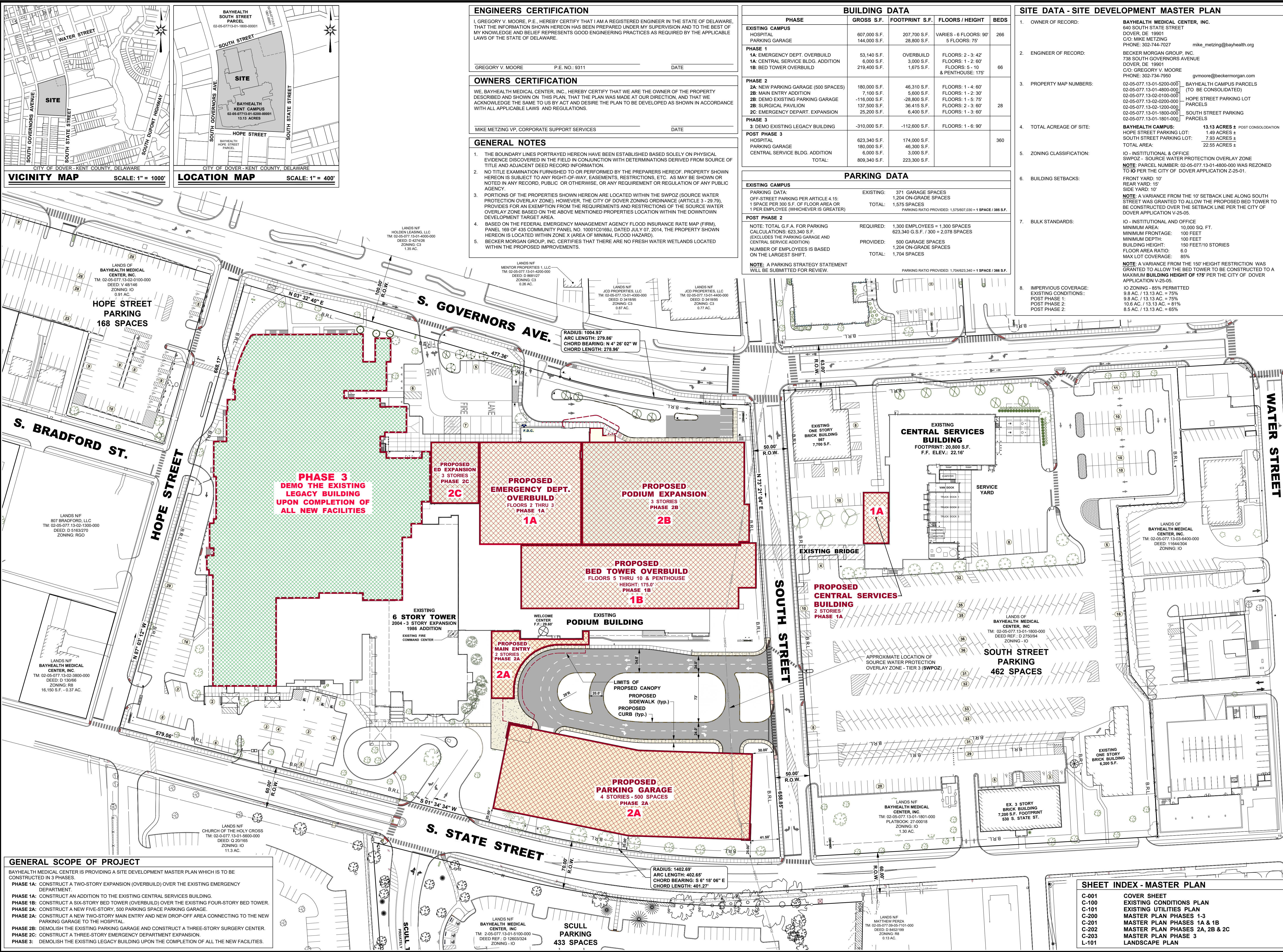




GENERAL SCOPE OF PROJECT

BAYHEALTH MEDICAL CENTER IS PROVIDING A SITE DEVELOPMENT MASTER PLAN WHICH IS TO BE CONSTRUCTED IN 3 PHASES.

PHASE 1A: CONSTRUCT A TWO-STORY EXPANSION (OVERBUILD) OVER THE EXISTING EMERGENCY DEPARTMENT.

PHASE 1B: CONSTRUCT AN ADDITION TO THE EXISTING CENTRAL SERVICES BUILDING.

PHASE 1C: CONSTRUCT A SIX-STORY BED TOWER (OVERBUILD) OVER THE EXISTING FOUR-STORY BED TOWER.

PHASE 2A: CONSTRUCT A NEW FIVE-STORY, 500 PARKING SPACE PARKING GARAGE.

PHASE 2B: CONSTRUCT A NEW TWO-STORY MAIN ENTRY AND NEW DROP-OFF AREA CONNECTING TO THE NEW PARKING GARAGE TO THE HOSPITAL.

PHASE 2C: DEMOLISH THE EXISTING PARKING GARAGE AND CONSTRUCT A THREE-STORY SURGERY CENTER.

PHASE 3: DEMOLISH THE EXISTING EMERGENCY DEPARTMENT EXPANSION.

PHASE 3: DEMOLISH THE EXISTING LEGACY BUILDING UPON THE COMPLETION OF ALL THE NEW FACILITIES.

ENGINEERS CERTIFICATION

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

GREGORY V. MOOREP.E. NO.: 9311DATE

OWNERS CERTIFICATION

WE, BAYHEALTH MEDICAL CENTER, INC., HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO US BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

MIKE METZING VP, CORPORATE SUPPORT SERVICESDATE

GENERAL NOTES

1. 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.

2. NO TITLE EXAMINATION FURNISHED TO OR PERFORMED BY THE PREPARERS HEREOF. 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.

3. PORTIONS OF THE PROPERTIES SHOWN HEREON ARE LOCATED WITHIN THE SWPOZ (SOURCE WATER PROTECTION OVERLAY ZONE). HOWEVER, THE CITY OF DOVER ZONING ORDINANCE (ARTICLE 3 - 28.79), PROVIDES FOR AN EXEMPTION FROM THE REQUIREMENTS AND RESTRICTIONS OF THE SOURCE WATER OVERLAY ZONE BASED ON THE ABOVE MENTIONED PROPERTIES LOCATION WITHIN THE DOWNTOWN DEVELOPMENT TARGET AREA.

4. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM), PANEL 169 OF 435 COMMUNITY PANEL NO. 10001C0189J, DATED JULY 07, 2014, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

5. BECKER MORGAN GROUP, INC. CERTIFIES THAT THERE ARE NO FRESH WATER WETLANDS LOCATED WITHIN THE PROPOSED IMPROVEMENTS.

BUILDING DATA				
PHASE	GROSS S.F.	FOOTPRINT S.F.	FLOORS / HEIGHT	BEDS
EXISTING CAMPUS				
HOSPITAL PARKING GARAGE	607,000 S.F.	207,700 S.F.	VARIES - 6 FLOORS: 90' 28.800 S.F.	266
PHASE 1				
1A: EMERGENCY DEPT. OVERBUILD	53,140 S.F.	OVERBUILD	FLOORS: 2 - 3: 42'	
1A: CENTRAL SERVICE BLDG. ADDITION	6,000 S.F.	3,000 S.F.	FLOORS: 1 - 2: 60'	
1B: BED TOWER OVERBUILD	219,400 S.F.	1,675 S.F.	FLOORS: 5 - 10 & PENTHOUSE: 175'	66
PHASE 2				
2A: NEW PARKING GARAGE (500 SPACES)	180,000 S.F.	46,310 S.F.	FLOORS: 1 - 4: 60'	
2B: MAIN ENTRY ADDITION	7,100 S.F.	5,600 S.F.	FLOORS: 1 - 2: 30'	
2B: DEMO EXISTING PARKING GARAGE	-116,000 S.F.	-28,800 S.F.	FLOORS: 1 - 5: 75'	
2B: SURGICAL PAVILION	137,500 S.F.	36,415 S.F.	FLOORS: 2 - 3: 60'	28
2C: EMERGENCY DEPART. EXPANSION	25,200 S.F.	6,400 S.F.	FLOORS: 1 - 3: 60'	
PHASE 3				
3: DEMO EXISTING LEGACY BUILDING	-310,000 S.F.	-112,600 S.F.	FLOORS: 1 - 6: 90'	
POST PHASE 3				
HOSPITAL PARKING GARAGE	623,340 S.F.	174,000 S.F.		360
CENTRAL SERVICE BLDG. ADDITION	180,000 S.F.	46,300 S.F.		
TOTAL:	809,340 S.F.	223,300 S.F.		

PARKING DATA	
EXISTING CAMPUS	
PARKING DATA:	EXISTING: 371 GARAGE SPACES
OFF-STREET PARKING PER ARTICLE 4.16:	1,204 ON-GRADE SPACES
1 SPACE PER 300 S.F. OF FLOOR AREA OR 1 PER EMPLOYEE (WHICHEVER IS GREATER)	TOTAL: 1,575 SPACES
	PARKING RATIO PROVIDED: 1.575/807,000 = 1 SPACE / 386 S.F.
POST PHASE 2	
NOTE: TOTAL G.F.A. FOR PARKING CALCULATIONS: 623,340 S.F. (EXCLUDES THE PARKING GARAGE AND CENTRAL SERVICE ADDITION)	REQUIRED: 1,300 EMPLOYEES = 1,300 SPACES
NUMBER OF EMPLOYEES IS BASED ON THE LARGEST SHIFT.	PROVIDED: 500 GARAGE SPACES
	1,204 ON-GRADE SPACES
	TOTAL: 1,704 SPACES
NOTE: A PARKING STRATEGY STATEMENT WILL BE SUBMITTED FOR REVIEW.	PARKING RATIO PROVIDED: 1.704/623,340 = 1 SPACE / 366 S.F.

SITE DATA - SITE DEVELOPMENT MASTER PLAN

1. OWNER OF RECORD:

BAYHEALTH MEDICAL CENTER, INC.
640 SOUTH STATE STREET
DOVER, DE 19901
C/O: MIKE METZING
PHONE: 302-744-7027
mike_metzting@bayhealth.org

2. ENGINEER OF RECORD:

BECKER MORGAN GROUP, INC.
738 SOUTH GOVERNORS AVENUE
DOVER, DE 19901
C/O: GREGORY V. MOORE
PHONE: 302-734-7950
gvmore@beckermorgan.com

3. PROPERTY MAP NUMBERS:

02-05-077-13-01-5200-000 BAYHEALTH CAMPUS PARCELS (TO BE CONSOLIDATED)
02-05-077-13-01-4800-000 HOPE STREET PARKING LOT
02-05-077-13-02-0100-000 HOPE STREET PARKING LOT
02-05-077-13-02-0200-000 SOUTH STREET PARKING
02-05-077-13-02-1200-000 PARCELS
02-05-077-13-01-1800-000 SOUTH STREET PARKING
02-05-077-13-01-1801-000 PARCELS

4. TOTAL ACREAGE OF SITE:

BAYHEALTH CAMPUS: 13.13 ACRES ± POST CONSOLIDATION
HOPE STREET PARKING LOT: 1.49 ACRES ±
SOUTH STREET PARKING LOT: 7.93 ACRES ±
TOTAL AREA: 22.55 ACRES ±

5. ZONING CLASSIFICATION:

IO - INSTITUTIONAL & OFFICE
SWPOZ - SOURCE WATER PROTECTION OVERLAY ZONE
NOTE: PARCEL NUMBER: 02-05-077-13-01-4800-000 WAS REZONED TO IO PER THE CITY OF DOVER APPLICATION Z-25-01.

6. BUILDING SETBACKS:

FRONT YARD: 10'
REAR YARD: 15'
SIDE YARD: 10'

7. BULK STANDARDS:

IO - INSTITUTIONAL AND OFFICE
MINIMUM AREA: 10,000 SQ. FT.
MINIMUM FRONTAGE: 100 FEET
MINIMUM DEPTH: 100 FEET
BUILDING HEIGHT: 150 FEET/10 STORIES
FLOOR AREA RATIO: 6.0
MAX LOT COVERAGE: 85%
NOTE: A VARIANCE FROM THE 150' HEIGHT RESTRICTION WAS GRANTED TO ALLOW THE BED TOWER TO BE CONSTRUCTED TO A MAXIMUM BUILDING HEIGHT OF 175' PER THE CITY OF DOVER APPLICATION V-25-05.
IO ZONING - 85% PERMITTED
9.8 AC. / 13.13 AC. = 75%
9.8 AC. / 13.13 AC. = 75%
10.6 AC. / 13.13 AC. = 81%
8.5 AC. / 13.13 AC. = 65%

8. IMPERVIOUS COVERAGE:

EXISTING CONDITIONS:
POST PHASE 1:
POST PHASE 2:
POST PHASE 3:

BECKER MORGAN GROUP

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Wilmington, North Carolina 28403
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Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

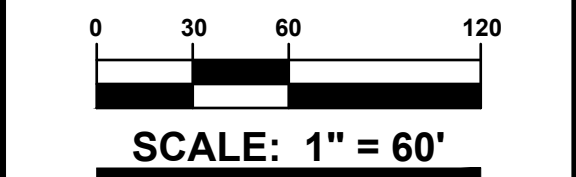
BAYHEALTH MEDICAL CENTER, INC

KENT CAMPUS SITE DEVELOPMENT MASTER PLAN

640 S. STATE STREET
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

COVER SHEET & OVERALL LAYOUT



ISSUE BLOCK		

FIRE MARSHAL NOTES

1. FIRE LANES MUST BE PROVIDED AND MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
2. ANY GAS FIRED HVAC EQUIPMENT MUST BE EQUIPPED WITH EMERGENCY CUT OFF SWITCHES REMOTELY LOCATED.
3. ADDRESS NUMBERS OF AT LEAST 12 INCHES IN HEIGHT MUST BE PLACED ON THE STREET SIDE OF THE BUILDING VISIBLY FROM THE STREET.
4. ANY NATURAL OF LP GAS BOTTLES, METERS, REGULATORS, ETC. MUST HAVE IMPACT PROTECTION.
5. THE PROPOSED BUILDING MUST BE PROTECTED BY A FULL AUTOMATIC FIRE SPRINKLER SYSTEM.
6. A STANDPIPE SYSTEM MUST BE PROVIDED IN THE PROPOSED BUILDING.
7. THE FIRE DEPARTMENT CONNECTION FOR THE SPRINKLER/STANDPIPE SYSTEM MUST BE OF THE 5 INCH STORZ WITH A 30 DEGREE ANGLE AND STRAINER. THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN FIFTY (50) FEET OF THE MAIN ENTRANCE IN AN AREA APPROVED BY THE FIRE MARSHAL.
8. THE PROPOSED BUILDING MUST BE PROTECTED WITH A FULL FIRE ALARM SYSTEM WITH VOICE EVACUATION.
9. BOTH THE FIRE ALARM AND SPRINKLER SYSTEMS MUST BE MONITORED BY AN APPROVED METHOD.

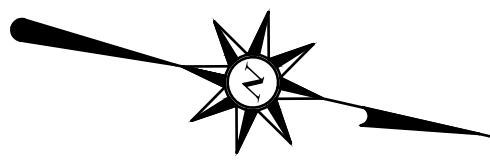
GENERAL NOTES:

1. THE BOUNDARY & TOPOGRAPHIC DATA SHOWN HEREON WAS DERIVED FROM A FIELD SURVEY PERFORMED BY BECKER MORGAN GROUP, INC. COVER D.E. IN APRIL 2010. PROJECT VERTICAL DATUM IS BASED ON NAVD 83 AND PROJECT HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE (NAD83). GPS DERIVED FROM N.G.S. CONTROL MONUMENTS
2. THE BOUNDARY LINES PORTAYSED 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.
3. ALL UTILITY LOCATIONS AND SIZES SHOWN HEREON ARE EITHER MARKED LOCATIONS IN THE FIELD, VISIBLE & FIELD LOCATED STRUCTURES OR TAKEN FROM UTILITY MAPS PROVIDED BY UTILITY PROVIDER. ANY UNKNOWN EXCAVATION OR UTILITY LOCATIONS OR UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
4. THE AREA OF DEVELOPMENT SHOWN HEREON IS NOT IMPACTED BY THE 100 YEAR FLOOD ZONE AS SHOWN ON FEMA'S "NATIONAL FLOOD INSURANCE FLOOD ZONE MAP" 16B REVISION JULY 7, 2014. PORTIONS OF THE GENERAL PROPERTY ARE LOCATED WITHIN ZONE "AET" AREA OF MINIMAL FLOOD HAZARD. WETLANDS SHOWN HEREON WERE FIELD LOCATED BY BECKER MORGAN GROUP, AS DELINEATED BY BAYWATERSED ECHO, LLC. THE AREA OF DEVELOPMENT SHOWN HEREON IS NOT IMPACTED BY ANY OF THE WETLANDS.
5. ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
6. 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 FROM THE PROJECT SITE.
7. ALL ACCESSIBLE PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT".
8. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT 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.

GENERAL NOTES:

- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION THE FIRST MUST OBTAIN THE PROPER PERMITS AND APPROVALS FROM THE CITY OF DOVER (C.O.D.), DELAWARE DEPARTMENT OF NATURAL RESOURCES (D.N.R.E.C.), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), CITY OF DOVER DEPARTMENT OF PUBLIC WORKS, CITY OF DOVER DEPARTMENT OF PUBLIC UTILITIES AND APPROPRIATE STATE AND FEDERAL AGENCIES.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDANCE WITH THE CITY OF DOVER DEPARTMENT OF PUBLIC UTILITIES CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND DELAWARE DEPARTMENT OF NATURAL RESOURCES.
- ALL FIRE LANE DEMARCATION AND FIRE LANE SIGNS SHALL BE IN ACCORDANCE WITH ALL THE STATE FIRE PREVENTION REGULATIONS.
- EASEMENT AGREEMENT WITH AND FOR THE BENEFIT OF HOLY CROSS CHURCH FOR PURPOSE OF INGRESS AND EGRESS TO AND FROM ST. KENT GEORGE HOSPITAL, INC. (P. 51 00) SHOWN HEREON, IN DEED BOOK 047 PAGE 063 DATED JANUARY 30, 1987 AND RECORDED IN THE KENT COUNTY OFFICE OF RECORDER OF DEEDS.
- THE SUBJECT SITE IS WITHIN A DOWNTOWN REDEVELOPMENT TARGET AREA AND THEREFORE, EXEMPT FROM THE REQUIREMENTS OF THE ZONING ORDINANCE OF THE SOURCE WATER PROTECTION OVERLAY ZONE (SWPOZ), TER 3 - EXCELLENT RECHARGE AREA.
- THE IMPROVEMENTS SHOWN FOR THE PROJECT SITE ARE NOT LOCATED WITHIN THE SOURCE WATER PROTECTION OVERLAY ZONE (SWPOZ), TER 1 - SECONDARY WELLHEAD PROTECTION AREAS.
- ON APRIL 16, 2015, THE CITY OF DOVER PREVIOUSLY SUBMITTED A PLANNING COMMISSION, CITY AND COUNCIL APPLICATION (2-25-01) FOR REZONING OF THE PARCEL TO IO - INSTITUTIONAL & OFFICE, ON NOVEMBER 10, 2015 THE CITY COUNCIL GRANTED THE REZONING PER ORDINANCE #2025-15.
- THE PROPERTY WAS SUBMITTED TO THE CITY OF DOVER ZONING BOARD OF ADJUSTMENT (BOA) ON APRIL 16, 2015 AND VARIANCE REQUESTED TWO VARIANCES. THE FIRST WAS A VARIANCE FROM THE 150' HEIGHT RESTRICTION TO ALLOW THE BED TOWER TO BE CONSTRUCTED TO A MAXIMUM HEIGHT OF 175'; THE SECOND WAS VARIANCE FROM THE 10' SETBACK LINE ALONG SOUTH STREET TO ALLOW THE PROPERTY TO BE USED TO ITS FULL POTENTIAL. THE BOA GRANTED BOTH VARIANCES. THE PLANNING COMMISSION GRANTED APPROVAL OF BOTH VARIANCE REQUEST DURING THE PUBLIC HEARING ON OCTOBER 15, 2025.

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PROJECT TITLE

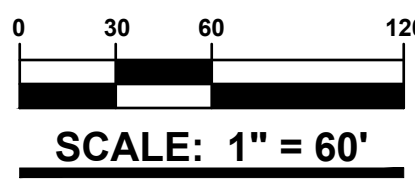
**BAYHEALTH
MEDICAL
CENTER, INC**

KENT CAMPUS SITE DEVELOPMENT MASTER PLAN

640 S. STATE STREET
CITY OF DOVER
KENT COUNTY, DELAWARE

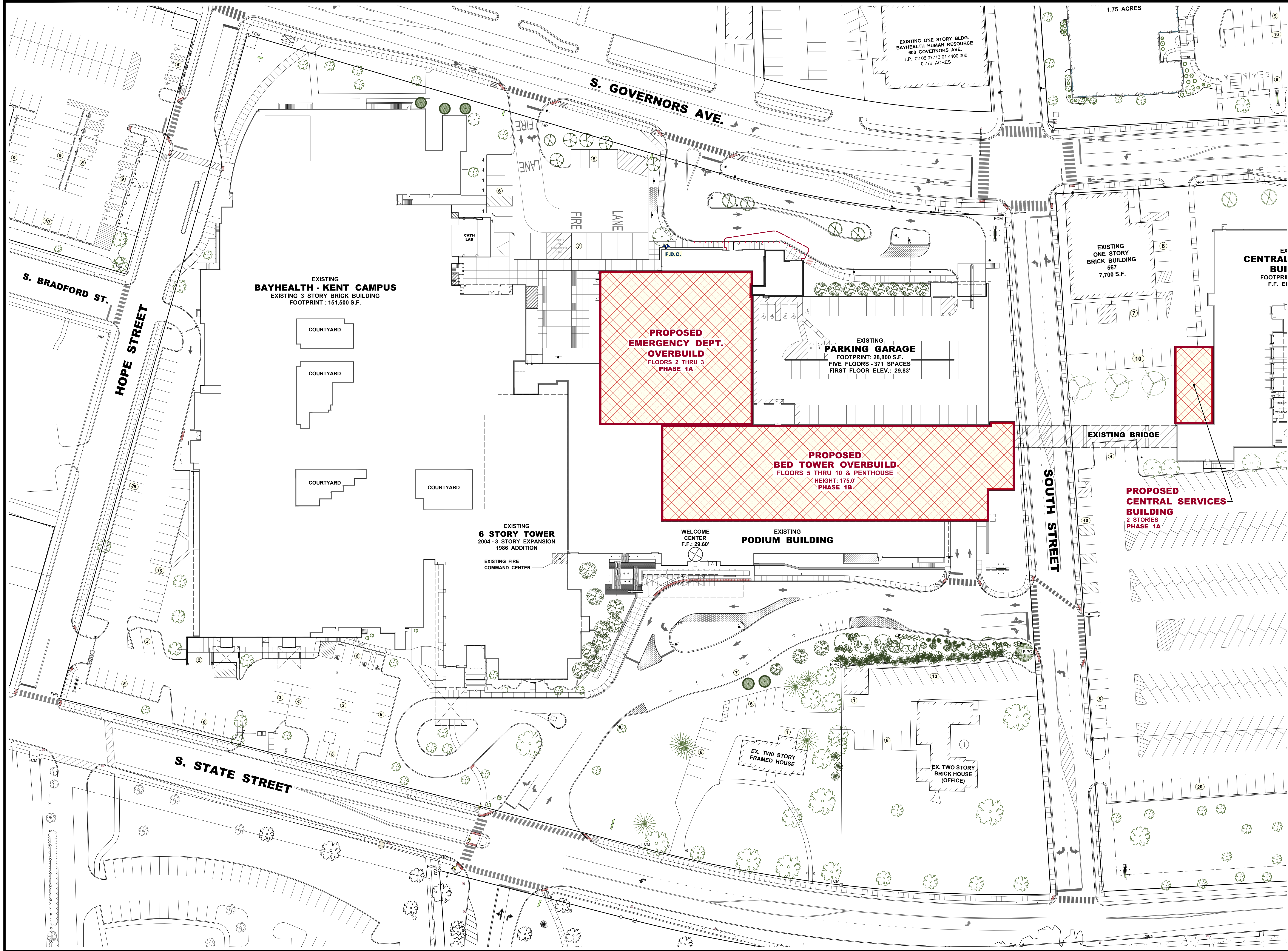
SHEET TITLE

EXISTING CONDITIONS



ISSUE BLOCK		
MARK	DATE	DESCRIPTION
LAYER STATE C-101MP		
PROJECT NO.:		2019184.50
DATE:		2025-12-04
SCALE:		AS SHOWN
DRAWN BY: M.A.R.		PROJ. MGR.: M.A.R.
SHEET		
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**BECKER
MORGAN**
GROUP

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ENGINEERING

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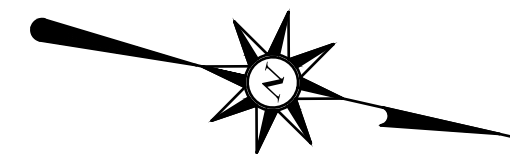
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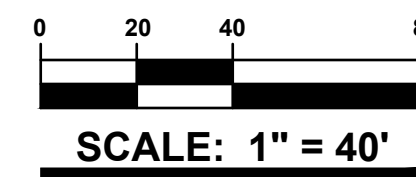
**BAYHEALTH
MEDICAL
CENTER, INC**

**KENT CAMPUS
SITE DEVELOPMENT
MASTER PLAN**

640 S. STATE STREET
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

**MASTER PLAN
PHASES 1A & 1B**



ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.: 2019184.50

DATE: 2025-12-04

SCALE: AS SHOWN

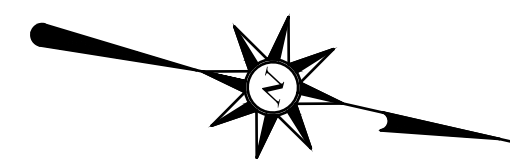
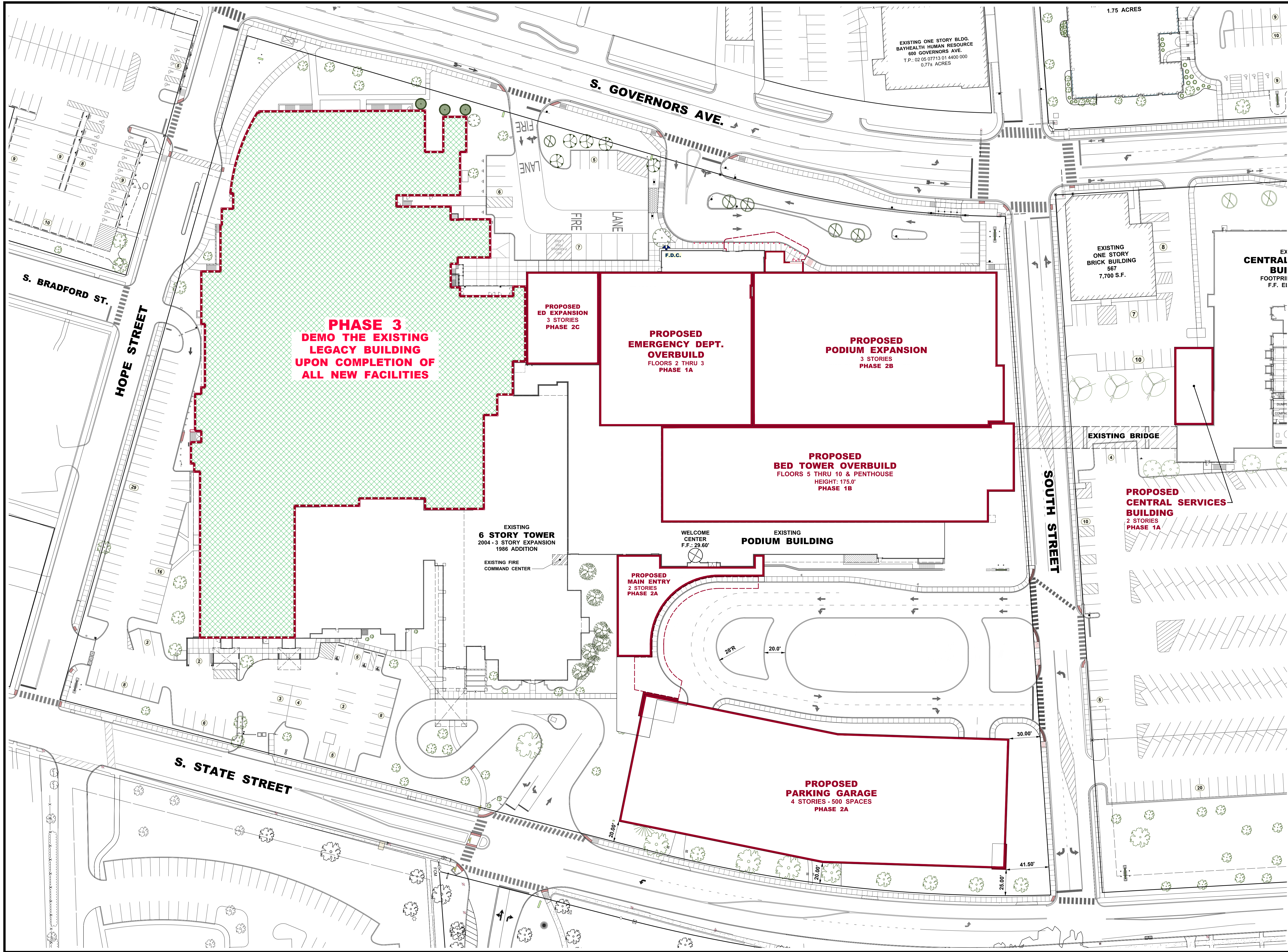
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PROJECT TITLE

**BAYHEALTH
MEDICAL
CENTER, INC**

**KENT CAMPUS
SITE DEVELOPMENT
MASTER PLAN**

640 S. STATE STREET
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

**MASTER PLAN
PHASE 3**



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE	C-101MP	

PROJECT NO.: 2019184.50

DATE: 2025-12-04

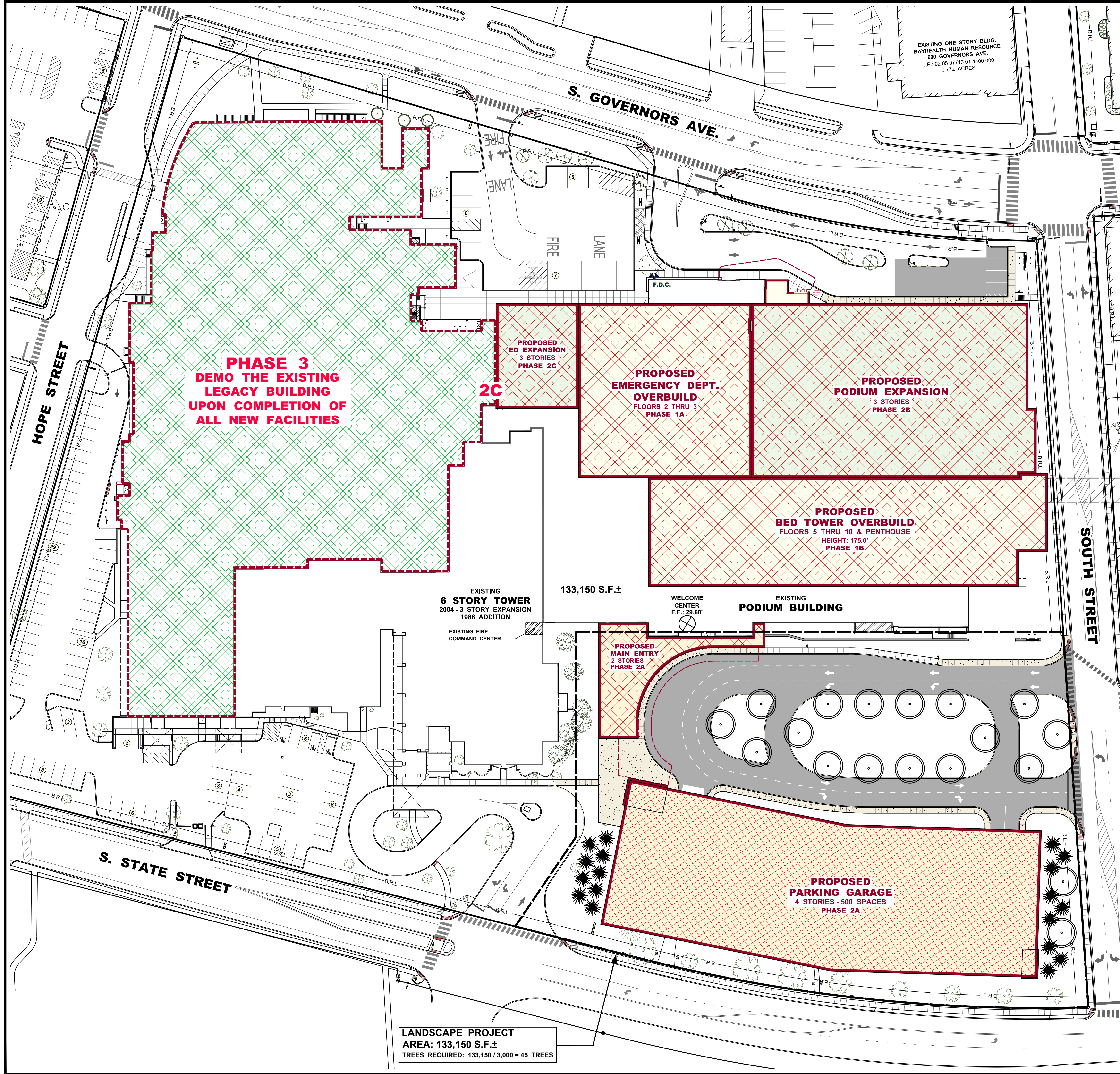
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LANDSCAPE LEGEND

PROPOSED CANOPY TREE

PROPOSED EVERGREEN TREE

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.
- 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.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)
- LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
- AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
- 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.
- NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
- NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
- NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
- ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
- 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.
- TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL), SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/ OR THE LANDSCAPE ARCHITECT.
- 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.

TREE PRESERVATION & DENSITY REQUIREMENTS

1. EXISTING WOODLAND AREA :	0 S.F.
2. WOODLANDS TO BE CLEARED :	0 S.F.
3. TOTAL WOODLANDS REMAINING :	0 S.F.
4. TOTAL NON-WOODLAND AREA :	133,150 S.F.
5. DENSITY : 1 TREE PER 3,000 S.F. OF LOT AREA 133,150 / 3,000 S.F. / TREE = 44.38	45 TREES REQUIRED
6. EXISTING TREES TO BE RETAINED :	9 TREES
7. PROPOSED TREES :	36 TREES
8. TOTAL TREES :	45 TREES

DELAWARE LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

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

BECKER MORGAN GROUP

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ENGINEERING

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PROJECT TITLE

BAYHEALTH MEDICAL CENTER, INC

DOVER CAMPUS SITE DEVELOPMENT MASTER PLAN

SHEET TITLE

CONCEPT LANDSCAPE MASTER PLAN

0 20 40 80

SCALE: 1" = 40'

MARK	DATE	DESCRIPTION
LAYER STATE	L-101	

PROJECT NO.: 2019184.50

DATE: 2025-12-03

SCALE: AS SHOWN

DRAWN BY: P.R.R. **PROJ. MGR.:** M.A.R.

SHEET

L-101

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