

PRELIMINARY SITE PLANS

FOR



PROPOSED AUTOZONE RETAIL STORE

AUTOZONE STORE #11032

TAX PARCEL # 134-12.00-343.00

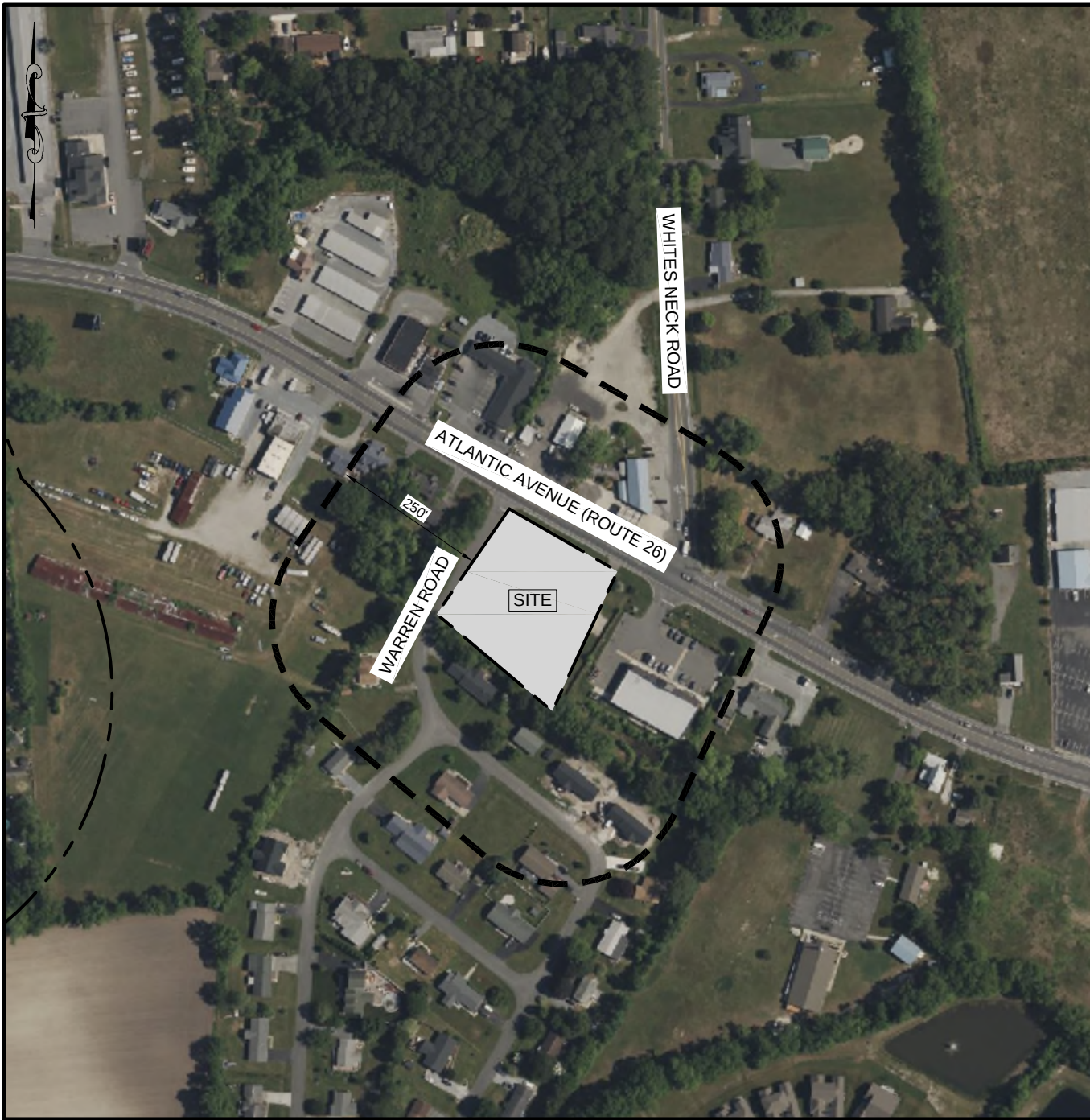
35162 ATLANTIC AVENUE

TOWN OF MILLVILLE, SUSSEX COUNTY, DELAWARE



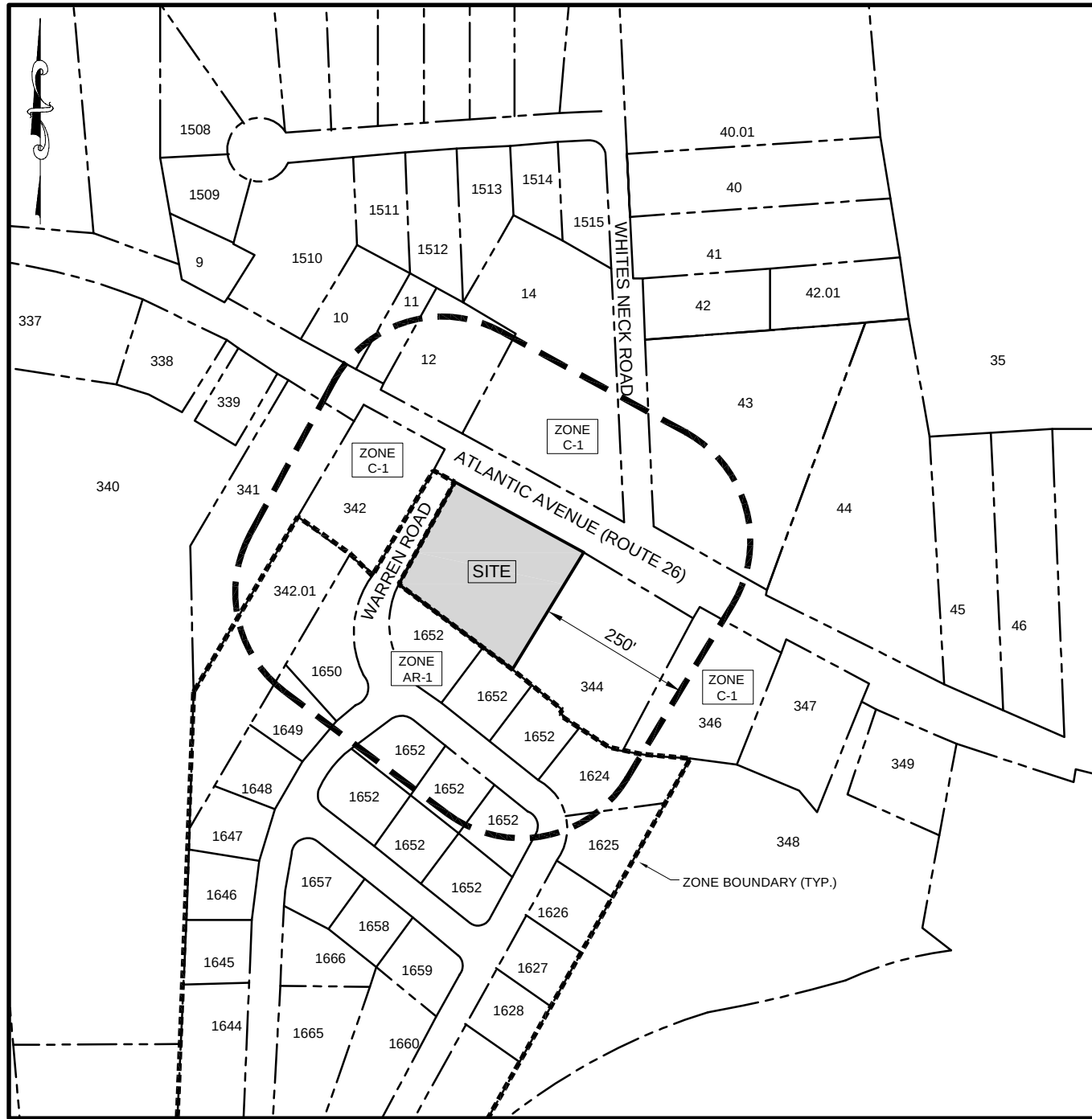
USGS MAP

SCALE: 1"=2000'



KEY MAP

SCALE: 1"=250'



TAX MAP

SCALE: 1"=250'

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SIGNATURE BLOCK

APPROVED BY THE TOWNSHIP OF MILLVILLE PLANNING BOARD, SUSSEX COUNTY, DELAWARE	
MAYOR	DATE
MUNICIPAL ENGINEER	DATE

ENGINEER'S CERTIFICATION

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

THOMAS F. PUGSLEY, JR.
No. 17134
THOMAS F. PUGSLEY, JR., P.E.
5/12/26
DATE

OWNER:

COASTAL REAL ESTATES HOLDINGS, LLC
C/O: JESSICA DICERBO
18947 JOHN J. WILLIAMS HIGHWAY, SUITE 309
REHOBOTH BEACH, DE 19971
(610) 733-4300

APPLICANT:

AUTOZONE NORTHEAST, LLC.
C/O: CASSANDRA PEELER
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103
(901) 495-8753

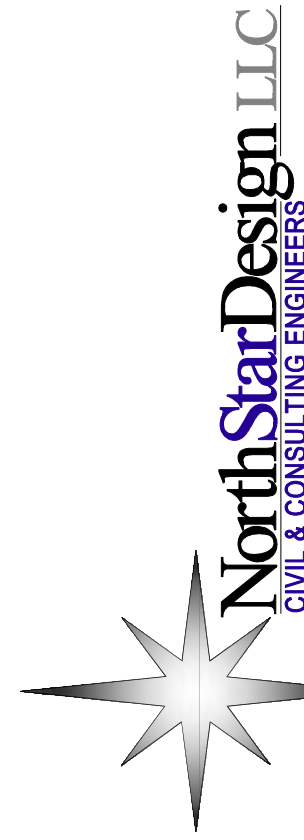
ARCHITECT:

ARCHITECTURAL GROUP INTERNATIONAL
15 WEST SEVENTH STREET
COVINGTON, KENTUCKY 41011
(859) 261-5530

CIVIL ENGINEER:

NORTH STAR DESIGN, LLC
C/O: THOMAS F. PUGSLEY, JR.
361 ROUTE 31, BLDG E, SUITE 1404
FLEMINGTON, NEW JERSEY 08822
(908) 968-3499

PLAN SUBMITTAL DATE:
5/12/26



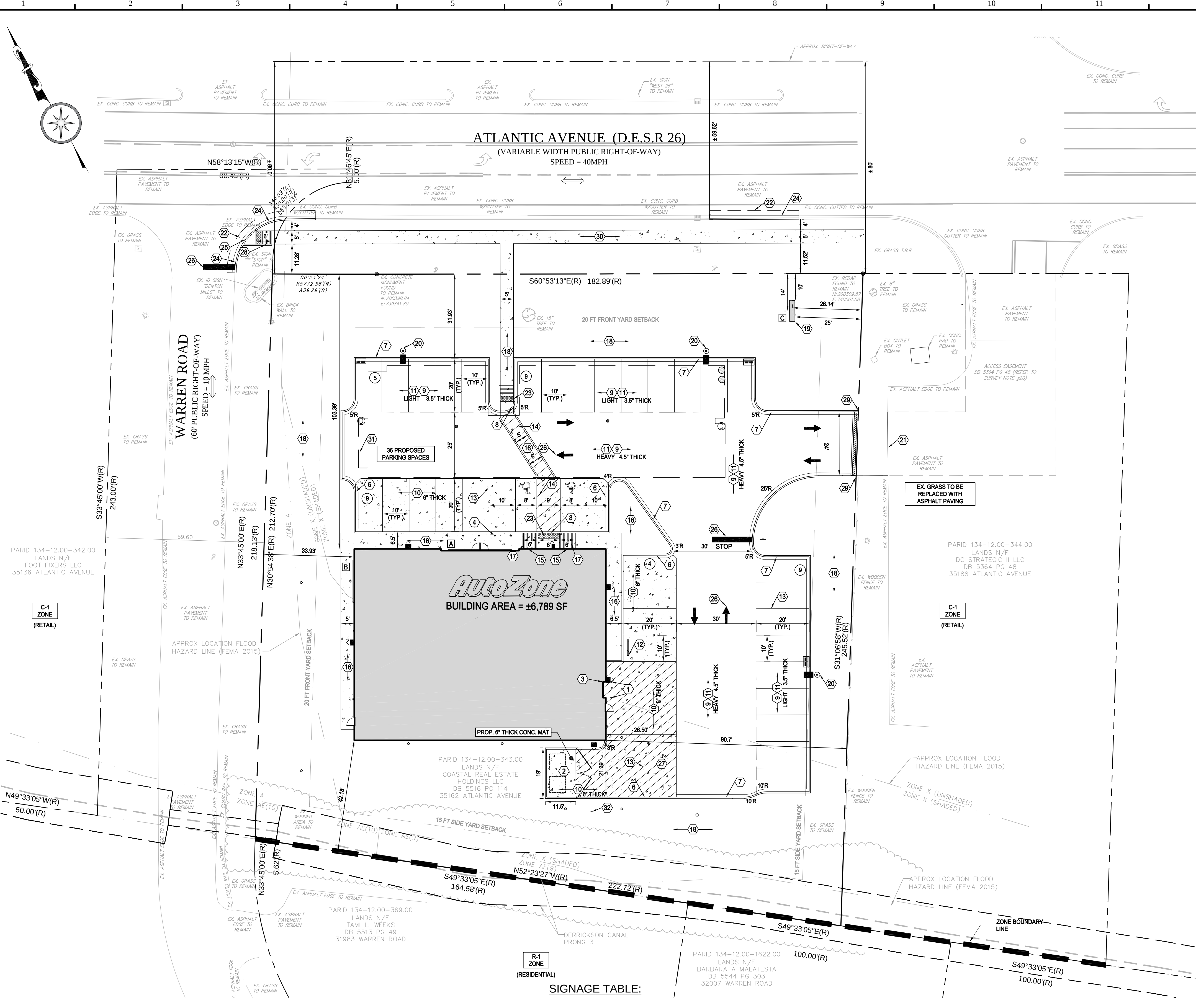
PHONE: 908-968-3499 FAX: 908-968-3291
361 ROUTE 31, BLDG E, SUITE 1404
FLEMINGTON, NJ 08822
WWW.NORTHSTARDESIGNLLC.COM
NJ CERTIFICATE OF AUTHORIZATION No. 24CA289890

REV.	DATE:	REVISION COMMENT:	BY:
1	8/26/26	REV. PER BIDDING	LST

PRELIMINARY
SITE PLANS
AUTOZONE (STORE #11032)
PARCEL I.D. #134-12.00-343.00
35162 ATLANTIC AVENUE
TOWN OF MILLVILLE
SUSSEX COUNTY, DELAWARE

T. F. PUGSLEY, Jr.
Thomas F. Pugsley Jr.
PROFESSIONAL ENGINEER
DE LICENSE No.17134
Digitally signed by: Thomas F Pugsley Jr
Date: 2026.08.28 15:36:26 -04'00'

SHEET TITLE:	
COVER SHEET	
SHEET NO.:	
C0.0	
1 OF 14	
DESIGN DATE:	5/5/26
DRAWN BY:	LST
CHECKED BY:	TFP
DRAWING SCALE:	As Shown
PROJECT #:	25-042
CAD FILE:	25-042SC01
REV 1	8/26/26



SITE PLAN NOTES:

- THE SUBJECT PROPERTY IS LOCATED ON 35162 ATLANTIC AVENUE IN THE TOWNSHIP OF MILLVILLE, AND IS KNOWN AS PARCEL ID: 134-12.00-343.00. THE TOTAL LOT AREA IS APPROXIMATELY 50,771 SF OR 1.17 AC.
 - PROPERTY OWNER: COASTAL REAL ESTATES HOLDINGS, LLC
C/O: JESSICA DICERBO
18947 JOHN A. WILLIAMS HIGHWAY, SUITE 309
REHOBOTH BEACH DE 19971
PHONE: (610) 733-4300
 - APPLICANT: AUTOZONE NORTHEAST, LLC
C/O: CASSANDRA PEELER
123 S. FRONT ST, 3RD FLOOR
MEMPHIS, TN 38103
PHONE: (901) 495 8753
 - ZONING INFORMATION:
 - PROPERTY IS LOCATED IN THE C-1 ZONE (TOWN CENTER COMMERCIAL).
 - RETAIL SERVICES ARE A PERMITTED USE.
- BULK TABLE:
- | PRINCIPAL BUILDING: | C-1 TOWN CENTER COMMERCIAL DISTRICT | | |
|---|-------------------------------------|-----------|--|
| | PERMITTED | EXISTING | PROPOSED |
| MIN. LOT AREA | 8,000 SF | 50,771 SF | 50,771 SF |
| MIN. LOT FRONTAGE | 100 FT | 218.13 FT | 218.13 FT |
| MIN. FRONT YARD SETBACK | 20 FT | N/A | 103.39 FT (ATLANTIC AVE.)
33.93 FT (WARREN RD.) |
| MIN. SIDE YARD SETBACK | 15 FT | N/A | 42.18 FT |
| MIN. REAR YARD SETBACK | 20 FT | N/A | N/A |
| MAX. BUILDING HEIGHT | 4 STORIES | N/A | 1 STORY |
| MAX. LOT COVERAGE | 60% | N/A | 51.40 % |
| REAR YARD EXPANDED TO A MINIMUM OF 30 FEET WHEN PARCEL ADJUTS A RESIDENTIAL ZONE OR USE | | | |
5. PARKING & LOADING REQUIREMENTS: (SECTION 155-28)
- MIN. PARKING STALL DIMENSIONS (SECTION 155-28.3)
- REQUIRED: 10' X 20'
EXISTING: N/A
PROPOSED: 10' X 20' (COMPLIES)
- MIN. NUMBER OF REQUIRED PARKING SPACES (SECTION 147-28.E)
- RETAIL SERVICES
REQUIREMENT:
REQUIRED: 1 PARKING SPACE/200 SF
PROPOSED 6,789 SF / 300 + 1 PARKING SPACE/EMPLOYEE = 22.63 + 12 EMPLOYEES = 34.63 OR 35 SPACES
TOTAL REQUIRED: 35 SPACES
EXISTING: 0 SPACES
PROPOSED: 36 TOTAL SPACES (COMPLIES)
7. THESE PLANS HAVE BEEN DESIGNED BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY VALLEY LAND SERVICES, INC., DATED 9/1/25, REVISED 7/1/25. SURVEY IS CONSIDERED PART OF THE DESIGN DRAWINGS.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND REVIEWING ALL RELEVANT TECHNICAL/DESIGN DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING PRIOR TO CONSTRUCTION:
 - GEOTECHNICAL REPORT PREPARED BY HILLIS-CRANES ENGINEERING ASSOCIATES, LLC, DATED 9/24/25.
 - ARCHITECTURAL PLAN PREPARED BY AGI, DATED 11/5/25.
 - STORMWATER MANAGEMENT AREA EVALUATION PREPARED BY WHITESTONE ASSOCIATES, INC., DATED 11/2/25.
 - STORMWATER MANAGEMENT REPORT PREPARED BY NORTH STAR DESIGN, LLC.
9. ONLY SIGNED AND SEALED COPIES OF THE DESIGN DRAWINGS SHOULD BE UTILIZED FOR CONSTRUCTION PURPOSES. NORTH STAR DESIGN, LLC, IS NOT RESPONSIBLE FOR ANY CLAIMS DUE TO THE CONTRACTOR CONSTRUCTING WITH INCORRECT PLANS. CONTRACTOR SHALL VERIFY THEY ARE WORKING OFF OF THE LATEST DESIGN DOCUMENTS PRIOR TO COMMENCING CONSTRUCTION.
10. UNLESS SPECIFICALLY IDENTIFIED OTHERWISE, IN THE EVENT OF CONFLICTING INFORMATION BETWEEN THESE PLANS AND THE GEOTECHNICAL REPORT, THE GEOTECHNICAL REPORT WILL GOVERN. CONTRACTOR SHOULD IMMEDIATELY ADVISE DESIGN ENGINEER IN WRITING OF CONFLICT.
11. CONTRACTOR IS RESPONSIBLE TO HAVE ALL APPLICABLE PERMITS ON SITE DURING CONSTRUCTION. CONTRACTOR SHALL REVIEW ALL APPLICABLE PERMITS AND SHALL BE FAMILIAR WITH ALL ASSOCIATED COMMENTS/CONDITIONS PRIOR TO CONSTRUCTION.
12. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE IDENTIFIED ON THESE PLANS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND THE LATEST OSHA STANDARDS AND REQUIREMENTS AT ALL TIMES.
14. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DETERMINING THE MEANS AND METHODS TO CONSTRUCT THE PROPOSED IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION.
15. ALL HANDICAP PARKING SPACES AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO COMPLY WITH THE VARIOUS AGENCIES THAT HAVE JURISDICTION (I.E. THE "AMERICANS WITH DISABILITIES ACT (ADA)" OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED), THE MOST STRINGENT REGULATION GOVERNS.
16. NORTH STAR DESIGN, LLC, IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE OWNER OR GENERAL CONTRACTOR IS RESPONSIBLE TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY IN ACCORDANCE WITH THE UNIFORM CONSTRUCTION CODE. NORTH STAR DESIGN, LLC AND/OR ITS SUBCONSULTANTS HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONTRACTOR IN CONNECTION WITH THEIR WORK AND/OR SAFETY PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
17. CONTRACTOR RESPONSIBLE TO MAINTAIN A SECURE SITE DURING CONSTRUCTION.
18. EXISTING CONDITIONS MAY HAVE CHANGED DURING THE APPROVAL PROCESS. CONTRACTOR TO VERIFY ALL EXISTING FEATURES PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE IMMEDIATELY PROVIDED TO DESIGN ENGINEER IN WRITING. NO ADDITIONAL COMPENSATION WILL BE PAID TO CONTRACTOR AS A RESULT OF ANY DISCREPANCY WITHOUT OBTAINING WRITTEN APPROVAL TO PROCEED FROM THE DESIGN ENGINEER. ANY DEVIATION FROM THE APPROVED PLAN WITHOUT WRITTEN APPROVAL IS AT THE CONTRACTORS OWN RISK AND NORTH STAR DESIGN, LLC SHALL BE INDEMNIFIED BY CONTRACTOR FROM RESULTING COSTS.
19. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE EXISTING SITE FEATURES ON THE ADJACENT PROPERTIES ARE NOT NEGATIVELY IMPACTED DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ANY DAMAGED FEATURES TO A CONDITION EQUAL OR BETTER THAN THAT WHICH WAS PRESENT PRIOR TO START OF CONSTRUCTION.
20. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL CONSTRUCTION DEBRIS FROM SITE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS. NO CONSTRUCTION DEBRIS IS PERMITTED TO BE BURIED ON SITE.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL MEASURES.
22. ALL TRAFFIC CONTROL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION AS ISSUED BY THE U.S. FEDERAL HIGHWAY ADMINISTRATION.
23. THE CONTRACTOR SHALL CONTACT THE DELAWARE STATE UTILITY ONE CALL SYSTEM PRIOR TO START OF CONSTRUCTION AND IS RESPONSIBLE TO PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
24. SUBJECT SITE IS LOCATED INSIDE THE 500 YEAR FLOOD PLAIN PER FEMA FLOOD MAP PANEL 511 OF 660 MAP 10005C0511K DATED MARCH 16TH, 2015, BASED ON THE NAVD 1988.

KEYNOTES			
BUILDING & PAVING			
1	Pipe Guard - see details 18/C1.4		
2	Dumpster layout - see details 8,9,10, & 11/ C1.4		
3	Service Door Plan - see detail 15/ C1.4		
4	Bollard Plan - see detail 14/ C1.4		
5	Unused		
6	Curb & gutter @ concrete paving - see detail 1 / C1.4		
7	Curb & gutter @ asphalt paving - see detail 2/ C1.4		
8	Concrete Flush Curb - See detail 10/C1.5		
9	G.C. to provide alternate bid for concrete paving, where noted		
10	Concrete paving - see dtl. 4 / C1.4. Expansion and Control joints - see dtls. 22 & 23/ C1.4. Maximum spacing for control joints is 15' O.C. each way.		
11	Asphalt paving - see dtl. 3/ C1.4		
12	6'-0" long concrete wheel stop pinned to pavement (typical). Locate 3'-0" from face of curb or sidewalk. See detail 17 / C1.4		
13	4" wide parking stripe painted white (typ.)		
14	4" wide diagonal stripes painted blue at 2 ft. O.C.		
15	Handicap parking sign - see detail 19/ C1.4 G.C. to provide two (2) Van Accessible signs.		
16	Concrete sidewalk - see detail 21 & 27/ C1.4 for sidewalks around building		
17	Accessible Ramp - See detail 19/ C1.4 - Max. slope 1:12 (8.33%). Max. cross slope 1:50 (2.00%) Truncated dome to be a contrasting color.		
18	New landscape area - Provide 3" topsoil & sod. See sheet L1.0 for additional information		
19	5'x8'x8' high monument sign, general contractor to stake sign location, fine grade site, and provide electrical connection, autozone sign vendor to furnish and install sign under separate permit - See detail 1/ C1.8. See foundation details on signage sheets		
20	Site light on concrete base, see light fixture details on sheet C1.3; concrete base detail - see detail 13 / sheet C1.4		
21	Edge of Pavement		
22	Sawcut line		
23	Detachable Warning Strip - See detail 5 sheet C1.5		
24	Curb & Gutter in DeDOT Right-of-Way - see detail 3 / C1.7		
25	Curb & Gutter in pedestrian Right-of-Way - see detail 2 / C1.7		
26	Stop bar and pavement markings - See detail 1 / C1.7		
27	Loading area - slope @ max 2-1/2 % away from building		
28	Assemble Curb Ramp in DeDOT Right-of-Way - See detail 4 / C1.7		
29	Transition Curb - see detail 6 / C1.5		
30	Sidewalk in DeDOT Right-of-Way - see detail 1 / C1.7		
31	Subsurface Infiltration Basin - see detail 1 / C1.8		

GENERAL NOTES			
1.	Proof roll building and all parking areas. Notify the Architect of any unacceptable areas.		
2.	Stop bar and pavement markings - see detail sheet C1.7		
3.	All sidewalk curb and gutter street paving, curb cuts, driveway approaches, handicap ramp, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or state specifications and requirements.		
4.	For areas outside the property lines, repair and/or replace all damage done to existing elements (sidewalks, paving, landscaping, etc.) as required by owner and/or governing authority.		
5.	For proposed utility locations, see the utility plan.		

NorthStarDesignLLC
CIVIL & CONSULTING ENGINEERS

PHONE: 908-968-3499 FAX: 908-968-3291
35 ROUTE 31, BLDG 100, SUITE 100
REHOBOTH BEACH, DE 19971
WWW.NORTHSTARDISIGNLLC.COM
NJ CERTIFICATE OF AUTHORIZATION No. 24CA2819860

PRELIMINARY
SITE PLANS
AUTOZONE (STORE #11032)

PARCEL I.D. #134-12.00-343.00
35162 ATLANTIC AVENUE
TOWN OF MILLVILLE
SUSSEX COUNTY, DELAWARE

T. F. PUGSLEY, Jr.
Thomas F. Pugsley Jr.
PROFESSIONAL ENGINEER
DE LICENSE No.17134

SHEET TITLE:

SITE
PLAN

SHEET NO.:
C1.0
2 OF 14

DESIGN DATE: 5/5/26
DRAWN BY: LST
CHECKED BY: TFP
DRAWING SCALE: As Shown
PROJECT #: 25-042
CAD FILE: 25-042SS01

REV 1 8/26/26

SIGNAGE TABLE:

PERMITTED:	EXISTING:	PROPOSED:
WALL SIGNAGE (SECTION 155-46(B)) - SHALL BE PERMITTED ONE (1) LIGHTED OR UNLIGHTED WALL SIGN DISPLAYING THE NAME OF THE STORE OR USE, NOT EXCEEDING AN AREA EQUIVALENT TO FIVE PERCENT (5%) OF THE FRONT OF THE BUILDING, LENGTH X HEIGHT, WHICH SHALL BE PARALLEL WITH AND ATTACHED TO THE FRONT OF THE BUILDING. ONE (1) LIGHTED OR UNLIGHTED PROJECTING SIGN MAY BE USED IN PLACE OF THE WALL SIGN NOT EXCEEDING ONE-HALF (1/2) OF THE PERMITTED WALL SIGN SIZE. THE ABOVE ARE PERMITTED, PROVIDED THAT: ALLOWABLE SF (NORTH FACADE) = 5% OF THE BUILDING LENGTH X HEIGHT = 94.67 FT X 21 FT = 1,988.07 SF X 5% = 99.40 SF - BUSINESSES LOCATED ON A CORNER LOT OF TWO (2) PUBLIC ROADS SHALL BE PERMITTED A SECOND WALL SIGN FACING THE ALTERNATE ROAD. THE SIZE OF SUCH SIGN SHALL BE ONE-HALF (1/2) THE SIZE OF THE PERMITTED FRONT WALL SIGN. ALLOWABLE SF (WEST FACADE) = 50% OF THE BUILDING LENGTH X HEIGHT = 99.40 SF X 50% = 49.70 SF	N/A	NUMBER OF SIGNS: = 2 (NORTH & WEST FACADE) AREA: = ± 81.24 SF (NORTH FACADE) = ± 37.76 SF (WEST FACADE)
FREESTANDING SIGNS: (SECTION 155-44.B.2.) - A DETACHED SIGN SHALL HAVE A MINIMUM SETBACK OF TEN (10) FEET FROM THE FRONT PROPERTY LINE AND TWENTY-FIVE (25) FEET FROM ANY OTHER PROPERTY LINE. FOR ANY SIGN WITH A LENGTH GREATER THAN THE HEIGHT, THE BOTTOM OF THE SIGN SHALL BE NO HIGHER THAN TEN (10) FEET. FOR ANY SIGN WITH A HEIGHT GREATER THAN THE LENGTH, THE BOTTOM OF THE SIGN SHALL BE NO HIGHER THAN EIGHT (8) FEET; AND - A DETACHED SIGN SHALL NOT INTERRUPT EXISTING SIGN CONTINUITY ON THE STREET FOR WHICH IT IS PROPOSED, NOR SHALL THERE BE MORE THAN ONE (1) DETACHED SIGN ON A LOT OR UNDIVIDED PARCEL OF LAND. - ANY LOT WITH ONLY ONE (1) BUSINESS SHALL BE PERMITTED ONE (1) DETACHED SIGN, WHICH MAY BE A CHANGEABLE SIGN, DISPLAYING THE NAME OF THE STORE OR USE, WHICH SHALL NOT EXCEED MORE THAN FIFTY PERCENT (50%) OF THE FRONT FACADE LENGTH OF THE BUILDING. THE BUSINESS ON THAT LOT SHALL BE PERMITTED ONE (1) LIGHTED OR UNLIGHTED WALL SIGN DISPLAYING THE NAME OF THE STORE OR USE, NOT EXCEEDING AN AREA EQUIVALENT TO FIVE PERCENT (5%) OF THE FRONT OF THE BUILDING, LENGTH X HEIGHT, WHICH SHALL BE PARALLEL WITH AND ATTACHED TO THE FRONT OF THE BUILDING. ONE (1) LIGHTED OR UNLIGHTED PROJECTING SIGN MAY BE USED IN PLACE OF THE WALL SIGN NOT EXCEEDING ONE-HALF (1/2) OF THE PERMITTED WALL SIGN SIZE. THE ABOVE ARE PERMITTED, PROVIDED THAT: ALLOWABLE AREA = 94.67 FT X 50% = 47.36 SF OR 48 SF - MAXIMUM AREA SHALL BE 50% OF THE FRONT FACADE LENGTH OF THE BUILDING	N/A	NUMBER OF SIGNS: = 1 SIGN AREA: = 34.84 SF HEIGHT: = 8 FT SETBACK: = 10 FT FROM FRONT PROPERTY LINE = 25 FT FROM ANY OTHER PROPERTY LINE

SIGN LEGEND

- A AUTOZONE SIGN (NORTHERN FACADE)
- B AUTOZONE SIGN (NORTHERN FACADE)
- C MONUMENT SIGN



Know what's below.
Call before you dig.

LEGEND

TC XXX.XX TOP OF CURB ELEVATION
G XXX.XX GRADE ELEVATION
HP HIGH POINT
TC FLUSH G X.XX TOP OF CURB ELEVATION IS FLUSH WITH GRADE
MATCH EXIST MATCH EXISTING TOP OF CURB AND GRADE ELEVATIONS

ATLANTIC AVENUE (D.E.S.R 26)

(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
SPEED = 40MPH

WARREN ROAD
(60' PUBLIC RIGHT-OF-WAY)
SPEED = 10 MPH

AutoZone
BUILDING AREA = ±6,789 SF
FF = 13.70

GRADING INSET

SCALE: 1"=10'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

GRADING NOTES:

- THE BOUNDARY AND/OR TOPOGRAPHIC SURVEY AND GEOTECHNICAL REPORT SHALL BE CONSIDERED PART OF THESE DOCUMENTS.
- CONTRACTOR TO INSTALL THE PROPOSED IMPROVEMENTS TO COMPLY WITH THE DESIGN STANDARDS PROVIDED IN THE LATEST ADA AND NJ BARRIER FREE REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DESIGN DRAWINGS AND SPECIFICATIONS PRIOR TO INITIATING CONSTRUCTION. SHOULD ANY CONFLICTS BE IDENTIFIED BETWEEN THE DESIGN DOCUMENTS AND/OR RELATIVE CODES, THE DESIGN ENGINEER SHOULD IMMEDIATELY BE ADVISED IN WRITING.
- FINISHED GRADE SLOPES WITHIN THE LIMITS OF THE HANDICAP PARKING SPACES AND ITS ASSOCIATED STRIPED AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- FINISHED GRADE SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A CROSS SLOPE OF MORE THAN 2% AND A LONGITUDINAL SLOPE MORE THAN 5%.
- A MINIMUM OF 6 FT OF A MAXIMUM OF 2% SLOPES IN ANY DIRECTION MUST BE PROVIDED AT ALL ADA ACCESSIBLE ENTRANCES TO THE BUILDINGS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION. IN ORDER TO PREVENT THE PONDING OF WATER, ALL GRADES SHALL HAVE A MINIMUM SLOPE OF THE FOLLOWING UNLESS OTHERWISE NOTED ON THE PLAN: 0.1% ALONG GUTTERLINES AND CURBLINES, 1% ALONG ALL CONCRETE AREAS AND 1.5% ALONG ALL PAVEMENT SURFACES. SHOULD ANY DISCREPANCIES ARISE BETWEEN THESE MINIMUMS AND THE PLANS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IN WRITING.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING TOPOGRAPHY PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHOULD IMMEDIATELY BE PROVIDED TO THE DESIGN ENGINEER IN WRITING. PROCEEDING WITHOUT PROVIDING PROPER NOTIFICATION IS DONE AT THE CONTRACTORS OWN RISK.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SMOOTH TRANSITION BETWEEN THE PROPOSED ASPHALT AND THE EXISTING ASPHALT TO REMAIN. POSITIVE DRAINAGE IS TO BE PROVIDED TO PREVENT PONDING. ANY PONDING CREATED AS A RESULT OF THE INSTALLATION OF THE PROPOSED IMPROVEMENTS SHALL BE REPAIRED BY CONTRACTOR AT THEIR OWN COST.
- PRIOR TO INITIATING CONSTRUCTION, CONTRACTOR SHALL CONTACT THE DE ONE CALL SYSTEM BY DIALING 811 OR 1-800-282-8555 TO LOCATE ALL EXISTING UTILITY INFRASTRUCTURE WITHIN THE LIMIT OF DISTURBANCE.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT POSSIBLE WITH THE LATEST OSHA STANDARDS AND REGULATIONS OR ANY OTHER AGENCY HAVING JURISDICTION.
- PROPOSED CURBING SHALL HAVE A 6" REVEAL UNLESS OTHERWISE NOTED ON THE DESIGN DRAWINGS.

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SUSSEX COUNTY, DELAWARE

T. F. PUGSLEY, Jr.

Thomas F. Pugsley Jr.
PROFESSIONAL ENGINEER
DE LICENSE No.17134

SHEET TITLE:

GRADING &
DRAINAGE
PLAN

SHEET NO.:

C1.1
3 OF 14

DESIGN DATE: 5/5/26
DRAWN BY: LST
CHECKED BY: TFP
DRAWING SCALE: As Shown
PROJECT #: 25-042
CAD FILE: 25-042SS01

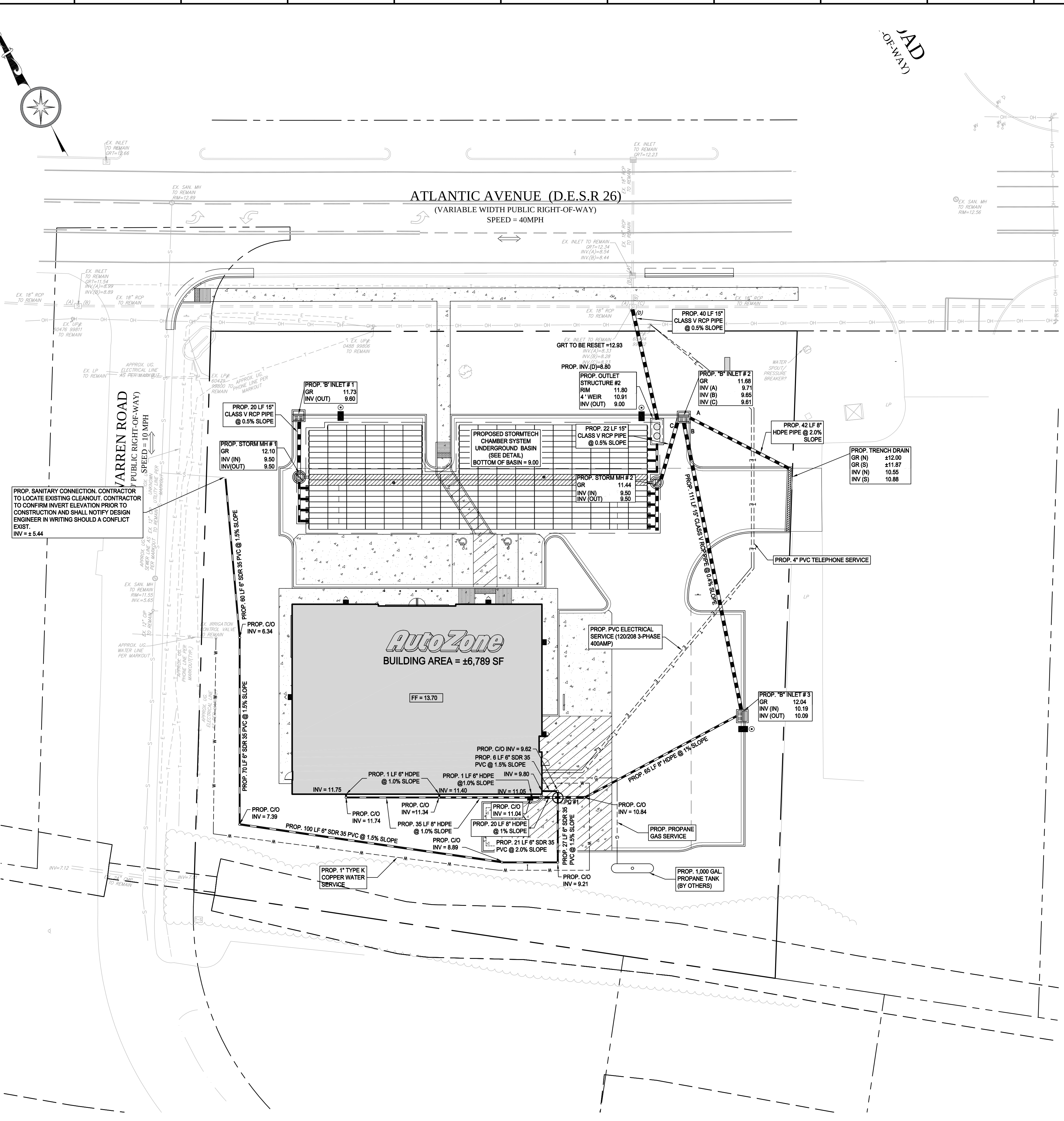
REV 1

8/26/26

REV.	DATE:	REVISION COMMENT:	BY:
1	8/26/26	REV. PER BIDDING	LST



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WWW.NORTHSTARDESIGNLLC.COM
NJ CERTIFICATE OF AUTHORIZATION No. 24CA0198960



PIPE SIZING CHART

PC#1	
INV (8" STORM) =	±10.94
BOTTOM (8" STORM) =	±10.90
INV (6" SANITARY) =	±9.57
TOP (6" SANITARY) =	±10.11
CLEARANCE =	±0.79 FT
(ENCASE IN CONCRETE)	

- UTILITY NOTES:**
- THE LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE RESPECTIVE UTILITY COMPANIES FOR A MARKOUT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL UTILIZE THE ONE-CALL SYSTEM (DIAL 811) AND/OR ANY OTHER APPLICABLE UNDERGROUND UTILITY NOTIFICATION SYSTEM. ANY EXISTING ON-SITE UTILITY SERVICES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE PROPOSED PLAN AND THE EXISTING UTILITY LOCATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING.
 - ALL CONNECTION POINTS SHALL BE CONFIRMED IN THE FIELD AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY PRIOR TO CONSTRUCTION. ANY UTILITY CROSSINGS INVOLVING EXISTING UTILITIES SHALL BE FIELD VERIFIED VIA TEST PITS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING ABOVEGROUND AND UNDERGROUND FEATURES AND UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.
 - ALL PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE UTILITY COMPANY REGULATIONS.
 - THE CONTRACTOR IS RESPONSIBLE TO REVIEW ALL DRAWINGS AND APPLICABLE CODES PRIOR TO CONSTRUCTION. SHOULD A CONFLICT ARISE BETWEEN THE PLANS AND/OR SPECIFICATIONS AND THE APPLICABLE CODES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.
 - ANY UTILITY THAT IS PROPOSED TO BE ABANDONED WILL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH THE APPLICABLE CODES AND REGULATIONS.
 - THE FINAL UTILITY SIZES AND UTILITY CONNECTION POINTS INTO THE BUILDING SHALL BE DESIGNED BY THE PROJECT ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FAMILIARIZING THEMSELVES WITH THE FINAL ARCHITECTURAL PLANS. ANY DISCREPANCIES BETWEEN THE SITE PLANS AND THE ARCHITECTURAL PLANS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING.
 - ALL UTILITY COMPONENTS, SUCH AS VALVES, FITTINGS, ETC., SHALL BE IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY HAVING JURISDICTION.
 - ALL BACKFILL MATERIAL, ASPHALT MATERIAL, SUBBASE MATERIAL AND ASSOCIATED CONSTRUCTION PROCEDURES AND RECOMMENDATIONS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FAMILIARIZING THEMSELVES WITH SAID REPORT.
 - THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND THE LATEST OSHA STANDARDS AND REQUIREMENTS AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR THE "MEANS AND METHODS" OF CONSTRUCTION WHILE STILL MAINTAINING COMPLIANCE WITH OSHA. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. NORTH STAR DESIGN, LLC AND/OR ITS SUBCONSULTANTS HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONTRACTOR IN CONNECTION WITH THEIR WORK AND/OR SAFETY PROCEDURES.
 - ANY REMOVAL OF SOIL AND/OR DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAW AND REGULATIONS.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION AND POSITIVE DRAINAGE BETWEEN EXISTING ASPHALT/CONCRETE AND PROPOSED ASPHALT/CONCRETE.
 - FOR GRAVITY SYSTEMS SUCH AS STORM SEWER SYSTEMS AND SANITARY SEWER SYSTEMS, THE CONSTRUCTION SHALL START AT THE LOWEST INVERT AT THE TIE-IN POINT AND CONTINUE UPSTREAM TO THE HIGHEST POINT.
 - CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING MEASURES REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS.
 - CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING AND APPLYING FOR UTILITY SERVICE WITH EACH UTILITY COMPANY PRIOR TO STARTING CONSTRUCTION.
 - CONTRACTOR TO BE RESPONSIBLE FOR STREET BORE, IF REQUIRED BY THE BOROUGH OF LITTLE FERRY.
 - BACKFLOW PREVENTOR TO BE LOCATED WITHIN THE PROPOSED STRUCTURES.
 - A PULL ROPE SHALL BE PROVIDED FROM CONNECTION POINT TO TELEPHONE BOARD LOCATION IN BUILDING.

UTILITY CONTACT INFORMATION:

WATER: MIDDLESEX WATER (TIDEWATER UTILITIES, INC.)
1100 SOUTH LITTLE CREEK ROAD
DOVER, DE 19901
(877) 720-5272

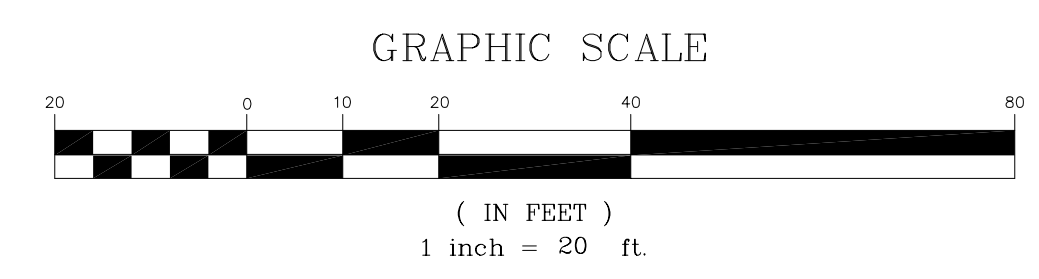
SEWER: UTILITY ENGINEERING
10 W WALL STREET
302-855-7910

GAS: AMERIGAS PROPANE
610-906-6078

ELECTRIC: DELMARVA POWER
800-375-7118

UTILITY LEGEND

PROPOSED STORM INLET (TYPE B)	
PROPOSED STORM MANHOLE	
PROPOSED CLEAN OUT	
EXISTING SANITARY PIPE	
PROPOSED SANITARY PIPE	
EXISTING WATER SERVICE	
PROPOSED WATER SERVICE	
EXISTING GAS SERVICE	
PROPOSED GAS SERVICE	
EXISTING ELECTRIC SERVICE	
PROPOSED ELECTRIC SERVICE	
EXISTING TELEPHONE SERVICE	
PROPOSED TELEPHONE SERVICE	
EXISTING FIRE HYDRANT	
EXISTING LIGHT FIXTURE	
PROPOSED LIGHT FIXTURE	



PRELIMINARY SITE PLANS

AUTOZONE (STORE #11032)

PARCEL I.D. #134-12.00-343.00
35162 ATLANTIC AVENUE
TOWN OF MILLVILLE
SUSSEX COUNTY, DELAWARE

T. F. PUGSLEY, Jr.
Thomas F. Pugsley Jr.
PROFESSIONAL ENGINEER
DE LICENSE No.17134

SHEET TITLE:
UTILITY PLAN

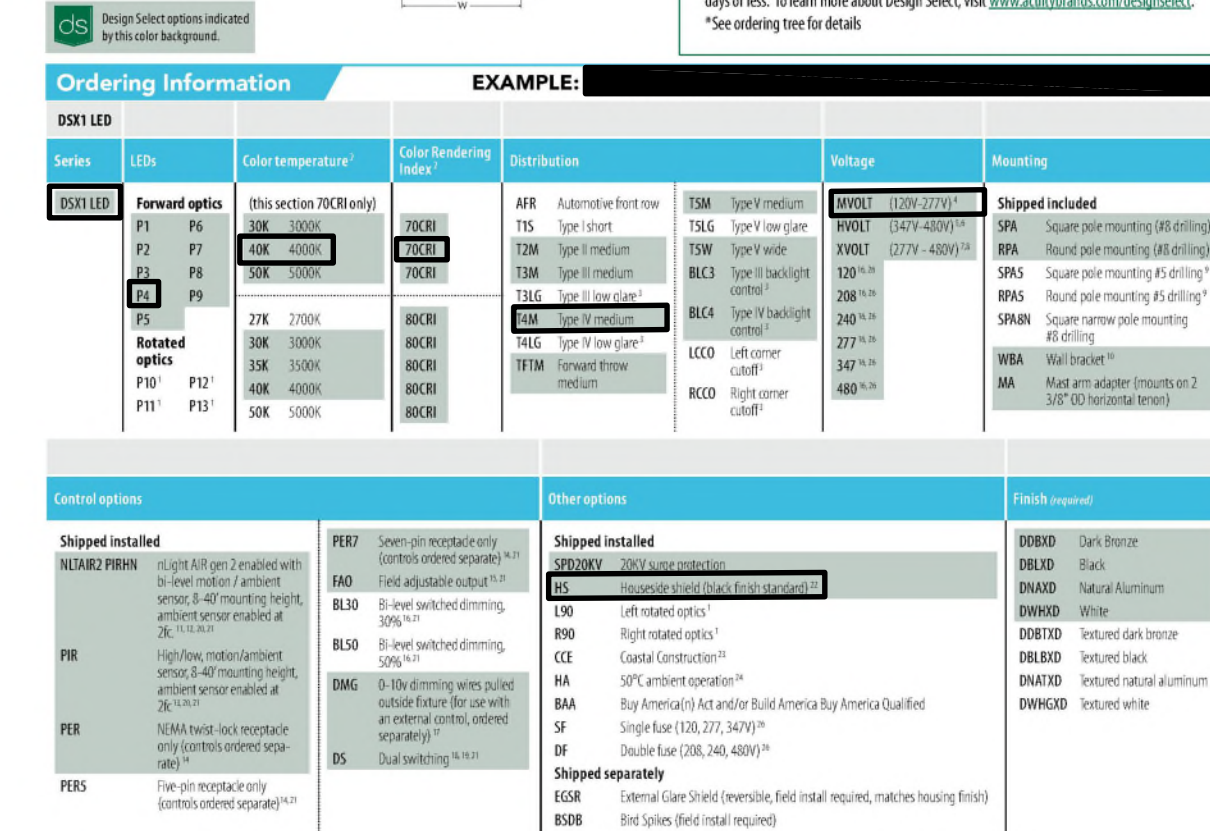
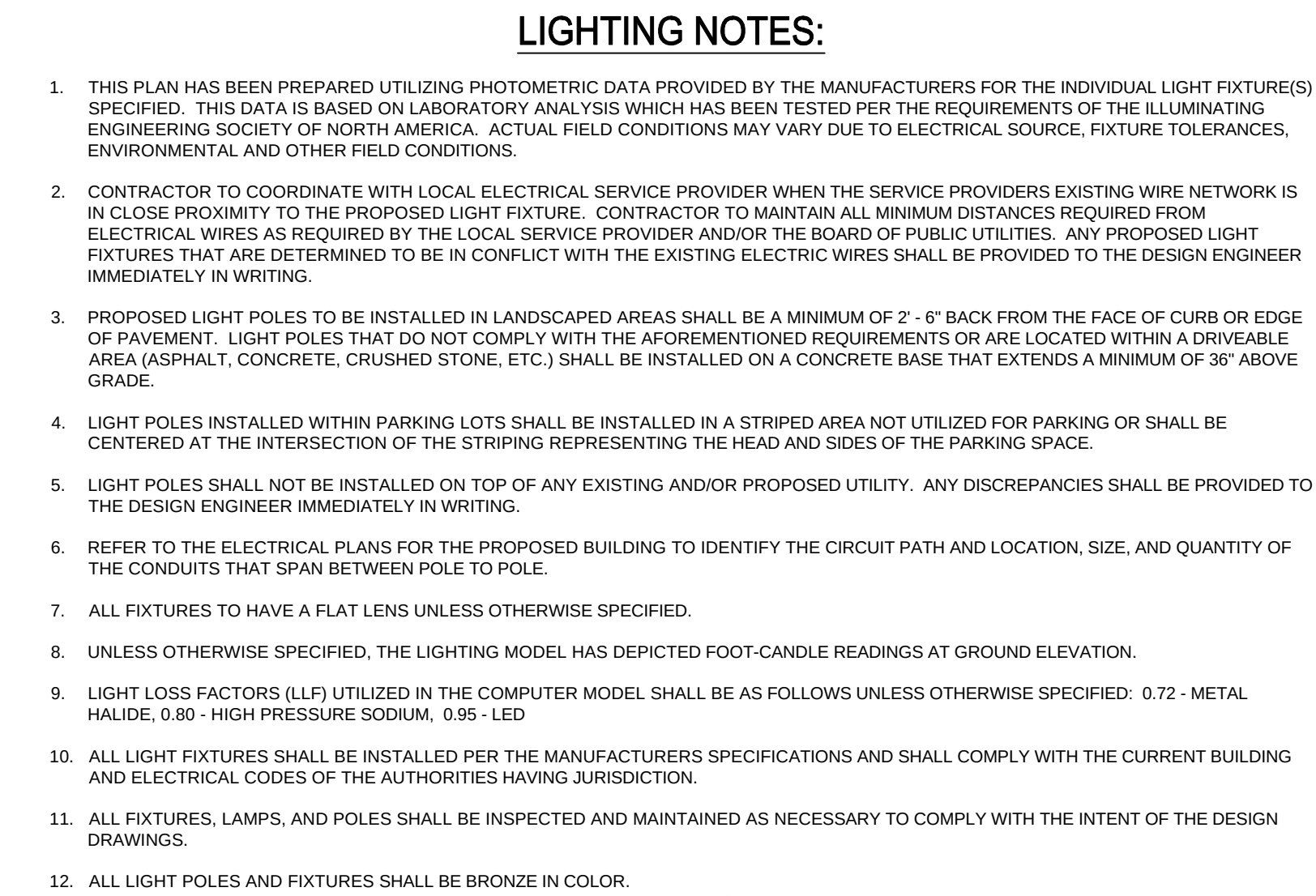
SHEET NO.:
C1.2
4 OF 14

DESIGN DATE: 5/5/26
DRAWN BY: LST
CHECKED BY: TFP
DRAWING SCALE: As Shown
PROJECT #: 25-042
CAD FILE: 25-042SS01

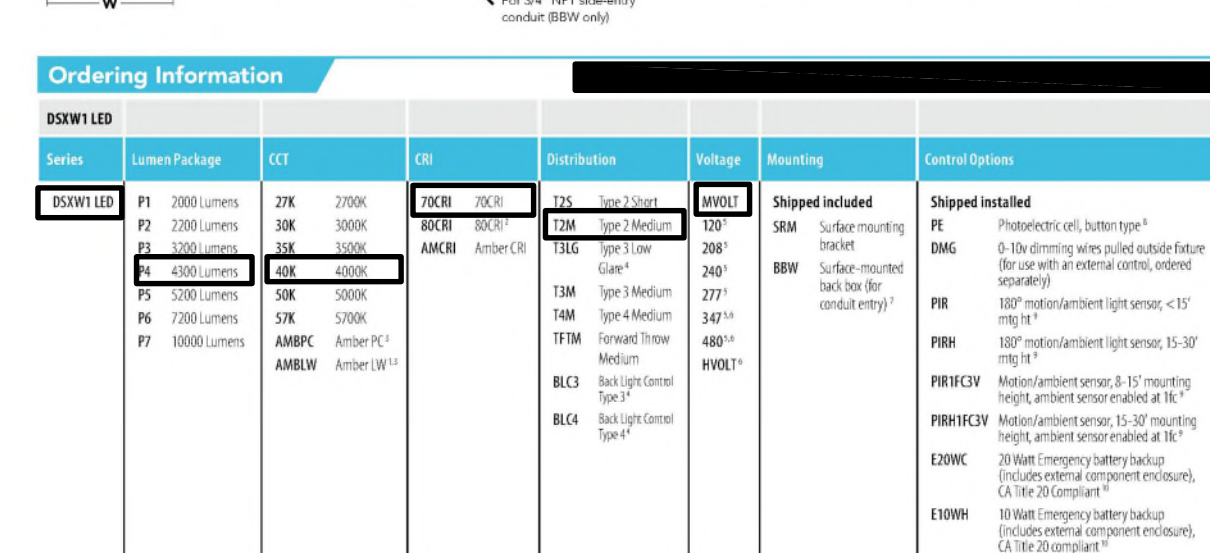
REV 1 8/26/26

NorthStarDesign LLC
CIVIL & CONSULTING ENGINEERS

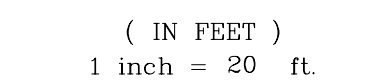
PHONE: 908-968-3499 FAX: 908-968-3291
30 ROUTE 31, BLDG 200, SUITE 100
LITTLE FERRY, NJ 07643
WWW.NORTHSTARDESIGNLLC.COM
NU CERTIFICATE OF AUTHORIZATION No. 2462919890



N.T.S.



N.T.S.



SEE DETAIL SHEET C1.4 (SHEET 6 OF

REV.	DATE:	REVISION COMMENT:	BY:
1	8/26/26	REV. PER BIDDING	LST

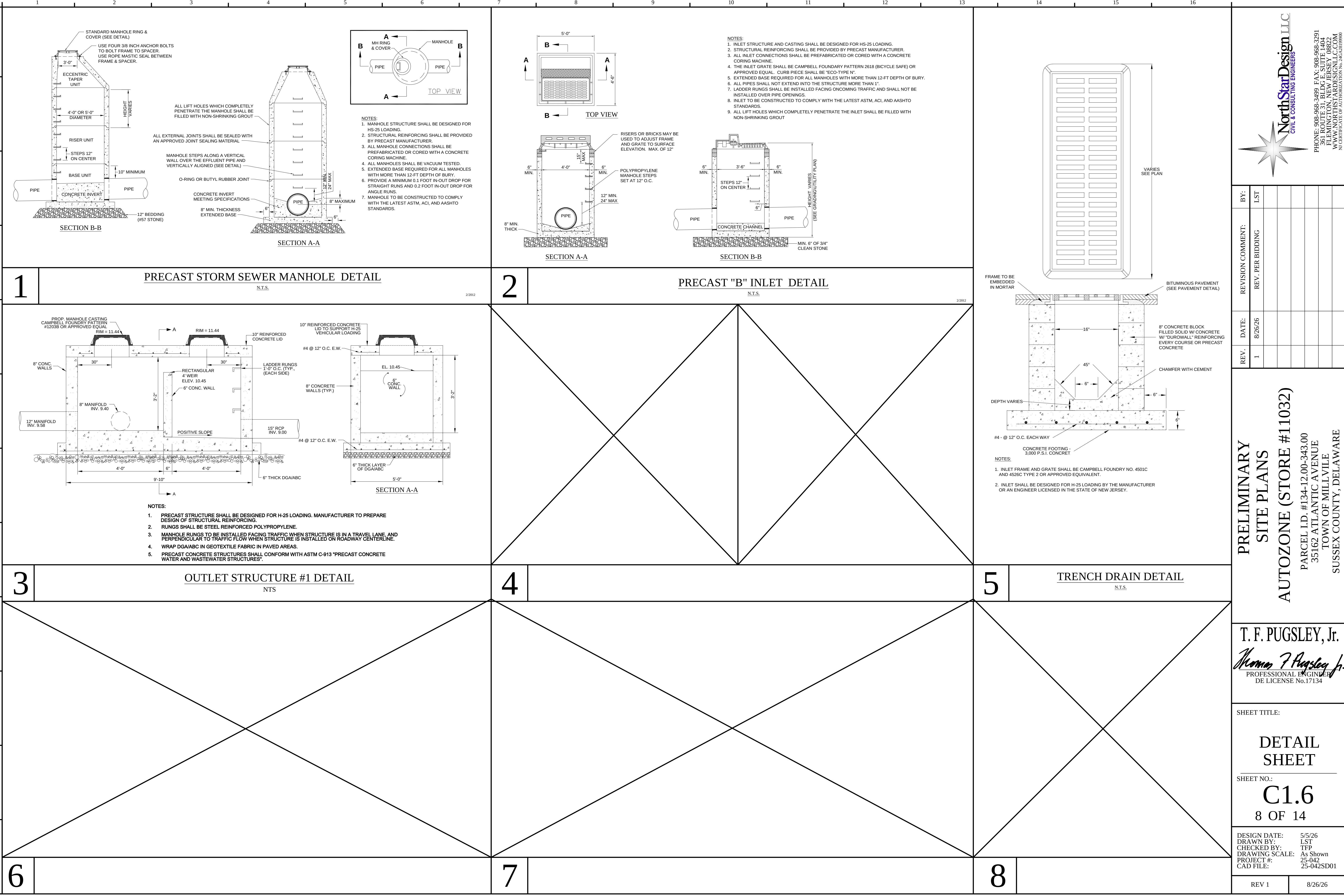
T. F. PUGSLEY, Jr.
Thomas F. Pugsley Jr.
PROFESSIONAL ENGINEER
DE LICENSE No.17134

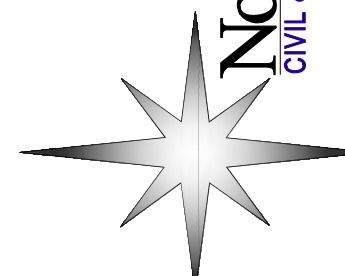
LIGHTING PLAN

C1.3
5 OF 14

REV 1	8/26/26
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NorthStarDesign LLC
CIVIL & CONSULTING ENGINEERS

PHONE: 908-968-3499 FAX: 908-968-3291
35 ROUTE 351, BLDG 100, SUITE 100
MILLSBORO, DE 19966
WWW.NORTHSTARDESIGNLLC.COM
NO. CERTIFICATE OF AUTHORIZATION No. 2463819890

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1	8/26/26	REV. PER BIDDING	LST

PRELIMINARY
SITE PLANS
AUTOZONE (STORE #11032)

PARCEL I.D. #134-12.00-343.00
35162 ATLANTIC AVENUE
TOWN OF MILLVILLE
SUSSEX COUNTY, DELAWARE

T. F. PUGSLEY, Jr.


PROFESSIONAL ENGINEER
DE LICENSE No.17134

SHEET TITLE:

DETAIL
SHEET

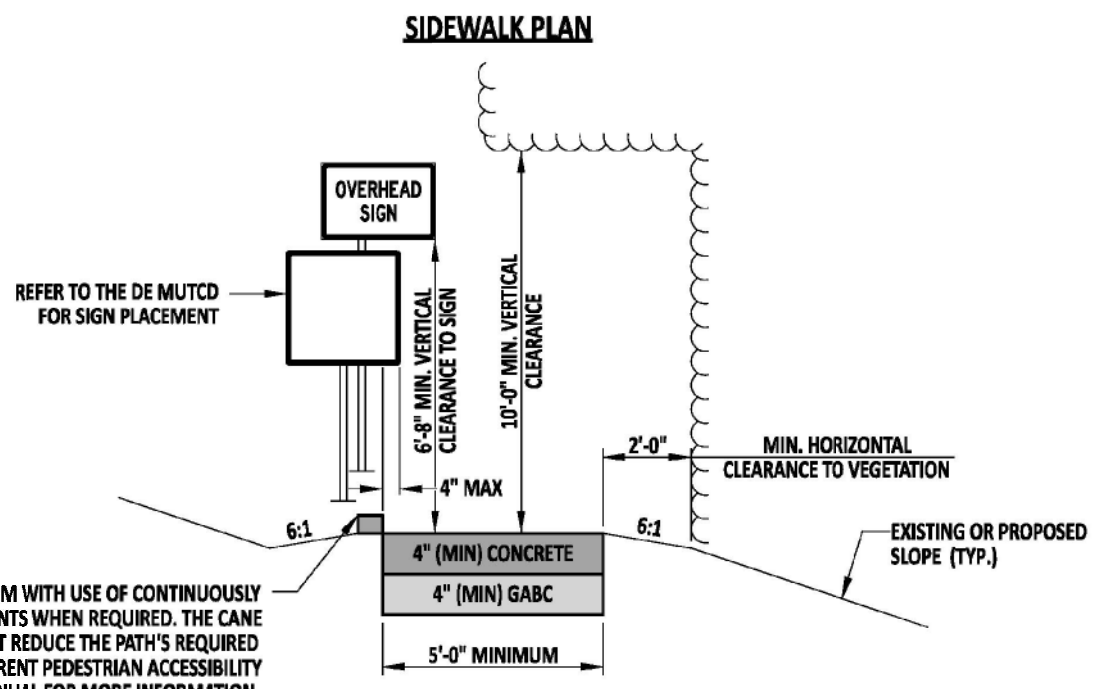
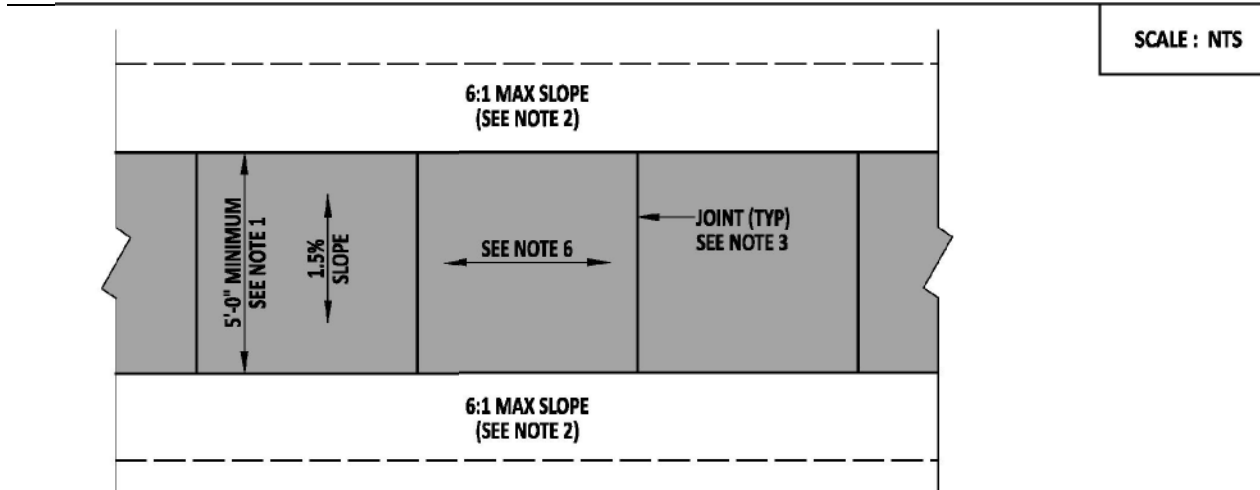
SHEET NO.:

C1.6
8 OF 14

DESIGN DATE: 5/5/26
DRAWN BY: LST
CHECKED BY: TFP
DRAWING SCALE: As Shown
PROJECT #: 25-042
CAD FILE: 25-042SD01

REV 1

8/26/26



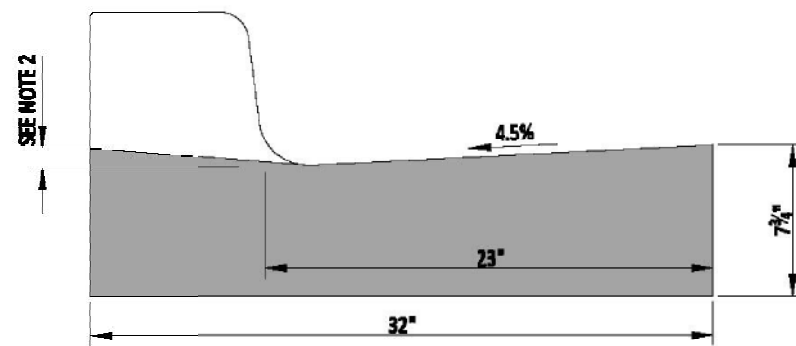
- NOTES:
- 1). THE MINIMUM SIDEWALK WIDTH WHEN A BUFFER STRIP IS PROVIDED BETWEEN THE EDGE OF PAVEMENT AND THE SIDEWALK IS 5'-0". THE MINIMUM SIDEWALK WIDTH WHEN A BUFFER STRIP IS NOT PROVIDED IS 6'-0".
 - 2). A 6:1 GRADE IS REQUIRED FOR A MINIMUM OF 2'-0" IMMEDIATELY ADJACENT TO THE SHARED USE PATH OR SIDEWALK.
 - 3). FOR SIDEWALKS, PLACE CONSTRUCTION JOINTS EVERY 5'-0" IN ACCORDANCE WITH SECTION 705.3. FOR CONCRETE SHARED-USE PATHS, PLACE CONSTRUCTION JOINTS EVERY 10'-0".
 - 4). PLACE EXPANSION MATERIAL IN ACCORDANCE WITH SECTION 701.3.
 - 5). WHEN EXISTING OBSTRUCTIONS (FIRE HYDRANT, UTILITY POLE, ETC.) ARE LOCATED IN THE SIDEWALK, MAINTAIN A MINIMUM WIDTH OF 32" AND MAXIMUM LENGTH CONSTRUCTION OF 24".
 - 6). NOT TO EXCEED 4.5% OR ADJACENT ROAD GRADE.

FOR USE IN ATLANTIC AVENUE (D.E.S.R. 26) RIGHT-OF-WAY ONLY

DELDOT SIDEWALK DETAIL

N.T.S.

THIS DETAIL IS TO BE USED ONLY FOR THE SECTIONS OF CURB & GUTTER THAT ARE DIRECTLY IN FRONT OF THE PEDESTRIAN CONNECTIONS. REFER TO DETAIL C-1, SHEET 2 FOR TYPICAL CURB DIMENSIONS AND FOR DEPRESSING CURB AT ENTRANCES



- NOTES:
- 1). WHEN PCC CURB OR INTEGRAL PCC CURB AND GUTTER IS PLACED ADJACENT TO PORTLAND CEMENT CONCRETE PAVEMENT, CONSTRUCT THE JOINT AS PER THE LONGITUDINAL JOINT SEALANT DETAIL ON DETAIL P-2, SHEET 5. USE APPROVED JOINT FILLER TO SEAL. WORK TO BE PAID UNDER RESPECTIVE CURB AND GUTTER ITEM.
 - 2). DEPRESS CURB FLUSH WITH PAVEMENT (WITH NO LIP). SLOPE THE TOP OF THE CURB TO MATCH THE RUNNING SLOPE OF THE ADJACENT PEDESTRIAN CONNECTION.
 - 3). WHEN ROADWAY GEOMETRY DEVELOPS SHEET FLOW AWAY FROM THE INTEGRAL PCC CURB AND GUTTER, TRANSITION THE GUTTER TO A 4.5% SLOPE TOWARDS THE ROADWAY. PROVIDE AN ADEQUATE TRANSITION LENGTH TO PROVIDE POSITIVE DRAINAGE.
 - 4). SEE TYPICAL CURB AND GUTTER SECTION DETAIL ON DETAIL C-1, SHEET 2 FOR PLACEMENT OF GABC UNDER CURB AND GUTTER.
 - 5). IN ORDER TO MEET A 0.003 FT/FT MINIMUM LONGITUDINAL SLOPE, PROVIDE UPSTREAM GUTTER PAN TRANSITION LENGTHS IN ACCORDANCE WITH THE FOLLOWING TABLES.

INTEGRAL PCC CURB AND GUTTER TYPE 3	
LONGITUDINAL SLOPE (FT/FT)	TRANSITION LENGTH REQUIRED TO MEET 0.003 MIN SLOPE
0.003	N/A
0.004	25
0.005 OR MORE	15

*TRANSITION NON ADA COMPLIANT PCC CURB AND GUTTER PAN SLOPES OVER 15 FEET WHEN LOGITUDINAL SLOPE IS LESS THAN 0.004 FT/FT.

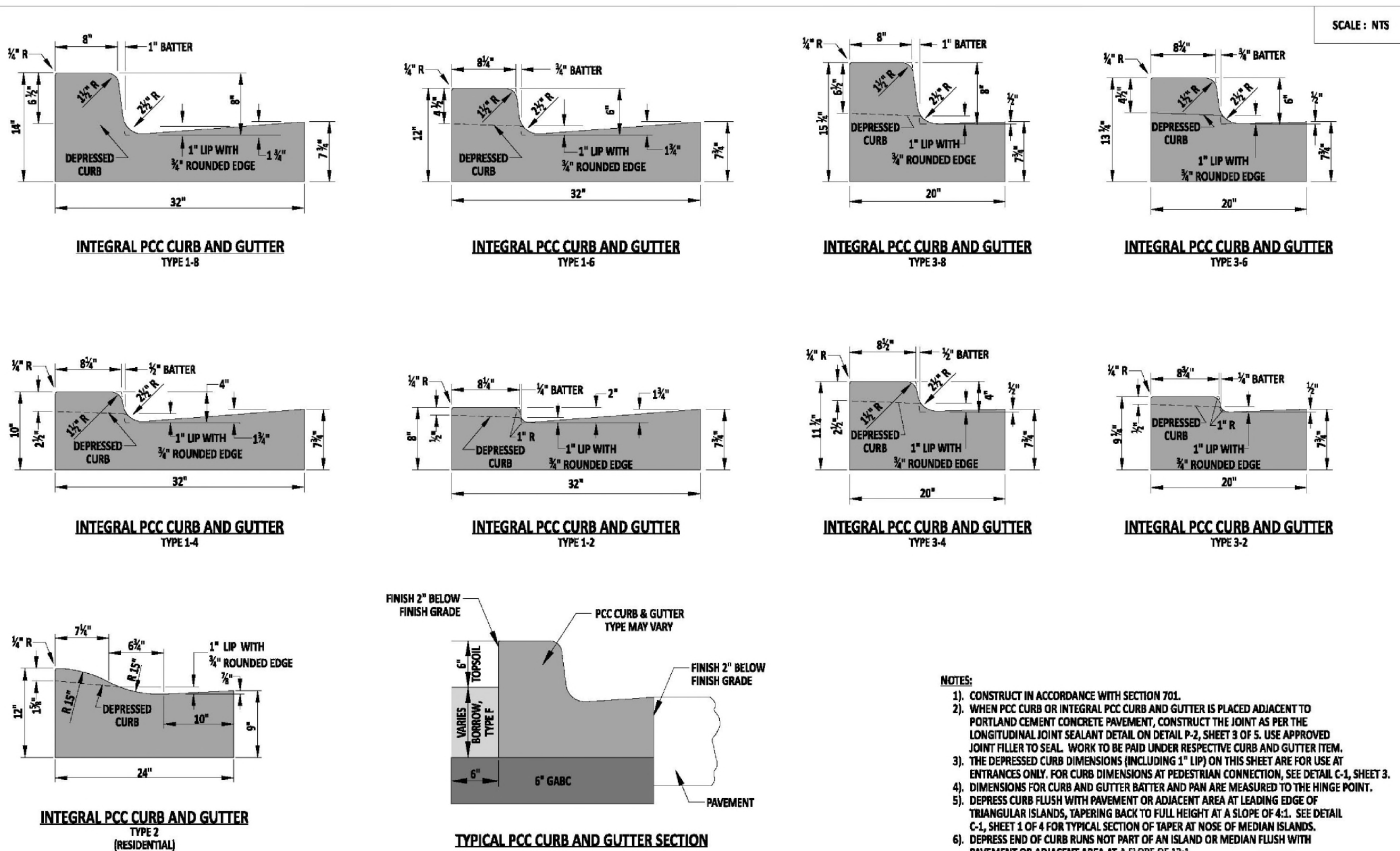
INTEGRAL PCC CURB AND GUTTER TYPE 1	
LONGITUDINAL SLOPE (FT/FT)	TRANSITION LENGTH REQUIRED TO MEET 0.003 MIN SLOPE
0.003	N/A
0.004	65
0.005	35
0.006	25
0.007	20
0.008 OR MORE	15

*TRANSITION NON ADA COMPLIANT PCC CURB AND GUTTER PAN SLOPES OVER 15 FEET WHEN LOGITUDINAL SLOPE IS LESS THAN 0.004 FT/FT.

FOR USE AT PEDESTRIAN CONNECTIONS ONLY IN ATLANTIC AVENUE (D.E.S.R. 26) RIGHT-OF-WAY ONLY

DELDOT CURB AND GUTTER DETAIL

N.T.S.



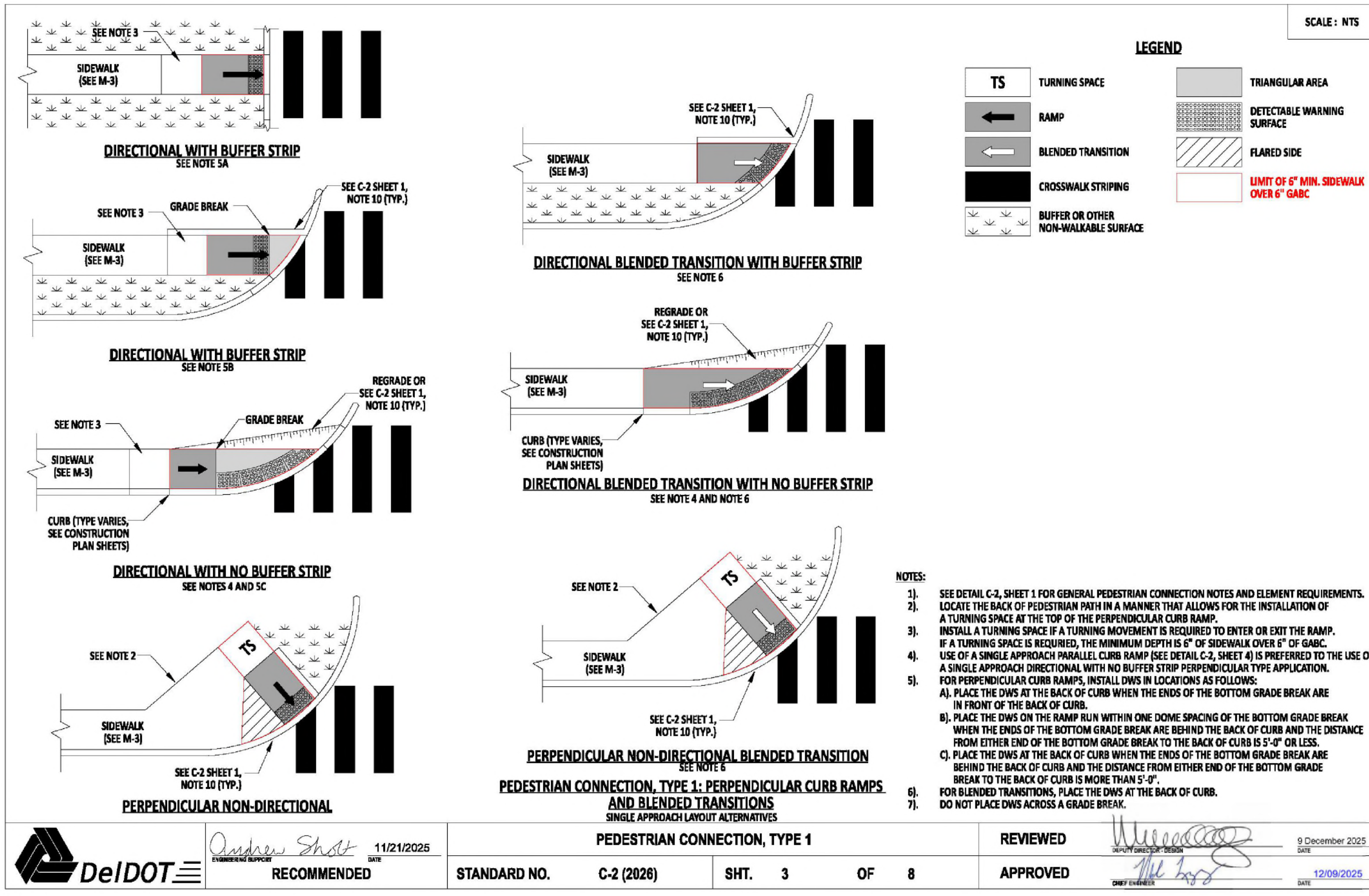
INTEGRAL PCC CURB & GUTTER				REVIEWED	
RECOMMENDED				23 October 2024	
STANDARD NO.	C-1 (2025)	SHT.	2 OF 4	APPROVED	10/25/2024

24-SEP-2024

FOR USE IN ATLANTIC AVENUE (D.E.S.R. 26) RIGHT-OF-WAY ONLY

DELDOT CURB AND GUTTER DETAIL

N.T.S.



PEDESTRIAN CONNECTION, TYPE 1				REVIEWED	
RECOMMENDED				9 December 2025	
STANDARD NO.	C-2 (2026)	SHT.	3 OF 8	APPROVED	12/09/2025

FOR USE IN ATLANTIC AVENUE (D.E.S.R. 26) RIGHT-OF-WAY ONLY

DELDOT CURB RAMP DETAIL

N.T.S.



PHONE: 908-968-3499 FAX: 908-968-3291
36 ROUTE 331, BLDG. E, SUITE 3404
WWW.NORTHSTARDESIGNLLC.COM
NJ CERTIFICATE OF AUTHORIZATION No. 24CA98990

REV.	DATE:	REVISION COMMENT:	BY:
1	8/26/26	REV. PER BIDDING	LST

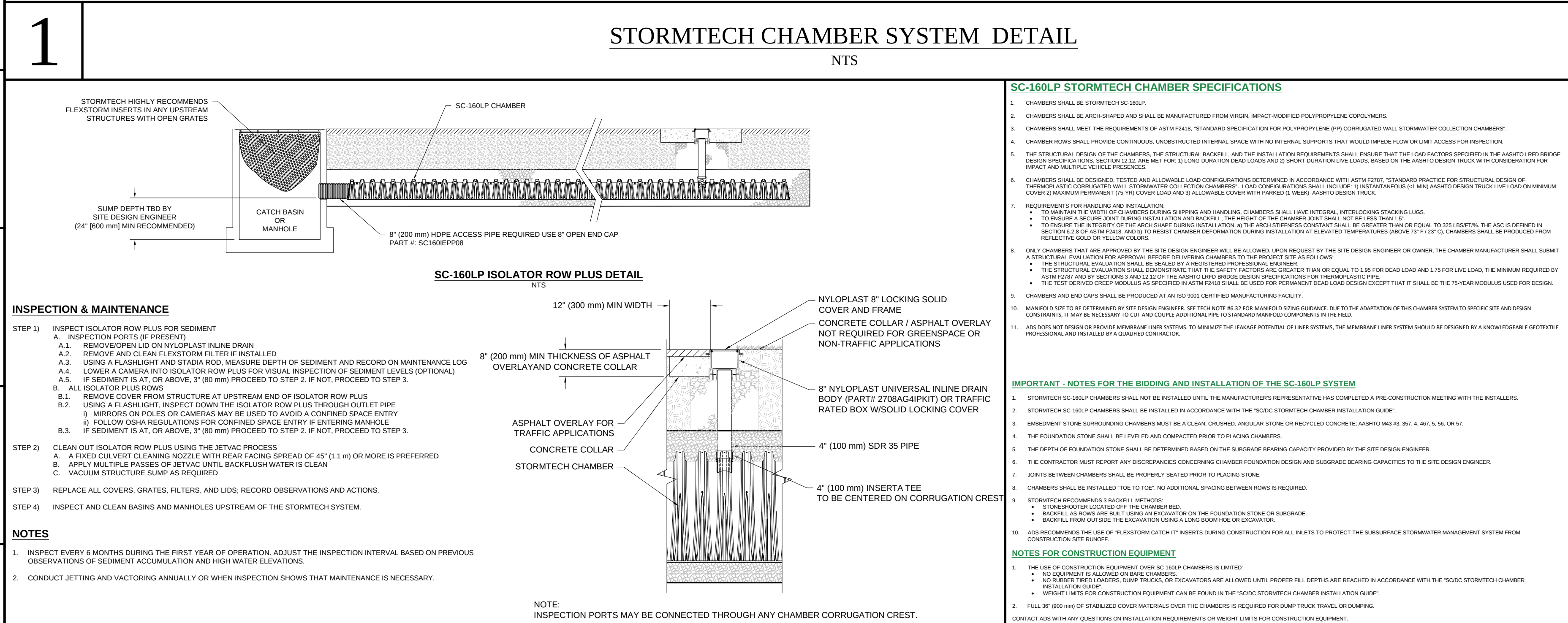
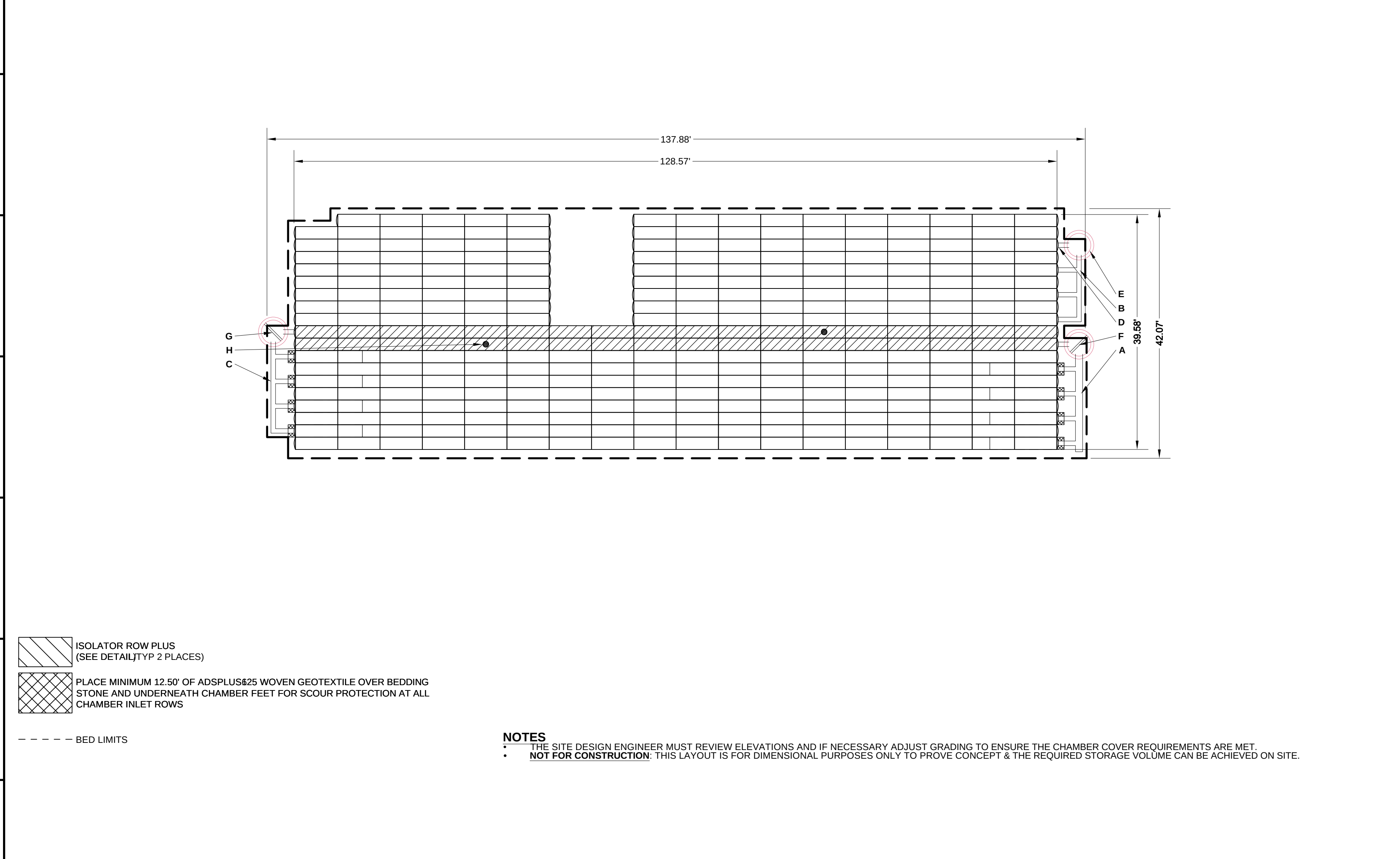
PRELIMINARY
SITE PLANS
AUTOZONE (STORE #11032)
PARCEL I.D. #134-12.00-343.00
35162 ATLANTIC AVENUE
TOWN OF MILLVILLE
SUSSEX COUNTY, DELAWARE

T. F. PUGSLEY, Jr.
Thomas F. Pugsley Jr.
PROFESSIONAL ENGINEER
DE LICENSE No.17134

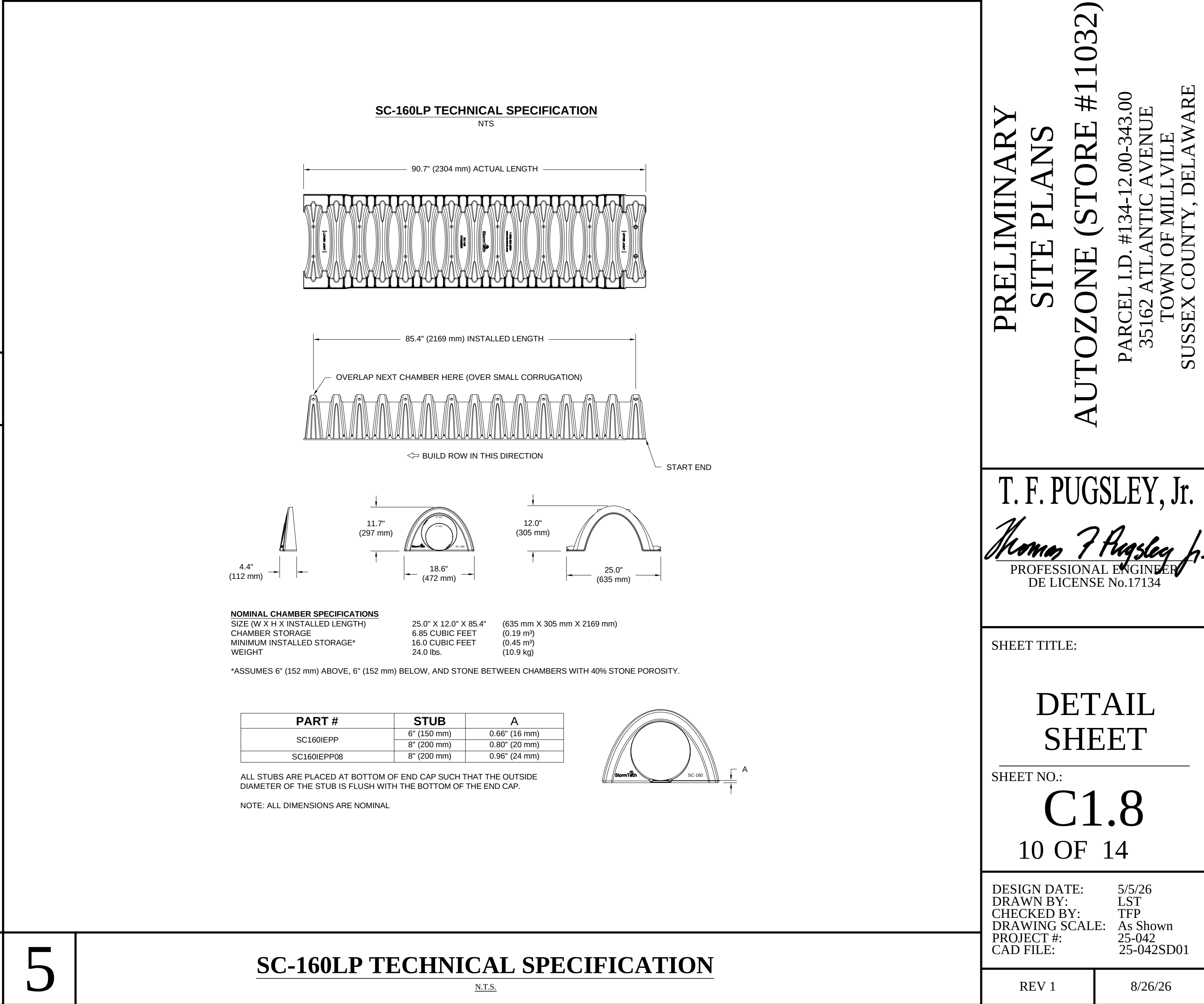
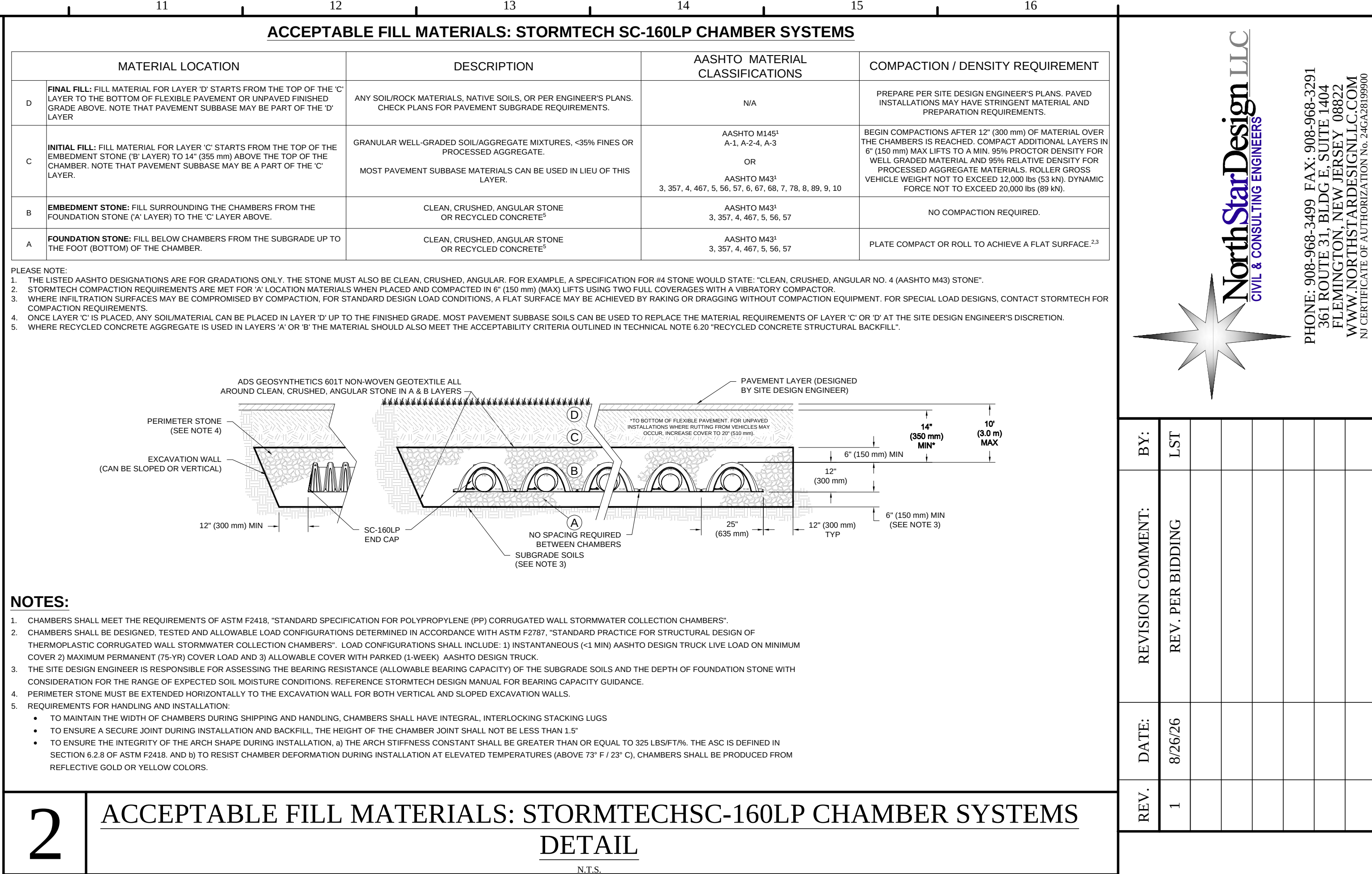
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DETAIL SHEET
SHEET NO.:
C1.7
9 OF 14
DESIGN DATE: 5/5/26
DRAWN BY: LST
CHECKED BY: TTP
DRAWING SCALE: As Shown
PROJECT #: 25-042
CAD FILE: 25-042SD01

REV 1	8/26/26
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1	2	3	4	5	6	7	8	9	10
PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS			*INVERT ABOVE BASE OF CHAMBER				
323	STORMTECH SC-160LP CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	20.50	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW	
38	STORMTECH SC-160LP END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	12.17						
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	11.67						
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	11.67	MANIFOLD	A	12" x 8" REDUCING CONCENTRIC MOLDED FITTINGS (12" PIPE)	-1.17"	0.96"	
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	11.67						
	INSTALLED SYSTEM VOLUME (CF)	TOP OF STONE:	11.00						
5670	PERIMETER STONE INCLUDED (COVER STONE INCLUDED)	TOP OF SC-160LP CHAMBER:	10.50	MANIFOLD	B	12" x 8" REDUCING CONCENTRIC MOLDED FITTINGS (12" PIPE)	-1.17"	0.96"	
	(BASE STONE INCLUDED)	8" ISOLATOR ROW PLUS INVERT:	9.58						
		8" BOTTOM CONNECTION INVERT:	9.58						
		PIPE CONNECTION	9.58						
5427	SYSTEM AREA (SF)	12" x 8" BOTTOM MANIFOLD INVERT (8" PIPE):	9.58	CONCRETE STRUCTURE	C	12" x 8" REDUCING CONCENTRIC MOLDED FITTINGS (12" PIPE)	-1.17"	0.96"	
354.6	SYSTEM PERIMETER (ft)	BOTTOM OF SC-160LP CHAMBER:	9.50						
		12" x 8" BOTTOM MANIFOLD INVERT (12" PIPE):	9.40						
		WEIR	9.40						
		BOTTOM OF STONE:	9.00	CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.2 CFS IN	
			WEIR						



SC-160LP ISOLATOR ROW PLUS DETAIL		SC-160LP STORMTECH CHAMBER SPECIFICATIONS	
N.T.S.		N.T.S.	



PRELIMINARY SITE PLANS

AUTOZONE (STORE #11032)

PARCEL I.D. #134-12.00-343.00
35162 ATLANTIC AVENUE
TOWN OF MILLVILLE
SUSSEX COUNTY, DELAWARE

T. F. PUGSLEY, Jr.

Thomas F. Pugsley Jr.

PROFESSIONAL ENGINEER
DE LICENSE No.17134

DETAIL SHEET

SHEET NO.: **C1.8**
10 OF 14

DESIGN DATE: 5/5/26
DRAWN BY: TFP
CHECKED BY: As Shown
DRAWING SCALE: 25'-042
PROJECT #: 25-042SD01
CAD FILE:

REV 1 8/26/26

PHONE: 908-968-3499 FAX: 908-968-3291
36 ROUTE 331, BLDG 100, SUITE 100
WWW.NORTHSTARDESIGNLLC.COM
NJ CERTIFICATE OF AUTHORIZATION No. 24C4309890



NOTE: SIGN IS INTERNALLY ILLUMINATED

SIGN AREA = ±81.24 SF

FREE-STANDING MONUMENT SIGN DETAIL (SIGN 'C')

NTS



NOTE: SIGN IS INTERNALLY ILLUMINATED

SIGN AREA = ±37.76 SF

AUTOZONE WALL SIGN - (SIGN B)

NTS

AUTOZONE WALL SIGN - (SIGN A)

NTS

6

11



PHONE: 908-508-3495 FAX: 908-508-3295
361 ROUTE 31, BLDG E, SUITE 1404
FLEMINGTON, NEW JERSEY 08822
WWW.NORTHSTARDESIGNLLC.COM
NJ CERTIFICATE OF AUTHORIZATION No. 24C2A28199900

NJ CERTIFICATE OF AUTHORIZATION No. 24GA281999000

NJ CERTIFICATE OF AUTHORIZATION No. 24GA281999000

NJ CERTIFICATE OF AUTHORIZATION No. 24GA281999000

PRELIMINARY SITE PLANS

AUTOZONE (STORE #11032)

PARCEL I.D. #134-12.00-343.00

35162 ATLANTIC AVENUE
TOWN OF MILLVILLE

TOWN OF MILLVILLE
SUSSEX COUNTY, DELAWARE

T. F. PUGSLEY, Jr.

Thomas F. Pugsley Jr.
PROFESSIONAL ENGINEER
DE LICENSE No.17134

PROFESSIONAL ENGINEER
DE LICENSE No.17134

SHEET TITLE:

DETAIL SHEET

SHEET NO.:

C1.9

11 OF 14

DESIGN DATE _____
DRAWN BY _____

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CHECKED BY:

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PROJECT #:
CAD FILE:

5/5/26

LAST
STEP

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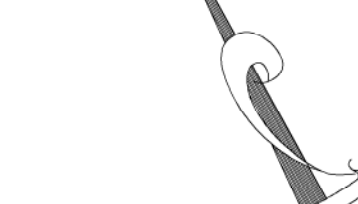
25-04
25-04

REV 1

3/26/26



PLANT SCHEDULE



GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

The graphic scale is a horizontal bar divided into segments. The first segment is black, followed by a white segment, then a black segment, and so on. The scale is marked with numbers 0, 10, 20, 40, and 60. Above the scale, there is a north arrow pointing towards the top right, with a stylized 'N' and a small circle.

PRELIMINARY
SITE PLANS
AUTOZONE (STORE #11032)
PARCEL I.D. #134-12.00-343.00
35162 ATLANTIC AVENUE
TOWN OF MILLVILLE
SUSSEX COUNTY, DELAWARE

T. F. PUGSLEY, Jr.
Thomas F. Pugsley Jr.
 PROFESSIONAL ENGINEER
 DE LICENSE No.17134

SHEET TITLE:

LANDSCAPING PLAN

SHEET NO.:

L1.0

12 OF 14

DESIGN DATE: 5/5/26
DRAWN BY: LST
CHECKED BY: TFP
DRAWING SCALE: As Shown
PROJECT #: 25-042
CAD FILE: 25-042LX01

REV 1

8/26/26

LANDSCAPE SPECIFICATIONS

1. QUALITY OF WORK AND MATERIALS
- A. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE ARCHITECT, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WEATHER CONDITIONS
- A. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT OR GOVERNING MUNICIPAL OFFICIAL.

3. SAMPLES
- A. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE ARCHITECT OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL. IF SO REQUESTED.
- B. THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
4. NOTIFICATION OF DELIVERY
- A. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE ARCHITECT OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE ARCHITECT, OR GOVERNING MUNICIPAL OFFICIAL.

- B. THE PROJECT LANDSCAPE ARCHITECT OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.
5. PROTECTION OF EXISTING VEGETATION
- A. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIPLINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED TREE PROTECTION FENCE DETAIL. NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- B. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES; NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
- C. IN BARE AREAS WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIPLINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:

1. TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
2. RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY FINAL FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED TREE WELL DETAIL.

3. LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST, WHERE CUT EXCEEDING 6 INCHES (6") AND A RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED TREE RETAINING WALL DETAIL.

6. SOIL AMENDMENTS
- A. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
- B. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOIL SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:

- MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
- MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. TOPSOIL
- A. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-SITED, FREE FROM ALL CLAY, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
- B. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
- C. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.

- D. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL, IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
8. FINISHED GRADING

- A. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
- B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.

- C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT OR MUNICIPAL OFFICIAL.
- D. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.

- D. LAWN (SEED OR SOO)
- A. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOO SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
- B. SEED OR SOO SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOO SPECIFICATION".

- C. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDD OR LAID WITH SOO.
- D. SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE TEMPORARY SEEDING SPECIFICATION.

- E. PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

10. PLANT QUALITY
- A. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.2-2025) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- B. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.

- C. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
- D. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNKCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.

- E. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
- F. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.

- G. ALL PLANTS DESIGNATED BALL AND BURLAP (BAB) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FROM A WARPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR

- THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEeled-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.

- H. UNLESS SPECIFICALLY NOTED AS MULTI-STEM, THE TRUNK OF EACH TREE SHALL BE A SINGLE TRUNK GROWING FROM A SINGLE CROWN OF ROOTS. NO PART OF THE TRUNK SHALL BE CONSPICUOUSLY CROOKED AS COMPARED WITH NORMAL TREES OF THE SAME VARIETY.

- I. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TAPPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOST FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.

11. PLANT MEASUREMENTS
- A. PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION.
- B. SHRUBS SHALL MEET THE REQUIREMENTS FOR SPREAD, HEIGHT OR CONTAINER SIZE STATED IN THE APPROVED OR FINAL PLANT LIST. THE MEASUREMENTS ARE TO BE TAKEN FROM THE GROUND LEVEL TO THE AVERAGE HEIGHT OF THE SHRUB AND NOT TO THE LONGEST BRANCH.

- C. CALIPER MEASUREMENTS FOR NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE NATURAL GROUND LEVEL FOR TREES UP TO FOUR INCHES (4") IN CALIPER, AND AT A POINT 12 INCHES (12") ABOVE THE NATURAL GROUND LEVEL FOR TREES EXCEEDING FOUR INCHES (4") IN CALIPER.
- D. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM SIZE ACCEPTABLE AND, WHERE PRUNING IS REQUIRED, ARE THE MEASUREMENTS AFTER PRUNING.

12. PLANTING OPERATIONS
- A. THE LANDSCAPE CONTRACTOR SHALL PROVIDE SUFFICIENT TOOLS AND EQUIPMENT REQUIRED TO CARRY OUT THE PLANTING OPERATIONS.
- B. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.

- C. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HELED-IN WITH TOPSOIL, OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
- D. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.

- E. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
- F. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.

- G. INSTALLATION OF PLANT MATERIAL WITHIN SIGHT TRIANGLES IS DISCOURAGED. IF PLANTS MUST BE PLANTED WITHIN SIGHT TRIANGLES, TREES SHALL BE LANDED AND MAINTAINED TO A HEIGHT OF SEVEN FEET (7') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
- H. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:

- PLANTS (MARCH 15 - DECEMBER 15)
- LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)

- I. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):

- | | | |
|-------------------------|--------------------------|--------------------------------------|
| ABIES CONCOLOR | CORNUS VARIETIES | OSTRYA VIRGINIANA |
| ACER BUERGERIANUM | CRATAEGUS VARIETIES | PINUS MUGO |
| ACER FREEMANNI | CUPRESSOCYPRIS LEYLANDII | PLATANUS VARIETIES |
| ACER RUBRUM | FAGUS VARIETIES | POPULUS VARIETIES |
| ACER SACCABINUM | HALEXIA VARIETIES | PRINUS VARIETIES |
| BETULA VARIETIES | ILEX X FOSTERII | PRUNUS VARIETIES |
| CARPINUS VARIETIES | ILEX NELLIE STEVENS | QUERCUS VARIETIES (NOT Q. PALustris) |
| CERUS DECORATA | ILEX OPACA | SALIX WEEPING VARIETIES |
| CELTIS VARIETIES | JUNIPERUS VIRGINIANA | SORBUS VARIETIES |
| COELULETERIA PANICULATA | KEULIFUTERA VARIETIES | TAXODIUM VARIETIES |
| CERCIS CANADENSIS | LINDQUAMAR VARIETIES | TAXUS B. REPANDENS |
| CORNUS VARIETIES | LIRIODENDRON VARIETIES | TELA TOMENTOSA VARIETIES |
| CRATAEGUS VARIETIES | MALUS IN LEAF | ULMUS PARVIFOLIA VARIETIES |
| NYSSA SYLVATICA | | ZELKOVA VARIETIES |

13. PLANT SUBSTITUTIONS
- A. THE LANDSCAPE CONTRACTOR SHALL MAKE HIS BEST EFFORT TO LOCATE THE PLANT MATERIAL SPECIFIED ON THE APPROVED OR FINAL PLANT LIST.
- B. IF A PLANT IS UNAVAILABLE OR ON THE FALL DIGGING HAZARD LIST AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT.

- C. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
14. MULCH
- A. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.

15. IRRIGATION
- A. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.

- B. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
- C. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

16. CLEAN UP
- A. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.

- B. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
17. GUARANTEE

- A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE ARCHITECT, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. LANDSCAPE CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND ONCE FINAL ACCEPTANCE HAS BEEN GRANTED BY THE PROJECT LANDSCAPE ARCHITECT, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.

- B. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
- C. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.

18. LANDSCAPE MAINTENANCE
- A. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
- B. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOVING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.

- C. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING UP PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.

- D. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE ARCHITECT, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.

- E. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.

SEEDING SPECIFICATIONS

1. PRIOR TO SEEDING, MIX TOP 6" LAYER OF TOPSOIL WITH FERTILIZER AND LIME. 10-10-10 FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 S.F. LIME SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING CHART:

SOIL TEXTURE	TONS/ACRE	LBSPH 1,000 S.F.
CLAY, CLAY LOAM AND HIGH ORGANIC SOIL	3	135
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

ABOVE APPLICATION RATES FOR FERTILIZER AND LIME ARE STANDARD RATES AND SHALL BE ADJUSTED BASED ON SITE SPECIFIC SOIL TESTS.

2. TOPSOIL SHALL BE TILLED, FINE GRADED, AND RAKED FREE OF ALL DEBRIS LARGER THAN 1" IN DIAMETER. ALL LAWN AREAS SHALL BE SLOPED TO DRAIN OR PER THE APPROVED GRADING PLAN.
3. CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND IMPLEMENT AS REQUIRED PRIOR TO APPLICATION OF SEED.

4. GENERAL LOW MAINTENANCE SEED MIX (#6)

SEED MIXTURE	LBSPH/ACRE	LBSPH 1,000 S.F.	OPTIMAL PLANTING DATES
FINE FESCUE (BLEND)			ZONE 5B & 6A - 3/15-9/31
HARD FESCUE			8/1-10/1
CHEWINGS FESCUE			3/1-4/30
STRONG CREEPING REED FESCUE			8/15-10/15
KENTUCKY BLUEGRASS	45	0.1	ZONE 7A & 7B - 2/1-4/30
PERENNIAL RYEGRASS	20	0.5	8/15-10/30
WHITE CLOVER	5	10	

(WHITE CLOVER CAN BE REMOVED WHEN USED TO ESTABLISH LAWNS)

MAINTENANCE LEVEL

(6) FREQUENT MOWING (4-7 DAYS), OCCASIONAL FERTILIZATION, LIME AND WEED CONTROL

(7) PERIODIC MOWING (7-14 DAYS), OCCASIONAL FERTILIZATION AND LIME

(8) INFREQUENT OR NO MOWING, FERTILIZATION AND LIME THE FIRST YEAR OF ESTABLISHMENT

5. SEED SHALL BE APPLIED IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. ONCE APPLIED, FIRM THE SOIL WITH A CORRUGATED LAWN ROLLER TO PROMOTE SEED-TO-SOIL CONTACT.
6. APPLY UNROTTED SMALL GRASS STRAW, HAY FREE OF SEEDS, OR SALT HAY TO ALL SEEDD AREAS AT THE RATE OF 1 1/2 - 2 TONS PER ACRE OR 10-20 POUNDS PER 1,000 S.F. SPREAD MULCH SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE IS COVERED. ANCHORING OF MULCH SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS: PEG AND TWINE, MULCH NETTING, CRIMPER, OR LIQUID MULCH-BINDER.

7. IRRATE HEAVILY SEEDD AREAS WITH A MINIMUM OF 1/4 INCH OF WATER TWICE A DAY (NOT DURING PERIODS OF INTENSE SUN) UNTIL VEGETATION IS WELL ESTABLISHED.

8. UNDISTURBED SUBGRADE
9. TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL
10. SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

11. SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS
12. CUT BANDS OF WIRE BASKET AND FOLD AWAY FROM TOP OF ROOT BALL
13. 4" BUILT-UP EARTH SAUCER
14. BACKFILL SOIL
15. 1" PART SOIL AMENDMENT (BASED ON SOIL TEST)
16. 3 PARTS NATIVE TOPSOIL
17. 4" DEEPER THAN ROOT BALL
18. TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL
19. SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

20. SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS
21. CUT BANDS OF WIRE BASKET AND FOLD AWAY FROM TOP OF ROOT BALL
22. 4" BUILT-UP EARTH SAUCER
23. BACKFILL SOIL
24. 1" PART SOIL AMENDMENT (BASED ON SOIL TEST)
25. 3 PARTS NATIVE TOPSOIL
26. 4" DEEPER THAN ROOT BALL
27. TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL
28. SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

29. SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS
30. CUT BANDS OF WIRE BASKET AND FOLD AWAY FROM TOP OF ROOT BALL
31. 4" BUILT-UP EARTH SAUCER
32. BACKFILL SOIL
33. 1" PART SOIL AMENDMENT (BASED ON SOIL TEST)
34. 3 PARTS NATIVE TOPSOIL
35. 4" DEEPER THAN ROOT BALL
36. TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL
37. SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

38. SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS
39. CUT BANDS OF WIRE BASKET AND FOLD AWAY FROM TOP OF ROOT BALL
40. 4" BUILT-UP EARTH SAUCER
41. BACKFILL SOIL
42. 1" PART SOIL AMENDMENT (BASED ON SOIL TEST)
43. 3 PARTS NATIVE TOPSOIL
44. 4" DEEPER THAN ROOT BALL
45. TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL
46. SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

47. SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS
48. CUT BANDS OF WIRE BASKET AND FOLD AWAY FROM TOP OF ROOT BALL
49. 4" BUILT-UP EARTH SAUCER
50. BACKFILL SOIL
51. 1" PART SOIL AMENDMENT (BASED ON SOIL TEST)
52. 3 PARTS NATIVE TOPSOIL
53. 4" DEEPER THAN ROOT BALL
54. TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL
55. SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

56. SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS
57. CUT BANDS OF WIRE BASKET AND FOLD AWAY FROM TOP OF ROOT BALL
58. 4" BUILT-UP EARTH SAUCER
59. BACKFILL SOIL
60. 1" PART SOIL AMENDMENT (BASED ON SOIL TEST)
61. 3 PARTS NATIVE TOPSOIL
62. 4" DEEPER THAN ROOT BALL
63. TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL
64. SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

65. SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS
66. CUT BANDS OF WIRE BASKET AND FOLD AWAY FROM TOP OF ROOT BALL
67. 4" BUILT-UP EARTH SAUCER
68. BACKFILL SOIL
69. 1" PART SOIL AMENDMENT (BASED ON SOIL TEST)
70. 3 PARTS NATIVE TOPSOIL
71. 4" DEEPER THAN ROOT BALL
72. TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL
73. SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE

74. SET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS
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T.B.R. = TO BE REMOVED

NOTE: ALL EXISTING FEATURES WITHIN THE ROADWAY RIGHT-OF-WAYS SHALL REMAIN UNLESS OTHERWISE SPECIFIED ON THE DESIGN DOCUMENTS

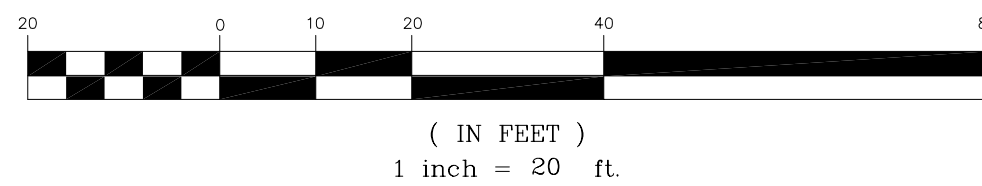
NOTE: ALL EXISTING FEATURES ON THE SUBJECT PROPERTY SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE SPECIFIED ON THE DESIGN DOCUMENTS

CONTRACTOR TO REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES.

DEMOLITION NOTES:

- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- THIS DEMOLITION PLAN IS TO IDENTIFY WHAT ITEMS ARE TO REMAIN AND TO BE REMOVED. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" TO PERFORM THE WORK. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:
 - OBTAIN ALL REQUIRED PERMITS AND PROVIDE A COPY ON SITE DURING CONSTRUCTION.
 - INSTALL ALL SOIL EROSION MEASURES AND NOTIFY THE LOCAL SOIL CONSERVATION DISTRICT A MINIMUM OF 72 HOURS IN ADVANCE TO START OF CONSTRUCTION.
 - NO CONTACT "ONE-CALL" UTILITY LOCATING SERVICES AT 811 OR 1-800-282-8555. NO EXCAVATION SHALL BE PERFORMED WITHOUT A UTILITY MARKOUT.
 - COORDINATE WITH THE UTILITY PROVIDERS TO ARRANGE SERVICE SHUT-OFFS, RECONNECTION, AND INSTALLATION OF NEW SERVICES. ANY UTILITY SERVICES PROVIDED BY THE CONTRACTOR SHALL BE PERFORMED IN ACCORDANCE WITH THE UTILITY COMPANIES REQUIREMENTS.
 - IDENTIFY EXISTING ABOVE OR UNDERGROUND UTILITY INFRASTRUCTURE OR OTHER SURFACE FEATURES THAT ARE TO REMAIN AND PROVIDE ADEQUATE PROTECTION OF SAME. ANY DAMAGES TO ITEMS NOT IDENTIFIED ON THE DESIGN DRAWINGS AS TO BE REMOVED WILL BE REPAIRED TO EQUAL OR BETTER CONDITION THAT IT WAS ORIGINALLY AT THE SOLE COST OF THE CONTRACTOR.
 - OBTAIN AND REVIEW ANY GEOTECHNICAL OR OTHER RELEVANT DESIGN DOCUMENTS AND FOLLOWING ANY GUIDELINES PROVIDED IN SAME.
 - DOCUMENT THE EXISTING CONDITIONS ON-SITE AND ON THE ADJACENT PROPERTIES AND ROADWAYS AND KEEP FOR YOUR RECORDS.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH AND ENFORCING THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) OF 1970 (29 U.S.C. 651 et seq.).
- CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY AND SUPERVISION. NORTH STAR DESIGN, LLC AND/OR ITS SUBCONSULTANTS IS NOT RESPONSIBLE FOR PERFORMING THESE SERVICES.
- PROCEED WITH DEMOLITION IN A SYSTEMATIC AND SAFE MANNER FOLLOWING ALL OSHA REQUIREMENTS.
- CONTRACTOR TO MONITOR AND MAINTAIN THE INSTALLED SOIL EROSION CONTROL MEASURES ON A REGULAR BASIS. ANY DEFICIENCIES IDENTIFIED SHOULD BE IMMEDIATELY ADDRESSED. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES TO MINIMIZE AIRBORNE DUST IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR SHALL PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES TO REMAIN ON-SITE AND ON ADJACENT PROPERTIES. ANY DAMAGE AND REPAIR THAT MAY OCCUR TO THESE STRUCTURES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- EXPLOSIVES SHALL NOT BE USED WITHOUT OBTAINING PRIOR WRITTEN CONSENT OF BOTH THE PROPERTY OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL REQUIRED FEDERAL, STATE, AND LOCAL PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND VIBRATING TESTING THAT IS REQUIRED TO MONITOR THE AFFECTS ON THE SURROUNDING PROPERTIES.
- CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION PROCESS UTILIZING APPROVED BACKFILL MATERIALS AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW OR FUTURE IMPROVEMENTS. ALL EXCAVATIONS SHALL BE BACKFILLED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT (IF AVAILABLE).
- CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL PLANS AND MEASURES REQUIRED TO PERFORM THE PROPOSED IMPROVEMENTS. THIS INCLUDES SIGNAGE, FLAGMEN, USE OF LOCAL POLICE OFFICERS, BARRIERS, CONES, CRASH TRUCKS, ETC. ALL MEASURES SHOULD COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND/OR ANY LOCAL REQUIREMENTS.
- NO CONSTRUCTION DEBRIS SHALL BE BURIED ON SITE. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED FACILITY IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. RECORDS OF ALL DISPOSAL LOCATIONS BE SHALL MAINTAINED BY THE CONTRACTOR AND SHALL BE PROVIDED TO THE PROPERTY OWNER, DESIGN ENGINEER, OR OTHER AGENCY UPON REQUEST.
- EQUIPMENT, MATERIALS, AND SPOILS SHALL BE REMOVED FROM THE PROJECT SITE UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE PROPERTY OWNER AND THE LOCAL AGENCIES.
- TEMPORARY CONSTRUCTION FENCING SHALL BE PROVIDED AROUND THE PERIMETER OF THE SUBJECT SITE FOR THE LENGTH OF THE PROJECT TO PROTECT THE PUBLIC FROM ENTERING THE CONSTRUCTION AREA.
- ALL REQUIRED TEMPORARY SHORING REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT. CUT AND CAP ALL UNDERGROUND LINES AT THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
- GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY, PRIOR TO THE FINAL CONTRACT EXECUTION, IF ANY BUILDING STRUCTURE THAT IS NOTED TO BE REMOVED HAS A BASEMENT. IF SO THE BUILDING STRUCTURE, BOTH FLOOR STRUCTURES, BASEMENT, FOUNDATION, ETC. ARE TO BE REMOVED AND BACKFILLED TO EXISTING GRADE ELEVATIONS SURROUNDING THE EXISTING STRUCTURE.

GRAPHIC SCALE



PRELIMINARY SITE PLANS AUTOZONE (STORE #11032)

PARCEL I.D. #134-12.00-343.00
35162 ATLANTIC AVENUE
TOWN OF MILLVILLE
SUSSEX COUNTY, DELAWARE

T. F. PUGSLEY, Jr.

Thomas F. Pugsley Jr.
PROFESSIONAL ENGINEER
DE LICENSE No.17134

SHEET TITLE:

DEMOLITION PLAN

SHEET NO.:

D1.0

14 OF 14

DESIGN DATE: 5/5/26
DRAWN BY: LST
CHECKED BY: TFP
DRAWING SCALE: As Shown
PROJECT #: 25-042
CAD FILE: 25-042SS01

REV 1

8/26/26

REV.	DATE:	REVISION COMMENT:	BY:
1	8/26/26	REV. PER BIDDING	LST



PHONE: 908-968-3499 FAX: 908-968-3291
361 ROUTE 331, BLDG. E, SUITE 1404
WWW.NORTHSTARDESIGNLLC.COM
N.C. CERTIFICATE OF AUTHORIZATION No. 2462819980