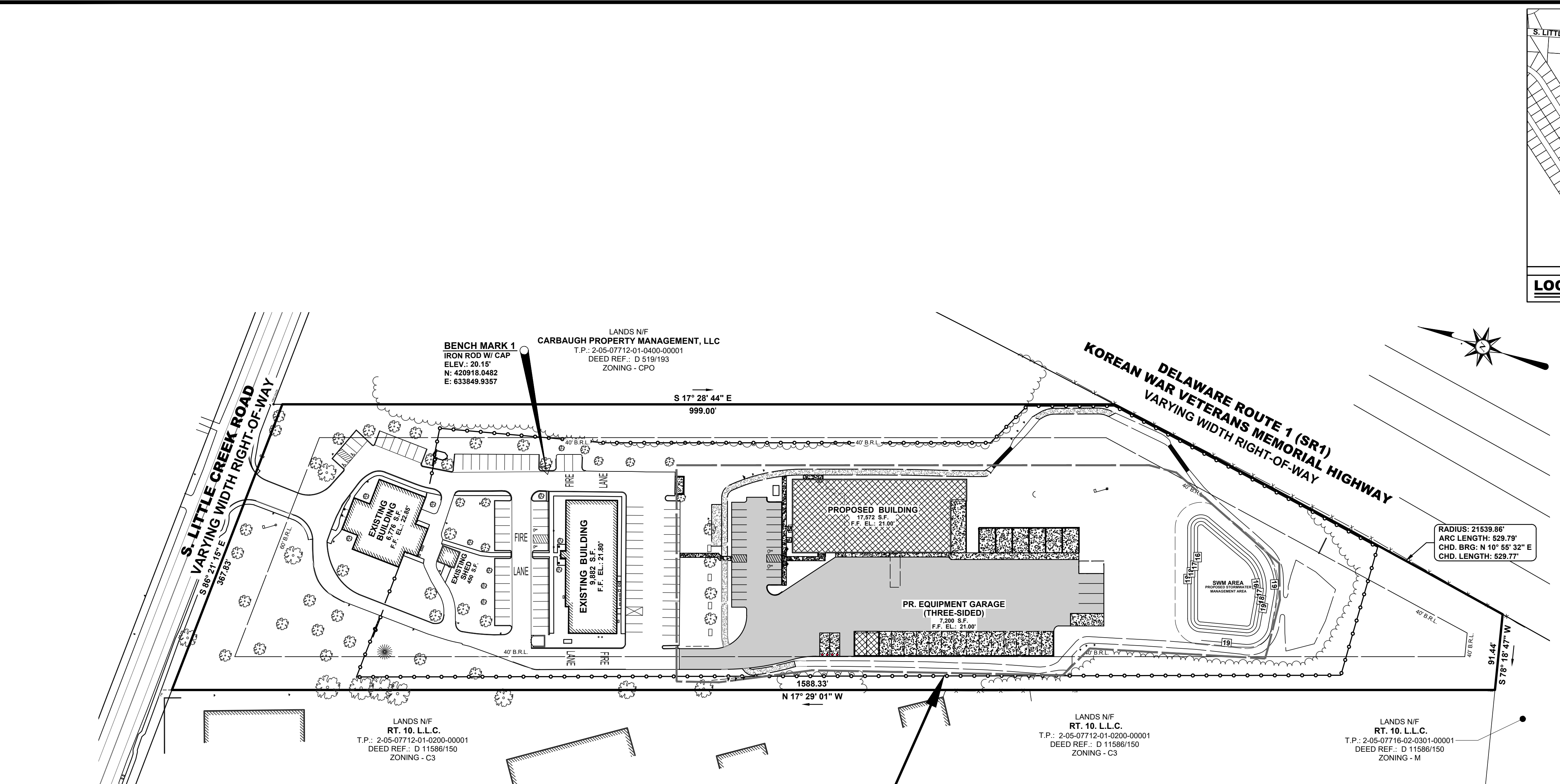




SITE DATA

1. OWNER OF RECORD:	WHITE MARSH ENVIRONMENTAL SYSTEMS INC. c/o TIDEWATER UTILITIES INC. 1100 S. LITTLE CREEK ROAD DOVER, DELAWARE 19901 (302) 734-7500 - EMAIL: bpatrick@middlesexwater.com
2. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DE. 19904 (302) 734-7950 - EMAIL: mhenry@beckermorgan.com
3. PROPERTY MAP NUMBERS:	ED-05-077-12-01-03-00-000
4. PROPERTY ADDRESS:	1100 S. LITTLE CREEK ROAD, DOVER, DE 19901
5. PROPERTY LOCATION:	LATITUDE: N 39° 9' 22.18" GR880 - NAD83 (2011) LONGITUDE: W 75° 25' 44.92" GR880 - NAD83 (2011)
6. ZONING CLASSIFICATION:	EXISTING: IPM - INDUSTRIAL PARK MANUFACTURING PROPOSED: IPM - INDUSTRIAL PARK MANUFACTURING
7. DEED REFERENCE:	D.R. 347/272
8. PLAT REFERENCE:	PLAT BOOK: 0100 0041
9. PRESENT USE:	OFFICES
10. PROPOSED USE:	OFFICE / WAREHOUSE
11. PROPERTY AREA:	468,730 S.F. (10.7146 ACRES)
12. PROPOSED PROJECT AREA:	168,000 S.F. (3.86 ACRES)
13. IMPERVIOUS (LOT) COVERAGE:	MAXIMUM ALLOWED: 466,730 S.F. x 75% = 350,048 S.F. MAX. IMP. EXISTING: 80,407 S.F. PROPOSED: 158,872 S.F. = 34.0% TOTAL AT COMPLETION: 233,279 S.F. = 5.34 AC
14. BULK STANDARDS:	IPM - INDUSTRIAL PARK MANUFACTURING LOT AREA (MIN.): 2.5 AC LOT WIDTH (MIN.): 200 FT. LOT DEPTH (MIN.): 300 FT. FRONT SETBACK: 60 FT. SIDE SETBACK: 40 FT. REAR SETBACK: 40 FT. SIDE/REAR ADJ. RESIDENTIAL: 100 FT.
15. BUILDINGS:	EXISTING BUILDINGS: 17,108 S.F. PROPOSED OFFICE/STORAGE BUILDING: 17,572 S.F. PROPOSED EQUIPMENT GARAGE: 7,200 S.F. TOTAL S.F. AT COMPLETION: 41,880 S.F. HEIGHT: 40' (MAX.) STORIES: NO LIMIT FLOOR AREA RATIO: 0.5 (MAX.) TYPE V-000
16. UTILITIES:	WATER: CITY OF DOVER SEWER: CITY OF DOVER GAS: CHESAPEAKE UTILITIES ELECTRIC: CITY OF DOVER
17. PARKING CALCULATIONS:	IPM ZONING (CALCULATED AT 1,800 S.F.): 52.4 = 53 REQUIRED: 41,880 S.F. / 800 S.F. = 82 EXISTING: 23 PROPOSED: 105 TOTAL AT COMPLETION: 128 HANDICAPPED PARKING REQUIRED: 5 HANDICAPPED PARKING PROVIDED: 6 (3 VAN ACCESSIBLE) BICYCLE PARKING REQUIRED: 6 BICYCLE PARKING PROVIDED: 7 (3 AT ANNEX, 4 AT NEW BLDG)
18. LOADING CALCULATIONS:	LOADING BERTHS REQUIRED: 2 LOADING BERTHS PROVIDED: 2
19. DUMPSTER CALCULATIONS:	DUMPSTERS REQUIRED: 2 DUMPSTERS PROVIDED: 4 (2 REGULAR, 2 ROLL OFF)
20. SIGNAGE:	FUTURE PERMIT SUBMISSION
21. OUTDOOR LIGHTING:	LIGHTING SHALL BE 1.5 FOOT CANDLES (MINIMUM) AT GRADE
22. TREE PRESERVATION:	EX. WOODLAND AREA: 32,100 S.F. TOTAL NON-WOODLAND PROJECT AREA: 468,370 S.F. - 32,100 S.F. = 434,270 S.F. TREES REQUIRED: 168,000 S.F. / 3,000 = 56 EXISTING TREES TO BE RETAINED: 6 PROPOSED TREES: 56 TOTAL TREES: 56
23. SURVEY DATUM:	NGS MONUMENT: VERTICAL: NAVD88 - L37 HORIZONTAL: NAD 83 (2007) DSNP - DNR-EC
24. MONUMENTATION:	6 FOUND
25. PREDOMINANT SOILS:	FALLSINGTON LOAMS, 0 TO 2 PERCENT SLOPES UNICORN LOAM, 0 TO 2 PERCENT SLOPES UNICORN LOAM, 2 TO 5 PERCENT SLOPES
26. WETLAND AREA:	TBD (OUTSIDE PROJECT AREA)

PROJECT AREA
3.86 AC± (168,000 S.F.)

NOTE:
PRIOR TO THE START OF CONSTRUCTION OR ORDERING OF MATERIALS, THE CONTRACTOR SHALL ENGAGE A PRIVATE UTILITY LOCATOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE PROJECT EXTENTS AS WELL AS VERIFYING ELEVATIONS OF ALL UTILITIES TO BE CROSSED WITH NEW IMPROVEMENTS. CONTRACTOR SHALL REPORT CONFLICTS/ISSUES TO THE ENGINEER.

GENERAL NOTES:

- THE BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM A FIELD RUN SURVEY PERFORMED BY BECKER MORGAN GROUP, INC., DOVER, DE., IN FEBRUARY 2024.
- THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
- PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELAWARE (1-800-882-8555) 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 TIME DELAYS FROM SAID RELIANCE. ALL SUBSURFACE UTILITIES SHOWN HEREON ARE DEPICTED BASED ON SURFACE EVIDENCE COLLECTED FROM TOPOGRAPHIC SURVEY.
- FLOODPLAIN: PARCEL IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, BASED ON FEMA FIRM MAPS 10001C0188J & 10001C0188J, EFFECTIVE DATE JULY 7, 2014.
- ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
- ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT" AND ANSI ICC A117.1 - 2017 "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES". THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF DOVER (C.D.), DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNR-EC), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), KENT CONSERVATION DISTRICT (KCD), AND ALL APPROPRIATE STATE AND COUNTY AGENCIES.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER WATER & WASTEWATER DEPARTMENT AND THE STATE OF DELAWARE (DELDOT) STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- ALL FIRE LANE DEMARCATION AND FIRE LANE SIGNS SHALL BE IN ACCORDANCE WITH ALL STATE FIRE PREVENTION REGULATIONS.
- ALL WORK WITHIN CITY/DELDOT MAINTAINED ROAD RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT REVISION OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, BY THE DELAWARE DEPARTMENT OF TRANSPORTATION AND ALL CITY OF DOVER REQUIREMENTS.
- TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- STORMWATER MANAGEMENT AND SEDIMENT / EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION DELAWARE SEDIMENT AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS OF PROPOSED STRUCTURES FOR ALL DIMENSIONS OF BUILDINGS AND FOUNDATIONS. PROPOSED BUILDING FOOTPRINTS, AS SHOWN ON SITE PLAN, SHOULD ONLY BE USED AS A REFERENCE TO THE ABOVE MENTIONED PLANS.
- HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT.
- ALL EXISTING SANITARY SEWER LINES AND WATER LINES NOT TO BE UTILIZED BY THE PROPOSED FACILITY MUST BE PROPERLY ABANDONED AT THE MAINS IN ACCORDANCE WITH THE CITY OF DOVER DEPARTMENT OF WATER & WASTEWATER SPECIFICATIONS AND REQUIREMENTS.
- PART II, CHAPTER 180, ARTICLE III, SECTION 180-10 OF THE CODE OF KENT COUNTY REQUIRES THAT "NO PERSON SHALL DISCHARGE OR CAUSE TO BE DISCHARGED ANY STORMWATER, SURFACE WATER, UNCONTAMINATED GROUNDWATER, ROOF RUNOFF, SUBSURFACE DRAINAGE, UNCONTAMINATED NONCONTACT COOLING WATER, CONDENSATE, OR UNPOLLUTED INDUSTRIAL PROCESS WATERS TO ANY SANITARY SEWER". THE CONTRACTOR/DEVELOPER SHALL ENSURE DURING CONSTRUCTION THAT NO ILLEGAL DISCHARGES TO THE SANITARY SEWER SYSTEM ARE CREATED WITH THE SITE IMPROVEMENTS.
- THE SITE CONTRACTOR SHALL NOTIFY THE CITY OF DOVER DEPARTMENT OF WATER AND WASTEWATER CONSTRUCTION MANAGER AT 302-735-7025 PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER DEPARTMENT OF WATER AND WASTEWATER MUST OBSERVE ALL CITY OWNED WATER AND SANITARY SEWER INTERCONNECTIONS AND TESTING. ALL WATER TAPS MUST BE PERFORMED BY A CITY OF DOVER APPROVED CONTRACTOR. THE PROPOSED LOCATION FOR THE WATER TAP MAY NEED TO BE ADJUSTED IN THE FIELD DUE TO CONDITIONS OF THE EXISTING MAIN. POSSIBLE CONDITIONS THAT WOULD REQUIRE TAPPING RELOCATION INCLUDE PROXIMITY TO PIPE JOINTS, OTHER TAPS, CONCRETE ENCASEMENTS, CONFLICT WITH OTHER UTILITIES, AND THE LIKE. TEST HOLES MUST BE PERFORMED BY THE CONTRACTOR TO DETERMINE THE BEST TAPPING LOCATION. THE CITY OF DOVER WILL NOT BE HELD RESPONSIBLE FOR FIELD CONDITIONS REQUIRING ADJUSTMENT OF THE TAPPING LOCATION OR FOR ANY WORK REQUIRED BY THE CONTRACTOR TO MAKE AN APPROPRIATE AND LAWFUL CONNECTION.
- THE KENT CONSERVATION DISTRICT (KCD) RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY EROSION OR SEDIMENT CONTROL MEASURE, AS IT DEEMS NECESSARY.
- THE KENT CONSERVATION DISTRICT (KCD) RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES ON THE PROPERTY.
- ALL WATER AND WASTEWATER UTILITY COMPONENTS MUST MEET THE REQUIREMENTS OF THE CITY OF DOVER WATER & WASTEWATER DEPARTMENT SPECIFICATIONS.
- ALL EXISTING UTILITIES SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH CURRENT CITY OF DOVER REQUIREMENTS AND PRACTICES.
- PRIOR TO THE START OF CONSTRUCTION OR ORDERING OF MATERIALS, THE CONTRACTOR SHALL ENGAGE A PRIVATE UTILITY LOCATOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE PROJECT EXTENTS AS WELL AS VERIFYING ELEVATIONS OF ALL UTILITIES TO BE CROSSED WITH NEW IMPROVEMENTS. CONTRACTOR SHALL REPORT CONFLICTS/ISSUES TO THE ENGINEER.
- ALL SUBSURFACE UTILITIES SHOWN HEREON ARE BASED ON BASED ON SURFACE EVIDENCE COLLECTED FROM THE FIELD TOPOGRAPHIC SURVEY AND THE BEST AVAILABLE RECORDS.
- STANDARD CITY OF DOVER SIDEWALK, AS PER CHAPTER 98, ARTICLE IV OF THE DOVER CODE OF ORDINANCES, SHALL BE REQUIRED TO BE INSTALLED ALONG THE ENTIRE PUBLIC STREET FRONTAGE OF A PROPERTY, WHERE FRONTAGE SIDEWALK EXISTS BUT DOES NOT MEET THE STANDARDS OF CHAPTER 98, ARTICLE IV, THE SIDEWALK SHALL BE RE-LAID TO MEET THE STANDARDS. SIDEWALK SHALL INCLUDE BARRIER-FREE ACCESS RAMPING AT POINTS OF INTERSECTION WITH STREET CROSSINGS AND AT OTHER LOCATIONS SO AS TO AFFORD REASONABLE BARRIER-FREE PEDESTRIAN MOVEMENT AND SITE ACCESS.
- IN ACCORDANCE WITH APPENDIX A, ARTICLE VI, SECTIONS B.3, ALL SIDEWALKS SHALL ASCEND FROM THE CURBSTONE TO THE BUILDING LINE AT THE RATIO OF ONE-QUARTER INCH TO THE FOOT. NOTHING IN THIS SECTION SHALL BE CONSTRUED TO AFFECT ANY PAVEMENT PREVIOUSLY LAID BY ORDER OF THE CITY COUNCIL, UNTIL IT IS TAKEN UP AND RE-LAID.
- SOLID WASTE REMOVAL FOR THIS PROPERTY SHALL BE PROVIDED BY PRIVATE TRASH REMOVAL SERVICES.

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE (S) SIZE & FLOW DIRECTION	→ EX. 10" S	→ 10" S
SANITARY SEWER FORCE MAIN (F.M.) SIZE & FLOW DIRECTION	→ EX. 10" F.M.	→ 12" F.M.
SANITARY SEWER MANHOLE (S.S.M.H.)	→ EX. 10"	→ 12"
SANITARY SEWER CLEANOUT (C.O.)	→ EX. 10" W	→ 12" W
WATER MAIN & SIZE	→ EX. 10" W	→ 12" W
FIRE HYDRANT (F.H.)	→ EX. F.H.	→ F.H.
WATER VALVE (W.V.) OR METER (W.M.)	→ W.M. W.V.	→ W.M. W.V.
STORM DRAIN MANHOLE (S.D.M.H.)	→ EX. 10"	→ 12"
STORM DRAIN LINE (CMP, RCP, HDPE)	→ EX. 10"	→ 12"
CATCH BASIN (C.B.)	→ EX. 10"	→ 12"
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.))	→ EX. 10"	→ 12"
UNDERGROUND ELECTRIC (U.E.)	→ EX. 10"	→ 12"
UNDERGROUND TELEPHONE (U.T.)	→ EX. 10"	→ 12"
UNDERGROUND GAS MAIN (G.)	→ EX. 2" G	→ 2" G
CONCRETE CURB & GUTTER	→ EX. 2" G	→ 2" G
CONCRETE SIDEWALK, SLAB / PAVING	→ EX. 2" G	→ 2" G
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT	→ EX. 2" G	→ 2" G
INDIVIDUAL TREE OR BUSH	→ EX. 2" G	→ 2" G
WIRE FENCE	→ EX. 2" G	→ 2" G
CHARLUM FENCE	→ EX. 2" G	→ 2" G
STOCKADE FENCE	→ EX. 2" G	→ 2" G
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	→ EX. 2" G	→ 2" G
DRAINAGE DITCH OR SWALE	→ EX. 2" G	→ 2" G
WETLAND BOUNDARY LINE	→ EX. 2" G	→ 2" G
CONTOUR	→ EX. 2" G	→ 2" G
ELEVATION SPOT SHOT	→ EX. 2" G	→ 2" G
BENCHMARK	→ EX. 2" G	→ 2" G
PROPERTY OR RIGHT-OF-WAY LINE	→ EX. 2" G	→ 2" G
CENTERLINE	→ EX. 2" G	→ 2" G
LIGHT POLE	→ EX. 2" G	→ 2" G

BECKER MORGAN GROUP

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TIDEWATER UTILITIES, INC.
STORAGE & EQUIPMENT FACILITY

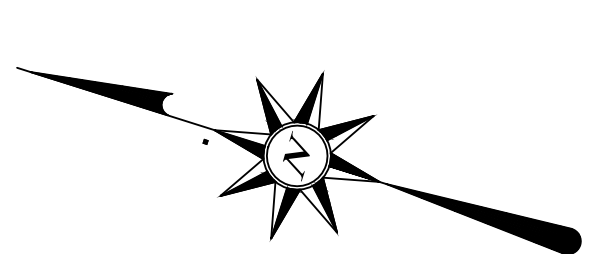
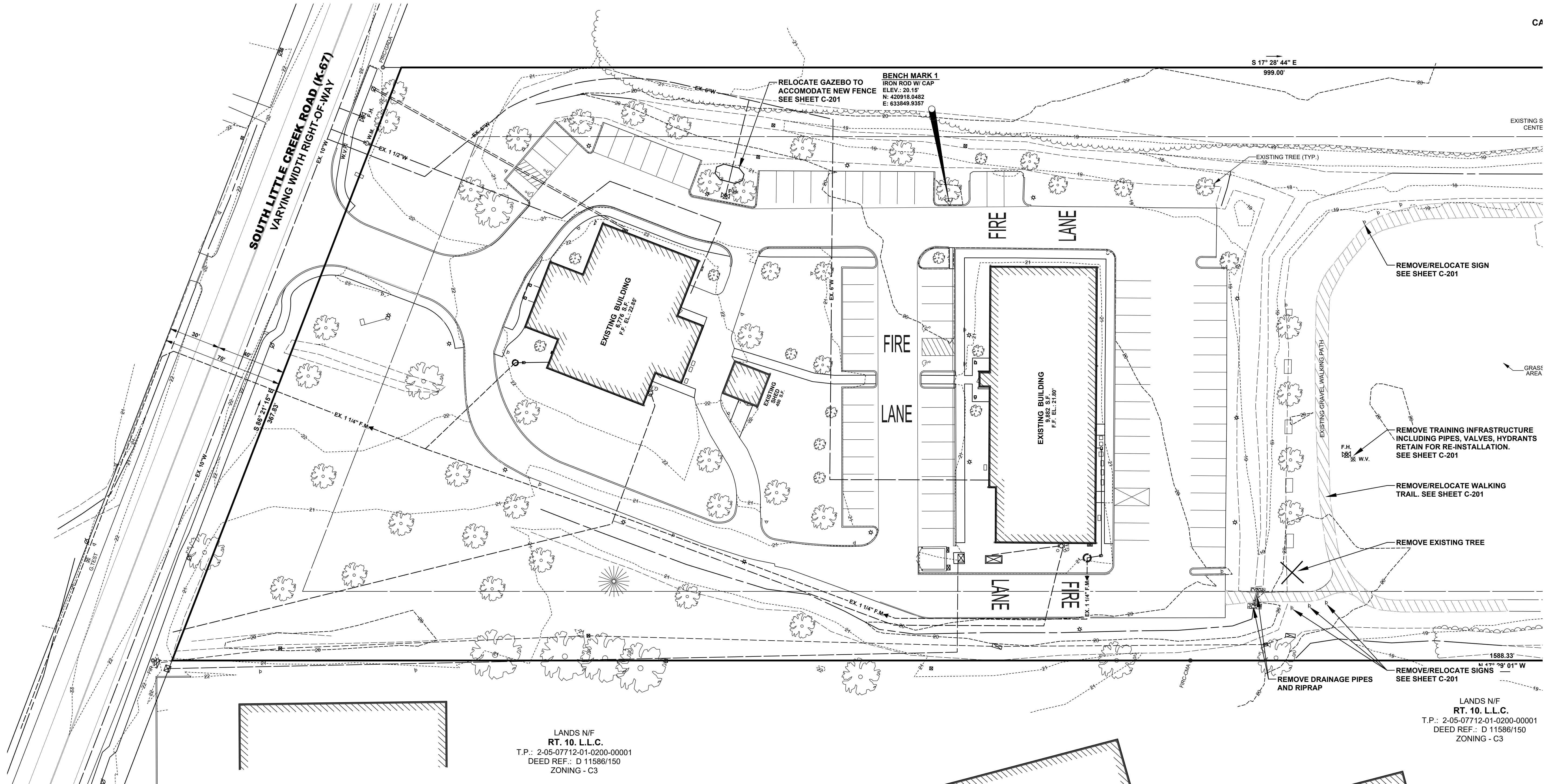
1100 S. LITTLE CREEK ROAD
CITY OF DOVER
KENT COUNTY, DELAWARE

COVER SHEET

0 40 80 160

SCALE: 1" = 80'

MARK	DATE	DESCRIPTION
LAYER	STATE	COUNTY
PROJECT NO.:	2023208.03	
DATE:	9-04-26	
SCALE:	1" = 80'	
DRAWN BY:	M.J.H.	PROJ. MGR.: M.J.H.
SHEET		
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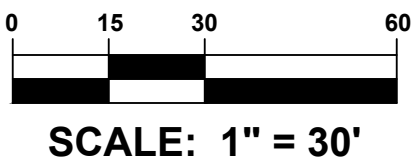
PROJECT TITLE

**TIDEWATER
UTILITIES, INC.
STORAGE &
EQUIPMENT
FACILITY**

1100 S. LITTLE CREEK ROAD
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

**EXISTING
CONDITIONS AND
DEMOLITION PLAN**



ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER/STATE: C-101

PROJECT NO.: 2023208.03

DATE: 9-04-26

SCALE: 1" = 30'

DRAWN BY: M.J.H. PROJ. MGR.: M.J.H.

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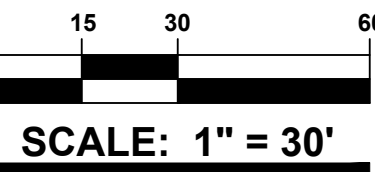
PROJECT TITLE

TIDEWATER UTILITIES, INC. STORAGE & EQUIPMENT FACILITY

1100 S. LITTLE CREEK ROAD
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

SITE PLAN

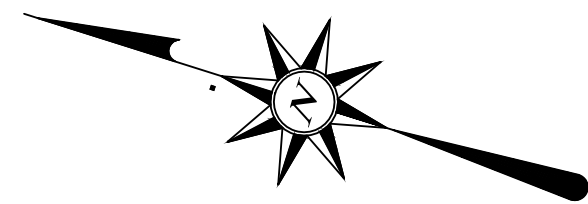


ISSUE BLOCK		
MARK	DATE	DESCRIPTION

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PROJECT NO.:	2023208.03
DATE:	9-04-26
SCALE:	1" = 30'
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SITE-C3D21.d

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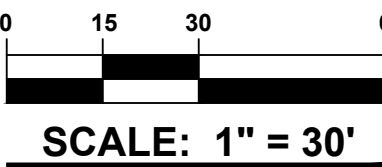
PROJECT TITLE

**TIDEWATER
UTILITIES, INC.
STORAGE &
EQUIPMENT
FACILITY**

1100 S. LITTLE CREEK ROAD
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

SITE PLAN



ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER/STATE: C-201

PROJECT NO.: 2023208.03

DATE: 9-04-26

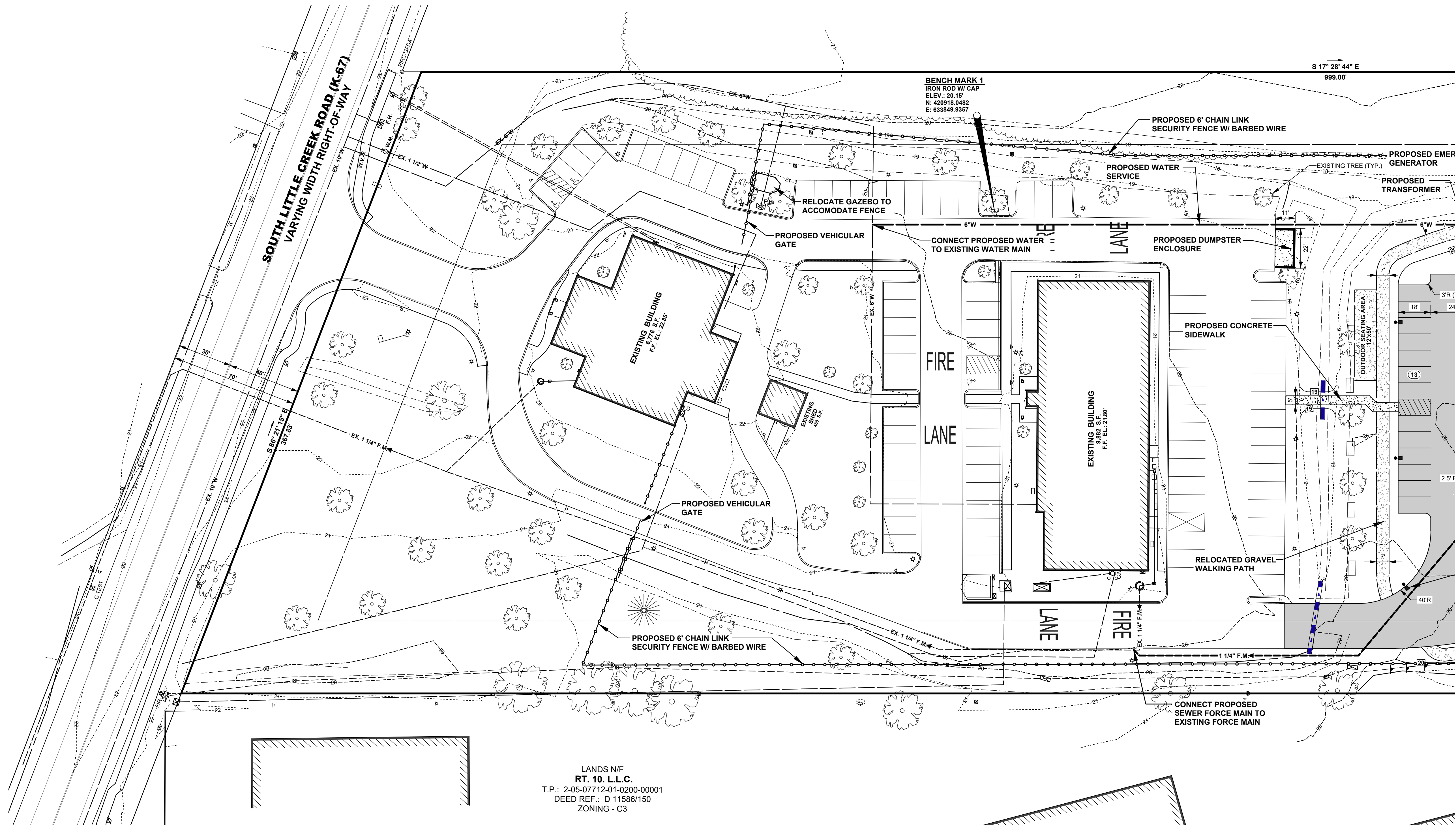
SCALE: 1" = 30'

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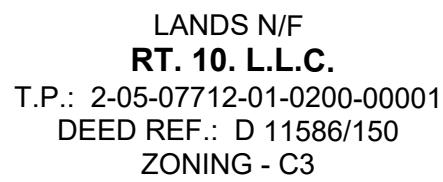
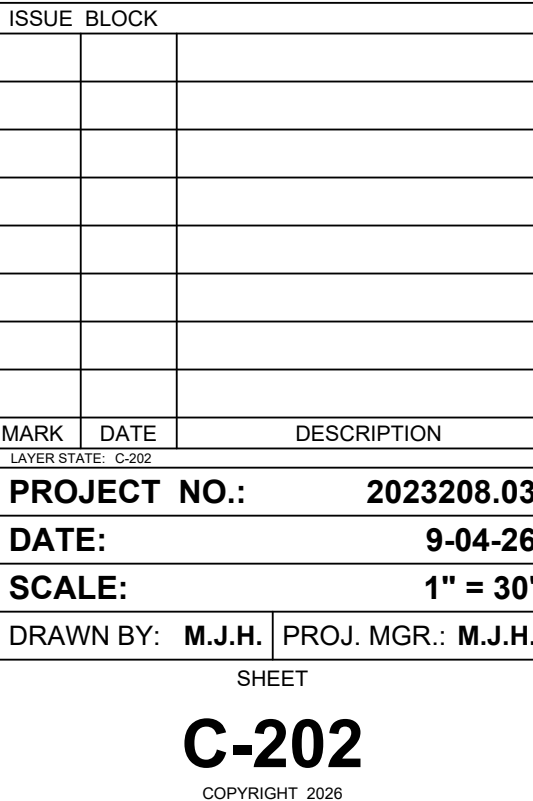
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STORAGE &
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FACILITY**

SHEET TITLE

SITE PLAN



GENERAL LANDSCAPE NOTES :

- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".

EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.

ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.

PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.

UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLEDUS WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.

2. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES; NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.

MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF 1/2", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.

3. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)

4. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.

5. AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.

7. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.

8. NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.

9. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.

10. ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.

11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.

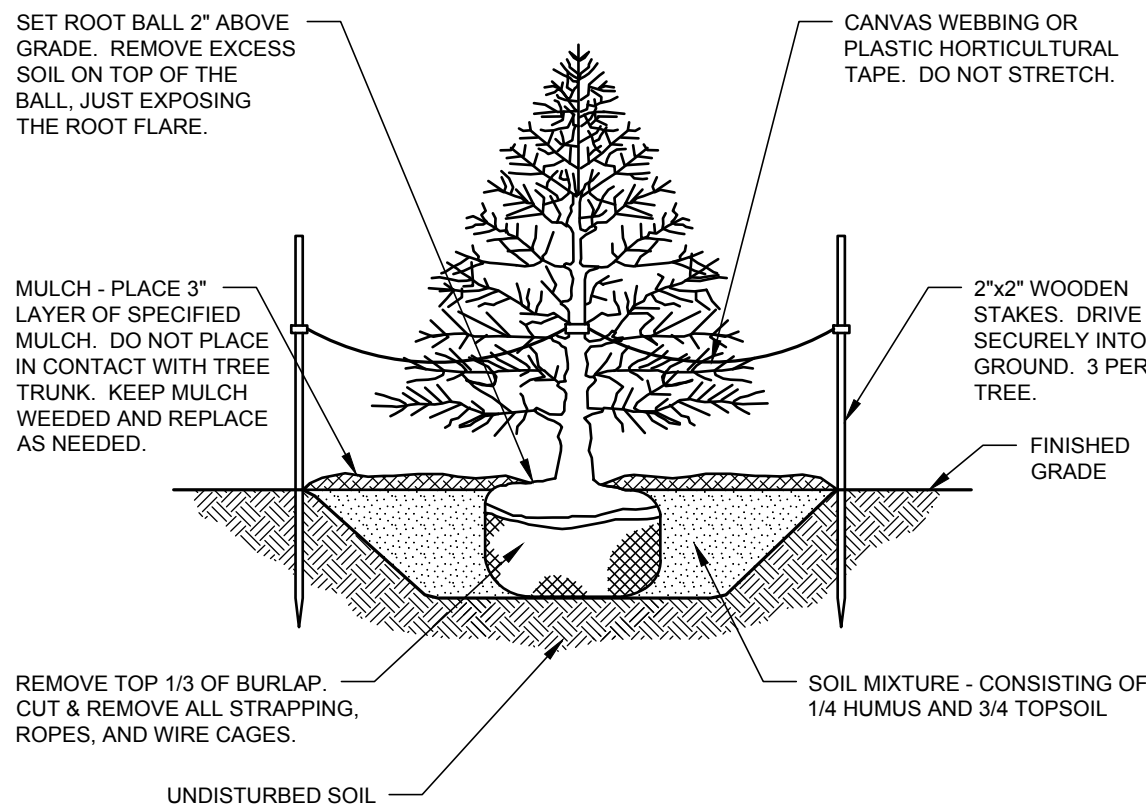
12. TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.

13. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.

14. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/ OR THE LANDSCAPE ARCHITECT.

15. ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

PLANT LIST						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
UNDERSTORY TREES						
AA	3	AMELANCHIER ARBOREA	COMMON SERVICEBERRY	1 1/2" CAL	B&B	FHV
CF	8	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	1 1/2" CAL	B&B	FHV
EVERGREEN TREES						
IA	10	ILEX x AQUIPERNYI "DRAGON LADY"	DRAGON LADY HOLLY	5' - 6' HGT	B&B	
BA	10	JUNIPERUS SCOPULORUM "BLUE ARROW"	BLUE ARROW JUNIPER	5' - 6' HGT	B&B	
JS	10	JUNIPERUS SCOPULORUM "SKYROCKET"	SKYROCKET JUNIPER	5' - 6' HGT	B&B	
TO	10	THUJA OCCIDENTALIS "SMARAGD"	EMERALD GREEN ARBORVITAE	5' - 6' HGT	B&B	
TOTAL: 11 UNDERSTORY TREES, 40 EVERGREEN TREES						



EVERGREEN TREE PLANTING DETAIL

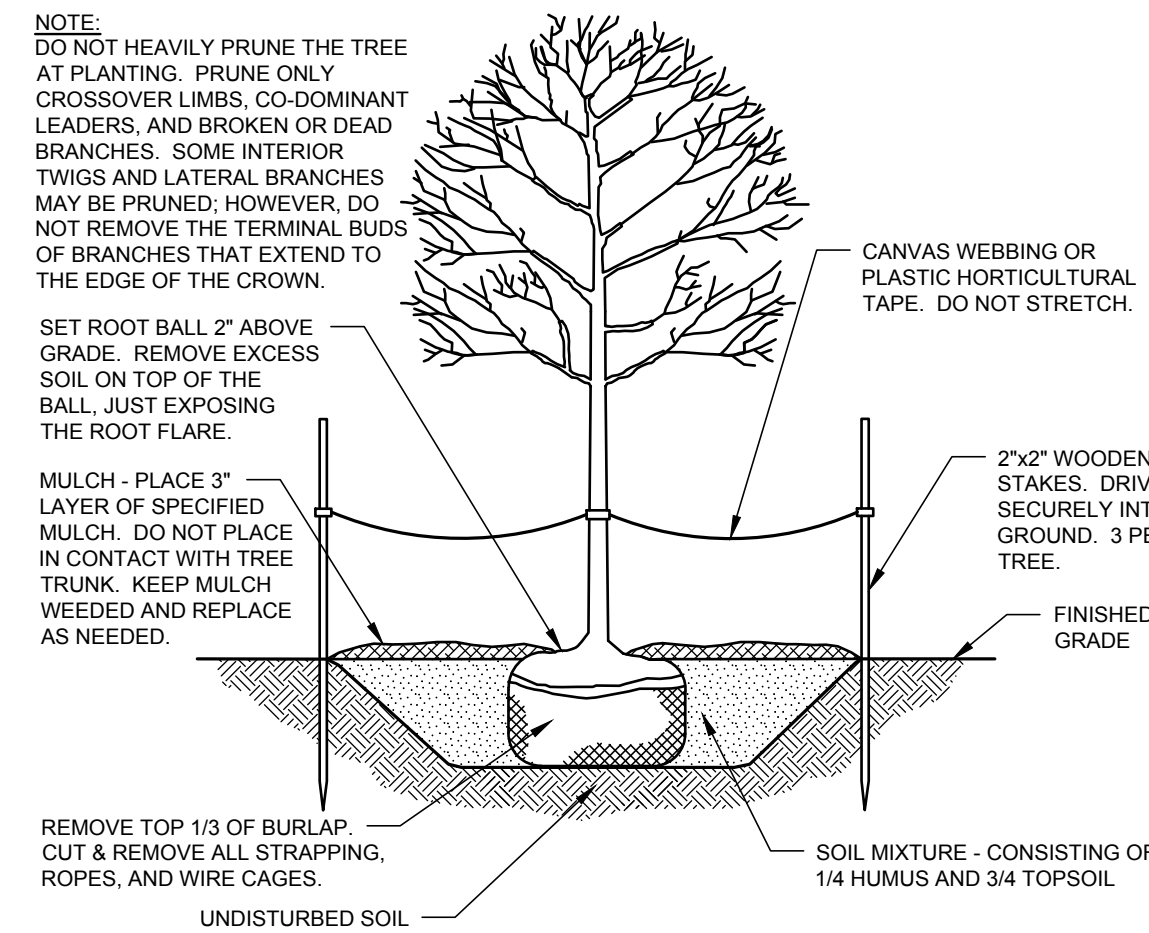
NO SCALE

BMG NO. : L-02

LANDS N/F
CARBAUGH PROPERTY MANAGEMENT, LLC
T.P.: 2-05-07712-01-0400-00001
DEED REF.: D 519/193
ZONING - CPO

TREE PRESERVATION & DENSITY REQUIREMENTS

- EXISTING WOODLAND AREA : 32,100 S.F.
- WOODLANDS TO BE CLEARED : 0 S.F.
- TOTAL WOODLANDS REMAINING : 32,100 S.F.
- TOTAL NON-WOODLAND PROJECT AREA : 168,000 S.F.
- DENSITY : 1 TREE PER 3,000 S.F. OF LOT AREA
168,000 / 3,000 S.F. / TREE = 56
56 TREES REQUIRED
- EXISTING TREES TO BE RETAINED WITHIN PROJECT AREA : 5 TREES
- PROPOSED TREES : 51 TREES
- TOTAL TREES : 56 TREES



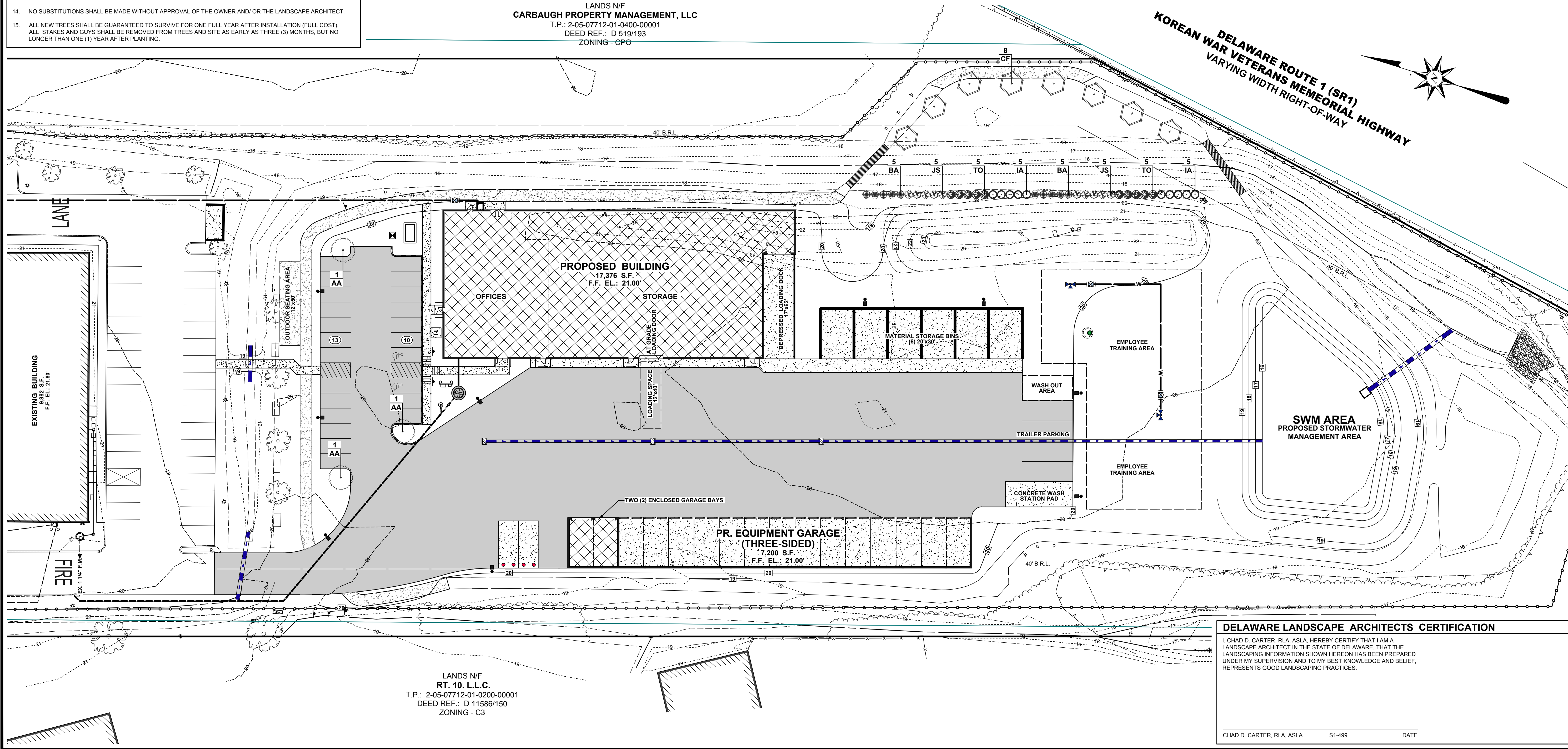
DECIDUOUS TREE PLANTING DETAIL

NO SCALE

BMG NO. : L-01

SITE DATA

- OWNER OF RECORD: WHITE MARSH ENVIRONMENTAL SYSTEMS INC. c/o TIDEWATER UTILITIES, INC.
1100 S. LITTLE CREEK ROAD
DOVER, DELAWARE 19901
(302) 734-7500 - EMAIL: bpatrick@middlesexwater.com
- ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC.
309 SOUTH GOVERNORS AVE.
DOVER, DE. 19904
(302) 734-7950 - EMAIL: mhenny@beckermorgan.com
- PROPERTY MAP NUMBERS: ED-05-077-12-01-03-00-000
- PROPERTY ADDRESS: 1100 S. LITTLE CREEK ROAD, DOVER, DE 19901
- PROPERTY LOCATION: LATITUDE: N 39° 9' 22.18" GR880 - NAD83 (2011)
LONGITUDE W 75° 29' 44.92" GR880 - NAD83 (2011)
- ZONING CLASSIFICATION: EXISTING: IPM - INDUSTRIAL PARK MANUFACTURING
PROPOSED: IPM - INDUSTRIAL PARK MANUFACTURING
- DEED REFERENCE: D.R. 347/272
- PLAT REFERENCE: PLAT BOOK: 0100 0041
- PRESENT USE: OFFICES
- PROPOSED USE: OFFICE / WAREHOUSE
- PROPERTY AREA: 468,730 S.F. (10.7146 ACRES)
- PROPOSED PROJECT AREA: 168,000 S.F. (3.86 ACRES)
- IMPERVIOUS (LOT) COVERAGE: MAXIMUM ALLOWED: 468,730 S.F. x 75% = 350,048 S.F. MAX IMP.
EXISTING: 78,465 S.F.
PROPOSED: 80,407 S.F.
TOTAL AT COMPLETION: 158,872 S.F. = 34.0%
REQUIRED: 2.5 AC
PROVIDED: 10.71 AC
- BULK STANDARDS: IPM - INDUSTRIAL PARK MANUFACTURING
LOT AREA (MIN.): 2,5 AC
LOT WIDTH (MIN.): 200 FT.
LOT DEPTH (MIN.): 300 FT.
FRONT SETBACK: 60 FT.
SIDE SETBACK: 40 FT.
REAR SETBACK: 40 FT.
SIDE/REAR ADJ. RESIDENTIAL: 100 FT.
EXISTING BUILDINGS: 17,108 S.F.
PROPOSED OFFICE/STORAGE BUILDING: 17,572 S.F.
PROPOSED EQUIPMENT GARAGE: 7,200 S.F.
TOTAL S.F. AT COMPLETION: 41,880 S.F.
HEIGHT: 40' (MAX.)
STORIES: NO LIMIT
FLOOR AREA RATIO: 0.5 (MAX.)
NPPA CONSTRUCTION TYPE: TYPE V-000
CITY OF DOVER
CITY OF DOVER
CHESAPEAKE UTILITIES
CITY OF DOVER
- UTILITIES: WATER: CITY OF DOVER
SEWER: CITY OF DOVER
GAS: ELECTRIC: CITY OF DOVER
- PARKING CALCULATIONS: IPM ZONING (CALCULATED AT 1 / 800 S.F.)
REQUIRED: 41,880 S.F. / 800 S.F. = 52.4 = 53
EXISTING: 23
PROPOSED: 105
TOTAL AT COMPLETION: 128
HANDICAPPED PARKING REQUIRED: 5
HANDICAPPED PARKING PROVIDED: 6 (3 VAN ACCESSIBLE)
BICYCLE PARKING REQUIRED: 6
BICYCLE PARKING PROVIDED: 7 (3 AT ANNEX, 4 AT NEW BLDG)

ARCHITECTURE
ENGINEERING

Delaware

309 South Governors Avenue
Dover, DE 19904
302.734.7950

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

Maryland

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

North Carolina

3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

TIDEWATER
UTILITIES, INC.
STORAGE &
EQUIPMENT
FACILITY

1100 S. LITTLE CREEK ROAD
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

LANDSCAPE PLAN

0 15 30 60
SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
L-001		

PROJECT NO.: 2023208.03

DATE: 09/04/2026

SCALE: 1" = 30'

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

SHEET

L-001

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