PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE
AGENDA

SEPTEMBER 14, 2015 - 3:30 P.M.

CITY HALL COUNCIL CHAMBERS
15 LOOCKERMAN PLAZA
DOVER, DELAWARE

PUBLIC COMMENTS ARE WELCOMED ON ANY ITEM AND WILL BE PERMITTED AT APPROPRIATE TIMES. WHEN POSSIBLE, PLEASE NOTIFY THE CITY CLERK (736-7008 OR E-MAIL AT CITYCLERK@DOVER.DE.US) SHOULD YOU WISH TO BE RECOGNIZED.

AGENDA ADDITIONS/DELETIONS

1. **REVIEW OF ACTIVE RECREATION AREA PLAN - BLUE HEN APARTMENTS PHASE 2** (PLANNING REFERENCE: S-15-12)
   (STAFF RECOMMENDS APPROVAL OF THE ACTIVE RECREATION AREA PLAN WITH THE COMMENTS AND CONDITIONS PROVIDED)

2. **STRATEGIC PLANNING AND GOAL SETTING (RESTORING CENTRAL DOVER STRATEGIC PLAN)**

3. **UPDATE ON LINCOLN PARK WALK THROUGH**

4. **ADJOURNMENT BY 4:50 P.M.**

/TM
S:\AGENDAS-MINUTES-PACKETS-PRESENTATIONS-ATT&EXH\COMMITTEE-AGENDAS\2015\09-14-2015 PR&CE.WPD

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.

City of Dover

DATA SHEET FOR RECREATION PLAN REVIEW

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF September 14, 2015

Plan Title:	Blue Hen Apartments Phase 2
Plan Type:	Site Development Plan S-15-12 with Active Recreation Area Plan
Location:	East side of Bay Road and south of Blue Hen Boulevard between Bay Road and Haslet Street
Address:	605 and 655 Bay Road, 400 Haslet Street
Tax Parcels:	ED-05-077.00-01-19.03-000, ED-05-077.00-01-19.05-000, ED-05-077.00-01-19.07-000, ED-05-077.00-01-19.09-000 and ED-05-077.00-01-01.00-000
Applicants/Owners:	Blue Hen Apt, LLC, Blue Hen Mall, LLC
Site Area:	6.19 acres +/-
Zoning:	RG-2 (General Residence Zone) SWPOZ (Source Water Protection Overlay Zone - Tier 1: Secondary Wellhead Protection *and* Tier 3: Excellent Recharge Area)
Proposed Use:	Site Development Plan for a multi-family residential development consisting of 12 residential buildings, accessory structures and associated site improvements. A Minor Subdivision Plan is included with this application.
Dwelling Units:	Phase 2: 192 Phase 1 (completed): 162 Total: 354

Project History and Summary

The Blue Hen Apartments Phase 2 is being reviewed as a Site Development Plan. The first phase of the complex Village at Blue Hen Apartments was constructed under Site Plan S-07-57 which outlined the development of thirteen (13) apartment buildings consisting of a total of 162 residential units (apartments) and a clubhouse building. The subject area for Phase 2 consists of portions of multiple parcels of land that will be ultimately be consolidated into a single parcel of land for the entire apartment complex.

The Site Plan is to permit the construction of twelve (12) apartment buildings for a total of 192 units. This review is for the Active Recreation Plan.

Active Recreation Area Plan Summary

The *Zoning Ordinance* requires an Open Space and Active Recreation Plan for all residential developments, projects and plans that come before the Planning Commission (*Dover Code of Ordinances*, Appendix B, Article 5 §10).

Previously for the Blue Hen Apartments (Phase 1), an Active Recreation Area Plan was reviewed in 2007 and ultimately approved for construction. The approved Plan includes 49,223 S.F. (1.13 ac +/-) of land reserved as Active Recreation Area. The Active Recreation Areas are in a central location on the site. The included amenities are a clubhouse with swimming pool, play area with swing set, play structure and benches. A future basketball court was shown on the Phase 1 Active Recreation Plan but was not subsequently constructed, but its location is an open lawn area that could be utilized for play. Overall, 40,750 S.F. of Active Recreation Area was constructed of the 44,500 S.F. required.

As part of the Site Plan review process for the development of Phase 2, the applicant prepared a Conceptual Recreation Plan (presented on the Landscape Plan sheets) which illustrates how this phase of the Blue Hen Apartments development will provide recreation amenities in accordance with the design specifications described in Article 5, Section 10 of the *Zoning Ordinance.*

Phase 2 Active Recreation Area

Focusing on the Phase 2 land area specifically, based on the proposed total of 192 residential dwelling units, it is required to have 52,800 S.F. (1.21 ac +/-) of active recreation areas.

The submitted plan shows that the total apartment complex (Phase 1 & Phase 2) after Phase 2 construction will provide Active Recreation Areas totaling 97,750 S.F. (2.24 acres +/-).

Information on the Active Recreation Area is found on Plan Sheets labeled “LS-1” and “LS-2 Tree Density Plan.”

Amenities of the Active Recreation Area Design

The amenities constructed and implemented in Phase 1 will be available to residents of Phase 2. The proposed new amenities for the Active Recreation Area (Phase 2) include:

- Volleyball Court (sand)
- Two Corn Hole courts
- Walking path five (5) feet wide totaling approximately 1,425 linear feet

- Barbeque grills

This recreational component must be reviewed by the Parks, Recreation, and Community Enhancement Committee for a recommendation prior to its consideration by the Planning Commission.

The following table provides a summary of the existing Phase 1 amenities, and the proposed Phase 2 amenities for the Blue Hen Apartments complex.

Blue Hen Apartments: Active Recreation Area Plan
Existing (Phase 1) and Planned (Phase 2) Facilities

Requirements	Minimum Required	Plan Provision	
		PHASE 1 (existing)	**PHASE 2 (proposed)**
Active Rec. Area 275 SF per DU or 275 SF per 0.5 ac.	Phase 1: 44,550 SF (1.02 ac.) Phase 2: 52,800 SF (1.21 ac.)	162 Dwelling Units 49,223 SF (1.13 ac.) on Final Plan 40,750 SF (.935 ac.) built	192 Dwelling Units 57,000 SF (1.30 ac.)
Active Recreation Amenities	Examples of types are given in *Zoning Ordinance* Art. 5 §10.15.	Clubhouse (2,188 SF), swimming pool (1,800 SF), fenced/mulched play area with equipment (3,315 SF), basketball court (4,200 SF- Note 1)	Sand volleyball court, 2 cornhole courts, walking path, barbeque grills.
Guidelines	**Recommended**	**Plan Provision**	
Accessibility	Areas should be arranged to afford access to all residents in the development.	Located at the center of the development. A central sidewalk provides access to and from all residential buildings.	A 5' wide path is provided adjacent or parallel to the rear of most buildings. Comments are provided in Staff Recommendations.
Pedestrian Oriented	Areas should be designed with linkages to public & other planned & existing walkways & recreation areas.	See above.	There is sidewalk fronting the buildings and the aforementioned path. Some missing sidewalk/ path connections have been identified and are commented upon in Staff Recommendations.
Age Oriented	Areas shall reflect awareness of and sensitivity to anticipated age groups.	The amenities provided should satisfy the interests of younger households and families in market-rate rental housing.	As with Phase 1. According to complex website the existing clubhouse features a 24-hour fitness center.
Parking	Designs consider the need for parking associated with recreation areas.	A parking lot with 24 spaces is located on the east side of the clubhouse. On-site parking is provided throughout the complex.	The Phase 2 amenities are located near the clubhouse, which has existing parking.
Walking, jogging, & biking trails	Trails shall only be counted towards area requirement when constructed as an accessory to central recreation facilities.	No trails in this phase were planned.	The proposed 5' trail links residential building and sidewalks to recreational amenities. The trail also passes through open areas sufficiently sized for frisbee and "pickup" games and play.
Landscaping	Required per *Zoning Ordinance.* Game courts, parking, playground areas, etc., should be screened where warranted to preserve interests of adjoining residential properties.	A Landscape Plan was approved and implemented per the Final Plan. The areas and amenities are internal to the complex and sufficiently distant from adjoining residential properties.	As with Phase 1. An overall landscape plan is submitted with the Site Development Plan, but no new landscaping is shown within or adjacent to existing or proposed recreation ares. Anticipated revisions are commented upon in Staff Recommendations.
Setbacks	No structure, equipment, or game court surface shall be located nearer than 30 feet from residential lots and 25 feet from any right-of-way line.	Clubhouse, swimming pool and amenity locations (basketball court and play area equipment) in compliance as required.	As with Phase 1.

Notes: (1) The basketball court was approved in the Final Plan but subsequently not constructed.

Staff Recommendations:

The following are comments and recommendations from Staff of the Department of Planning & Inspections and the Parks & Recreation Department following review of the Active Recreation Area for the Blue Hen Apartments Phase 2.

1. Revised Active Recreation Design - Staff is generally supportive of the overall concept to provided additional amenities in the established area around the existing clubhouse and pool site in Phase 1. The existing central location is logical and generally convenient to residents of Phase 1. There are details related to trail and sidewalk connectivity and the overall layout of Phase 2 that make the pedestrian accessibility between Phase 2 and the clubhouse/pool site less apparent. Additional detailed comments are found below. At the time of report preparation, Staff continues to work with the applicant to refine details of the Active Recreation Area Plan and the overall Site Plan to be presented to the Planning Commission. Additional comment regarding these and other issues is provided in the Development Advisory Committee (D.A.C.) report to the Planning Commission.

2. Upon review of the overall concept for the Active Recreation Area and with consideration given to the overall circulation and layout of amenities the following revisions to the plan are recommended:
    a. The proposed 5-foot path as it traverses the triangular area behind the existing daycare center facility will require rerouting. The path as shown conflicts with plans to relocate the playground associated with the daycare center.
    b. While the daycare center facility is separate from Blue Hen Apartments, staff advises particular attention be paid to improve and ensure pedestrian accessibility to the facility from within the apartment complex.
    c. Further south, staff has concerns about the routing of the 5-foot path and potential conflicts with grading plans for the swale running between Phase 1 and Phase 2.
    d. In the area of the three (3) buildings on Phase 2 located farthest south, staff recommends an additional route that crosses to access the 5-foot path that leads to the clubhouse area. At present the current path requires using the sidewalks along the building fronts, walking north to the entry drive, then backtracking south. The proposed swale or graded area poses a circulation barrier to the southernmost buildings of Phase 2.
    e. Related to (c.) staff recommends at least two (2) sidewalk connections that connect the building frontage sidewalks to the 5-foot path which runs behind the buildings. Such connections should be placed between selected buildings, and there should be at least one (1) such connection located both north and south of the entrance driveway leading from the Blue Hen Corporate Center parcel.
    f. Provide an accessible path from the sidewalk to one of the cornhole courts.
    g. Clarify the relationship of the planned 5-foot path where it extends toward the playground and appears to terminate. Staff advises revising graphics to better identify connections to existing sidewalks and paths.
    h. Provide connections from existing sidewalks in Phase 1 to the 5-foot path at the following points: Plumage Ct, Kearnsey Ct, Kimberton Ct, Long Island Ct. There are several points where the path passes within 20 feet or less of existing sidewalks.

3. The following items should be clarified or included on the Plan as related to placement and construction of the recreation area improvements:
    a. A schedule of the proposed features needs to be provided on the Active Recreation Plan (i.e. the number of benches, grills, fixtures, equipment).
    b. Bicycle parking as required by code is not presented on the Active Recreation Area Plan or the Site Development Plan. Show bicycle parking on the plan to include devices near the volleyball court, playground, and clubhouse.
    c. Barbeque grills are noted on the submission letter but cannot be located on the Plans. Label them or provide a symbol legend.
    d. Fixed and sturdy picnic tables are recommended adjacent to grills. Include at least one (1) ADA accessible table in a suitably accessible location.
    e. Add park benches at cornhole and volleyball court areas.
    f. Indicate the dimensions and area of the volleyball court and cornhole courts.
    g. Identify the placement of any trash cans and the location of a dumpster enclosure that services the clubhouse building and leasing/management office.
    h. Signage is suggested to identify building names, key entry points, and directional signage to amenities.
    i. As noted in the D.A.C. Report, provide an overall Layout, Striping, and Signage Plan for the site to note traffic stops, pedestrian crossings, and traffic controls.
    j. Confirm the orientation of the North arrow.

4. The Landscape Plan with tree plantings and landscaping will need revision as related to site changes presented in the submitted Site Development Plan:
    a. Existing trees and vegetation shown along the western edge of Phase 1 and between Phase 2 conflict with the grading plans for this area.
    b. The Landscape Plan must clearly identify the quantity and type planned for removal and a plan for 1-for-1 replacement.
    c. Arrange tree plantings to provide shade at key locations near amenities (i.e. playground area, picnic/grill areas.)

5. Ensure barrier free access is provided at all sidewalks where they intersect with streets and parking lots. Ensure accessible sidewalks lead to all amenities (i.e. building access points, game court surfaces, parking areas, etc.)

6. Provide construction and material details including but not limited to: sidewalks, walking path, game court surfaces, benches, bicycle racks, dumpster enclosure, etc.

7. Refer to other comments in the D.A.C. Report regarding Plan presentation and coordination with other Site Plan details (match lines, surrounding parcels, other).

8. The applicant is reminded of the requirements for construction phasing of the recreation area as associated with the development of the residential units.

    > Article 5 §10.6 Construction Phasing. The recreation and open space areas shall be completed in a proportion equal to or greater than the proportion of residential dwelling units completed, except that one hundred (100) percent of the recreation and open space areas shall be completed prior to issuing building permits for the final twenty (20) percent of the dwelling units proposed. Building permits shall not be issued for dwelling units

unless the requirements of this section are met.

9. There shall be provisions which insure that the common open space lands shall continue as such and be properly managed and maintained. The developer shall either retain ownership and responsibility for maintenance of such open land; or provide for and establish one (1) or more organizations for the ownership and maintenance of all common open space i.e. a Homeowners Association. The organization shall be responsible for maintenance, insurance and taxes on the common open space.
    a. Provide information on any agreements established regarding responsibilities for construction, landscaping, maintenance, etc. for the open space areas with the TND project.
    b. Staff notes that the Active Recreation Areas will not be dedicated to the City of Dover.

10. In the event, that major changes and revisions to the Plan occur in the finalization of the Recreation Plan or Site Plan contact the Department of Planning and Inspections. Examples include reorientation of elements, relocation of site components, etc. These changes may require resubmittal for review by the Parks Recreation and Community Enhancement Committee, Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regards to the plan.

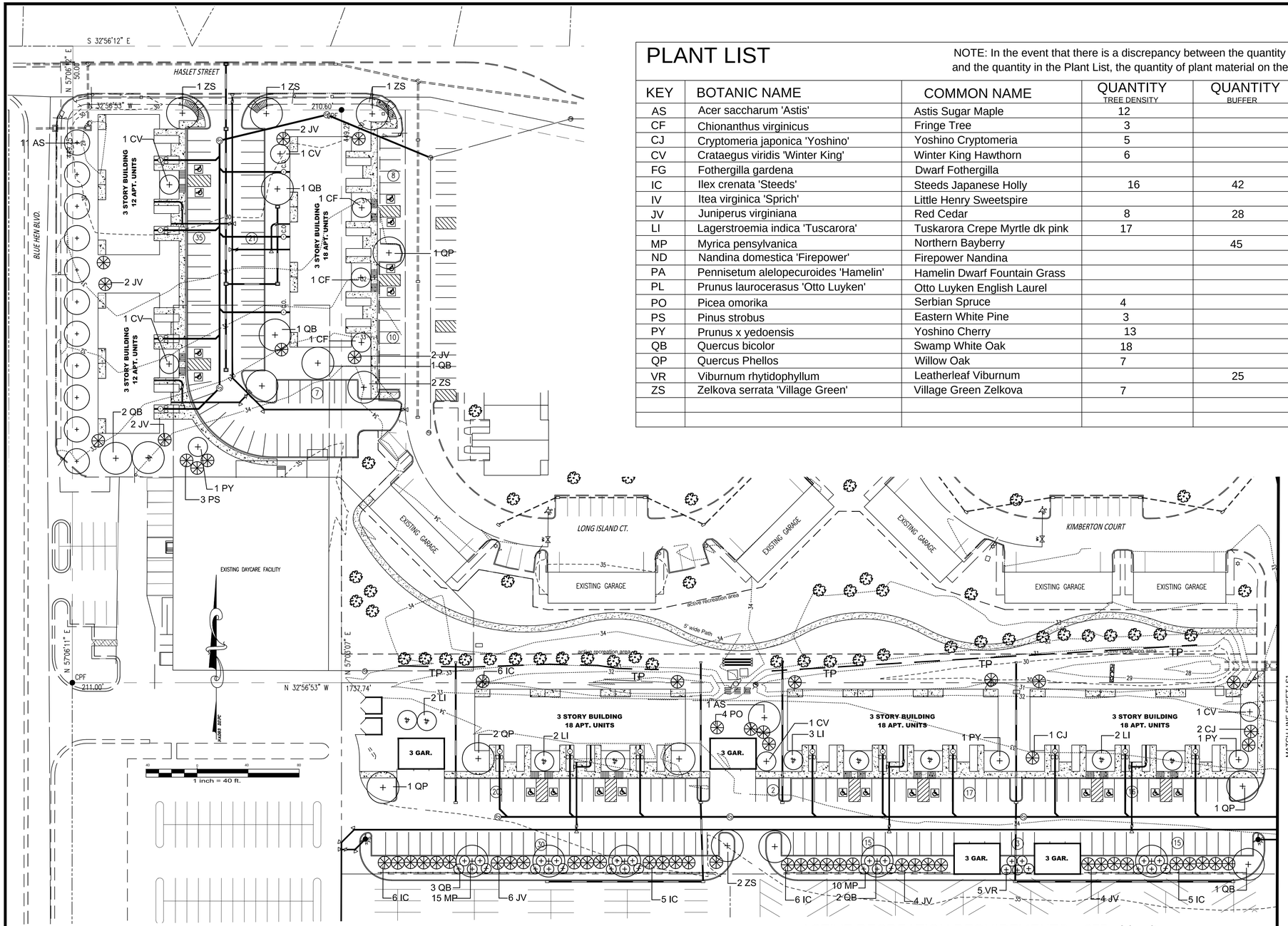
11. The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate site inspections and permits are required. The applicant shall be aware that Recreation Plan approval does not represent a Building Permit and associated construction activity permits. A separate application process is required for issuance of a Building Permit from the City of Dover.

The Parks, Recreation, and Community Enhancement Committee shall submit to the Planning Commission a report detailing the recommendations as to the Recreation Area Plan. Following Planning Commission review of Active Recreation Area Plan associated with the Site Plan for the Blue Hen Apartments, the next step is finalization of the Site Plan set.

Attachments:

- Proposed Recreation Area Plan Set dated 8/7/2015 (2 sheets*):
    - LS-1
    - LS-2

**Plan Set Sheets are available as 24" x 36" paper copies should Committee members desire this format. Contact the Planning Office at 736-7196.*



MATCH LINE SHEET LS1

PLANT LIST

NOTE: In the event that there is a discrepancy between the quantity of plant material on the Plan Drawing and the quantity in the Plant List, the quantity of plant material on the plan drawing shall govern.

KEY	BOTANIC NAME	COMMON NAME	QUANTITY TREE DENSITY	QUANTITY BUFFER	QUANTITY TYPICAL BUILDING	SIZE	REMARKS	
AS	Acer saccharum 'Astis'	Astis Sugar Maple	12			2" Cal.	B&B	Heavy Full Vigorous
CF	Chionanthus virginicus	Fringe Tree	3			5/6'	B&B	Heavy Full Vigorous
CJ	Cryptomeria japonica 'Yoshino'	Yoshino Cryptomeria	5			5/6'	B&B	Heavy Full Vigorous
CV	Crataegus viridis 'Winter King'	Winter King Hawthorn	6			5/6'	B&B	Heavy Full Vigorous
FG	Fothergilla gardena	Dwarf Fothergilla			80	18-24"	B&B	Heavy Full Vigorous
IC	Ilex crenata 'Steeds'	Steeds Japanese Holly	16	42		5/6'	Container	Heavy Full Vigorous
IV	Itea virginica 'Sprich'	Little Henry Sweetspire			24	18-24"	Container	Heavy Full Vigorous
JV	Juniperus virginiana	Red Cedar	8	28		5/6'	B&B	Heavy Full Vigorous
LI	Lagerstroemia indica 'Tuscarora'	Tuskarora Crepe Myrtle dk pink	17			6/7'	B&B	Heavy Full Vigorous
MP	Myrica pensylvanica	Northern Bayberry		45		2-2 1/2'	B&B	Heavy Full Vigorous
ND	Nandina domestica 'Firepower'	Firepower Nandina			88	18-24"	Container	Heavy Full Vigorous
PA	Pennisetum alelopecuroides 'Hamelin'	Hamelin Dwarf Fountain Grass			184	#1	Container	Heavy Full Vigorous
PL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel			80	18-24"	Container	Heavy Full Vigorous
PO	Picea omorika	Serbian Spruce	4			5/6'	B&B	Heavy Full Vigorous
PS	Pinus strobus	Eastern White Pine	3			5/6'	B&B	Heavy Full Vigorous
PY	Prunus x yedoensis	Yoshino Cherry	13			5/6'	B&B	Heavy Full Vigorous
QB	Quercus bicolor	Swamp White Oak	18			2" Cal.	B&B	Heavy Full Vigorous
QP	Quercus Phellos	Willow Oak	7			2" Cal.	B&B	Heavy Full Vigorous
VR	Viburnum rhytidophyllum	Leatherleaf Viburnum		25		2-2 1/2'	B&B	Heavy Full Vigorous
ZS	Zelkova serrata 'Village Green'	Village Green Zelkova	7			2" Cal.	B&B	Heavy Full Vigorous

SITE DATA

OWNER of RECORD: BLUE HEN APT, LLC
234 NORTH JAMES ST
NEWPORT, DE 19804 302-999-0708

PROPERTY ADDRESS: SOUTH LITTLE CREEK ROAD
DOVER, DE 19901

PROPERTY MAP NUMBER: 2-05-07700-01-0100
DEED SUMMARY: D-3580-0115
PLAT REFERENCE: BOOK 32 PAGE 78

ZONING: RG-2
AEOZ

LANDSCAPE LEGEND

Proposed Trees

Proposed 6' high Solid Fence
Buffer btw Residential & Commercial Uses and Parking

Tree Protection Fence ___TP___ ___TP___

STATEMENT OF ACCURACY
I, MATTHEW SPONG, HEREBY STATE THAT I AM A REGISTERED LANDSCAPE ARCHITECT 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 LANDSCAPE ARCHITECTURAL PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE MATTHEW T. SPONG
#126-E

TREE DENSITY NOTES: PHASE 1 (COMPLETED)

Tree Density Required = 1 Tree / 3,000 sf. of Non-woodland Area
Woodland Preservation Required = 50% of existing Woodlands

Total Site Area = 20.66 A. = 899,950 sf.
Total Woodlands on site = 31,688 sf.
Woodland Area to be Preserved = 16,466 SF. = 51.96%
Non-woodland Area = 881,126 sf.
Trees Required = 881,126 sf / 3,000 = 294 Trees Required
Trees Provided = 304 Trees

TREE DENSITY NOTES: PHASE 2

Tree Density Required = 1 Tree / 3,000 sf. of Non-woodland Area
Woodland Preservation Required = 50% of existing Woodlands

Total Site Area = 8.158 A. = 355,362.96 sf.
Total Woodlands on site = 0 sf.
Woodland Area to be Preserved = NA
Non-woodland Area = 355,362.96 sf.
Trees Required = 355,362.96 sf / 3,000 = 119 Trees Required
Tree Density Trees Provided = 119 Trees
Buffer Trees provided between RG2 and SC2 Zoned Properties = 70 Trees
Total Trees Provided = 189 Trees

ACTIVE RECREATION REQUIREMENTS = 275 sf / unit

Total Units Phases 1 and 2:	354 Units
Active Recreation Required:	354 x 275 = 97,350 sf required
Phase #1: 162 units x 275 sf	= 44,500 sf required
Phase #1 :	= 49,223 sf provided per Plan approved by the City of Dover Planning Commission 11-19-2007 and Final Plans approved by the City of Dover Planning Commission 07-01-2009
Phase #2: 192 units x 275 sf	= 52,800 sf. required
Phase #1 built	= 40,750 sf.
Phase #1 and #2 required	= 97,350 sf. - 40,750 sf. = 56,600 additional sf. required
Phase #2 provided	= 57,000 sf.

DATE 8/7/15 | SCALE 1"=40'
JOB NO. | DRAWN BY
APPLICATION NO.: | DESIGNED BY:
APPROVED BY: | CHECKED BY:

DATE	REVISION

TREE DENSITY PLAN

FOR

BLUE HEN APARTMENTS - PHASE 2

CITY OF DOVER KENT COUNTY, DELAWARE

PREPARED FOR: PETTINARO CONSTRUCTION

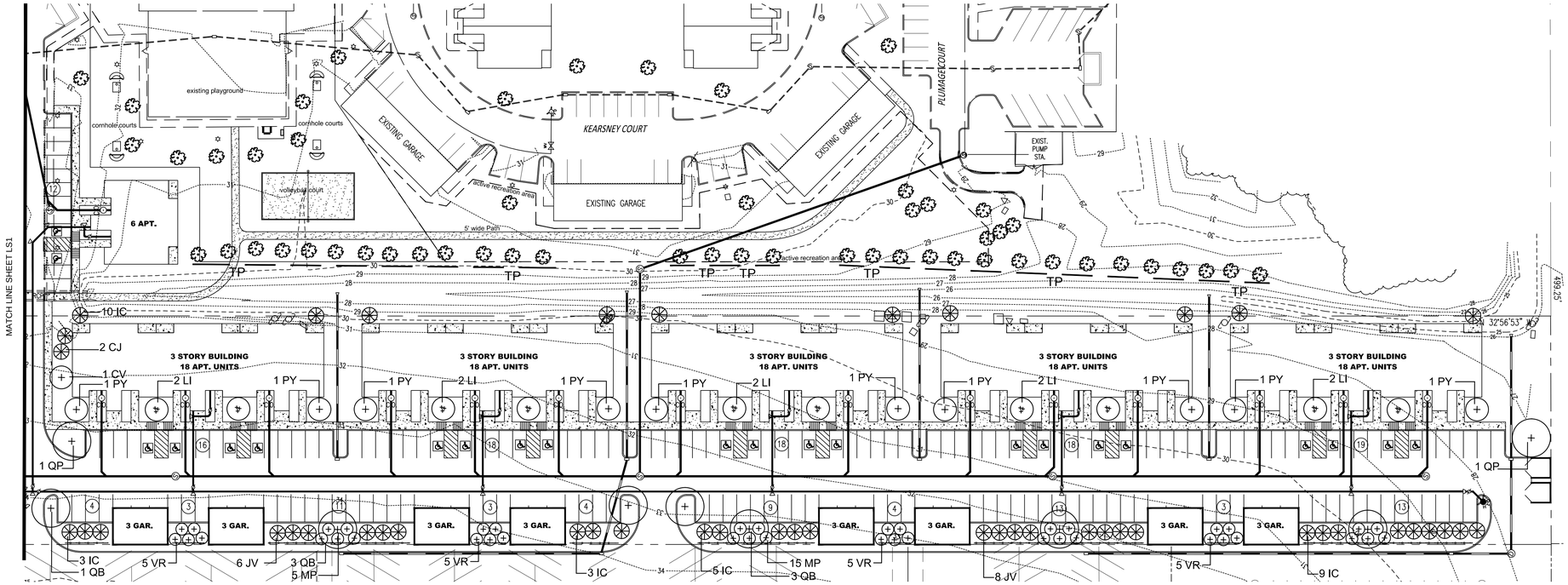
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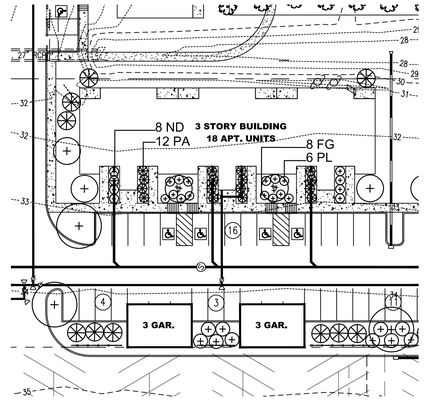
LANDSCAPE ARCHITECTURAL SERVICES, L.L.C.
LAND, SITE & PARK PLANNING • WETLANDS SCIENCES
Matthew T. Spong, R.L.A., A.S.L.A.
Trisha Sawicki, A.S.L.A.
P.O. Box 293 Dover, Delaware 19903
Phone: 302-284-4578 Fax: 302-284-0301
Email: lasmail@las-llc.net Web: las-llc.net

PROJECT #: 2015-13
COMM #: 1508
DATE: 08-07-2015
Drawn PS: Designed By: MTS Checked By: MTS
REVISION: 08-18-2015 add Recreation Area

DATE SEAL

SHEET NO. — LS—1





TYPICAL BUILDING PLANTING PLAN

For Tree Identification see Sheet LS1

FOR CONTAINER-GROWN SHRUBS, USE FINGER OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF THE CONTAINER.

NOTE:
Apply approved pre-emergent weed control on all shrub beds prior to mulching.

PLANT SHALL BE TRANSPLANTED AT THE SAME GRADE AS IT BORE IN THE NURSERY PLOT PRIOR TO BALLING AND BURLAPPING. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF ROOT BALL AS SHOWN.

CUT AND REMOVE BROKEN BRANCHES

3" DOUBLE-SHREDDED HARDWOOD BARK MULCH (DO NOT PUT MULCH AGAINST THE BASE OF THE PLANT). HAND-FORMED SAUCER.

PLANTING MIX:
1 PART HUMUS
3 PARTS TOPSOIL

PLANTING MIXTURE WILL CHANGE WITH SOIL CONDITIONS.

BEFORE PLANTING, ADD 3 TO 4" OF WELL-COMPOSTED LEAVES AND RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL.

12" min

CONTAINER

FINISHED GRADE

PLACE SHRUB ON FIRM SOIL IN BOTTOM OF HOLE.

UNDISTURBED SUBGRADE

SOIL SURFACE ROUGHENED TO BIND WITH NEW SOIL.

24" MINIMUM

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

SHRUB PLANTING DETAIL

NOT TO SCALE

NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOUROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.

'TREE STRAP' or 'ARBOR TIE'
WEATHER RESISTANT WEBBING
900 LB TENSILE STRENGTH
WHITE IN COLOR FOR TREE
GUYING EQUALLY SPACED
AROUND TREE

PREPARED SOIL FOR TREES
1 PART HUMUS
3 PARTS TOPSOIL

2"x2" WOODEN STAKE DRIVEN SECURELY INTO SOIL (3) PER TREE OVER 3" CAL. (2) PER TREE UNDER 3" CAL.

UNDISTURBED SUBGRADE

DIG WIDE, SHALLOW HOLE WITH TAMPED SIDES (2 times the ball diameter)

TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL

AVOID PURCHASING TREES WITH TWO LEADERS DO NOT CUT CENTRAL LEADER
CUT & REMOVE DAMAGED BRANCHES

FOLD BURLAP AWAY FROM TOP 1/3 OF ROOT BALL

SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS.

4" BUILT-UP EARTH SAUCER

3" DOUBLE-SHREDDED HARDWOOD BARK MULCH (DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK)

BEFORE PLANTING ADD 3 TO 4" OF WELL-COMPOSTED LEAVES OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL.

6" DEEPER THAN ROOT BALL

CUT BANDS OF WIRE BASKET AND FOLD AWAY FROM TOP OF ROOT BALL

SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

TREE PLANTING DETAIL

NOT TO SCALE

LANDSCAPE LEGEND

Proposed Trees

Proposed 6' high Solid Fence
Buffer btw Residential & Commercial Uses and Parking

Tree Protection Fence ___TP___ ___ ___TP___

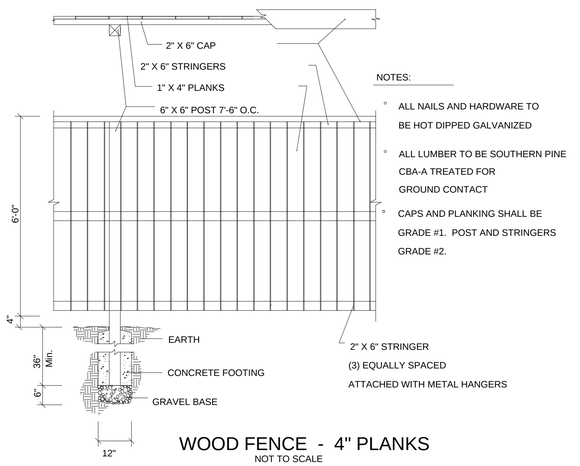
NORTH

1 inch = 40 ft.

STATEMENT OF ACCURACY

I, MATTHEW SPONG, HEREBY STATE THAT I AM A REGISTERED LANDSCAPE ARCHITECT 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 LANDSCAPE ARCHITECTURAL PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

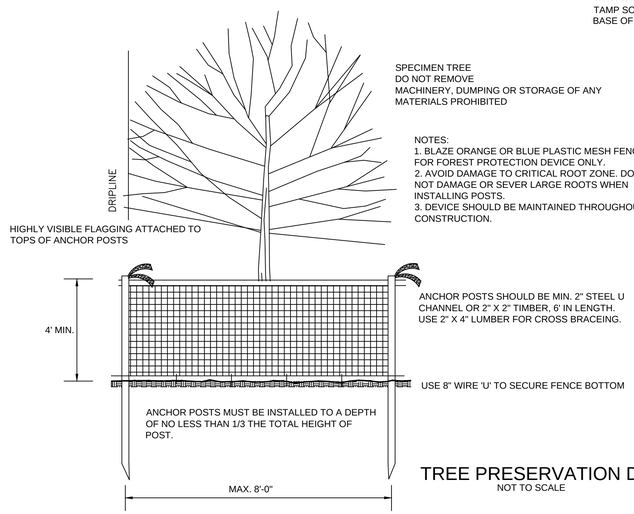
DATE MATTHEW T. SPONG #126-E



NOTES:
- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED
- ALL LUMBER TO BE SOUTHERN PINE CBA-A TREATED FOR GROUND CONTACT
- CAPS AND PLANKING SHALL BE GRADE #1. POST AND STRINGERS GRADE #2.

WOOD FENCE - 4" PLANKS

NOT TO SCALE



NOTES:
1. BLAZE ORANGE OR BLUE PLASTIC MESH FENCE FOR FOREST PROTECTION DEVICE ONLY.
2. AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
3. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PRESERVATION DETAIL

NOT TO SCALE

GENERAL PLANTING NOTES

1. All trees shall be guaranteed to survive for one full year after installation (full cost).
2. All stakes and guys shall be removed from trees and from the site at the end of the guarantee period.
3. No tree shall be planted closer than 10' from any fire hydrant.
4. Only trees that reach a height and size at maturity of small to medium shall be planted under power lines. No tree shall be planted within 10' of underground utilities.
5. The purpose of this plan is to meet the requirements of the City of Dover's Landscape Ordinance. The plan does not include specifications for drainage, soil preparation and plant quality which are necessary to ensure successful installation. Without these specifications, the landscape architect shall not be responsible for the results of implementing this plan. The developer or owner is advised to contact the landscape architect concerning these components.
6. The owner is expected to maintain plantings, including watering all plants anytime from April 1st to December, when natural rainfall is less than 1" per week.

DATE 8/7/15	SCALE 1"=40'
JOB NO.	DRAWN BY
APPLICATION NO.:	DESIGNED BY:
APPROVED BY:	CHECKED BY:

DATE	REVISION

DATE SEAL

TREE DENSITY PLAN

FOR

BLUE HEN APARTMENTS - PHASE 2

CITY OF DOVER KENT COUNTY, DELAWARE

PREPARED FOR: PETTINARO CONSTRUCTION

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PROJECT #: 2015-13
COMM #: 1508
DATE: 08-07-2015
Drawn: PS Designed By: MTS Checked By: MTS
REVISION: 08-18-2015 Add recreation Area

CADD FILE — LandscapePlan

SHEET NO. — LS — 2