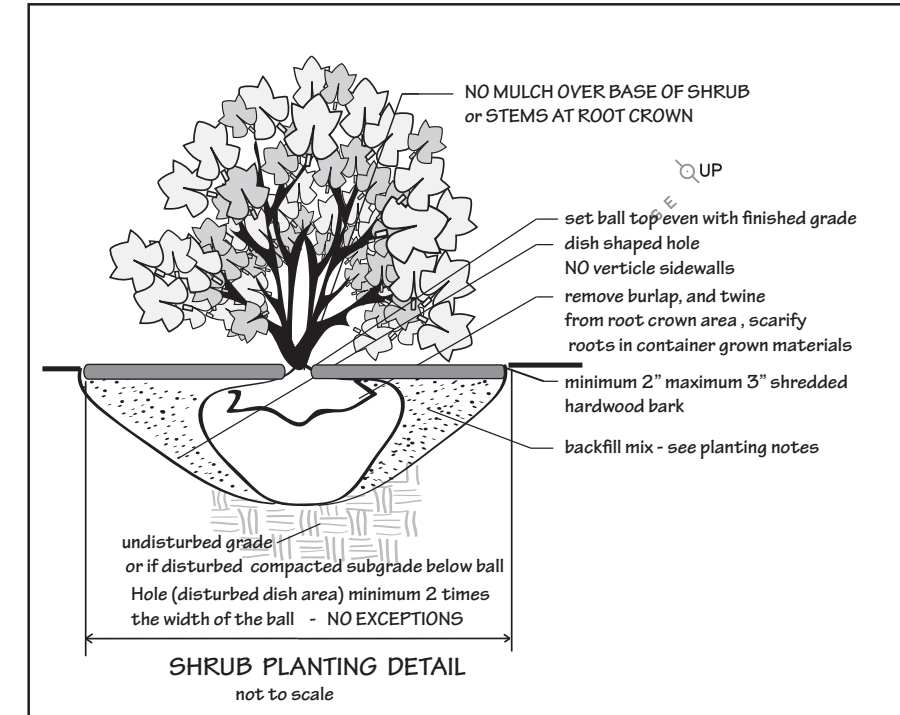
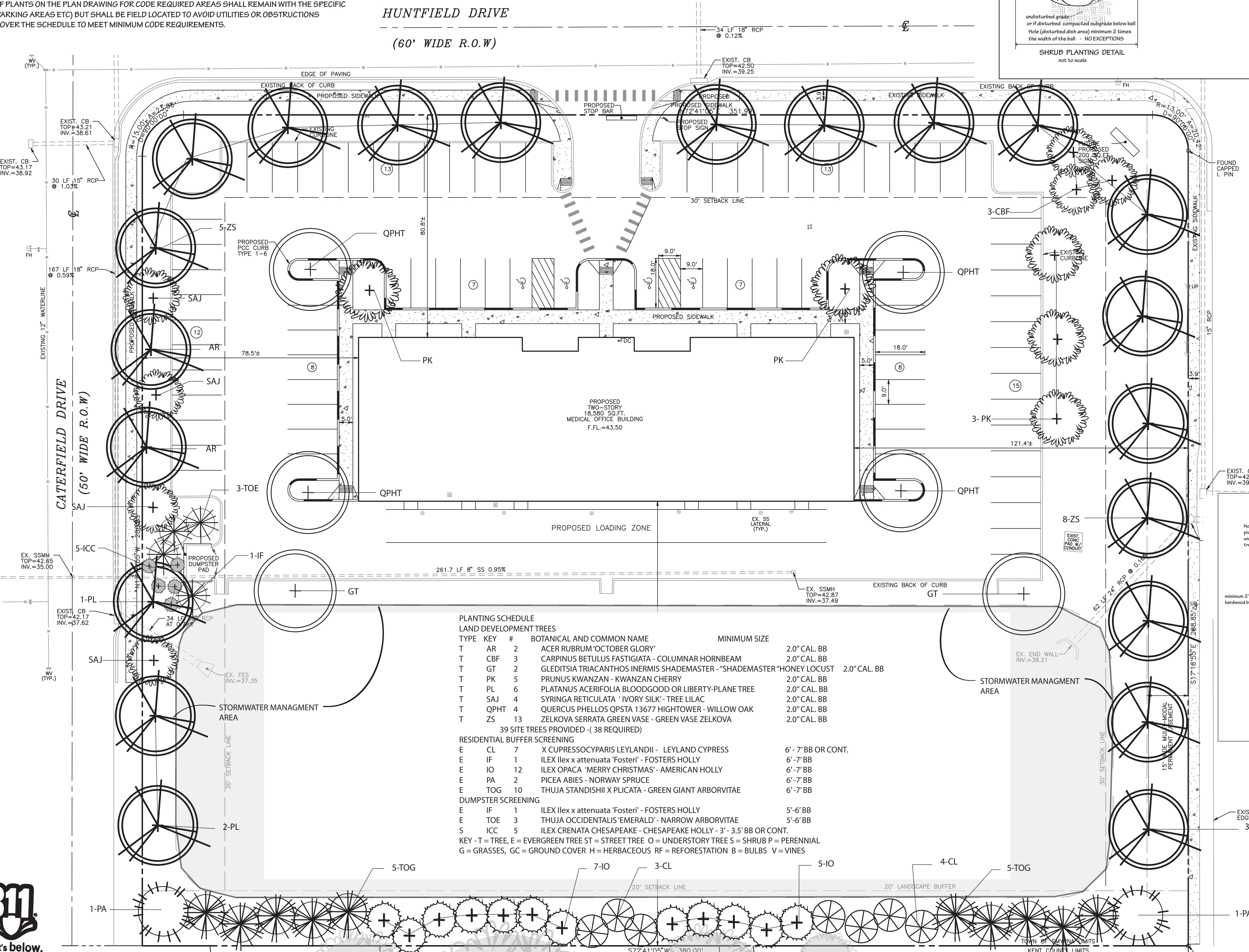
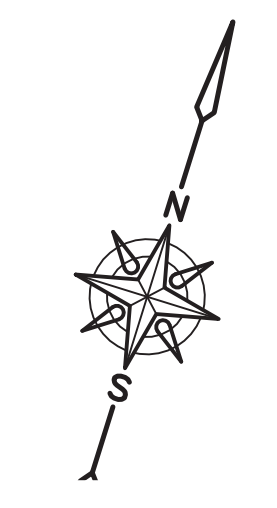


PLANTING NOTES:
 1- PLANT IN ACCORDANCE WITH THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND THE AMERICAN STANDARD FOR NURSERY STOCK.
 2- LOCATE OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO PLANTING. FIELD ADJUST PLANT LOCATIONS AS NEEDED TO AVOID CONFLICT WITH SWALES, PIPES, DRAINAGE STRUCTURES, WIRES, UTILITY BOXES TRANSFORMERS, EXISTING VEGETATION THAT REMAINS, ETC. STOP PLANTING AND CONTACT THE LANDSCAPE ARCHITECT AND OWNER IF SOIL CONDITIONS ARE ENCOUNTERED THAT ARE UNSUITABLE FOR PROPER PLANT GROWTH.
 3- FIELD LOCATION PLANTS TO AVOID CONFLICT WITH SWALES, DRAINAGE AND UTILITIES ABOVE AND BELOW GROUND, EXISTING VEGETATION ETC.
 4- **PLANTING BACKFILL MIX:** ONE PART PEAT HUMUS, TO ONE PART TOPSOIL TO ONE PART EXISTING SOIL.
AMENDMENTS: MIX INTO SOIL PRIOR TO BACKFILLING. .25 LBS ORGANIC FERTILIZER 5-10-5 ORGANIC FERTILIZER .75 LBS OF BONE MEAL, AND 1 LB OF ORGANIC DECOMPOSED COW MANURE PER CUBIC FOOT OF BACKFILL. SET BALL OR CONTAINER SOIL TOP EVEN WITH FINISHED GRADE.
 5- THE QUANTITIES OF PLANTS ON THE PLAN DRAWING FOR CODE REQUIRED AREAS SHALL REMAIN WITH THE SPECIFIC AREA (IE: BUFFERS, PARKING AREAS ETC) BUT SHALL BE FIELD LOCATED TO AVOID UTILITIES OR OBSTRUCTIONS AND SHALL GOVERN OVER THE SCHEDULE TO MEET MINIMUM CODE REQUIREMENTS.



LEGEND:

EXISTING BOUNDARY	---
EXISTING SWM AREA	-----
EXISTING SANITARY SEWER	---o---
EXISTING CLEAN OUT	o
EXISTING STORM SEWER	---o---
EXISTING WATERLINE	---o---
EXISTING FIRE HYDRANT	o
EXISTING WATER VALVE	o
EXISTING UTILITY POLE	o
EXISTING UNDERGROUND ELECTRIC	---o---
EXISTING GAS LINE	---o---
EXISTING GAS VALVE	o
EXISTING CURBLINE	---
PROPOSED CURBLINE	---



PLANTING SCHEDULE

LAND DEVELOPMENT TREES

TYPE	KEY #	BOTANICAL AND COMMON NAME	MINIMUM SIZE
T	AR	2 ACER RUBRUM 'OCTOBER GLORY'	2.0" CAL. BB
T	CBF	3 CARPINUS BETULUS FASTIGIATA - COLUMNAR HORNBEAM	2.0" CAL. BB
T	GT	2 GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER - 'SHADEMASTER' HONEY LOCUST	2.0" CAL. BB
T	PK	5 PRUNUS KWANZAN - KWANZAN CHERRY	2.0" CAL. BB
T	PL	6 PLATANUS ACERIFOLIA BLOODGOOD OR LIBERTY-PLANE TREE	2.0" CAL. BB
T	SAJ	4 SYRINGA RETICULATA 'IVORY SILK' - TREE LILAC	2.0" CAL. BB
T	QPHT	4 QUERCUS PHELLOS QPSTA 13677 HIGHTOWER - WILLOW OAK	2.0" CAL. BB
T	ZS	13 ZELKOVA SERRATA GREEN VASE - GREEN VASE ZELKOVA	2.0" CAL. BB

39 SITE TREES PROVIDED - (38 REQUIRED)

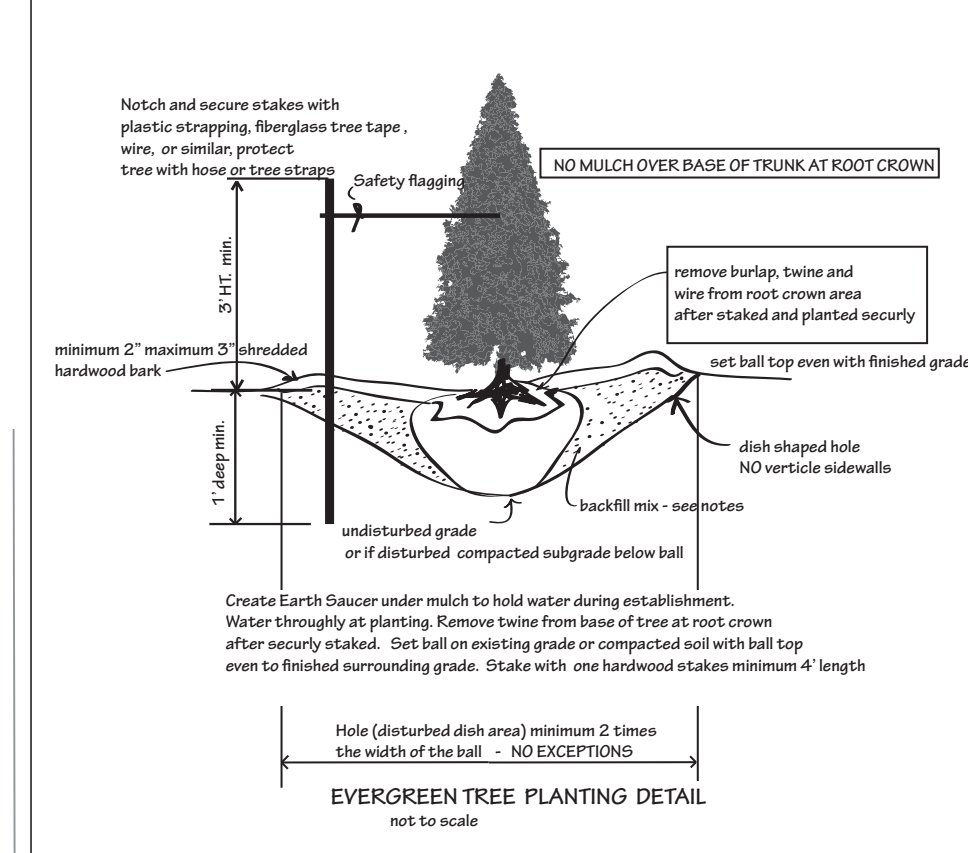
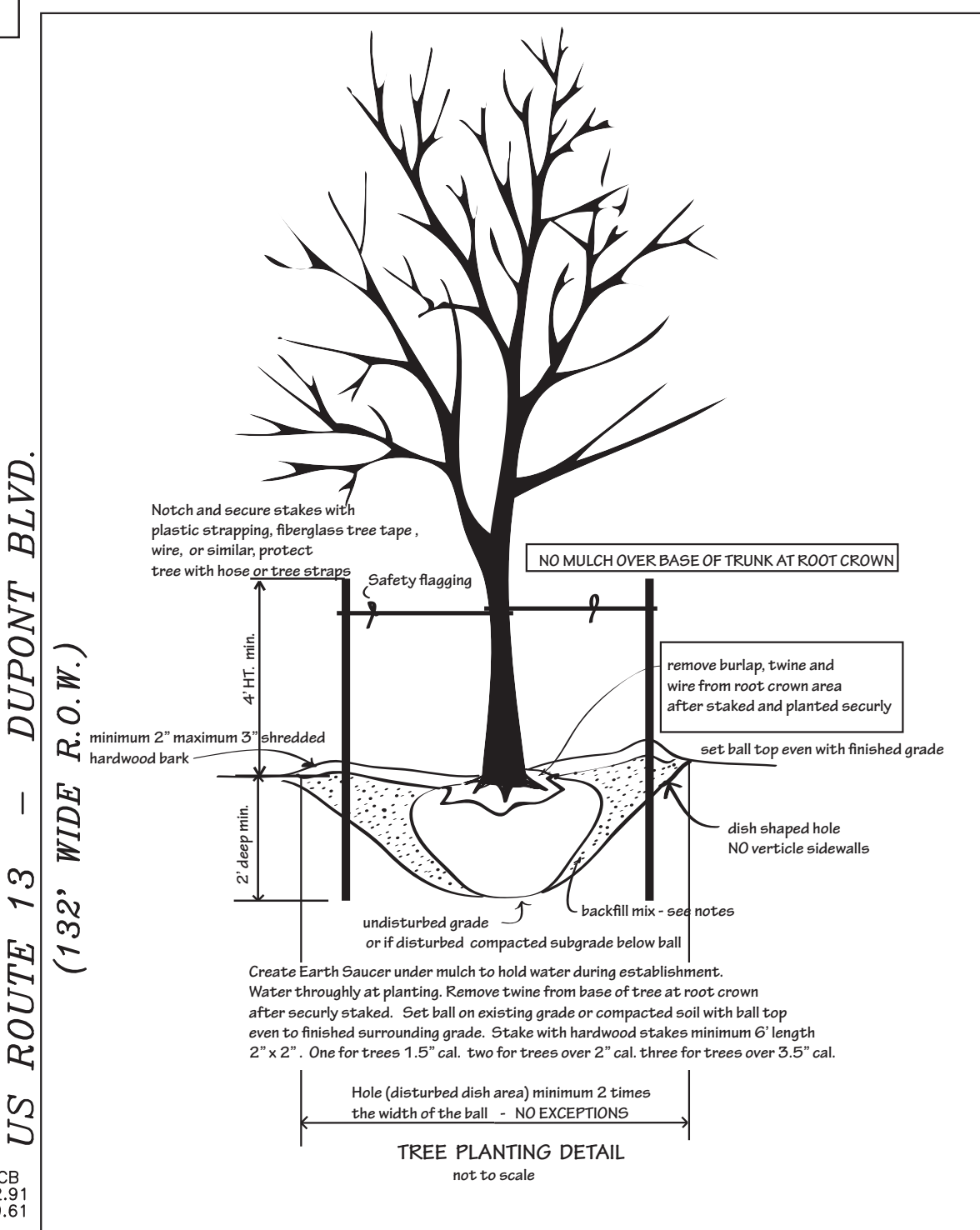
RESIDENTIAL BUFFER SCREENING

E	CL	7 X CUPRESSOCYPARIS LEYLANDII - LEYLAND CYPRESS	6'-7" BB OR CONT.
E	IF	1 ILEX illex x attenuata 'Fosteri' - FOSTERS HOLLY	6'-7" BB
E	IO	12 ILEX OPACA 'MERRY CHRISTMAS' - AMERICAN HOLLY	6'-7" BB
E	PA	2 PICEA ABIES - NORWAY SPRUCE	6'-7" BB
E	TOG	10 THUJA STANDISHII X PPLICATA - GREEN GIANT ARBORVITAE	6'-7" BB

DUMPSTER SCREENING

E	IF	1 ILEX illex x attenuata 'Fosteri' - FOSTERS HOLLY	5'-6" BB
E	TOE	3 THUJA OCCIDENTALIS 'EMERALD' - NARROW ARBORVITAE	5'-6" BB
S	ICC	5 ILEX CRENATA CHESAPEAKE - CHESAPEAKE HOLLY - 3' - 3.5' BB OR CONT.	

KEY - T = TREE, E = EVERGREEN TREE ST = STREET TREE O = UNDERSTORY TREE S = SHRUB P = PERENNIAL G = GRASSES, GC = GROUND COVER H = HERBACEOUS RF = REFORESTATION B = BULBS V = VINES



CODE REQUIREMENTS

Smyrna Town Code Appendix A - Zoning §5.10(G) requires a 20'-wide planted buffer along all property lines in the HC - Highway Commercial District where they abut a residential district. 20 foot buffer at residential required - Provided with a 6' ht evergreen buffer

Smyrna Town Code Appendix B - Subdivision & Land Development §5.17(d) requires 1 tree per 3,000 sq. ft. of lot area (at least 2" in caliper).

Trees Required - 114,618.5 sq. ft./3,000 = 38 Trees Provided - 39 AT 2" CAL.



Know what's below.
Call before you dig.
MISS UTILITY PHONE 1-800-257-7777
PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE

FIELD LOCATE ALL UTILITIES PRIOR TO DIGGING
ADJUST LOCATIONS OF PLANTINGS TO AVOID CONFLICTS WITH DRAINAGE, UTILITIES, STRUCTURES, AND VEGETATION TO REMAIN.
IF SOILS UNSUITABLE FOR PLANTING AND PROPER PLANT ESTABLISHMENT ARE ENCOUNTERED, STOP PLANTING AND NOTIFY THE OWNER AND LANDSCAPE ARCHITECT.

PLANTING AND CONSTRUCTION OPERATIONS SHALL CONFORM TO ALL LOCAL STATE AND FEDERAL SAFETY, ENVIRONMENTAL LAWS. CONTRACTORS ARE RESPONSIBLE FOR ALL PERMITS AND SUBMISSIONS REQUIRED FOR THE WORK.

DesignSet
1901 Hickory Hill Road
Chadds Ford PA 19317
610-388-7758
ellentraceyDESIGNSet@gmail.com



Ellen Tracey
DATE 7-20-2020
I, ELLEN TRACEY, CONFIRM THAT I AM A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE LICENSE NO. 134-E AND THAT THE INFORMATION PROVIDED HEREIN HAS BEEN PREPARED BY ME. TO THE BEST OF MY KNOWLEDGE THIS REPRESENTS ACCEPTABLE LANDSCAPE ARCHITECTURAL PRACTICE AS REQUIRED BY THE DELAWARE STATE CODES AND LAWS AND THE REQUIREMENTS OF THE GOVERNING MUNICIPALITY. USE OR REPRODUCTION OF THIS SIGNATURE AND OR SEAL BY OTHERS IS STRICTLY FORBIDDEN.

Revision	Date
1.) REVISED PER COMMENTS	03/25/2020

LANDSCAPE PLAN
FOR LANDS OF
HUNTFIELD COMMERCIAL
MAJOR SITE PLAN
PREPARED FOR
BLACKSTONE BUILDING GROUP, LLC.
DUCK CREEK HUNDRED
KENT COUNTY DELAWARE

Clifton L. Bakhsh, Jr., Inc.
Land Surveyors & Planners
4450 Summit Bridge Road, Middletown, DE 19709 (302) 378-8009

Date: January 7, 2020 Drawn By: F.R.Perno
Scale: 1" = 20' Checked By:
Job No.: MJ - 23095

GRAPHIC SCALE 1" = 20'
20' 10' 0' 20' 40'
Sheet No. 1 OF 1