PRESTON AUTOMOTIVE GROUP

DOCUMENT TYPE

NORTH MURDERKILL HUNDRED

KENT COUNTY, DELAWARE

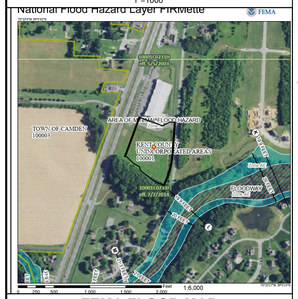
DBF # 2457C004

MARCH 2026

COUNTY AGREEMENT

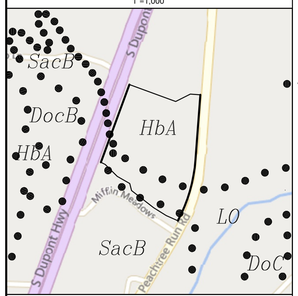
CONSTRUCTION PLANS

LOCATION MAP
1"=1000'



FEMA FLOOD MAP
PANEL#10001C0233J(7/7/2014) 1"=1000'

NWI WETLAND MAP
1"=1,000'



SOILS MAP
1" = 500'

SOILS DATA

LABEL	SOIL NAME	TYPE
HbA	HAMBROOK SANDY LOAM, 0-2% SLOPES	B
LO	LONGMARSH AND INDIANTOWN SOILS, FREQUENTLY FLOODED	B/D
SacB	SASSAFRAS SANDY LOAM, 2-5% SLOPES, MID-ATLANTIC COASTAL PLAIN	B

DATA COLUMN

1	TAX MAP ID	7-00-10300.02-0304.000			
2	APPROXIMATE PROJECT CENTER	LATITUDE 39.091	LONGITUDE -75.546		
3	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 W. ZACHARY CROUCH, P.E. PHONE: (302) 424-1441 EMAIL: wzc@dbfinc.com	OWNER ADBMD DELAWARE LLC PO BOX 2707 EASTON, MD 21601 CHRIS SCHAFFNER PHONE: (302)745-6788 EMAIL: Chris@DHWHoldings.com			
4	DATUM	HORIZONTAL NAVD 83 (DE STATE PLANE)		VERTICAL NAVD 88	
5	ZONING	EXISTING BG - GENERAL BUSINESS		PROPOSED BG - GENERAL BUSINESS	
6	LAND USE	EXISTING VACANT LAND	PROPOSED CAR DEALERSHIP		
	SEWER DISTRICT	TIDBURY BRANCH EXT. BROOKFIELD			
9	UTILITY PROVIDERS	SEWER KENT COUNTY	WATER TIDEWATER UTILITIES, INC.	GAS CHESAPEAKE UTILITIES	ELECTRIC DELMARVA POWER
10	STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: _			
11	POSTED SPEED LIMIT	SOUTH DUPONT HIGHWAY (KCR 2) 45 MPH		PEACHTREE RUN (KCR 105) 40 MPH	
12	FLOODPLAIN	THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10001C0233J, DATED 7/7/2014.			
13	TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY [IS / IS NOT] LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID). DISTANCE TO NEAREST TID: _.__ MI.			
14	GROUNDWATER RECHARGE	[ALL / A PORTION] OF THE PROPERTY [IS / IS NOT] LOCATED IN AN AREA OF EXCELLENT GROUNDWATER RECHARGE.			
15	WELLHEAD PROTECTION AREA	[ALL / A PORTION] OF THE PROPERTY [IS / IS NOT] LOCATED IN A WELLHEAD PROTECTION AREA.			
16	WETLANDS	THE PROPERTY IS IMPACTED BY STATE AND/OR FEDERALLY REGULATED WETLANDS.			
17	COASTAL AREA	THE PROPERTY IS NOT WITHIN THE COASTAL AREA.			

18	CODE COMPLIANCE	REQUIRED	PROVIDED
	FRONT SETBACK	40 FT	60-75 FT
	SIDE SETBACK	20 FT	25 FT
	REAR SETBACK	40 FT	
	FRONTAGE	150 FT	150 FT
	LOT WIDTH	150 FT	150 FT
	MAXIMUM BUILDING HEIGHT	35 FT	
	OPEN SPACE	__.__ AC. (__.__%)	
	PARKING	EXAMPLE: 1 SPACE PER ___ SF. OF FLOOR AREA __,___ SF. / 200 = __ SPACES	264 INCLUDING 7 HANDCAP + 65 DISPLAY SPACES + 1 LOADING SPACE
	WETLANDS BUFFER	25 FT	
	WOODS CLEARING	66,089 SF, 1.517 AC	

19	AREAS			
	RIGHT-OF-WAY DEDICATION	__.__ SF. (__.__ AC.)		
	NET DEVELOPMENT AREA	__.__ SF. (__.__ AC.)		
21	STORMWATER DISCHARGES	LOD	LATITUDE	LONGITUDE
	NAME	__.__ AC.	__.____	__.____
	NAME	__.__ AC.	__.____	__.____

LOCATION MAP
1" = 160'

0' ? ? ?

INDEX OF SHEETS

C-000	CIVIL TITLE SHEET
C-051	EXISTING CONDITIONS PLAN
C-101	SITE PLAN
C-301	GRADING PLAN
L-100	LANDSCAPE PLAN

ENGINEER'S STATEMENT

I, W. ZACHARY CROUCH, 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 BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

W. ZACHARY CROUCH, P.E. — DATE
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19963

OWNER/DEVELOPER STATEMENT

I, ADBMD DELAWARE LLC, CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

ADBMD DELAWARE LLC — DATE
PO BOX 2707
EASTON, MD 21601

WETLAND'S STATEMENT

WETLAND STATEMENT

NAME — DATE
COMPANY NAME
ADDRESS
ADDRESS

KENT COUNTY

NAME — DATE
AGREEMENT #

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · PLANNERS · SURVEYORS
EASTON, MD 410 770 4744
CENTREVILLE, MD 443 262 9130
MILFORD, DE 302 424 1441
SALISBURY, MD 410 543 9091

PRESTON AUTOMOTIVE GROUP
NORTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

Date: MARCH 2026
Scale: AS SHOWN
Dwn.By: ADM
Proj.No.: 2457C004

CIVIL TITLE SHEET

Dwg.No.: **C-000**

P:\2457\2457C004 - Preston Camden\CAD\SHEETS\2457C004-TITLE SHEET.dwg May 13, 2026 - 2:29pm mwit

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LEGEND

WOODS TO BE CLEARED

CB 3
RIM ELEV=31.64
INV A=23.94± 48" RCP
INV B=23.44± 48" RCP

BENCHMARK
IRON ROD CAP SET
ELEV. = 33.50'

SOUTH DUPONT HIGHWAY (US ROUTE 13)
(160' RIGHT-OF-WAY)

BENCHMARK
IRON ROD CAP SET
ELEV. = 36.02'

EXISTING POWER POLE # 48511

EXISTING WATER VALVE

EXISTING POWER POLE # 19601

EXISTING POWER POLE # 19558

EXISTING POWER POLE # 19559

N 20°08'20" E 578.07'

15' PERMANENT EASEMENT FOR THE STATE OF DELAWARE & 10' SHARED USE PATH (PER P.B. 128/25)

30' ACCESS EASEMENT (PER P.B. 128/25)

75 FRONT SETBACK LINE

40' ACCESS EASEMENT (PER P.B. 128/25)

CB 5
RIM ELEV=33.01
INV A=30.15 18" HDPE
INV B=30.14 24" HDPE

S 69°51'40" E 343.83'

25' SIDE SETBACK LINE

UTILITY EASEMENT DEDICATED TO TIDEWATER UTILITIES

EXISTING STOP SIGN

EXISTING WATER VALVE

15'

CB 4
RIM ELEV=32.91
CAN'T OPEN

N 03°19'06" E 115.50'

N/F
DEVRO CAMDEN LLC
7-00-10300-02-0300
D.B. 7928/160

CLEARING:
66,089 SF,
1.517 AC

ADBMD DELAWARE LLC
7-00-10300-02-0304
D.B. 12758/84
P.B. 128/25
9.912± ACRES

LAT:39.091
LON:75.546

N/F
MARY A. MORRIS &
LEAH B. TAZELAAR
7-00-10300-02-2400
D.B. 7928/160

48" RCP
INV=23.13

N 45°29'59" W 115.58'

N 59°43'58" W 100.68'

N 14°35'16" W 50.61'

N 20°11'11" W 125.95'

25' NON-TIDAL WETLANDS BUFFER

25' SIDE SETBACK LINE

N 20°11'11" W 125.95'

N 14°35'16" W 50.61'

N 59°43'58" W 100.68'

N 45°29'59" W 115.58'

247' HDPE W/ F.E.
INV=25.15

32" RCP
INV=19.89

32" RCP
INV=19.56

24" HDPE W/ F.E.
INV=28.66

60 FRONT SETBACK LINE

45' DRAINAGE & MAINTENANCE EASEMENT (PER P.B. 128/25)

15' PERMANENT EASEMENT FOR THE STATE OF DELAWARE & 10' SHARED USE PATH (PER P.B. 128/25)

S 04°16'23" W 454.14'

PEACHTREE RUN (K105)
(RIGHT-OF-WAY VARIES)

A=446.77'
R=1080.72'
CH=S 16°07'01" W
CH L=443.60'

EXISTING RIGHT CURVE SIGN

EXISTING 40 MPH SIGN

SMH 1
RIM ELEV=32.49

EXISTING ADOPT A HIGHWAY SIGN

EXISTING STOP SIGN
EXISTING BIKE STOP SIGN

15" RCP W/ F.E.
INV=30.06

24" HDPE W/ F.E.
INV=30.94

24" HDPE W/ F.E.
INV=30.31

24" HDPE W/ F.E.
INV=29.40

SCO 9"x6"
RIM ELEV=34.68

S 85°43'26" E 60.70'

CB 1
RIM ELEV=32.55
INV OUT=30.25 15" RCP

CB 2
RIM ELEV=32.56
INV A=30.21 15" RCP
INV B=30.16 15" RCP

20' SANITARY SEWER EASEMENT FOR THE USE OF THE KENT COUNTY PUBLIC WORKS DEPARTMENT (PER P.B. 128/25)

NAD83
NAVD88

0' 40' 80' 120'
SCALE: 1" = 40'

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · PLANNERS · SURVEYORS
CENTREVILLE, MD 443 262 9130
EASTON, MD 410 770 4744
MILFORD, DE 302 424 1441
SALISBURY, MD 410 543 9091

PRESTON AUTOMOTIVE GROUP
NORTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

DATE	COMMENTS

Date: MARCH 2026
Scale: 1" = 40'
Dwn.By: YAP
Proj.No.: 2457C004

EXISTING CONDITIONS PLAN

Dwg.No.: **C-051**

P:\2457\2457C004 - Preston Camden\CAD\SHEETS\2457C004-SITE PLAN.dwg May 13, 2026 - 2:31pm mett

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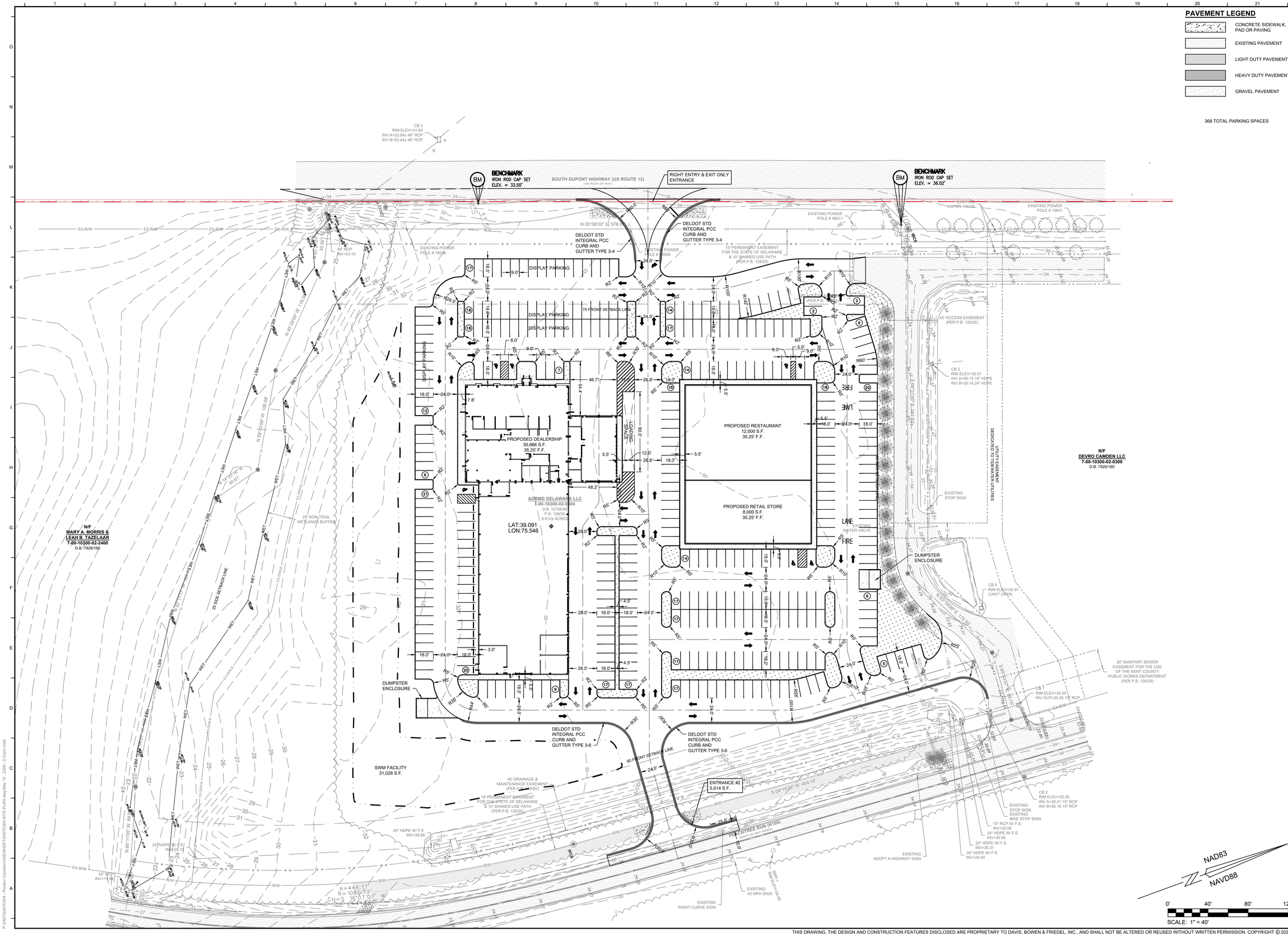

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PRESTON AUTOMOTIVE GROUP
NORTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

DATE	COMMENTS

Date:	MARCH 2026
Scale:	1" = 40'
Dwn.By:	ADM
Proj.No.:	2457C004

SITE PLAN

Dwg.No.: C-101

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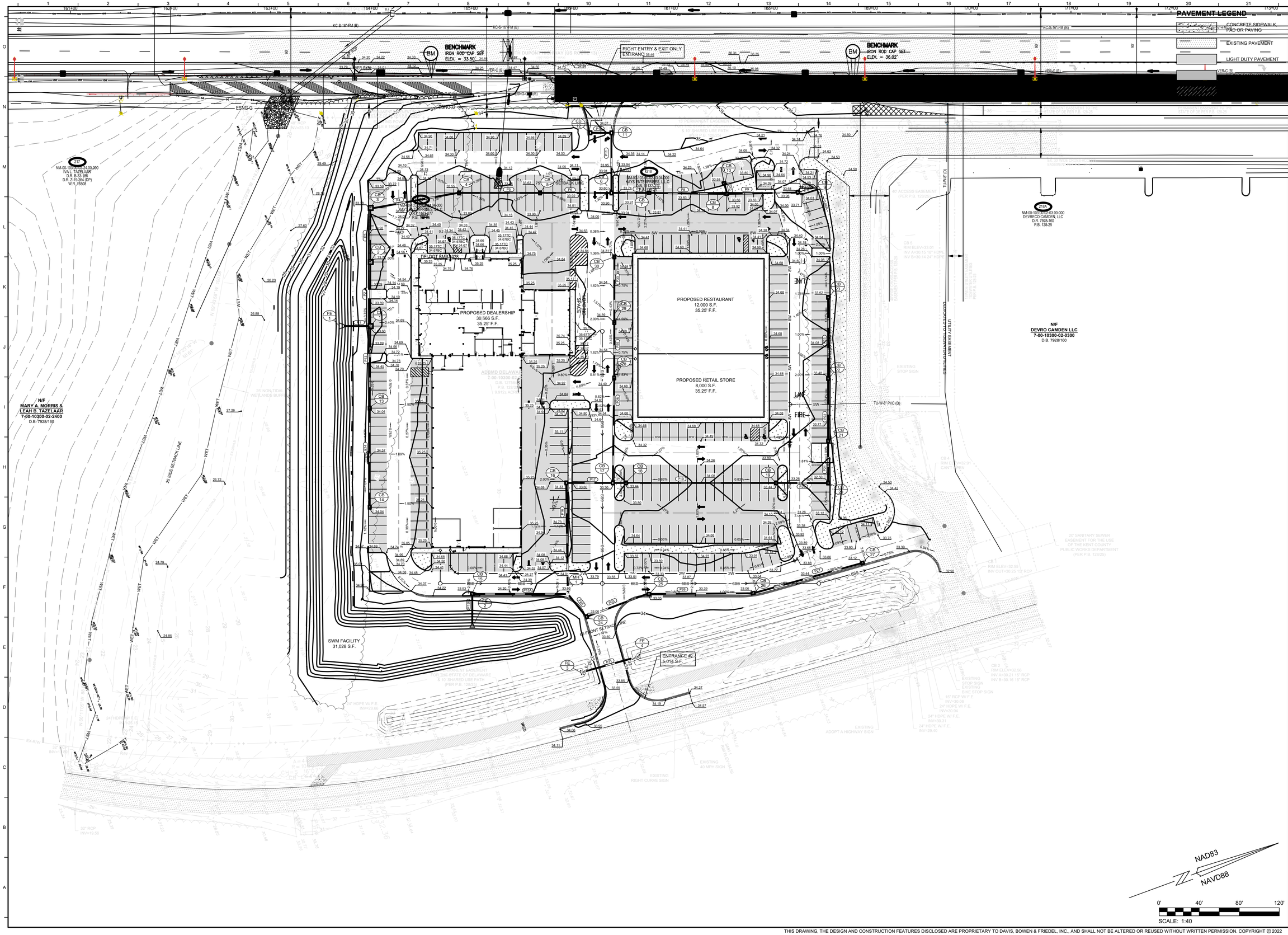

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PRESTON AUTOMOTIVE GROUP
NORTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

DATE	COMMENTS

Date: MARCH 2026
Scale: 1:40
Dwn.By: YAP
Proj.No.: 2457C004

GRADING PLAN

Dwg.No.: C-301

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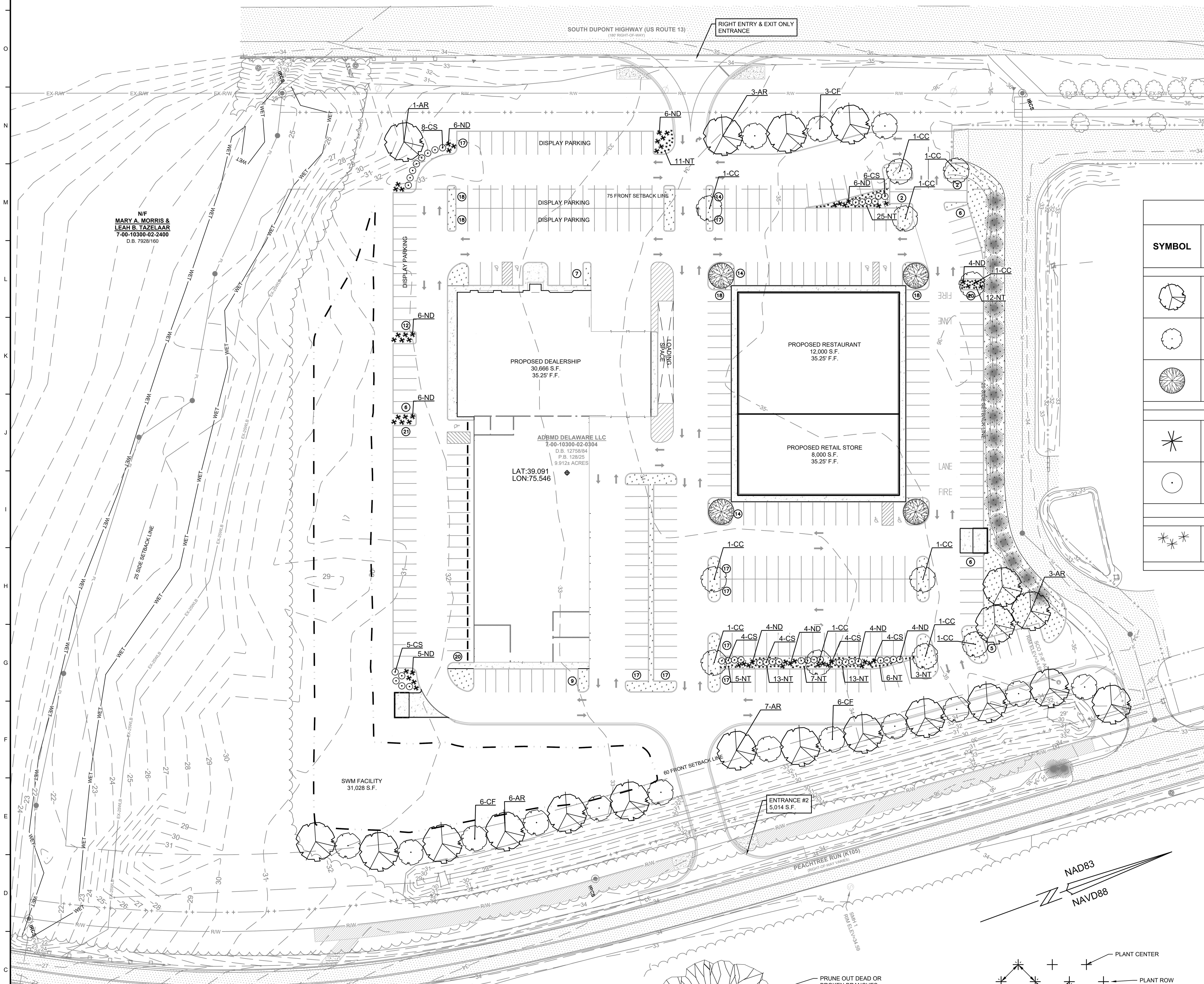


LANDSCAPE ARCHITECT'S STATEMENT

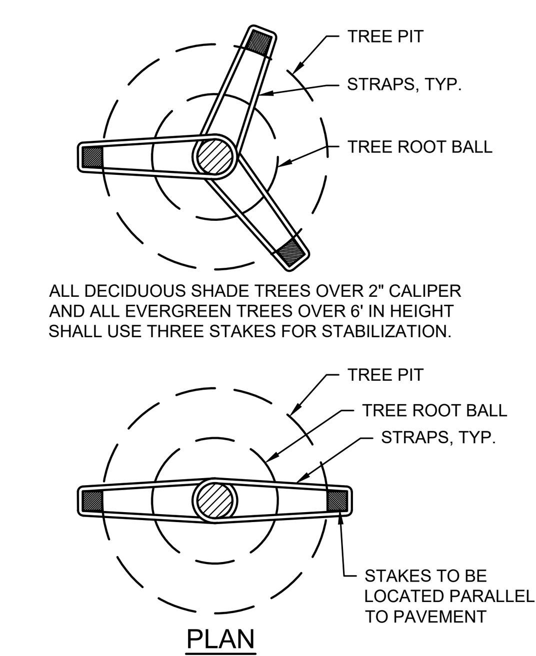
I, TIMOTHY M. METZNER, HEREBY STATE THAT I AM A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ARCHITECTURAL PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE DATE

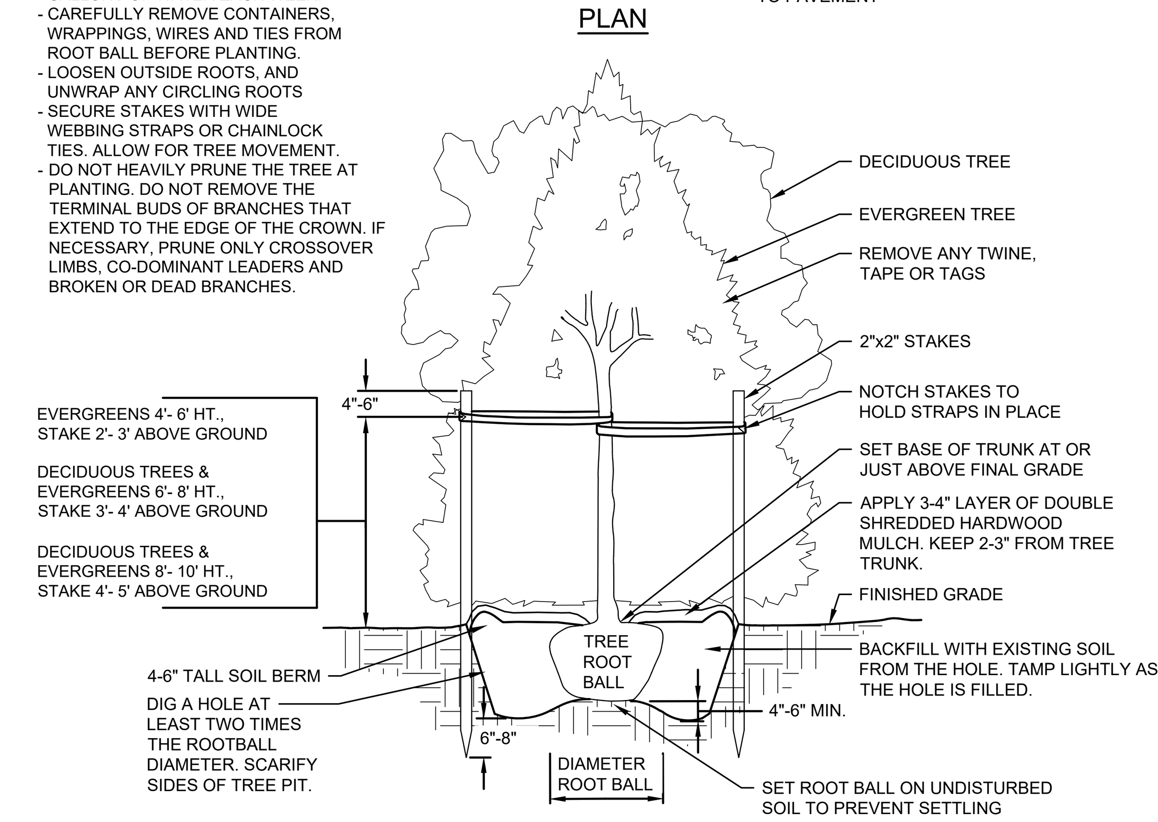
REGISTERED LANDSCAPE ARCHITECT: TIMOTHY M. METZNER, RLA
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE 19963

LANDSCAPE PLANT SCHEDULE

SYMBOL	NATIVE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
			DECIDUOUS TREE - CANOPY			
	✓	AR	ACER rubrum 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1 1/2" -2" Cal., B&B	20
	✓	CF	CORNUS florida 'ALBA'	FLOWERING DOGWOOD WHITE	6'-7' HT., B&B	15
	✓	CC	CERCIS canadensis	EASTERN REDBUD	6'-7' HT., B&B	11
	✓	AM	CARPINUS caroliniana	AMERICAN HORNBEAM	1 1/2" -2" CAL., B&B	4
					TOTAL	50
			SHRUBS			
		ND	NANDINA domestica 'LEMON-LIME'	'LEMON-LIME' NANDINA	36"-42", B&B	55
		CS	CORNUS stolonifera	ARCTIC FIRE RED DOGWOOD	36"-42", B&B	39
					TOTAL	55
			GRASSES			
		NT	NASSELLA tenuissima	MEXICAN FEATHER GRASS	#1 CONT., 18" O.C.	95
					TOTAL	#

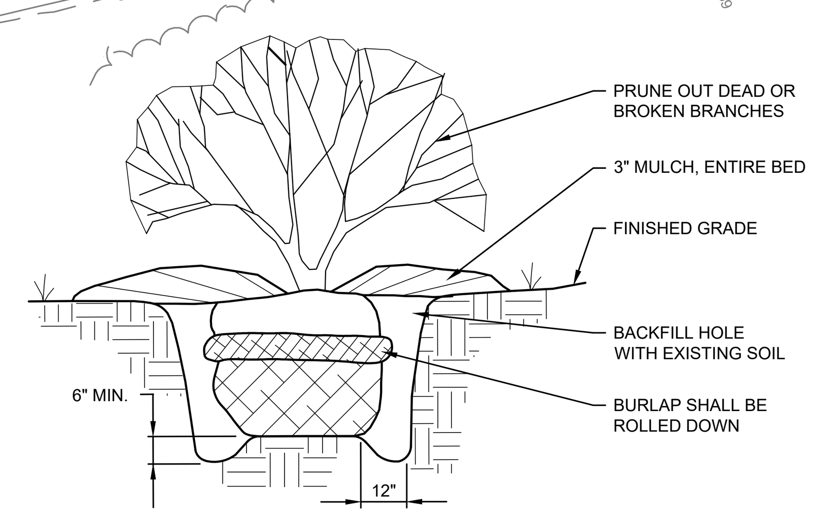


NOTE:
- WATER DEEPLY ONCE A WEEK DURING THE FIRST TWO SUMMERS. APPLY A MINIMUM OF 5-10 GALLONS OF WATER EACH WEEK.
- CAREFULLY REMOVE CONTAINERS, WRAPPINGS, WIRES AND TIES FROM ROOT BALL BEFORE PLANTING.
- LOOSEN OUTSIDE ROOTS, AND UNWRAP ANY CIRCLING ROOTS
- SECURE STAKES WITH WIDE WEBBING STRAPS OR CHAINLOCK TIES. ALLOW FOR TREE MOVEMENT.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. IF NECESSARY, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES.



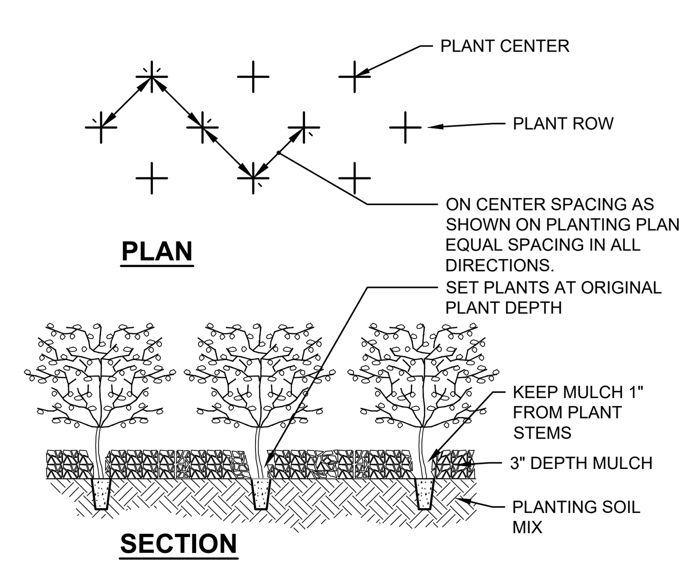
TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



GROUND COVER PLANTING DETAIL

NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 6'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
7. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" 0F BARK MULCH PER SPECIFICATIONS.
8. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
9. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
10. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.

0' 40' 80' 120'
SCALE: 1" = 40'

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
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SALISBURY, MARYLAND 410.543.9091

PRESTON AUTOMOTIVE GROUP
NORTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

DATE	COMMENTS
Date:	MARCH 2026
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Dwn.By:	KMV
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LANDSCAPE PLAN

Dwg.No.: L-100

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