# CITY OF DOVER, DELAWARE
# PLANNING COMMISSION
**Tuesday, February 18, 2025 at 7:00 PM**

*City Hall Council Chambers, 15 Loockerman Plaza, Dover, Delaware*

## AGENDA

Written comments are accepted via mail to City of Dover – Planning Commission, P.O. Box 475 Dover DE 19903 and via email at CompPlan@dover.de.us.

**IN-PERSON and VIRTUAL MEETING NOTICE**

The Planning Commission Meeting for Tuesday, February 18, 2025 will be held in-person at City Hall in City Council Chambers at 7:00 PM and as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. The public is welcome to attend. See participation information below to join by phone or computer.

**PUBLIC PARTICIPATION INFORMATION**
**City of Dover Planning Commission Meeting of Tuesday, February 18, 2025**

Join By Phone: Dial +1-650-479-3208
Access Code: 253 767 60369
Password from Phones: 3683772

Join Online: **https://bit.ly/PCMeeting2182025**
Webinar Number: 2537 676 0369
Webinar Password: DoverPC

If you are new to Webex, get the app now at https://www.webex.com/ to be ready when the meeting starts. For problems accessing the meeting, please call the Planning Office at (302) 736-7196.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ADOPTION OF AGENDA**

**APPROVAL OF MINUTES**

1. Adoption of Minutes of January 21, 2025

## COMMUNICATIONS & REPORTS

**Meeting Reminder:** The next Planning Commission regular meeting date is Monday, March 17, 2025 at 7:00 PM.

**Update on City Council Actions**

**Department of Planning & Inspections Updates**

**Education & Training Opportunities**

2. Introduction to Land Use Administration Workshop presented by the University of Delaware, Institute for Public Administration on February 26, 2025 at 9:00am-12 noon at Kent County Administration Building, Room 220.

## OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

## OLD BUSINESS

**Requests for Extension of Planning Commission Approval**

## NEW APPLICATIONS

3. C-25-01 Lands of 4BL, LLC: Cecil Street Townhouses at 207 N. West Street – Public Hearing and Review of Conditional Use Plan and Minor Subdivision Plan application to subdivide the existing 12,158.214 SF parcel located at the northeast corner of N. West Street and Cecil Street into four (4) townhouse lots (Cecil Street Townhouses). The property is zoned RG-1 (General Residence Zone). The owner of record is 4BL, LLC. Property Address: 207 N. West Street, Dover DE. Tax Parcel: ED-05-076.08-02-01.00-000. Council District 4. *Waiver Request: Subdivision Waiver – Alley Requirement and Waiver for Rear Emergency Access - Alternative. For Consideration: Active Recreation Plan - Cash-in-lieu. This property was the subject of V-24-06 with the Board of Adjustment granting variances for lot depth and lot area on November 20, 2024.*

4. C-25-02 Villages of Maple Dale – Phase 3: Planned Neighborhood Design – Senior Citizen Housing Option (Revised) - Public Hearing and Review of a Conditional Use Site Plan/Master Plan for the development of Villages of Maple Dale – Phase 3: Planned Neighborhood Design – Senior Citizen Housing Option (Revised) consisting of age-restricted apartment units on a portion of the property of the Maple Dale Country Club & Golf Course. The Master Plan was previously established by Applications C-09-06 and SB-09-04 and with Phases 1A and 1B of townhouse units under construction. The Revised Plan for Phase 3 consists of the construction of one three-story apartment-style building with 48 units, parking, and associated site improvements in the vicinity of the existing Clubhouse. The property is zoned RC (Recreational and Commercial Zone). The property is located on the east side Maple Dale Road. The owner of record is U & I Maple Dale, LLC. Property Address: 180 Maple Dale Circle. Tax Parcel: ED-05-067.00-04-01.00-000. Council District 1. *Waiver Request: Partial Elimination of Upright Curbing. Consideration of Alternative Design Standards for PND: Height, Number of Stories, and Dwelling Units per Building. For Consideration: Active Recreation Plan. Associated Applications: MI-24-08 Villages of Maple Dale (Updated Phase 3): PND-SCHO Concept Plan and SB-09-04P/F, C-09-06, MI-09-06.*

5. S-25-04 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 1, 2, 4, 5 & 6 Areas: Lot Configuration, Open Space Areas, Right-of-Ways & Unit Count) – Public Hearing and Review of Revised Implementation Plan for the Residential District component of the Traditional Neighborhood Design project known as Eden Hill Farm TND. The Revised Plan for the Residential District proposes to revise Phase 1, 2, 4, 5 & 6 areas as follows: to subdivide the Active Open Space - Community Centers parcel; to reconfigure Lot 10 and Lot 11 (Multi-family) and adjacent Alley M and Alley N; to consolidate lots (Lots 235-240, Lots 326, and Open Space) to expand Signers Park Open Space from 6.12 acres to 9.13 acres; to adjust Lots 190, 252 and 321 and relocate Lot 325; to abandon certain street right-of-way for portions of Bond Street, Red Haven Way, and Eden Hill Boulevard; to adjust right-of-way of Red Haven Way and Horsey Boulevard; to increase total unit count from 721 (725) to 753 dwelling units; and to revise phase lines of Phases 5 and 6. The Residential District consists multiple parcels totaling of 109.034 acres ± of land and is zoned *TND* (Traditional Neighborhood Design). The project is located south of West North Street and Wemyss Road and east of the POW-MIA Parkway. The owners of record for the areas of revision are Eden Hill Apartments Acquisition Co., LLC; Eden IV, LLC; Eden 4DS, LLC; and OKH Eden Hill I, LLC. Property Addresses: 751 and 805 Banning Street; 355 Ridgely Boulevard; parcels on Little Eden Way; 600, 602, 604, 606, 608, and 610 Eden Hill Boulevard; 601 and 507 Gorrell Way; 502 and 504 Eden Hill Boulevard; 159 Red Haven Way; and parcel on Skipton Boulevard. Tax Parcels: Multiple parcels of the Residential District on map ED-05-076.04. Council District 2. *SB-06-03 Eden Hill Farm TND: Residential District - Implementation Plan consisting of 665 dwelling units received Planning Commission conditional approval on June 19, 2006. S-19-25 Eden Hill Farm TND: Residential District - Revised Implementation (Phase 2 Area, Club Houses and Unity Types) received Planning Commission conditional approval on January 21, 2020. S-23-12 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 4, 5 & 6 Areas: Lot Configuration, Open Space Areas & Unit Count) increasing to 725 dwelling units received Planning Commission conditional approval on June 20, 2023. There have also been subsequent approvals related to lot layout and Pattern Book revisions. Related Applications: SB-07-01, MI-08-03, MI-08-20, MI-09-03, MI-09-13, MI-10-04, MI-10-14, MI-10-20, S-19-25, MI-21-06, and MI-24-05.*

**NEW BUSINESS**

**ADJOURN**

**Posted Agenda:** February 7, 2025

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING

**CITY OF DOVER PLANNING COMMISSION**
**JANUARY 21, 2025**

The Meeting of the City of Dover Planning Commission was held on Tuesday, January 21, 2025, at 7:00 PM as an In-Person Meeting and also using the phone/videoconferencing system Webex. The Meeting Session was conducted with Chair Mr. Witham presiding. Members present were Mr. Michael Lewis, Mr. Roach (*arrived at 7:18pm), Mrs*. Denney, Mrs. Maucher, Mr. Baldwin, Dr. Jones, Mr. Reaves (virtual), and Mr. Witham. Mrs. Welsh was absent.

Staff members present were Mrs. Dawn Melson-Williams, Ms. Sharon Duca, Mrs. Kristen Mullaney, and Mr. Jason Lyon.

**APPROVAL OF AGENDA**

*Mrs. Maucher moved to approve the Agenda as submitted, seconded by Dr. Jones and the motion was carried 7-0 with Mr. Roach and Mrs. Welsh absent.*

**APPROVAL OF MEETING MINUTES OF DECEMBER 16, 2024**

*Mrs. Denney moved to approve the Planning Commission Meeting Minutes of December 16, 2024, seconded by Mr. Baldwin and the motion was carried 7-0 with Mr. Roach and Mrs. Welsh absent.*

**COMMUNICATIONS & REPORTS**

Mrs. Melson-Williams stated that the next Planning Commission regular meeting is scheduled for Tuesday, February 18, 2025. That is a Tuesday evening because Monday is a holiday.

Mrs. Melson-Williams provided an update on the regular City Council and various Committee meetings held on January 13 & 14, 2025.

Mrs. Melson-Williams stated that they included in the packet a copy of the finalized Schedule for 2025. It has all of your meeting dates. There were a couple of minor changes to some Council Meeting dates; as they had offered the Draft last month. This is what we are working with at this point for filing deadlines and future meetings of our Development Advisory Committee and Commission.

Mrs. Melson-Williams stated that the Dover Kent County MPO held a Workshop back on January 13, 2025 regarding a Safety Action Plan that they are working with a consultant to develop. They included that information in your packet. There are also some information flyers at the entrance to the meeting room. While the Workshop is completed, there is a survey and additional information about the project on the MPO's website. Be sure to check that out related to any kind of input that you wish to have about safety and transportation here in Kent County.

Mrs. Melson-Williams stated that there are two training and workshop opportunities that they included for the Planning Commission members. If you are interested in attending these workshops, please let Staff know because we have to register you. There was one last week: "Planning 101: Planning Your Community's Future". These are a workshop series presented by the Institute for Public Administration at the University of Delaware. The next one is an

"Introduction to Land Use Law: The Constitution and Takings Workshop". That will be held here in Kent County at the Kent County Levy Court Administration Building on February 7, 2025. It is an in-person meeting. If you are interested in attending, please let Planning Staff know.

**OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS**

Mrs. Melson-Williams presented the audience information on policies and procedures for the In-Person Meeting and Virtual Meeting using the Webex system.

**OLD BUSINESS**

**Requests for Extensions of Planning Commission Approval:** None

**NEW APPLICATIONS**

S-25-01 Dover Mobility Center Garage at 133 S. Governors Avenue – Public Hearing and Review of a Site Development Plan Application, Parcel Consolidation Plan, and associated Architectural Review Certification for construction of a four/five story, multi-purpose parking garage structure to be known as the Dover Mobility Center Garage. The structure is to consist of 431 parking spaces, welcome space, a management office, and retail and storage spaces. The subject site involves a series of parcels in the block between S. Governors Avenue and S. Bradford Street north of Minor Street Alley. The properties are zoned C-2 (Central Commercial Zone) and subject to the H (Historic District Zone). The owners of record are the Downtown Dover Partnership, City of Dover, Capital City Transformation Alliance, and CEI Properties LLC. Property Addresses: 133 S. Governors Avenue, 139 S. Governors Avenue, 145 S. Governors Avenue, 136 S. Bradford Street, 148 S. Bradford Street, 150 S. Bradford Street, and 132 S. Bradford Street, Dover. Tax Parcels: ED-05-077.09-02-10.00-000, ED-05-077.09-02-09.00-000, ED-05-077.09-02-08.00-000, ED-05-077.09-02-24.00-000, ED-05-077.09-02-25.00-00, ED-05-077.09-02-27.00-000, and ED-05-077.09-02-23.00-000. Council District 4. *For Consideration: Tree Mitigation Plan and Parking Strategy Statement. This project was the subject of HI-24-09 for Historic District Commission Review and Recommendation on the Architectural Review Certification on December 19, 2024. The project is also associated with MI-24-10 Request for Alley Abandonment: Part of Alley Between S. Governors Avenue and S. Bradford Street.*

**Representatives:** Mr. Mike Riemann, Becker Morgan Group; Mr. Ken Anderson, Downtown Dover Partnership; Ms. Diane Laird, Downtown Dover Partnership; Mr. Mike Caine, Core States; Mr. Caman Skinner, Core States; Mr. Mike Henry, Becker Morgan Group; Mr. Jed Hatfield, Colonial Parking; Mr. JD Bartlett, EDiS

Mrs. Melson-Williams stated that this Site Plan S-25-01. It is for the Dover Mobility Center Garage. The main address that we are using is 133 South Governors Avenue. The Planning Commission this evening is considering a Site Development Plan. Along with that, there is consideration of the Architectural Review Certification which we have information coming to us from the Historic District Commission. As part of this Site Plan Review, there are other items for consideration. That would include a Tree Mitigation Plan and then their Parking Strategy

Statement. Technically, they have four things that are interlinked here: the Site Development Plan, the Architectural Review Certification, the Tree Mitigation Plan, and the Parking Strategy Statement.

This project involves a total of six main parcels and then an adjoining parcel. They are found north of the Minor Street Alley. The image on the screen shows the Minor Street Alley at the bottom of the drawing. We are between S. Bradford Street on the right and S. Governors Avenue on the left. It is a series of parcels in a number of different ownership entities at the present time but ultimately will end up under one parcel ownership entity. The addresses involved are 133 S. Governors Avenue, 139 S. Governors Avenue, 145 S. Governors Avenue, 136 S. Bradford Street, 148 S. Bradford Street, and 150 S. Bradford Street. Additionally, there is an adjacent parcel at 132 S. Bradford Street that may be involved in the project to address some stormwater management and tree planting requirements. In total, we are dealing with just over an acre of land here in Downtown Dover. It is proposed for a parking garage structure that also has some other amenities on its first floor. The zoning of this area is C-2 (Central Commercial Zone) and it is found within the H (Historic District Zone). The proposal is for a parking structure, roughly four to five stories in height depending on how you count the last ramping of the project building that would provide an estimated 431 vehicle parking spaces. Currently right now, this area has a series of surface parking lots and also two buildings that were at 148 and 150 S. Bradford Street that were previously reviewed in May and June of 2024 for demolition. Demolition on one of those commenced today. That was previously approved for demolition and authorized under Permit. The other project that this is associated with that she mentioned earlier in the meeting is the Request for Abandonment of an Alley. The Planning Commission saw that last month with MI-24-10 and that would abandon the portion of the alley that kind of bi-sects the six parcels that make of the bulk of the project site. That alley, in some cases, runs across parcels and also exists in its own right-of-way area in other locations. But basically they are looking at a parking garage structure. The multiple stories of the structure will pretty much make up this entire project area. As you can see here, it expands from S. Bradford Street to S. Governors Avenue with entrances on both of those. The building is brought to the sidewalk. There is, as part of the Architectural Review Certification, a request for an Alternative Bulk Standard related to the side yard setback along the north property line. At that north property line, the setback varies from 0.7 feet to a little over 5 feet. In the C-2 (Central Commercial Zone), that setback would be required to be 5 feet when it's provided; however, the Historic District Commission has recommended approval, as did Staff, of that Alternative Bulk Standard to allow the placement configuration of the building as shown here. The Planning Commission, because this project is in the H (Historic District Zone), will be focusing on the final action of the Architectural Review Certification. That is required with any new construction in the H (Historic District Zone). The Historic District Commission met on December 19, 2024 to consider their recommendation on this Architectural Review Certification. They did recommend approval of that and referenced that in a Report that was included in the Planning Commission meeting packet. The Historic District Commission recommends approval subject to the conditions that Staff offered as part of that Report. If you are looking at that Report specifically, those Staff Comments and Recommendations were outlined starting on Page 8 of that document. They are just referencing that document in that Planning Commission Report. The Historic District Meeting Minutes were completed and they were emailed to the members of the Planning Commission on Friday afternoon of last week and also provided in hard copy on the Commissioner's desks this evening.

They outline the discussion of the Historic District Commission in consideration of the Plan to develop this site. Related to Planning Commission items, one thing she will note is parking in the C-2 (Central Commercial Zone). There is not a requirement for parking based on use. In this area, it does request that the applicant provide a Parking Strategy Statement. The applicant has done that and it describes what is the existing parking scenario there and then the strategy with this new building, which is a parking garage. Additionally, there are bicycle parking requirements that they are accommodating within the building. Also, within the building, there is a plan for some dumpster units. There is ongoing discussion regarding the centralized collection point at this current site for how that will be implemented in the future. On the image here, and the applicant will talk more about their architecture for this project, you can see this view shows that the first couple stories of the building are brick and then it transitions to a precast concrete panel system for the upper floors where you find the bulk of the parking structure itself. She will leave the details of the architecture to the applicant to discuss more fully. The other item for the Planning Commission is related to tree planting. The overall project would require fifteen (15) trees. They have made a request for a Tree Mitigation Plan that in concept would plant a number of those trees off-site, on either land owned by the Downtown Dover Partnership or in conjunction with the City of Dover in looking for locations for tree planting. The *Zoning Ordinance* allows the Planning Commission to grant that wavier from planting the trees onsite to planting them somewhere here in the City of Dover. The Planning Commission should be aware that the Development Advisory Committee Report is provided to them in total and includes the comments from the other regulatory agencies. Additionally, she already mentioned that they received a copy of the Architectural Review Certification Report from the Historic District Commission and also their Meeting Minutes. Just a reminder on what you are looking at tonight. You are looking at a Site Development Plan with Architectural Review Certification and then consideration of the Tree Mitigation Plan and Parking Strategy Statement. Those items can be collectively addressed under one motion or multiple motions in the future as Planning Commission members see fit.

Mr. Witham stated that he believes that the Historic District Commission has recommended approval. Is that correct? Responding to Mr. Witham, Mrs. Melson-Williams stated that is correct, they have recommended approval of this Development Plan.

Mr. Witham stated that he thinks all of the Commissioners have Minutes from that meeting if they want to review that.

Mr. Riemann stated that the first slide of their presentation just gives an overview of the property which he knows everyone is familiar with because they had seen this application recently as it related to the Alley Abandonment that Mrs. Melson-Williams has mentioned. The property consists of six (6) parcels. You see those outlined in yellow with S. Bradford Street to the right side, S. Governors Avenue to the left, and Minor Street Alley to the south. The purple highlights the existing parcel boundaries that make up the six (6) parcels totaling roughly 0.85 acres. The Alley Abandonment that you saw recently sort of bisects running from the middle of Minor Street north on the property. The next slide is an overview of how the building itself sits on those six (6) parcels. As Mrs. Melson-Williams has mentioned, it primarily occupies a majority of the site. You see what is shown in the tannish orange is the building and then the green there is some open space and stormwater area. The next slide highlights in a little bit more detail the proposed

structure itself from a Site Plan perspective. The total square footage of the facility is approximately 170,000 SF. There are four parking levels plus the roof and this will total approximately 431 parking spaces including four (4) future EV capable parking spaces as well as thirty-six (36) bike parking spaces to the Bradford Street side of the building. You can also see the location of the retail portion of the project, the Welcome Center portion of the project, some storage, and management office space. The ground floor portion of the parking facility consists of some thirty (30) minute shorter term parking while the upper levels will consist of some longer term permit type parking. As was discussed on the Alley Abandonment and Mrs. Melson-Williams covered it very well, this body voted to approve the Alley Abandonment. They then had to go before the Utility Committee for recommendation which they recommended approval on January 14, 2025 and this will be complete when we go before City Council on February 10, 2025. That is in process and moving forward. As it relates to historic review as was mentioned, that was approved on December 19, 2024 and we are working to include the recommendations from the Historic District (Commission) review board in the final design. The next slide shows some of the architectural elevations. These should be in packet. The top elevation is from Governors Avenue and the bottom elevation is from Bradford Street. The next slide shows the additional sides. The bottom elevation is looking south from Governors Avenue. The black outline represents the Harry Louie Building and then the green is the façade which is intended to be in a painted mural to be selected through an RFP process and then the opposing side is coming from the south looking north. The next slide shows some perspectives. You can see the brick that was mentioned, the stepping back of the parking structure itself obviously creating some appeal to the street and pedestrian friendly sidewalks and landscaping along the street there. The next slide you can see the entrance and exit. The facility does have access points on both Bradford Street and Governors Avenue. Those would be both enter and exits. You can see the red arrows showing the access to Bradford Street and to S. Governors Avenue. There is some bike parking. He thinks the Code required around twenty (20) parking spots for bikes. This has thirty-six (36) total spots. They also have an opportunity for a bike share on the S. Governors Avenue side of the project. This project is really meant to be a mobility hub providing opportunity for lots of different transportation opportunities. Vehicular parking to obviously serve the Downtown which is something that is part of the Vision Plan that was done in the Master Plan but also providing other opportunities to bike, bike share, and also ride share as well. This would be a huge benefit to Downtown Dover and something that he knows as a business in Downtown Dover that they are looking forward to.

As it relates to the tree waiver, that is something that this body does need to act on. Thirteen (13) trees are required in accordance with the Code; however, as you can see, a majority of the site is occupied by the structure itself and there is really not the opportunity to plant those trees. They have committed and their request is to work with the City to mitigate those trees off-site on other properties either owned by the City or owned by the Downtown Dover Partnership. They have reviewed the Staff Report. They will continue to work with the agencies. As you know, this is really the first stop in the plan process with the City as a preliminary plan approval and then they will continue after this step to work with the agencies such as DelDOT, the Fire Marshal's Office, Kent Conservation District, the Public Works Department and obviously the Planning Office. They still have some more work to do after today and they will continue to work with those agencies to achieve all of those approvals.

Mrs. Maucher stated that on the front of the package of photos, there is a car parked in front of the structure. Are you planning to eliminate on-street parking on both sides of S. Governors Avenue? Responding to Mrs. Maucher, Mr. Hatfield stated that the plan at this point is the parking on the S. Governors Avenue west side opposite from the Mobility Center would essentially be untouched. On the east side up against the curb of the Mobility Center, right now there is a bus stop there which would probably remain. We may impact some parking where the entrance and exit will be for the Mobility Center so there may be a couple of spaces lost on-street there.

Mrs. Denney stated that she is not sure how familiar you are with Dover or if you live in Dover but she does. She lives eleven (11) blocks north on State Street. The nature of our historic town here in the State that started the Capital City of the State that started the Nation, they do a lot of things down here to celebrate our history. Dover Days, St. Patrick's Day, Memorial Day Parades, and Fourth of July on The Green and hundreds of people come to be here. It is a very family oriented activity that happens every few months. Santa comes to town and people gather here. Even prior to our current economy, it can be difficult for families to do things and there has always been free parking and plenty of it. Of course some of the lot that you will be utilizing will take away some of that parking, although there should be some on-street parking but not quite as much now. Would there be any consideration towards when those specific historic events happen that perhaps there would be some type of a holiday from parking as well? Because she is telling you that families come. These are big days in our lives. May Day parades, re-enactments of historic events and she is not talking about when the Amish Bike Tour happens. There are some other events that happen but especially those that pertain to the City of Dover. Could there be some exception for those people so the same families can still come and enjoy the events? Especially around Christmas it is important because money is tight and this is how we celebrate. She is just wondering how that could work out. Responding to Mrs. Denney, Mr. Hatfield stated to give a little bit of his background. He does not live in Dover but he has been coming to Dover and served on the Parking Committee of the Downtown Dover Partnership for over fifteen (15) years. He is very familiar with Downtown Dover and familiar with parking Downtown and familiar with all of the activities that you described. He had the privilege of being Downtown for the Fire & Ice Festival and there a lot of people, exactly like she described for some of the other big events that happen in town. At the end of this project, once this project is built, the building will actually be owned by the Downtown Dover Partnership. So, Colonial Parking won't be making decisions about fees or when fees are charged. He is sure that the Downtown Dover Partnership would be supportive of events. Many of the events they help host so he is sure that they would probably be willing to offer parking which would now create more opportunity for more people to come Downtown and have a safe convenient place to park. He would suspect that those big event days would probably be complimentary parking.

Mrs. Denney stated that she would ask them when their representative comes up. She also has a lot of concern about it and she happened to Chair the meeting when this was first introduced. To her, when you are the Chair you feel a little muffled. She really has a need in her heart because she is very much into history and nature. She is very concerned that at some point there will be issues that occur with some of our brick buildings. It's really not just the historic buildings and it doesn't matter because this came up at that meeting, "well nobody lived there" or "nobody died there." Well, you know what, people did live there and at the time of some of these buildings,

there was no hospital and people were born, lived and died in those houses. She would be willing to guarantee in many of those houses at least. Her big concern is that within Dover, there was a Quaker named Jonathan Jenkins. She happened to eventually with her husband, purchase and live in that house in Camden. He had indentured servants. He was a Quaker and he had indentured servants. He hid them and protected them. They and the neighbors had almost underground railroads under their houses trying to protect those people and thereby protecting history. People thought they were slaves but they were indentured servants and when he freed one of his indentured servants, Absolam Gibbs, he gave him a lot of clay which is now on Camden-Wyoming Avenue. It was clay. The Quakers got together and decided to give them (him and other freed slaves or indentured servants) this lot and they used that clay to hand make bricks. They made the bricks for a lot of the original houses in Camden and some of the buildings in Dover. It is hard to research all of that, as she has been trying to do some on her own. But she thinks it would be a travesty if any of the buildings here in this historic area that were built by freed indentured servants were lost; she thinks that would be a travesty and she just needs to say that out loud.

Mr. Lewis stated that if he saw the numbers right, four (4) out of four hundred thirty-one (431) spaces are potentially for electric. Is that a normal ratio? One for every one hundred spaces when you are building a new lot or how does that work? Responding to Mr. Lewis, Mr. Hatfield stated that the ratios are all over the place because EV utilization is still kind of all over the place and undetermined what the demand is going to be. It was a number that they are seeing in other parking facilities throughout the ones that they manage and kind of nationally. Some areas are putting in more because they are seeing more demand. But that is our intent, to have four to start and then adjust once we see utilization.

Mrs. Maucher stated that she thinks she read that some of the spaces will be allocated to apartments. She assumes that means the one right across the street. She knows that when she worked on Loockerman Street, our building had several permits issued to the business to utilize the parking at no cost to the employee. Will businesses be given a certain allotment and if so, how many of the 431 parking spaces will be unavailable due to commitments with residents or businesses? Responding to Mrs. Maucher, Mr. Hatfield stated that is a great question and it is a little hard to say today. The one project that they are working on across the street is contemplating about 150 apartment units. Depending on the mix of those residences, it could be 1 or 1.5 cars per unit. It could 100 to 150 spaces that they may be interested in utilizing in the Mobility Center; so it's maybe up to half. The intent would be that the building would be available and it's being sized to try and be available not only to that project but to other projects as well as overall Downtown Dover. We are anticipating that 400 spaces would be enough supply to be able to encourage the type of development that is contemplated in the *2030 Capital City Plan* and be able to have enough supply for all of the businesses Downtown, the residents Downtown, and the visitors to Downtown and really be an all-inclusive parking and mobility hub. That is why we are tying in bicycle parking and scooter parking and all different modes of transportation to be able to get in and out of Downtown Dover with this facility. We are contemplating that this would have enough for all of the future growth or at least a significant portion of the future growth contemplated in the Master Plan.

Mrs. Maucher asked if the intent is to not allow parking across the street. It would all be there?

So at least 150 of those 431 parking spaces would be used and then the grocery store would have employees. Would they be expected to park there? Her concern is that you are going to have an awful lot of these 431 spaces dedicated to residents or employees from businesses to park. That is why she was concerned about the elimination of on-street parking because that is an option as well. Responding to Mrs. Maucher, Mr. Hatfield stated that the elimination of on-street parking is going to be minimal and really just to satisfy the movement of activity within the Mobility Center. They are going to be displacing like 60-70 spaces on the parking lot to create 400. We are going to have a net gain of 300 or 330 spaces. The extra space will be to support the entire Downtown. Yes, some will be occupied by residents across the street but the beauty of having this as part of infrastructure for Downtown mobility is that the residents needs would typically be in the evenings and the business needs will be during the day and visitors may be a mix of different hours. By having this as a public parking facility, you get the benefit of maximizing the use of those spaces because you have different groups of people that are going to be parking and utilizing it.

Mrs. Maucher asked if there would be a bus stop at the front or would there be a bus pull out? Her concern is traffic going up and down. She owns a property on N. Governors Avenue. It is a heavily traveled road. With cars coming in and out of the Parking Garage plus across the street, it is a lot. Are buses going to be able to go in or are they going to pull on the side of the street? Responding to Mrs. Maucher, Mr. Hatfield stated that they would not go into the building. They would essentially work the way they work today. Most of the DART bus activity is on Governors Avenue today. There is a bus stop at Minor Street and Governors Avenue. Part of the design was creating the canopy to create a waiting area to tie into that transit as part of this total transportation hub. It would basically function on the street, just as it functions today. There is just going to be a building and some cover for people waiting.

Mr. Witham stated that in looking at the plans, there is going to be entrances for pedestrian traffic other than simply going through the entry to the garage. Is that correct? Responding to Mr. Witham, Mr. Riemann stated that there are two stair towers for pedestrians that are glass on two of the corners. You can have pedestrian access and then go up to whatever level you need to go up to.

Mr. Witham asked if it was going to be a separate access for pedestrians to the building. Responding to Mr. Witham, Mr. Riemann stated that was correct.

Mr. Witham asked where exactly the charging stations were going to be. Responding to Mr. Witham, Mr. Riemann stated that he is not sure they have sited exactly where they are at this point.

Mr. Witham asked if they were going to be on the ground floor. Responding to Mr. Witham, Mr. Riemann stated that typically he would say the ground floor is what they are thinking but they have not sited it on the plan yet.

Mr. Witham stated that he is thinking that people who want to charge their cars are going to be there more than 30 minutes and that will tie up parking in the building. Have you made plans for that? Responding to Mr. Witham, Mr. Riemann stated that he thinks they are still sorting out

exactly where they go at this point but ground floors is where they think they are thinking they will go but they have not made a final decision on that yet.

Mr. Witham stated that he knows the City does not require a minimum. Responding to Mr. Witham, Mrs. Melson-Williams stated that that was correct. Right now, the City of Dover does not have an EV parking requirement. They certainly encourage planning for it because a lot of times it's easier to plan for that infrastructure from the beginning.

Mr. Witham asked if there was any type of cars that may have an alternate fuel source to be banned from the building. As you are aware, technology for servicing cars either by gasoline or electricity is fast advancing. We now have fuel cell availability in automobiles that still require charging. This is an ongoing technology that is going to increase in the next couple of years. That will not affect your plans for the building will it? Responding to Mr. Witham, Mr. Riemann stated that he does not think that is going to be an issue.

Mrs. Maucher stated that one of the impediments for the adoption of electric vehicles is residents living in apartments can't put a charger in their properties. Are you working with the developer of the site across the street that will have people parking in that garage to determine if they need additional EV spaces? Responding to Mrs. Maucher, Mr. Riemann stated that he thinks that is still in the planning stages and he is not sure that he has an answer to that right now. It is all the same team so obviously if they need to make some adjustments as they work through that plan process of that project, they can adjust.

Mrs. Maucher stated that it is just a consideration because it is a large impediment to adoption.

Mr. Witham stated that one of the concerns that the City would obviously have would be security. Is the site going to be a 24 hour site? Responding to Mr. Witham, Mr. Riemann stated that when you say 24 hour, the garage will be accessible 24 hours. There will be some staffing in the area. There is an office portion but that office wouldn't be manned 24 hours. They haven't solidified what those office hours are at this point. They will have security cameras. Part of the design was with security in mind. You can see in the picture on the screen that the staircase that goes up is all glass so that there are visible areas and there are not areas where someone could be hiding or you can't see who is in the building. It will be professionally managed. There will be some staff on-site and there will be security cameras. The design itself was done in such a way with security in mind.

Mr. Witham stated that he assumes the glass area will be well lit. Responding to Mr. Witham, Mr. Riemann stated that is correct.

Mr. Witham stated that he also noticed that on the design you have a ledge between the first and second floor and there is some green there. Is this going to be what they call a "green" building? Responding to Mr. Witham, Mr. Riemann asked if he was talking about above the brick.

Mr. Witham stated yes, above the brick. Responding to Mr. Witham, Mr. Riemann stated that he needed to defer to the architects on that.

Mr. Caine stated that as you are looking at this, they were trying to work through at least in the initial planning stages, how to deal with stormwater mitigation. It wouldn't be technically a green roof but they are interested in introducing what they call a tray system to help really limit the amount of stormwater within the site and also provide some greenery. It wouldn't be plantings; it would be what they call sedum. It is a specific kind of spongy moss but that is still really in the design detailing at the moment. They are really providing themselves the flexibility to help mitigate stormwater.

Mr. Witham stated that that type of technique already exists in Dover. If you look at the Kent County Courthouse, it's a green building according to the design. He knows that since he spent about 23 years in that building and that "green" had to be properly managed, manicured if you will. Meaning you are going to have to hire someone on a regular basis to take care of the greenery on the building. Responding to Mr. Witham, Mr. Caine stated correct. When they talk about maintenance, it wouldn't be someone with a lawn mower or anything. It is very low maintenance. It would just be part of the routine maintenance of the building. It is not super intensive per say.

*Mr. Witham opened a public hearing.*

**Ms. Diane Laird – Executive Director of the Downtown Dover Partnership**

Ms. Laird stated that she just wants to acknowledge that this is a terrific team of designers, planners, engineers, etc. that have given a great deal of thought to the fact that they are in a Historic District. And they want to be very sympathetic to the history as well as accomplish the opportunities that exist for a very current building in a contemporary society. They are working very hard to make this a beautiful, aesthetically pleasing structure as well as efficient and exciting architectural opportunity for a community that is moving forward. They are excited about the future it brings because of the parking capacity and because of some retail. They are excited because it is one of the first re-development projects underway because it will lay the foundation for future re-development. It will not be having development that then doesn't have parking to accommodate or transportation options to accommodate many new residents that they anticipate here to make it a thriving Downtown. They are excited about it and they believe that they are moving ahead very efficiently as well as responsibly with the project.

Mr. Witham stated that given the size of the building between 4-5 stories high, it will probably be the tallest building in Dover. Would it not be? Responding to Mr. Witham, Ms. Laird stated that the hospital will be the tallest and also the Duncan Center and even the apartments that are at S. Governors Avenue and Loockerman Street. They are about five stories which is about the same height. They have considered that as well as the aesthetics from Loockerman Street and looking ahead or over. In doing some modeling and perspective drawing from various angles that are realistic view point or vantage points, it is not overwhelming. It is almost imperceptible for instance because of the color and also the trees, even in any given season. They are not concerned that it is going to be looking out of place or out of scale.

Mr. Lewis asked if the amount of spaces planned for, is that with the anticipation of there not being any parking on Loockerman Street in the future or is that not the plans for that? Responding to Mr. Lewis, Ms. Laird stated that it is not contemplated that they will every

remove every parking space from Loockerman Street. There may be some slight reduction, maybe 6-8 spaces with a plan that they have currently in a serious conceptual phase but that is to increase place making opportunities like more dining on the street, wider pedestrian walkways, so maybe some more curb bump-outs to reduce the speed at which people travel or want to travel in a pedestrian oriented area. Even with some of what they have contemplated for widening sidewalks or making it safer to cross streets will only eliminate maybe 6-8 spaces in the span of Loockerman Street. It is never the intent to get rid of on-street parking.

Mrs. Denney stated that to that point, when we have these parades that we tend to have, we do have a lot of fire engines that will come down Loockerman. With the width, will they still be able to travel down the street still? Responding to Mrs. Denney, Ms. Laird stated that these plans are concept and will move to the engineering phase with transportation experts so they are not concerned. It is important and a priority to ensure safe travel with emergency vehicles. Of course with two primary roadways to the hospital, they certainly want to keep that wide open.

Mrs. Denney stated that she is pretty sure the State and the hospital would be involved if something were to happen on Governors Avenue or State Street. Living on State Street is really easy during a snowstorm because Governors and State are the first to be cleared because of those reasons. Her concern is that when we have these parades, because often State Street is blocked off of and the officials from the parade have a viewing station where as they go by with their dancers or their wagons, they go by the viewing station and make announcements of winners. Many times, they end up going not even to Governors Avenue but further back, turning and then fire engines and the different wagons all come down, stop at the viewing station and then go around The Green area. It feels good to know that those widths will remain and those things can still happen.

Mr. Lewis stated that he doesn't know who would be willing to answer this but in the materials that they received, it cites a 2018 Study for the Kent/MPO which studied the parking garage issues in Dover through the years. This is the second study that took place. They found that 60% was typically the highest occupancy on a given day and that's with the current spaces available. It is fair to say that this group's feeling is that this Study is obsolete now because the 2030 Project wasn't contemplated? Are you anticipating a lot more volume in the future coming with all of the other projects associated with this? It is fair to say "if you build it, the cars will come?" Responding to Mr. Lewis, Mr. Riemann stated that he thinks Mr. Lewis hit the nail on the head. He doesn't think that the Study was considered during existing additions. This project is in reaction to the *2030 Plan*.

Mr. Witham stated that he takes notice of the number of nodding heads in answer to that question as well.

Mr. Hatfield stated that he would be happy to add to that. The Study, when it was done in 2018, the 60% was really isolated to one of the parking lots at the time. It was primarily in the Governors Avenue parking lot and it was really there while others were very well occupied at that time. In terms of raw numbers, yes that's what the percentage of open spaces was but it relates to some of the better located parking lots as perceived by the public, they were much more well occupied. In the *2030 Capital City Master Plan*, there was a projection done that if

they meet the goals of that plan, what would the parking demand look like? To Mr. Lewis' point, the conclusion of that Plan was that there would be need for about 800 parking spaces Downtown. They are looking at the Mobility Center as meeting about half of that demand at the time of the full buildout that is contemplated in the Master Plan.

Mrs. Maucher asked if there has been any feedback from the businesses and residents on Bradford Street about increased traffic volumes on their street and how it may affect them. Responding to Mrs. Maucher, Mr. Stonesifer stated that he is the Chair of the Board of Directors for the Downtown Dover Partnership. To answer that question, they have had several public workshops. One was with the residents of the immediate neighborhood on Bradford Street where they have expressed their concerns. They have been lock, stock and barrel with us. The designs and the concerns that they have had, they have addressed. They had a public workshop in early December 2024 just before they came in front of this body. They believe that they have worked through all of those concerns as well as the ingress and egress on both Governors Avenue and Bradford Street.

Mrs. Melson-Williams stated that there were two emails received by the Planning Office this afternoon from Mr. David Louie with questions regarding the demolition that had actually commenced on the building at 148 S. Braford Street. Planning Staff provided him with some information that that demolition was in fact authorized by a previous application that was before the Historic District Commission and Planning Commission and that there was a Demolition Permit in place. We provided him with more information about this evening's meeting and that this evening was focused on the development of those parcels. His concern was the demolition that was happening and why they were having a meeting tonight if demolition was already occurring. His second email included a picture of the demolition work in progress. He did not specifically reference any comments to the Dover Mobility Center but she does want to note that for the record.

Mr. Witham stated that he noticed on the plans that the laundry business is going to abut right up to the building itself. Is that going to require some sort of party agreement with that particular business? It looks like it will be a joint or party wall to him. Responding to Mr. Witham, Mr. Canie stated that with this, they are abutting parcels. As part of the design, they are required to have a two hour barrier between that which they have included. That solid wall portion is Code required knowing that they are right up against the laundry business. They are not over into the Harry Louie parcel at all. They are just sort of recognizing that they are neighbors and are required to have such a barrier. There is five feet of separation between the two of us.

Mr. Witham stated that in response to what Mrs. Denney has asked about history, historically in the old days of Dover, party walls were a pretty common way of building buildings where you would have to share the adjoining wall with your neighbor. That construction doesn't really exist anymore from what he has been reading but that's a historical use of building materials.

Mrs. Denney stated that is her understanding as well. At a certain point, they stopped doing that for a lot of reasons and she is sure that fire safety was a main one but she bares no witness to the regulations and the why it stopped. It's just an assumption.

*Mr. Witham closed the public hearing.*

*Mrs. Maucher moved to approve S-25-01 Dover Mobility Center Garage at 133 S. Governors Avenue inclusive of the Architectural Review Certification with alternative side yard setbacks, to approve the Tree Mitigation Plan and to accept the Parking Strategy Statement, seconded by Mr. Baldwin and the motion was carried 8-0 with Mrs. Welsh absent. Mrs. Maucher voting yes; based on comments from DAC and Staff and she hope it works. She hopes it brings in the businesses and residents that they are hoping for. Mr. Baldwin voting yes; based on Staff recommendations and he thinks it's a tremendous improvement for parking in the Downtown Dover area. Dr. Jones voting yes; she certainly thinks it's going to be a welcomed addition and she thinks the concerns raised by the DAC and concerns that have been expressed tonight are given consideration did that it will be certainly a welcomed addition to the Downtown area. Mr. Reaves voting yes; based on the reasons previously stated. Mr. Lewis voting yes; based on previously stated reasons and he just wants to thank the representatives for providing such great visuals with their presentations. It gives you a great sense of hopefully what's to come. Mrs. Denney voting yes; in keeping with the sentiments of the Planning Department. Mr. Roach voting yes; for reasons previously stated. He thinks it's an absolutely beautiful and welcomed addition to the Downtown development project and he really can't wait to see it come to fruition. Mr. Witham voting yes; he refers to the comments from the Historic District Commission. He echoes what was said there. The comment was that the location of this garage demonstrates a thoughtful design which enhances the traffic flow, supports businesses in Downtown Dover, and provides vital access to cultural institutions here in Dover. He thinks it's a welcome step for the future of Dover and its success and for the reasons set forth on the record tonight by the applicant as well as Staff comments.*

**NEW BUSINESS** - None

**Meeting adjourned at 8:29 PM.**

**Sincerely,**

**Kristen Mullaney**
**Secretary**

The ***Institute for Public Administration*** *presents*

# Introduction to Land Use Administration



**COURSE INSTRUCTOR**

**Ann Marie Townshend, AICP**

Senior Project Manager
Rossi Group



**COURSE INSTRUCTOR**

**Savannah Edwards, AICP**

Senior Planner
Rossi Group

## Feb. 26, 2025
## 9:00 a.m. to NOON

*Check-in begins at 8:30 a.m.*

### Kent County Levy Court

*555 S Bay Rd, Dover, DE 19901*

### $55 Registration Fee

*Includes refreshments*

**Register Online**

**www.ipa.udel.edu/events**

Introduction to Land Use Administration focuses on the principal strategy for implementing comprehensive plans.

Course topics include:

- Zoning, subdivision, and land-use codes and how they are linked to comprehensive plans
- Typical contents of land-use, zoning, and subdivision codes
- Procedures and issues governing changes to the zoning map
- Issues involved in the day-to-day administration of land-use codes

This session qualifies for credit toward the Certificate in Local Government and the Certificate for Planning Education.

Contact Chase Barnes (cebarnes@udel.edu) with questions about this event.

UNIVERSITY OF DELAWARE
**BIDEN SCHOOL OF PUBLIC POLICY & ADMINISTRATION**

City of Dover

DATA SHEET FOR CONDITIONAL USE and MINOR SUBDIVISION PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF February 5, 2025

PLANNING COMMISSION MEETING OF February 18, 2025

| | |
|---|---|
| Plan Title: | Lands of 4BL LLC, Cecil Street Townhouses at 207 N. West Street<br>C-25-01 |
| Plan Type: | Conditional Use and Minor Subdivision Plan |
| Associated Application: | V-24-06 Variance Requests for 207 N. West Street |
| Location: | Northeast Corner of Cecil Street and North West Street |
| Address: | 207 N. West Street |
| Tax Map ID: | ED-05-076.08-02-01.00-000 |
| Owner/Applicant: | 4BL, LLC |
| Zoning: | RG-1 (General Residence Zone) |
| Current Use: | Vacant (residential structure demolished) |
| Proposed Use: | Four (4) Townhouse Lots |
| Site Area: | 12,158.214 SF |
| Sewer & Water: | City of Dover |
| Trash Service: | City of Dover |
| Waiver Requests: | Subdivision Waiver – Alley Requirement for Townhouses<br>Rear Emergency Access - Alternative |
| For Consideration: | Active Recreation Plan (Cash-in-Lieu Request) |

City of Dover Planning Office

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: February 5, 2025

APPLICATION: Lands of 4BL, LLC: Cecil Street Townhouses at 207 N. West Street

FILE #: C-25-01 REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Dawn Melson-Williams, AICP PHONE #: (302) 736-7196

*Note: This review Report was initially prepared by Staff of the Rossi Group (under a Planning Services contract with the City of Dover). The Report was completed with additional review and editing by the City's Planning Office.*

## I. PLAN SUMMARY

This application is for review of a Conditional Use and Minor Subdivision Plan to permit the construction of four (4) townhomes on a 12,158.214 SF parcel of land located at the northeast corner of Cecil Street and North West Street. The property is currently a vacant parcel of land, after the prior residential structure was demolished. The property for the proposed development is zoned RG-1 (General Residence Zone). The owner of record is 4BL, LLC. Property Address: 207 North West Street. Tax Parcel Number: ED-05-076.08-02-01.00-000.

*This Report was updated with Record Plan sheets (RP-1 and RP-2) dated February 5, 2025.*

## II. PREVIOUS APPLICATION
### BOARD OF ADJUSTMENT – VARIANCES APPROVED (V-24-06)

On November 20, 2024, the Board of Adjustment heard a variance application from the property owner, requesting two variances: Variance 1 - a reduction in the minimum required lot depth from 100 feet to 84.5 feet and Variance 2 - a reduction in the minimum required lot area for two of the lots from 3,000 SF to 2,366 SF. The Board of Adjustment granted the variances requested based on a total parcel size of 12,168 SF.

## III. PROJECT DESCRIPTION

The subject property is located on the northeast corner of Cecil Street and North West Street. The applicant is proposing to construct four (4) townhouses on the parcel subdivided into four lots. The homes would front on Cecil Street. Each townhouse is proposed to have a driveway and garage. Two driveways would take access from Cecil Street, one driveway would take access from the Alley (as Revised 2/5/2025), and one driveway would take access from North West

Street.

## IV. MINOR SUBDIVISION PLAN REVIEW

Subdivision Waiver – Rear Alley Requirement

This application involves a Minor Subdivision to create the four (4) townhouse lots. Each lot created must comply with the RG-1 zoning district provisions for townhouse units and the variance granted related to these bulk standards.

According to the *Lands Subdivision Regulations* (Appendix A), Article VI, A. – Streets, §13.8, townhouse units are required to have a rear alley; see Code excerpt below.

> 13.8 All townhouses shall be provided with rear access alleys unless the planning commission finds that alleys are infeasible for the development or finds that the design of the townhouses precludes their suitability. The required alley right-of-way and roadway width may be increased at the discretion of the city manager.

A Subdivision Waiver can be considered by Planning Commission for recommendation to City Council for final action. While there is an alley to the east of the subject site, the new configuration of the lots requires another alley at the rear. Since an additional alley is not planned, a written waiver request for consideration by the Planning Commission was received to eliminate this rear alley. *See Subdivision Waiver Request Letter of February 6, 2025.*

## V. ZONING REVIEW

The subject property is zoned RG-1 (General Residence Zone). The Applicant proposes to construct four (4) townhouses, which are permitted as a Conditional Use in the zone. According to the *Zoning Ordinance*, Article 3, Section 2. – General Residence Zones (RG-1 and RG-2):

**Section 2. - General residence zones (RG-1 and RG-2).**

2.4 *Conditional uses.* The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in article 10, section 1:

a) Townhouses subject to the following restrictions:

- i. No more than one dwelling unit shall be permitted upon a lot.
- ii. No more than four dwelling units shall be permitted in a group of townhouses.
- iii. Each group of townhouses shall be physically separated from another by no less than two dwelling units of a different housing type from other groups of townhouses on the same side of the street.
- iv. Townhouse groups shall be designed to minimize points of access to the public street and to take access from an alley or other shared access where such access is available.

The following are the bulk standards of the RG-1 zoning district for the townhouse units:

**Article 4 Section 4.2. [RG-1 zones].**

Bulk and parking regulations for general residence zone (RG-1) are as follows (see also article 12, definitions; article 5, supplementary regulations; and article 6, off-street parking, driveways and loading facilities):

| | One-Family Dwellings Detached | Duplex/One-Family Semi-Detached and Other Dwellings | Townhouses/One-Family Attached |
|---|---|---|---|
| Minimum required: | | | |
| Lot area (sq. ft.) | 6,000 | 5,000 | 3,000 |
| Lot width (ft.) per dwelling unit | 50 | 25 | 20 |
| Lot depth (ft.) | 100 | 100 | 100 |
| Front yard (ft.) | 15 | 15 | 15 |
| Minimum side yard (ft.) | 5 | 10 | 10 |
| Rear yard (ft.) | 30 | 30 | 30 |
| Off-street parking spaces/DU | 1 | 1 | 1 |
| Maximum permitted: | | | |
| Building height | | | |
| Stories | 2½ | 2½ | 3 |
| Feet | 35 | 35 | 35 |
| Lot coverage | 45% | 50% | 60% |

(Ord. of 12-14-1992; Ord. No. 2015-13, 10-12-2015)

The project has received variances relating to the lot area and lot depth. See previous discussion of Board of Adjustment Application.

This area is subject to infill standards for the construction of residential units found in *Zoning Ordinance*, Article 5 §1.12.

> 1.12 *Infill standards.* In locations where a lot or group of lots lies within a developed area, the following standards shall apply to the development of the infill lots:
>
> (a) *Sidewalks.* Standard City of Dover sidewalk, per chapter 98, shall be required to be installed along public street frontage of every infill property by the property owner or developer.
>
> (b) *Landscaping.* Infill structures shall be designed to minimize the impact on existing, mature trees when practical. All residential lots shall include landscaping to include plants and shrubs along the portions of the house that front a public street. No form of vegetation shall be planted on a property in a way that blocks more than half of the front façade(s) from public view.
>
> (c) *Primary facade.* All buildings shall include a primary entry along the property's street frontage, and shall also include a porch or other entry feature.

Conditional Use

This Conditional Use Site Plan is subject to the requirements of Article 10 §1 further discussed below.

With Conditional Use Site Plan applications, the Planning Commission reviews the proposed project to determine whether or not the intended use of townhouses is appropriate in type and scale for the immediate neighborhood. The Commission must also consider whether or not the proposed use will have an adverse impact on the future orderly development of the surrounding area. Article 10, Section 1. – Approval of Conditional Uses states:

Section 1.

On application and after public notice and hearing, the commission may authorize the issuance by the city planner of permits for any of the conditional uses for which this ordinance requires, in the district in which such use is proposed to be located. In approving any such use, the planning commission shall take into consideration the public health, safety and welfare, the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular, and may prescribe appropriate conditions and safeguards as may be required in order that the results of its action may, to the maximum extent possible, further the expressed intent of this ordinance and the accomplishment of the following objectives in particular:

1.1 *Accessibility for emergency response.* That all proposed structures, equipment or material shall be readily accessible for fire, ambulance, police, and other emergency response;

1.2 *Harmony of location, size and character.* That the proposed use shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the zone in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties;

1.3 *Residential zones.* That, in addition to the above, in the case of any use located in, or adjacent to, a residential zone:

1.31 The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, the said residential district or conflict with the normal traffic of the neighborhood; and

1.32 The location and height of buildings, the location, nature and height of walls and fences, the nature and extent of landscaping, and other improvements on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

If the Planning Commission approves a Conditional Use Application, the use is granted as a Conditional Use Permit. Such permits may be permanent, subject to limitations outlined in *Zoning Ordinance,* Article 10 §1.41 or be required by the Commission to undergo periodic renewal using the procedure described in Article 10 §1.42. Any Conditional Use Permit, permanent or not, may be revoked using the procedure described in Article 10 §1.43 if the conditions prescribed by the Commission in conjunction with the issuance of the Conditional Use Permit have not been or are no longer being complied with.

## VI. PARKING SUMMARY

The minimum parking requirements for residences in the RG-1 (General Residence Zone) is one (1) parking space for every dwelling unit. Based on the proposal of four (4) dwelling units, a minimum of four (4) off-street parking spaces must be provided as at least one per lot. The Conditional Use Site Plan submitted includes two (2) parking spaces per dwelling unit, one space in each driveway and one space in each garage. The driveway for the end unit (Lot 1) at the corner of Cecil Street and North West Street is proposed to be off of North West Street. The two

middle lots (Lots 2 and 3) have a driveway from Cecil Street. The driveway for the eastern end unit (Lot 4) is proposed from the existing alley (as shown on Revised Plan of 2/5/2025).

## VII. SITE CONSIDERATIONS

Sidewalks/ Pedestrian Circulation

Sidewalks currently exist along Cecil Street and North West Street. The existing sidewalk on Cecil Street includes a curb depression where access was taken for the parking behind the former dwelling unit. Any disturbed and ADA non-compliant sidewalks should be replaced with ADA compliant sidewalks. Connecting sidewalks lead from the street frontage sidewalk to each dwelling unit.

Rear Emergency Access

Waiver Request – Alternative Rear Emergency Access

Rear Emergency Access is required for some residential dwelling types. According to Article 5, Section 17 of the *Zoning Ordinance,* either an alley of 16 feet or an open rear yard of 16-foot width is required for Townhouses of three to five units (depending on if fire protected) to serve as rear access. This is to provide access to rear building areas. The plan currently shows an open rear year yard (no fences). The applicant is pursuing an alternative method of fire protection through installation of a residential fire sprinkler system. A written Waiver Request was received for Planning Commission regarding this proposed Alternative to providing the Rear Emergency Access via an alley or open rear yard formats. The Fire Marshal's Office will also evaluate any fire protection measures as related to the fire lane requirements of the applicable Fire Codes.

## VIII. BUILDING ARCHITECTURE

The Applicant has provided an Architectural Elevation Plan Sheet with the Plan submission. The architectural elevations show two story townhouses with standing seam steel siding, alternating in color and in a vertical pattern. The modern appearance of the townhouses with a 24-foot height would have a flat roof (heat-welded PVC roof membrane) with roof-mounted HVAC equipment. The entry doors face Cecil Street for each townhouse unit. The garage doors, depending on the unit, face either N. West Street or Cecil Street or the alley. The elevation will be updated to reflect the change in garage placement for Lot 4.

## IX. TREE PLANTING AND LANDSCAPE PLAN

*Zoning Ordinance,* Article 5 Section 16 lays out the requirements for tree planting and preservation. A new project is required to provide tree planting at a rate of one (1) tree per 3,000 SF of the "Development Area." The site overall is noted as being 12,158.214 SF, which would require five (5) total trees. A Landscape Plan was submitted with the Conditional Use Plan showing six (6) trees proposed to be planted. The American Holly tree shown closest to the northern lot line is within the sanitary sewer easement and will conflict with the proposed sanitary sewer line to the rear of the proposed townhouses. There are also landscaping provisions associated with the infill standards (see section earlier in this report).

## X. ACTIVE RECREATION AREA

Article 5, Section 10 of the *Zoning Ordinance* requires the reservation of open space, recreation and other public facilities as a condition of approval for all one-family dwelling, two-family

dwelling and multiple-family dwelling residential developments requiring conditional use approval, site development plan approval, or land subdivision approval by the City of Dover Planning Commission.

Exemption to Recreation Area and Open Space Dedication: Request for Cash-in-Lieu

The *Zoning Ordinance* Article 5, Section 10.511 notes that residential developments with less than five acres of land and less than ten dwelling units are considered a "small development" and as such are exempt from requiring recreation area and open space facilities but shall require a cash donation to be made by the developer in lieu of a dedication of land.

Article 5, Section 10.52 further stipulates how the amount of the cash donation is determined

> 10.52 *Amount of cash donation.* This cash donation shall be equivalent to ten percent of the appraised value of gross land area. The land area value shall be based on the appraisal prepared for the developer to secure construction financing. This submitted appraisal shall be a copy of the original supplied to the lending institution, with that institution identified, and shall conform in all ways to the Uniform Standard of Professional Appraisal practice and be performed by an appropriately qualified certified appraiser. If an appraisal prepared for construction financing is not available, then the developer shall have an appraisal done in accordance with the procedures set forth in [sub]section 10.174.

The Applicant is therefore not required to provide such recreation facilities but must otherwise pay a cash-in-lieu fee. This fee is determined based off the appraised value of the gross land area. The appraisal document with the appraised value of the gross land area must be submitted to the Planning Office. The Applicant has submitted a formal Letter of Request to use the Cash-in-lieu provision. The information on the project's Active Recreation Plan strategy required to be submitted to the Parks, Recreation and Community Enhancement Committee of City Council for review and approval. A separate Active Recreation Review Report (Request for Cash-in-Lieu) was prepared.

## XI. CITY AND STATE CODE REQUIREMENTS:

The subject proposal has been reviewed for code compliance, plan conformity, and completeness in accordance with the agency's authority and area of expertise. The following items have been identified as elements which need to be addressed by the applicant:

1) The applicant is exempt from the requirement to provide Active Recreation Areas, Open Space, or other such Public Facilities. However, a cash-in-lieu fee must be approved by the Parks and Recreation Committee in order for this exemption to be utilized. The Applicant may choose to provide Active Recreation or other such facilities on-site or must otherwise provide the appraised value of the gross land area to calculate the fee. Once this is determined, the Applicant will be required to have the format/fee approved by the Parks, Recreation and Community Enhancement Committee. This application is scheduled to be presented to the Parks, Recreation and Community Enhancement Committee on February 11, 2025
   a) The applicant has submitted a letter requesting the cash-in-lieu for the Active Recreation Area. They will also need to provide the property appraisal for the Cah-in-lieu amount to be formally calculated.

2) According to the *Land Subdivision Regulations* (Appendix A), Article VI, A. – Streets,

§13.8, rear alley access shall be provided for townhouses. A Subdivision Waiver Request to eliminate the alley has been submitted for consideration by the Planning Commission. This will also require review and action by City Council.

3) A written waiver request was submitted for consideration by the Planning Commission related to the Rear Emergency Access provisions if an open rear yard (no fencing) or alley cannot be provided for the project. The application proposed an alternative to fire protection measure by using a sprinkler system.

4) Title Sheet (TS-1):
   a) General Note #27 indicates that sanitation will be provided by a private hauler. These townhouse units are eligible for City trash collection, so this note should be deleted.
   b) Data Column:
      i) Correct the Owner name to "4BL, LLC."
      ii) Provide the bulk standards, including setbacks and lot coverage, for each lot. Each lot must comply individually with the required bulk standards, except for those standards for which the Board of Adjustment approved variances.
      iii) Remove the note "Trash pickup will be private" and indicate that the City of Dover will provide trash collection.
   c) Update the Owner's Certification to use the entity name "4BL, LLC" not, Tidemark Construction.

5) Site Plan (SD-2):
   a) Add the depth dimension on the interior lot lines. (These are shown on the revised Record Plan sheets of 2/5/2025.)
   b) Label driveway and sidewalk width and depth. Sheet RP-2 shows it as asphalt paving of 10-foot width.

4) Landscape Plan (LS-1):
   a) In the tree planning calculation, correct the number of trees required to be on-site overall from (4) to (5).
   b) Note that no tree plantings may be placed within 10 ft of any underground utilities. It appears that at least one of the American Holly trees is within 10 feet of the sanitary sewer lines or other utility lines.
   c) Add landscape requirements of plants and shrubs at front of each unit as part of infill standards.

5) The Record Plan Sheets (RP1 and RP2) of February 5, 2025 have provided updated and clarifying information on the lot dimensions. This clarified information appears to comply with the variances granted by the Board of Adjustment. Ensure that all sheets in the plan set are updated appropriately.
   a) Previously it was noted that if a survey of the property yielded different information on lot dimensions, then the Planning Office may need to update the Board of Adjustment as related to the variances they granted (V-24-06).

6) Ensure compliance with infill standards for porch or other entry features for each townhouse unit.

7) The plan involves a Minor Subdivision to create four (4) townhouse lots. A Record Plan set to create the lots and identify easements was submitted February 5, 2025 and will be reviewed to confirm plan requirements and details for compliance.

## XII. RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

In accordance with the *Zoning Ordinance*, Article 10 §1, the Planning Commission in considering and acting upon Conditional Use Plans may prescribe appropriate conditions and safeguards so that the public health, safety, and welfare, the comfort and convenience of the public in general, and the residents of the immediate neighborhood in particular shall be taken into consideration. These safeguards may to the maximum extent possible further the expressed intent of the *Zoning Ordinance* and the accomplishment of several objectives in particular listed in subsections 1.1 to 1.3.

1) Conditional Use for Townhouses: The request is for the establishment of townhouses through the Conditional Use process. The proposal is consistent with the *2019 Comprehensive Plan*, Housing and Community Development Chapter, Goal 1: Encourage Balanced Housing Opportunities for all Residents of the City, Recommendation 1: Encourage the Use of Mixed Housing Types.

   This project is located within the City's Downtown Development District where the development of quality housing is a priority. The proposed development is consistent with the goals of the Downtown Development District program.

2) Active Recreation Area: Planning Staff notes that there are currently no Active Recreation Areas proposed with this Conditional Use Plan/ Minor Subdivision Plan submission. As this project is exempt from requiring Active Recreation, the Applicant may choose to implement an Active Recreation Plan or otherwise pay a cash-in-lieu by providing the appraised value of the gross land area for review by the Parks, Recreation and Community Enhancement Committee. The applicant is pursuing the Cash-in-lieu option and will be required to submit the appraisal for the property so Planning staff can calculate the amount.

3) Lot Configuration:
   a) Planning Staff is supportive of relocation of the garage and driveway for the easternmost lot (Lot 4) to be from the alley at side of the townhouse unit) rather than at the front from Cecil Street. This format shown on the 2/5/2025 Record Plan would allow for on-street parking to remain.
   b) Consider options for access to the rear yards of Lots 2 and 3 for maintenance.
   c) Ensure there are storage areas (in garage space) or elsewhere for the trash and recycling containers for all units.

## XIII. ADVISORY COMMENTS TO THE APPLICANT:

1) In the event that major changes and revisions to the Conditional Use Site Plan occur in the finalization of the Conditional Use Plan, contact the Department of Planning and

Inspections. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regard to the Plan.

2) Following Planning Commission approval of the Conditional Use Plan, the Plan must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. A Check Print must be submitted for review by Planning Office Staff and the other commenting agencies. Upon determination that the Plan is complete and all agency approvals have been received, copies of the Plan may be submitted for final endorsement (Final Plan Approval).

3) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.

4) For building construction, the requirements of the building code and the fire code must be complied with. Consult with the Chief Building Inspector and City of Dover Fire Marshal for these requirements. The resolution of these items may impact the site design including such items as building dimensions and height, building openings, and fire protection needs, etc.

5) The applicant/developer shall be aware that prior to any development or ground disturbing activities on the site the appropriate site inspections and permits are required. This includes activities to clean-up existing vegetation, the import of fill dirt, etc.

6) Construction may have an effect on the adjacent property owners and adjacent roadways. Any work requiring the closing or rerouting of local traffic should be coordinated as to offer the least amount of inconvenience to the adjacent property owners.

7) The addresses for the new townhouse units proposed will need to be confirmed with the City's Tax Assessment Office and GIS Division. The existing address may be revised and new addresses assigned.

8) The applicant shall be aware that Conditional Use 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. Each townhouse unit will require a Building Permit.

9) This property is located in the Downtown Redevelopment Target Area and Dover Downtown Development District where there are City Incentives for eligible projects. Contact Planning Staff for more information and applications.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.

# CITY OF DOVER

## DEVELOPMENT ADVISORY COMMITTEE

## APPLICATION REVIEW COMMENTARY

## STAFF D.A.C. MEETING DATE: JANUARY 29, 2025

**APPLICATION:** **Lands of 4BL, LLC: Cecil Street Townhouses at 207 N. West St.**

**FILE #:** **C-25-01**

**REVIEWING AGENCY:** **City of Dover Department of Public Works and Water & Wastewater**

**CONTACT PERSON:** **Jason A. Lyon, P.E., Director of Water & Wastewater / Engineering Services**

**CONTACT PHONE #:** **302-736-7025**

**CONTACT EMAIL #:** **jlyon@dover.de.us**

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

### CITY AND STATE CODE REQUIREMENTS

**SANITATION**

1. Trash collection site shall be oriented for side-loading pick-up if customer is utilizing City of Dover sanitation services.
2. The containers shall be wheeled to Cecil Street for collection.

**STORMWATER**

1. Final site plan approval will not be granted until a copy of the approved Stormwater/Erosion and Sediment Control Plan from Kent Conservation District is submitted to our office.
2. The size, length, slope, type and flow directions must be shown on all existing and proposed storm sewer lines. Rim and invert elevations must be labeled on all stormwater structures.

**STREETS**

1. Final site plan approval will not be granted until a copy of the approved entrance plan, signed by DelDOT is submitted to our office.
2. Please add the following notes to the plans:
   a. Standard City of Dover sidewalk, as per chapter 98, article IV of the Dover Code of Ordinances, shall be required to be installed along the entire public street frontage of a property. Where frontage sidewalk exists but does not meet the standards of chapter 98, article IV, the sidewalk shall be re-laid to meet the standards. Sidewalk shall include barrier-free access ramping at points of intersection with street crossings and at other locations so as to afford reasonable barrier-free pedestrian movement and site access.
   b. In accordance to Appendix A, Article VI, Section B.3, all sidewalks shall ascend from the curbstone to the building line at the ratio of one-quarter of an inch to the foot. Nothing in this section shall be construed to affect any pavement previously laid by order of the city council, until it is taken up and relaid.
3. Please provide spot elevations at the proposed driveway locations. Staff will need to review to confirm positive drainage on Cecil Street.

4. It shall be unlawful for any person to alter the curb of any street so as to create a curb depression for the purpose of permitting vehicles to enter onto or exit from the city streets, without a permit issued by the city manager

**WATER**

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
   a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
   b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
   c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan. Please be advised that effective May 1, 2022, water mains can now be constructed using DR 18 PVC pipe.
4. The water service shall include a curb stop at the property line and the meter shall be installed in a pit within a non-traffic bearing location (including pedestrian).
5. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed buildings. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.
6. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically, this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended.
7. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. The Department of Public Works will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90°) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
8. Water services shall be either type K copper or SDR-9.
9. The City of Dover does not have a water main located adjacent to the proposed properties on Cecil Street. A new plan must be provided for review.

**WASTEWATER**

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
    a. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
    b. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "…any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.
3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures, including cleanouts.
4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Minimum slope criteria shall meet Ten States Standards. Provide flow calculations to justify sizing of the sewer mains, showing that velocity requirements are met. Waiver requests must be approved by the Department of Public Works.
6. The desired location for sewer mains is under the centerline of the street. One-tenth of a foot (0.1') drop must be provided across all manholes. The minimum slope for eight-inch (8") sanitary sewer pipe is 0.004 feet/feet. Minimum cover is 3.0 feet.
7. Sanitary sewer manholes shall be spaced no more than 400 feet apart.
8. The minimum size of all sanitary sewer laterals shall be six-inch (6").
9. Sanitary sewer laterals shall be connected directly to the main, not manholes, unless impracticable, as determined by the Department of Water & Wastewater.
10. Please provide a twenty-foot (20') easement for the proposed wastewater main. This shall be dedicated to the City of Dover for maintenance and ownership. No structures shall be installed within the easement.
11. Doghouse manholes are not allowed in the City of Dover.

**GENERAL**

1. All existing utilities shall be adjusted to final grade in accordance with current City of Dover requirements and practices. This must be included as a note on the plan.
2. No trees may be planted within ten feet (10') of utility infrastructure.
3. No structure may be installed within ten feet (10') of utility infrastructure, please depict all underground utilities and structures on the utility plan sheet to confirm compliance.
4. The final site plan must be submitted in the following compatible digital formats:
    a. AutoCAD 2018 (.dwg format).
    b. Adobe Reader (.pdf format).

## RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

**SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL**

1. None.

## ADVISORY COMMENTS TO THE APPLICANT

### WATER

1. The City of Dover water system is available to this site. The developer is responsible for all costs associated with extending and providing service to the proposed development.
2. Prior to plan approval, the water system plans must be submitted to the Division of Public Health, Office of Drinking Water for review and approval. The owner/developer will be responsible for providing all completed forms and plan sets to the City of Dover as required for submission to the Office of Drinking Water. Plans will not be submitted to the Office of Drinking Water until review has been completed by our office.
3. Hydrant flow testing is currently only performed during the spring and fall. The applicant must call the Department of Water & Wastewater directly to schedule these tests. This applies to both existing hydrants as well as those proposed for the site.
4. Water impact fees will be required to be paid prior to Certificate of Occupancy for this project.

### WASTEWATER

1. The City of Dover sanitary sewer system is available to this site. The developer is responsible for all costs associated with extending and providing service and capacity to the proposed development.
2. Prior to plan approval, it may be required to submit the sanitary sewer system plans to the DNREC, Division of Water Resources, Surface Water Discharges Section for review and approval. The owner/developer is responsible for providing all application fees, completed forms and plan sets directly to DNREC.
3. Wastewater impact fees will be required to be paid prior to Certificate of Occupancy for this project.

### GENERAL

1. The applicant is advised that depending upon the size of the existing water service and sanitary sewer lateral to be abandoned, flowable fill may be required.
2. Construction plans will not be reviewed by our office unless all previous comments have been clearly addressed within the plan set and accordingly identified within an itemized response letter and with the Water/Wastewater Initial Plan Submission Checklist, which can be obtained from the following website: https://imageserv9.team-logic.com/mediaLibrary/198/WaterWastewaterHandbookFinal_1.pdf, page 88.

### SANITATION / STORMWATER / STREETS

1. None.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

# CITY OF DOVER ELECTRIC

## DEVELOPMENT ADVISORY COMMITTEE

## APPLICATION REVIEW COMMENTARY

## STAFF D.A.C. MEETING DATE: JAN 29, 2025

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**APPLICATION:** **Lands of 4BL, LLC: Cecil Street Townhouses at 207 N. West Street**

**FILE #:** **C-25-01**

**REVIEWING AGENCY:** **City of Dover Electric Department**

**CONTACT PERSON:** **Shawn Burgett, Engineering Services & System Operations Superintendent**

**CONTACT PHONE #:** **302-674-7568**

**CONTACT EMAIL:** **sburgett@dover.de.us**

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THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

### CITY AND STATE CODE REQUIREMENTS

#### ELECTRIC

1. Any relocation or upgrade of existing electrical equipment will be engineered by the City of Dover Electric Department. Developer may be required to perform a quantity of the relocation. Any work performed by the City of Dover will be at the owner's expense.
2. Owner is responsible for locating all existing underground facilities to include electric, water and gas.
3. Owner is responsible for site and/or street lighting.
4. Must maintain 10' clearance around all electrical equipment, unless pre-approved by the City of Dover Electric Engineering Department.
5. Prior to the completion of any/all designs and estimates, the owner is responsible for providing the Electric Engineering Department with a physical address of the property.
6. All Engineering and design for Dover Electric will be engineered upon receipt of final approved plans. All Engineering work will be furnished by the City's Electric Engineering Department.

#### GENERAL

1. Final site plan must be submitted in a digital format compatible with AutoCAD 2010 (.dwg format) and Adobe Reader (.pdf format), if applicable.

### RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

1. Owner must give the City of Dover Electric Department three (3) months' notice prior to construction. Owner is responsible for following the requirements outlined in the City of Dover's Electric Service Handbook. The handbook is now available on the website at the following link: https://evogov.s3.amazonaws.com/media/27/media/13108.pdf

**ADVISORY COMMENTS TO THE APPLICANT**

1. Provide load sheets as soon as possible for proper sizing of transformers and creation of primary fee estimates. Current load sheets can be found at the following link: https://www.cityofdover.com/media/Electric%20Department/COD%20Electric%20Load%20Sheet.pdf.
2. Electric service is currently provided by the City.
3. If any upgrade to electric supply needs to be accomplished, customer will be responsible for all costs associated with the project.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

C-25-01

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 01/29/25

CITY OF DOVER FIRE MARSHAL

APPLICATION: Lands of 4BL, LLC, Cecil Street Townhouses at 207 N. West St

FILE #: C-25-01 REVIEWING AGENCY: City of Dover, Office of the Fire Marshal

CONTACT PERSON: Jason Osika, Fire Marshal PHONE #: (302) 736-4457
josika@dover.de.us

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESS BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

1. Proposed occupancy classification is residential townhouses

2. Emergency access to rear building areas compliant with City of Dover Code (Appendix B- Zoning, Article 5- Supplementary Regulations, Section 17);

   all four stories and greater buildings require 24ft fire lane at the rear.

   All two to three story apartment structures require an 18ft Secondary Fire Lane at the rear.

   All townhouses (3-8 units with no fire protection) require a 16ft alley or 18ft secondary fire lane at the rear.

3. Every house, building or structure used or intended for use as living quarters or as a place for conducting business, and having any wall facing or abutting any public or private street or alley, shall have displayed on that wall, in legible, easily read characters which are of contrasting color to the background, the proper street number for such house, building, or structure in accordance with the following:

   *One-family and two-family residential structures, height,* the number shall measure a minimum of four inches in height, *location,* the number shall be placed on the house above or to the left or right of the front entrance, *color,* the number shall be contrasting to the background color, *Arabic numerals,* all numbers shall be Arabic numerals.

*Multiple-family dwellings, measurements, t*he number shall measure a minimum of six inches when identifying individual apartments with exterior doors, and 12 inches when identifying buildings with apartment complexes where there are two or more buildings not assigned street addresses. Individual buildings with street addresses shall have numbers measuring six inches, *location, n*umbers shall be placed either in the center of the building or on the street end of the building so as to be visible from either the public or private street or from the parking lot, *color, n*umbers shall be contrasting to the background color, *Arabic numerals, a*ll numbers used shall be Arabic numerals.

*Commercial, industrial and office buildings, height, t*he numbers shall measure a minimum of 12 inches in height, *location generally, n*umbers shall be placed either in the center of the building or on the street end of the building so as to be visible from either the public or private street or from the parking lot,

*property line or driveway, s*hould the building be located far enough from a public or private road so that the numbers are not clearly visible from the street, then the street address shall also be posted on the property at or near the property line or driveway to said building,

*color; each building, n*umbers shall be contrasting to the background color and shall be placed on each building in the complex,

*Arabic numerals, a*ll numbers used shall be Arabic numerals,

*Shopping centers.* Shopping centers consisting of two or more stores shall have a tenant or suite number affixed to the front of the tenant space and on the outside of the rear door which corresponds with that tenant space. Numbers shall measure six inches in height.
(City of Dover Code of Ordinances, 98-344)

4. Project to be completed per approved Site Plan.

5. Full building and fire plan review is required.

6. Construction or renovations cannot be started until building plans are approved.

7. Fire alarm systems, fire suppression systems, hoods, exhaust ducts, and hood suppression systems require a fire permit from the Fire Marshal's Office. This work cannot be started until the permit is approved.

8. Building cannot be occupied by the public until a Certificate of Occupancy is obtained.

9. The following is City Ordinance, Appendix B-Zoning, Article 8 Enforcement and Penalties:

**Section 1. - Building permits.**

No building or structure in any district shall be erected or structurally altered without a building permit duly issued upon application to the building inspector. No building permit shall be issued unless the proposed construction or use is in full conformity with all the provisions of this ordinance. Any building permit issued in violation of the provisions of this ordinance shall be null and void and of no effect, without the necessity for any proceedings for revocations or nullification thereof, and any work

undertaken or use established pursuant to any such permit shall be unlawful (see section 4 for penalties).

1.1 No building permit shall be issued for the construction or alteration of any building upon a lot without frontage upon, or legal permanent access to, a public street improved to the satisfaction of the planning commission, or without access to a public sewer.

1.2 No building permit shall be issued for any building where the site development plan of such building is subject to approval by the planning commission, except upon approval of such plans approved by the said commission.

1.21 No building permit shall be issued for any building in a subdivision unless the subdivision plot has been approved by the planning commission.

1.3 No building permit shall be issued for a building to be used for any conditional use in any zone where such use is allowed only with approval of the planning commission, unless and until such approval has been duly granted by the said commission.

(Ord. of 7-12-1993, § 3)

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. Rear Emergency Access is required as outlined in item # 2 listed above. This can be waived if the townhouses are sprinklered.

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):
2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)
2009 IBC (International Building Code)
Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations
2021 Delaware State Fire Prevention Regulations
City of Dover Code of Ordinances

***If you have any questions or need to discuss any of the above comments, please call the above contact person listed.**

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

DELDOT

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APPLICATION: Lands of 4BL, LLC: Cecil Street Townhouses

FILE#: C-25-01 REVIEWING AGENCY: DelDOT

CONTACT PERSON: Brian Williams PHONE#: 302-760-2141

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THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY & STATE CODE REQUIREMENTS:

No person, firm, corporation or the like shall construct, open, reconstruct, maintain, modify or use any crossing or entrance onto a state-maintained highway, street or road, including any drainage modifications leading into or carried by the highway drainage system, without first having complied with standards and regulations adopted by the Department and having obtained a permit issued by the Department.
Please contact the Delaware Department of Transportation - Development Coordination section to begin permit process.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. Because the City of Dover requires a record plan, it will need to be recorded with the Department. A pre-submittal meeting is required with DelDOT.

KENT CONSERVATION DISTRICT
1679 SOUTH DUPONT HIGHWAY • DOVER, DELAWARE 19901• (302) 608-5370 • WWW.KENTCD.ORG

**CITY OF DOVER**
**DEVELOPMENT ADVISORY COMMITTEE**
**APPLICATION REVIEW COMMENTARY**
**FEBRUARY 2025**

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**APPLICATION:** Lands of 4BL, LLC – Cecil Street Townhouses at 207 N. West Street
**FILE #:** C-25-01
**REVIEWING AGENCY:** Kent Conservation District
**CONTACT PERSON:** Cullen Baker
**PHONE:** (302) 608 - 5370
**EMAIL:** stormwater@kentcd.org

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THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE. THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

1. As the disturbance for this site will exceed 5,000 square feet, a detailed sediment and stormwater management plan must be reviewed and approved by the District prior to any land disturbing activity (i.e. clearing, grubbing, filling, grading, etc.) taking place. The review fee and a completed Application for a Detailed Plan are due at the time of plan submittal to the District's office.
2. The following notes must appear on the record plan:
   a. The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
   b. The Kent Conservation District reserves the right to add, modify, or delete any erosion or sediment control measure, as it deems necessary.
   c. A clear statement of defined maintenance responsibility for stormwater management facilities must be provided on the Record Plan.

ADVISORY COMMENTS TO THE APPLICANT:

1. Revise the existing impervious on the plans to include the house and shed that was demoed from the site. since the house and shed have historically been on this site, we can include this in the existing impervious.
2. KCD is in favor of the subdivision waiver for the alley requirement. This would reduce the amount of impervious on site, allowing this to be a standard plan application, not requiring a stormwater BMP.
3. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
4. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

ADVISORY BRIEF

D.A.C. MEETING DATE: 2/5/2025

**Dover/Kent County Metropolitan Planning Organization**

C-25-01 Lands of 4BL, LLC: Cecil Street Townhouses at 207 N. West Street

FILE # C-25-01 REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob PHONE #: (302) 387-6030

Attached, please find comments submitted by Dover Kent MPO for each of the current City of Dover Development Advisory Committee (DAC) applications. These comments are a part of the MPO's ongoing goals of promoting transportation safety and connectivity within the region. They are submitted in accordance with the support given by the MPO Council on November 6, 2024.

Issues of concern to the MPO are effective transit, reducing the amount of vehicle emissions by shortening or eliminating trips, and facilities for alternative modes of transportation, including bicycle and pedestrian access. The MPO considers the bicycle facilities required by the City of Dover to be the standard for all applications, not to be waived.

**City of Dover Planning Commission**
Conditional Use Site Plan Review

**C-25-01 Lands of 4BL, LLC: Cecil Street Townhouses at 207 N. West Street**

Dover Kent MPO has no major objections to the conditional use site plan, but several recommendations are included in the comments. Sidewalks are currently present along the property's frontage, which means the area is relatively safe for pedestrians. As far as bicycle connectivity, West Street and Cecil Street at this location both have a Level of Traffic Stress (LTS) of 1. Sharrows are present on Cecil Street, and a separated bicycle lane has been added to West Street, providing a safe connection to the Senator Bikeway.

To improve pedestrian connectivity, Dover Kent MPO recommends installing crosswalks at the intersection of West Street and Cecil Street. This feature would probably be most effective if it were to cross West Street, as is the case with the intersections to the south. ADA ramps are already installed at the intersection, but they may need to be widened or shifted to align with new crosswalks.

Finally, if the applicant wanted to reduce the impact of curb cuts and a sloping sidewalk on Cecil Street, it might make sense to move the driveway of the easternmost unit to the alleyway. Doing

this would also provide additional on-street parking on Cecil Street. Note that this is a suggestion for improving ADA accessibility along the property's frontage, though doing so is not a requirement from the City of Dover

**If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.**

LARSON
ENGINEERING GROUP INC.
• CIVIL ENGINEERING • SURVEYING •
• LAND PLANNING •

February 6, 2025

Ms. Dawn Melson-Williams
City of Dover Planning
15 Loockerman Street
Dover, DE 19903

**RE: LANDS OF 4BL, LLC – CECIL STREET TOWNHOMES**
**APPLICATION C-25-01**
**SUBDIVISION WAIVER REQUEST**

Dear Dawn:

This letter is to serve as a request for a subdivision waiver of the rear alley requirement for the above referenced project. We are requesting a waiver of Land Subdivision Regulations (Appendix A), Article VI, A.-Streets, Section 13.8, townhouse units are required to have a rear alley.

We are asking for the waiver as the requirement of adding the alley will increase the impervious percentage on the lots over the maximum allowed 60% coverage. Kent Conservation District is in favor of granting the waiver based on reducing the impervious area on the lots per their comments in the DAC Report. The addition of the alley will significantly decrease the available green space associated with the rear yards of the proposed townhomes. Therefore, we respectfully request granting a waiver of Land Subdivision Regulation (Appendix A) Article VI, A.-Streets, Section 13.8, rear alley access for townhomes.

Please review this request and call me if you have any questions.

Sincerely,

**LARSON ENGINEERING GROUP, INC.**

Douglas J. Liberman, P.E.
Vice President

Pc: Cameron Llewellyn



910 South Chapel Street • Suite 200 • Newark, DE 19713 • Phone: (302) 731-7434 • Fax: (302) 731-8211

LARSON
ENGINEERING GROUP INC.
• CIVIL ENGINEERING • SURVEYING •
• LAND PLANNING •

February 6, 2025

Ms. Dawn Melson-Williams
City of Dover Planning
15 Loockerman Street
Dover, DE 19903

**RE: LANDS OF 4BL, LLC – CECIL STREET TOWNHOMES**
**APPLICATION C-25-01**
**WAIVER REQUEST – ALTERNATIVE REAR EMERGENCY ACCESS**

Dear Dawn:

This letter is to serve as a request for a Waiver of City of Dover Zoning Ordinance, Article 5, Section 17 that requires either an alley of 16 feet or an open rear yard of 16 feet width to serve as rear access. The four townhouse lots shall be protected by a residential fire sprinkler system instead of providing a rear emergency access alley/lane. Additionally, we are placing a sewer main in the rear of the lots to serve the units. This sewer main will have a 20' wide easement associated with it that will not allow structures to be placed within the easement. This will provide a 20' wide open area access to the rear of the townhomes. Therefore, we respectfully request a waiver of the City of Dover Zoning Ordinance, Article 5, Section 17 requiring either an ally of 16 feet or an open rear yard of 16 feet width.

Please review this request and call me if you have any questions.

Sincerely,

**LARSON ENGINEERING GROUP, INC.**

Douglas J. Liberman, P.E.
Vice President

Pc: Cameron Llewellyn

LARSON
ENGINEERING GROUP INC.
• CIVIL ENGINEERING • SURVEYING •
• LAND PLANNING •

February 6, 2025

Ms. Dawn Melson-Williams
City of Dover Planning
15 Loockerman Street
Dover, DE 19903

**RE: LANDS OF 4BL, LLC – CECIL STREET TOWNHOMES**
**APPLICATION C-25-01**
**ACTIVE RECREATION AREA – CASH-IN-LIEU**

Dear Dawn:

This letter is to serve as a request for an Exemption to Recreation Area and Open Space Dedication through cash-in-lieu per the City of Dover Zoning Ordinance Article 5, Section 10-511. This proposed development consists of four townhouse lots so it would be considered a "small development" and therefore, be exempt from requiring active open space area and open space facilities. The developer is willing to provide a cash-in-lieu payment per the Zoning Ordinance.

The developer has ordered an appraisal for the property and will forward this when it is received. The cash donation shall be 10% of the appraised value of the gross land area per the Zoning Ordinance.

Please review this request and call me if you have any questions.

Sincerely,

**LARSON ENGINEERING GROUP, INC.**

Douglas J. Liberman, P.E.
Vice President

Pc: Cameron Llewellyn

City of Dover

DATA SHEET FOR RECREATION PLAN REVIEW
Review of Active Recreation Area Plan

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF February 11, 2025
PLANNING COMMISSION MEETING of February 18, 2025

| | |
|---|---|
| Plan Title: | Lands of 4BL, LLC: Cecil Street Townhouses at 207 W. North Street, C-25-01 |
| Plan Type: | Conditional Use Site Plan and Minor Subdivision<br>Active Recreation Area Plan |
| Location: | Northeast corner of N. West Street and Cecil Street |
| Address: | 207 N. West Street |
| Tax Parcel: | ED-05-076.08-02-01.00-000 |
| Owner: | 4BL, LLC |
| Site Area: | 12,168 SF |
| Zoning: | RG-1(General Residence Zone) |
| Current Use: | Vacant Land |
| Proposed Use:<br>Dwelling Units: | Townhouse Lot<br>4 units |
| Parking: | Required: 2 per dwelling unit<br>Proposed: 2 per dwelling unit |
| Water and Sewer: | City of Dover |
| For Consideration: | Active Recreation Plan (Potential Cash-in-Lieu Donation)<br>Exemption under *Zoning Ordinance*, Article 5 §10.511 |

## I. PROJECT SUMMARY:

This application is for review of a Conditional Use and Minor Subdivision Plan to permit the construction of four (4) townhomes on a 12,168-SF parcel of land located at the northeast corner of Cecil Street and North West Street. The property is currently a vacant parcel of land, after the prior residential structure was demolished. The property for the proposed development is zoned RG-1 (General Residence Zone). The owner of record is 4BL, LLC. Property Address: 207 North West Street. Tax Parcel Number: ED-05-076.08-02-01.00-000. Council District 4. *For Consideration: Active Recreation Plan Review. See Attached Plan Sheets.*

## II. ACTIVE RECREATION AREA PLAN SUMMARY:

Article 5, Section 10 of the *Zoning Ordinance* requires the reservation of open space, recreation and other public facilities as a condition of approval for all one-family dwelling, two-family dwelling and multiple-family dwelling residential developments requiring conditional use approval, site development plan approval, or land subdivision approval by the City of Dover Planning Commission.

### Exemption to Recreation Area and Open Space Dedication

The *Zoning Ordinance* Article 5, Section 10.511 notes that residential developments with less than five acres of land and less than ten dwelling units are considered a "small development" and as such are exempt from requiring recreation area and open space facilities, but shall require a cash donation to be made by the developer in lieu of a dedication of land.

The Applicant is therefore not required to provide such recreation facilities, but must otherwise pay a cash-in-lieu fee. This fee is determined based off the appraised value of the gross land area. The appraisal document with the appraised value of the gross land area must be submitted to the Planning Office so that the fee calculation (Cash-in-Lieu amount) may be completed. The information is required to be submitted to the Parks, Recreation and Community Enhancement Committee of City Council for review and approval.

## III. REVIEW PROCESS

The Planning Office has prepared this Active Recreation Area Report outlining the requirements based on the *Zoning Ordinance*. The Parks, Recreation and Community Enhancement Committee will make a recommendation. The Planning Commission must act to accept the Recreation Area Plan as part of the Site Plan review process.

The Parks, Recreation and Community Enhancement Committee will review the Recreation Area Plan at their meeting on February 11, 2025. The Planning Commission Public Hearing and Review of the Conditional Use/Minor Subdivision Plan C-25-02 is scheduled for February 18, 2025.

## IV. CODE CITATIONS:

*Dover Code of Ordinances*, Appendix B – Zoning, Article 5 – Supplementary Regulations, Section 10 – Open Space, Recreation and Other Public Facilities (select excerpts).

> Article 5 Section 10
> Section 10. - Open space, recreation, and other public facilities.
> The City of Dover shall require the reservation of open space, recreation, and other public facilities in accordance with the provisions of this section as a condition of approval for all one-family dwelling, two-family dwelling and multiple-family dwelling residential developments requiring conditional use

approval, site development plan approval, or land subdivision approval by the City of Dover Planning Commission.

10.1 Recreation areas.

10.11 Purpose. The purpose of this section is to ensure that active recreation areas are provided as an integral design element within residential developments and that such facilities are of an adequate scale in relation to the size of the residential development and which provide residents with a variety of active recreational pursuits.

10.12 Dedication required. The commission shall require the dedication or reservation of recreation areas, and the subsequent construction of recreation facilities of a character, extent and location suitable to the needs created by a development for recreation facilities as defined and in accordance with the design guidelines set forth.

10.13 Definition. The following are illustrative of the types of recreation areas and subsequent facilities that shall be deemed to serve active recreational needs and therefore to count toward satisfaction of the recreation area requirements of this section: tennis courts, handball courts, racquetball courts, swimming pools, saunas and exercise rooms, meeting or activity rooms within clubhouses, baseball and soccer fields, basketball courts, volleyball courts, swings, slides and play apparatus, and developed walking, jogging or biking trails.

10.5 *Exemption to recreation area and open space dedication.*

10.51 *Exemptions for small developments.*

10.511 *Residential developments with less than five acres of land and less than ten dwelling units.* These developments shall be exempt from the land requirements set forth in [sub]sections 10.1 and 10.2, but shall require a full cash donation to be made by the developer in lieu of a dedication of land.

10.52 Amount of cash donation. This cash donation shall be equivalent to ten percent of the appraised value of gross land area. The land area value shall be based on the appraisal prepared for the developer to secure construction financing. This submitted appraisal shall be a copy of the original supplied to the lending institution, with that institution identified, and shall conform in all ways to the Uniform Standard of Professional Appraisal practice and be performed by an appropriately qualified certified appraiser. If an appraisal prepared for construction financing is not available, then the developer shall have an appraisal done in accordance with the procedures set forth in [sub]section 10.174.

10.53 *Separate recreation account.* The cash donation shall be deposited in a separate account to be used for parks, playgrounds or recreational purposes.

10.54 *Appeal of appraised value.* If the city does not accept the land value established by the appraisal detailed in [sub]section 10.52, the city may, at the developer's expense, require another appraisal be performed. This appraisal will be let on a bid basis between at least three qualified, certified and licensed appraisers selected by the city. The appraiser(s) who prepared the original appraisal in [sub]section 10.52 cannot be a party to this appeal appraisal.

10.55 *Payment of cash donation.* One hundred percent cash donation provided under this [sub]section [10.5] shall be collected prior to issuing the first building permit for the development.

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 100 percent of the recreation and open space areas shall be completed prior to issuing building permits for the final 20 percent of the dwelling units proposed. Building permits shall not be issued for dwelling units unless the requirements of this section are met.

> 10.7 *Council approval.* Prior to acceptance by the planning commission, all areas planned for public dedication, or cash donations provided under this section must be submitted to, and approved by the parks, recreation, and community enhancement committee of the City of Dover, and shall be subject to final review and approval by [the] city council.

Regarding the calculation of the amount of the cash donation, the *Zoning Ordinance* in Article 5 §10.52 specifies that the "cash donation shall be equivalent to ten percent of the appraised value of gross land area" and this value shall be "based on the appraisal prepared for the developer to secure construction financing." The Applicant is aware of the need to submit this Appraisal document; upon its submission to the required Cash-in-lieu donation amount will be calculated.

## V. STAFF RECOMMENDATIONS

The following are comments and recommendations from staff of the Planning Office following review of the Active Recreation Area Plan (Potential request for Cash-in-Lieu).

1) Staff recommends that a Cash-in-lieu donation of an Active Recreation Area be approved for this project. The project is located Downtown, across from the Senator Bikeway, and within walking distance of City parks and recreation amenities.
    a. The Cash-in-lieu amount is yet to be determined as a land appraisal submission is required to be submitted to the Planning Office.
    b. This Request must be reviewed by the Parks, Recreation & Community Enhancement Committee of City Council so that they may provide a recommendation to the Planning Commission.
    c. The payment of the Cash-in-lieu is required prior to the issuance of the Building Permit for this first dwelling unit. The donation amount is deposited in the City's Parkland Reserve Fund account.

## VI. ADVISORY COMMENTS

1) In the event, that major changes and revisions to the Plan occur in the finalization of the Plan contact the Planning Office. Examples include reorientation of buildings, relocation of site components, changes in floor area or unit count, or design revisions impacting Active Recreation Areas. These changes may require resubmission for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regard to the plan.

2) The Parks, Recreation, and Community Enhancement Committee shall submit to the Planning Commission a report detailing the recommendations as to the Recreation Area Plan.

Attachments:

- Select pages from the C-25-01 Plan set

*Note: This review Report was initially prepared by Staff of the Rossi Group (under a Planning Services contract with the City of Dover). The Report was completed with additional review and editing by the City's Planning Office.*

# RECORD PLAN
# FOR
# CECIL STREET TOWNHOMES CONDITIONAL USE PLAN
# 207 N WEST STREET
# CITY OF DOVER, KENT COUNTY, DELAWARE

## DATA COLUMN

Plan Purpose: Subdivision of existing parcel into 4 residential lots for construction of 4 residential townhomes.

Plan Type: Conditional Use & Minor Subdivision Plan

Parcel Number: ED-05-076.08-02-01.00-00001

Owner Address: 4BL, LLC
114 W Reed Street
Dover, DE 19904
Representative: Cameron LLewellyn
Phone: (302) 359-4646

Property Address: 207 N. West St.
Dover, DE 19904

Site Area: 12,158.214 Sq. Ft.; 0.279± Acres.

Existing Zoning: RG-1 (General Residence)

Datum: NAVD88

Existing Use: Residential/Vacant
Proposed Use: Residential/Townhouse

Percent existing lot coverage: 29.7%

Sewer Service: Gravity, City of Dover

Water Service: City of Dover

Trash Service: City of Dover

| Required Bulk Standards | Townhouse/DU Family Attached | Lot 1 | Lot 2 | Lot 3 | Lot 4 |
|---|---|---|---|---|---|
| Minimum required | | | | | |
| Lot Area (sq. ft.) | 3000* (2366) | 3723.26 | 2367.41 | 2368.09 | 3699.45 |
| Lot Width | 20' | 44.00' | 28.00' | 28.00' | 43.65' |
| Lot Depth | 100'* (84.50') | 84.50' | 84.54' | 84.56' | 84.59' |
| Front Yard | 15' | 15.8' | 15.8' | 15.8' | 15.8' |
| Side Yard (minimum) | 10'/0 | N/A | 0 | 0 | 15.7' |
| Rear Yard | 30' | 30.8' | 30.8' | 30.8' | 30.9' |
| Off-Street Parking Spaces/DU | 1 | 2 | 2 | 2 | 2 |
| Maximum Permitted | | | | | |
| Building Height | 35' | 26' | 26' | 26' | 26' |
| Stories | 3 | 2 | 2 | 2 | 2 |
| Lot Coverage | 60% | 35.% | 54.9% | 54.9% | 35.1% |

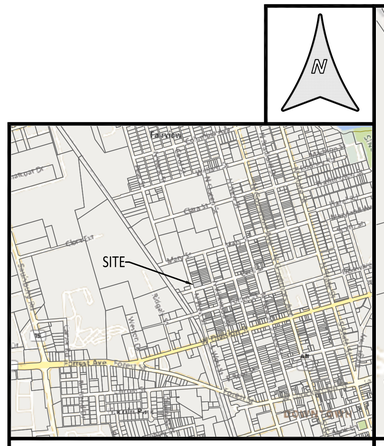
*Bulk Standards Modified by Board of Adjustment Variance

### *WAIVER REQUESTED*

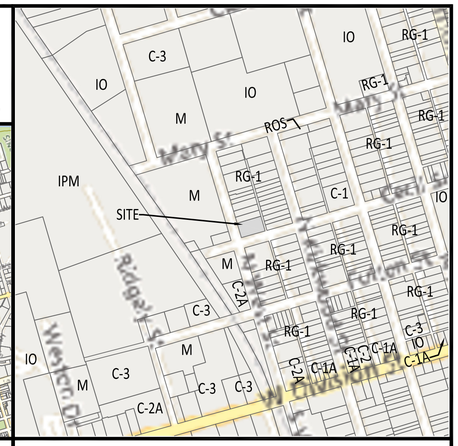
1. Waiver from Land Subdivision Regulations (Appendix A), Article VI, A.-Streets, Section 13.8; To waive the requirement for townhouses to have rear alleys.
2. Waiver from Zoning Ordinance Article 5, Section 17 to waive the rear emergency access by providing sprinkler systems within the proposed townhouses.
3. Active Recreation Area – Exemption to recreation area and open space dedication by providing the required open space due to "small development" designation of site per Zoning Ordinance Article 5, Section 10.511.

### *VARIANCES GRANTED ON NOVEMBER 20, 2024* (City of Dover Board of Adjustment under Case No. V-24-06)

1. Variance from Article 4, Section 4.2 to allow a lot area of 2,366 Sq. Ft. for Lots 2 and 3 from the required 3,000 Sq. Ft.
2. Variance from Article 4, Section 4.2 to allow a lot depth of 84.50 Ft. from the required 100 Ft.




LOCATION MAP SCALE: 1"=1200'
*Information shown taken from Microsoft-Bing on 10/10/24




LOCATION MAP SCALE: 1"=400'
*Information shown taken from Microsoft-Bing & City Dover Zoning Map on 10/10/24

## SHEET INDEX


RP-1 RECORD PLAN – TITLE SHEET

RP-2 RECORD PLAN


## GENERAL NOTES

1. These drawings show information obtained from the best available records regarding pipes, conduits, telephone lines, and other structures and conditions which exist along the lines of the work at and below the surface of the ground. The owner and engineer disclaim any responsibilities for the accuracy or completeness of said information given. If the contractor relies on said information, he does so at his own risk. The giving of the information on the contract drawings will not relieve the contractor of his obligations to support and protect all pipes, conduit, telephone lines, and other structures/improvements.
2. The contractor shall notify the following, two (2) weeks prior to the start of construction and shall coordinate construction and erosion control with the utility companies involved:

   Dover Department of Public Utilities.....1-302-736-7025
   Miss Utility.....1-800-282-8555
   Kent Conservation District.....1-302-741-2600
   Larson Engineering Group, Inc.....1-302-731-7434

3. All materials and workmanship shall meet the State of Delaware Standards and Specifications, dated August 2001 and any addendum thereto.
4. All disturbed area within the State Right-Of-Way, but not in pavement, shall be topsoiled (6" minimum), fertilized and seeded.
5. A 24-hour (minimum) notice shall be given to the District Permit Supervisor prior to starting entrance construction.
6. All construction shall be marked for traffic and pedestrian safety.
7. The contractor shall provide all equipment, labor, and materials for any miscellaneous or test pit excavations required by the engineer.
8. The owner is responsible for the acquisition of all easements, both permanent and temporary.
9. The contractor assumes all responsibility for any deviations from these plans unless said deviation is approved by the engineer. Contractor shall receive written permission from the engineer if a deviation of the plans is necessary.
10. All sidewalks shall meet each door at finished floor elevation.
11. All disturbed areas shall be smoothly graded to provide positive drainage in the direction of flow arrows herein and stabilized with topsoil, seed, and mulch. If settlement occurs, topsoil seed, and mulching shall be repeated until settlement subsides (see erosion and sediment control specifications).
12. Trenches shall not remain open overnight. If it is necessary for trenches to remain open, steel plates capable of bearing traffic shall be used to completely cover the trench openings.
13. All sediment and erosion control facilities shall conform to Delaware Erosion and Sediment Control Handbook, Dec. 2003.
14. All fire lanes, fire hydrants, and Fire Department connections shall be marked in accordance with the State Fire Protection regulations.
15. Topography was field verified by Larson Engineering Group, Inc. in December 2024.
16. Boundary information was prepared by Larson Engineering Group, Inc. in December 2024.
17. No wetlands on this site.
18. The Kent Conservation District reserves the right to add, modify or delete any erosion and sediment control measures as it deems necessary.
19. The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
20. If the approved plan needs to be modified, additional sediment and stormwater control measures may be required as deemed necessary by the Kent Conservation District.
21. All construction/demolition debris shall be removed off-site to an approved solid waste facility.
22. All construction shall be done in accordance with Delaware Department of Transportation Standard Specifications for Road and Bridge Construction, dated June 2022 and Standard Construction Details, dated 9/24/24.
23. All entrances shall conform to the State of Delaware Department of Transportation and will be subject to approval.
24. All sidewalk, handicap accessible features and parking spaces are to be constructed and signage placed in accordance with A.D.A. regulations.
25. The site is located in Zone X (unshaded): Areas of less than 0.2% annual chance of flood per FIRM map panel number 10001C0166H dated May 5, 2003.
26. All stormwater management facilities, including storm drains and catch basins, located on site shall be owned and maintained by the property owner in perpetuity.

## OWNER'S CERTIFICATION

We, 4BL, LLC hereby certify that we are the owners of the property described and shown on this plan, that the plan was made at my direction, and that we acknowledge the same to be our act and desire the plan to be developed as shown in accordance with all applicable laws and regulations.

Date _____ Signature _____
Print: Cameron Llewellyn
4BL, LLC

## ENGINEER'S CERTIFICATION

I, Douglas J. Liberman PE, hereby certify that I am a Registered Engineer, Land Surveyor, or 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 engineering, surveying, and/or architectural practices as required by the applicable laws of the State of Delaware.

Date _____ Signature _____
Douglas J. Liberman Engineer

| DATE | SCALE |
|---|---|
| 2/5/25 | AS NOTED |
| JOB NO. | DRAWN BY |
| 24-022 | YATuroczy |
| APPLICATION NO.: | DESIGNED BY: |
| C-25-01 | DJLiberman |
| APPROVED BY: | CHECKED BY: |
| DJLiberman | DJLiberman |

| DATE | REVISION |
|---|---|
| | |
| | |
| | |
| | |
| | |

SIGNATURE DATE

RECORD PLAN – TITLE SHEET

FOR
CECIL STREET TOWNHOMES CONDITIONAL USE PLAN
207 N WEST STREET

CITY OF DOVER, KENT COUNTY, DELAWARE

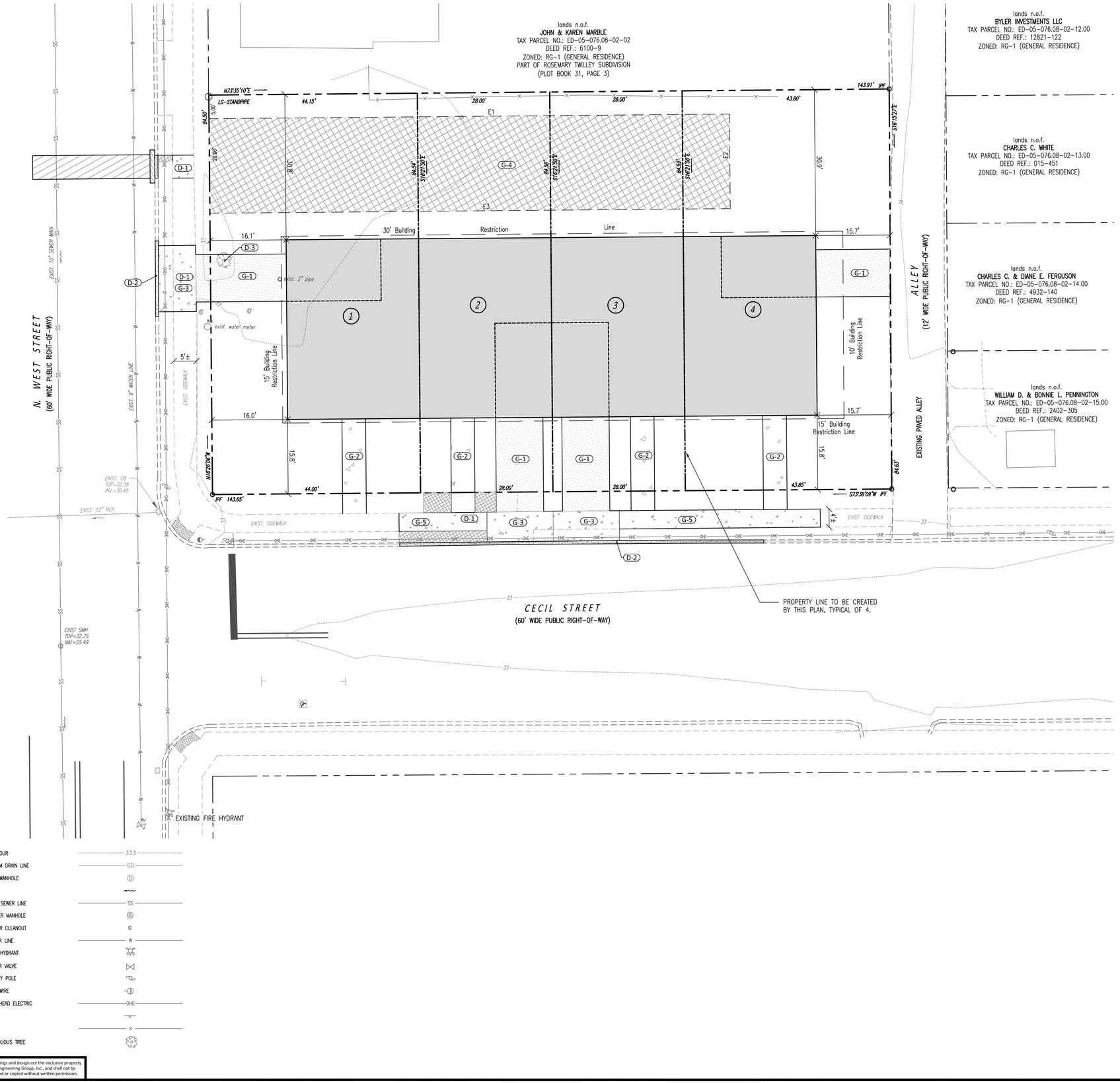
PREPARED FOR: 4BL, LLC

CADD FILE: Record Plan_TitleSheet.dwg

LARSON ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING
910 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-8211

SHEET NO.: RP-1

Notice: These drawings and design are the exclusive property of Larson Engineering Group, Inc., and shall not be used, altered or copied without written permission.




## EASEMENT LINE DATA

| SEGMENT | LENGTH | DIRECTION |
|---|---|---|
| E1 | 110.07' | N73°35'10"E |
| E2 | 20.00' | N16°24'50"W |
| E3 | 110.06' | N73°35'10"E |

## DEMOLITION NOTES

D-1 SAWCUT AND REMOVE EXISTING SIDEWALK TO LIMIT SHOWN.

D-2 REMOVE EXISTING CURBING TO LIMIT SHOWN FOR DRIVEWAY AND UTILITY CONSTRUCTION.

D-3 EXISTING TREE TO BE REMOVED.

## SITE NOTES

G-1 INSTALL BITUMINOUS PAVEMENT FOR DRIVEWAY, DRIVEWAY WIDTH 10'.

G-2 PROPOSED 5' WIDE SIDEWALK SEE DETAIL ON SHEET SD-4 .

G-3 PROVIDE DRIVEWAY APRON PER DETAIL ON SHEET SD-4.

G-4 10' WIDE SEWER EASEMENT FOR BENEFIT OF CITY OF DOVER.

G-5 PROVIDE CONCRETE SIDEWALK TO MATCH EXISTING WIDTH.

## LEGEND

EXISTING CONTOUR 33
EXISTING STORM DRAIN LINE SD
STORM DRAIN MANHOLE
FLOW ARROW
EXISTING SAN. SEWER LINE SS
SANITARY SEWER MANHOLE
EXISTING SEWER CLEANOUT
EXISTING WATER LINE W
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING UTILITY POLE
EXISTING GUY WIRE
EXISTING OVERHEAD ELECTRIC OHE
SIGN
FENCE LINE x
EXISTING DECIDUOUS TREE

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

Notice: These drawings and design are the exclusive property of Larson Engineering Group, Inc., and shall not be used, altered or copied without written permission.

| DATE | SCALE |
|---|---|
| 2/5/25 | 1"=10' |
| JOB NO. | DRAWN BY |
| 24-022 | YATuroczy |
| APPLICATION NO.: | DESIGNED BY: |
| C-25-01 | DJLiberman |
| APPROVED BY: | CHECKED BY: |
| DJLiberman | DJLiberman |

| DATE | REVISION |
|---|---|
| | |
| | |
| | |
| | |

SIGNATURE DATE

RECORD PLAN

FOR

# CECIL STREET TOWNHOMES CONDITIONAL USE PLAN

# 207 N WEST STREET

CITY OF DOVER, KENT COUNTY, DELAWARE

PREPARED FOR: 4BL, LLC

LARSON ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING
910 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-8211

CADD FILE: RecordPlan_TCdetailsNotes.dgn

SHEET NO.: RP-2

# SITE PLANS
# FOR
# 207 N WEST STREET
# CITY OF DOVER, KENT COUNTY, DELAWARE

## GENERAL NOTES

1. These drawings show information obtained from the best available records regarding pipes, conduits, telephone lines, and other structures and conditions which exist along the lines of the work at and below the surface of the ground. The owner and engineer disclaim any responsibilities for the accuracy or completeness of said information given. If the contractor relies on said information, he does so at his own risk. The giving of the information on the contract drawings will not relieve the contractor of his obligations to support and protect all pipes, conduit, telephone lines, and other structures/improvements.

2. The contractor shall notify the following, two (2) weeks prior to the start of construction and shall coordinate construction and erosion control with the utility companies involved:

   Dover Department of Public Utilities.....1-302-736-7025
   Miss Utility.....1-800-282-8555
   Kent Conservation District.....1-302-741-2600
   Larson Engineering Group, Inc.....1-302-731-7434

3. All materials and workmanship shall meet the State of Delaware Standards and Specifications, dated August 2001 and any addendum thereto.

4. All disturbed area within the State Right-Of-Way, but not in pavement, shall be topsoiled (6" minimum), fertilized and seeded.

5. A 24-hour (minimum) notice shall be given to the District Permit Supervisor prior to starting entrance construction.

6. All construction shall be marked for traffic and pedestrian safety.

7. The contractor shall provide all equipment, labor, and materials for any miscellaneous or test pit excavations required by the engineer.

8. The owner is responsible for the acquisition of all easements, both permanent and temporary.

9. The contractor assumes all responsibility for any deviations from these plans unless said deviation is approved by the engineer. Contractor shall receive written permission from the engineer if a deviation of the plans is necessary.

10. All sidewalks shall meet each door at finished floor elevation.

11. All disturbed areas shall be smoothly graded to provide positive drainage in the direction of flow arrows herein and stabilized with topsoil, seed, and mulch. If settlement occurs, topsoil seed, and mulching shall be repeated until settlement subsides (see erosion and sediment control specifications).

12. Trenches shall not remain open overnight. If it is necessary for trenches to remain open, steel plates capable of bearing traffic shall be used to completely cover the trench openings.

13. All sediment and erosion control facilities shall conform to Delaware Erosion and Sediment Control Handbook, Dec. 2003.

14. All fire lanes, fire hydrants, and Fire Department connections shall be marked in accordance with the State Fire Protection regulations.

15. Topography was field verified by Larson Engineering Group, Inc. in December 2024.

16. Boundary information was prepared by Larson Engineering Group, Inc. in December 2024.

17. No wetlands on this site.

18. The Kent Conservation District reserves the right to add, modify or delete any erosion and sediment control measures as it deems necessary.

19. The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.

20. If the approved plan needs to be modified, additional sediment and stormwater control measures may be required as deemed necessary by the Kent Conservation District.

21. All construction/demolition debris shall be removed off-site to an approved solid waste facility.

22. All construction shall be done in accordance with Delaware Department of Transportation Standard Specifications for Road and Bridge Construction, dated June 2022 and Standard Construction Details, dated 9/24/24.

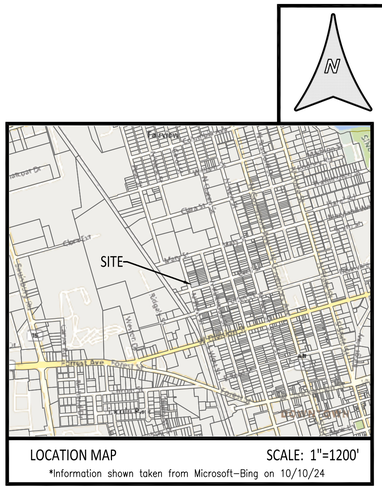
23. All entrances shall conform to the State of Delaware Department of Transportation and will be subject to approval.

24. All sidewalk, handicap accessible features and parking spaces are to be constructed and signage placed in accordance with A.D.A. regulations.

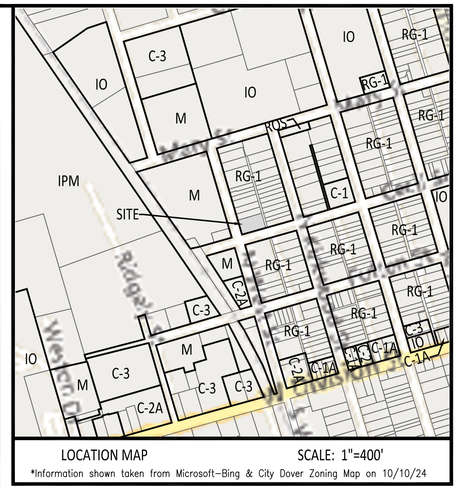
25. The site is located in Zone X (unshaded): Areas of less than 0.2% annual chance of flood per FIRM map panel number 10001C0166H dated May 5, 2003.

26. All stormwater management facilities, including storm drains and catch basins, located on site shall be owned and maintained by the property owner in perpetuity.

27. Sanitation service will be provided by a private hauler.




LOCATION MAP SCALE: 1"=1200'
*Information shown taken from Microsoft-Bing on 10/10/24




LOCATION MAP SCALE: 1"=400'
*Information shown taken from Microsoft-Bing & City Dover Zoning Map on 10/10/24

## SHEET INDEX


TS-1 . . . . . TITLE SHEET
SD-1 . . . . . EXISTING CONDITIONS-DEMOLITION PLAN
SD-2 . . . . . SITE PLAN
SD-3 . . . . . GRADING PLAN
SD-4 . . . . . DETAIL SHEET
UP-1 . . . . . UTILITY PLAN
UP-2 . . . . . UTILITY DETAIL SHEET
LS-1 . . . . . LANDSCAPE PLAN


## SOILS LEGEND

All soils on this site:
UP - Urban Land

## DATA COLUMN

Plan Purpose: Construction of 4 residential townhomes.

Parcel Number: ED-05-076.08-02-01.00-00001

Owner Address: 4B, LLC
114 W Reed Street
Dover, DE 19904
Representative:
Phone: (302) 359-4646

Property Address: 207 N. West St.
Dover, DE 19904

Site Area: 12,135.359 Sq. Ft.; 0.279± Acres.

Existing Zoning: RG-1 (General Residence)

Datum: NAVD88

Existing Use: Residential/Vacant
Proposed Use: Residential/Townhouse

Proposed Lot Area:

| Lot | Area |
|---|---|
| 1 | 3,712.250 Sq. Ft. |
| 2 | 2,361.700 Sq. Ft. |
| 3 | 2,364.240 Sq. Ft. |
| 4 | 3,697.170 Sq. Ft. |
| Average Lot Area: | 3,033.840 Sq. Ft. |

Parking Required: 1 Space per Dwelling Unit
Parking Provided: 1 Space (Garage); 1 Space (Driveway) = 2 Spaces per Dwelling Unit

Maximum Building Height: 3 story, 35'
Proposed Building Height: 2 stories, 24'

Maximum Lot Coverage: 60%
Percent existing lot coverage: 29.7%
Percent proposed lot coverage: 55%

Building Setbacks: Front Yard = 15 feet
Side Yard = 10 feet
Rear Yard = 30 feet

Sewer Service: Gravity, City of Dover

Water Service: City of Dover

Trash pickup will be private

## *VARIANCES GRANTED ON NOVEMBER 20, 2024* (City of Dover Board of Adjustment under Case No. V-24-06)

1. Variance from Article 4, Section 4.2 to allow a lot area of 2,366 Sq. Ft. for Lots 2 and 3 from the required 3,000 Sq. Ft.

2. Variance from Article 4, Section 4.2 to allow a lot depth of 84.50 Ft. from the required 100 Ft.

## OWNER'S CERTIFICATION

We, Tidemark Construction, hereby certify that we are the owners of the property described and shown on this plan, that the plan was made at my direction, and that we acknowledge the same to be our act and desire the plan to be developed as shown in accordance with all applicable laws and regulations.

Date _____ Signature _____
Cameron Llewellyn
Tidemark Construction

## ENGINEER'S CERTIFICATION

I, Douglas J. Liberman PE, hereby certify that I am a Registered Engineer, Land Surveyor, or 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 engineering, surveying, and/or architectural practices as required by the applicable laws of the State of Delaware.

Date _____ Signature _____
Douglas J. Liberman Engineer

| | |
|---|---|
| DATE 1/2/25 | SCALE AS NOTED |
| JOB NO. 24-022 | DRAWN BY YATuroczy |
| APPLICATION NO.: #### | DESIGNED BY: DJLiberman |
| APPROVED BY: DJLiberman | CHECKED BY: DJLiberman |

| DATE | REVISION |
|---|---|
| | |
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| | |

SIGNATURE DATE

TITLE SHEET

FOR

**207 N WEST STREET**

CITY OF DOVER, KENT COUNTY, DELAWARE

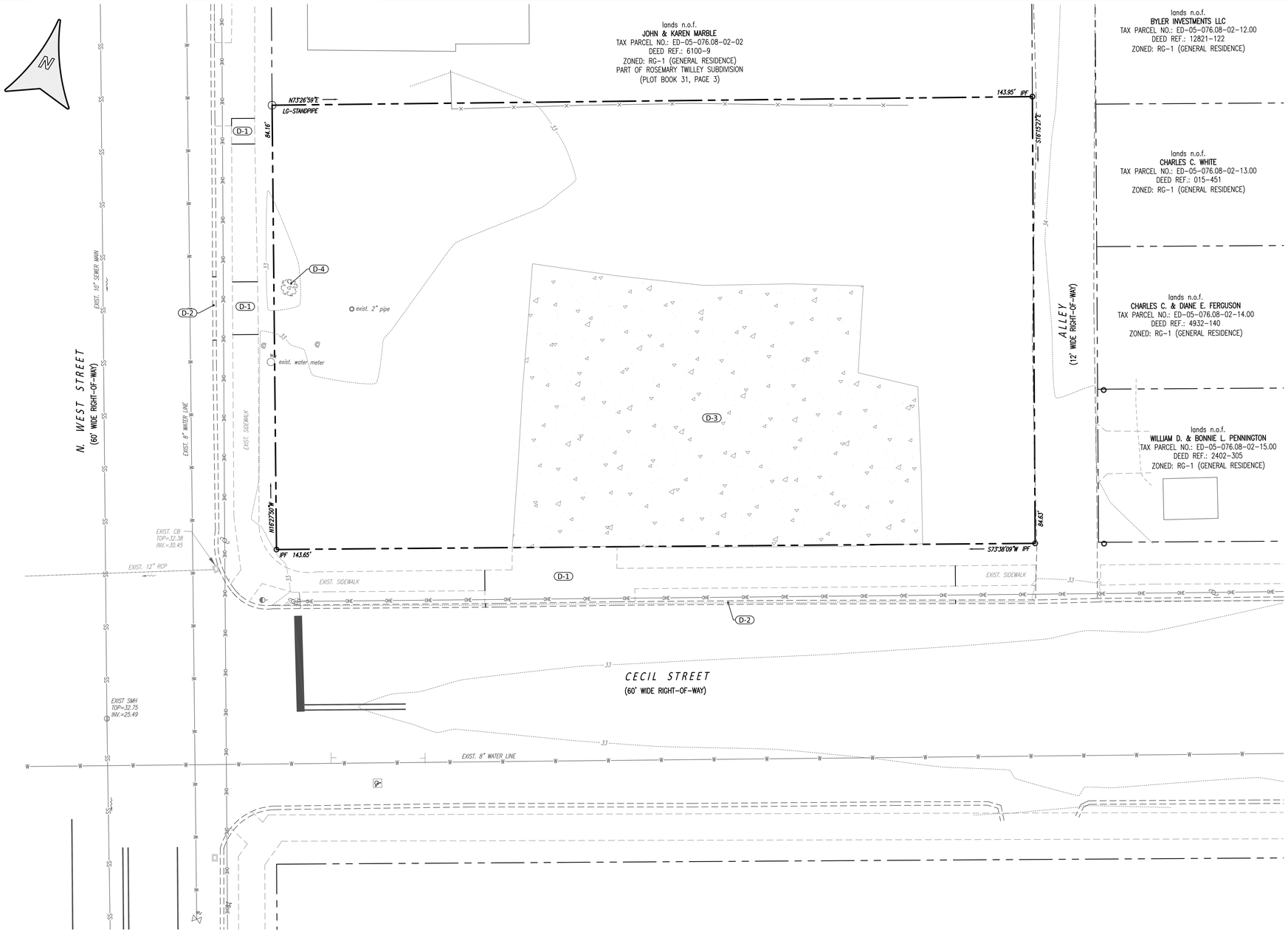
PREPARED FOR: 4B, LLC

CADD FILE: TitleSheet_TidemarkWestSt

SHEET NO.: TS-1

LARSON ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING
910 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-8211

Notice: These drawings and design are the exclusive property of Larson Engineering Group, Inc., and shall not be used, altered or copied without written permission.




## GENERAL DEMOLITION NOTES

D-1 SAWCUT AND REMOVE EXISTING SIDEWALK TO LIMIT SHOWN.

D-2 REMOVE EXISTING CURBING TO LIMIT SHOWN FOR DRIVEWAY AND UTILITY CONSTRUCTION.

D-3 REMOVE EXISTING CONCRETE PAD/FOUNDATION.

D-4 EXISTING TREE TO BE REMOVED.

## LEGEND

- EXISTING CONTOUR
- EXISTING STORM DRAIN LINE
- STORM DRAIN MANHOLE
- FLOW ARROW
- EXISTING SAN. SEWER LINE
- SANITARY SEWER MANHOLE
- EXISTING SEWER CLEANOUT
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING OVERHEAD ELECTRIC
- SIGN
- FENCE LINE
- EXISTING DECIDUOUS TREE

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**MISS UTILITY OF DELMARVA**

811

"KNOW WHAT'S BELOW CALL BEFORE YOU DIG"
PROTECT YOURSELF, GIVE FIVE WORKING DAYS NOTICE

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

| | |
|---|---|
| DATE 1/2/25 | SCALE 1"=10' |
| JOB NO. 24-022 | DRAWN BY YATuroczy |
| APPLICATION NO.: #### | DESIGNED BY: DJLiberman |
| APPROVED BY: DJLiberman | CHECKED BY: DJLiberman |

| DATE | REVISION |
|---|---|
| | |

SIGNATURE DATE

EXISTING CONDITIONS—DEMOLITION PLAN

FOR

# 207 N WEST STREET

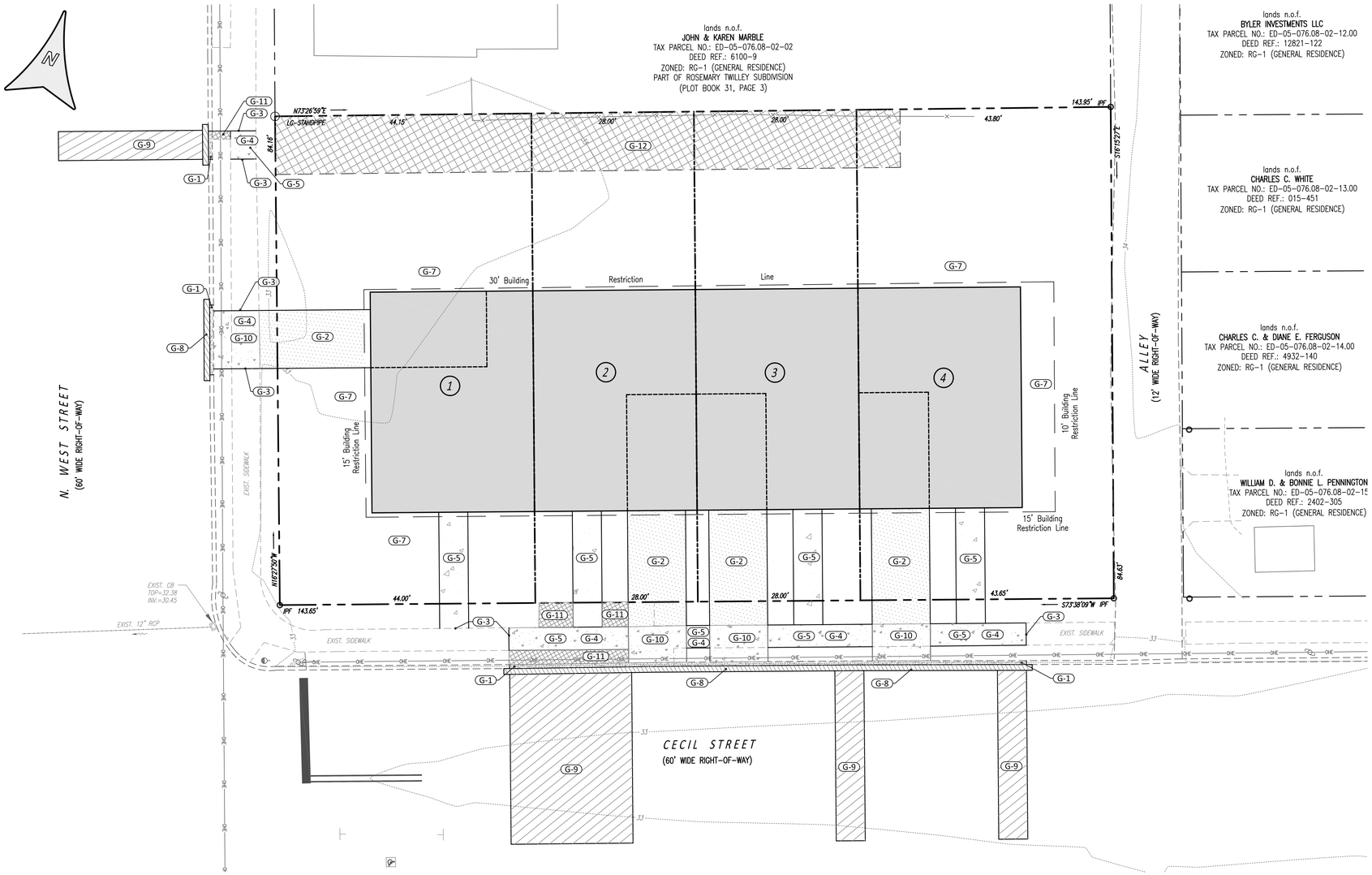
CITY OF DOVER, KENT COUNTY, DELAWARE

PREPARED FOR: TIDEMARK

LARSON ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING
910 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-8211

CADD FILE: L:\dwg\Autocad\Tax Parcels\Tax Parcels.dwg

SHEET NO.: SD-1




## SITE PLAN NOTES

G-1 INSTALL 6" P.C.C. CURB TYPE 2 TO MATCH EXISTING CURB LOCATION AND ELEVATION.
G-2 INSTALL BITUMINOUS PAVEMENT FOR DRIVEWAY.
G-3 PROVIDE EXPANSION JOINT AT THE INTERSECTION OF ALL NEW AND EXISTING CONCRETE
G-4 MATCH EXISTING SIDEWALK ELEVATION AND SLOPE
G-5 PROPOSED 5' WIDE SIDEWALK SEE DETAIL ON SHEET SD-4 .
G-6 PROVIDE FULL DEPTH PAVING, SEE DETAIL ON SHEET SD-4.
G-7 AREA TO BE GRADED TO FINISHED GRADE. STABILIZE WITH 6" TOPSOIL, SEED AND MULCH.
G-8 SAWCUT EXISTING PAVEMENT FOR NEW DRIVEWAY AND REPAIR PER PAVE TIE-IN DETAIL ON SHEET SD-4.
G-9 SAWCUT AND REPAIR UTILITY TRENCH PER DETAIL ON SHEET UP-2.
G-10 PROVIDE DRIVEWAY APRON PER DETAIL ON SHEET SD-4.
G-11 REMOVE EXISTING SIDEWALK.
G-12 10' WIDE SEWER EASEMENT FOR BENEFIT OF CITY OF DOVER.

## LEGEND

EXISTING CONTOUR 33
EXISTING STORM DRAIN LINE SD
STORM DRAIN MANHOLE
FLOW ARROW
EXISTING SAN. SEWER LINE SS
SANITARY SEWER MANHOLE
EXISTING SEWER CLEANOUT
EXISTING WATER LINE W
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING UTILITY POLE
EXISTING GUY WIRE
EXISTING OVERHEAD ELECTRIC OHE
SIGN
FENCE LINE x
EXISTING DECIDUOUS TREE

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

| | |
|---|---|
| DATE 1/2/25 | SCALE 1"=10' |
| JOB NO. 24-022 | DRAWN BY YATuroczy |
| APPLICATION NO.: #### | DESIGNED BY: DJLiberman |
| APPROVED BY: DJLiberman | CHECKED BY: DJLiberman |

| DATE | REVISION |
|---|---|
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SIGNATURE DATE

SITE PLAN

FOR

# 207 N WEST STREET

CITY OF DOVER, KENT COUNTY, DELAWARE

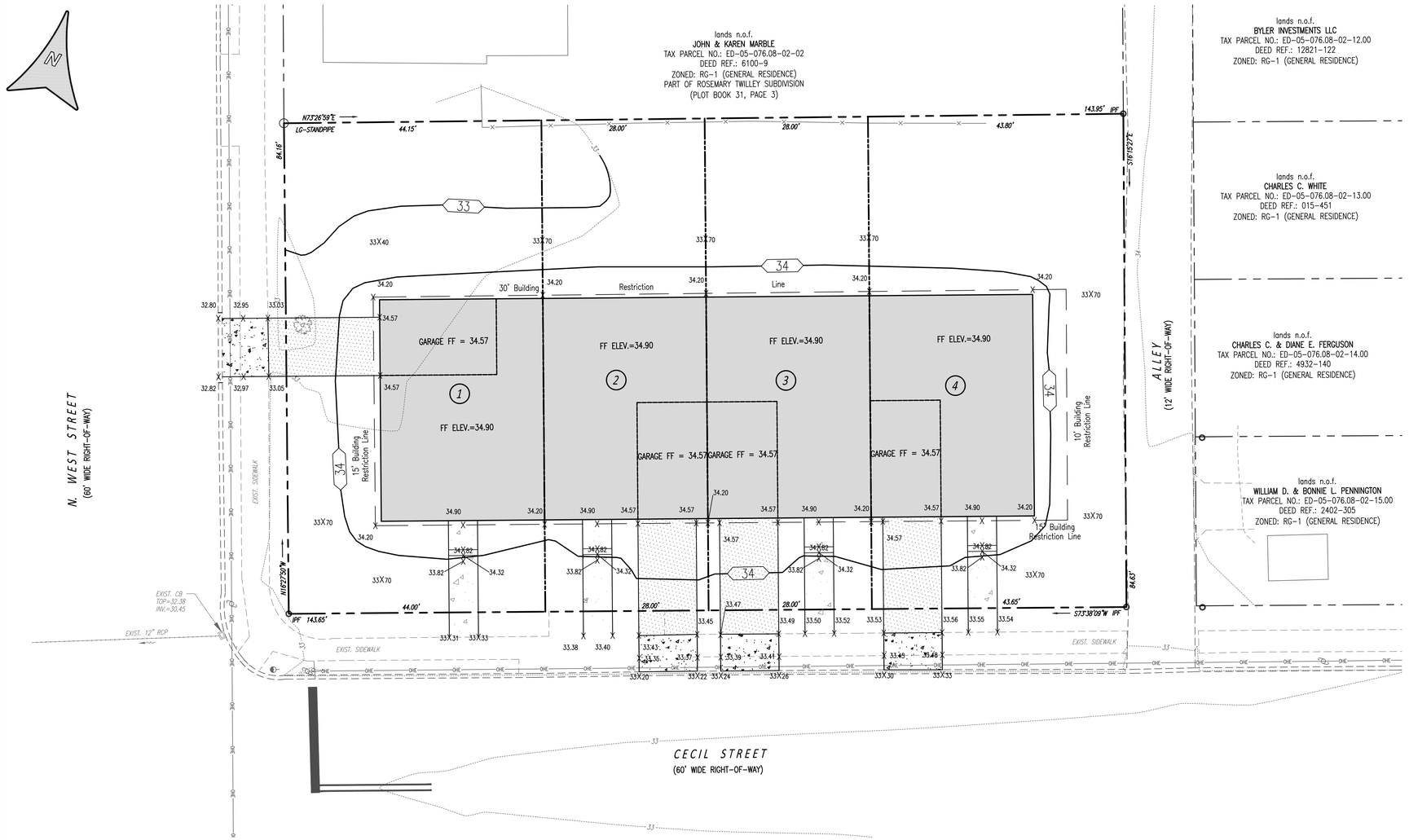
PREPARED FOR: 4B, LLC

LARSON ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING
910 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-8211

CADD FILE: Stephan_Tidemark-West5

SHEET NO.: SD-2

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## LEGEND

| | |
|---|---|
| EXISTING CONTOUR | 333 |
| EXISTING STORM DRAIN LINE | SD |
| STORM DRAIN MANHOLE | Ⓓ |
| FLOW ARROW | |
| PROPOSED SPOT ELEVATION | 33x33 |
| CURB ELEVATION | TC=55.55 / FL=55.55 |
| EXISTING UTILITY POLE | |
| EXISTING GUY WIRE | |
| EXISTING OVERHEAD ELECTRIC | OHE |
| SIGN | |
| FENCE LINE | x |
| EXISTING DECIDUOUS TREE | |

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GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

| | |
|---|---|
| DATE 1/2/25 | SCALE 1"=10' |
| JOB NO. 24-022 | DRAWN BY YATuroczy |
| APPLICATION NO.: #### | DESIGNED BY: DJLiberman |
| APPROVED BY: DJLiberman | CHECKED BY: DJLiberman |

| DATE | REVISION |
|---|---|
| | |

SIGNATURE DATE

GRADING PLAN

FOR

# 207 N WEST STREET

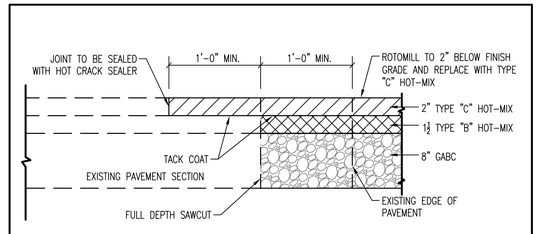
CITY OF DOVER, KENT COUNTY, DELAWARE

PREPARED FOR: 4B, LLC

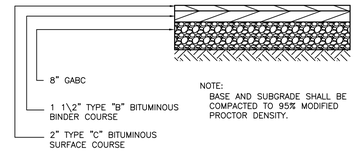
LARSON ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING
910 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-8211

CADD FILE: Grading Plan_1 Sheet\All Sheets

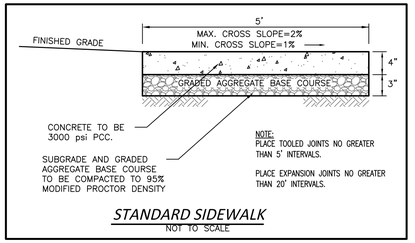
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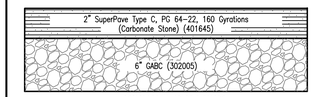

*TYPICAL PAVEMENT TIE-IN DETAIL*
(NOT TO SCALE)




*PAVE DETAIL*
NOT TO SCALE




*STANDARD SIDEWALK*
NOT TO SCALE




ASPHALT DRIVEWAY

DRIVEWAY MATERIALS SECTION
(NOT TO SCALE)

| | |
|---|---|
| DATE: 1/2/25 | SCALE: AS NOTED |
| JOB NO.: 24-022 | DRAWN BY: YATuroczy |
| APPLICATION NO.: #### | DESIGNED BY: DJLiberman |
| APPROVED BY: DJLiberman | CHECKED BY: DJLiberman |

| DATE | REVISION |
|---|---|
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SIGNATURE DATE

DETAIL SHEET

FOR

# 207 N WEST STREET

CITY OF DOVER, KENT COUNTY, DELAWARE

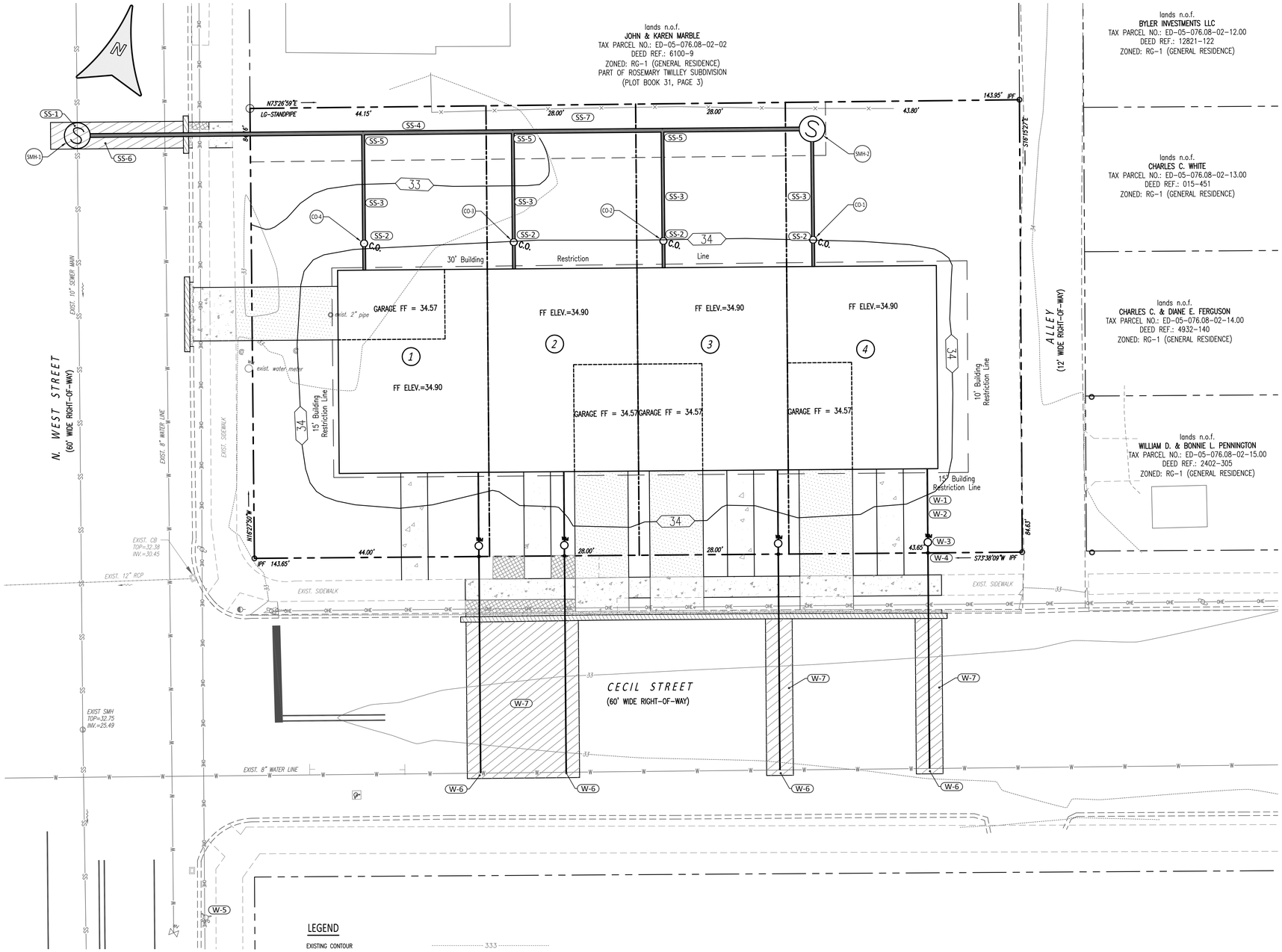
PREPARED FOR: 4B, LLC

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910 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-8211

CADD FILE: DetailSheet_TidewaterWetsch

SHEET NO.: SD-4

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## SANITARY SEWER NOTES

SS-1 CONSTRUCT DOGHOUSE STYLE SEWER MANHOLE OVER EXISTING 10" SANITARY SEWER MAIN, SEE DETAIL ON SHEET UP-2.

SS-2 PROVIDE CLEANOUT 5' OFF BUILDING AS SHOWN, TYPICAL OF 4, PER DETAIL ON SHEET UP-2.

SS-3 PROVIDE 6" SDR-26 PVC LATERAL AT MIN. 1.04% SLOPE TO BUILDING AS SHOWN.

SS-4 PROVIDE 8" SDR-26 PVC SEWER MAIN @ 0.50% SLOPE AS SHOWN.

SS-5 CONNECT TO 8" SEWER MAIN WITH 8"x6" WYE.

SS-6 SAWCUT AND REPAIR UTILITY TRENCH PER DETAIL ON SHEET UP-2.

SS-7 PROVIDE 10' SEWER EASEMENT FOR BENEFIT OF CITY OF DOVER.

## WATER SUPPLY NOTES

W-1 MAINTAIN 48" VERTICAL COVER ON ALL WATER SERVICES.

W-2 PROVIDE 1" TYPE K COPPER WATER SERVICE PER CITY OF DOVER DETAIL ON SHEET UP-2.

W-3 PROVIDE WATER METER PIT PER CITY OF DOVER DEPARTMENT OF PUBLIC UTILITIES, SEE DETAIL ON SHEET UP-2.

W-4 PROVIDE 1" CURB STOP AND BOX ONE FOOT BEYOND RIGHT-OF-WAY PER CITY OF DOVER DETAIL ON SHEET UP-2.

W-5 EXISTING FIRE HYDRANT

W-6 CONNECT TO EXISTING 8" WATER MAIN WITH CORPORATION STOP PER CITY OF DOVER ON SHEET UP-2.

W-7 SAWCUT AND REPAIR UTILITY TRENCH PER DETAIL ON SHEET UP-2.

## LEGEND

| | |
|---|---|
| EXISTING CONTOUR | 33 |
| PROPOSED CONTOUR | 33 |
| EXISTING STORM DRAIN LINE | SD |
| CATCH BASIN | |
| FLOW ARROW | |
| EXISTING SAN. SEWER LINE | SS |
| PROPOSED SAN. SEWER LINE | |
| SANITARY SEWER MANHOLE | S |
| EXISTING SEWER CLEANOUT | C |
| PROPOSED SEWER CLEANOUT | C.O. |
| EXISTING WATER LINE | W |
| PROPOSED WATER LINE | |
| EXISTING FIRE HYDRANT | |
| PROPOSED FIRE HYDRANT | |
| EXISTING WATER VALVE | WV |
| PROPOSED WATER VALVE | |
| OVERHEAD ELECTRIC | OHE |
| UTILITY POLE | |
| SIGN | |

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

MISS UTILITY OF DELMARVA

811

"KNOW WHAT'S BELOW CALL BEFORE YOU DIG"
PROTECT YOURSELF, GIVE FIVE WORKING DAYS' NOTICE

| | |
|---|---|
| DATE | SCALE |
| 1/2/25 | 1"=10' |
| JOB NO. | DRAWN BY |
| 24-022 | YATuroczy |
| APPLICATION NO.: | DESIGNED BY: |
| #### | DJLiberman |
| APPROVED BY: | CHECKED BY: |
| DJLiberman | DJLiberman |

| DATE | REVISION |
|---|---|
| | |
| | |
| | |
| | |

SIGNATURE DATE

UTILITY PLAN

FOR

# 207 N WEST STREET

CITY OF DOVER, KENT COUNTY, DELAWARE

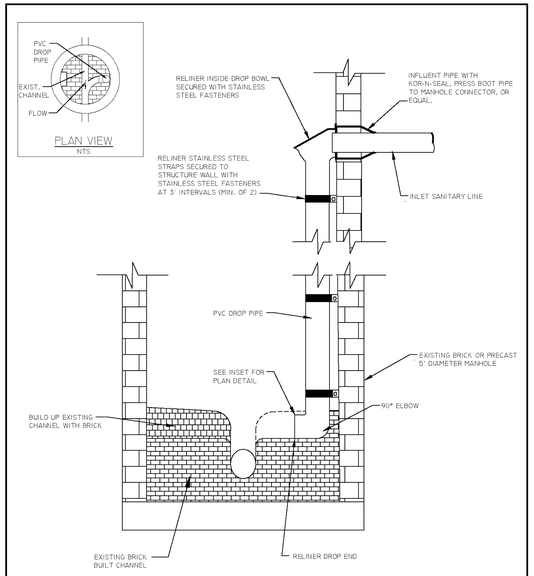
PREPARED FOR: 4B, LLC

CADD FILE: Utility Plan_Tidemark-West.dwg

LARSON ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING
910 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-8211

SHEET NO.: UP-1

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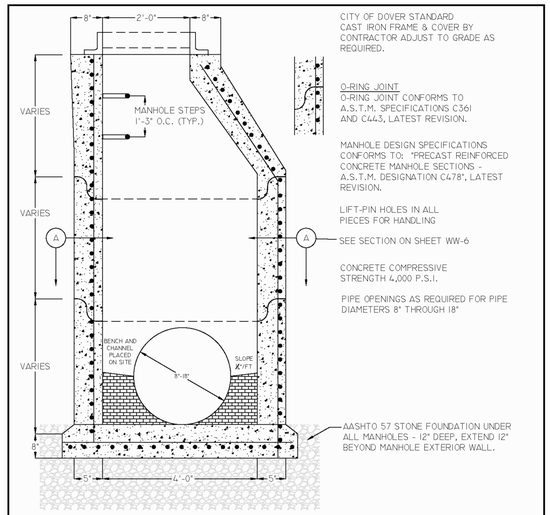



City of Dover

RELINER INSIDE DROP SYSTEM
MANHOLE DETAIL (5' DIAMETER)

DEPARTMENT OF PUBLIC UTILITIES

| | | | |
|---|---|---|---|
| DRAWN: | JAL | DATE: | 03.03.09 |
| CKD: | | SCALE: | NTS |
| APRVD: | | DWG. NO: | WW-21 |




CHANNELING/ALL WASTEWATER MANHOLES - PRE-CAST

BOTTOM OF MANHOLE TO BE CHANNELED AND BENCHED. MINIMUM CHANNEL DEPTH TO BE HALF THE DIAMETER OF INLET OR THROUGH-PIPE. CHANNELS TO BE SMOOTH, CONCRETE, AND SEMI-CIRCULAR IN SECTION. WHERE BRICK CHANNEL IS USED, INVERT SHALL BE BRICK LAID ON EDGE. SUBJECT TO APPROVAL OF CITY OF DOVER PUBLIC UTILITIES DIRECTOR, PRECAST CHANNELS MAY BE UTILIZED WITH THE UNDERSTANDING THAT IF ALIGNMENT OF FLOW IS OFF, CHANNEL WILL BE REMOVED AND BRICK CHANNEL INSTALLED TO CORRECT FLOW.

City of Dover

MANHOLE TYPE I

DEPARTMENT OF PUBLIC UTILITIES

| | | | |
|---|---|---|---|
| DRAWN: | JAL | DATE: | 12.01.08 |
| CKD: | REM/RJH | SCALE: | NTS |
| APRVD: | SJD | DWG. NO: | WW-5 |

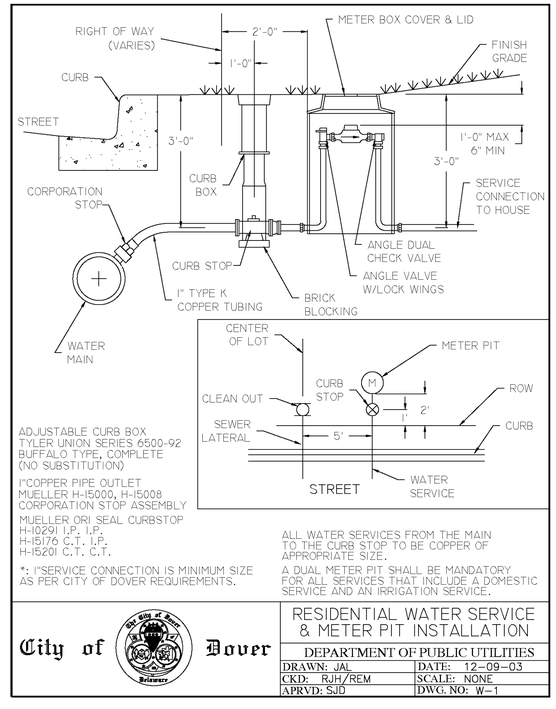
## CONSTRUCTION NOTES:

**WATER**

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
3. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Public Works specifications and requirements.
4. The site contractor shall contact the City of Dover Public Works Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Public Works must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
5. The size, type and location of all proposed and existing water lines and valves must be shown on the plan.
6. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed building. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.
7. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve are located within five feet (5') to ten feet (10') of the building. A blowup detail of this layout is recommended.
8. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. The Department of Public Works will test and inspect all fire mains to blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained through the floor to the ninety degree (90°) bend and thrust block. All rods shall be be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
9. All water taps shall be installed with a Powerseal 3490AS and approved tapping valve. This will eliminate the need to shut down water to active customers.

**WASTE**

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Public Works specifications and requirements.
3. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "...any system used for conveying rain water, surface water, condensate, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.
4. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures, including cleanouts.
5. Each property shall be served by a single sanitary sewer lateral which shall be furnished and installed by the property owner. In the event a property contains multiple principle structures, such as shopping centers or apartment complexes, the property shall be served by a single sanitary sewer main where a sanitary sewer lateral may be provided to each principle structure. Each structure, which is capable of being offered for sale, shall have its own separate wastewater facilities.
6. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout lateral.
7. Sizing (flow) calculations must be submitted for all sanitary sewer mains showing that velocity and all other requirements are met. Any projected future flow requirements must be clearly identified.
8. Sizing (flow) calculations must be submitted for all sanitary sewer laterals (other than for single-family dwellings) showing that velocity and all other requirements are met.
9. Calculations that the existing pump station can accommodate the increased sewage flow must be submitted to our office for review and approval.
10. The minimum size of all sanitary sewer laterals shall be six-inch (6").
11. If kitchen facilities are proposed a minimum 1,000 gallon, two chamber grease trap, meeting all Kent County ordinance requirements, must be provided. A construction detail for the proposed grease trap, as well as the proposed location, must be provided on the plan.




ADJUSTABLE CURB BOX
TYLER UNION SERIES 6500-92
BUFFALO TYPE, COMPLETE
(NO SUBSTITUTION)

1"COPPER PIPE OUTLET
MUELLER H-15000, H-15008
CORPORATION STOP ASSEMBLY

MUELLER ORI SEAL CURBSTOP
H-10291 I.P. I.P.
H-15176 C.T. I.P.
H-15201 C.T. C.T.

*: 1"SERVICE CONNECTION IS MINIMUM SIZE AS PER CITY OF DOVER REQUIREMENTS.

ALL WATER SERVICES FROM THE MAIN TO THE CURB STOP TO BE COPPER OF APPROPRIATE SIZE.

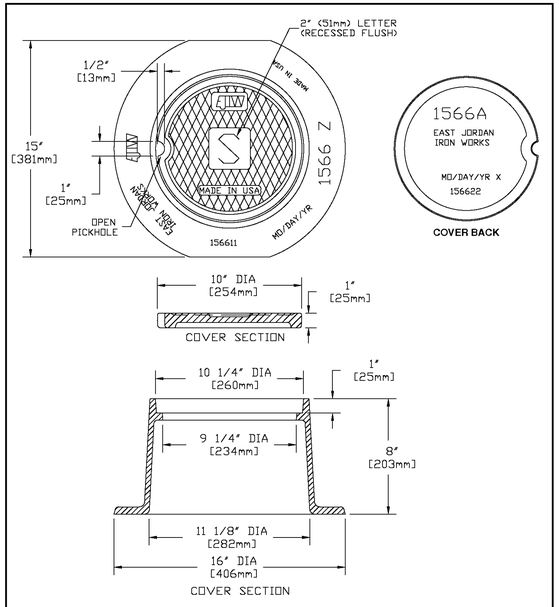
A DUAL METER PIT SHALL BE MANDATORY FOR ALL SERVICES THAT INCLUDE A DOMESTIC SERVICE AND AN IRRIGATION SERVICE.

City of Dover

RESIDENTIAL WATER SERVICE & METER PIT INSTALLATION

DEPARTMENT OF PUBLIC UTILITIES

| | | | |
|---|---|---|---|
| DRAWN: | JAL | DATE: | 12-09-03 |
| CKD: | RJH/REM | SCALE: | NONE |
| APRVD: | SJD | DWG. NO: | W-1 |



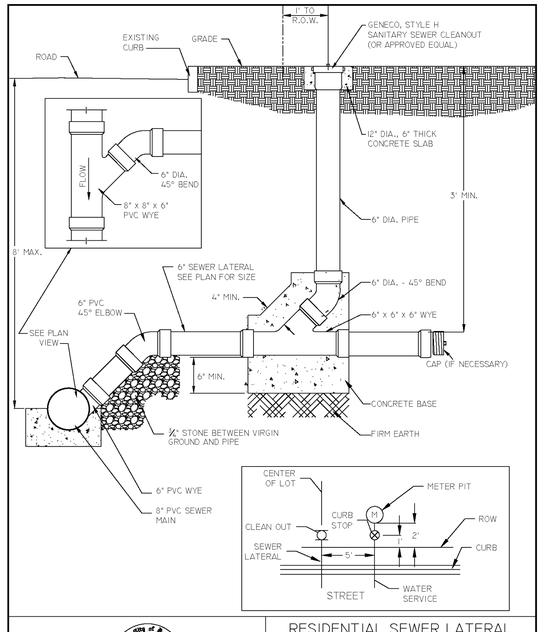

DETAIL HAS BEEN PROVIDED BY EAST JORDAN IRON WORKS, INC.

City of Dover

SANITARY SEWER CLEANOUT DETAIL

DEPARTMENT OF PUBLIC UTILITIES

| | | | |
|---|---|---|---|
| DRAWN: | JAL | DATE: | 12.01.08 |
| CKD: | REM/RJH | SCALE: | NTS |
| APRVD: | SJD | DWG. NO: | WW-9 |

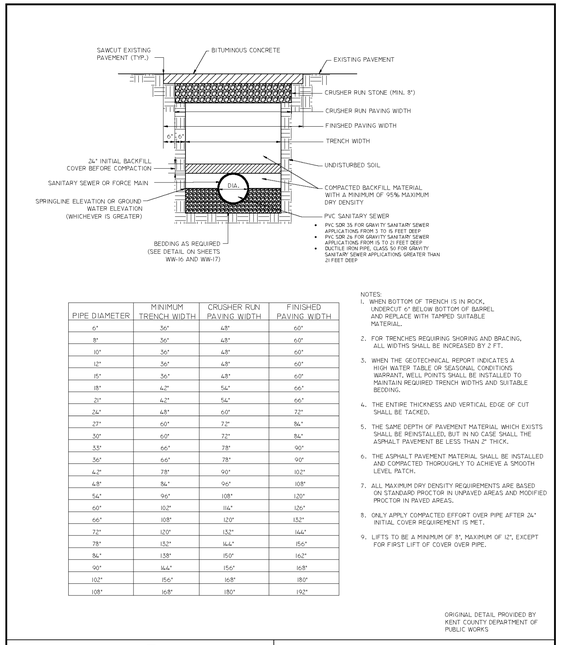



City of Dover

RESIDENTIAL SEWER LATERAL DEPTH UP TO 8'

DEPARTMENT OF PUBLIC UTILITIES

| | | | |
|---|---|---|---|
| DRAWN: | JAL | DATE: | 01.05.09 |
| CKD: | RJH/REM | SCALE: | NTS |
| APRVD: | SJD | DWG. NO: | WW-1 |




| PIPE DIAMETER | MINIMUM TRENCH WIDTH | CRUSHER RUN PAVING WIDTH | FINISHED PAVING WIDTH |
|---|---|---|---|
| 6" | 36" | 48" | 60" |
| 8" | 36" | 48" | 60" |
| 10" | 36" | 48" | 60" |
| 12" | 36" | 48" | 60" |
| 15" | 36" | 48" | 60" |
| 18" | 42" | 54" | 66" |
| 21" | 42" | 54" | 66" |
| 24" | 48" | 60" | 72" |
| 27" | 60" | 72" | 84" |
| 30" | 60" | 72" | 84" |
| 33" | 66" | 78" | 90" |
| 36" | 66" | 78" | 90" |
| 42" | 78" | 90" | 102" |
| 48" | 84" | 96" | 108" |
| 54" | 96" | 108" | 120" |
| 60" | 102" | 114" | 126" |
| 66" | 108" | 120" | 132" |
| 72" | 120" | 132" | 144" |
| 78" | 132" | 144" | 156" |
| 84" | 138" | 150" | 162" |
| 90" | 144" | 156" | 168" |
| 102" | 156" | 168" | 180" |
| 108" | 168" | 180" | 192" |

NOTES:
1. WHEN BOTTOM OF TRENCH IS IN ROCK, UNDERCUT 6" BELOW BOTTOM OF BARREL AND REPLACE WITH TAMPED SUITABLE MATERIAL.
2. FOR TRENCHES REQUIRING SHORING AND BRACING, ALL WIDTHS SHALL BE INCREASED BY 2 FT.
3. WHEN THE GEOTECHNICAL REPORT INDICATES A HIGH WATER TABLE OR SEASONAL CONDITIONS WARRANT, WELL POINTS SHALL BE INSTALLED TO MAINTAIN REQUIRED TRENCH WIDTHS AND SUITABLE BEDDING.
4. THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT PAVEMENT BE LESS THAN 2" THICK.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY TO ACHIEVE A SMOOTH LEVEL PATCH.
7. ALL MAXIMUM DRY DENSITY REQUIREMENTS ARE BASED ON STANDARD PROCTOR IN UNPAVED AREAS AND MODIFIED PROCTOR IN PAVED AREAS.
8. ONLY APPLY COMPACTED EFFORT OVER PIPE AFTER 24" INITIAL COVER REQUIREMENT IS MET.
9. LIFTS TO BE A MINIMUM OF 8", MAXIMUM OF 12", EXCEPT FOR FIRST LIFT OF COVER OVER PIPE.

ORIGINAL DETAIL PROVIDED BY KENT COUNTY DEPARTMENT OF PUBLIC WORKS

City of Dover

TRENCH PAVEMENT WIDTH

DEPARTMENT OF PUBLIC UTILITIES

| | | | |
|---|---|---|---|
| DRAWN: | JAL | DATE: | 03.03.09 |
| CKD: | REM/RJH | SCALE: | NTS |
| APRVD: | SJD | DWG. NO: | WW-15 |

| | |
|---|---|
| DATE 1/2/25 | SCALE |
| JOB NO. 24-022 | DRAWN BY |
| APPLICATION NO.: #### | DESIGNED BY: DJLiberman |
| APPROVED BY: DJLiberman | CHECKED BY: DJLiberman |

| DATE | REVISION |
|---|---|
| | |
| | |
| | |
| | |

UTILITY DETAIL SHEET

FOR

# 207 N WEST STREET

CITY OF DOVER, KENT COUNTY, DELAWARE

PREPARED FOR: 4B, LLC

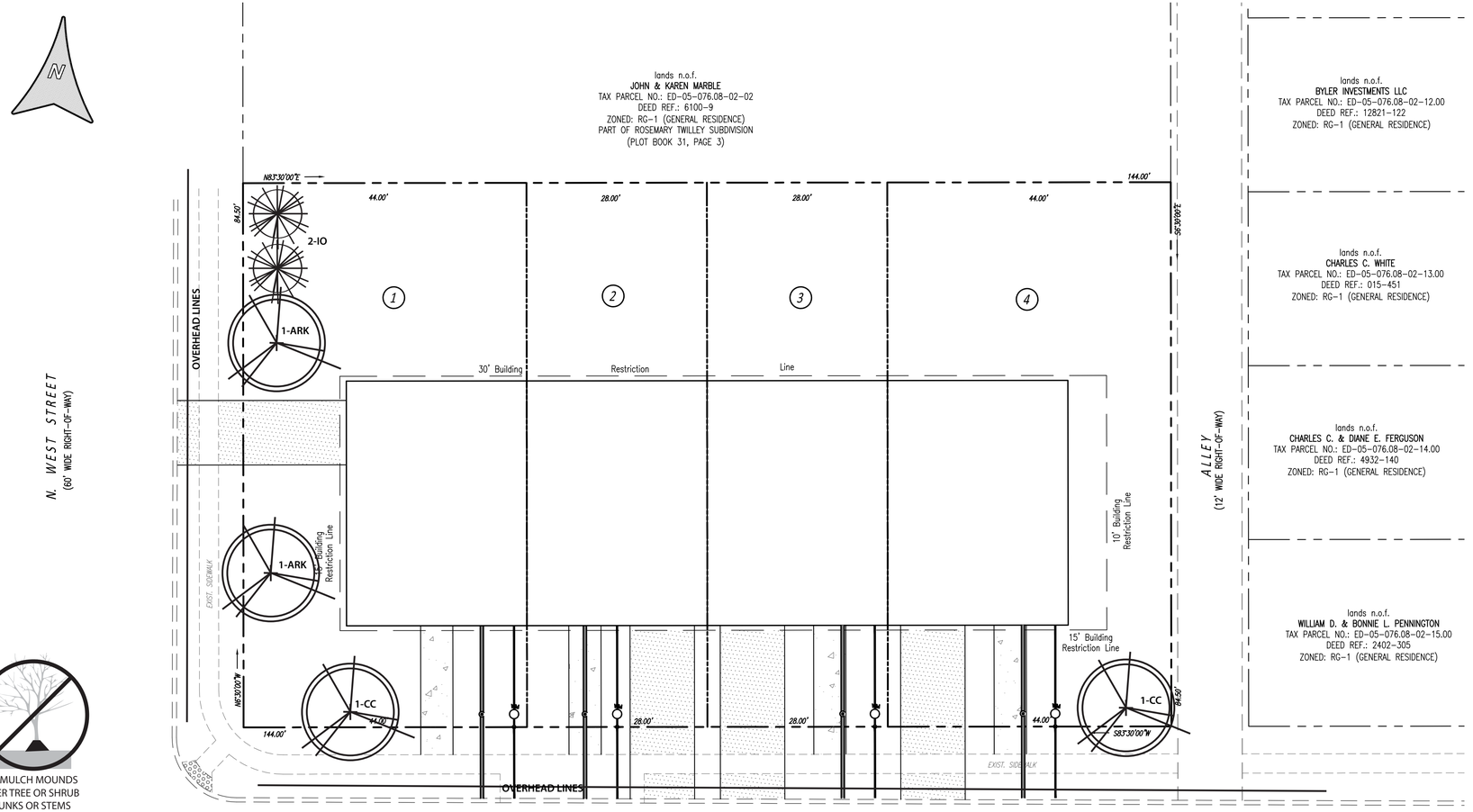
SIGNATURE DATE

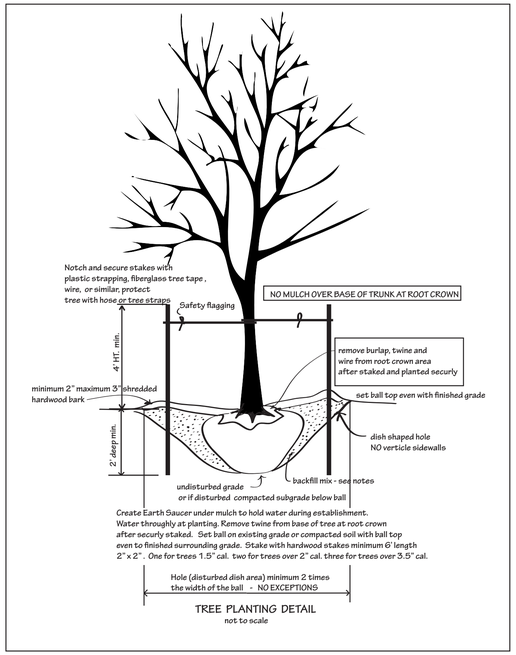
LARSON ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING
910 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-8211

CADD FILE: Utility Plan_Tidewater Westx3

SHEET NO.: UP-2

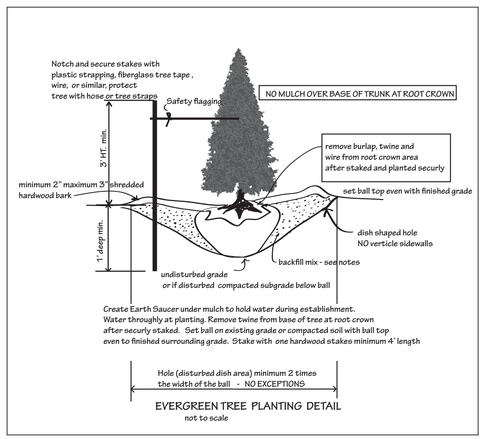
Notice: These drawings and design are the exclusive property of Larson Engineering Group, Inc., and shall not be used, altered or copied without written permission.




TREE PLANTING DETAIL
not to scale




EVERGREEN TREE PLANTING DETAIL
not to scale

FIELD LOCATE ALL UTILTIES 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.

CECIL STREET
(60' WIDE RIGHT-OF-WAY)

PLANTING SCHEDULE

| TYPE | KEY | # | BOTANICAL AND COMMON NAME | MINIMUM SIZE |
|---|---|---|---|---|
| | | | Note: Substitions or variations of any kind from the materials specified requires Landscape Architect's written approval prior to installation | |
| T | ARK | 2 | ACER RUBRUM 'KARPICK ' - COLUMNAR RED MAPLE | 2.0" CAL. BB 12'-14' HT. BRANCHED TO NO LESS THAN 6' HT ABOVE GRADE |
| O | CC | 2 | CERCIS CANADENSIS - 'FOREST PANSY' - FOREST PANSY REDBUD | 2.0" CAL. BB 12'-14' HT. BRANCHED TO NO LESS THAN 6' HT ABOVE GRADE |
| E | IO | 2 | ILEX OPACA - AMERICAN HOLLY | 6'-8' BB BRANCHED TO THE GROUND |
| X | XX | - | NOTE PLAN DRAWING FOR PLANT MATERIAL QUANTITIES IN REQUIREMENT AREAS SHALL SUPERSEDE THE SCHEDULE - SUBSTITUTIONS ALLOWED WITH THE LANDSCAPE ARCHITECTS APPROVAL | |

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

The source of all plant material for the site shall be from within one whole number hardiness zone as defined by the United States Department of Agriculture (USDA) of the zone that covers the majority of Kent County. The handling, planting and perpetual maintenance of all tree and plant material shall conform to Tree Care Industry Association ANSI A300-2011 standards.
ALL TREES MUST BE PLANTED PER THE DETAIL INCULDING SOIL AMENDMENTS - MULCHED - STAKED - GUYED AND WATERED WHEN INSTALLED

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: BUFFERYARDS, PARKING AREAS ETC) BUT SHALL BE FIELD LOCATED TO AVOID UTILITIES OR OBSTRUCTIONS AND SHALL GOVERN OVER THE SCHEDULE TO MEET MINIMUM CODE REQUIREMENTS.

TREE PRESERVATION PLANTING PLAN
- NO EXISTING WOOLAND, TREES, OR SPECIMEN TREES

12,168 SF TOTAL LOT AREA / 3000 SF = 4.056 = 4 REQUIRED TREES
PROVIDED 6 TREES

**Landscape Architect Certification of Plan Accuracy**
I hereby certify that I am a registered professional landscape architect in the State of Delaware and that all of the information on this plan, other than the boundary and topographic information, is true and correct to the accuracy required by accepted landscape architectural design standards.

ELLEN TRACEY No. 134-E STATE OF DELAWARE REGISTERED LANDSCAPE ARCHITECT
12-19-24
DATE SEAL

**MISS UTILITY OF DELMARVA**
811
"KNOW WHAT'S BELOW CALL BEFORE YOU DIG"
PROTECT YOURSELF, GIVE FIVE WORKING DAYS NOTICE

GRAPHIC SCALE
10 0 5 10 20 40
( IN FEET )
1 inch = 10 ft.

| DATE | SCALE |
|---|---|
| | 1"=10' |
| JOB NO. 24-022 | DRAWN BY |
| APPLICATION NO.: | DESIGNED BY: |
| APPROVED BY: | CHECKED BY: |

| DATE | REVISION |
|---|---|
| | |
| | |
| | |
| | |

LANDSCAPE PLAN

FOR

# 207 N WEST STREET

CITY OF DOVER, KENT COUNTY, DELAWARE

PREPARED FOR:

DesignSetc
1901 Hickory Hill Road
Chadds Ford PA 19317
610-348-7786
ellentraceyDESIGNSetc@gmail.com

CADD FILE — Landscape Plan.dwg

SHEET NO. — LS-1

City of Dover

DATA SHEET FOR CONDITIONAL USE SITE PLAN/MASTER PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF February 5, 2025

PLANNING COMMISSION MEETING OF February 18, 2025

| | |
|---|---|
| Plan Title: | Villages of Maple Dale Phase 3<br>Planned Neighborhood Design – Senior Citizen Housing Option (Revised), C-25-02 |
| Plan Type: | Conditional Use Site Plan/Master Plan |
| Associated Plans: | C-09-06 Master Plan for PND-SCHO: Phase 1A<br>SB-09-04 Master Plan for PND-SCHO: Phase 1B<br>MI-24-08 Sketch Plan Villages of Maple Dale: PND-SCHO Phase 3 |
| Owner: | U & I Maple Dale, LLC |
| Tax Parcel ID: | ED-05-067.00-04-01.00-000 |
| Property Address: | 180 Maple Dale Circle |
| Site Area: | Total Parcel: 147.48 acres (Maple Dale Golf & Country Club parcel)<br>Villages of Maple Dale Total Project Area: 13.7 +/- acres |
| Project Area: | Villages of Maple Dale Phase 3: 5.00 +/- acres |
| Present Use: | Golf Course |
| Proposed Use: | Golf Course and Age-Restricted Apartment Building (Permitted as a Conditional Use under the PND-SCHO) |
| Overall Project: | Planned Neighborhood Design Senior Citizen Housing Option<br>Apartment-Style Building of 48 units<br>Parking Improvements for total of 249 Spaces |
| Number of Dwelling Units: | Phase 1A (under construction) - 12 townhouse units<br>Phase 1B (under construction) - 18 townhouse units<br>Total under construction - 30 dwelling units<br>**Phase 3 proposed at 48 dwelling units (1 apartment building)**<br>Total of all phases – 78 dwelling units |
| Sewer & Water | City of Dover |
| Zoning Classification: | RC (Recreational and Commercial Zone) |

| | |
|---|---|
| | Planned Neighborhood Design: Senior Citizen Housing Option<br>**Note: Phase 1A and 1B are zoned ROS (Recreational and Open Space Zone)* |
| PND Considerations: | Alternative Design Standards Approved Previously for PND and for Reconsideration again:<br>Building Height<br>Number of Stories<br>Dwelling Units Per Building |
| Waivers Requested: | Partial Elimination of Curbing |
| For Consideration: | Active Recreation Area |

**City of Dover Planning Office**

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: February 5, 2025

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APPLICATION: Villages of Maple Dale – Phase 3 - Villages of Maple Dale Planned Neighborhood Design: Senior Citizen Housing Option (Revised)

FILE #: C-25-02 REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Dawn E. Melson-Williams, AICP PHONE #: (302) 736-7196

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*Note: This review Report was initially prepared by Staff of the Rossi Group (under a Planning Services contract with the City of Dover). The Report was completed with additional review and editing by the City's Planning Office.*

## I. PLAN SUMMARY:

This Application C-25-02 is for Review of a Conditional Use Site Plan/Master Plan for the development of Villages of Maple Dale –Planned Neighborhood Design – Senior Citizen Housing Option (Revised) consisting of up to 48 age-restricted apartments on a portion of the property of the Maple Dale County Club & Golf Course. This application is the third phase of the Master Plan that was previously established by Applications C-09-06, providing 84 units over two phases. SB-09-04 and Villages of Maple Dale Phases IA and IB are under construction. The plan for Phase 3 consists of the construction of a three-story apartment building with 48 units (age-restricted) and associated site improvements. The property is zoned RC (Recreational and Commercial Zone). The property is located on the east side of Maple Dale Road. The owner of record is U & I Maple Dale, LLC. Property Address: 180 Maple Dale Circle. Tax Parcel: ED-05-067.00-04-01.00-000. Council District 1.

This phase of the project was recently the subject of MI-24-08 Villages of Maple Dale (Updated Phase 3): PND-SCHO Concept Plan considered at City Council in October 2024 for Referral to the Planning Commission.

Previous Applications:
The subject site is the maple Dale Country Club located on the east side of Maple Dale Road in Dover, Delaware. The Maple Dale Country Club and golf course was developed in the mid-to late twentieth century at this location on the east side of Kenton Road. Lands surrounding the golf course are low and medium density residential developments. In 2009, the General Sketch Plan (MI-09-06) proposed to develop residential units on a portion of the Maple Dale Country Club golf course land while maintaining the 18-hole golf course.

The Conditional Use/Conceptual Subdivision Plan (C-09-06) approved by the Planning

Commission in September 2009 established the Villages of Maple Dale Planned Neighborhood Design-Senior Citizen Housing Option Plan to encompass a total of three (3) development phases with 30 townhouse units and several apartment style buildings. The Planning Commission subsequently granted conditional approval of the Preliminary Subdivision/Site Plan (SB-09-04P) for the Villages of Maple Dale Senior Housing Community: Planned Neighborhood Design Senior Citizen Housing Option development. This focused on the Record Plan and Construction Plans for the Phases (Phase 1A and 1B) for the townhouse units only. The associated Record Plan as recorded on September 30, 2010, created the thirty (30) townhouse lots consisting of twelve (12) lots on Maple Dale Road and a new cul-de-sac street known as Valhalla Court for eighteen (18) townhouse unit lots. The Construction Plans for SB-09-04F focused on 4.6 acres and were approved October 18, 2010 including the stormwater management facility improvements and agreements with DelDOT for the timing of off-site improvements (lengthen deceleration lane approaching Maple Dale Road).

Along Maple Dale Road, Phase 1A of Townhouse units is almost complete. A 4-pack of townhouse units began construction in 2010, and the remaining lots sat undeveloped. In 2024, new ownership acquired the property and restarted construction of units with eight (8) townhouse units. Since the townhouse lots for Phase 1B were also already recorded, the developer reconfirmed the approvals of the infrastructure plans for this phase and now has commenced site work activities. It is noted that with the Comprehensive Rezoning 2021 Project, the townhouse lots were rezoned to ROS (Recreational and Open Space Zone) to more clearly reflect the residential land use and size of these smaller lots. The main golf course parcel of the Maple Dale Country Club remains zoned RC (Recreational and Commercial Zone).

## II. PROJECT DESCRIPTION – Current Application

Sketch Concept Plan Application MI-24-08 at City Council on October 28, 2024:

The Plan approval for the Apartment/Condominium Area of Master Plan for the Villages of Maple Dale Planned Neighborhood Design-Senior Citizen Housing Option lapsed. Application MI-24-08 restarted the process for approval of the project Master Plan focusing on the Condominium Phase (previously identified as Phase 2, now listed as Phase 3). For Villages of Maple Dale PND-SCHO, a 48-unit apartment style condominium building is proposed. The Concept/Sketch Plan (dated 10/16/2024) depicted the layout for the building, parking lot expansion and reconfiguration, and remaining Maple Dale Country Club Clubhouse, associated buildings & amenities, and golf course, etc. The applicant submitted a Sketch Plan Narrative Letter with graphics dated October 16, 2024 and a Concept/Sketch Plan set showing Villages of Maple Dale PND-SCHO (Updated Phase 3) as modified. The proposed modifications include a reduction in the number of proposed condominium units from 54 units to 48 units, a reconfigured parking plan, and changes to site amenities (removal of pool and tennis courts). MI-24-08 was reviewed by City Council on October 28, 2024, with action taken to refer it on for Planning Commission review.

Conditional Use Site Plan/Master Plan C-25-02:

The Villages of Maple Dale Planned Neighborhood Design-Senior Citizen Housing Option (Revised) Project continues to encompass a total of three (3) development phases with one (1) apartment style building and 30 townhouse units. The project was previously approved for 54 apartment units; this Plan shows 48 apartment units. Phases 1A and 1B consist of townhouse units and Phase 3 consists of a three-story apartment-style building. This development also

includes associated parking, reconfiguration of existing parking for the golf course and Clubhouse, active recreation amenities, and stormwater management facilities. The existing golf course, driving range, and Clubhouse will remain; and the tennis courts and pool facilities are proposed to be removed to accommodate the development proposal.

## III. ZONING REVIEW

The subject site is zoned RC (Recreational and Commercial Zone). The golf course and country club are permitted uses in the RC zoning district. The Planned Neighborhood Design (PND) - Senior Citizen Housing Option is permitted under all zoning classifications (with the exception of the M, IPM and C-4 zoning classifications) as a conditional use. *Zoning Ordinance,* Article 3 §24.1b notes that "preference shall be given to those projects which are within close proximity to public transit services, and which are situated within one-quarter (1/4) mile of a grocery store, pharmacy, restaurant, physician offices, senior center or similar convenience service establishment." The PND: Senior Citizen Housing Option is intended to "…encourage the development of high-quality housing opportunities design to accommodate the particular needs of senior citizens" by allowing the Planned Neighborhood Design Option through the Conditional Use process. The PND must present a community design that is in accordance with the goals and policies of the Comprehensive Plan.

Review Process for Planned Neighborhood Design: Senior Citizen Housing Option:
The applicant is seeking approval under the Planned Neighborhood Design Ordinance for the Senior Citizen Housing Option (see *Zoning Ordinance*, Article 3, Section 24.1 (b)). The Ordinance sets forth a two or three-step review and approval process. In the first step, the developer meets with the City Council and presents a general sketch plan to determine whether or not the proposed project is of such a design and type that warrants further review by the Planning Commission.

On October 28, 2024, the City Council reviewed the project and determined that further review is warranted. The second step is a more detailed Conditional Use Site Plan review and public hearing process before the Planning Commission. (Note: A third review step with the Planning Commission may be required depending on the type, physical size, and complexity of the project application. This is not required for this project.) The site development plan submittals for each phase of the project are reviewed for consistency with the approved Master Plan (Conceptual Plan) and to finalize details of the plan.

The current application to the Planning Commission represents the second step in the review process for the Villages of Maple Dale PND-SCHO to review the Conditional Use Site Plan/Master Plan for Phase 3 as Revised. The Master Plan was previously approved with Applications C-09-06 and SB-09-04.

It is important to keep in mind that a PND proposal does not involve a rezoning of the land. The Planned Neighborhood Design – Senior Citizen Housing Option is plan specific. The land would remain zoned RC (Recreational and Commercial Zone). The PND option allows for a greater variety of housing types and allows for commercial uses while requiring 25% open space. Also,

by the *Zoning Ordinance* provisions, in the PND: SCHO the units shall be deed restricted to require that the head of household for each housing unit be at least 55 years of age or older.

*Comprehensive Plan* Recommendations

The City of Dover *2019 Comprehensive Plan as amended* shows this property on the Land Development Plan Map (Map 12-1) with the Land Use Category of Open Space. The Land Development Plan Matrix (Table 12-1) notes specifically that the zoning districts of ROS and RC are appropriate for the Land Use Category of Open Space. Further described in the *Comprehensive Plan,* Private Open Space is associated with residential communities (see pages 12-24 and 12-25) and can also be recreational opportunities. The Maple Dale Country Club is listed as an example of a recreational type of Private Open Space. The Goal and Polices outlined for Private Open Space focus on its availability for use to meet recreational needs of the community and its long-term maintenance.

The *2019 Comprehensive Plan* also establishes stated goals for various types of land uses within the City limits. The stated goal for Residential Land Uses is "to develop and maintain an adequate supply of housing of varying type, size, and densities that are aesthetically pleasing and located within neighborhoods designed or redesigned to promote convenience, conservation, and access to the greater community, but which are properly buffered through distance and landscaping from incompatible land uses" (see page 12-3). A Policy is to "encourage high density residential development in infill areas that are near essential services, public transit, and employment opportunities." One of the goals outlined in Chapter 11 – Housing & Community Development is to "Encourage Balanced Housing Opportunities for all Residents of the City."

The *2019 Comprehensive Plan* acknowledges that the residents aged 65+ continue to be a rapidly growing segment of the population that will require more specialized services (page 3-5), a trend also identified in previous Comprehensive Plans. In response, a previous Comprehensive Plan implementation strategy included development of the Zoning amendment to allow for Senior Citizen housing developments near the community services and transit routes that senior citizens depend upon. As a result, the Planned Neighborhood Design: Senior Citizen Housing Option Ordinance was developed and adopted by City Council on July 14, 1997 with multiple projects making use of these PND-SCHO provisions. This project for Villages of Maple Dale is being developed following the Senior Citizen Housing Option of the Planned Neighborhood Design.

## IV. MASTER PLAN REVIEW DETAILS

**Master Plan of Villages of Maple Dale – Phase 3: PND - SCHO (Revised)**

This project proposes to develop a portion of Maple Dale Country Club into a Planned Neighborhood Design (PND) - Senior Citizen Housing Option (SCHO). This project originated in 2009, with a proposed plan for thirty (30) townhouse units and three (3) apartment-style buildings comprising 54 units. The project area included 13.71 acres of the overall 152.19-acre Maple Dale Country Club property. The townhouses associated with Phase 1A are under construction. The townhouse lots associated with Phase 1B are recorded and site work for their construction is starting after confirmation of infrastructure approvals. Phase 3, which is the subject of this application, proposes a 48-unit garden apartment building, which is a change and reduction in units from the 54 units previously proposed. This report focuses on the apartment

style condominium building proposed under Phase 3.

Site Layout:
The proposed apartment style building is located at the northwestern edge of the Country Club, in the location of the pool, playground, volleyball area, and tennis courts. These amenities will be removed to allow for the placement of the building. In addition, the project proposes to reconfigure the parking lots, including the parking associated with the golf course and Clubhouse. The plan also includes a proposed walking path and a proposed sand volleyball court.

Project Density:
With the Senior Housing Option, the "project density shall be generally compatible with the development pattern and existing or potential zone densities of the surrounding area." The Conditional Use/Conceptual Subdivision Plan approved in 2009 for this site included a project density of 6.13 dwelling units per acre (84 units on a 13.7-acre portion of the Country Club property). The plan provides a project area/limit of disturbance for this project of 5.00 acres. Using this land area, the proposed density for the project is 9.6 dwelling units per acre. If the total number of units of the PND-SCHO, including townhouses, is used based on the 13.7-acre site that was approved in 2009, the project has a density of 5.7 dwelling units per acre.

*Zoning Ordinance,* Article 3 §24.47 states that "the applicant shall demonstrate to the satisfaction of the planning commission that the project density proposed is compatible with the development pattern and density potential of the surrounding area." The surrounding area is a mix of densities and housing styles. Many of the residential lots in the immediate area are occupied single-family detached homes; however there are townhouses in the Retreat and in Turnberry, which is adjacent to the golf course. Additionally, townhouses are under construction in Phases 1A and 1B of the Villages of Maple Dale. Additionally, there are two apartment buildings located across from Maple Dale Country Club at the corner of Kenton Road and Chestnut Grove Road.

Request for PND: Alternative Design Standards
This Plan appears to continue with adjustments to the required design standards of a Planned Neighborhood Design: Senior Citizen Housing Option. Article 3 §24.5 of the *Zoning Ordinance* permits the Planning Commission to grant such adjustments and reads as follows:

> Article 3 §24.5. The design standards and dimensional requirements (bulk and parking regulations) shall be in accordance with article 4, sections 4.10 and 4.11, except that the planning commission may relax any of these requirements where the developer can demonstrate that such action is desirable and consistent with the objectives of this ordinance and the comprehensive plan.

The development proposal includes garden apartments.. The following table presents the proposed Alternative Design Standards for the Villages of Maple Dale PND-SCHO Phase 3 Revised in comparison to the bulk standards provided in Article 4, §4.11 regarding garden apartments. See Letter of Request.

| **Housing Type** | **Garden Apartments** | |
|---|---|---|
| | **Required** | ***Requested*** |
| Average Lot Area | 1,800 S.F. per dwelling unit | *No Change* |
| Minimum Lot Area | 1,800 S.F. per dwelling unit<br>1 acre per building | *No Change* |
| Lot Width | 100' per building | *No Change* |
| Lot Depth | 125' per building | *No Change* |
| Off-Street Parking | 2 | *Rate of 2.25 per unit from other regulations* |
| Building Setback from Street | 50 feet | *No Change* |
| Building Setback from Property Line<br>Front Yard Setback<br>Side Yard Setback<br>Rear Yard Setback | 50 feet | *No Change* |
| Building Spacing | 50 feet | *No Change* |
| Building Height<br>Number of Stories | 35 feet<br>2 stories | *38 feet, 4 inches*<br>*3 stories* |
| Lot Coverage | 60% | *No Change* |
| Average Number of Dwelling Units Per Building | 24 | *48* |

## V. CONDITIONAL USE REVIEW

With Conditional Use Applications, the Planning Commission reviews the proposed project to determine whether or not the intended use is appropriate in type and scale for the immediate neighborhood. The Commission must also consider whether or not the proposed use will have an adverse impact on the future orderly development of the surrounding area. The following sections of the *Zoning Ordinance* which relate to the role of the Commission in reviewing Conditional Use applications are particularly relevant when reviewing this application:

ARTICLE 10. PLANNING COMMISSION
**Section 1. - Approval of conditional uses.**

On application and after public notice and hearing, the commission may authorize the issuance by the city planner of permits for any of the conditional uses for which this ordinance requires, in the district in which such use is proposed to be located. In approving any such use, the planning commission shall take into consideration the public health, safety and welfare, the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular, and may prescribe appropriate conditions and safeguards as may be required in order that the results of its action may, to the maximum extent possible, further the expressed intent of this ordinance and the accomplishment of the following objectives in particular:

1.1 *Accessibility for emergency response.* That all proposed structures, equipment or material shall be readily accessible for fire, ambulance, police, and other emergency response;

1.2 *Harmony of location, size and character.* That the proposed use shall be of such location,

size and character that, in general, it will be in harmony with the appropriate and orderly development of the zone in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties;

1.3 *Residential zones.* That, in addition to the above, in the case of any use located in, or adjacent to, a residential zone:

1.31 The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, the said residential district or conflict with the normal traffic of the neighborhood; and

1.32 The location and height of buildings, the location, nature and height of walls and fences, the nature and extent of landscaping, and other improvements on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

If the Planning Commission approves a Conditional Use, the use is granted as a Conditional Use Permit. Such permits may be permanent, subject to limitations outlined in *Zoning Ordinance,* Article 10 §1.41, or be required by the Commission to undergo periodic renewal, using the procedure described in Article 10 §1.42. Any Conditional Use Permit, permanent or not, may be revoked using the procedure described in Article 10 §1.43 if the conditions prescribed by the Commission in conjunction with the issuance of the Conditional Use Permit have not been, or are no longer being complied with.

Approved as Planned Neighborhood Design: Senior Citizen Housing Option project:
The Villages of Maple Dale project was previously approved in 2009 under the Planned Neighborhood Design Ordinance for the Senior Citizen Housing Option (C-09-06). A PND proposal does not involve a rezoning of land. The property where the condominium building is proposed remains zoned RC (Recreational and Commercial Zone). The land where the townhouses are being constructed under Phase 1A and 1B is now zoned ROS (Recreational and Open Space) and consist of individual lots. Also, by the *Zoning Ordinance* provisions, in the PND: SCHO the units shall be deed restricted to require that the head of household for each housing unit be at least 55 years of age or older.

## VI. BUILDING ARCHITECTURE

The plan submittal shows the architecture of the Phase 3 apartment style building. The building is a three-story apartment building consisting of 48 units. The overall massing of the building is U-shaped with a shingle hipped roof with dormers on each elevation provided. The building elevations show a building primarily clad in vinyl siding with the first floor articulating between vinyl with a brick veneer water table and brick veneer. Balconies are included on north, east, and west elevations of the building and within the courtyard area. The sets of windows are a combination of fixed and operational windows with the wall box unit for heating/air conditioning is found just below each window group. The main entrance to the building is located in the center of the south elevation within the center courtyard. The entrance includes a box gable

standing seam metal roof.

## VII. PARKING SUMMARY

The Plan proposal includes a total of 249 parking spaces. The calculation of parking spaces provided is as follows based on zoning and use:

| Use | Parking Ratio | Number of Spaces |
|---|---|---|
| Golf Course (18-hole) | 1 space per employee (10 employees) + 4 spaces per hole (18 holes) | 82 |
| Clubhouse | 1 space per 300 SF @15,000 SF | 50 |
| Apartments | 2.25 spaces per DU | 108 |
| **Total Required Parking Spaces** | | **240** |
| **Total Proposed Parking Spaces** | | **249** |

The Plan shows four ADA accessible parking spaces: two in front of the Clubhouse and two in front of the Apartment Building. Based on other regulations, a total of seven (7) accessible parking spaces must be provided for the number of proposed parking spaces.

### Bicycle Parking

The project is required to provide bicycle parking. The bicycle parking calculation is one for every twenty parking spaces. Based on the total of 249 parking spaces on this parcel, a total of thirteen (13) bicycle parking spaces are required.

## VIII. SITE CONSIDERATIONS

### Access/Streets

Access to the Villages of Maple Dale site is provided via a private driveway (named Maple Dale Circle) off of Maple Dale Drive. Maple Dale Drive (a city-maintained street) takes access off of Kenton Road.

### Sidewalks

The locations of proposed sidewalks and a paved walking trail are shown on the plan. The sidewalks will surround the building and connect to the walking trail, which will connect to a concrete sidewalk that will connect with sidewalk under construction on Maple Dale Drive frontage. The paved walking trail goes along the perimeter of the project area and around the perimeter of the stormwater management area located south of the proposed apartment building and west of the Clubhouse.

### Waiver Requested: Partial Elimination of Upright Curbing

Article 6 §3.6(b) requires upright curbing for all parking areas. The applicant has submitted a request for partial elimination of upright perimeter curbing in areas where depressed curbing will facilitate proper drainage. Upright curbing will be used in most of the parking perimeter, and where depressed curbing is used, parking bumpers will be installed. This request will be considered by Planning Staff.

Lighting

Lighting for the site shows pole lights around the center pond area and within certain areas of the parking lot. There is also wall mounted lighting on the building.

Dumpster

A Dumpster pad site area is located at in the westernmost parking lot at the dead end of parking lot. The Dumpster requirement for an Apartment Building with over 10 units is that two Dumpsters are required for the first 48 apartments and one required for each additional 24 apartments or fraction thereof. Based on the unit count of Apartment Building of 48 units, two dumpster pads are required. Private trash collection will be used for the project. Additionally, the existing use for the Country Club of Clubhouse & Golf Course would require two Dumpsters

## IX. TREE PLANTING AND LANDSCAPE PLAN

The plan indicates that there is no woodland present on-site: however, there are trees throughout the golf course. The Development Area is focused on the Clubhouse and its immediate vicinity where a number of existing trees will be removed for development. Tree plantings are required at a rate of one tree per 3,000 SF of development area. Based on the project area of 5.00 acres, or 217,800 SF, 73 trees are required. The Landscape Plan shows 73 proposed trees broken down as follows: 39 shade trees, 28 evergreen trees, and 6 ornamental trees. Tree species are not provided on the Landscape Plan.

## X. OPEN SPACE and RECREATION PLAN

The Planned neighborhood Design is to provide common open space areas for active and passive recreation opportunities. A PND normally requires 25% open space while a PND-SCHO must provide 275 SF per dwelling unit of open space. The proposed development plan qualifies for an exemption under the *Zoning* Ordinance, Article 5, §10.514 *Residential developments of ten (10) or fewer acres with a density over six units per acre.* Under this provision, the applicant must provide 150 square feet of active recreation area per dwelling unit, or a minimum of 10,000 square feet. Based on 48 dwelling units, the applicant is required to provide the minimum area of 10,000 square feet of active recreation area.

The applicant has proposed a five-foot-wide walking path and sand volleyball court, together totaling 10,674 square feet. The walking path travels around the building and stormwater management area, connecting to the sidewalks on the site. See the Active Recreation Area Plan Review Report for details and comments. The Active Recreation Area Plan will need to be reviewed by the Council Committee of the Whole: Parks, Recreation & Community Enhancement Committee.

## XI. CITY AND STATE CODE REQUIREMENTS: UPDATE

The subject proposal has been reviewed for code compliance, plan conformity, and completeness in accordance with this agency's authority and area of expertise. The following items have been identified as elements which need to be addressed by the applicant:

1) The Planning Commission must determine the appropriateness of the proposed density for the PND-SCHO project site as part of their review process.

2) The project must comply with the bulk standards for apartments in the PND unless seeking waivers for Alternative Design Standards for the PND: SCHO. The Planning Commission must address the following Waiver Requests for Alternative Design Standards:
    a. Building Height (to allow 38 feet 4 inches);
    b. Number of stories (to allow three stories); and
    c. Maximum Number of Dwelling Units Per Building (to allow 48 units in one building).

3) The outcome of all waiver requests must be noted on the final Site Plan.

4) The proposed building is an apartment building. Clarify is the units are to be rented or in a condominium style ownership scenario. The plan set must be consistent in labeling.

5) Provide a copy of the Deed Restrictions as required in the *Zoning Ordinance*, Article 3 §24.8vii. or acceptable documentation of policies regarding operations to ensure compliance as a PND-SCHO.

6) CS0001 – Cover Sheet
    a. The Zoning Bulk Regulations table needs to be updated as follows:
        i. Include the total project area of 5 acres or 217,800 SF. The limit of disturbance is identified as 5 acres on Sheet CS1501.
        ii. Update proposed "minimum average lot area per dwelling unit" and "minimum lot area per dwelling unit" based on the project area of 217,800 SF.
    b. Add density calculation for project based on project area (of development and by phase and as the overall parcel.
    c. Update outcome of action on waivers.
    d. Add tallies of Active Recreation Area as required and proposed.

7) CS1001 - Site Improvement Plan
    a. Clarify design format of Dumpster enclosure and include the dimensions of the dumpster area on the plan. Dumpsters must accommodate both uses on the property.
    b. Of the 249 parking spaces shown, only four ADA accessible spaces are included. A minimum of seven (7) ADA accessible spaces are required for 249 spaces.
    c. Add accessible ramps at all intersections of the sidewalks with the drive aisles.

8) Identify the location and number of bicycle parking spaces to meet the bicycle parking requirement based on the total number of 249 parking spaces, 13 bicycle parking spaces are required. A written waiver request must be submitted for consideration by the Planning Commission if bicycle parking is not provided. *The applicant intends to provide bicycle parking.*
    a. Identify the location and details of the bicycle parking rack.

9) Provide construction details sheet for items including the following items but not limited to barrier free sidewalk, dumpster enclosures, dumpster pad, curbing, parking bumpers, traffic control signage, crosswalks, paving section, lighting fixtures, handicap signage, walking path, etc.
    a. Ensure all existing striping is visible and the pavement conditions of the entrance drive and existing parking lots are properly maintained.
    b. Additional traffic control measures (signs and marking) may need to be added to guide circulation on the site.

10) CS1002 - Active Recreation Plan
    a. The Active Recreation Plan must be reviewed by the Parks, Recreation, and Community Enhancement Subcommittee of the City Council Committee of the Whole. Information on this Review step will be presented at the Planning Commission Meeting.
    b. Provide the area calculation for the proposed Active Recreation Area, including the full dimensions on the walking trail (length and width).
    c. Recommendations regarding the Active Recreation Plan are provided in the Report to the Parks, Recreation and Community Enhancement Committee. See attached Recreation Plan Review Report.

11) CS2001 - Landscape Plan.
    a. Provide the species and caliper of the proposed trees, including the number of each species on the Landscape Plan.
    b. Identify existing trees to remain and the protective measures to protect trees during the construction process.
    c. Ensure trees don't conflict with utility lines or stormwater management facilities.

12) Clarify if the apartment building will remain on the same parcel as the Country Club facility. If a subdivision is proposed then a Record Plan will be required. *The applicant has indicated that it will remain as one parcel.*

13) The construction of the site entrances and street improvements must comply with the requirements of DelDOT and the City of Dover Public Works Department based on street maintenance responsibilities. The previous project's approval involved off-site improvements along Kenton Road.

14) Any Erosion & Sediment Control Plans and Stormwater Management Plans granted approval by the Kent Conservation District/DNREC must reflect the Site Plan layout and design conditionally approved by the Planning Commission and be in compliance with the *Zoning Ordinance* and technical review requirements of other agencies.

## XII. RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

In accordance with the *Zoning Ordinance,* Article 10 §1, the Planning Commission in considering and acting upon Conditional Use Plans may prescribe appropriate conditions and

safeguards so that the public health, safety, and welfare, the comfort and convenience of the public in general, and the residents of the immediate neighborhood in particular shall be taken into consideration. These safeguards may to the maximum extent possible further the expressed intent of the *Zoning Ordinance* and the accomplishment of several objectives in particular listed in subsections 1.1 to 1.3.

1) Waiver Requests:
   a) Alternative Design Standards for PND: SCHO:
      i) The increase in building height, number of stories, and average number of units per building is consistent with the varying densities and housing styles in the area, including townhouses in the Retreat and Turnberry and apartment buildings across Kenton Road. These Alternative Design Standards are necessary to consolidate all units within one building.

   b) Partial Elimination of Curbing: The applicant has submitted a Waiver Request for partial elimination of upright curing to allow for drainage, in accordance with the *Zoning Ordinance*, Article 6, §3.6. The Planning Office has approved this waiver finding that the request is related to stormwater runoff facility design and parking bumpers are to be places at the head of select parking spaces.

2) Accessibility: Given that the proposed Apartment Building will be occupied by senior citizens, additional ADA accessible parking should be provided to exceed the minimum seven (7) spaces required.

3) Active Recreation: Staff recommends that the proposed sand volleyball court be replaced with a more age-appropriate recreational amenity for senior citizens. Alternative suggestions include bocce courts, seating, and fitness stations. See Recreation Plan Review Report for comments.

## XIII. ADVISORY COMMENTS TO THE APPLICANT:

1) The Planning Commission should act upon the Alternative Design Standards as part of any motion to approve this Conditional Use Site Plan, or as a separate motion if necessary. Note: The recommendation for this waiver is at the discretion of the Planning Commission. The Commission may approve or deny waiver requests.

2) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.

3) In the event, that major changes and revisions to the Plan occur in the finalization of the Conditional Use Site Plan contact the Department of Planning and Inspections. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other commissions making recommendations in regard to the plan.

4) Following Planning Commission approval of the Conditional Use Site Plan, the Plan must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. A Check Print must be submitted for review by Planning Office Staff and the other commenting agencies. Upon determination that the Plan is complete and all agency approvals have been received, copies of the Plan may be submitted for final endorsement (Final Plan Approval).

5) For building new construction, the requirements of the building code and the fire code must be complied with. Consult with the Building Inspections Office and City of Dover Fire Marshal regarding these requirements. The resolution of these items may impact the site design including such items as building dimensions and height, building openings, and fire protection needs, etc.

6) Construction may have an effect on the adjacent buildings on the site and site access. Any work requiring the closing or rerouting of residents or visitors to the adjacent buildings, and site access shall be coordinated as to offer the least amount of inconvenience.

7) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate site inspections and permits are required.

8) The applicant shall be aware that Plan approval does not represent a Building Permit, and associated construction activity permits. A separate application process is required for the issuance of a Building Permit from the City of Dover.

9) The applicant shall be aware that Plan approval does not represent a Sign Permit, nor does it convey permission to place any sign on the premises. Any proposed site or building identification sign may require a Sign Permit from the City of Dover prior to placement of any such sign in accordance with *Zoning Ordinance* Article 5 §4.

**If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.**

# CITY OF DOVER

## DEVELOPMENT ADVISORY COMMITTEE

## APPLICATION REVIEW COMMENTARY

## STAFF D.A.C. MEETING DATE: JANUARY 29, 2025

**APPLICATION:** **Village of Maple Dale – Phase 3: Planned Neighborhood Design – Senior Citizen Housing Option (Revised)**

**FILE #:** **C-25-02**

**REVIEWING AGENCY:** **City of Dover Department of Public Works and Water & Wastewater**

**CONTACT PERSON:** **Jason A. Lyon, P.E., Director of Water & Wastewater / Engineering Services**

**CONTACT PHONE #:** **302-736-7025**

**CONTACT EMAIL #:** **jlyon@dover.de.us**

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

### CITY AND STATE CODE REQUIREMENTS

#### SANITATION

1. Every commercial customer shall provide such premises with a sufficient number of solid waste containers to provide adequate capacity for the solid waste placed out for collection without overloading the capacity of the containers. The City of Dover shall provide commercial customers with a maximum of two (2), 90-gallon trash containers and two (2), 90-gallong recycling containers.
2. Trash collection site shall be oriented for side-loading pick-up if customer is utilizing City of Dover sanitation services.
3. Any commercial customer requiring more containers, or larger containers, than provided above, must utilize private service.

#### STORMWATER

1. Final site plan approval will not be granted until a copy of the approved Stormwater/Erosion and Sediment Control Plan from Kent Conservation District is submitted to our office.
2. The size, length, slope, type and flow directions must be shown on all existing and proposed storm sewer lines. Rim and invert elevations must be labeled on all stormwater structures.

#### STREETS

1. Final site plan approval will not be granted until a copy of the approved entrance plan or a letter of no contention, signed by DelDOT is submitted to our office.
2. Please add the following notes to the plans:
    a. Standard City of Dover sidewalk, as per chapter 98, article IV of the Dover Code of Ordinances, shall be required to be installed along the entire public street frontage of a property. Where frontage sidewalk exists but does not meet the standards of chapter 98, article IV, the sidewalk shall be re-laid to meet the standards. Sidewalk shall include barrier-free access ramping at points of intersection with street crossings and at other locations so as to afford reasonable barrier-free pedestrian movement and site access.

b. In accordance to Appendix A, Article VI, Section B.3, all sidewalks shall ascend from the curbstone to the building line at the ratio of one-quarter of an inch to the foot. Nothing in this section shall be construed to affect any pavement previously laid by order of the city council, until it is taken up and relaid.

**WATER**

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
   a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
   b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
   c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan. Please be advised that effective May 1, 2022, water mains can now be constructed using DR 18 PVC pipe.
4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed building. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.
5. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically, this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended.
6. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. The Department of Water & Wastewater will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90°) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
7. Water services shall be either type K copper or SDR-9.
8. On October 24, 2022, City of Dover Council approved the new Cross Connection Control Program. This program requires certain backflow prevention assemblies on water service connections to the city's distribution system. Please provide information on the use of the proposed building.

**WASTEWATER**

1. Please provide more information on the proposed existing system that will handle wastewater on this property. The City of Dover will require DNREC approval if there is an underground system. If this property must connect to the city's wastewater system, the following notes will apply:
   a. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
   b. The following notes must be added to the plans:
      1.) Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
      2.) Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "…any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.
   c. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures.
   d. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
   e. The minimum size of all sanitary sewer laterals shall be six-inch (6").
   f. If kitchen facilities are proposed a minimum 1,000 gallon, two chamber grease trap, meeting all Kent County ordinance requirements, must be provided. A construction detail for the proposed grease trap, as well as the proposed location, must be provided on the plan.
   g. All wastewater infrastructure on the property will be owned and maintained by the property owner.
   h. Depending on the effluent flow, the downstream pump station must be evaluated by the developer / engineer to verify it can handle the additional effluent flow.

**GENERAL**

1. All existing utilities shall be adjusted to final grade in accordance with current City of Dover requirements and practices. This must be included as a note on the plan.
2. No trees may be planted within ten feet (10') of utility infrastructure.
3. No structure may be installed within ten feet (10') of utility infrastructure, please depict all underground utilities and structures on the utility plan sheet to confirm compliance.
4. The final site plan must be submitted in the following compatible digital formats:
   a. AutoCAD 2018 (.dwg format).
   b. Adobe Reader (.pdf format).

## RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

**SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL**

1. None.

## ADVISORY COMMENTS TO THE APPLICANT

### WATER

1. The City of Dover water system is available to this site. The developer is responsible for all costs associated with extending and providing service to the proposed development.
2. Prior to plan approval, the water system plans may be required be submitted to the Division of Public Health, Office of Drinking Water for review and approval. The owner/developer will be responsible for providing all completed forms and plan sets to the City of Dover as required for submission to the Office of Drinking Water. Plans will not be submitted to the Office of Drinking Water until review has been completed by our office.
3. Hydrant flow testing is currently only performed during the spring and fall. The applicant must call the Department of Water & Wastewater directly to schedule these tests. This applies to both existing hydrants as well as those proposed for the site.
4. Water impact fees will be required to be paid prior to Certificate of Occupancy for this project.

### WASTEWATER

1. The City of Dover sanitary sewer system is available to this site. The developer is responsible for all costs associated with extending and providing service and capacity to the proposed development.
2. Prior to plan approval, it may be required to submit the sanitary sewer system plans to the DNREC, Division of Water Resources, Surface Water Discharges Section for review and approval. The owner/developer is responsible for providing all application fees, completed forms and plan sets directly to DNREC.
3. Wastewater impact fees will be required to be paid prior to Certificate of Occupancy for this project.
4. Depending on the effluent flow, the downstream pump station must be evaluated by the developer / engineer to verify it can handle the additional effluent flow.

### GENERAL

1. The applicant is advised that depending upon the size of the existing water service and sanitary sewer lateral to be abandoned, flowable fill may be required.
2. Construction plans will not be reviewed by our office unless all previous comments have been clearly addressed within the plan set and accordingly identified within an itemized response letter and with the Water/Wastewater Initial Plan Submission Checklist, which can be obtained from the following website: https://imageserv9.team-logic.com/mediaLibrary/198/WaterWastewaterHandbookFinal_1.pdf, page 88.

### SANITATION / STORMWATER / STREETS

1. None.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

# CITY OF DOVER ELECTRIC

## DEVELOPMENT ADVISORY COMMITTEE

## APPLICATION REVIEW COMMENTARY

## STAFF D.A.C. MEETING DATE: JAN 29, 2025

**APPLICATION:** **Villages of Maple Dale-Phase 3: Planned Neighborhood Design-Senior Citizen Housing Option (Revised)**

**FILE #:** **C-25-02**

**REVIEWING AGENCY:** **City of Dover Electric Department**

**CONTACT PERSON:** **Shawn Burgett, Engineering Services & System Operations Superintendent**

**CONTACT PHONE #:** **302-674-7568**

**CONTACT EMAIL:** **sburgett@dover.de.us**

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

### CITY AND STATE CODE REQUIREMENTS

#### ELECTRIC

1. Any relocation or upgrade of existing electrical equipment will be engineered by the City of Dover Electric Department. Developer may be required to perform a quantity of the relocation. Any work performed by the City of Dover will be at the owner's expense.
2. Owner is responsible for locating all existing underground facilities to include electric, water and gas.
3. Owner is responsible for site and/or street lighting.
4. Must maintain 10' clearance around all electrical equipment, unless pre-approved by the City of Dover Electric Engineering Department.
5. Prior to the completion of any/all designs and estimates, the owner is responsible for providing the Electric Engineering Department with a physical address of the property.
6. All Engineering and design for Dover Electric will be engineered upon receipt of final approved plans. All Engineering work will be furnished by the City's Electric Engineering Department.

#### GENERAL

1. Final site plan must be submitted in a digital format compatible with AutoCAD 2010 (.dwg format) and Adobe Reader (.pdf format), if applicable.

### RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

1. Owner must give the City of Dover Electric Department three (3) months' notice prior to construction. Owner is responsible for following the requirements outlined in the City of Dover's Electric Service Handbook. The handbook is now available on the website at the following link: https://evogov.s3.amazonaws.com/media/27/media/13108.pdf

**ADVISORY COMMENTS TO THE APPLICANT**

1. Provide load sheets as soon as possible for proper sizing of transformers and creation of primary fee estimates. Current load sheets can be found at the following link: https://www.cityofdover.com/media/Electric%20Department/COD%20Electric%20Load%20Sheet.pdf.
2. Electric service is currently provided by the City.
3. If any upgrade to electric supply needs to be accomplished, customer will be responsible for all costs associated with the project.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

C-25-02



CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 01/29/25

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APPLICATION: Villages of Maple Dale Phase 3 Planned Neighborhood Design Senior Citizen Hous
Option (revised)

FILE #: C-25-02 REVIEWING AGENCY: City of Dover, Office of the Fire Marshal

CONTACT PERSON: Jason Osika, Fire Marshal PHONE #: (302) 736-4457
josika@dover.de.us

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THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESS BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

1. Proposed occupancy classification is residential apartments (plans refer to condominiums as well). Per NFPA condominiums are just a form of ownership; however, certain fire ratings between the units would apply. The occupancy classification will be apartments.

2. Building Access shall be no further than 50 feet from a primary entrance.

   Where buildings are provided with an automatic sprinkler system installed in accordance with NFPA 13, access shall be no further than 100 feet from the primary entrance.
   (2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 3.4)

3. Parking shall be prohibited in front of the primary entrance for a width of not less than 1.5 times the width of the door(s) or for 10 feet, whichever is greater.
   (2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.3.2)

4. Perimeter access shall be 75% and clearly shown on the plans.

   Perimeter Access minimum width shall be10 feet for one-story buildings and 15 feet for buildings of two or more stories, measured from the face of the building at grade with a maximum slope of ten percent (10%). Plantings and utility services (includes condenser units, transformers, etc.) shall be permitted within the perimeter access, and shall not interfere with emergency services fire ground operations.

   If a physical barrier (fence, pond, steep slope, etc) prevents access, that portion of the building perimeter shall not be included in the calculation of Percent of Perimeter Access.
   (2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 3.5)

Where parking is located between the building and perimeter access area, parking shall not be located closer than 10 feet to the exterior wall for one-story buildings and 15 feet to the exterior wall for building of two or more stories.

5. Fire lanes shall cover 35% (plus emergency rear access) of the proposed building.
Fire lanes are required to be 24 feet wide and run along the front of the building as determined by the primary entrance(s). In cases where there is more than one primary entrance(s), each shall be served by a fire lane even if this exceeds the percentage as required.

   The closest edge of fire lanes shall not be located closer than ten (10) feet to the exterior wall and the closest edge of fire lanes shall not be located further than 50 feet from the exterior wall if one or two stories in height; 40 feet if three or four stories in height, or 30 feet if over four stories in height.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5)

6. Where parking is located between the building and the fire lane, parking shall not be located closer than 15 feet to the exterior wall.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.4.1)

   Where parking is located between the building and the perimeter access area, parking shall not be located closer than 10 feet to the exterior wall for one-story buildings and 15 feet to the exterior wall for building of two or more stories. 2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 3.5.2

7. All Fire Lanes shall be marked as follows:

   both the inner and outer edges of the fire lane shall be marked, where curbs are present, the top and face of the curb shall be painted yellow, where no curbs are present, a four inch (4") solid yellow demarcation line shall mark the edge(s) of the fire lane.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 7)

8. The specific color yellow shall be the uniformly accepted yellow as utilized by State of Delaware Department of Transportation (DelDOT). Only vivid and durable paint shall be used and shall be suitable for street surfaces

9. Fire lane signs shall be located as follows:

   see Figure 5-16 – Approved Sign For Marking Fire Lanes, fire lane signs shall be spaced at 150 foot intervals maximum, all fire lane signs shall be located no less than six feet (6') and no higher than eight feet (8') above the pavement, signs shall be placed at each end of the fire lane, and signs shall face all oncoming traffic.

   Where parking is not restricted roadway markings shall utilize the words "FIRE" and "LANE" in lieu of fire lane signs and shall conform to the specifications of 7.6.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 7)

10. Where overhangs, canopies, balconies, or any other building or site features must project over any fire lane, an unobstructed vertical clearance of not less than 13'-6" above the fire lane shall be provided and the portion of the building perimeter which contains overhangs, canopies, balconies, or any other building features shall not apply towards the fire lane accessibility requirements of Section 4.0, Table 5-1 in this chapter.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.8)

11. Emergency access to rear building areas compliant with City of Dover Code (Appendix B-Zoning, Article 5- Supplementary Regulations, Section 17);

    all four stories and greater buildings require 24ft fire lane at the rear.

All two to three story apartment structures require an 18ft Secondary Fire Lane at the rear.

All townhouses (3-8 units with no fire protection) require a 16ft alley or 18ft secondary fire lane at the rear.

12. Multiple Access Roads shall be provided when a fire department access road (fire lane) is determined by the Fire Marshal to be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access such as placement of fire hose from fire equipment.

13. Street width shall be in accordance with City of Dover Code of Ordinances, Appendix A, Article VII, Section A. 13,

    Residential areas
    24 feet wide with no parking,
    30 feet wide with parking on one side, or
    36 feet wide with parking on both sides

    Commercial areas
    26 feet wide with no parking,
    32 feet wide with parking on one side, or
    38 feet wide with parking on both sides

    Alley
    12 feet wide

14. Speed Reduction Devices must be approved, please see City of Dover Ordinance Chapter 98-10 in reference to this process.

15. Fire hydrants shall be installed per the requirements of City of Dover Public Utilities Water/Wastewater Handbook, NFPA requirements, and Delaware State Fire Prevention Regulations. City Ordinance Sec 46-9 (f).
    5.1.1 Hydrant spacing as shown in the Fire Flow Tables shall be used as a general rule. Hydrants shall be located at the direction of the State Fire Marshal so as to minimize friction in fire hose. All hydrant spacing shall be located along available roads or at the direction of the State Fire Marshal. This measurement shall be calculated by way of accessible thoroughfare(s) from the building to be protected to the hydrant and may not necessarily be a radius. 5.1.3 Additional hydrants shall be provided when the State Fire Marshal deems it necessary based on the configuration of the site, building(s), exposures, construction, occupancy, and/or specific hazard(s).
    Fire Flow table 2, hydrant spacing shall be 800 feet on center for one and two family detached dwellings, other residential, rowhouses and townhouses, assembly, health care, business, education, storage, industrial, mercantile, and mini storage. (702, Chapter 6)

    NFPA 15
    18.5.2 detached one- and two-family dwellings, fire hydrants shall be provided for detached one- and two-family dwellings in accordance with both of the following: 1. the maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 feet 2. the maximum distance between fire hydrants shall not exceed 800 feet.

    18.5.3 buildings other than detached one- and two-family dwellings, fire hydrants shall be provided for buildings other than detached one- and two-family dwellings in accordance with both of the following 1. The maximum distance to a fire hydrant from the closet point on the building shall not exceed 400 feet 2. The maximum distance between fire hydrants shall not exceed 500 feet

16. All fire hydrants shall be marked as prescribed within the appropriate section of this regulation and as illustrated by the appropriate figures of this regulation.

All fire hydrants shall have minimum of four-inch (4") solid yellow demarcation lines to define specific areas, where fire hydrants are located along a curb line with permitted parking, the area between the fire hydrant and the street or fire lane shall be stenciled with four inch (4") demarcation lines and the words "NO PARKING", demarcation lines shall be measured from the center line of the fire hydrant and extend for a distance 15 feet on both sides.

Where fire hydrants are located in parking lots or other areas susceptible to blockage by parked vehicles they shall be treated as follows: fire hydrants shall be protected in all directions for a distance of seven feet (7') with barriers or curbing, Minimum four-inch (4") diameter steel bollards filled with concrete and marked yellow shall be installed at the outermost corners of the fire hydrant demarcation area. The minimum height of the bollard shall be 36 inches above the finished grade of the adjacent surface, and the steamer connection of all fire hydrants shall be positioned so as to be facing the edge of the street, or traffic lane.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 6, 2)
The owner is responsible if the hydrant is private.

17. Hydrant barrels shall be provided with reflective material, such as paint, durable for highway/roadway markings or a reflective tape of a minimum of 2" in width around the barrel under the top flange, hydrant bonnets shall be color coded based on the following criteria: class AA 1500 GPM - painted light blue, class A 1,000 GPM -1499 GPM - painted green, class B 500 - 999 GPM - painted orange, class C 250 - 499 GPM - painted red, class D under 250 GPM - painted black.
(2021 Delaware State Fire Prevention Regulations 703, Chapter 3. 4)
The owner is responsible if the hydrant is private.

18. Hydrants are to be Darling Co. B-62-B Breakaway https://american-usa.com/products/valves-and-hydrants/fire-hydrants/5-1-4-american-darling-b-62-b-5

19. NFPA 72 compliant Fire Alarm System required per occupancy code requirements.

Fire alarm in place of assembly. *Fire alarm required.* Any new occupancy or new portion of an occupancy determined to be a place of assembly by the fire marshal and is capable of receiving an occupant load of 75 persons or greater, shall be required to install a fire alarm in accordance with NFPA codes governing the installation of fire alarms and the National Electrical Code.

*Fire alarm system required.* Any existing occupancy or portion of an existing occupancy determined to be a place of assembly by the fire marshal, and is undergoing renovations in excess of 50 percent of the assessed value of the building and is capable of receiving an occupant load 75 persons or greater or is being enlarged to receive an occupant load of 75 persons or greater, shall be required to install a complete fire alarm system in accordance with NFPA codes governing the installation of fire alarms and the National Electrical Code.

*Public mode audible requirements.* To ensure that audible public mode signals are clearly heard by occupants of a structure, they shall have a sound level at least 15 decibels (dB) above the average ambient sound level or five decibels (dB) above the maximum sound level having a duration of at least 60 seconds, whichever is greater, measured five feet (1.5m) above the floor in the area required to be served by the system using the A-weighted scale dBA. In the event the stated requirement cannot be met a shunt trip relay/switches shall be the approved method of meeting the intent of this section of the Code.
(City Code of Ordinances 46-171)

20. Sprinkler system required. System is to be monitored by an approved Fire Alarm System.

This chapter shall apply to all buildings, structures, marine vessels, premises, and conditions which are modified by more than 50% after the effective date of these Regulations. The 50% figure shall be

calculated utilizing the gross square footage of the building, structure, marine vessel, premises and conditions as to arrive at the correct application.

Any proposal that is presented to the Office of the State Fire Marshal for review and approval for a building rehabilitation as defined in the 101 Life Safety Code, for less than 50% of the gross square footage of a non-sprinklered building, may not have another such project for the same building submitted for review and approval any sooner than three (3) years after the date of the final inspection unless sprinkler projection is provided throughout the entire building.

In all buildings exceeding 10,000 square feet of aggregate, gross floor area.

In all buildings in excess of 40 feet in height or more than four (4) stories in height.

In all buildings or areas thereof used for the storage, fabricating, assembling, manufacturing, processing, display or sale of combustible goods, wares, merchandise, products, or materials when more than two (2) stories or 25 feet in height.

In all basement areas exceeding 2,500 square feet floor area.

In residential occupancies when of: Type V (0,0,0) or Type III (2,0,0) construction and exceeding two (2) stories or 25 feet in height. Type V (1,1,1) and Type III (2,1,1) or

Type IV (2,H,H) construction exceeding three (3) stories or 3In all residential apartment buildings storage areas except individual unit closets that are located within individual residential living units.

In all buildings used as health care occupancies as defined in the Life Safety Code, NFPA 101, as adopted and/or modified by these Regulations. In all buildings or areas classified as "high hazard" under the Life Safety Code, NFPA 101, or "extra hazard" under the Standard for the Installation of Sprinkler Systems, NFPA 13, as adopted and/or modified by these Regulations.

All buildings used as dormitories, in whole or in part, to house students at a public or private school or public or private institution of higher education. (16 **Del.C.** Ch. 88) This applies to all such dormitories regardless if new or existing.

(2015 State of Delaware fire Prevention Regulations, 702, Chapter 4)

Places of assembly shall be sprinklered throughout in accordance with the most recently adopted edition of NFPA 13 when the following apply:

All new indoor places of assembly with an occupant load of 150 persons or greater.

Any interior renovations of 50 percent or more to an existing place of assembly with an occupant load greater than 150 persons.

Any additions or increase in interior size to an existing place of assembly that would create an occupant load of 150 persons or greater.

Places of assembly where alcohol is served for consumption on the premises shall be sprinklered throughout in accordance with the most recently adopted edition of NFPA 13 when the following apply:

All new indoor places of assembly with an occupant load of 100 persons or greater and where alcohol will be served for consumption on the premises.

Any interior renovation of 50 percent or more to an existing place of assembly with an occupant load greater than 100 persons and where alcohol will be served for consumption on the premises.

Any additions or increase in interior size to an existing place of assembly which would create an occupant load of 100 persons or greater and where alcohol will be served for consumption on the premises.

New educational occupancies of 5,000 square feet or greater shall be sprinklered throughout in accordance with the most recently adopted edition of NFPA 13.

(City of Dover Code of Ordinances 46-162)

NFPA 101, 12.3.5.1 The following assembly occupancies shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1(1): 1. Dance Halls 2. Discotheques 3. Nightclubs 4. Bars 5. Restaurants 6. Assembly occupancies with festival seating

21. Fire Department Connection is to be a 5-inch stortz connection on a 30-degree elbow located within 50 feet of main entrance. Access to the Fire Department Connection must be clear unobstructed access as defined by the AHJ.

    Fire department connections. Unless otherwise approved by the fire marshal, fire department connections shall be on the street side of the building and shall be located and arranged so that hose lines can be readily and conveniently attached to without interference from any nearby obstructions as defined by the fire marshal's office. Fire department connections shall be a five-inch Storz. Fire department connections shall be within 300 feet of an approved City of Dover Fire Hydrant and within 50 feet of the main entrance of the structure it serves. All fire department connections shall be not less than three feet nor more than five feet in height above finished grade. The fire marshal shall have the authority to require more stringent requirements when deemed necessary. (City of Dover Code of Ordinances 46-162)

22. Parking and/or obstructions shall be prohibited in front of fire department connections for a distance measuring from the center line and extending four feet on both sides.
    (2015 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.3.4)

23. Fire Department Connection to be located within 300 feet of fire hydrant, measured as hose would come off the fire equipment.

24. All standpipe and sprinkler connections shall be marked as prescribed within the appropriate section of this regulation and as illustrated by the appropriate figures of this regulation. All standpipe and sprinkler connections shall have minimum of four inch (4") solid yellow demarcation lines to define specific areas, Solid yellow demarcation lines shall be measured from the center line of the connection and extend for a distance of four feet (4') on both sides, and where parking is allow between the building and the street or fire lane the solid yellow demarcation lines shall extend from the end of the sidewalk surface to the street or fire lane (Markings shall not be required on the sidewalk surface).

    All fire department connections (standpipe and sprinkler) shall have a minimum 12" x 18" sign that reads FIRE DEPT. CONNECTION, sign lettering shall be a minimum of 3 inches (3") in height with red scotchlite letters on white scotchlite background. The sign shall be clearly visible from the fire lane or roadway, and signs using NFPA international symbols shall be an acceptable alternative. (2021 Delaware State Fire Prevention Regulations, 705, Chapter 6, 3)

25. Standpipes shall be provided in all areas and buildings as required in the codes and standards listed in Regulation 701 as well as the following areas or buildings:

    In all Class A and Class B places of assembly and institutional occupancies two (2) stories or 25 feet in height or over,

    In any building over three (3) stories, In any building over 35 feet in height,

    In any building that has a floor above the first floor over 10,000 square feet gross floor area,

    In all buildings where the 1st floor exceeds 60,000 gross square feet,

    a Class I horizontal standpipe system installed in accordance with the applicable codes and standards listed in Regulation 701 of these Regulations shall be provided. All standpipe systems shall be installed in accordance with the applicable codes and standards listed in Regulation 701.

The standpipe system shall be carried up with each floor and shall be installed and ready for use as each floor progresses.

Standpipes shall not be more than one floor below the highest forms of staging,

The 2½-inch of hose connections on Class I systems shall be provided in the following locations, At the highest intermediate landing between floor levels in every required exit stairway,

Where intermediate landing is not provided, hose connections shall be permitted to be located at the main floor landings in exit stairways when approved by the authority having jurisdiction,
Where the local fire department has the capability of providing the required pressure, hydraulically designed standpipe systems in fully sprinklered, non-high-rise buildings shall be designed to provide the required waterflow rate.

A sign shall be provided at each landing, in all interior stairways, designating the floor level. (2021 Delaware State Fire Prevention Regulations 702, Chapter 4, 2)

26. The installation of natural gas and LP gas meters, regulators, valves, and LP gas bottles shall be protected from impact damage by impact protection. Natural gas and LP gas meters, regulators, and valves located inside structures shall have impact protection, except when located in separate protected utility rooms.

*Dimensions of bollards.* Bollards shall be a minimum of six-inch diameter filled with concrete. The bollard shall be set into the ground at a depth of at least 36 inches (three ft.) embedded in concrete at a minimum of 18 inches surrounding the bollard. The bollards must be a least 48 inches (four ft.) in height above the finish grade elevation. Any deviation of the stated requirements must be approved by the fire marshal and/or chief building inspector. The above dimensions shall serve as the requirement for installation; however, the fire marshal and/or chief building inspector shall have the authority to require more stringent dimensions to fit the needs of devices warranting impact protection.

*Color of bollards.* Bollards should be of the following colors; yellow, amber or orange. All colors shall be of fluorescent or have a reflective coating. Any deviation of the stated requirements must be approved by the fire marshal and/chief building inspector.
(City of Dover Code of Ordinances, 46-4)

27. Every house, building or structure used or intended for use as living quarters or as a place for conducting business, and having any wall facing or abutting any public or private street or alley, shall have displayed on that wall, in legible, easily read characters which are of contrasting color to the background, the proper street number for such house, building, or structure in accordance with the following:

*One-family and two-family residential structures, height, t*he number shall measure a minimum of four inches in height, *location, t*he number shall be placed on the house above or to the left or right of the front entrance, *color, t*he number shall be contrasting to the background color, A*rabic numerals, a*ll numbers shall be Arabic numerals.

*Multiple-family dwellings, measurements, t*he number shall measure a minimum of six inches when identifying individual apartments with exterior doors, and 12 inches when identifying buildings with apartment complexes where there are two or more buildings not assigned street addresses. Individual buildings with street addresses shall have numbers measuring six inches, *location, n*umbers shall be placed either in the center of the building or on the street end of the building so as to be visible from either the public or private street or from the parking lot, *color, n*umbers shall be contrasting to the background color, *Arabic numerals, a*ll numbers used shall be Arabic numerals.

*Commercial, industrial and office buildings, height, t*he numbers shall measure a minimum of 12 inches in height, *location generally, n*umbers shall be placed either in the center of the building or on the street end of the building so as to be visible from either the public or private street or from the parking lot,

*property line or driveway*, should the building be located far enough from a public or private road so that the numbers are not clearly visible from the street, then the street address shall also be posted on the property at or near the property line or driveway to said building,

*color; each building, n*umbers shall be contrasting to the background color and shall be placed on each building in the complex,

*Arabic numerals, a*ll numbers used shall be Arabic numerals,

*Shopping centers.* Shopping centers consisting of two or more stores shall have a tenant or suite number affixed to the front of the tenant space and on the outside of the rear door which corresponds with that tenant space. Numbers shall measure six inches in height.
(City of Dover Code of Ordinances, 98-344)

28. A lock box (Knox) containing any and all means necessary for fire department access shall be provided at the following occupancies: any occupancy that contains a fire alarm signaling system that is monitored off-site, or any occupancy that contains an automatic sprinkler system.
(2021 Delaware State Fire Prevention Regulations 705, Chapter 5, 2.4)

    *Secured key systems. When required; exemption.* A secured key system shall be required for any new or existing building where a fire alarm or sprinkler system is being installed. It shall be the responsibility of the owner or occupant to keep a set of keys in the secured key box that are current to the locks of the protected occupancy. Buildings with 24-hour staffing or guard service shall be exempt from this subsection.

    *Location.* The secured key system shall be located as close to the main entrance as possible. Should the building design not allow the secured key system to be located by the main entrance, the fire marshal and fire chief shall come to an agreement as to an alternate location for the key box. A secured key system, once installed, shall not be obstructed from view or obstructed by any means that would delay the fire department access to the box.

    *Required keys.* Keys to be secured in the key box shall include keys to all points of ingress or egress, whether on the interior or exterior of the building, and keys to locked mechanical rooms, electrical rooms, elevator rooms, fire alarm and sprinkler controls and any area protected by automatic fire detection. Keys to individual residential apartment units are not required.

    *Ordering responsibility.* It shall be the responsibility of the general contractor to order the key box for new buildings. It shall be the responsibility of the owner or tenant to order the key box for existing buildings.

    *Installation before testing.* No acceptance test for sprinklers or fire alarms shall be conducted before the installation of a key box.
    (City Code of Ordinances 46-127)

    Knox Box to be mounted 6 feet above ground level

29. All required means of egress shall have an exit discharge consisting of a non-slip surface and leading to and terminating at a public way. NFPA 101

30. All new passenger elevators in a building shall be provided with a car sized to accommodate an ambulance cot 24 inches (609 mm) by 84 inches (2133 mm) in its horizontal open position. Where

two or more new passenger elevators are located in a single hoist way and serve all or the same portion of the building, only one elevator car that provides a car sized to accommodate an ambulance cot 24 inches by 84 inches in its horizontal position for each hoist way shall be required. Elevator cars required to comply with 15.1 or 15.2 shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoist way door frame. Firefighter recall keys shall be provided in a manner acceptable to the local fire department. (2021 Delaware State Fire Prevention Regulations 705, Chapter 1, 15)

31. Buildings over 25,000 Sq. Ft are to have radio performance testing done prior to Final CO. This must be scheduled in advance with an authorized vendor.

32. Project to be completed per approved Site Plan.

33. Full building and fire plan review is required.

34. Construction or renovations cannot be started until building plans are approved.

35. Fire alarm systems, fire suppression systems, hoods, exhaust ducts, and hood suppression systems require a fire permit from the Fire Marshal's Office. This work cannot be started until the permit is approved.

36. Building cannot be occupied by the public until a Certificate of Occupancy is obtained.

37. The following is City Ordinance, Appendix B-Zoning, Article 8 Enforcement and Penalties:

**Section 1. - Building permits.**

No building or structure in any district shall be erected or structurally altered without a building permit duly issued upon application to the building inspector. No building permit shall be issued unless the proposed construction or use is in full conformity with all the provisions of this ordinance. Any building permit issued in violation of the provisions of this ordinance shall be null and void and of no effect, without the necessity for any proceedings for revocations or nullification thereof, and any work undertaken or use established pursuant to any such permit shall be unlawful (see section 4 for penalties).

1.1 No building permit shall be issued for the construction or alteration of any building upon a lot without frontage upon, or legal permanent access to, a public street improved to the satisfaction of the planning commission, or without access to a public sewer.

1.2 No building permit shall be issued for any building where the site development plan of such building is subject to approval by the planning commission, except upon approval of such plans approved by the said commission.

1.21 No building permit shall be issued for any building in a subdivision unless the subdivision plot has been approved by the planning commission.

1.3 No building permit shall be issued for a building to be used for any conditional use in any zone where such use is allowed only with approval of the planning commission, unless and until such approval has been duly granted by the said commission.

(Ord. of 7-12-1993, § 3)

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. Is this the exact design as 1051 College Rd, The Arbors?
2. Please confirm that the Fire Lane distances in item # 5 listed above are in compliance
3. Please confirm that there is 15' between the building and parking areas
4. Please confirm the location of the FDC
5. Please show the location of the fire hydrants. One is needed within 300' of the FDC as outlined in item # 23 listed above. Hydrants shall be spaced every 800'. At the minimum, there should be one at the front and rear of the building.

6. 24’ Fire Lane must remain in front of the clubhouse
7. A discussion may need to take place regarding the access to the front door (this may need to be 24’ wide and support the weight of fire apparatus). Please confirm that this is less than 100’ to the roadway as outlined in item # 2 listed above

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):
2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)
2009 IBC (International Building Code)
Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations
2021 Delaware State Fire Prevention Regulations
City of Dover Code of Ordinances

***If you have any questions or need to discuss any of the above comments, please call the above contact person listed.**

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

DELDOT

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APPLICATION: Villages of Maple Dale – Phase 3

FILE#: C-25-02 REVIEWING AGENCY: DelDOT

CONTACT PERSON: Brian Williams PHONE#: 302-760-2141

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THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY & STATE CODE REQUIREMENTS:

No person, firm, corporation or the like shall construct, open, reconstruct, maintain, modify or use any crossing or entrance onto a state-maintained highway, street or road, including any drainage modifications leading into or carried by the highway drainage system, without first having complied with standards and regulations adopted by the Department and having obtained a permit issued by the Department.
Please contact the Delaware Department of Transportation - Development Coordination section to begin permit process.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. A pre-submittal meeting is required with DelDOT.

KENT CONSERVATION DISTRICT
1679 SOUTH DUPONT HIGHWAY • DOVER, DELAWARE 19901• (302) 608-5370 • WWW.KENTCD.ORG

**CITY OF DOVER**
**DEVELOPMENT ADVISORY COMMITTEE**
**APPLICATION REVIEW COMMENTARY**
**FEBRUARY 2025**

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**APPLICATION:** Villages of Maple Dale – Phase 3: Planned Neighborhood Design – Senior Citizen Housing Option (Revised)

**FILE #:** C-25-02

**REVIEWING AGENCY:** Kent Conservation District

**CONTACT PERSON:** Cullen Baker

**PHONE:** (302) 608 - 5370

**EMAIL:** stormwater@kentcd.org

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THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE. THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

1. As the disturbance for this site will exceed 5,000 square feet, a detailed sediment and stormwater management plan must be reviewed and approved by the District prior to any land disturbing activity (i.e. clearing, grubbing, filling, grading, etc.) taking place. The review fee and a completed Application for a Detailed Plan are due at the time of plan submittal to the District's office.
2. The following notes must appear on the record plan:
   a. The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
   b. The Kent Conservation District reserves the right to add, modify, or delete any erosion or sediment control measure, as it deems necessary.
   c. A clear statement of defined maintenance responsibility for stormwater management facilities must be provided on the Record Plan.

ADVISORY COMMENTS TO THE APPLICANT:

1. KCD held a Pre-Application and SAS meeting with the engineer on 01/10/25. We discussed verifying the downstream drainage areas for where the new stormwater pond would outflow to.
2. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
3. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

ADVISORY BRIEF

D.A.C. MEETING DATE: 2/5/2025

**Dover/Kent County Metropolitan Planning Organization**

C-25-02 Villages of Maple Dale – Phase 3: Planned Neighborhood Design – Senior Citizen Housing Option (Revised)

FILE # C-25-02 REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob PHONE #: (302) 387-6030

Attached, please find comments submitted by Dover Kent MPO for each of the current City of Dover Development Advisory Committee (DAC) applications. These comments are a part of the MPO's ongoing goals of promoting transportation safety and connectivity within the region. They are submitted in accordance with the support given by the MPO Council on November 6, 2024.

Issues of concern to the MPO are effective transit, reducing the amount of vehicle emissions by shortening or eliminating trips, and facilities for alternative modes of transportation, including bicycle and pedestrian access. The MPO considers the bicycle facilities required by the City of Dover to be the standard for all applications, not to be waived.

**City of Dover Planning Commission**
Conditional Use Site Plan Review

**C-25-02 Villages of Maple Dale – Phase 3: Planned Neighborhood Design – Senior Citizen Housing Option (Revised)**

Dover Kent MPO has several recommendations for the site plan. Pathways are included in the plan, which will provide important recreational opportunities for residents. If possible, the pathways should connect with the existing paths of the Maple Dale golf course. The pathways should also avoid crossing the driveway of the existing maintenance building, which is a potential safety concern.

Park benches should be included along the pathways. This is in accordance with the City of Dover's requirements for useable open space for senior housing. (See Dover Code – Appendix B, Article 3, Section 24.61(b).)

The applicant should ensure that all crosswalks are accompanied by ADA ramps and that pedestrians are clearly visible to motorists while crossing the road. Doing this will improve the effectiveness of the property's crosswalks.

DOVER/KENT COUNTY MPO
METROPOLITAN PLANNING ORGANIZATION

Pathways could be impacted by the growth of newly planted trees. Roots can damage the asphalt over time, and certain species of evergreen trees are more likely to encroach onto the path. A distance of at least ten (10) feet between the path and the tree would help avoid these problems.

Additional handicap-accessible parking spaces should be added to the plan. This is especially important given that the new building will be used as senior housing. All handicap-accessible parking spaces should meet ADA requirements and be close to a ramp leading to the building's entrance.

Finally, the applicant should ensure that bicycle racks are included in the plan, in order to meet the City of Dover's requirements on bicycle parking. This should be done at a rate of one (1) bicycle parking space for every twenty (20) vehicle parking spaces. (See Dover Code – Appendix B, Article 6, Section 3.10.) If more information on bike racks is needed, please contact Dover Kent MPO.

**If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.**

January 03, 2025

UANDI-24002

**Ms. Dawn Melson-Williams, AICP, Principal Planner**
**City of Dover Department of Planning & Inspections**
15 Loockerman Plaza
Dover, Delaware 19901

**RE: Villages of Maple Dale Phase 3**
**Waiver Requests to Support Conditional Use Site Plan Application**
**City of Dover, Kent County, Delaware**

Dear Ms. Melson-Williams:

The Villages of Maple Dale Phase 3 is a Planned Neighborhood Design – Senior Citizen Housing Option (PND-SCHO) Project consisting of a proposed 48-unit age-restricted apartment building on Maple Dale Country Club Property. As required for this PND-SCHO Project, City Council determined at its October 28, 2024 meeting that this project is of such a design and type that warrants further review by the Planning Commission. A Pre-Application Meeting was then conducted with your office on November 19, 2024 and our Preliminary Site Plan Submission is being made this day, January 03, 2025.

As presented on our Conditional Use Site Plans, the following three (3) waivers from the City of Dover Zoning Code are being requested:

1. *Partial Elimination of Upright Perimeter Curbing*
2. *Exceedance pf Maximum Building Height/Number of Stories*
3. *Exceedance of Maximum Number of Dwelling Units in a Building*

These waiver requests are being specifically requested as follows:

*Waiver Request #1 – Partial Elimination of Upright Perimeter Curbing*

The City of Dover Zoning Code requires that all new parking areas be bound with upright concrete curb. In certain locations, upright concrete curb is not proposed to facilitate proper drainage, grading, and stormwater management. In lieu of upright concrete curb, parking bumper blocks are proposed to prevent vehicles from traversing off the parking area. The elimination of upright concrete curb in these areas will allow stormwater runoff to leave the parking area in a weir flow condition. It shall be noted that the remainder of the parking areas (except for the depressed curbs for handicap access, etc.) will be bound with upright concrete curb.

*Waiver Request #2 – Exceedance of Maximum Building Height/Number of Stories*

The City of Dover Zoning Code defines building height as the "vertical distance measured from the average elevation of the finished grade at the front of the building to the highest point of the roof for flat and mansard roofs and to the mean height between eave and ridge for other types of roofs." The structure proposed as part of this project will not consist of a flat or mansard roof. The architectural elevations presented as part of this project incorporate a 38'-4" high building height.

A waiver from the maximum permitted building height of thirty-five feet (35') is required. In addition, a waiver from the maximum permitted number of stories of two (2) is also required. To justify these waiver requests, the following table has been provided to summarize the approximate building height for various similar-type projects in the City of Dover:

| Development Name | Development Type | Approximate Building Height (ft) | Approximate Number of Stories |
|---|---|---|---|
| University Courtyard | Student Housing | ? | 3 |
| Westminster Village | Assisted/Independent Living & Nursing Facility | 38 | 3 |
| Fountainview | Senior Housing (PND) | 40 | 4 |
| Tall Pines | Apartments | 38 | 3 |
| Luther Village | Senior Housing (PND) | 38 | 3 |
| The Arbors | Senior Housing (PND) | 38 | 3 |
| ***The Villages of Maple Dale Phase 3*** | ***Senior Housing (PND)*** | ***38.33*** | ***3*** |

The building height proposed for this project is consistent with similar-type developments in the City of Dover. Based on this premise, the Applicant respectfully requests waivers from the maximum permitted building height of thirty-five feet (35') and from the maximum permitted number of stories of two (2). These building height standards are based on City of Dover Zoning Code §24.5 which refers to §4.11 "Garden Apartments". Also, per §24.5, "the Planning Commission may relax these requirements when such action is desirable and consistent with the objections of this ordinance and the comprehensive plan."

*Waiver Request #3 – Exceedance of Maximum Number of Dwelling Units in a Building*

The Applicant respectfully requests a waiver to exceed the maximum number of dwelling units in a building (24). As illustrated on the Conditional Use Site Plans and support documentation, forty-eight (48) units are proposed in the age-restricted apartment building. Please note that as part of the Villages of Maple Dale Phase 3, the Applicant is proposing an age-restricted apartment building that is very similar to that proposed as part of The Arbors Senior Housing PND noted in the table above. That building also consisted of forty-eight (48) units and was recently constructed by the Applicant adjacent to College Road. Please note that the maximum number of dwelling units is based on City of Dover Zoning Code §24.5 which refers to §4.11 "Garden Apartments". Also, per §24.5, "the Planning Commission may relax these requirements when such action is desirable and consistent with the objections of this ordinance and the comprehensive plan."

Thank you for your consideration of this project. If you have any questions/comments or require additional information, please do not hesitate to contact me at (302) 353-7587.

Respectfully submitted,

**PENNONI ASSOCIATES INC.**

Douglas D. Barry, PE
Associate Vice President

January 03, 2025

UANDI-24002

**Mr. Usman Sandhu**

U and I BUILDERS, Inc.
1200 S Bay Road
Dover, Delaware 19901
*Submitted via e-mail usmansandhu72@gmail.com*

**RE: Wetland and Watercourse Presence/Absence Finding Letter**
**Villages of Maple Dale Phase 3; City of Dover, Delaware**

Dear Mr. Sandhu:

On December 20, 2024, Pennoni conducted a wetland and watercourse presence/absence investigation within the proposed limit of disturbance to determine if wetlands and watercourses are present. The study area encapsulated approximately five (5) acres of the Maple Dale Country Club Property (Tax Parcel # 2-05-06700-04-0100-00001). The project site centroid is located on the north side of Maple Dale Circle at approximately 39°10'29.66" North Latitude and 75°34'26.16" West Longitude.

Potential wetland and watercourse habitats located within the project study area were reviewed through the combined use of existing published data and a field investigation. Existing published data included 7.5-minute quadrangle USGS topographic mapping; Natural Resources Conservation Service (NCRS) Web Soil Survey website (http://websoilsurvey.nrcs.usda.gov); Kent County Soil Survey; U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI); and the Delaware Department of Natural Resources and Conservation (DNREC) State wetlands map. The NCRS Web Soil Survey website was reviewed to determine the soil types within the project study area. According to the website, SacB (Sassafras Sandy Loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain) are mapped within the project study area. SacB is not listed as a hydric soil, according to the NRCS List of Hydric Soils. The USFWS NWI maps shows no wetlands mapped on the project study area.

During the field survey, the presence of wetland habitats within the study area were evaluated using the Routine Wetland Delineation Method for small areas described in the US Army Corps of Engineers (USACE) Wetland Delineation Manual, Technical Report Y-87-1 (1987) and USACE Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coast Region Version 2.0 (November 2010). The presence of watercourses was also evaluated during the field investigation. Watercourses are defined as channels or conveyances of surface water having defined bed and banks, natural or artificial, hydrologically sorted substrate material, and the presence of an Ordinary High-Water Mark (OHWM). These resources are potentially regulated under the Federal Clean Water Act as Waters of the United States of America and Delaware Code Title 7 Natural Resources and Environmental Control, Chapter 7500 as Wetlands and Subaqueous Lands. **The on-site field investigation conducted on December 20, 2024, identified no wetlands or watercourse within the project study limits.**

Respectfully submitted,
**PENNONI ASSOCIATES INC.**

Douglas D. Barry, PE

Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713
T: 302-655-4451
www.pennoni.com

DATA SHEET FOR RECREATION PLAN REVIEW
Review of Active Recreation Area Plan

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF February 11, 2025
Planning Commission Meeting of February 18, 2025

| | |
|---|---|
| Plan Title: | Villages of Maple Dale Senior Housing Community, C-25-02<br>Phase 3 Revised<br>Planned Neighborhood Design – Senior Citizen Housing Option |
| Plan Type: | Conceptual Plan: Active Recreation Area Plan<br>Recreation Plan Dated January 3, 2025 |
| Location: | Northeast side of Kenton Road; east of Maple Dale Road |
| Tax Parcel Number: | ED-05-067.00-04-01.00-000 |
| Owner: | U & I Maple Dale, LLC |
| Property Area:<br>Project Site Area: | 147.5 Acres +/- (Maple Dale Golf & Country Club<br>Villages of Maple Dale Phase 3: 5.0 Acres +/- |
| Proposed Use: | Golf Course and Age-Restricted Apartment Building – 48 dwelling units<br>(Permitted as a Conditional Use Under the PND-SCHO) |
| Zoning: | RC (Recreational and Commercial Zone)<br>Planned Neighborhood Design: Senior Citizen Housing Option |
| For Consideration: | Active Recreation Area |

## I. Project Summary

The Villages of Maple Dale PND-SHPO will be reviewed as a Conditional Use Site Plan/Master Plan under the provisions of the Planned Neighborhood Design: Senior Citizen Housing Option. The subject project area is approximately 5.0 acres+/- of the overall Maple Dale Country Club parcel consisting of 147.5 acres +/-. The Plan (Phase 3) proposes the construction of a three-story apartment building with 48 units, age-restricted to households with the head-of-household age 55 or older, and associated site improvements. This Application is the third phase of the Master Plan for a PND-SCHO project that was previously established by Application C-09-06; Phases 1A and 1B consist of thirty (30) townhouse units that are under construction.

## II. Active Recreation Area Plan Summary:

As part of the Plan review process for this project, the applicant prepared an Active Recreation Plan detailing how the Villages of Maple Dale PND-SCHO development will provide recreation amenities in accordance with the design specifications described in Article 3 §24.61 Common Open Space and Article 5 §10. Open space, recreation, and other public facilities of the *Zoning Ordinance*. The following excerpt from *Zoning Ordinance,* Article 3 §24.61(b) describes the

common open space design requirements for this type of PND project:

> Article 3 §24.61
> (b) *Senior citizen housing option.* Useable open space shall be provided in accordance with the area requirements set forth in article 5, section 10.16 of this ordinance. The location, dimensions and orientation shall be designed to afford maximum accessibility and convenience for the residents of the development. Open space areas shall include landscaped walkways with park benches, patios, and garden areas, and may include other active recreation amenities suited to the needs, abilities and preferences of the anticipated service population. The open space area requirement may be reduced or waived by the planning commission if it is determined that the property on which a senior citizen housing option is proposed is within one-quarter mile walking distance of a public park which offers pedestrian amenities and appropriate recreation opportunities for senior citizens.

*Dover Code of Ordinances*, Appendix B – Zoning, Article 5 – Supplementary Regulations, Section 10 – Open Space, Recreation and Other Public Facilities (select excerpts).

> Article 5 Section 10
> Section 10. - Open space, recreation, and other public facilities.
> The City of Dover shall require the reservation of open space, recreation, and other public facilities in accordance with the provisions of this section as a condition of approval for all one-family dwelling, two-family dwelling and multiple-family dwelling residential developments requiring conditional use approval, site development plan approval, or land subdivision approval by the City of Dover Planning Commission.
>
> 10.1 Recreation areas.
> 10.11 Purpose. The purpose of this section is to ensure that active recreation areas are provided as an integral design element within residential developments and that such facilities are of an adequate scale in relation to the size of the residential development and which provide residents with a variety of active recreational pursuits.
>
> 10.12 Dedication required. The commission shall require the dedication or reservation of recreation areas, and the subsequent construction of recreation facilities of a character, extent and location suitable to the needs created by a development for recreation facilities as defined and in accordance with the design guidelines set forth.
>
> 10.13 Definition. The following are illustrative of the types of recreation areas and subsequent facilities that shall be deemed to serve active recreational needs and therefore to count toward satisfaction of the recreation area requirements of this section: tennis courts, handball courts, racquetball courts, swimming pools, saunas and exercise rooms, meeting or activity rooms within clubhouses, baseball and soccer fields, basketball courts, volleyball courts, swings, slides and play apparatus, and developed walking, jogging or biking trails.

The Plan indicates that the amenities proposed for use as the Active Recreation Area for the project include the following: a walking trail and a sand volleyball court. This submission indicates that these amenities will be available for use by the prospective residents of the apartment units. It is noted that the Maple Dale Country Club & Golf Course remains on the site including the existing Clubhouse building with meeting rooms, banquet facility, bar/restaurant; putting green; driving range; and 18-hole golf course.

This Active Recreation component must be reviewed by the Parks, Recreation, and Community Enhancement Committee for a recommendation prior to consideration of the Conditional Use Site Plan/Master Plan by Planning Commission.

The following table provides information from the submitted Plan (dated 01/03/2025) for the Active Recreation Area proposal for Villages of Maple Dale PND-SCHO. This focuses on the amenities specifically being developed with this project:

| | **Required** | **Provided on Plan** |
|---|---|---|
| **Common Open Space in PND – Senior Option (Article §24.61b)** | Useable open space following the area requirement of Active Recreation Area | Sand volleyball court<br>Walking trails |
| **Active Recreation Area (Article 5 §10.514)** | 150 S.F. per dwelling unit or 10,000 S.F., greater thereof<br>48 DU = 7,200 S.F.<br>Requires 10,000 S.F. | 10,674 SF made up of:<br>Sand volleyball court<br>Walking trail |
| **Active Recreation Amenities (Article 5 §10.15)** | Accessible | Walking trail connects to sidewalks located on the property and to a sand volleyball court. |
| **Active Recreation Amenities (Article 5 §10.15)** | Age Oriented to development | The walking trail is conducive to the age group being served. The sand volleyball court would typically serve a younger audience. |
| | Parking | The entire site has 249 parking spaces. Thirty-five parking spaces are adjacent to the proposed sand volleyball court. |
| | Setbacks: 30 feet from residential lots and 25 feet from right-of-way for street | The sand volleyball court is not within 30 feet of neighboring residential lots nor within 25 feet of a street right-of-way. |
| | Landscaping | The Landscape Plan shows a shade tree near the volleyball court and evergreens and shade trees near the walking trail. |

## III. 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 proposed for the Villages of Maple Dale: PND-SCHO.

1. The plan is required to provide 10,000 SF of Active Recreation Area. The plan provides 10,674 SF, including a walking trail and sand volleyball court.

2. Staff recommends approval of the walking trail as meeting the intent of the Active Recreation Area requirements.

3. Clarification of the walking trail system is recommended to identify which areas are intended for golf course users versus the walking trail for the residents.
    a. The walking trail system must include the appropriate accessibility accommodations, crosswalks, signage, etc., especially at the points of intersection with vehicular travel lanes.

4. The applicant should consider reallocating the 1,800 SF shown as a sand volleyball court to an activity area more suitable for the 55+ age group, such as shuffleboard, bocci ball, or pickleball. *The developer is considering these alternatives.*

5. The following items should be included on the Plan to clarify the construction of the Recreation Area improvements:
    a. Identify the length of proposed walking trail.
    b. If benches or other amenities are proposed along the walking trail, a list of the amenities should be provided on the Active Recreation Plan (i.e. the list of amenities, the number of benches and the details of the items).
    c. Identify locations of lighting.

6. Identify the location of bicycle parking facilities associated with the Apartment Building and the general parking lot.

7. The applicant is reminded of the requirements for construction phasing of the recreation area associated with the development of the residential units. With all residential units in one building, the recreation amenities will have to be completed in conjunction with the building's construction and prior to issuance of a Final Certificate of Occupancy.

    > 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.

8. There shall be provisions which ensure that the common open space land (including active recreation area) 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.

## IV. ADVISORY COMMENTS

1) In the event that major changes and revisions to the Site Plan occur in the finalization of the Site Plan, contact the Department of Planning and Inspections. Examples include reorientation of buildings, relocation of site components like stormwater management areas, and increases in floor area. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regard to the plan.

2) The Parks, Recreation, and Community Enhancement Committee shall submit to the Planning Commission a report detailing the recommendations as to the Recreation Area Plan.

Attachments:

- Select Pages from C-25-02 Plan Set:
  - Active Recreation Plan Sheet dated January 3, 2025
  - Landscape Plan Sheet dated January 3, 2025

*Note: This review Report was initially prepared by Staff of the Rossi Group (under a Planning Services contract with the City of Dover). The Report was completed with additional review and editing by the City's Planning Office.*

LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | CURB |
| | | CURB DEPRESSION |
| | | EDGE OF PAVEMENT |
| | | EDGE OF GRAVEL |
| | | EASEMENT |
| | | FENCE, COMPOSITE |
| | | FENCE, STEEL |
| | | FENCE, WOOD |
| | | NATURAL GAS, METER |
| | | NATURAL GAS,VALVE |
| UG | UG | NATURAL GAS, UNDERGROUND |
| | | PHONE, PEDESTAL |
| | | PHONE, JUNCTION BOX |
| | | SECURITY, WITNESS POST |
| | | POWER, JUNCTION BOX |
| | | POWER, LIGHT |
| | | POWER, SPOT LIGHT |
| | | POWER, METER |
| | | POWER, PANEL BOX |
| | | POWER, TRANSFORMER |
| UE | E | POWER, UNDERGROUND |
| | | SITE, BOLLARD |
| | | SITE, FLAG POLE |
| | | SITE, MAIL BOX |
| | | SITE, POST |
| | | SITE, TRAFFIC SIGN |
| | | SITE, SIGN POST AND BOARD |
| | | SITE, BUILDING |
| | | PROPERTY, LINE |
| | | LEGAL RIGHT-OF-WAY |
| | | PROPERTY, IRON PIPE FOUND |
| | | PROPERTY, MONUMENT FOUND |
| | | PROPERTY, ADJOINING LINED |
| | | SANITARY SEWER, CLEAN-OUT |
| S | S | SANITARY SEWER, UNDERGROUND (4" DIA TO 10" DIA) |
| | | SANITARY SEWER, MANHOLE |
| | | STORM SEWER, CLEAN-OUT |
| | | STORM SEWER, INLET |
| | | STORM SEWER, MANHOLE |
| D | D | STORM SEWER, UNDERGROUND |
| | | VEGETATION, STUMP |
| | | VEGETATION, DECIDUOUS |
| | | VEGETATION, CONIFEROUS |
| | | VEGETATION, TREE LINE |
| | | WATER, HOSE BIB |
| | | WATER, FIRE HYDRANT |
| W | W | WATER, UNDERGROUND |
| | | WATER, VALVE |
| | | TRAFFIC, PAVEMENT MARKINGS |
| | | TRAFFIC, PAVEMENT MARKING, TURN ARROWS |
| | | SURFACE, ASPHALT |
| | | SURFACE, CONCRETE |
| | | SURFACE, GRAVEL |

## ZONING BULK REGULATIONS

VALUES BELOW ARE BASED ON CODE SECTION 24.5 WHICH REFERS TO CODE SECTION 4.11 "GARDEN APARTMENTS". ALSO, PER CODE SECTION 24.5, "THE PLANNING COMMISSION MAY RELAX THESE REQUIREMENTS WHEN SUCH ACTION IS DESIRABLE AND CONSISTENT WITH THE OBJECTIONS OF THIS ORDINANCE AND THE COMPREHENSIVE PLAN." REQUESTED WAIVERS ARE NOTED BELOW.

| | REQUIRED | PROPOSED |
|---|---|---|
| MINIMUM AVERAGE LOT AREA PER DWELLING UNIT | 1,800 SF | 133,838 SF |
| MINIMUM LOT AREA PER DWELLING UNIT | 1,800 SF | 133,838 SF |
| MINIMUM OFF-STREET PARKING SPACES | 2 PER DU | 2.25 PER DU |
| MINIMUM LOT AREA | 1 AC | 147.48 AC |
| MINIMUM LOT WIDTH | 100 FT | > 100 FT |
| MINIMUM LOT DEPTH | 125 FT | > 125 FT |
| MINIMUM BUILDING SETBACK (STREET) | 50 FT | > 50 FT |
| MINIMUM BUILDING SETBACK (PROPERTY LINE) | 50 FT | 50.46 FT |
| MINIMUM BUILDING SPACING | 50 FT | N/A |
| MAXIMUM BUILDING HEIGHT | 35 FT | 38'-4"* |
| MAXIMUM BUILDING HEIGHT (STORIES) | 2 | 3* |
| MAXIMUM LOT COVERAGE | 60% | <2% (APP.) |
| MAXIMUM AVERAGE NUMBER OF DWELLING UNITS PER BUILDING | 24 | 48* |

* WAIVER REQUIRED

## PARKING RATIONALE

EXISTING USE: GOLF COURSE, CLUBHOUSE AND RANGE (RANGE IS CONSIDERED AS AN ACCESSORY USE AND DOES NOT CONTRIBUTE TO THE PARKING DEMAND BELOW)

EXISTING PARKING REQUIREMENTS

| | |
|---|---|
| GOLF COURSE | 1 SPACE PER EMPLOYEE @ 10 EMPLOYEES + 4 SPACES PER HOLE @ 18 HOLES = 82 |
| CLUBHOUSE | 1 SPACE PER 300 SF @ 15,000 SF (APP.) = 50 SPACES |
| TOTAL EXISTING REQUIRED | 82 + 50 = 132 |

PROPOSED PARKING REEQUIREMENTS

| | |
|---|---|
| AGE-RESTRICTED APARTMENTS | 2.25 SPACES PER DU @ 48 UNITS = 108 SPACES |
| TOTAL REQUIRED PARKING SPACES | 132 + 108 = 240 SPACES |
| TOTAL PROPOSED PARKING SPACES | 249 SPACES |

# VILLAGES OF MAPLE DALE - PHASE 3

# CONDITIONAL USE SITE PLANS

## 180 MAPLE DALE CIRCLE
## DOVER, DE 19904 | TAX MAP #: 2-05-06700-04-0100-00
## KENT COUNTY, DE

PREPARED FOR:

OWNER/DEVELOPER

# U & I MAPLE DALE LLC

1200 SOUTH BAY ROAD
DOVER, DE 19901

OWNER/DEVELOPER
U & I MAPLE DALE LLC
1200 SOUTH BAY ROAD
DOVER, DE 19904

ENGINEER/ PLANNER
PENNONI ASSOCIATES INC.
121 CONTINENTAL DRIVE, SUITE 207
NEWARK, DE 19713-4310
PHONE #: (302) 655-4451
FAX#: (302) 654-2895

SURVEYOR
PENNONI ASSOCIATES, INC.

SCHOOL DISTRICT
CAPITAL

FIRE DISTRICT
DOVER FIRE DEPARTMENT (46)

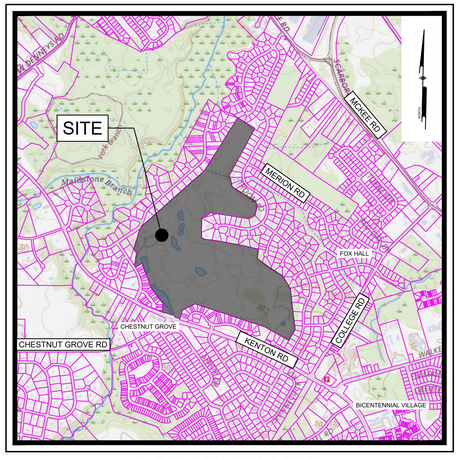
POSTAL DISTRICT
DOVER (19901)

WATER UTILITY
CITY OF DOVER

SANITARY UTILITY
CITY OF DOVER

## SITE DATA TABLE:

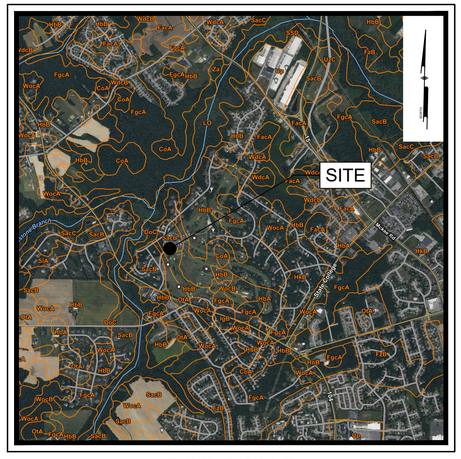
| | | |
|---|---|---|
| 1. | TAX MAP NUMBER : | 2-05-06700-04-0100-000 |
| 2. | DEED REFERENCE: | BK.: 12925, PG.: 140 |
| 3. | OWNER/DEVELOPER: | U & I MAPLE DALE LLC<br>1200 SOUTH BAY ROAD<br>DOVER, DE 19904 |
| 4. | SITE ADDRESS : | 180 MAPLE DALE CIRCLE<br>DOVER, DE 19904 |
| | HUNDRED, TOWN, COUNTY: | EAST DOVER HUNDRED, DOVER, KENT COUNTY |
| 5. | EXISTING TOTAL ACREAGE: | 6,424,169 ± SF 147.48 ± ACRES |
| 6. | CURRENT ZONING: | RC - RECREATION/COMMERCIAL |
| 7. | PRESENT USE: | GOLF COURSE |
| 8. | PROPOSED USE; | GOLF COURSE & AGE-RESTRICTED RESIDENTIAL CONDOMINIUM (PERMITTED AS A CONDITIONAL USE UNDER THE PLANNED NEIGHBORHOOD DESIGN - SENIOR CITIZEN HOUSING OPTION (PND-SCHO)) |
| 9. | PROPOSED DWELLINGS: | 48 UNITS |
| 10. | REFUSE:<br>REQUIRED DUMPSTERS | 2 |
| | PROPOSED DUMPSTERS | 2 |
| 11. | WATER PROVIDER: | PUBLIC - CITY OF DOVER |
| 12. | SANITARY PROVIDER: | PUBLIC - CITY OF DOVER |
| 13. | STREET: | PRIVATE - OPEN |
| 14. | POSTED SPEED LIMIT: | 25 MPH (MAPLE DALE CIRCLE) |
| 15. | 2020 STATE INVESTMENT AREA: | LEVEL 1 |
| 16. | FIRE DISTRICT: | DOVER FIRE DEPARTMENT (STATION 46) |
| 17. | WATERSHED: | BROADKILL-SYMRNA, HUC 8 - 02040207<br>SAINT JONES RIVER, HUC 10 - 0204020703 |
| 18. | DATUM: | HORIZONTAL: NSR11<br>VERTICAL: NSR11 |
| 19. | STATE PLANE COORDINATE: | BENCHMARK #1 (IRON PIPE FOUND)<br>LONGITUDE: W 075° 34' 29.16"<br>LATITUDE: N 039° 10' 24.94"<br>BENCHMARK #2 (CONCRETE MONUMENT FOUND)<br>LONGITUDE: W 075° 34' 28.22"<br>LATITUDE: N 039° 10' 29.82" |
| 20. | TID: | NOT INCLUDED |
| 21. | LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: | CITY OF DOVER |




LOCATION MAP
Scale: 1" = 2,000'




SITE MAP
Scale: 1" = 500'




SOILS MAP
Scale: 1" = 2,000'

PREPARED BY:

## PENNONI ASSOCIATES INC.

Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713-4310
**T** 302.655.4451
**F** 302.654.2895

**CALL BEFORE YOU DIG**
**Call Miss Utility of Delmarva**
**800-282-8555**
Ticket Number(s):

CITY PLANNER
CONSTRUCTION IMPROVEMENTS PLANS HAVE BEEN REVIEWED AND ARE FOUND TO BE IN GENERAL CONFORMANCE WITH THE CITY OF DOVER CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR WATER, SEWER AND STREETS. THE OWNER AND HIS ENGINEER AND/OR SURVEYOR ASSUME ALL RESPONSIBILITY FOR DESIGN AND ACCURACY OF INFORMATION SHOWN HEREON.

SIGNATURE:_____DATE:_____

CITY OF DOVER APPROVED BY :

CITY MANAGER:_____DATE:_____
(DAVE HUGG)

OWNER/DEVELOPER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION. THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE DATE
USMAN SANDHU
U & I MAPLE DALE LLC
1200 SOUTH BAY ROAD
DOVER, DE 19901
PHONE# (302) 242-8486

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED 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 COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE DATE
STEVEN R. ANDERSON JR, PE (DE PE#13187)
PENNONI ASSOCIATES, INC
121 CONTINENTAL DRIVE, SUITE 207
NEWARK, DE 19713-4310
OFFICE (302) 655-4451 - FAX (302) 654-2895

PENNONI ASSOCIATES INC.
Christiana Executive Campus
121 Continental Drive, Suite 207
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T 302.655.4451 F 302.654.2895

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

VILLAGES OF MAPLE DALE - PHASE 3
180 MAPLE DALE CIRCLE
DOVER, DE 19904 | TAX MAP #: 2-05-06700-04-0100-00
U & I MAPLE DALE LLC
1200 SOUTH BAY ROAD
DOVER, DE 19901

COVER SHEET

| NO. | REVISIONS | BY | DATE |
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| | | | |

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

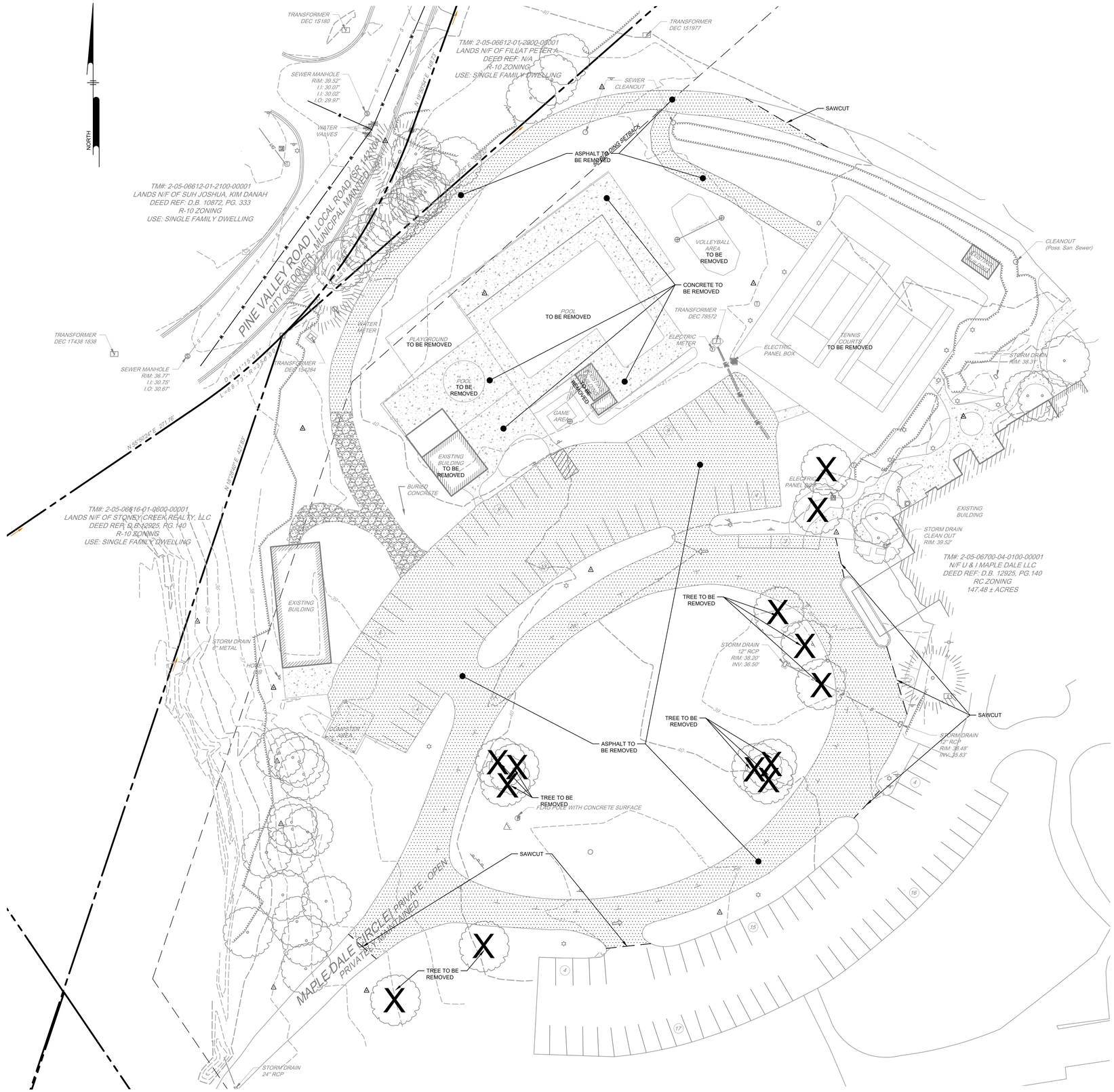
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| PROJECT | UANDI24002 |
| DATE | 2025-01-03 |
| DRAWING SCALE | AS NOTED |
| DRAWN BY | KRML |
| APPROVED BY | DDB |

**CS0001**

SHEET 1 OF 8



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## EXISTING CONDITION NOTES:

1. ELEVATIONS AND HORIZONTAL DATUM ARE BASED ON DELAWARE STATE PLANE NSR11.
2. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
   - 2.1. RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR STATE OF DELAWARE OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OR ANY FEDERAL, STATE, OR LOCAL AGENCY.
   - 2.2. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
   - 2.3. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
3. THIS SITE IS ZONED RC (RECREATION/COMMERCIAL)
4. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD. DEED REFERENCE: 12925, PG. 140. SURVEY PERFORMED BY PENNONI ON NOVEMBER 2024 FOR TM: 2-05-06700-04-0100-000 WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD.
5. THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED. OTHER THAN THOSE SHOWN.

REFERENCE:
1. SURVEY PERFORMED BY PENNONI ASSOCIATES INC. IN NOVEMBER OF 2024.

FLOOD ZONE INFORMATION:
1. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10001C0162H, MAP EFFECTIVE MAY 5. 2003, THE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED).

## GENERAL NOTES:

1. THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY, PENNONI ASSOCIATES INC. ADDITIONAL BOUNDARY INFORMATION IS TAKEN FROM PRIOR WRITTEN LAND DESCRIPTIONS, VARIOUS RECORDED AND UN-RECORDED PUBLIC RECORDS
2. VERTICAL AND HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE, NSR11.
3. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY DELMARVA (SEE NOTE 25).
4. THE PROPERTY IS LOCATED IN UNSHADED ZONE "X" AREA ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10001C0162H MAP, EFFECTIVE MAY 5, 2003. ZONE UNSHADED "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
5. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.
6. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
7. A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF DELAWARE SHALL BE RESPONSIBLE FOR PERMANENTLY RE-ESTABLISHING ANY PROPERTY MARKERS OR MONUMENTS DISTURBED DURING CONSTRUCTION. A SURVEY AND METES AND BOUNDS THAT INCLUDES THE RE-ESTABLISHED MARKER(S) OR MONUMENT(S) SHALL BE PRESENTED TO THE PROPERTY OWNER FOR COMPARISON WITH THE ORIGINAL PLAT, FOR VERIFICATION.
8. NO EASEMENT WERE VERIFIED PER THIS PLAT
9. MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
10. SEWER AND WATER CAPACITY ARE NOT GUARANTEED UNTIL BUILDING PERMITS ARE ISSUED, ALL FEES ARE PAID, AND SUITABLE UTILITIES ARE IN PLACE FOR PROPER CONVEYANCE, TREATMENT, AND DISPOSAL.
11. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL TOWN AND/OR AGENCY CONSTRUCTION PERMIT APPLICATIONS HAVE BEEN COMPLETED, SUBMITTED, AND ALL APPLICABLE FEES HAVE BEEN PAID PRIOR TO COMMENCING CONSTRUCTION. THE TOWN SHALL NOT BE HELD RESPONSIBLE FOR AN ANTICIPATED CONSTRUCTION START DATE THAT IS NOT MET DUE TO THE APPLICANT OR HIS/HER CONTRACTOR NOT HAVING MET THE CONSTRUCTION PERMITTING REQUIREMENTS.
12. THERE ARE NO WETLANDS LOCATED ON PROPERTY PER THE STATE OF DELAWARE WETLANDS MAPS.
13. THIS PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.

PENNONI ASSOCIATES INC.
Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713-4310
T 302.655.4451 F 302.654.2895

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

# VILLAGES OF MAPLE DALE - PHASE 3

180 MAPLE DALE CIRCLE
DOVER, DE 19904 | TAX MAP #: 2-05-06700-04-0100-00

## EXISTING CONDITIONS AND DEMOLITION PLAN

U & I MAPLE DALE LLC
1200 SOUTH BAY ROAD
DOVER, DE 19901

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|

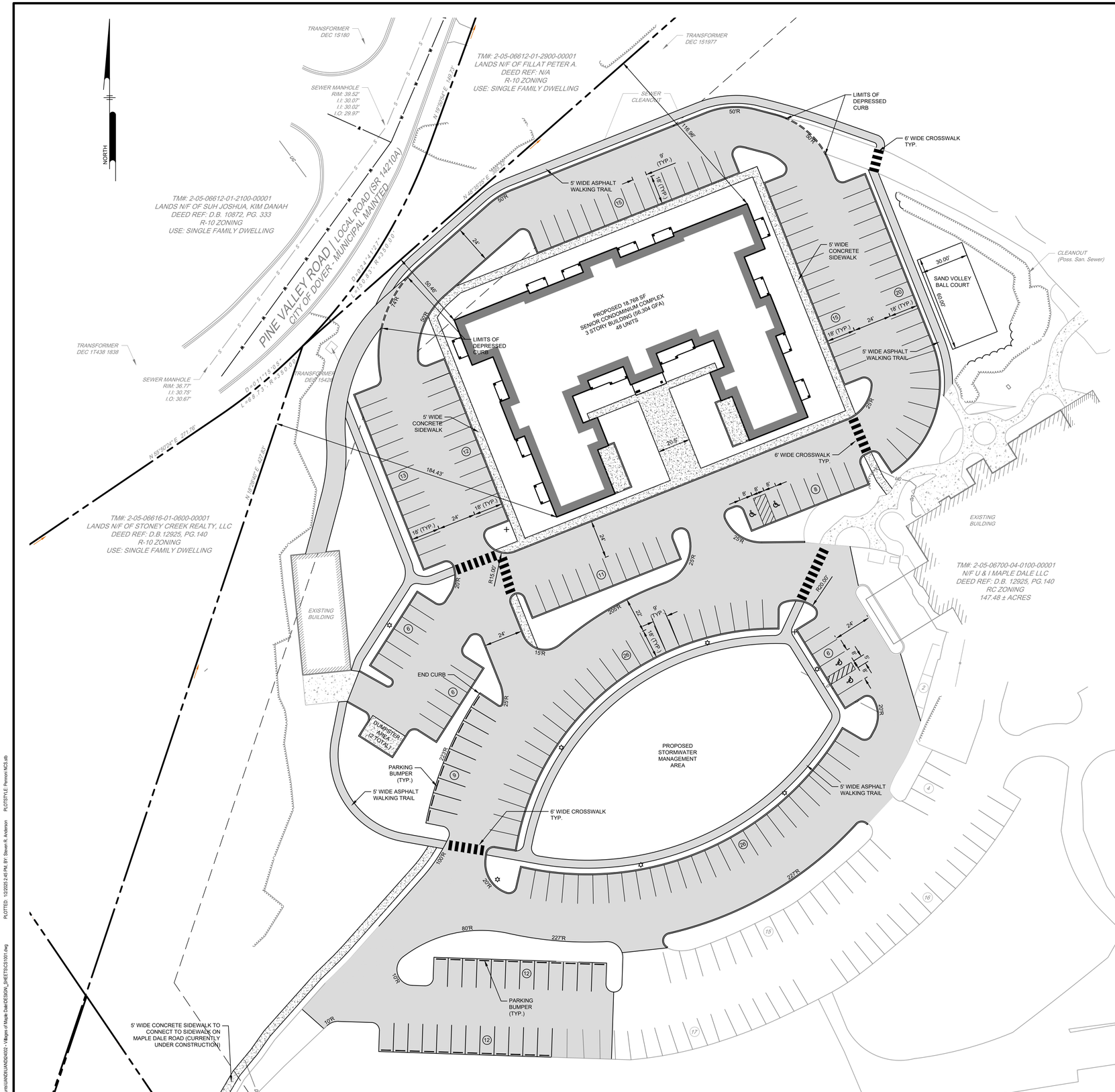
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| | |
|---|---|
| PROJECT | UANDI24002 |
| DATE | 2025-01-03 |
| DRAWING SCALE | 1" = 30' |
| DRAWN BY | KRML |
| APPROVED BY | DDB |

**CS0201**

SHEET 2 OF 8

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## SITE CONSTRUCTION NOTES:

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION
2. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
3. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
4. ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
5. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
6. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD AND DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
7. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
8. THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
9. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
10. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
11. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE, BUT NOT IN PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), SEEDED AND MULCHED. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
12. ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF "DELAWARE TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND EMERGENCY OPERATIONS."
13. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD.
14. DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS:
    - 14.1. EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING.
    - 14.2. THERMO PLASTIC (EXTRUDED OR PREFORMED MATERIAL) WILL BE REQUIRED ON ASPHALT SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
    - 14.3. PERMANENT PAVEMENT MARKING TAPE (PER DELDOT APPROVED MATERIALS LIST) WILL BE REQUIRED ON CONCRETE SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
15. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
    - 15.1. THE OWNER, KENT CONSERVATION DISTRICT, & SITE ENGINEER
16. THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEPT CONDITION AT ALL TIMES.
17. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
18. TRANSITIONS FROM PROPOSED SIDEWALK AND CURB TO EXISTING SHALL BE MADE AT THE NEAREST EXISTING JOINT.

PENNONI ASSOCIATES INC.
Christiana Executive Campus
121 Continental Drive, Suite 207
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T 302.655.4451 F 302.654.2895

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# VILLAGES OF MAPLE DALE - PHASE 3

180 MAPLE DALE CIRCLE
DOVER, DE 19904 | TAX MAP #: 2-05-06700-04-0100-00

# SITE IMRPOVEMENT PLAN

U & I MAPLE DALE LLC
1200 SOUTH BAY ROAD
DOVER, DE 19901

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|

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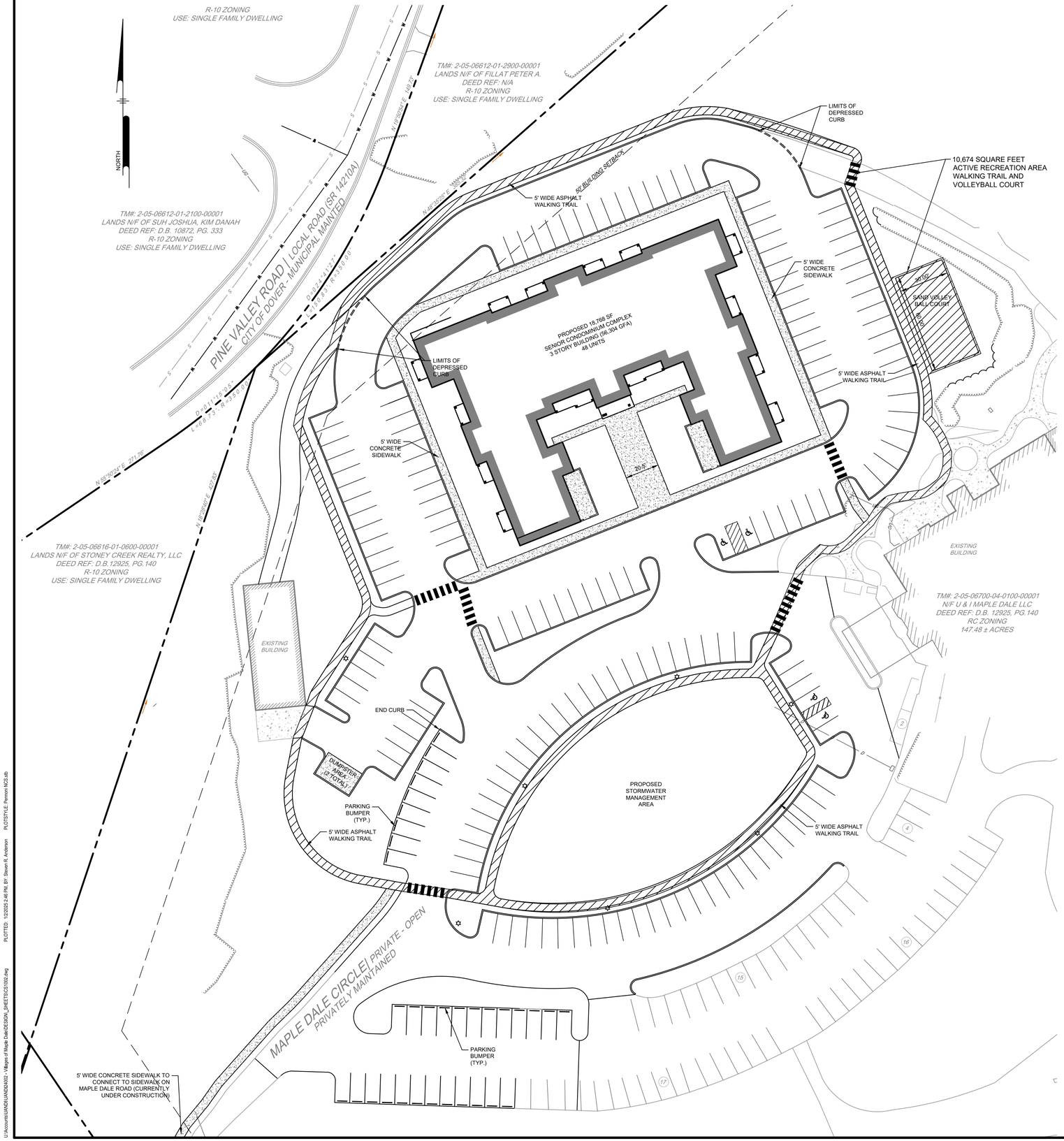
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| PROJECT | UANDI24002 |
| DATE | 2025-01-03 |
| DRAWING SCALE | 1" = 30' |
| DRAWN BY | KRML |
| APPROVED BY | DDB |

**CS1001**

SHEET 3 OF 8



PLOTTED: 1/2/2025 2:45 PM, BY: Steven R. Anderson PLOTSTYLE: Pennoni MCS.ctb
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ACTIVE RECREATION AREA

ACTIVE RECREATION CALCULATION

PER ARTICLE 5, SECTION 10.514 ("RESIDENTIAL DEVELOPMENTS OF TEN (10) OR FEWER ACRES WITH A DENSITY OVER SIX UNITS PER ACRE")

| | |
|---|---|
| REQUIRED ACTIVE RECREATION SPACE | 150 SF PER DWELLING UNIT OR 10,000 SF (WHICHEVER IS GREATER) |
| | = 7,200 SF (150 * 48) < 10,000 SF |
| | = 10,000 SF REQUIRED |
| PROPOSED ACTIVE RECREATION SPACE | = 10,674 SF (WALKING TRAIL & OUTDOOR VOLLEYBALL COURT |



SAND VOLLEYBALL COURT



PAVED WALKING TRAIL

(PROPOSED TRAIL WILL BE 5 FEET WIDE)

0 30' 60'

PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

VILLAGES OF MAPLE DALE - PHASE 3
180 MAPLE DALE CIRCLE
DOVER, DE 19904 | TAX MAP #: 2-05-06700-04-0100-00

# ACTIVE RECREATION PLAN

U & I MAPLE DALE LLC
1200 SOUTH BAY ROAD
DOVER, DE 19901

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|

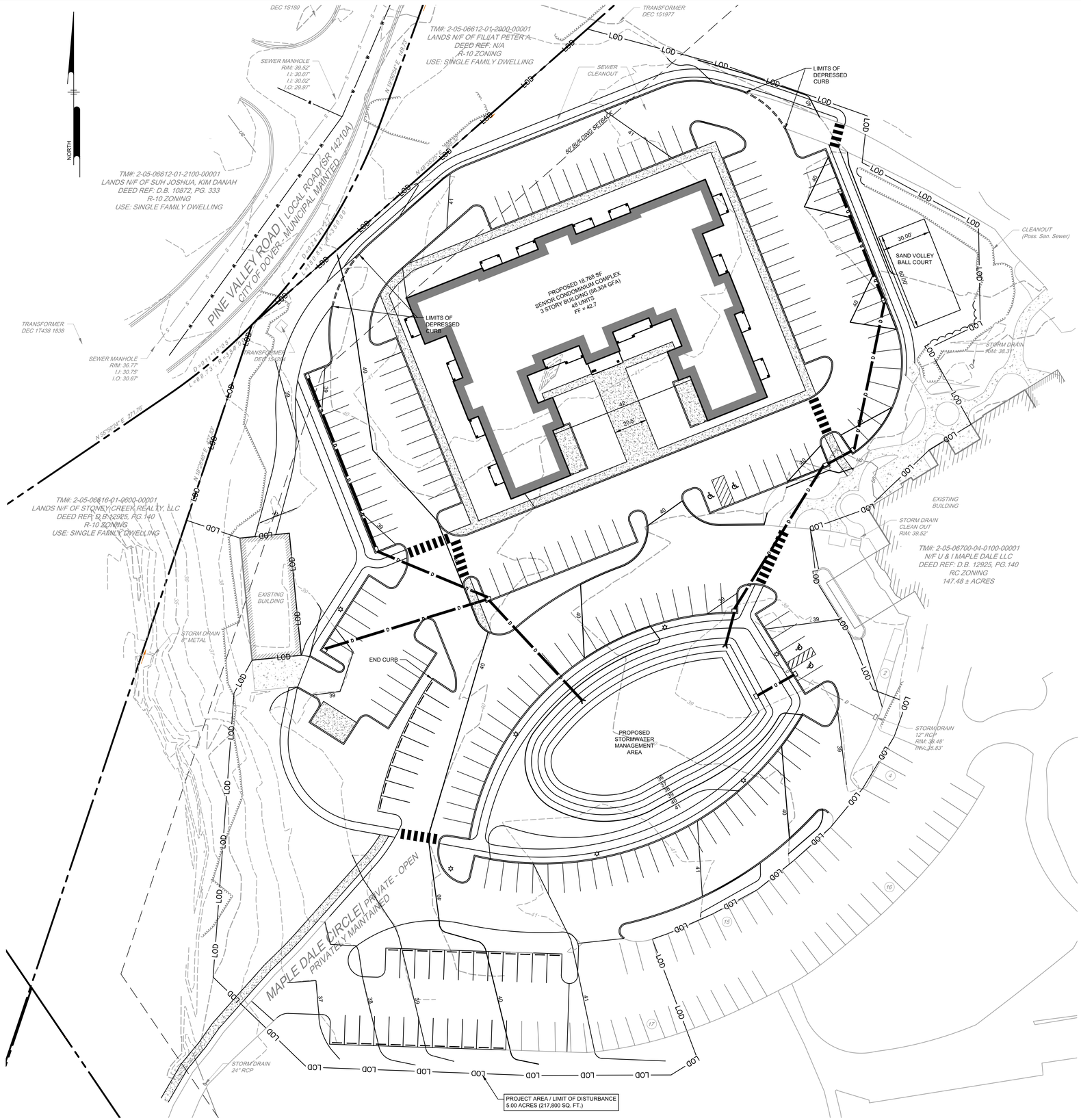
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| PROJECT | UANDI24002 |
| DATE | 2025-01-03 |
| DRAWING SCALE | 1" =30' |
| DRAWN BY | GBR |
| APPROVED BY | GBR |

**CS1002**

SHEET 4 OF 8

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## GRADING NOTES:

1. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.

2. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN COMPACTED FILL THICKNESS. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. MATERIAL THAT CANNOT BE COMPACTED AS REQUIRED SHALL BE BROUGHT TO THE ATTENTION OF A GEOTECHNICAL ENGINEER, OVER EXCAVATED, AND THEN REPLACED WITH SUITABLE FILL

3. THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.

4. THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

5. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR, SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET BUILDING STANDARDS.

6. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AREA AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.

7. MAXIMUM SIDEWALK CROSS SLOPE IS 2% AND MINIMUM SIDEWALK CROSS SLOPE IS 1% FOR ADA ACCESSIBLE AREAS.

8. VERTICAL ELEVATIONS ARE BASED ON NSR11.

9. ALL SLOPES MAXIMUM 3:1 UNLESS OTHERWISE NOTED.

PENNONI ASSOCIATES INC.
Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713-4310
T 302.655.4451 F 302.654.2895

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# VILLAGES OF MAPLE DALE - PHASE 3

180 MAPLE DALE CIRCLE
DOVER, DE 19904 | TAX MAP #: 2-05-06700-04-0100-00

## GRADING PLAN

U & I MAPLE DALE LLC
1200 SOUTH BAY ROAD
DOVER, DE 19901

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|

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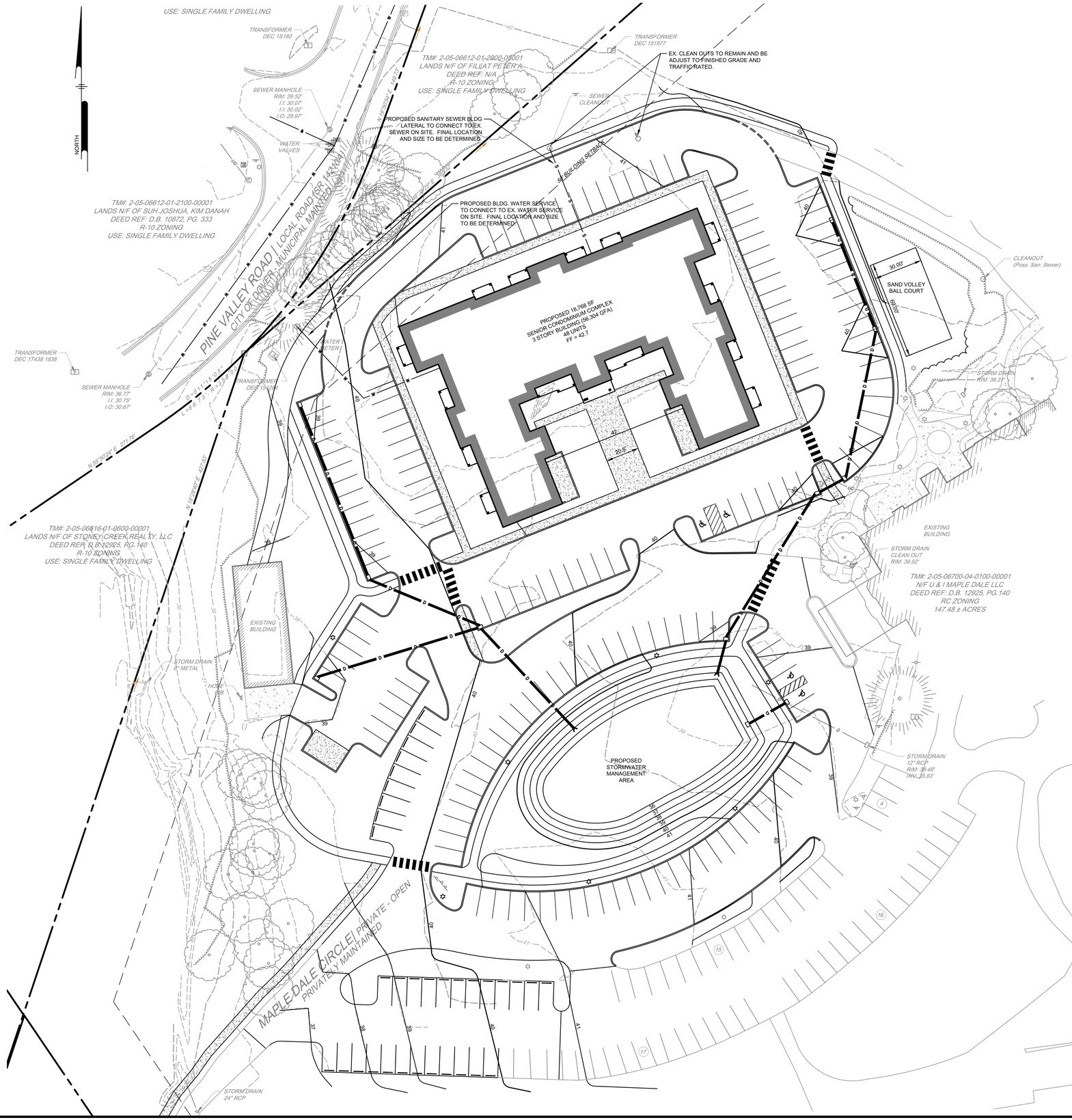
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| APPROVED BY | DDB |

**CS1501**

SHEET 5 OF 8



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## UTILITY NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
2. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
3. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
4. UTILITIES ENTER THE PREMISES FROM PUBLIC STREETS OR RIGHTS OF WAY.
5. ALL NON-CONDUCTIVE UTILITIES SHALL BE INSTALLED WITH DETECTABLE WARNING TAPE OR TRACER WIRE.
6. ALL PIPE LENGTHS AND DISTANCES BETWEEN STRUCTURES ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE ALONG A HORIZONTAL PLANE.
7. ALL STORM DRAINAGE PIPE SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT JOINTS.
8. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK
9. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN COMPACTED FILL THICKNESS. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
11. CONTRACTOR MUST APPLY FOR ALL UTILITY CONNECTION APPLICATIONS.
12. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTION FEES.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS; HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBANCE TO CURBING, PAVING, AND COMPACTED SUBGRADE.
15. UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATION.THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION. THE CONTRACTOR SHOULD SEEK ASSISTANCE FROM ALL UTILITY COMPANIES TO LOCATE AND PROTECT THEIR FACILITIES.
16. CONTRACTOR SHALL EXCAVATE ONLY AS MUCH TRENCH WHICH PIPE CAN BE INSTALLED AND TRENCH BACKFILLED BY THE END OF EACH WORK DAY.
17. ALL UNDERGROUND UTILITY TRENCHES SHALL BE BACKFILLED WITH SAFE CLEAN FILL.
18. ALL EXISTING CASTING AND INLET TOPS OR GRATES MUST BE ADJUSTED TO THE PROPOSED GRADE, UNLESS OTHERWISE INDICATED.

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# VILLAGES OF MAPLE DALE - PHASE 3

180 MAPLE DALE CIRCLE
DOVER, DE 19904 | TAX MAP #: 2-05-06700-04-0100-00

## UTILITY PLAN

U & I MAPLE DALE LLC
1200 SOUTH BAY ROAD
DOVER, DE 19901

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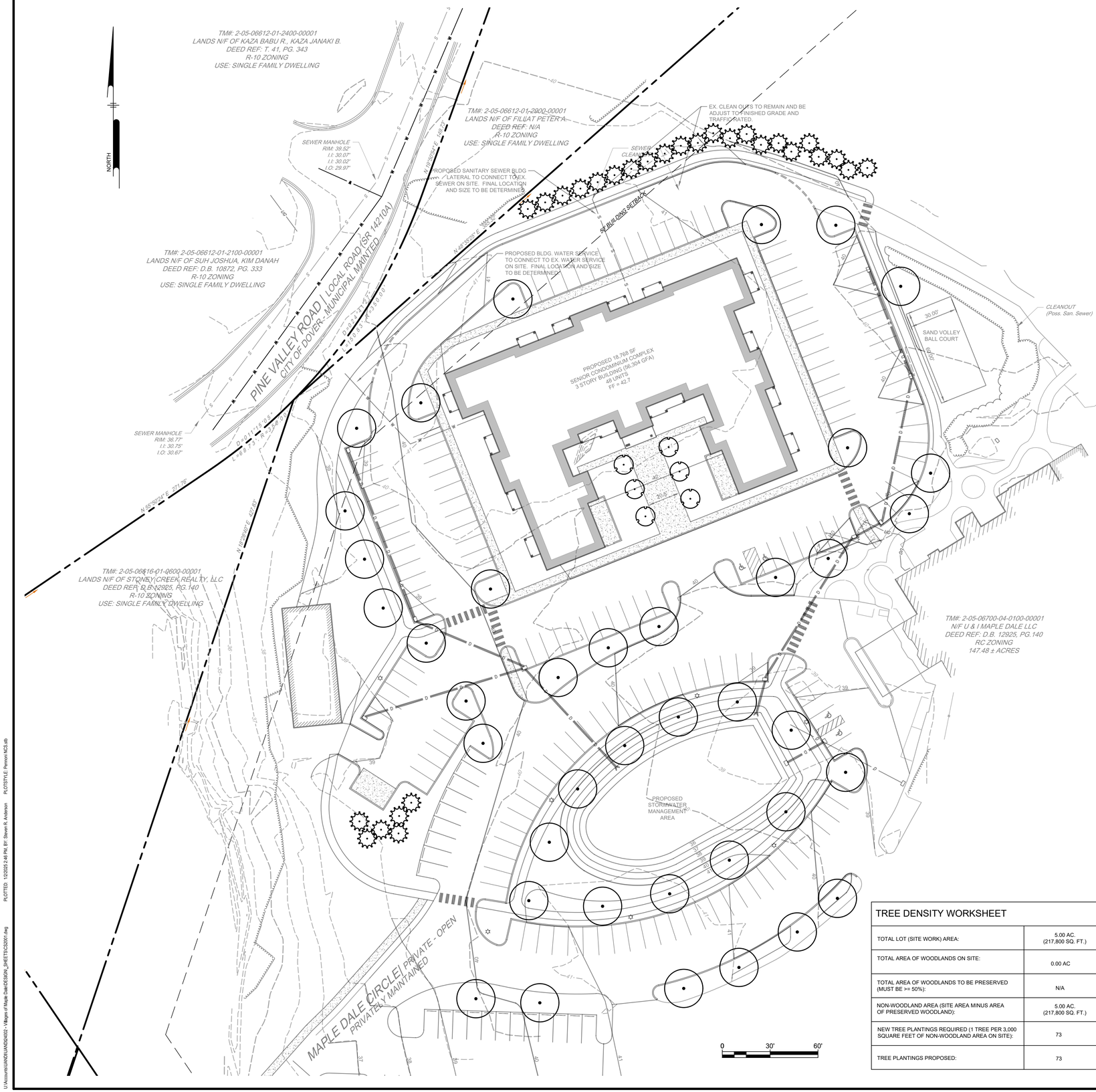
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| APPROVED BY | DDB |

**CS1701**

SHEET 6 OF 8

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## CONCEPT PLANT SCHEDULE

| | | |
|---|---|---|
| SHADE TREE | MIN. 2" CALIPER | 39 |
| EVERGREEN TREE | MIN. 5' - 6' TALL | 28 |
| ORNAMENTAL TREE | MIN. 5'-6' TALL | 6 |

## PLANTING NOTES AND SPECIFICATIONS

1. ALL TOPSOIL SHALL BE A MINIMUM 4" IN ALL SOD AREAS, 6" IN SEEDED AREAS AND 8" IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS.
2. PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.
3. ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
4. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
5. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1
6. ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION, AND STATE NURSERY/ LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND GUYING.
7. ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES, OR IS NO MORE THAN TWO (2") INCHES ABOVE, FINISHED GRADE. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOUR-INCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLING MITIGATED AS REQUIRED.
8. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
9. ALL PLANTING BEDS AND PITS SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH AT A MINIMUM DEPTH OF 3".
10. SEEDBED PREPARATION:
    - A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 260 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 4-1-2 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP DRESSING.
    - B. WORK LIME AND FERTILIZER INTO THE SOIL AS PRACTICAL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD PARALLEL TO THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
    - C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS OUTLINED BELOW.
    - D. IN AREAS DESIGNATED AS SOD, FESCUE SOD IS TO BE INSTALLED ON MINIMUM 4" TOPSOIL. AREAS TO BE SODDED ARE TO BE PREPARED AS NOTED ABOVE FOR SEEDED AREAS.
12. TOPSOIL WITH A QUALITY ORGANIC SOIL AMENDMENT SHALL BE USED FOR ALL PLANTING AND SEEDING OPERATIONS.
13. NOTIFY ALL UTILITY COMPANIES AND LOCATE ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES.
14. SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
15. ALL SHADE TREES TO BE PRUNED OF SIDE BRANCHES TO A HEIGHT OF 6' ABOVE GRADE EXCEPT WHERE NOTED IN PLANT SCHEDULE.
16. ALL PLANT MATERIAL SHALL BE APPROVED UPON ARRIVAL TO THE SITE, UNLESS OTHERWISE NOTIFIED.
17. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND NEW CASTLE COUNTY.
18. DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO WORK AREA CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND SEEDING ALL DISTURBED AREAS.
19. ALL PLANTS SPACED 7' O.C. OR CLOSER SHALL BE IN CONTINUOUS MULCHED BEDS.
20. SEED ALL DISTURBED AREAS WITH GRASS SEED MIX SPECIFIED IN SEDIMENT CONTROL REQUIREMENTS.
21. ALL PLANT MATERIAL SHALL BE WARRANTED AGAINST DEATH AND UNSATISFACTORY GROWTH FOR A MINIMUM PERIOD OF ONE YEAR AFTER THE DATE OF WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR MUNICIPALITY REPRESENTATIVE. ANY PLANT MATERIAL THAT DIES OR PERFORMS POORLY DURING THE WARRANTY PERIOD SHALL BE PROMPTLY REMOVED AND REPLACED IN KIND.

## LANDSCAPE MAINTENANCE NOTES

ANY AND ALL PLANT MATERIAL THAT DIES OR FAILS TO THRIVE SHALL BE IMMEDIATELY REPLACED WITH LIKE SPECIES. RECOMMENDED ANNUAL MAINTENANCE OF SITE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:

1. FERTILIZER: MOW LAWN - FERTILIZE TWICE PER YEAR.
2. PRUNING: PRUNING SHALL BE LIMITED OR REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DIFFERENCES/SAFETY REASONS. PRUNING OF SHRUBS AND TREES SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.
3. PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR MOWN LAWNS AND SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
4. MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 3" IN PLANT BEDS AND AROUND BASE OF TREES.
5. MOWING: MOWN LAWN SEED MIX SHALL BE MOWN AT REGULAR INTERVALS THROUGHOUT THE GROWING SEASON. GRASS HEIGHT SHOULD NOT EXCEED 3 INCHES. MOWER BLADES SHALL BE SET AND 2-1/2 INCHES UNLESS OTHERWISE DIRECTED. WHERE APPLICABLE, RAIN GARDEN AND/OR MEADOW SEED MIXES SHALL BE MOWN ONLY ONCE YEARLY IN LATE WINTER.
6. PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
7. WATERING: UNLESS STATED OTHERWISE IN THESE DOCUMENTS, PROVIDE APPROXIMATELY 1-INCH OF RAINFALL/WATER PER WEEK THROUGHOUT THE GROWING SEASON FOR THE FIRST YEAR.

## TREE DENSITY WORKSHEET

| | |
|---|---|
| TOTAL LOT (SITE WORK) AREA: | 5.00 AC. (217,800 SQ. FT.) |
| TOTAL AREA OF WOODLANDS ON SITE: | 0.00 AC |
| TOTAL AREA OF WOODLANDS TO BE PRESERVED (MUST BE >= 50%): | N/A |
| NON-WOODLAND AREA (SITE AREA MINUS AREA OF PRESERVED WOODLAND): | 5.00 AC. (217,800 SQ. FT.) |
| NEW TREE PLANTINGS REQUIRED (1 TREE PER 3,000 SQUARE FEET OF NON-WOODLAND AREA ON SITE): | 73 |
| TREE PLANTINGS PROPOSED: | 73 |

## LANDSCAPE ARCHITECT CERTIFICATION

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

GREGORY B. RISHEL, P.L.A. DELAWARE LA LICENSE #S1-0000435 DATE

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# VILLAGES OF MAPLE DALE - PHASE 3

180 MAPLE DALE CIRCLE
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# LANDSCAPE PLAN

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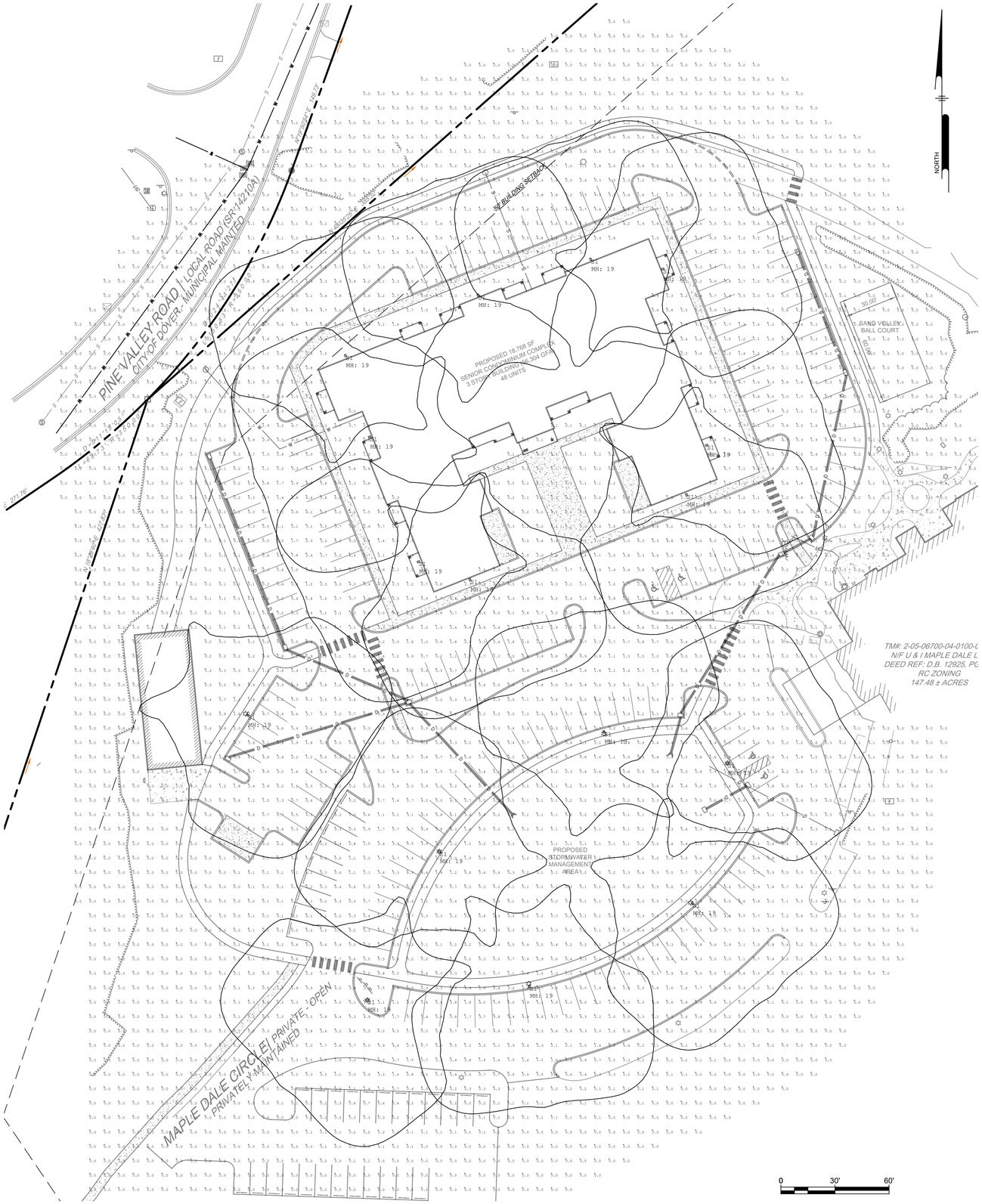
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| DRAWN BY | GBR |
| APPROVED BY | GBR |

**CS2001**

SHEET 7 OF 8



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TM#: 2-05-06700-04-0100-0
N/F U & I MAPLE DALE L
DEED REF: D.B. 12925, PC
RC ZONING
147.48 ± ACRES

| Luminaire Schedule | | | | | |
|---|---|---|---|---|---|
| **Type** | **Manufacturer** | **Catalog Number** | **Fixture Description** | **Mounting Height** | **Total Watts** |
| S1 | EXO | ASL1-160L-135-3K7-4W-U-A | ASL1 SHOEBOX, 16,893 LMNS, 3000K, IES TYPE 4 WIDE. 16FT POLE ON 3FT AFG PEDESTAL. | 19 | 133.1 |

| Calculation Summary | | | | | |
|---|---|---|---|---|---|
| **Label** | **Units** | **Avg** | **Max** | **Min** | **Max/Min** |
| OVERALL | Fc | 0.92 | 6.8 | 0.0 | N.A. |
| LOWER CIRCLE LOT AND DRIVES | Fc | 2.23 | 6.3 | 0.2 | 31.50 |
| UPPER LOT AND DRIVES | Fc | 2.20 | 6.8 | 0.2 | 34.00 |

LIGHTING NOTES

1. PROPOSED LIGHTING PHOTOMETRIC LAYOUT PREPARED BY DIVERSIFIED LIGHTING ASSOCIATES, INC. www.diversified-group.com
2. LUMINAIRES SHALL HAVE FACTORY APPLIED FINISH. COMPONENTS SHALL BE SHIPPED WITH PROTECTION WRAPPING. FINISH COLOR SELECTION BY OWNER/ARCHITECT.
3. PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, ALL REGULATIONS AND CODES OF ALL JURISDICTIONAL AUTHORITIES.
4. ALL EQUIPMENT SHALL BE LISTED BY UNDERWRITERS LABORATORIES, INC. AND SHALL BEAR THE U.L. LABEL. PROVIDE ONLY NEW, UNDAMAGED EQUIPMENT.
5. CONTRACTORS SHALL PROVIDE ALL PERMITS AND ARRANGE FOR ALL REQUIRED INSPECTIONS.
6. EXTERIOR SITE LIGHTING SHALL OPERATE DAILY ON A DUSK TO DAWN SCHEDULE AND CONTROLLED BY PHOTOCELL UNLESS OTHERWISE NOTED.

EXO OUTDOOR LIGHTING

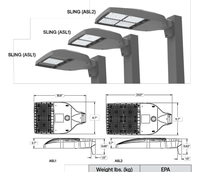
## SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: | LOCATION:
TYPE: S1 | PROJECT: Mapledale Village Apartments
CATALOG #: ASL1-160L-135-3K7-4W-U-A

### FEATURES

- Compact sleek design with multiple LED configurations and simple installation
- The SLING includes a square mounting block for easy pole installation or mast arm option for 2-3/8 ft OD roadway brackets
- Capable of replacing up to 1000w HID luminaires
- Micro Strike optical distributions of Type 2, 3, 4F, 4W or SQW
- Tool-less entry option for easy installation and maintenance
- 3G rated for high vibration applications including bridges and overpasses







| | Weight lbs. (kg) | EPA |
|---|---|---|
| ASL1 | 14.47 (6.56) | .46ft² 0.43m² |
| ASL2 | 17.47 (7.92) | .56ft² 0.52m² |

### CONTROL TECHNOLOGY

NX NX NX LIGHTGRID

### SERVICE PROGRAMS

QS10

### SPECIFICATIONS

**CONSTRUCTION**
- Die-cast housing with hidden vertical heat sink fins designed for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

**OPTICS**
- Entire optical aperture illuminates to create a large source area, resulting in a shielding not a low glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver ES Type 2,3,4F, 4W and SQW distributions
- Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning
- 3000K, 4000K or 5000K (70 CRI) CCT
- 80, 160 or 320 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

**INSTALLATION**
- Tool-less entry to wiring/driver compartment optional
- Arm mounting works with IS2 drill pattern
- Fixture ships with square mounting block for ease of installation
- Mast arm fitter accessory or option available for 2-3/8" OD brackets with vertical tilt of +3°, 0° or -3°

**ELECTRICAL**
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Standard 6kV surge protection with optional 10kV/10kA surge protection device (provides 2OKA and 10kV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3) Automatically takes fixture off-line for protection when device is consumed

**CONTROLS**
- Photo control, occupancy sensor and Zigbee wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for field lock photocontrols or wireless control modules (control accessories sold separately)
- Dimming Drivers are standard and dimming is controlled by Lightgrid NX Nodes, unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

**CERTIFICATIONS**
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperature
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to http://www.designlights.org/ for the most-up-to-date list.
- 3G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt

**WARRANTY**
- 5 Year warranty


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EXO OUTDOOR LIGHTING

## SSS-H Series Poles

SQUARE STRAIGHT STEEL

DATE: | LOCATION:
TYPE: S1-P | PROJECT: MAPLE VILLAGE APTS
CATALOG #: SS-H-16-40-A-1-S2-XXX

### SPECIFICATIONS

**CONSTRUCTION**
- Shaft: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners. Minimum yield of 46,000 psi (ASTM A500, Grade B). Longitudinal weld seam to appear flush with shaft side wall. Steel base plate with axial bolt circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- Base cover: Two-piece square aluminum base cover included standard
- Pole cap: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- Hand hole: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
  - Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
    1 x 36 x 4 — TAB-36-M38
- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors; Custom colors available; RAL number preferable

**INSTALLATION**
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

**WAREHOUSE 'STOCKED' POLES**
- SSSH25-40A-4-HV-DB-WPO and SSS-H25-40A-4HV-DB-WPO (Pole only, must order kit SSSHSTK40T for anchor bolts and cap)
- The HV designation in the above catalog numbers is a combination of the S2 pattern and the B3 pattern

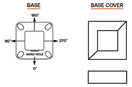
Overall Height 8'–40'

Handhole 90°

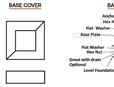
### SERVICE PROGRAMS

QS10

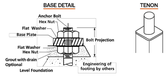
BASE




BASE COVER



BASE DETAIL




TENON



POLE CAP




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EXO OUTDOOR LIGHTING

## SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: | LOCATION:
TYPE: S1 | PROJECT: Mapledale Village Apartments
CATALOG #: ASL1-160L-135-3K7-4W-U-A

### ORDERING GUIDE

Step Shading + Service Program QS10

Example: ASL1-80L-50-3K7-2-UNV-ASQU-BLT-7PIMD-40F

CATALOG #

### ORDERING INFORMATION

| Series | ASDL | ASDC | Distribution | Voltage | Mounting |
|---|---|---|---|---|---|
| ASL1 ASL Micrositez Series | 80L-25 3200 lm<br>80L-39 4800 lm<br>80L-50 6200 lm<br>160L-70 9800 lm<br>160L-100 12300 lm<br>160L-115 14200 lm<br>160L-135 16200 lm<br>320L-140 17400 lm<br>320L-170 21000 lm<br>320L-185 22900 lm<br>320L-210 26000 lm<br>320L-235 29000 lm<br>320L-255 35000 lm | 3K7 3000k, 70 CRI<br>4K7 4000k, 70 CRI<br>5K7 5000k, 70 CRI | 2 Type II<br>3 Type III<br>4F Type IIF<br>4W Type IIW<br>SQW Type ISQW | UNV Universal (120-277V)<br>120 120V<br>208 208V<br>240 240V<br>277 277V<br>347 347V<br>480 480V | A Arm for Square poles with 3.2" OD pattern<br>A3 Square Arm with 3.25"-3.75" OD RPA3 Adapter<br>A4 Square Arm with 3.875"-4.5" OD RPA4 Adapter<br>AS Square Arm with 5" OD RPAS Adapter<br>MAF Mast Arm Fitter for 2-3/8" OD |
| ASL2 ASL Micrositez Series | | | | | |

| Network Control Options | |
|---|---|
| NXWSKP | NX Networked Wireless Enabled Integral NXSKP2 LMC/ PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ** |
| NXWSKPF | NX Networked Wireless Enabled Integral NXSKP3 HMC/ PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ** |
| NXW | NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ** |

| Shpot Alone Sensors | |
|---|---|
| 7PR | 7 Pin Receptacle |
| 7PR-SC | 7 Pin Receptacle with shorting cap |
| 7PR-MDBF | 7 pin receptacle with low voltage sensor at 8' mounting for external control accessory |
| 7PR-MDHDF | 7 pin receptacle with low voltage sensor at 40' mounting for external control accessory |
| 3PR-TL | 3 Pin Receptacle with Photocontrol |

| Sensors | |
|---|---|
| BTL7 | Bluetooth Programmable, PIR Occupancy Daylight Sensor, 360° lens ** |
| BTSQ_F | Bluetooth Programmable, PIR Occupancy Daylight Sensor, 360° lens up to 12' mounting height ** |

| Options | |
|---|---|
| F | Fusing |
| BC | Backlight Control |
| SP | 20kA & 10kV Surge Protector |

| Color | |
|---|---|
| BLT | Black Matte Textured |
| BLS | Black Gloss Smooth |
| DBT | Dark Bronze Matte Textured |
| DBS | Dark Bronze Gloss Smooth |
| GTT | Graphite Matte Textured |
| LGT | Light Grey Matte Textured |
| LGS | Light Grey Gloss Smooth |
| PSS | Platinum Silver Smooth |
| WHT | White Matte Textured |
| WHS | White Gloss Smooth |
| VGT | Verde Green Textured |

| Color Option | |
|---|---|
| CC | Custom Color |

Notes
1. Must specify Voltage.
2. Replace "_" with "M" for up to 14' mounting height, "HD" for 15'-40' mounting Height
3. Replace "_" with "D" for up to 12' mounting height
4. Available at 50K or higher only

| Accessories (Order Separately) | |
|---|---|
| VM2508 | Field-installed 2nd mode vibration dampener - 8 ft |
| VM2512 | Field-installed 2nd mode vibration dampener - 12 ft |
| VM2516 | Field-installed 2nd mode vibration dampener - 16 ft |
| VM2520 | Field-installed 2nd mode vibration dampener - 20 ft |
| VM2525 | Field-installed 2nd mode vibration dampener - 25 ft |
| SSSHSTK40T | Pole Cap and anchor bolt kit |

### MOUNTING ORIENTATION

Denotes handhole location



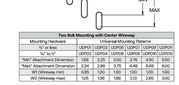

### STOCKED POLE ORDERING LOGIC

| Catalog # | Description |
|---|---|
| SSSH25-40A-4-HV-DB-WPO | Square Steel pole, 25', 4" square cross-section, 120" wall thickness, Dark Bronze Matte Textured paint, Pole only, no anchor bolts, base cover or pole cap included. |
| SSSH25-40A-4-HV-DB-WPO-BC | Square Steel pole, 25', 4" square cross-section, 120" wall thickness, Dark Bronze Matte Textured paint, Pole only, no anchor bolts, base cover or pole cap included. |
| SSSHSTK40T | Block kit includes anchor bolts, template, base cover and plastic pole cap. Must be ordered separately from pole. |

Note: the HV drill pattern is a combination of the S2 pattern and B3 pattern.

### DRILL PATTERNS

UNIVERSAL DRILL PATTERN (UDP)




| Two Bolt Mounting with Center Witness | | | | | | |
|---|---|---|---|---|---|---|
| Mounting Hardware | | Universal Mounting Patterns | | | | |
| "C" or less | | LDPS1 | LDPS2 | LDPS3 | LDPS4 | LDPS5 |
| "M" to "C" | | LDPS2 | LDPS4 | LDPS6 | LDPS8 | LDPS10 | LDPS12 |
| "Min" Attachment Dimension | | 1.88 | 2.25 | 3.00 | 3.75 | 4.50 | 5.50 |
| "Max" Attachment Dimension | | 2.38 | 2.99 | 3.75 | 4.49 | 5.49 | 6.50 |
| MR (Midway max) | | 5.06 | 5.50 | 7.00 | 7.50 | 9.00 | 10.00 |
| MG (Midway max) | | 10.13 | 11.00 | 13.88 | 15.00 | 17.88 | 20.00 |


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EXO OUTDOOR LIGHTING

## SSS-H Series Poles

SQUARE STRAIGHT STEEL

DATE: | LOCATION:
TYPE: S1-P | PROJECT: MAPLE VILLAGE APTS
CATALOG #: SS-H-16-40-A-1-S2-XXX

### ORDERING INFORMATION

Step Shading + Service Program QS10

Example: SSS-H-28–40–A–2L–S2–DBT–UL

| SSS-H Series | Height Refer to Ordering Matrix | Shaft Refer to Ordering Matrix | Thickness Refer to Ordering Matrix | Mounting | Drill Pattern | Finish | Options |
|---|---|---|---|---|---|---|---|
| SSS-H Square Straight Steel | | | | A Single arm mount | B3 3 bolt (3 1/2" B3 Spec) | BLT Black Matte Textured | GF1* 20 Amp GFCI Receptacle and Cover |
| | | | | 2 Two fixtures at 180° | S2 4 bolt (5 1/2" B3 Spec) | BLS Black Gloss Smooth | EHH* Extra Handhole |
| | | | | 2L Two fixtures at 90° | UDP Universal Drill Pattern | DBT Dark Bronze Matte Textured | FG* 5" Coupling |
| | | | | 3T Three fixtures at 90° | | DBS Dark Bronze Gloss Smooth | GS1* 7" Coupling |
| | | | | 4 Four fixtures at 90° | | GTT Graphite Matte Textured | MPB* Mid-pole Luminaire Bracket |
| | | | | TB Tenon (2.38" OD x 4" Tall) | | LGT Light Grey Matte Textured | VM1* Mast vibration dampener |
| | | | | TC Tenon (3.5" OD x 6" Tall) | | LGS Light Grey Gloss Smooth | VM2* 2nd mode vibration dampener |
| | | | | TBF Tenon Bulk Fertilizer (2.38" x 4" Tall) | | PSS Platinum Silver Smooth | |
| | | | | OT Open Top (Includes pole cap) | | WHT White Matte Textured | |
| | | | | | | WHS White Gloss Smooth | |
| | | | | | | VGT Verde Green Textured | |
| | | | | | | Color Option | |
| | | | | | | CC Custom Color* | |
| | | | | | | LAB Less Anchor Bolts (UL Certified) | |

1 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by RAL number. Example: SSS-H-25-40-A-1-S2-TB-DBL
2 Specify pole location using Maple Dale Road or page 3 Option Orientation
3 Specify option location using Maple Dale Road or page 3 Option Orientation
4 VM1 recommended on poles 20' and taller with 0.5% of less than 1.
5 There will be a weld witness mark on the side of the pole with the Factory installed VM2

### MOUNTING ORIENTATION

Denotes handhole location




### DRILL PATTERNS

UNIVERSAL DRILL PATTERN (UDP)




| Two Bolt Mounting with Center Witness | | | | | | |
|---|---|---|---|---|---|---|
| Mounting Hardware | | Universal Mounting Patterns | | | | |
| "C" or less | | LDPS1 | LDPS2 | LDPS3 | LDPS4 | LDPS5 |
| "M" to "C" | | LDPS2 | LDPS4 | LDPS6 | LDPS8 | LDPS10 | LDPS12 |
| "Min" Attachment Dimension | | 1.88 | 2.25 | 3.00 | 3.75 | 4.50 | 5.50 |
| "Max" Attachment Dimension | | 2.38 | 2.99 | 3.75 | 4.49 | 5.49 | 6.50 |
| MR (Midway max) | | 5.06 | 5.50 | 7.00 | 7.50 | 9.00 | 10.00 |
| MG (Midway max) | | 10.13 | 11.00 | 13.88 | 15.00 | 17.88 | 20.00 |


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PENNONI ASSOCIATES INC.
Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713-4310
T 302.655.4451 F 302.654.2895

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

VILLAGES OF MAPLE DALE - PHASE 3
180 MAPLE DALE CIRCLE
DOVER, DE 19904 | TAX MAP #: 2-05-06700-04-0100-00

LIGHTING PLAN

U & I MAPLE DALE LLC
1200 SOUTH BAY ROAD
DOVER, DE 19901

| BY | REVISIONS | NO. | DATE |
|---|---|---|---|
| | | | |

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

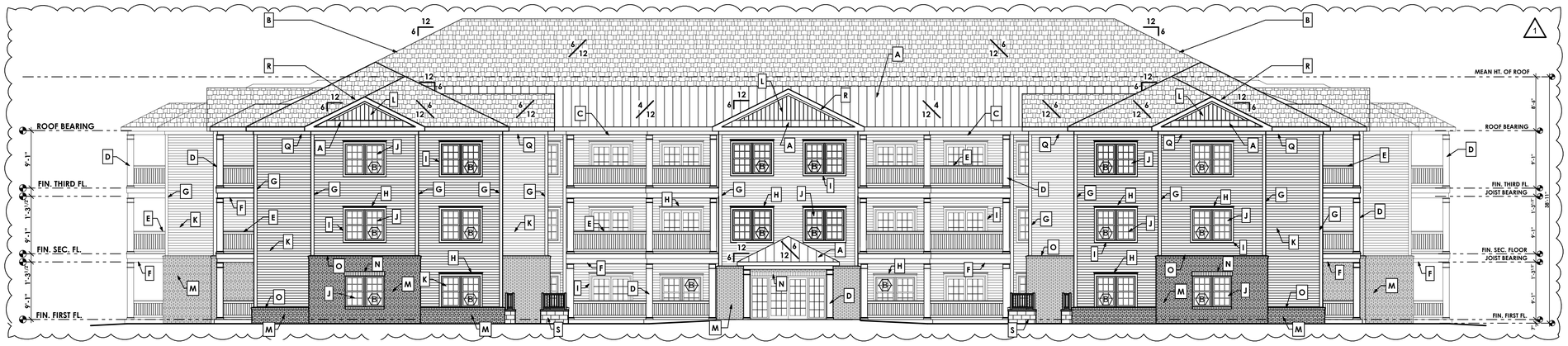
| | |
|---|---|
| PROJECT | UANDI24002 |
| DATE | 2025-01-03 |
| DRAWING SCALE | 1" = 30' |
| DRAWN BY | GBR |
| APPROVED BY | GBR |

**CS2201**

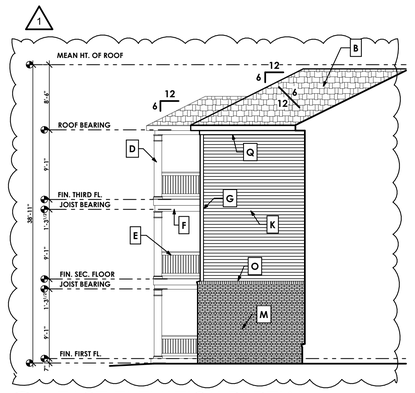
SHEET 8 OF 8



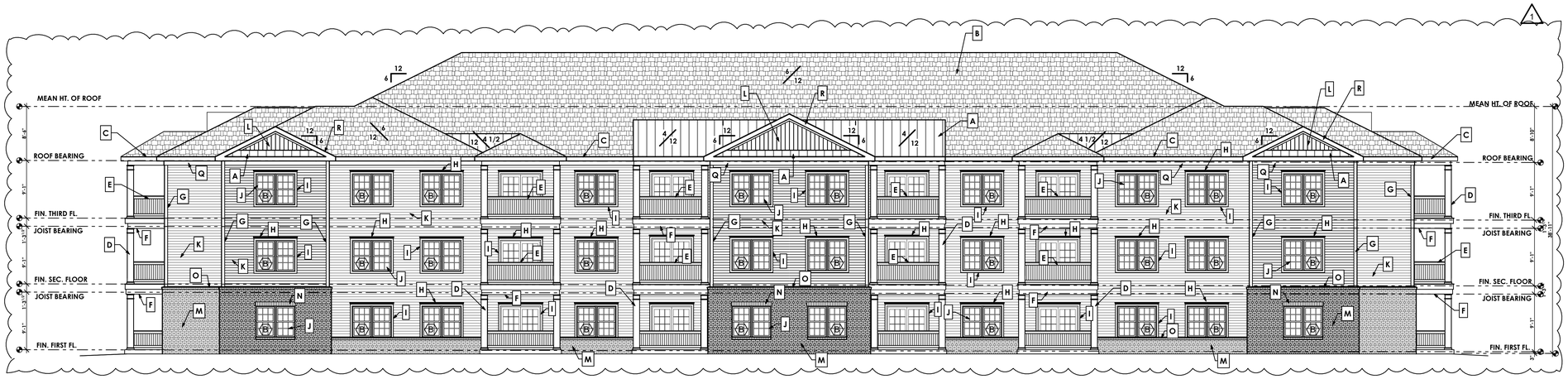
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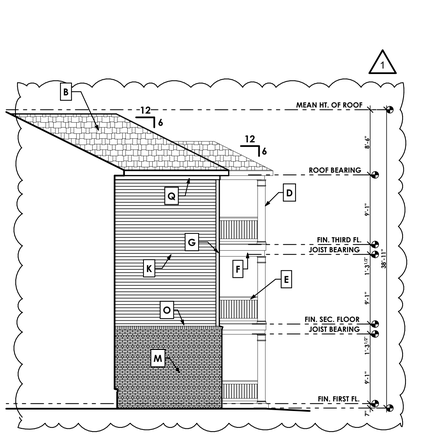

1 A-10 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"




2 A-10 **EAST ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"



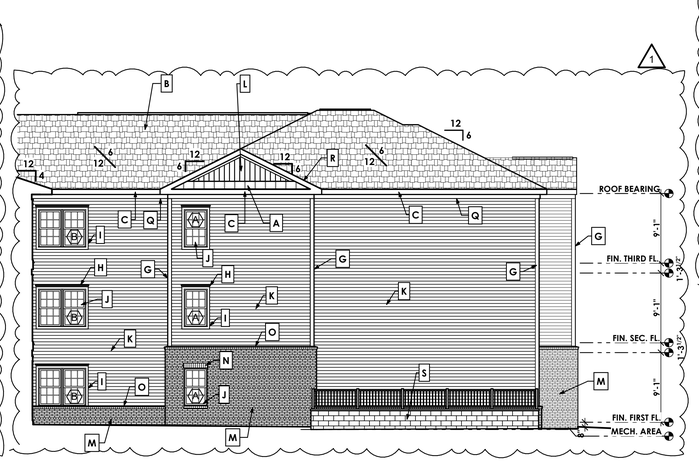

3 A-10 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"




4 A-10 **EAST ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"




5 A-10 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"




6 A-10 **NORTH COURTYARD ELEVATION**
SCALE: 1/8" = 1'-0"

1

**ELEVATION NOTES:**

A. METAL STANDING SEAM ROOF, RIBS AT 12" O.C.
B. 30 YR. ARCH. ROOF SHINGLES.
C. 2X8 ALUM. WRAPPED FASCIA.
D. 12" SQUARE PVC COL W/ 6X6 PT STRUCT COL., ALUM BALUSTRADE TO 42: A.F.F., BALUSTERS SPACED SUCH THAT A 4" SPHERE CAN NOT PASS THRU, FYPON OR EQUAL.
E. ALUM. WRAPPED BAND BOARD AND BEAM, SEE SECTIONS/ STRUCT. DRWGS.
F. 5 1/2" VINYL CORNER TRIM, PTD.
G. PVC OR URETHANE CROSS HEAD OR EQUAL.
H. 3 1/2" VINYL WINDOW TRIM OR EQUAL.
I. INSULATED WINDOW PER WINDOW SCHEDULE
J. 5" EXPOSURE VINYL HORIZONTAL SIDING
K. BOARD AND BATTEN VINYL SIDING
L. 4" BRICK VENEER (COMMON BOND).
M. 8" BRICK HEADER W/GALV STEEL ANGLE LINTEL.
N. BRICK WATER TABLE.
O. ALUM. WRAPPED TRIM. SEE WALL SECTIONS.
P. 5 1/2" VINYL LINEAR TRIM.
Q. 2X8 ALUM. WRAPPED RAKE AND ALUM. WRAPPED 2X4 RAKE TRIM.
R. 8" SPILT FACE C.M.U. SCREEN WALL WITH FLAGSTONE CAP AND ALUM RAINING.

SEAL

SEAL DATE- 9.18.18
REGISTATION EXPIRES- 1.31.20
The professional services of the architect are undertaken for and are performed in the interest of the U&I Builders. No contractual obligation is assumed by the architect for the benefit of any other person involved in the project.

ARCHITECTURAL ALLIANCE
ARCHITECTURE • PLANNING
INTERIOR DESIGN • GRAPHIC ARTS
1309 VEALE ROAD
SUITE 22
WILMINGTON, DE 19810
302.478.3777

U&I BUILDERS

PROJECT NAME

DRAWING:
ELEVATIONS

REVISIONS

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | 6.6.18 | ISSUE FOR PERMIT |
| 1 | 9.18.18 | GENERAL REVISIONS |

PROJECT NO: 2017-067
DRAWN BY: NLF
CHK'D BY: KWW
DATE: 5.2.17

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DRAWING NUMBER
A-10
PLOT DATE 9/18/18

City of Dover

DATA SHEET FOR REVISED IMPLEMENTATION PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF February 5, 2025

PLANNING COMMISSION MEETING of February 18, 2025

Project: Eden Hill Farm – Traditional Neighborhood Design: Residential District Revised Implementation Plan (Phases 1,2, 4, 5, & 6 Areas: Lot Configuration, Open Space Areas, Right-of-Ways & Unit Count), S-25-04

Plan Type: Traditional Neighborhood Design Implementation Plan - Revised

Associated Plans:

Eden Hill Farm TND, Z-05-03
Residential District Implementation Plan, SB-06-03
Residential District Administrative Subdivision Plan: Record Plan and Construction Plans, SB-07-01
Eden Hill Farm TND: Residential District - Lot Revisions to Townhouses, MI-08-03
Eden Hill Farm TND: Residential District - Lot 1 Revision (Condominium Lot to Duplex Lots), MI-08-20
Eden Hill Farm TND: Residential District – Duplex Lot setbacks, MI-09-03
Eden Hill Farm TND: Residential District - Lots 4 and 5 Revisions (Condominium Lots to Townhouse Lots), MI-09-13
Eden Hill Farm TND: Residential District - Revisions to Lots 2F, 2G, and 2H (Minor Lot Line Adjustment Plan), MI-10-04
Eden Hill Farm TND: Residential District - Townhouse Styles for Phase 2 and Pattern Book Revisions for Duplex Lots, MI-10-14
Eden Hill Farm TND: Residential District - Phase 2 Lot Revisions, MI-10-20
Eden Hill Farm –TND: Residential District - Revised Implementation Plan, S-15-07
Eden Hill Farm TND: Residential District – Revised Active Recreation Plan S-15-10
Eden Hill Farm TND: Residential District – Architecture Concept, MI-18-10 (Consultation Discussion only)
Eden Hill Farm TND: Residential District – Revised Pattern Book: Senior Living Residential & Townhouse Options, MI-19-10 (Not Approved)
Eden Hill Farm TND: Residential District Revised Implementation Plan (Phase 2 Area, Clubhouses, and Unit Types), S-19-25
Eden Hill Farm TND: Residential District – Phase 2 & Clubhouse Lot Revisions, MI-21-06
Eden Hill Farm TND: Residential District – Administrative Site Plan for Skipton Clubhouse (South Clubhouse), S-23-11
Eden Hill Farm – Traditional Neighborhood Design: Residential District Revised Implementation Plan (Phases 4, 5, & 6 Areas: Lot Configuration, Open Space Areas & Unit Count), S-23-12
Eden Hill Farm TND: Residential District – Administrative Site Plan of Multi-Family Apartment Buildings (Alley E and F), S-24-01
Eden Hill Farm TND: Residential District – Administrative Site Plan for Ridgely Boulevard Clubhouses (Northern Clubhouses), S-24-02
Eden Hill Farm TND – Residential District – Record Plan for Lot Revisions, MI-24-05

Location: South of West North Street and Wemyss Road and east POW-MIA Parkway (southeast of the intersection of West North Street and Saulsbury Road)

Property Owners: Eden Hill Apartments Acquisition Co., LLC
Eden IV, LLC
Eden 4DS, LLC
OKH Eden Hill I, LLC

Property Addresses: 751 and 805 Banning Street; 355 Ridgely Boulevard; parcels on Little Eden Way; 600, 602, 604, 606, 608, and 610 Eden Hill Boulevard; 601 and 507 Gorrell Way; 502 and 504 Eden Hill Boulevard; 159 Red Haven Way; and parcel on Skipton Boulevard

Tax Parcels: Multiple Parcels on Map ED-05-076.04

Area of TND: 272.04 acres +/-
Area of Residential District: 109.2049 acres +/-

Zoning: TND (Traditional Neighborhood Design Zone)

City of Dover Planning Office

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C MEETING DATE: February 5, 2025

APPLICATION: Eden Hill Farm – Traditional Neighborhood Design: Residential District Revised Implementation Plan (Phases 1, 2, 4, 5, & 6 Areas: Lot Configuration, Open Space Areas, Right-of-Way & Unit Count)

FILE#: S-25-04 REVIEWING AGENCY: City of Dover Planning

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## I. PLAN SUMMARY

This Application is for Review of Revised Implementation Plan S-25-04 for the Residential District component of the Traditional Neighborhood Design project known as Eden Hill Farm TND. The Revised Plan for the Residential District proposes to revise Phase 1, 2, 4, 5 & 6 areas as follows: to subdivide the Active Open Space - Community Centers parcel; to reconfigure Lot 10 and Lot 11 (Multi-family) and adjacent Alley M and Alley N; to consolidate lots (Lots 235-240, Lots 326, and Open Space) to expand Signers Park Open Space from 6.12 acres to 9.13 acres; to adjust Lots 190, 252 and 321 and relocate Lot 325; to abandon certain street right-of-way for portions of Bond Street, Red Haven Way, and Eden Hill Boulevard; to adjust right-of-way of Red Haven Way and Horsey Boulevard; to increase total unit count from 721 (725) to 753 dwelling units; and to revise phase lines of Phases 5 and 6. The Residential District consists multiple parcels totaling of 109.034 acres ± of land and is zoned TND (Traditional Neighborhood Design). The project is located south of West North Street and Wemyss Road and east of the POW-MIA Parkway. The owners of record for the areas of revision are Eden Hill Apartments Acquisition Co., LLC; Eden IV, LLC; Eden 4DS, LLC; and OKH Eden Hill I, LLC. Property Addresses: 751 and 805 Banning Street; 355 Ridgely Boulevard; parcels on Little Eden Way; 600, 602, 604, 606, 608, and 610 Eden Hill Boulevard; 601 and 507 Gorrell Way; 502 and 504 Eden Hill Boulevard; 159 Red Haven Way; and parcel on Skipton Boulevard. Tax Parcels: Multiple parcels of the Residential District on map ED-05-076.04. Council District 2.

Previous Applications

There are a number of Related Applications for the Residential District of the Eden Hill Farm TND; see listings included in this Report. The Implementation Plan for the Residential District depicts the development areas for specific types of residential units and the associated elements such as the street network, on-street Parking area, Stormwater management (pond locations), Clubhouse locations, open space areas, and a series of smaller park areas.

The Implementation Plan was first reviewed as SB-06-03 Eden Hill Farm TND: Residential District Implementation Plan consisting of 665 dwelling units with the Planning Commission conditional

approval granted June 19, 2006. Other subsequent approvals related to lot layout and Pattern Book revisions occurred from 2008-2012.

In 2015, a Revised Implementation Plan for the Residential District of the Eden Hill Farm Traditional Neighborhood Design (S-15-07) proposed of a total of 742 dwelling units (single family detached units, duplexes, townhouses, and multi-family units), the redesign of open space areas, and the street layout. While receiving Planning Commission conditional approval, the Plan was never finalized.

In 2019, a Revised Implementation Plan of S-19-25 for Eden Hill Farm TND: Residential District targeted revisions to the Phase 2 areas in order to create two Clubhouse locations and to revise unit types to achieve 665 total lots. It was approved by the Planning Commission on January 21, 2020 after beginning its consideration on December 16, 2019. The associated Record Plan MI-21-06 was approved January 17, 2023 and recorded January 18, 2023.

Then in 2023, a Revised Implementation Plan S-23-12 for the Residential District was reviewed revising the Phase 4, 5 & 6 areas: to correct sizes of Lots 6, 7, 8, and 9 (Multi-family Lots); to reconfigure Lot 10 (Multi-family) and adjacent alleys; to convert Lot 11 from Open Space to Townhouse Lots; to consolidate lots (Lots 190-234, 327-338, Open Space) to create Signers Park Open Space of 6.12 acres and to create a Multi-family Lot of 5.28 acres; to consolidate lots (Lots 434-450) to create Open Space of 2.18 acres adjacent to railroad corridor; to abandon certain street and alley rights-of-way; to adjust alignment of Red Haven Way; to increase total unit count from 665 to 725 dwelling units; and to revise phase line of Phases 5 and 6. This was approved by the Planning Commission on June 20, 2023 and an associated Record Plan MI-24-05 was approved and recorded in 2024.

*The following report provides background on the Traditional Neighborhood Design process to date for the Eden Hill Farm TND and as specifically related to the Residential District. The Report then focuses on a review of the Revised Implementation Plan S-25-04 submission of January 2025 for the Residential District. (*Plan Review of Revised Plan dated 1/3/2025).*

## II. Traditional Neighborhood Design Zone Process

The *Zoning Ordinance,* Article 3, Section 28 outlines the requirements for the Traditional Neighborhood Design Zone (TND) including the development criteria and procedure. The first step of the Traditional Neighborhood Design Zone is an application for rezoning to TND which includes review of a Master Plan. The subject property Eden Hill Farm has achieved the zoning classification of TND (Traditional Neighborhood Design) and approval of the General Overall Master Plan. Next reviews of the Implementation Plans for each District of the TND for compliance with the approved General Overall Master Plan occur. Then is review of Administrative Site Plans for individual building development or Subdivision Plans for recordation of lots. For the Residential District, there is an Implementation Plan in place, and it has been previously amended.

TND (Traditional Neighborhood Design Zone)

The types of permitted uses with the Traditional Neighborhood Design Zone are outlined in Article 3 §28.5. Listed below are the uses which are allowed in the Residential District:

***Zoning Ordinance*, Article 3**

**28.51** Uses allowed in all areas of the TND:

**28.511** All residential uses, accessory uses, and conditional uses currently permitted in the residential zones of the City identified in Article 3, Sections 1, 2, 3, 4, 5, 6, 7 and 9. Proposed conditional uses shall be identified in the application to the Planning Commission.

**28.512** Accessory dwelling units in conjunction with detached single-family houses. A maximum of one accessory dwelling unit shall be permitted in conjunction with a detached single-family house.

**28.513** Open space.

**28.514** Civic uses including, but not necessarily limited to:

a) Government buildings;
b) Education buildings;
c) Libraries;
d) Meeting halls;
e) Museums;
f) Recreational facilities;
g) Places of Worship;
h) Other cultural, civic or social use as designated on the approved Implementation Plan.

The types of residential uses allowed include single (one) family detached dwellings, duplexes, multiplex buildings, townhouses, multiple dwellings, and apartments (garden, mid-rise, and high-rise apartments). The *Zoning Ordinance* defines each of these terms.

Eden Hill Farm TND: Previous Application Reviews and Plan Approvals

The following provides a summary of the project review process to date for the Eden Hill Farm TND: Residential District listing all applications and status.

| Date | Application Number | Plan Type | Action | Description |
|---|---|---|---|---|
| June 20, 2005 | Z-05-03 | Rezoning Application | Planning Commission recommendation of approval for rezoning to TND | Rezoning to TND including acceptance of the General Overall Master Plan and the Master Comprehensive Development Standards Manual (Pattern Book) with its Addendum of 6/9/05 for the project in accordance with the conditions of approval outlined in the Development Advisory Committee (DAC) comments |
| July 22, 2005 | Z-05-03 | Rezoning Application | City Council approval of rezoning to TND | Property rezoned to TND with General Overall Master Plan and Pattern Book |
| June 19, 2006 | SB-06-03 | Implementation Plan – Residential District | DAC May-June 2006; Planning Commission approval | Implementation Plan and Pattern Book Amendments |
| 2007 | SB-07-01 | Administrative Subdivision Plan | Staff & Agency Review | Residential District – Record Plan and Construction Plan Set |

| Date | Application Number | Plan Type | Action | Description |
|---|---|---|---|---|
| September 10, 2007 | SB-07-01 | Record Plan – Residential District | Staff approval 9/6/07; Record Plan recorded | Record Plan: Sheets 1-6 with parcels and street layout |
| July 29, 2008 | MI-08-03 | Record Plan Revisions in Phase 1; Construction Plan revisions; Pattern Book Addendum on Townhouse Lots | Planning Commission approval 4/21/2008 and 5/19/2008 | Established a series of lot widths for townhouse units (20 ft, 22 ft, 24 ft, and 25 ft) (Addendum III)<br>Included review of architecture for the initial townhouse units<br>Revisions to lots in Phase 1 - Record Plan recorded; Revised Final Construction Plan sheets. |
| February 5, 2009 | MI-08-20 | Record Plan – Revisions to Lot 1: Condo into Duplex Lots | Staff approval and Record Plan recorded | Record Plan: Sheet 1 and Administrative Site Plan |
| March 16, 2009 | MI-09-03 | Pattern Book Revisions on Duplex Lots | Planning Commission approval 3/16/2009 | Reduced Duplex Building Restriction Line (setback) to 15 feet<br>Pattern Book sheet (page 40) to be revised (Addendum IV) |
| March 3, 2010 | MI-10-04 | Record Plan Revisions to Lots 2F, 2G, and 2H | Staff Review and Approval | Minor Lot Line Adjustment Plan affecting three lots; Record Plan recorded |
| November 15, 2010 | MI-10-14 | Pattern Book Implementation for Townhouses and Revisions for Duplex Lots | Planning Commission approval with conditions on 11/15/2010 | Request to continue use of Phase 1 Townhouse Architecture Styles into Phase 2; Series of Pattern Book Revisions for Duplex Lots (Addendum V) |
| December 10, 2010 | MI-10-20 | Phase 2 Lot Revisions | Staff and Agency Review of Record Plan and associated Site Plan revisions; Comments issued | Minor Lot Line Adjustment Plan to reconfigure single units to duplex units and revise townhouse lots from 25 ft. width to 20 ft. width. Also revisions to Site Plan for infrastructure construction. |
| February 22, 2011 | MI-10-20 Interpretation | Phase 2 – Townhouse Setbacks | Planning Commission consideration of Pattern Book Guidelines; PC action 2/22/2011<br><br>Record Plan of Phase 2 area recorded 3/1/2012 | Action to establish required side yard setbacks for townhouses in Phase 2 area when more than two groupings of building occur. Requirement to complete a final version of the Pattern Book.<br><br>Record Plan of Phase 2 recorded and updates to Construction Plans of Landscape Plans and Utilities Plans. |
| May 18, 2015 | S-15-07 | Implementation Plan – Residential District | DAC April-May 2015; Planning Commission approval with conditions 5/18/2015 Check Print Review in 2017<br>No Final Plan | Revised Implementation Plan – Sheet Submission of Concept Plan: Increase in dwelling unit count; Change in mix of unit types; Revised open space design; and Revisions to street layout.<br>Plan not implemented. |

| Date | Application Number | Plan Type | Action | Description |
|---|---|---|---|---|
| June 2018<br>July 2018<br>November 2018 | MI-18-10 | Consideration of Architecture Concept for Residential District | Planning Commission consideration on 6/18/2019, 7/16/2018, 11/19/2018 | Request to consider an Architecture Concepts for townhouse units and for single family dwellings as 55+; discussion of concept and PC notation of required application and submission processes |
| January 2019 | MI-19-01 | Revisions to Pattern Book | Planning Commission did not approve | Revision of Pattern Book to establish Senior Living Residential Village (55+ as SFD units) and revisions to Townhouse Options: architectural style and lot format. |
| December 2019 and January 2020 | S-19-25 | Implementation Plan – Residential District | DAC Nov-Dec 2019; Planning Commission consideration 12/16/2019; approval with conditions 1/21/2020 | Revised Implementation Plan – Sheet Submission of Concept Plan: Revise Phase 2 areas; extinguish lots to create new clubhouse area; create 2 Clubhouses in Active Open Space; build 5 Apartment Buildings of 180 units; change of unit types in select area |
| 2021-2023 | MI-21-06 | Record Plan as follow-up to S-19-25 | Staff Review and Approval 1/17/2023; Record Plan Recorded 1/18/2023 | Minor Lot Line Adjustment Plan to complete Lot Consolidations for Clubhouse areas and open space and parcel line adjustments for unit type changes. Plan recorded. |
| April 2023 | S-23-11 | Administrative Site Plan - Clubhouse | Staff & Agency Review; Plan Approved | Site Plan for South Clubhouse (Skipton Community Center). Permit reviewed; construction has not started. |
| June 2023 | S-23-12 | Implementation Plan – Residential District | DAC May – June 2023: Planning Commission approved with conditions 6/20/2023 | Revised Implementation Plan – Concept Plan Set: Submission to revise Phases 4, 5 & 6 with lot reconfigurations, enlargement of Open Space and create new Multi-Family lot and increase unit count to 725 units. Pattern Book Revision for Multi-Family Units (Addendum Vi) |
| 2024 | S-24-01 | Administrative Site Plan – Multi-Family Apartment Buildings | Staff & Agency Review; Plan Approved 8/27/2024 | Site Plan for Multi-Family Apartment Buildings in Alley E & F area (Lots 6, 7, 8, & 9) to north of Ann Moore Street. Under construction with three Building Permits issued. |
| 2024 | S-24-02 | Administrative Site Plan – Ridgely Boulevard Clubhouses | Staff & Agency Review; Plan Approved | Site Plan for Northern Clubhouses (2 Buildings on Ridgely Boulevard. Under construction with building almost complete & site amenities pending. |
| 2024 | MI-24-05 | Record Plan as follow-up to S-23-12 | Staff Review and Approval | Minor Lot Line Adjustment Plan for property line adjustments and creation of large Open Space area and Multi-Family lot on Rede Haven way |

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|---|---|---|---|---|
| ***Current Submission – January 2025*** | ***S-25-04*** | ***Implementation Plan – Residential District*** | ***DAC January-February 2025; Planning Commission review pending*** | ***Revised Implementation Plan – Concept Plan Set: Submission to revise Phases 1, 2, 4, 5 & 6 with lot reconfigurations and consolidations, abandon certain street rights-of-way, enlargement of Signers Park Open Space and increase unit count to 753 units.*** |

## III. RESIDENTIAL DISTRICT SUMMARY

The Implementation Plan reviewed as SB-06-03 Eden Hill Farm TND: Residential District Implementation Plan consisted of 665 dwelling units. The Plan Set for the *Residential District* depicted the development and the associated elements such as the subdivision entrance access, public street and alley network and street section design, pedestrian network, building sites, parking areas, stormwater management, Active Recreation Area (parks and Community Center building), open space and landscaping. As approved the development offered several housing types including single family detached units in three styles: courtyard lots, carriage house lots, and cottage lots; duplex units; townhouse units in four lot widths; and condominium units in two types: 12-unit buildings and 24-unit buildings. The lot sizes were developed on a module system which would allow for the mixing of unit types within a given street block. This Implementation Plan for the *Residential District* received Planning Commission was approved on June 19, 2006 and Final Plan approvals on September 10, 2007 (Record Plan) and December 10, 2007 (Construction Plan). During 2008-2012, several revisions to the *Residential District* were made affecting the Record Plan relating to lot revisions in the Phase 1 area including approvals for the subdivision of five condominium lots into duplex and townhouse lots. The Record Plan (as revised and recorded in 2012) shows the *Residential District* consisting of a total of 651 residential units.

A Residential District REVISED Implementation Plan S-15-07 which focused on revisions to create areas of multi-family (apartment) unit development was granted conditional approval by the Planning Commission on May 18, 2015 for a Revised Plan consisting of 742 residential units (single family detached units, duplexes, townhouses, and multi-family units), the redesign open space areas, a community center, and revised street layout. This Revised Implementation Plan and its Revised Active Recreation Area Plan was not finalized.

The Revised Implementation Plan (S-19-25) for the Residential District to revise the Phase 2 areas which received Planning Commission approval January 21, 2020 and Final Record Plan approval on January 17, 2023 (Record Plan). The 2019 Revised Implementation Plan expanded the land area for the Phase 2 area; consolidated Lots 339-346 of single family units to create a new clubhouse (South Clubhouse) and active recreation space; proposed creation of two (2) Clubhouse Buildings (North Clubhouse) within the Active Open Space; and revised the dwelling unit count to a total of 665 units while also making changes in the mix of unit types (number and location). The mix of unit types continues to include single-family detached units, duplexes, townhouse units, and multi-family (apartment) units. These Unit Types revisions include a concept to build five (5) apartment buildings to contain 180 dwelling units on lots 6-10, while using lot 11 as Open Space; and to change the unit types of lots along Alleys J, K, L, R, S and T (in vicinity of the eastern portions of Ann Moore Street, Ridgely Boulevard, and Little Eden

Way) to achieve 665 total lots.

The adjustment to the lots was completed with Record Plan MI-21-06 as recorded in January 2023. An Administrative Site Plan S-23-11 was approved to detail the layout, design, and amenities of the new South Clubhouse (Open Space) area known as the Skipton Community Center.

S-23-12 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 4, 5 & 6 Areas: Lot Configuration, Open Space Areas & Unit Count) proposed revisions to the Plan layout. This 2023 Revised Implementation Plan corrected the lot depth size of Lots 6, 7, 8, and 9 (Multi-Family Lots) to make each Lot the same size as they flank Alley E and Alley F. The Revised Plan reconfigured Lot 10 (Multi-Family Lot) and the adjacent alleys (Alley M and Alley N connecting to Banning Street) to alter the shape of the lot proposed for Multi-family development. Its main revision was to Expand Open Space and to Create a New Multi-Family Lot in the area of the Residential District bounded by Little Eden Way, Eden Hill Boulevard, Skipton Boulevard, Red Haven Way, and railroad corridor. It consolidated a series of Single Family Detached Unit Lots and Duplex Lots (Lots 190-234, 327-338) and Open Space to create an expanded Signers Park Open Space to consist of 6.12 acres and to create a Multi-Family Lot of 5.28 acres with the abandonment of certain street and alley rights-of-way within the block area. It also adjusted the alignment of Red Haven Way to create an Open Space of 2.18 acres adjacent to the railroad corridor (instead of lots for dwellings). With these changes in the planned development, the phase line between Phase 5 and Phase 6 was also adjusted. This 2023 Revised Implementation Plan authorized an increase dwelling units to a total of 725 units while also increasing the amount of open space through the revisions to unit types and lot reconfigurations. The proposed plan reduced the number of Single-family detached dwellings units and Duplex units while increasing the number of Townhouse units and Multi-Family units.

The adjustment to the lots was completed with Record Plan MI-24-05 as recorded in 2024. An Administrative Site Plan S-24-01 was approved for the development of Multi-Family units (144 Apartment units) on Lots 6, 7, 8, and 9. Another Administrative Site Plan S-24-02 was approved for the Ridgely Boulevard Clubhouses detailing the development of two Clubhouse Buildings and associated recreational amenities of a pool and game courts.

Comprehensive Development Standards Manual (Pattern Book)

As part of the Traditional Neighborhood Design process, the Implementation Comprehensive Development Standards Manual (Pattern Book) consists of a written and graphic description of the owner/developer's proposed approach to each of the items listed in *Zoning Ordinance*, Article 3 §28.84. The purpose of the Pattern Book is to set the standards and guidelines for the design, construction, and maintenance of the land and buildings in the *Residential District*. Any development within the *Residential District* must comply with the Pattern Book.

The Pattern Book sets the guidelines for development within the Traditional Neighborhood Design project acting as a portion of the code requirements for development. The Pattern Book is intended to present the 'general character' of the project with the images in the Pattern Book giving examples of the precedents to aspire to and concepts and guidelines of the new buildings to be constructed. The Pattern Book describes the architectural precedents for each housing type

in Section A: Introduction. Then the Pattern Book in Section C: Community Patterns: Residential describes the concepts for each housing type. These pages establish the standards for the building restriction lines and porch restriction lines thus creating the buildable area on each lot; garage placement options of detached and attached garages with alley access, etc. (Note: The original Master Plan Pattern Book includes pages describing neighborhood areas; the areas have since been revised due to changes in the *Residential District* layout and street network layout completed at the time of the Implementation Plan. The full text of the Pattern Book describing these areas was not updated during the plan review process.) The Pattern Book in Section D: Architectural Patterns (pages 63-71) describes the various design elements for the Residential District, specifically elements including Windows & Doors, Dormers & Bay Windows, Porches, Materials, and Accessory Structures. For each specific element, the Required, Encouraged, and Prohibited elements are given.

The Pattern Book describes the concepts for each residential unit type. These pages establish the standards for the building restriction lines, and porch restriction lines thus creating the buildable area on each lot; garage placement options of detached and attached garages with alley access, etc.

The approved Final Pattern Book for the *Eden Hill Farm Residential District* consists of the Eden Hill Farm Pattern Book 1st Edition 5/6/2005 with Addendum I of 6/9/2005 and Addendum II of 5/5/2006; and by reference the Townhouse Lot Revisions of March 7, 2008 (Addendum III: townhouse unit lot widths), Revised page 40 (Addendum IV: Duplex Building Restriction Line revisions) of May 21, 2009, the Duplex Lot Revisions as approved by the Planning Commission on November 15, 2010 (Addendum V), and Interpretation of Setbacks for Townhouse units by Planning Commission on February 22, 2011. An Addendum page (Addendum VI) focused on the Multi-family Buildings was reviewed with S-23-12 focusing on building setbacks, the parking rate, and providing some architectural and plan layouts for the multi-family units.

After consideration of multiple revisions to the Pattern Book, Planning Staff and the Planning Commission have suggested that a Final version of the Final Pattern Book for the *Residential District* be prepared. The complete Eden Hill Farm: Pattern Book and Addendums submitted to date are on file at the Department of Planning and Inspections.

Construction Activity in Residential District

In the initial construction (Phase 1) of the *Residential District*, a total of 83 dwellings were completed with the predominate house type being Townhouse units on 20 foot wide lots as three story units with attached (included) garage and a two story unit with a detached garage. In Phase 1, the Townhouse units have been constructed in groups: one set of three units, 10 sets of six units, and 2 sets of seven units. Three sets of Duplex units (total 6 units) were also constructed. A portion of the street network in the Phase 1 area has been completed and dedicated to the City of Dover. These streets include Lloyd Street, Wemyss Road, and certain portions of the streets named South Greenberry Lane, Ruth Way, Ann Moore Street, and Ridgely Boulevard.

The Eden Hill Farm TND construction activity resumed in 2021 beginning with three sets of Duplex units and a Townhouse set of six units north of Ridgely Boulevard near Ruth Way. The construction activity (2022-2023) focused on the Phase 2 area to the south of Ridgely Boulevard

along Ruth Way on Little Eden Way with three different home builders. Along the extension of Ridgely Boulevard to the east and north are Townhouse units and the beginnings of a section of Duplex units. In the last few years, construction has included Townhouse units, Duplex units, and Single family detached dwellings (Courtyard Lots) with over 242 dwellings unit complete. The first Multi-Family Apartment buildings (total of 36 units) are now under construction to the north of Ann Moore Street. The road network of streets and alleys in these areas remain as basecoat and have not been fully completed to allow for dedication to the City as of yet.

## IV. REVISED Implementation Plan 2025 for Residential District, S-25-01 (Revision – Concept Plan dated 1/3/2025):

This application is for the Review of S-25-04 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 1, 2, 4, 5 & 6 Areas: Lot Configuration, Open Space Areas, Right-of-Ways & Unit Count). This proposed plan is presented in three plan sheets of the Residential District (Plan Review of Revised Plan dated 1/3/2025). The overall plan for the Revised Residential District depicts the development areas for specific types of residential units and the associated elements such as the street network, on-street parking areas, stormwater management (pond locations), Clubhouse locations, open space areas, and a series of smaller park areas.

**The following are the revisions to the Plan layout with the Residential District proposed by this 2025 Revised Implementation Plan.** The revisions focus on three areas of the development.

**Northern Clubhouse Area:**

- Subdivision of Clubhouses Lot: The Revised Plan proposes the subdivision of the Community Center/Clubhouse block to place each Clubhouse Building on an individual lot.

**North Multi-Family (Apartments) Area:**

- Reconfiguration of Lot 10 and Lot 11 Area: The Revised Plan reconfigures Lot 10 and Lot 11 (Multi-Family Lots) and the adjacent alleys to alter the shape of the lot proposed for Multi-family development and placement of the buildings and associated parking lots. Alley M and Alley N are adjusted in their placement but still connect to Banning Street. The details for development of these Multi-Family Lots are the subject of the Administrative Site Plan recently filed for review.

**Large Open Space Area and with Multi-Family (Apartments) Area (central east area):**

- Expand Open Space and Reconfiguration of Multi-Family Lot: The area of the Residential District bounded by Little Eden Way, Eden Hill Boulevard, Skipton Boulevard, Red Haven Way, and railroad corridor is the area of most significant change. It proposes to consolidate a series of Single Family Detached Unit Lots along Eden Hill Boulevard to again expand Signers Park Open Space to consist of over 9 acres and add additional recreational amenities of a dog park, pickleball courts, and children's playground. This will also require the abandonment of certain street rights-of-way (portions of Bond Street and Eden Hill Boulevard) within the block area. In the same

general area, the plan is to reconfigure the Multi-Family Lot and to adjust the alignment of Red Haven Way to create a development area for parking adjacent to the State-owned buffer area and railroad corridor (instead of lots for dwellings).

- Increase Dwelling Unit Count: An overall dwelling unit count was established at 665 units for the Residential District of the Eden Hill Farm TND in 2005-2006. However, over the years the unit count for revisions to the plan ranged from a planned/platted total of 651 units to an approved proposal for 742 units (never finalized). Currently, the Record Plan approved is for a total of 725 units and platted for 721 units. This 2025 Revised Implementation Plan proposes an increase to a total of 753 units. It adds a 40-unit multi-family building while also increasing the amount of open space through the revisions to unit types and lot reconfigurations/eliminations.

- Revise Phases 5 and 6 Areas: With the changes in the planned development, the phase line between Phase 5 and Phase 6 will also be adjusted. It is noted that construction activity will be limited to a disturbance area of 20 acres related to sequencing of the Sediment & Stormwater Management Plan.

- Change in Mix of Unit Types (Number and Location): The Residential District offers a variety of unit types: single family detached units, duplexes, townhouses, and multi-family units. This Revised Plan proposes changes to the number and location of the various residential unit types. See the chart below for the tallies of the various unit types. The chart summarizes the mix of unit types for the Residential District as approved and as currently proposed in the submitted Concept for the 2025 Revised Implementation Plan (of 1/3/2025).

| Unit Type | Approved 2007 Record Plan | Revised Record Plans (through 2012) | Approved 2019 Revised Implementation Plan | Record Plan (Recorded 1/18/2023) MI-21-06 | 2023 Revised Implementation Plan Proposed | Record Plan (Recorded x) MI-24-05 | 2025 Revised Implementation Plan Proposed |
|---|---|---|---|---|---|---|---|
| **Single Family Detached (Courtyard, Cottage, and Carriage house Lots)** | 105<br>15.8% | 101<br>15.5% | 97<br>14.5% | 97<br>14.5% | 68<br>9.3% | 68<br>9.4% | **60**<br>**8%** |
| **Duplex** | 184<br>27.7% | 198<br>30.4% | 236<br>35.4% | 206<br>30.9% | 170<br>23.4% | 170<br>23.5% | **170**<br>**22.6%** |
| **Townhouse** | 160<br>24% | 220<br>33.8% | 152<br>22.8% | 182<br>27.3% | 187<br>25.7% | 183<br>25.3% | **183**<br>**24.3%** |
| **Condominium** | 216<br>32.5% | 132<br>20.3% | ---<br>--- | ---<br>--- | ---<br>--- | --- | **---** |
| **Multi-Family Units** | ---<br>--- | ---<br>--- | 180<br>27% | 180<br>27% | 300<br>41.3% | 300<br>41.6% | **300**<br>**40%** |
| **TOTAL** | 665 | 651 | 665<br>(83 Built and 582 Proposed) | 665 | 725 | 721 | **753** |

Revised Implementation Comprehensive Development Standards Manual

With this Application S-24-05, no revisions were submitted for review to amend the Comprehensive Development Standards Manual (Pattern Book). The Implementation Comprehensive Development Standards Manual consists of a written and graphic description of the owner/developer's proposed approach to each of the items listed in *Zoning Ordinance*, Article 3 §28.84. The purpose of the Pattern Book is to set the standards and guidelines for the design, construction, and maintenance of the land and buildings specifically in the *Residential District.* Any development within the *Residential District* must comply with the Pattern Book.

## V. SITE CONSIDERATIONS

Access

The Residential District area has existing key entry points to the nearby street network from the Wemyss Road, Ridgely Boulevard, and Horsey Boulevard as connections are made to the POW-MIA Parkway. This Revised Plan makes no changes to those existing connections and also continues to show the proposed connection to Banning Street at the northeast corner of the Residential District. This connection has not been constructed.

Lighting

The street lighting will be required along the streets and also within parking lot areas of the Multi-Family Lots when developed.

Dumpster

For the one family dwelling units (single family detached units, duplexes, and townhouses) the standards residential collection will occur as part of the City systems with trash receptacles and recycling bins. For mufti-family units (apartments), two Dumpsters are required for first 48 apartment units with one Dumpster for each additional 24 units. The design and placement location of Dumpster accommodating both trash and recycling collection will be reviewed with the Administrative Site Plans for the Multi-Family Lot development.

Sidewalk

Sidewalk is required along all City street frontages and within the site in accordance with *Zoning Ordinance,* Article 5 §18. In addition, sidewalks will connect from the street frontage sidewalk into the site and/or for pedestrian access from parking areas to building entrances. The original Implementation Plan also included a multi-use path/trail system around the perimeter of the development starting along the POW-MIA Parkway frontage and looping south through the State-owned parcel in the buffer area from the railroad corridor. No construction has occurred for the implementation of this multi-use path/trail.

## VI. TREE PLANTING AND LANDSCAPE PLAN

The Revised Implementation Plan is required to meet the provisions of the *Zoning Ordinance* for Landscape Guidelines and Tree Planting and Preservation (Article 5 §11 and 15) at a minimum. The Residential District area does not include existing woodland areas. The area subject to the Tree Density requirements equals 109.2049 acres. Therefore, the project will require a minimum of 1,585 trees to meet the Tree Density requirements. The current Construction Plan (SB-07-01) shows new tree plantings as a mix of deciduous, evergreen, and ornamental trees. The trees are

proposed as street trees, within park and open spaces area, and as part of individual residential lots. A Revised Landscape Plan was not submitted. The Landscape Plan will need to be updated related to the revised lot layouts, Clubhouses, and Open space area designs. The Pattern Book also describes planting requirements for certain lot types.

## VII. OPEN SPACE AND RECREATION AREAS

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). As changes are proposed to the Open Space and Active Recreation, a Revised Plan detailing the layout, design, and amenities of the Open Space areas must be submitted for review.

The overall Eden Hill Farm TND exceeds the minimum of 25% open space by creating a community walking trail area, parks, and greens throughout the site. A large open space/potential park area to the southwest of the site (on the west side of the POW-MIA Parkway) is State owned land. The existing historic house of Eden Hill Farm and its tree allees (entrance drives) are preserved within a large public open space area.

Focusing on the Residential District area, based on the approved number of residential dwelling units at 665 units, this subdivision was to provide 4.1 acres +/- (182,875 S.F.) of Open Space designed to function as Active Recreation Area. The key components of this active recreation area were originally approved as a Community Center building with pool, the larger park area known as Signers Park, a walking trail system, and over 2.2 acres of land in a series of 'pocket parks' throughout the community. Three "pocket parks" with known as Ann Moore Park with others on Ruth Way and Ridgely Boulevard that have been constructed. There are other "pocket parks" areas are pending construction as they are located in the areas where home construction is occurring. The 2019 Revised Implementation Plan increased the amount of open space in the Residential District with changes to the key elements of the Open Space/Recreation Plan and the amount of land reserved as open space. With the 2019 Plan, the most significant changes are that the Community Center site is to become two Clubhouse Buildings (North Clubhouses) and an additional Clubhouse building (South Clubhouse) is added in the southern portion of the site. The Clubhouses at both locations have been approved with Administrative Site Plans (S-23-11 and S-24-02); the two North Clubhouse are under construction and almost complete.

The 2023 Revised Implementation Plan significantly expanded the Signers Park Open Space to consist of 6.12 acres along with another area of Open Space near the railroad corridor, This change included area where several smaller "pocket parks" were proposed but the plans for Clubhouse buildings and other "pocket parks" remained in place.

With the increase in the number of residential dwelling units to 753 units, this subdivision is to provide 4.75 acres +/- (207,075 S.F.) of Open Space designed to function as an Active Recreation Area. This Revised Plan expands the Signers Park Open Space to the west and adds several amenities beyond the open lawn area. These amenities include a dog park, children's playground, and pickleball courts.

## VIII. TRADITIONAL NEIGHBORHOOD DESIGN: NEXT STEPS

Following Planning Commission review of the Revised Implementation Plan for the *Residential District,* the next step is finalization of the Construction Plans for Implementation and a revised Final Plat Subdivision Plans for area which receive Revised Implementation Plan approval. The detailed plans for the Multi-Family Lot areas can be submitted through the Administrative Site Plan review process. The detailed plans for new Open Space Areas development can be submitted through the Administrative Site Plan review process.

## IX. CITY AND STATE CODE REQUIREMENTS:

The subject proposal has been reviewed for code compliance, plan conformity, and completeness in accordance with the agency's authority and area of expertise. The following items have been identified as elements which need to be addressed by the applicant:

1) The Revised Implementation Plan (Construction Plan Set and Record Plat) and Comprehensive Design Standards Manual (Pattern Book) will need to be amended to reflect any changes recommended or approvals by the Planning Commission.

2) The Comprehensive Design Standards Manual (Pattern Book) will need to be amended to reflect any changes recommended and approvals by the Planning Commission for this current 2025 submission.

3) The Landscape Plan will need to be updated related to the revised lot layouts and open space area designs. Implementation of the overall Landscape Plan for tree plantings in the open space areas, the street trees, and tree plantings on individual lot must occur.

4) A Revised Open Space and Active Recreation Plan detailing the layout, design, and amenities of the Open Space areas focusing on the proposed expanded Open Space area for Signers Park must be submitted for review. This can be achieved through the Administrative Site Plan Review Process.

5) A Record Plat for the Revised Lot and Street layout includes property boundary information, any proposed lot changes, data column, certifications, notes, cross access easements, easements for infrastructure or utilities, etc. This set of Sheets 1-3 is a good start on the Record Plat.

6) The site and building design of the Multi-family Units (Apartment Buildings) will require a more detailed review in order to confirm compliance with the *Zoning Ordinance* and Pattern Book. This can be achieved through the Administrative Site Plan review process focusing on that specific area of development.

7) The last proposed connection to the nearby public street system must be constructed in a timely manner. This is the continuation of Banning Street that crosses through the adjacent State-owned property (the historic house allée) connecting the Residential District and the Profession Office, Medical & Financial District areas.

8) Provide information on any agreements established regarding responsibilities for

construction, dedication, maintenance, etc. for areas with the TND project such as streets, circulation aisles, walking paths, open spaces, landscaping, stormwater management, etc.

a) There shall be provisions which ensure that the common open space land including the active recreation areas shall continue as such and be properly managed and maintained. These provisions shall be in a form acceptable to the City of Dover. 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 common open space and recreation facilities.

9) The applicant should be aware 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.

10) Sheet 1:
   a) Add meaning of the lot labels i.e. OS=Open Space areas to the Legend.
   b) List summary of all Open Space Areas by name and size.
   c) Add note for the actions taken on this application S-25-04.

11) Sheet 2:
   a) Add a label for new property line to be established at the Clubhouse Lot and the dimensions of the new proposed lots. Label with addresses of Buildings as assigned.
   b) Add a label for Banning Street continuing to the north beyond S. Greenberry Lane.
   c) Add previous property lines to be revised and labels to clarify the changes being made to Lots 10-11 and alleys.
   d) Label widths of rights-of-way being revised with this plan. The minimum width of right-of-way for an alley is 16 feet with a paved width of 12 feet. The minimum paved width of a street is 24 feet with additional paved width added for parking areas.
   e) There should also be a Traffic Generation Diagram for the Banning Street connection to W. North Street as it is a connecting point to the greater street network from the Eden Hill Farm TND.

12) Sheet 3:
   a) Add labels to clarify that lots and rights-of-way (hatched/dashed areas) are being consolidated and the result is shown on Sheet 3.
   b) Clarify that the current Signer Park is being revised by this plan proposal.
   c) Clarify the use of the 3.11-acre Open Space area to the east of Red Haven Way. If its parking for the Multi-Family lot it will not be Open Space area.
   d) Show the adjacent buffer area (State-owned parcel) and the railroad corridor.

13) Identify the location of the overall walking trail system for the Residential District with the buffer areas/Open Space adjacent to the railroad and along the POW-MIA Parkway. Clarify

the timing and responsibility for implementation of this project component.

14) The Comprehensive Design Standards Manual (Pattern Book) is encouraged to be updated to reflect the various approvals by the Planning Commission including the previously approved revisions.
   a) The approved amendments from 2005-2023 are listed below:
      i) Addendums I and II consist of text revisions throughout the Pattern Book.
      ii) The document "Townhouse Lot Revisions" included the various lot widths approved for the townhouse units (Addendum III).
      iii) A revised page 40 presents the duplex setback options for the lot and setback (building and porch) dimensions (Addendum IV).
      iv) Duplex Lot Revisions and Interpretation of Townhouse Setbacks (Addendum V)
      v) Multi-family Units (Addendum VI) – Clarify which Pattern Book sheet is current for the provisions & bulk standards for this unit type.

## X. RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

In accordance with the *Zoning Ordinance*, Article 3 §28 and Article 10 §2.2, the Planning Commission in considering and acting upon Plans for Traditional Neighborhood Design projects may prescribe appropriate conditions and safeguards so that the public health, safety, and welfare, the comfort and convenience of the public in general, and the residents of the immediate neighborhood in particular shall be taken into consideration. These safeguards may to the maximum extent possible further the expressed intent of the *Zoning Ordinance* and the accomplishment of several objectives in particular listed in subsections 2.21 to 2.28.

1) The proposed revisions shown in the 2025 Revised Implementation Plan (Plan of 1/3/25) for the Residential District are to be evaluated for compliance with the intent of the Eden Hill Master Plan. The Staff recommendation on each is listed below:

   a) Northern Clubhouse Area Lot: Staff recommends approval of the subdivision of the North Clubhouse Lot (currently under development with S-24-02). The appropriate cross access easements for access and utilities and maintenance of the shared landscaping and parking lot must be identified.

   b) North Multi-Family (Apartments) Area - Reconfiguration of Lot 10 and Lot 11 Areas: Planning Staff recommends approval of the reconfiguration of Lots 10 and 11 (Multi-Family Lots) and the adjacent alleys to alter the shape of the lots proposed for Multi-family development and associated parking areas. This will be subject to additional review with an Administrative Site Plan submission.

   Large Open Space Area and with Multi-Family (Apartments) Area (central east area):
   c) Expand Open Space and Reconfiguration of Multi-Family Lot: Planning Staff recommends approval of the redesign of the area of the Residential District bounded by Little Eden Way, Alley W, Skipton Boulevard, Red Haven Way, and railroad corridor. The additional consolidation of Lots and Open Space to create an expanded Signers Park Open Space enlarges the Open Space area to include designated amenities for residents'

use.

Staff also recommends approval of the realignment of Red Haven Way to create a potential parking area for the adjacent Multi-Family (Apartment) Buildings. This will serve as an increased buffer from the railroad corridor activities in this area. The intended format of Red Haven Way must be clarified as a public street (right-of-way).

d) Revise Phases 5 and 6 Areas: Staff recognizes the revision to the phase line between Phase 5 and Phase 6.

e) Increase Dwelling Unit Count: Staff is supportive of the increase in the overall dwelling unit count to 753 units since it retains a mix of dwelling unit types and increases the amount of Open Space. The unit count increases from the 665 units originally established for the Residential District. Eden Hill Farm TND is an area of infill development near the central core of the City's urbanized area with access to utility and multi-modal transportation infrastructure where higher density is encouraged.

f) Change in Mix of Unit Types (Number and Location): Staff recognizes the change in the mix of unit types that is proposed. The specific unit type changes proposed in this 2025 Revised Plan to have a similar balance and percentage of unit types in the Residential District but increases the percentage of higher density units while also increasing the amount of Open Space areas. Even with the increase in the number of townhouses and multi-family (apartment) units, the overall development contains a variety of housing types and lot sizes.

2) Banning Street Construction: With the proposed development of the eastern portion of the Eden Hill Farm TND, the construction and completion of the continuation of Banning Street to the south to make the connection from the Professional Office, Medical & Financial District to the Residential District. Its construction must be a priority as it is part of the overall circulation system for the Eden Hill Farm TND.

3) Multi-Use Perimeter Path and Landscaping: The original Landscape Plan and Open Space/Recreation Area Plan includes a multi-use perimeter walking trail system in the buffer area that wraps the western, southern, and eastern sides of the Residential District. This area also includes a significant number of tree plantings. To date this has not been implemented, a specific plan for its construction/planting must be outlined.

4) The following are a series of key concepts emphasized for the development of Residential Units. Most of these concepts are further detailed in the Pattern Book (and approved addendums). Planning Staff offers these as reminder of the general character and intent of the Traditional Neighborhood Design.
   a. Staff recommends that all lots with access to an alley be required to take vehicular access only from the alley no matter what the unit type. This access pattern was clearly established in the intent of the Traditional Neighborhood Design concept and the Residential District Implementation Plan.
   b. Corner lots are considered to have two street front facades and are important visual elements. The building design should take advantage of the corner opportunity for design elements (architecture, detailing, and materials) to highlight the corner or end of building.
   c. Staff recommends the increased use of porches or enhanced covered entries for main entrances on the front

elevations and/or side elevations of the residential units. All lots have a designated porch restriction line that allows this element to be closer to the street than the other portions of the building. Porches are key elements of the precedents for the District and encourage interaction.

d. Staff encourages variation in the house architectural style and design, color, materials, and detailing to detail to create the variations seem in the traditional residential areas of the City and to avoid uniformity of design.
e. The multiple unit buildings and multi-family buildings should read as "one grand house." The selection of elevations, exterior finishes, door placement of front and side entries, etc. play a role in how a combination of units is viewed.
f. Staff supports the methods for garage placement on properties which places the garage in a secondary position where front access to the lot is required by the lot and street layout.
g. This TND Plan encourages walkability for pedestrians in a variety of formats to be constructed.

5) Pattern Book: The Pattern Book for the Residential District consists of the Original Pattern Book and a series of Addendums as approved and amended to date. Currently, Staff must complete compliance review by accessing multiple documents. It is very complex as the development has progressed, involves multiple developers/builders, etc. Staff can make recommendations to develop a Pattern Book resource as a final edition document (i.e. specific pages from the Master Plan Pattern Book and the associated addendums) for the Residential District.

*Other agencies may recommend additional considerations to meet code objectives in accordance with their areas of expertise. Action on all considerations identified in this section is at the discretion of the Planning Commission.*

## XI. ADVISORY COMMENTS TO THE APPLICANT:

1) If Planning Commission approval is granted to the proposed Revised Implementation Plan concept, the Implementation Plan (Construction Set), Record Plan, and Pattern Book must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. These documents must be submitted for review by applicable Departments and agencies as part of the Administrative Site Plan Review or Check Print Review process for Record Plans.

2) In the event, that major changes and revisions to the Revised Implementation Plan occur in the finalization of the plan or associated Pattern Book contact the Department of Planning and Inspections. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other commissions making recommendations in regards to the plan.

3) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.

4) Following Planning Commission approval of the Revised Implementation Plan, the appropriate Plans (Record Plan, Construction Plans, Administrative Site Plans) must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. A Check Print must be submitted for review by Planning Office Staff

and the other commenting agencies. Upon determination that the Plan is complete and all agency approvals have been received, copies of the Plan may be submitted for final endorsement (Final Plan Approval).

5) The Recreational component of the Revised Implementation Plan is required to be reviewed. If the revisions are deemed to be significant then review by the Parks, Recreation and Community Enhancement Committee and by the Planning Commission may be required.

6) The applicant/developer shall be aware that prior to any ground disturbing activities or start of construction activities on the site the appropriate plan approvals, site inspections, Pre-Construction meetings, and permits are required.

7) Additional coordination as related to construction activities will be necessary to minimize the effect on the adjacent property owners and the existing roadways. During construction of streets, the developer shall coordinate the required street light placement and electric utility routing and equipment with the City of Dover Electric Department and in accordance with the Pattern Book.

8) The applicant shall be aware that Revised Implementation Plan approval does not represent a Building Permit, Sign Permits and associated construction activity permits. A separate application process is required for the issuance of a Building Permit fand related permits from the City of Dover.

9) The construction of each dwelling unit/building will be reviewed by Staff for compliance with the approved Pattern Book and Addendum through the Building Permit process.

10) All ownership entities must remain compliant with the City of Dover “Clean Hands” regulations (i.e. be current with property taxes, fees, etc.).

*If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Office as soon as possible.*

# CITY OF DOVER

## DEVELOPMENT ADVISORY COMMITTEE

## APPLICATION REVIEW COMMENTARY

## STAFF D.A.C. MEETING DATE: JANUARY 29, 2025

**APPLICATION:** **Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 1, 2, 4, 5 & 6) Lot Configuration, Open Space Areas, Rights-of-Ways and Unit Count**

**FILE #:** **S-25-04**

**REVIEWING AGENCY:** **City of Dover Department of Public Works and Water & Wastewater**

**CONTACT PERSON:** **Jason A. Lyon, P.E., Director of Water & Wastewater / Engineering Services**

**CONTACT PHONE #:** **302-736-7025**

**CONTACT PHONE #:** **jlyon@dover.de.us**

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

### CITY AND STATE CODE REQUIREMENTS

**STREETS / SANITATION / STORMWATER / WATER / WASTEWATER / GENERAL**

1. No objection to the revised implementation plan.
2. The future subdivision / site plan for this area will need to be submitted and approved by the Department of Public Works and the Department of Water & Wastewater. The future plans shall be in strict accordance with all City of Dover standards and requirements. These plans will be reviewed through the Administrative Plan Review process.

### RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

**SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL**

1. None.

### ADVISORY COMMENTS TO THE APPLICANT

The following notes are advisory in nature for the future submission, this is not an all-inclusive list of items that need to be met for future plan approval.

**SANITATION**

1. Every commercial customer shall provide such premises with a sufficient number of solid waste containers to provide adequate capacity for the solid waste placed out for collection without overloading the capacity of the containers. The City of Dover shall provide commercial customers with a maximum of two (2), 90-gallon trash containers and two (2), 90-gallong recycling containers.
2. Trash collection site shall be oriented for side-loading pick-up if customer is utilizing City of Dover sanitation services.
3. Any commercial customer requiring more containers, or larger containers, than provided above, must utilize private service.

**STORMWATER**

1. Final site plan approval will not be granted until a copy of the approved Stormwater/Erosion and Sediment Control Plan from Kent Conservation District / DNREC is submitted to our office.
2. The size, length, slope, type and flow directions must be shown on all existing and proposed storm sewer lines. Rim and invert elevations must be labeled on all stormwater structures.
3. Depending on the layout of the future stormwater infrastructure, easements may be required with the City of Dover.

**STREETS**

1. Final site plan approval will not be granted until a copy of the approved entrance plan, signed by DelDOT is submitted to our office.
2. The current City of Dover standard street section provides for a 3' grass strip between the curb and sidewalk. This standard was administratively revised to meet ADA and FHA compliance with cross slope requirements and to prevent cars from scrapping at driveways. The revised standard utilizes a five feet (5') wide public sidewalk with a five feet (5') wide grass strip behind the curb.
3. The future plans will require the following notes be added to the plan:
    a. Standard City of Dover sidewalk, as per chapter 98, article IV of the Dover Code of Ordinances, shall be required to be installed along the entire public street frontage of a property. Where frontage sidewalk exists but does not meet the standards of chapter 98, article IV, the sidewalk shall be re-laid to meet the standards. Sidewalk shall include barrier-free access ramping at points of intersection with street crossings and at other locations so as to afford reasonable barrier-free pedestrian movement and site access.
    b. In accordance to Appendix A, Article VI, Section B.3, all sidewalks shall ascend from the curbstone to the building line at the ratio of one-quarter of an inch to the foot. Nothing in this section shall be construed to affect any pavement previously laid by order of the city council, until it is taken up and relaid.

**WATER**

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
    a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
    b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
    c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan.
4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed building. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.
5. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically, this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should

be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended.

6. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. The Department of Public Works will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90□) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
7. Water services shall be either type K copper or SDR-9.
8. On October 24, 2022, City of Dover Council approved the new Cross Connection Control Program. This program requires certain backflow prevention assemblies on water service connections to the city's distribution system. This project may require a double check valve assembly to be installed downstream of the water meter in the building.
9. Depending on the layout of the future water mains, easements may be required with the City of Dover.
10. The City of Dover water system is available to this site. The developer is responsible for all costs associated with extending and providing service to the proposed development.
11. Prior to plan approval, the water system plans must be submitted to the Division of Public Health, Office of Drinking Water for review and approval. The owner/developer will be responsible for providing all completed forms and plan sets to the City of Dover as required for submission to the Office of Drinking Water. Plans will not be submitted to the Office of Drinking Water until review has been completed by our office.
12. Hydrant flow testing is currently only performed during the spring and fall. The applicant must call the Department of Water & Wastewater directly to schedule these tests. This applies to both existing hydrants as well as those proposed for the site.
13. Water impact fees may be required to be paid prior to Certificate of Occupancy for this project.

**WASTEWATER**

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
    a. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
    b. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "…any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.
3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures.
4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Sizing (flow) calculations must be submitted for all sanitary sewer laterals (other than for single-family dwellings) showing that velocity and all other requirements are met.
6. The minimum size of all sanitary sewer laterals shall be six-inch (6").

7. Sanitary sewer laterals shall be connected directly to the main, not manholes, unless impracticable, as determined by the Department of Water & Wastewater.
8. Depending on the layout of the future wastewater mains, easements may be required with the City of Dover.
9. The City of Dover sanitary sewer system is available to this site. The developer is responsible for all costs associated with extending and providing service and capacity to the proposed development.
10. Prior to plan approval, it may be required to submit the sanitary sewer system plans to the DNREC, Division of Water Resources, Surface Water Discharges Section for review and approval. The owner/developer is responsible for providing all application fees, completed forms and plan sets directly to DNREC.
11. Wastewater impact fees may be required to be paid prior to Certificate of Occupancy for this project.

**GENERAL**

1. All existing utilities shall be adjusted to final grade in accordance with current City of Dover requirements and practices. This must be included as a note on the plan.
2. No trees may be planted within ten feet (10') of utility infrastructure.
3. No structure may be installed within ten feet (10') of utility infrastructure, please depict all underground utilities and structures on the utility plan sheet to confirm compliance.
4. The final site plan must be submitted in the following compatible digital formats:
    a. AutoCAD 2018 (.dwg format).
    b. Adobe Reader (.pdf format).
5. The applicant is advised that depending upon the size of the existing water service and sanitary sewer lateral to be abandoned, flowable fill may be required.
6. Construction plans will not be reviewed by our office unless all previous comments have been clearly addressed within the plan set and accordingly identified within an itemized response letter and with the Water/Wastewater Initial Plan Submission Checklist, which can be obtained from the following website: https://imageserv9.team-logic.com/mediaLibrary/198/WaterWastewaterHandbookFinal_1.pdf, page 88.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

# CITY OF DOVER ELECTRIC

## DEVELOPMENT ADVISORY COMMITTEE

## APPLICATION REVIEW COMMENTARY

## STAFF D.A.C. MEETING DATE: JAN 29, 2025

| | |
|---|---|
| **APPLICATION:** | **Eden Hill Farm TND: Residential District-Revised Implementation Plan (phases 1,2,4,5&6 Areas: Lot Configuration, Open Space Areas, Right-of-Ways & Unit Count)** |
| **FILE #:** | **S-25-04** |
| **REVIEWING AGENCY:** | **City of Dover Electric Department** |
| **CONTACT PERSON:** | **Shawn Burgett, Engineering Services & System Ops Superintendent** |
| **CONTACT PHONE #:** | **302-674-7568** |
| **CONTACT EMAIL #:** | **sburgett@dover.de.us** |

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

**CITY AND STATE CODE REQUIREMENTS**

**ELECTRIC**

1. The roadway and curbing must be in.
2. The right-of-way must be within 6" of final grade.
3. The property corners must be staked.
4. Owner is responsible for locating all existing underground electric, communications and water facilities.
5. Owner is responsible for installing all conduits and equipment pads per the City of Dover Engineering Department specifications.
6. Owner is responsible for site and/or street lighting.
7. Meter locations will be determined by City of Dover Engineering Department.
8. Load sheets and AutoCAD compatible DXF or DWG diskettes of site plans, including driveways, are required prior to receiving approved electrical construction drawings.
9. Any relocation of existing electrical equipment will be engineered by the City of Dover Electric Department. Developer may be required to perform a quantity of the relocation. Any work performed by the City of Dover will be at the owner's expense.
10. Prior to construction, owner is responsible for granting an easement to the City of Dover Electric Department. Easement forms will be furnished and prepared by the City of Dover Electric Engineering Department.
11. Fees will be assessed upon final site plans. The owner will be responsible for fees assessed prior to construction. Owner is required to sign off plans prepared by the Electric Department.

12. Must maintain 10' clearance around all electrical equipment, unless pre-approved by the City of Dover Electric Engineering Department.
13. Prior to the completion of any/all designs and estimates, the owner is responsible for providing the Electric Engineering Department with a physical address of the property.
14. All Engineering and design for Dover Electric will be engineered upon final approved plans. All Engineering work will be furnished by the City's Electric Engineering Department.

## RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

### ELECTRIC

1. Owner must give the City of Dover Electric Department three (3) months' notice prior to construction. Owner is responsible for following the requirements outlined in the City of Dover's Electric Service Handbook. The handbook is now available on the website at the following link: https://evogov.s3.amazonaws.com/media/27/media/13108.pdf.

## ADVISORY COMMENTS TO THE APPLICANT

### ELECTRIC

1. Provide load sheets as soon as possible for proper sizing of transformers and creation of primary fee estimates. Current load sheets can be found at the following link: https://www.cityofdover.com/media/Electric%20Department/COD%20Electric%20Load%20Sheet.pdf.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

S-25-04

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 01/29/25

CITY OF DOVER FIRE MARSHAL

APPLICATION: Eden Hill Farm TND Residential District Revised Implementation Plan Phases 1, 2, 4, 5, 6 Areas, Lot Configuration, Open Space Areas, Right of Ways, and Unit Count

FILE #: S-25-04 REVIEWING AGENCY: City of Dover, Office of the Fire Marshal

CONTACT PERSON: Jason Osika, Fire Marshal PHONE #: (302) 736-4457
josika@dover.de.us

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESS BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

1. Proposal is a review of revised implementation plan for the residential district component of the traditional neighborhood design project known as Eden Hill Farm TND.

2. All access roadways shall be paved and be a minimum of 20 feet clear width for two-way traffic and 14 feet clear width for one-way traffic. The paved width of access roadway shall be measured from edge of parking spaces, or face of curb for vertical curb and back of curb for mountable curb, or edge of pavement if there is no curbing.(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 5.2)

3. Emergency access to rear building areas compliant with City of Dover Code (Appendix B- Zoning, Article 5- Supplementary Regulations, Section 17);

   all four stories and greater buildings require 24ft fire lane at the rear.

   All two to three story apartment structures require an 18ft Secondary Fire Lane at the rear.

   All townhouses (3-8 units with no fire protection) require a 16ft alley or 18ft secondary fire lane at the rear.

4. Multiple Access Roads shall be provided when a fire department access road (fire lane) is determined by the Fire Marshal to be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access such as placement of fire hose from fire equipment.

5. Street width shall be in accordance with City of Dover Code of Ordinances, Appendix A, Article VII, Section A. 13,

   Residential areas
   24 feet wide with no parking,
   30 feet wide with parking on one side, or
   36 feet wide with parking on both sides

   Commercial areas
   26 feet wide with no parking,
   32 feet wide with parking on one side, or
   38 feet wide with parking on both sides

   Alley
   12 feet wide

6. Any dead-end road more than 300 feet in length shall be provided with a turnaround or cul-de-sac as outlined in the 2021 Delaware State Fire Prevention Regulations 705, chapter 5, 2.3.

7. Speed Reduction Devices must be approved, please see City of Dover Ordinance Chapter 98-10 in reference to this process.

8. Fire hydrants shall be installed per the requirements of City of Dover Public Utilities Water/Wastewater Handbook, NFPA requirements, and Delaware State Fire Prevention Regulations. City Ordinance Sec 46-9 (f).
   5.1.1 Hydrant spacing as shown in the Fire Flow Tables shall be used as a general rule. Hydrants shall be located at the direction of the State Fire Marshal so as to minimize friction in fire hose. All hydrant spacing shall be located along available roads or at the direction of the State Fire Marshal. This measurement shall be calculated by way of accessible thoroughfare(s) from the building to be protected to the hydrant and may not necessarily be a radius. 5.1.3 Additional hydrants shall be provided when the State Fire Marshal deems it necessary based on the configuration of the site, building(s), exposures, construction, occupancy, and/or specific hazard(s).
   Fire Flow table 2, hydrant spacing shall be 800 feet on center for one and two family detached dwellings, other residential, rowhouses and townhouses, assembly, health care, business, education, storage, industrial, mercantile, and mini storage. (702, Chapter 6)

   NFPA 1
   18.5.2 detached one- and two-family dwellings, fire hydrants shall be provided for detached one- and two-family dwellings in accordance with both of the following: 1. the maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 feet 2. the maximum distance between fire hydrants shall not exceed 800 feet.

   18.5.3 buildings other than detached one- and two-family dwellings, fire hydrants shall be provided for buildings other than detached one- and two-family dwellings in accordance with both of the following 1. The maximum distance to a fire hydrant from the closet point on the building shall not exceed 400 feet 2. The maximum distance between fire hydrants shall not exceed 500 feet

9. All fire hydrants shall be marked as prescribed within the appropriate section of this regulation and as illustrated by the appropriate figures of this regulation.

All fire hydrants shall have minimum of four-inch (4") solid yellow demarcation lines to define specific areas, where fire hydrants are located along a curb line with permitted parking, the area between the fire hydrant and the street or fire lane shall be stenciled with four inch (4") demarcation lines and the words "NO PARKING", demarcation lines shall be measured from the center line of the fire hydrant and extend for a distance 15 feet on both sides.

Where fire hydrants are located in parking lots or other areas susceptible to blockage by parked vehicles they shall be treated as follows: fire hydrants shall be protected in all directions for a distance of seven feet (7') with barriers or curbing, Minimum four-inch (4") diameter steel bollards filled with concrete and marked yellow shall be installed at the outermost corners of the fire hydrant demarcation area. The minimum height of the bollard shall be 36 inches above the finished grade of the adjacent surface, and the steamer connection of all fire hydrants shall be positioned so as to be facing the edge of the street, or traffic lane.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 6, 2)
The owner is responsible if the hydrant is private.

10. Hydrant barrels shall be provided with reflective material, such as paint, durable for highway/roadway markings or a reflective tape of a minimum of 2" in width around the barrel under the top flange, hydrant bonnets shall be color coded based on the following criteria: class AA 1500 GPM - painted light blue, class A 1,000 GPM -1499 GPM - painted green, class B 500 - 999 GPM - painted orange, class C 250 - 499 GPM - painted red, class D under 250 GPM - painted black.
(2021 Delaware State Fire Prevention Regulations 703, Chapter 3. 4)
The owner is responsible if the hydrant is private.

11. Hydrants are to be Darling Co. B-62-B Breakaway https://american-usa.com/products/valves-and-hydrants/fire-hydrants/5-1-4-american-darling-b-62-b-5

12. Every house, building or structure used or intended for use as living quarters or as a place for conducting business, and having any wall facing or abutting any public or private street or alley, shall have displayed on that wall, in legible, easily read characters which are of contrasting color to the background, the proper street number for such house, building, or structure in accordance with the following:

*One-family and two-family residential structures, height*, the number shall measure a minimum of four inches in height, *location*, the number shall be placed on the house above or to the left or right of the front entrance, *color*, the number shall be contrasting to the background color, *Arabic numerals*, all numbers shall be Arabic numerals.

*Multiple-family dwellings, measurements*, the number shall measure a minimum of six inches when identifying individual apartments with exterior doors, and 12 inches when identifying buildings with apartment complexes where there are two or more buildings not assigned street addresses. Individual buildings with street addresses shall have numbers measuring six inches, *location*, numbers shall be placed either in the center of the building or on the street end of the building so as to be visible from either the public or private street or from the parking lot, *color*, numbers shall be contrasting to the background color, *Arabic numerals*, all numbers used shall be Arabic numerals.

*Commercial, industrial and office buildings, height,* the numbers shall measure a minimum of 12 inches in height, *location generally, n*umbers shall be placed either in the center of the building or on the street end of the building so as to be visible from either the public or private street or from the parking lot,

*property line or driveway, s*hould the building be located far enough from a public or private road so that the numbers are not clearly visible from the street, then the street address shall also be posted on the property at or near the property line or driveway to said building,

*color; each building, n*umbers shall be contrasting to the background color and shall be placed on each building in the complex,

*Arabic numerals, a*ll numbers used shall be Arabic numerals,

*Shopping centers.* Shopping centers consisting of two or more stores shall have a tenant or suite number affixed to the front of the tenant space and on the outside of the rear door which corresponds with that tenant space. Numbers shall measure six inches in height.
(City of Dover Code of Ordinances, 98-344)

13. Project to be completed per approved Site Plan.

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. There have been issues with the correct hydrants being installed and being in service. Please ensure the proper fire hydrants are being installed as outlined in item # 11 listed above and that all hydrants are in service
2. Please ensure all required streets are in place and clear
3. Alley M/Lot 10 doesn't have the required emergency rear access as outlined in item # 5 listed above.
4. Are any roads going away?
5. Confirm that there will be proper access to all occupied areas and areas under construction

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):
2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)
2009 IBC (International Building Code)
Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations
2021 Delaware State Fire Prevention Regulations
City of Dover Code of Ordinances

***If you have any questions or need to discuss any of the above comments, please call the above contact person listed.**

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

DELDOT

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APPLICATION: Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 1, 2, 4, 5 & 6)

FILE#: S-25-04 REVIEWING AGENCY: DelDOT

CONTACT PERSON: Brian Williams PHONE#: 302-760-2141

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THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY & STATE CODE REQUIREMENTS:

No person, firm, corporation or the like shall construct, open, reconstruct, maintain, modify or use any crossing or entrance onto a state-maintained highway, street or road, including any drainage modifications leading into or carried by the highway drainage system, without first having complied with standards and regulations adopted by the Department and having obtained a permit issued by the Department.
Please contact the Delaware Department of Transportation - Development Coordination section to begin permit process.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. A pre-submittal meeting is required with DelDOT.

# KENT CONSERVATION DISTRICT

1679 SOUTH DUPONT HIGHWAY • DOVER, DELAWARE 19901• (302) 608-5370 • WWW.KENTCD.ORG


**CITY OF DOVER**
**DEVELOPMENT ADVISORY COMMITTEE**
**APPLICATION REVIEW COMMENTARY**
**FEBRUARY 2025**

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**APPLICATION:** Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 1, 2, 3, 5 & 6 Areas: Lot Configuration, Open Space Areas, Right-of-Ways & Unit Count)

**FILE #:** S-25-04

**REVIEWING AGENCY:** Kent Conservation District

**CONTACT PERSON:** Cullen Baker

**PHONE:** (302) 608 - 5370

**EMAIL:** stormwater@kentcd.org

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THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE. THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

1. As the disturbance for this site will exceed 5,000 square feet, a detailed sediment and stormwater management plan must be reviewed and approved by the District prior to any land disturbing activity (i.e. clearing, grubbing, filling, grading, etc.) taking place. The review fee and a completed Application for a Detailed Plan are due at the time of plan submittal to the District's office.
2. The following notes must appear on the record plan:
   a. The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
   b. The Kent Conservation District reserves the right to add, modify, or delete any erosion or sediment control measure, as it deems necessary.
   c. A clear statement of defined maintenance responsibility for stormwater management facilities must be provided on the Record Plan.

ADVISORY COMMENTS TO THE APPLICANT:

1. The current approved plans that KCD has on file for this project does not match the existing approved record plan submitted for the DAC.
2. Any revisions on previously approved plans for the above projects will require resubmittal and review for plan revisions.
3. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
4. Before a letter of no objection to recordation is provided, we will require a complete updated construction plan set to be submitted for our records.

State of Delaware
**DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL**
DIVISION OF WATERSHED STEWARDSHIP
285 BEISER BOULEVARD, SUITE 102
DOVER, DELAWARE 19904

**SEDIMENT AND STORMWATER PROGRAM**

**PHONE (302) 608-5458**

# MEMORANDUM

TO: Dawn Melson-Williams, City of Dover Planning Office

FROM: Elaine Z. Webb, P.E. EZW
DNREC Sediment and Stormwater Program

DATE: January 29, 2025

SUBJECT: S-25-04 Eden Hill Farm TND: Residential District
Revised Implementation Plan (Phases 1, 2, 4, 5 & 6 Areas: Lot Configuration, Open Space Areas, Right of Way & Unit Count)

CC: Ashley Barnett, DNREC Sediment and Stormwater Program
Lindsay Hall, DNREC Remediation Section
Cullen Baker, Kent Conservation District

DNREC Sediment and Stormwater Program (SSP) offers the following comments on the above referenced project:

1. A Sediment and Stormwater Management Plan must be approved prior to any land disturbance taking place on site. The approval agency for this project site is Kent Conservation District as a delegated agency of the DNREC Sediment and Stormwater Program.

2. The "Eden Hill Farm Site" or DE-1714, has been addressing the property as a Voluntary Cleanup Program (VCP) Site in the context of environmental investigation and remediation due to the presence of elevated arsenic in the surface soil. A Sediment and Stormwater Management Plan will be required to address the physical remedial action activities. DNREC Sediment and Stormwater Program will coordinate with Kent Conservation District on review and approval of a Sediment and Stormwater Management Plan to address remedial actions, prior to land disturbance.

If you should have any questions, please do not hesitate to contact me at (302) 608-5460 or Elaine.Webb@delaware.gov.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

ADVISORY BRIEF

D.A.C. MEETING DATE: 2/5/2025

**Dover/Kent County Metropolitan Planning Organization**

S-25-04 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 1, 2, 4, 5 & 6 Areas: Lot Configuration, Open Space Areas, Right-of-Ways & Unit Count)

FILE # S-25-04 REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob PHONE #: (302) 387-6030

Attached, please find comments submitted by Dover Kent MPO for each of the current City of Dover Development Advisory Committee (DAC) applications. These comments are a part of the MPO's ongoing goals of promoting transportation safety and connectivity within the region. They are submitted in accordance with the support given by the MPO Council on November 6, 2024.

Issues of concern to the MPO are effective transit, reducing the amount of vehicle emissions by shortening or eliminating trips, and facilities for alternative modes of transportation, including bicycle and pedestrian access. The MPO considers the bicycle facilities required by the City of Dover to be the standard for all applications, not to be waived.

**City of Dover Planning Commission**
Site Development Plan Review

**S-25-04 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 1, 2, 4, 5 & 6 Areas: Lot Configuration, Open Space Areas, Right-of-Ways & Unit Count)**

Dover Kent MPO has no major objections to the site development plan. Sidewalks are present in the developed portion of the Eden Hill Farm neighborhood, and these will be extended as further construction takes place. Open space which could be used for recreation is included in the updated plan as well. Other transportation issues have previously been addressed through the site plan review process.

Note that within the current plan, additional housing is not planned for the southeastern parcel along the railroad tracks. Dover Kent MPO cautions against building residential units adjacent to railroad tracks, as this can lead to conflicts such as noise pollution, vibrations caused by passing trains, and safety concerns. If more information is needed on this topic, please contact the MPO.

**If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.**

DOVER/KENT COUNTY MPO
METROPOLITAN PLANNING ORGANIZATION

A.H. DAVENPORT

Eden Hill Farm, TND, Residential District

Project Narrative

January 3, 2025

The residential parcel of Eden Hill Farm was created as part of a Record Plat recorded August 29, 2005, as Plat Book 79, Page 83. It was identified as Lot 3A, zoned as a Traditional Neighborhood Design Zone (TND). The original Master Plan for the residential lot configuration created a total of 665 residential units with a mix of units including Condominiums, Townhouses, Duplexes and Single-Family Homes on 109.034 acres. Since 2005 numerous revisions have been made to the lot configuration cumulating in The Record Plat recorded September 24, 2024, as Plot Book 155, Page 32. To date approximately 260 units have been constructed and the construction of 2 clubhouses is almost complete.

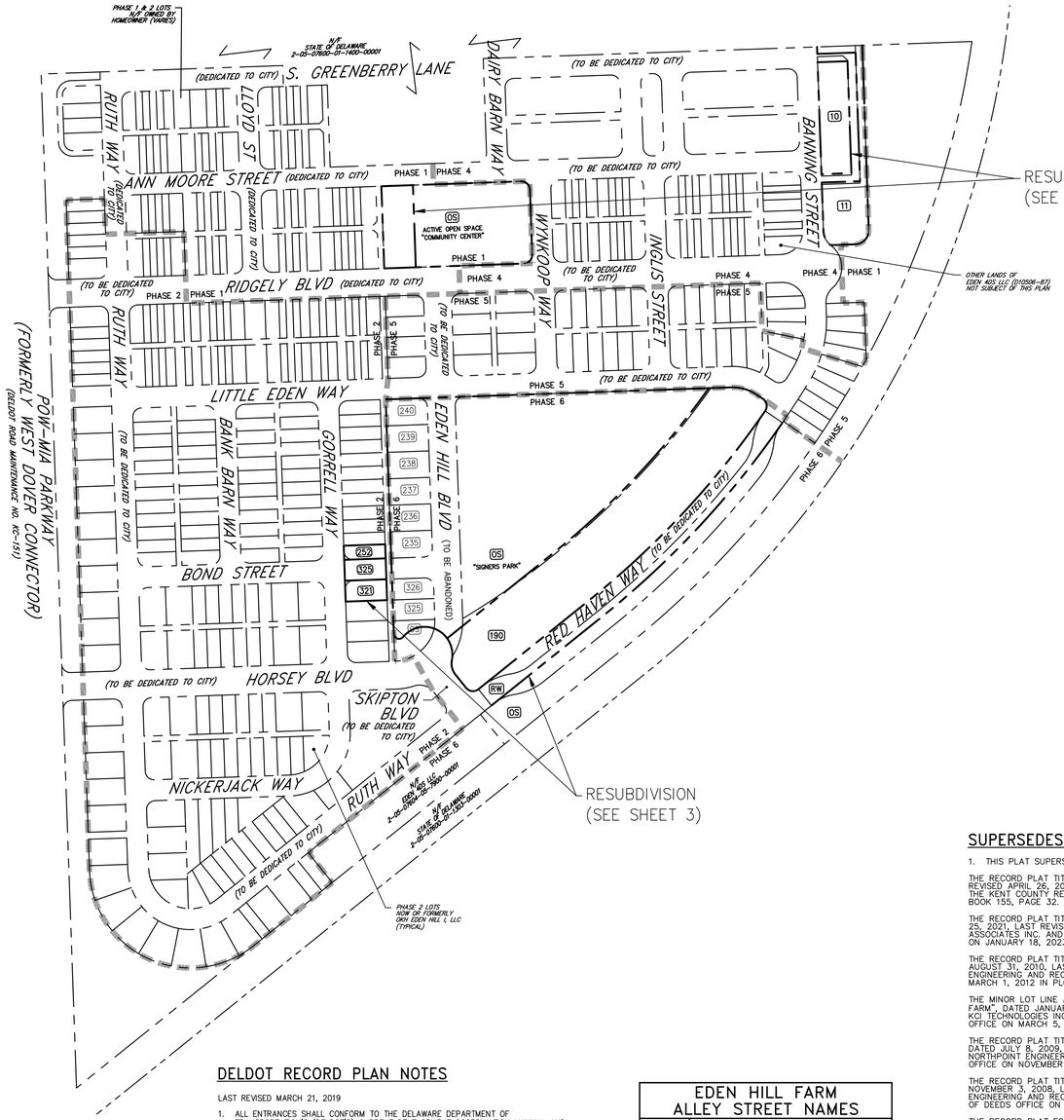
Unfortunately, the TND, created approximately twenty (20) years ago, neither reflects the needs of today's residents nor is it constructable due to the extensive infrastructure needed to complete (the cost to complete, as-is, would far exceed the value of the improvements). The proposed revisions to the existing plan are intended to meet the current market requirements, decrease the amount of infrastructure needed to build dwellings, and most importantly drastically and dramatically increase the amount of passive open space at the Eden Hill Farm development. The proposed revisions also create individual parcels for the 2 existing clubhouses.

The clubhouses are located on one parcel in Phase 1, this proposal will create separate parcels for the buildings. Minimal changes are proposed for phase 4, which include reconfiguring lots 10 and 11 along with alleys N and M to improve the building envelopes and create a more efficient parking layout.

Phases 2, 5 and 6 are the primary area of redesign proposed by this plan which will include the re-alignment of Red Haven Way between Skipton Boulevard and Little Eden Way. Elimination of the following roadways and alleys; Bond Street east of Gorrell Way, and Eden Hill Boulevard south of Little Eden Way. Also eliminated is the passive open space known as Eden Hill Commons North and the single-family lots 235 through 240 and 326. Lot 325 has been relocated between lots 252 and 321.

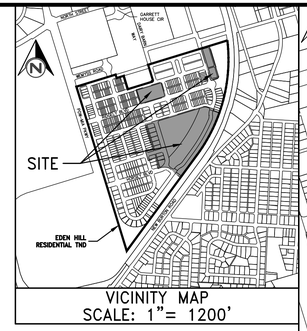
The proposal for phase 6 adds 40 residential units located in a four-story market-rate apartment building and the relocation of Red Haven Way back to its original location which allows for the residential parking to be located off street between Red Haven Boulevard and the existing railroad tracks. Phase 6 shall also include an additional 3 acres of open space to be added to Signers Park which will include community amenities such as pickleball courts, dog parks and a children's playground.

These proposed changes will increase the open space with in the limits of the proposal from 8.54 acres to 14.41 acres and eliminate 1100 linear feet of public road.

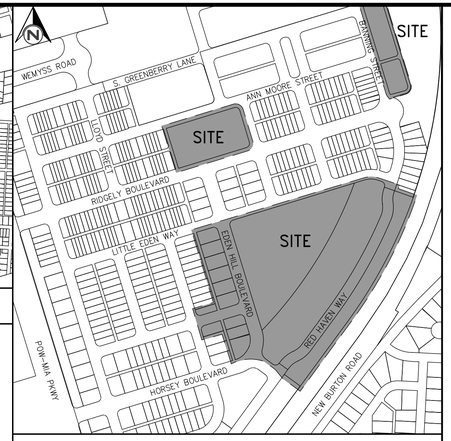



## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | SUBJECT PROPERTY | |
| | ADJOINER PROPERTY | |
| | LOT LINE | |




VICINITY MAP
SCALE: 1"= 1200'




LOCATION MAP – SCALE: 1"= 400'

## GENERAL NOTES:

1. TOPOGRAPHIC AND BOUNDARY SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, INC., DOVER DE IN MARCH 2005. THE HORIZONTAL DATUM FOR THE PROJECT IS DELAWARE STATE PLANE (NAD 83). GPS DERIVED FROM NGS HORIZONTAL CONTROL MONUMENTS. THE VERTICAL DATUM FOR THE PROJECT IS NAVD 88 BASED ON NGS VERTICAL CONTROL MONUMENTS (M34 – EL.=32.77'). INTERNAL LOTS SHOWN PER PREVIOUSLY RECORDED PLANS (SEE SUPERSEDES NOTE).
2. THIS SITE IS NOT LOCATED WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN, BASED ON FIRM MAP #10001C0168H, DATED MAY 5, 2003.
3. BASED ON THE BECKER MORGAN INC SURVEY IN MARCH 2005, NO FRESH WATER WETLANDS WERE FOUND TO EXIST WITHIN THE AREA OF DEVELOPMENT.
4. NO TITLE EXAMINATION FURNISHED TO OR PERFORMED BY THE PREPARERS HEREOF. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
5. THIS SITE WILL BE CONSTRUCTED WITH STANDARD CURB AND GUTTERS, SIDEWALKS AND STREET LIGHTING, PUBLIC STREETS, WATER DISTRIBUTION, SANITARY SEWER COLLECTION AND STORM SEWER COLLECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF DOVER STANDARDS AND CONSTRUCTIONS SPECIFICATIONS.
6. SUBDIVISION STREETS AND ALLEYS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE CITY OF DOVER FOLLOWING THE COMPLETION OF THE STREETS AND ALLEYS BY THE DEVELOPER TO THE SATISFACTION OF THE CITY OF DOVER. THIS EXCLUDES THE LANDSCAPED MEDIANS WITHIN THE LIMITS OF THE RIGHT-OF-WAY OF RIDGELY BOULEVARD, HORSEY BOULEVARD, EDEN HILL BOULEVARD, AND SKIPTON BOULEVARD. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPED MEDIANS WITHIN THESE SPECIFIC STREETS. THE CITY ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET AND ALLEY RIGHT-OF-WAY UNTIL STREETS AND ALLEYS HAVE BEEN ACCEPTED BY THE CITY.
7. A 10 FOOT WIDE UTILITY EASEMENT IS HEREBY ESTABLISHED BEHIND ALL ROAD RIGHT-OF-WAY LINES SHOWN ON THE SUBDIVISION PLAT FOR THE INSTALLATION AND FUTURE MAINTENANCE OF ELECTRIC CABLE, COMMUNICATION CABLE, TELEVISION CABLE, AND ASSOCIATED EQUIPMENT.
8. A 7.5 FOOT WIDE PUBLIC UTILITY EASEMENT IS RETAINED ALONG ALL SIDE AND REAR LOT LINES TO BE UNOCCUPIED BY BUILDINGS, EXCEPT WHERE LOTS ARE DIVIDED FOR ANY REASON WHATSOEVER, SAID EASEMENTS SHALL FALL ALONG THE ACTUAL SIDE AND REAR LOT LINES AS CONVEYED. SIDE YARD EASEMENTS ARE NOT RETAINED BETWEEN ATTACHED AND SEMI-DETACHED UNITS, WHERE UNITS SHARE A COMMON WALL. WHERE THIS EASEMENT ENCROACHES ON THE BUILDING RESTRICTION LINE, THE EASEMENT SHALL BE REDUCED TO THE BUILDING RESTRICTION LINE.
9. A 15 FOOT WIDE UTILITY EASEMENT IS RETAINED ALONG ALL REAR LINES OF LOTS ABUTTING THE PROJECT BOUNDARY AND OTHER OPEN SPACES.
10. ALL STORM DRAINAGE PIPES, WATER MAINS OR SEWER MAINS OUTSIDE THE PUBLIC RIGHT-OF-WAY OR CITY MAINTAINED OPEN SPACES SHALL HAVE A 20 FOOT WIDE PERMANENT EASEMENT, 10 FEET EACH SIDE OF THE CENTERLINE, FOR MAINTENANCE BY THE CITY OF DOVER.
11. STREET LIGHTS WILL BE INSTALLED AT LOCATIONS DIRECTED BY THE CITY OF DOVER ELECTRIC DEPARTMENT. STREET LIGHT PLACEMENT WILL ALSO BE IN COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT STANDARDS MANUAL (PATTERN BOOK).
12. FINAL CONCRETE MONUMENT LOCATIONS ARE SHOWN ON THE FINAL PLAT PLAN AND ARE POSITIONED TO ADEQUATELY ESTABLISH STREET CONTROL IN ACCORDANCE WITH ESTABLISHED SURVEYING PRACTICES. ADDITIONAL PERMANENT MONUMENTS SHALL BE PLACED ON EACH CORNER OF ALL BUILDING LOTS ALONG THE SUBDIVISION BOUNDARY, THE ROAD RIGHT-OF-WAY AND ALL TANGENT POINTS BY THE DEVELOPER PRIOR TO FINAL SETTLEMENT ON EACH PROPERTY.
13. A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED FOR THE OWNERSHIP AND MAINTENANCE OF THE OPEN SPACES, OPEN SPACE SHALL INCLUDE ACTIVE AND PASSIVE RECREATION AREAS AND ALL STORMWATER MANAGEMENT FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. THE OPEN SPACES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS APPLICABLE, IN PERPETUITY.
14. ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING OR LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE YEAR COMMENCING WITH THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
15. THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES, INCLUDING DITCHES, SWALES, ETC. WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL TRANSFERRED OVER TO THE HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION AGREEMENT OUTLINES THE MAINTENANCE SCHEDULE FOR THE PONDS AND WAS RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON JULY 31, 2007 IN DEED BOOK 3951, PAGE 80.
16. EASEMENTS ASSOCIATED WITH STORMWATER MANAGEMENT, DRAINAGE, UTILITIES, SIGNAGE, ETC., AS REFERENCED IN AN INFRASTRUCTURE IMPROVEMENT AGREEMENT DATED JUNE 27, 2007, ARE SHOWN ON THIS PLAN AND A PLAN ENTITLED "LANDS OF STATE OF DELAWARE, LOT 1 & 3B, RIGHT-OF-WAY DEDICATION AND EASEMENT RECORD PLAT" DATED JANUARY 24, 2007 PREPARED BY BECKER MORGAN GROUP INC. AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON SEPTEMBER 10, 2007 IN PLAT BOOK 96, PAGE 3.
17. AN OVERALL UNIT COUNT OF 665 UNITS WAS APPROVED FOR THE RESIDENTIAL DISTRICT OF THE EDEN HILL FARM AND MASTER PLAN BY THE PLANNING COMMISSION JUNE 19, 2006. THE UNIT TYPES INCLUDE MULTI-FAMILY, TOWNHOUSES, DUPLEXES, AND SINGLE-FAMILY-DETACHED UNITS. SINGLE FAMILY DETACHED CONSISTS OF COURTYARD, COTTAGE, AND CARRIAGE HOUSE LOTS. THE PLANNING COMMISSION APPROVED A COUNT OF 665 UNITS WITH REVISED IMPLEMENTATION PLAN S-19-25 ON JANUARY 21, 2020.
18. PLANNING COMMISSION APPROVED UNIT COUNT OF 725 WITH REVISED IMPLEMENTATION PLAN S-23-12 ON JUNE 20, 2023.

## SUPERSEDES NOTE:

1. THIS PLAT SUPERSEDES, IN PART, THE FOLLOWING:

THE RECORD PLAT TITLED "EDEN HILL FARM TND" DATED MARCH 27, 2023, LAST REVISED APRIL 26, 2024 AS PREPARED BY A.H. DAVENPORT LLC, AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON SEPTEMBER 24, 2024 IN PLOT BOOK 155, PAGE 32.

THE RECORD PLAT TITLED "EDEN HILL FARM – RESIDENTIAL DISTRICT" DATED MARCH 25, 2021, LAST REVISED DECEMBER 16, 2022, AS PREPARED BY HILLCREST ASSOCIATES INC. AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON JANUARY 18, 2023 IN PLOT BOOK 149, PAGE 50.

THE RECORD PLAT TITLED "PHASE 2 EDEN HILL FARM RESIDENTIAL DISTRICT" DATED AUGUST 31, 2010, LAST REVISED JUNE 28, 2011, AS PREPARED BY NORTHPOINT ENGINEERING AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON MARCH 1, 2012 IN PLOT BOOK 116, PAGE 90.

THE MINOR LOT LINE ADJUSTMENT PLAN TITLED "LOTS 2F, 2G & 2H – EDEN HILL FARM", DATED JANUARY 25, 2010, LAST REVISED MARCH 1, 2010, AS PREPARED BY KCI TECHNOLOGIES INC. AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON MARCH 5, 2010 IN PLOTS BOOK 109, PAGE 25.

THE RECORD PLAT TITLED "LOTS 4 & 5 EDEN HILL FARM RESIDENTIAL DISTRICT", DATED JULY 8, 2009, LAST REVISED SEPTEMBER 17, 2009, AS PREPARED BY NORTHPOINT ENGINEERING AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON NOVEMBER 3, 2009 IN PLOTS BOOK 107, PAGE 75.

THE RECORD PLAT TITLED "EDEN HILL FARM RESIDENTIAL DISTRICT – LOT 1", DATED NOVEMBER 3, 2008, LAST REVISED DECEMBER 23, 2008 AS PREPARED BY NORTHPOINT ENGINEERING AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON FEBRUARY 10, 2009 IN PLAT BOOK 104, PAGE 60.

THE RECORD PLAT FOR "EDEN HILL FARM RESIDENTIAL DISTRICT" DATED MAY 27, 2008, LAST REVISED JULY 11, 2008 AS PREPARED BY BECKER MORGAN GROUP INC. AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON JULY 31, 2008 IN PLAT BOOK 101, PAGE 94.

THE RECORD PLAT FOR "EDEN HILL FARM RESIDENTIAL DISTRICT" DATED DECEMBER 7, 2006, LAST REVISED AUGUST 31, 2007 AS PREPARED BY BECKER MORGAN GROUP INC. AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON SEPTEMBER 10, 2007 IN PLAT BOOK 96, PAGE 5.

## SITE DATA COLUMN:

1. TAX PARCEL: (SEE TABLE "TAX PARCELS IMPACTED BY THIS PLAN")
2. DEED REFERENCE & OWNER:
   D10754-251 (2-05-07604-01-9800-00001)
   EDEN IV, LLC
   300 DELAWARE AVENUE, SUITE 1370
   WILMINGTON, DE 19801

   D10506-144 (2-05-07604-01-1000-00001, -01-1100-00001)
   EDEN HILL APARTMENTS ACQUISITION CO. LLC
   300 DELAWARE AVENUE, SUITE 1370
   WILMINGTON, DE 19801

   D10506-87 (2-05-07604-02-9500-00001, -03-9900-00001, -03-4300-00001, -03-4400-00001, -03-4500-00001, -03-4600-00001, -03-4700-00001, -03-4800-00001, -04-3100-00001, -04-3500-00001, -04-3600-00001, -05-8300-00001, -05-5000-00001)
   EDEN 4DS, LLC
   20408 SILVER LAKE BOULEVARD, UNIT 1
   REHOBOTH BEACH, DE 19971

   D11102-254 (2-05-07604-03-6000-00001)
   D11102-247 (2-05-07604-04-3100-00001)
   OKH EDEN HILL I, LLC
   4001 KENNETT PIKE, SUITE 206
   WILMINGTON, DE 19807
3. RECORDED PLAN: PLOT BOOK 155 PG 32
   EDEN HILL FARM RESIDENTIAL DISTRICT
4. GROSS ACREAGE: OVERALL RESIDENTIAL DISTRICT: ± 109.034 AC
5. ZONING DISTRICT: TND
   STREET, SIDEWALK, BLOCK, LOT AND DEVELOPMENT DESIGN STANDARDS SHALL BE GOVERNED BY THE APPROVED COMPREHENSIVE DEVELOPMENT STANDARDS MANUAL (PATTERN BOOK) AND SHALL SUPERSEDE STANDARDS FOUND IN DOVER CODE OF ORDINANCES, APPENDIX A: LAND SUBDIVISION REGULATIONS AND APPENDIX B: ZONING ORDINANCE.

## PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO:
1. SUBDIVIDE ACTIVE OPEN SPACE "COMMUNITY CENTER" INTO TWO PARCELS.
2. ADJUST BOUNDARY OF LOTS 10, 11, ALLEY M, AND ALLEY N.
3. CONSOLIDATE LOTS 235 TO 240, 326, AND OPEN SPACE LOTS TO INCREASE "SIGNERS PARK" FROM 6.12 ACRES TO 9.13 ACRES.
4. ADJUST LOTS 252 AND 321, AND RELOCATE LOT 325.
5. ABANDON PORTIONS OF RIGHT-OF-WAY FOR BOND STREET, RED HAVEN WAY, AND EDEN HILL BOULEVARD WITHIN THE AREA OF LOT CONSOLIDATION.
6. ADD PORTIONS OF RIGHT-OF-WAY TO RED HAVEN WAY AND HORSEY BOULEVARD.
7. INCREASE TOTAL UNIT COUNT FROM 721 TO 753 (SEE TABLE "SUMMARY OF UNIT TYPES") AND INCREASE TOTAL OPEN SPACE BY APPROXIMATELY 3 ACRES.
8. REVISE THE PHASE LINE BETWEEN PHASE 5 AND PHASE 6.

## DELDOT RECORD PLAN NOTES

LAST REVISED MARCH 21, 2019

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE MUNICIPALITY FOLLOWING THE ACCEPTANCE OF THE STREETS. DELDOT ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY.
6. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
7. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
8. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
9. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
11. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 3.2.4.1 OF THE DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINES, AT A MINIMUM ON ONE SIDE OF THE STREET AT EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.

(SEE TRAFFIC GENERATION DIAGRAMS ON SHEET 2)

## EDEN HILL FARM ALLEY STREET NAMES

| ALLEY | NAME |
|---|---|
| ALLEY A | RUTH WAY ALLEY |
| ALLEY B | S. GREENBERRY LANE SOUTH ALLEY |
| ALLEY C | S. GREENBERRY LANE SOUTH ALLEY |
| ALLEY D | LLOYD STREET EAST ALLEY |
| ALLEY E | S. GREENBERRY LANE SOUTH ALLEY |
| ALLEY F | S. GREENBERRY LANE SOUTH ALLEY |
| ALLEY G | ANN MOORE STREET SOUTH ALLEY |
| ALLEY H | ANN MOORE STREET SOUTH ALLEY |
| ALLEY I | LLOYD STREET EAST ALLEY |
| ALLEY J | ANN MOORE STREET SOUTH ALLEY |
| ALLEY K | ANN MOORE STREET SOUTH ALLEY |
| ALLEY L | BANNING STREET WEST ALLEY |
| ALLEY M | BANNING STREET EAST ALLEY |
| ALLEY N | ANN MOORE STREET EAST ALLEY |
| ALLEY O | LITTLE EDEN WAY NORTH ALLEY |
| ALLEY P | EDEN HILL BOULEVARD WEST ALLEY |
| ALLEY Q | WYNKOOP WAY WEST ALLEY |
| ALLEY R | LITTLE EDEN WAY NORTH ALLEY |
| ALLEY S | LITTLE EDEN WAY NORTH ALLEY |
| ALLEY T | RED HAVEN WAY WEST ALLEY |
| ALLEY U | RUTH WAY EAST ALLEY |
| ALLEY V | BANK BARN WAY EAST ALLEY |
| ALLEY W | EDEN HILL BOULEVARD WEST ALLEY |
| ALLEY X | WYNKOOP WAY WEST ALLEY |
| ALLEY Y | INGLIS STREET WEST ALLEY |
| ALLEY Z | BOND STREET SOUTH ALLEY |
| ALLEY AA | EDEN HILL BOULEVARD WEST ALLEY |
| ALLEY BB | NICKERJACK WAY NORTH ALLEY |

## TAX PARCELS IMPACTED BY THIS PLAN

| | LOT No. | EXISTING TAX PARCEL No. | IMPACT | EXISTING LOT AREA | PROPOSED LOT AREA |
|---|---|---|---|---|---|
| SEE SHEET 2 | 10 | 2-05-07604-01-1000-00001 | ADJUST BOUNDARY | 0.68 AC | 0.63 AC |
| | 11 | 2-05-07604-01-1100-00001 | ADJUST BOUNDARY | 0.69 AC | 0.75 AC |
| | OS | 2-05-07604-01-9800-00001 | DIVIDE LOT | 2.30 AC | 1.81 AC |
| | OS | NEW | DIVIDE LOT | – | 0.49 AC |
| SEE SHEET 3 | 190 | 2-05-07604-02-9500-00001 | ADJUST BOUNDARY | 5.29 AC | 4.47 AC |
| | 235 | 2-05-07604-03-4300-00001 | ELIMINATED | 0.20 AC | – |
| | 236 | 2-05-07604-03-4400-00001 | ELIMINATED | 0.21 AC | – |
| | 237 | 2-05-07604-03-4500-00001 | ELIMINATED | 0.21 AC | – |
| | 238 | 2-05-07604-03-4600-00001 | ELIMINATED | 0.21 AC | – |
| | 239 | 2-05-07604-03-4700-00001 | ELIMINATED | 0.21 AC | – |
| | 240 | 2-05-07604-03-4800-00001 | ELIMINATED | 0.20 AC | – |
| | 252 | 2-05-07604-03-6000-00001 | ADJUST BOUNDARY | 0.11 AC | 0.11 AC |
| | OS | 2-05-07604-03-9900-00001 | CONSOLIDATE LOTS | 6.12 AC | 9.13 AC |
| | 321 | 2-05-07604-04-3100-00001 | ADJUST BOUNDARY | 0.16 AC | 0.16 AC |
| | 325 | 2-05-07604-04-3500-00001 | RELOCATE / ADJUST LOT | 0.16 AC | 0.16 AC |
| | 326 | 2-05-07604-04-3600-00001 | ELIMINATED | 0.16 AC | – |
| | OS | 2-05-07604-04-9900-00001 | ELIMINATED | 0.25 AC | – |
| | OS | 2-05-07604-05-5000-00001 | ADJUST BOUNDARY | 2.17 AC | 5.28 AC |
| | RW | 2-05-07604-05-8300-00001 | ELIMINATED | 1.60 AC | – |

## SUMMARY OF UNIT TYPES

| | ORIGINAL PLAN BK 96 PG 5 | LAST PLAN BK 155 PG 32 | THIS PLAN PROPOSED |
|---|---|---|---|
| MULTI-FAMILY UNITS | 216 | 300 | 340 |
| TOWNHOUSES | 160 | 183 | 183 |
| DUPLEXES | 184 | 170 | 170 |
| COURTYARDS* | 64 | 48 | 42 |
| COTTAGES* | 37 | 18 | 16 |
| CARRIAGES* | 4 | 2 | 2 |
| TOTAL | 665 | 721 | 753 |

* COURTYARDS, COTTAGES, AND CARRIAGES ARE TYPES OF SINGLE FAMILY DETACHED DWELLING UNITS AS DETAILED IN THE PATTERN BOOK. CARRIAGE UNITS (LOTS 398 AND 412) CAN HAVE AN ACCESSORY DWELLING UNIT.

## ENGINEER CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE, AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

SIGNATURE: _____ DATE: 1-3-2025
COLIN M. KRAUCUNAS, P.E.
SENIOR PROJECT MANAGER
A.H.DAVENPORT LLC
Colin@AHDavenport.com

## OWNER/DEVELOPER CERTIFICATION:

I, UNDERSIGNED, HEREBY CERTIFY THAT EDEN IV, LLC IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THIS PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THAT SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE: _____ DATE: _____
MICHAEL SCALI, AUTHORIZED SIGNATORY
EDEN IV, LLC
300 DELAWARE AVE; SUITE 1370
WILMINGTON, DE 19801

I, UNDERSIGNED, HEREBY CERTIFY THAT EDEN HILL APARTMENTS ACQUISITION CO., LLC IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THIS PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THAT SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE: _____ DATE: _____
MICHAEL SCALI, AUTHORIZED SIGNATORY
EDEN HILL APARTMENTS ACQUISITION CO., LLC
300 DELAWARE AVE; SUITE 1370
WILMINGTON, DE 19801

I, UNDERSIGNED, HEREBY CERTIFY THAT EDEN 4DS, LLC IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THIS PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THAT SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE: _____ DATE: _____
MICHAEL SCALI, AUTHORIZED SIGNATORY
EDEN 4DS, LLC
SILVER LAKE BLVD; UNIT 1
REHOBOTH BEACH, DE 19971

I, UNDERSIGNED, HEREBY CERTIFY THAT OKH EDEN HILL I, LLC IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THIS PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THAT SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE: _____ DATE: _____
JAY FREEBERRY, AUTHORIZED SIGNATORY
OKH EDEN HILL I, LLC
SILVER LAKE BLVD; UNIT 1
REHOBOTH BEACH, DE 19971

## INDEX OF SHEETS


| | |
|---|---|
| SHEET 1 | COVER SHEET |
| SHEET 2 | RESUBDIVISION PLAN |
| SHEET 3 | RESUBDIVISION PLAN |



A.H. DAVENPORT
PO BOX 430
HOCKESSIN, DE 19707
AHDAVENPORT.COM
302.889.6014


COLIN M. KRAUCUNAS LICENSE NO. 19308 1-3-2025 STATE OF DELAWARE PROFESSIONAL ENGINEER

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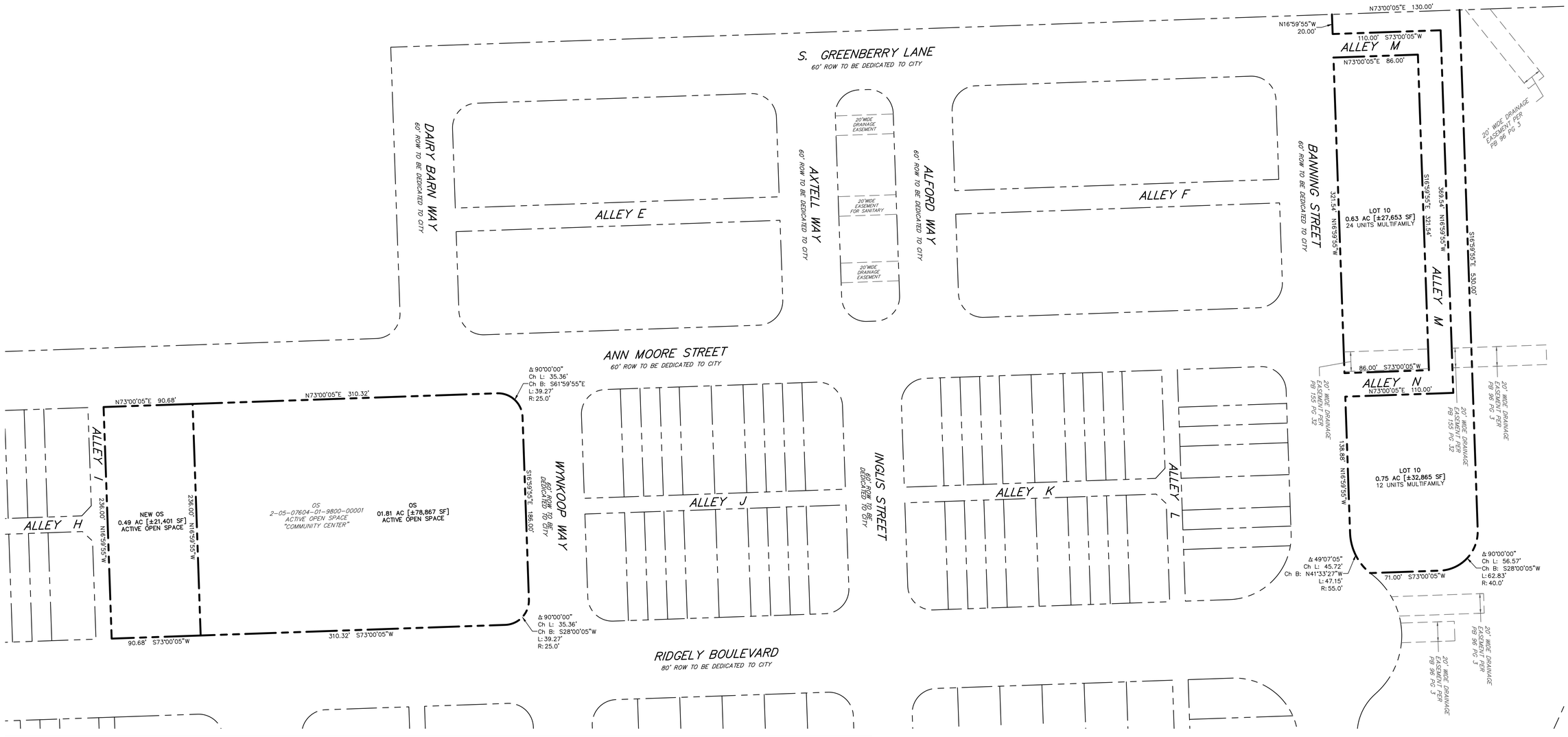
100 0 200
SCALE: 1" = 200'

COVER SHEET
RESUBDIVISION PLAN
RECORD PLAT

**EDEN HILL FARM TND**
**RESIDENTIAL DISTRICT, PHASES 1-6**
**CITY OF DOVER, KENT COUNTY, DELAWARE**

| REVISIONS | DATE |
|---|---|
| DATE: | 2025-01-03 |
| DRAWN BY: CMK | CHECKED: AJH |
| FILE: | 3413RP.dwg |
| PROJECT NO.: | 3413 |

SHEET NO.
1 of 3




### SITE TRAFFIC PER PREVIOUSLY APPROVED PLAN (PLOT BOOK 149 PAGE 50)

*SOURCE: ITE TRIP GENERATION MANUAL 11th EDITION (ADT IN/OUT, AM IN/OUT, PM IN/OUT, SAT IN/OUT)*
*LUC 220 MULTIFAMILY LOW-RISE: 362 UNITS = 2,396 ADT (1198/1198), 135 AM (32/103), 176 PM (111/65), 148 SAT (74/74)*
*LUC 210 SINGLE FAMILY DETACH: 303 UNITS = 2,798 ADT (1399/1399), 204 AM (51/153), 282 PM (177/105), 270 SAT (146/124)*
***TOTAL TRIPS FOR DEVELOPMENT: 665 UNITS = 5,194 ADT (2597/2597), 339 AM (83/256), 458 PM (288/170), 418 SAT (220/198)***

### SITE TRAFFIC PER PREVIOUSLY APPROVED PLAN (PLOT BOOK 155 PAGE 32)

*SOURCE: ITE TRIP GENERATION MANUAL 11th EDITION (ADT IN/OUT, AM IN/OUT, PM IN/OUT, SAT IN/OUT)*
*LUC 220 MULTIFAMILY LOW-RISE: 187 UNITS = 1,274 ADT (637/637), 81 AM (19/62), 101 PM (64/37), 77 SAT (38/39)*
*LUC 221 MULTIFAMILY MID-RISE: 300 UNITS = 1,385 ADT (693/692), 120 AM (28/92), 117 PM (72/45), 121 SAT (62/59)*
*LUC 210 SINGLE FAMILY DETACH: 238 UNITS = 2,241 ADT (1121/1120), 164 AM (41/123), 225 PM (141/84), 214 SAT (116/98)*
***TOTAL TRIPS FOR DEVELOPMENT: 725 UNITS = 4,900 ADT (2450/2450), 365 AM (88/277), 443 PM (277/166), 412 SAT (216/196)***

### CURRENT PROPOSED SITE TRAFFIC (NOTE: INCLUDES UNITS PROPOSED, UNDER CONSTRUCTION, AND ALREADY BUILT):

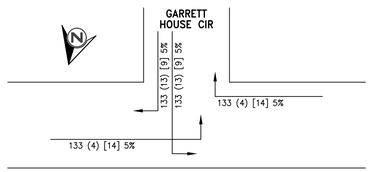
SOURCE: ITE TRIP GENERATION MANUAL 11th EDITION (ADT IN/OUT, AM IN/OUT, PM IN/OUT, SAT IN/OUT)
LUC 220 MULTIFAMILY LOW-RISE: 367 UNITS = 2,428 ADT (1214/1214), 137 AM (33/104), 178 PM (112/66), 150 SAT (77/73)
LUC 221 MULTIFAMILY MID-RISE: 160 UNITS = 717 ADT (359/358), 59 AM (14/45), 63 PM (38/25), 64 SAT (33/31)
LUC 210 SINGLE FAMILY DETACH: 231 UNITS = 2,180 ADT (1090/1090), 160 AM (40/120), 218 PM (138/80), 208 SAT (113/95)
**TOTAL TRIPS FOR DEVELOPMENT: 758 UNITS = 5,325 ADT (2662/2663), 356 AM (87/269), 459 PM (288/171), 422 SAT (223/199)**

### NET DIFFERENCE FROM PB 149 PG 50

+131 ADT, +17 AM, +1 PM, +4 SAT

### TRAFFIC GENERATION DIAGRAM – W NORTH STREET (K-73)

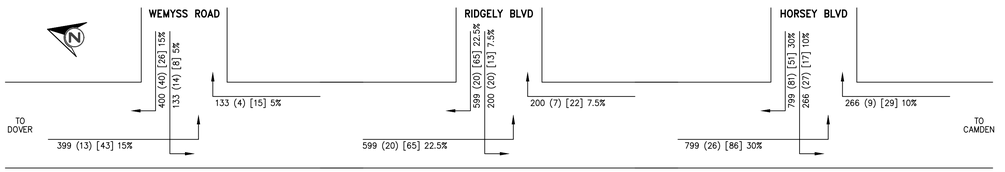
ADT (A.M. PEAK HOUR) [P.M. PEAK HOUR] DISTRIBUTION%




11,768 PROJECTED AADT
**W NORTH STREET (K-73)**

### TRAFFIC GENERATION DIAGRAM – POW/MIA PARKWAY (K-151)

ADT (A.M. PEAK HOUR) [P.M. PEAK HOUR] DISTRIBUTION%




11,177 PROJECTED AADT
**POW/MIA PARKWAY (K-151)**

### ROAD TRAFFIC DATA – W NORTH STREET (K-73)

FUNCTIONAL CLASSIFICATION: MAJOR COLLECTOR
POSTED SPEED LIMIT: 35 MPH
AADT (FROM DELDOT TRAFFIC COUNTS 2023) 10,145 TRIPS
10 YEAR PROJECTED AADT: 1.16 X 10,145 TRIPS = 11,768 TRIPS
TRAFFIC PATTERN GROUP (FROM DELDOT TRAFFIC COUNTS 2023): 2
K-FACTOR: 10.8 / D-FACTOR: 56.2 / COMBO UNIT TRUCKS: 2.6%
TRIP DISTRIBUTION: 50% EAST, 50% WEST

### SITE ACCESS POINTS

20% ENTRANCE #1: WEMYSS ROAD (FULL MOVEMENT)
40% ENTRANCE #2: RIDGELY BLVD (FULL MOVEMENT)
30% ENTRANCE #3: HORSEY BLVD (FULL MOVEMENT)
10% ENTRANCE #4: GARETT HOUSE CIR (FULL MOVEMENT)
TRIP DISTRIBUTION: 75% NORTH/EAST, 25% SOUTH/WEST
DESIGN VEHICLE: SU30 (PEAK HOUR HV: <5%)

### ROAD TRAFFIC DATA – POW/MIA PARKWAY (K-151)

FUNCTIONAL CLASSIFICATION: MINOR ARTERIAL
POSTED SPEED LIMIT: 40 MPH
AADT (FROM DELDOT TRAFFIC COUNTS 2023) 9,635 TRIPS
10 YEAR PROJECTED AADT: 1.16 X 9,635 TRIPS = 11,177 TRIPS
TRAFFIC PATTERN GROUP (FROM DELDOT TRAFFIC COUNTS 2023): 2
K-FACTOR: 10.8 / D-FACTOR: 56.2 / COMBO UNIT TRUCKS: 2.6%

## EDEN HILL FARM ALLEY STREET NAMES

| ALLEY | NAME |
|---|---|
| ALLEY A | RUTH WAY ALLEY |
| ALLEY B | S. GREENBERRY LANE SOUTH ALLEY |
| ALLEY C | S. GREENBERRY LANE SOUTH ALLEY |
| ALLEY D | LLOYD STREET EAST ALLEY |
| ALLEY E | S. GREENBERRY LANE SOUTH ALLEY |
| ALLEY F | S. GREENBERRY LANE SOUTH ALLEY |
| ALLEY G | ANN MOORE STREET SOUTH ALLEY |
| ALLEY H | ANN MOORE STREET SOUTH ALLEY |
| ALLEY I | LLOYD STREET EAST ALLEY |
| ALLEY J | ANN MOORE STREET SOUTH ALLEY |
| ALLEY K | ANN MOORE STREET SOUTH ALLEY |
| ALLEY L | BANNING STREET WEST ALLEY |
| ALLEY M | BANNING STREET EAST ALLEY |
| ALLEY N | ANN MOORE STREET EAST ALLEY |
| ALLEY O | LITTLE EDEN WAY NORTH ALLEY |
| ALLEY P | EDEN HILL BOULEVARD WEST ALLEY |
| ALLEY Q | WYNKOOP WAY WEST ALLEY |
| ALLEY R | LITTLE EDEN WAY NORTH ALLEY |
| ALLEY S | LITTLE EDEN WAY NORTH ALLEY |
| ALLEY T | RED HAVEN WAY WEST ALLEY |
| ALLEY U | RUTH WAY EAST ALLEY |
| ALLEY V | BANK BARN WAY EAST ALLEY |
| ALLEY W | EDEN HILL BOULEVARD WEST ALLEY |
| ALLEY X | WYNKOOP WAY WEST ALLEY |
| ALLEY Y | INGLIS STREET WEST ALLEY |
| ALLEY Z | BOND STREET SOUTH ALLEY |
| ALLEY AA | EDEN HILL BOULEVARD WEST ALLEY |
| ALLEY BB | NICKERJACK WAY NORTH ALLEY |

## SHEET PURPOSE:

THE PURPOSE OF THIS SHEET IS TO SHOW PROPOSED SUBDIVISION OF ACTIVE OPEN SPACE "COMMUNITY CENTER" AND ADJUSTMENT TO LOTS 10, 11, ALLEY M, AND ALLEY N.

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| ——— | SUBJECT PROPERTY | |
| ——— | ADJOINER PROPERTY | |
| | LOT LINE | ——— |
| — — — | EASEMENT | - - - - - |

AH DAVENPORT
PO BOX 430
HOCKESSIN, DE 19707
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302.889.6014

COLIN M. KRAUCH LICENSE No. 14908 PROFESSIONAL ENGINEER STATE OF DELAWARE 12-2-2025

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N

25 0 50
SCALE: 1" = 50'

RESUBDIVISION PLAN
RECORD PLAT

# EDEN HILL FARM TND
## RESIDENTIAL DISTRICT, PHASES 1-6
## CITY OF DOVER, KENT COUNTY, DELAWARE

| REVISIONS | DATE |
|---|---|
| DATE: | 2025-01-03 |
| DRAWN BY: CMK | CHECKED: AJH |
| FILE: | 3413RP.dwg |
| PROJECT NO.: | 3413 |

SHEET NO.
2 of 3

EDEN HILL BOULEVARD
80' ROW TO BE DEDICATED TO CITY

LITTLE EDEN WAY
60' ROW TO BE DEDICATED TO CITY

60'

N73°00'05"E 928.40'

S72°59'46"W 65.05'
Δ: 35°20'08"
Ch L: 72.84'
Ch B: N89°19'50"W
L: 74.01'
R: 120.00'

N71°39'46"W 23.62'

Δ: 91°14'38"
Ch L: 35.74'
Ch B: N26°02'27"W
L: 39.81'
R: 25.00'

2-05-07604-02-9500-00001
N/F EDEN 405 LLC
(NOT PART OF THIS PLAN)

2-05-07604-04-9900-00001
N/F EDEN 405 LLC
(NOT PART OF THIS PLAN)

S70°31'41"E 110.00'

LOT 240
LOT 239
LOT 238
LOT 237
LOT 236
LOT 235

ALLEY W
16'

673.19' N18°59'55"W

GORRELL WAY
60' ROW TO BE DEDICATED TO CITY

EDEN HILL BOULEVARD
PORTION OF RIGHT-OF-WAY TO BE ABANDONED

OS
2-05-07604-03-9900-00001
6.12 AC [±266,404 SF]
OPEN SPACE
"SIGNERS PARK"

OS
9.13 AC [±397,545 SF]
7.88 AC NET AMENITIES
OPEN SPACE
"SIGNERS PARK"

Δ: 15°44'55"
Ch L: 654.31'
Ch B: S27°54'23"W
L: 656.32'
R: 2388.43'

L743.69'
R: 2388.43'
Δ: 18°30'01"
Ch L: 741.01'
Ch B: N27°54'33"E

L766.11'
R: 2388.43'
Δ: 18°22'45"
Ch L: 763.36'
Ch B: N27°51'15"E

Δ: 18°45'45"
Ch L: 785.45'
Ch B: S27°43'03"W
L: 788.20'
R: 2388.43'

119.00' S73°00'05"W
LOT 252
0.11 AC [±4,820 SF]
40.50'
40.50'
N73°00'05"E 119.00'

LOT 325
0.16 AC [±7,140 SF]
60.00'
60.00'
N16°59'55"W

119.00' S73°00'05"W
LOT 321
0.16 AC [±7,140 SF]
60.00'
60.00'
N73°00'05"E 119.00'

BOND STREET
60' ROW TO BE DEDICATED TO CITY

BOND STREET
PORTION OF RIGHT-OF-WAY TO BE ABANDONED

ALLEY AA

LOT 326
LOT 325

2-05-07604-04-9900-00001
0.25 AC [±10,787 SF]

OPEN SPACE
"EDEN HILL COMMONS NORTH"

Δ: 138°23'36"
Ch L: 28.04'
Ch B: N86°11'43"W
L: 36.23'
R: 15.00'

Δ: 104°29'25"
Ch L: 126.50'
Ch B: S76°51'12"W
L: 145.90'
R: 80.00'

Δ: 47°13'00"
Ch L: 64.08'
Ch B: S27°17'36"E
L: 65.93'
R: 80.00'

Δ: 50°04'45"
Ch L: 42.32'
Ch B: S28°43'28"E
L: 43.70'
R: 50.00'

S53°45'51"E 49.29'

Δ: 90°00'00"
Ch L: 35.36'
Ch B: N81°14'09"E
L: 39.27'
R: 25.00'

HORSEY BOULEVARD
80' ROW TO BE DEDICATED TO CITY

SKIPTON BOULEVARD
80' ROW TO BE DEDICATED TO CITY

RED HAVEN WAY
60' ROW TO BE DEDICATED TO CITY

RUTH WAY
60' ROW TO BE DEDICATED TO CITY

387.45' S36°14'09"W

LOT 190
2-05-07604-02-9500-00001
5.29 AC [±230,444 SF]
120 UNITS MULTIFAMILY

LOT 190
4.47 AC [±194,795 SF]
160 UNITS MULTIFAMILY

60'

N36°14'09"E 408.33'

PORTION OF RIGHT-OF-WAY TO BE ABANDONED

N36°14'09"E 449.55'

20' WIDE WATER EASEMENT PER PB 96 PG 5

449.55' S36°14'09"W

OS
2-05-07604-05-5000-00001
2.17 AC [±94,460 SF]
OPEN SPACE

OS
3.11 AC [±135,493 SF]
OPEN SPACE

110.00' N53°45'51"W

EXISTING DRAINAGE EASEMENT PER PB 96 PG 5

OS POND 2 "ELBERTA POND"
2-05-07604-05-7900-00001
N/F EDEN 405 LLC
(NOT PART OF THIS PLAN)

## EDEN HILL FARM
## ALLEY STREET NAMES

| ALLEY | NAME |
|---|---|
| ALLEY A | RUTH WAY ALLEY |
| ALLEY B | S. GREENBERRY LANE SOUTH ALLEY |
| ALLEY C | S. GREENBERRY LANE SOUTH ALLEY |
| ALLEY D | LLOYD STREET EAST ALLEY |
| ALLEY E | S. GREENBERRY LANE SOUTH ALLEY |
| ALLEY F | S. GREENBERRY LANE SOUTH ALLEY |
| ALLEY G | ANN MOORE STREET SOUTH ALLEY |
| ALLEY H | ANN MOORE STREET SOUTH ALLEY |
| ALLEY I | LLOYD STREET EAST ALLEY |
| ALLEY J | ANN MOORE STREET SOUTH ALLEY |
| ALLEY K | ANN MOORE STREET SOUTH ALLEY |
| ALLEY L | BANNING STREET WEST ALLEY |
| ALLEY M | BANNING STREET EAST ALLEY |
| ALLEY N | ANN MOORE STREET EAST ALLEY |
| ALLEY O | LITTLE EDEN WAY NORTH ALLEY |
| ALLEY P | EDEN HILL BOULEVARD WEST ALLEY |
| ALLEY Q | WYNKOOP WAY WEST ALLEY |
| ALLEY R | LITTLE EDEN WAY NORTH ALLEY |
| ALLEY S | LITTLE EDEN WAY NORTH ALLEY |
| ALLEY T | RED HAVEN WAY WEST ALLEY |
| ALLEY U | RUTH WAY EAST ALLEY |
| ALLEY V | BANK BARN WAY EAST ALLEY |
| ALLEY W | EDEN HILL BOULEVARD WEST ALLEY |
| ALLEY X | WYNKOOP WAY WEST ALLEY |
| ALLEY Y | INGLIS STREET WEST ALLEY |
| ALLEY Z | BOND STREET SOUTH ALLEY |
| ALLEY AA | EDEN HILL BOULEVARD WEST ALLEY |
| ALLEY BB | NICKERJACK WAY NORTH ALLEY |

## SHEET PURPOSE:

THE PURPOSE OF THIS SHEET IS TO SHOW THE EXPANDED OPEN SPACE PARCELS, ADJUSTED LOTS 190, 252, AND 321, RELOCATED LOT 325, AND EASEMENTS AND RIGHT-OF-WAY TO BE ABANDONED.

EIGHT LOTS (LOTS 235-240 & LOTS 325-326) TO BE ABANDONED.

APPROXIMATELY 2.39 ACRES OF RIGHT-OF-WAY TO BE ABANDONED.

APPROXIMATELY 0.16 ACRES OF RIGHT-OF-WAY TO BE ADDED TO RED HAVEN WAY.

APPROXIMATELY 0.16 ACRES OF RIGHT-OF-WAY TO BE ADDED TO HORSEY BOULEVARD.

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | SUBJECT PROPERTY | |
| | ADJOINER PROPERTY | |
| | LOT LINE | |
| | EASEMENT | |

A|H DAVENPORT
PO BOX 430
HOCKESSIN, DE 19707
AHDAVENPORT.COM
302.889.6014

COLIN M. KRAUCH
LICENSED
12-2-2024
No. 14908
DELAWARE
PROFESSIONAL ENGINEER

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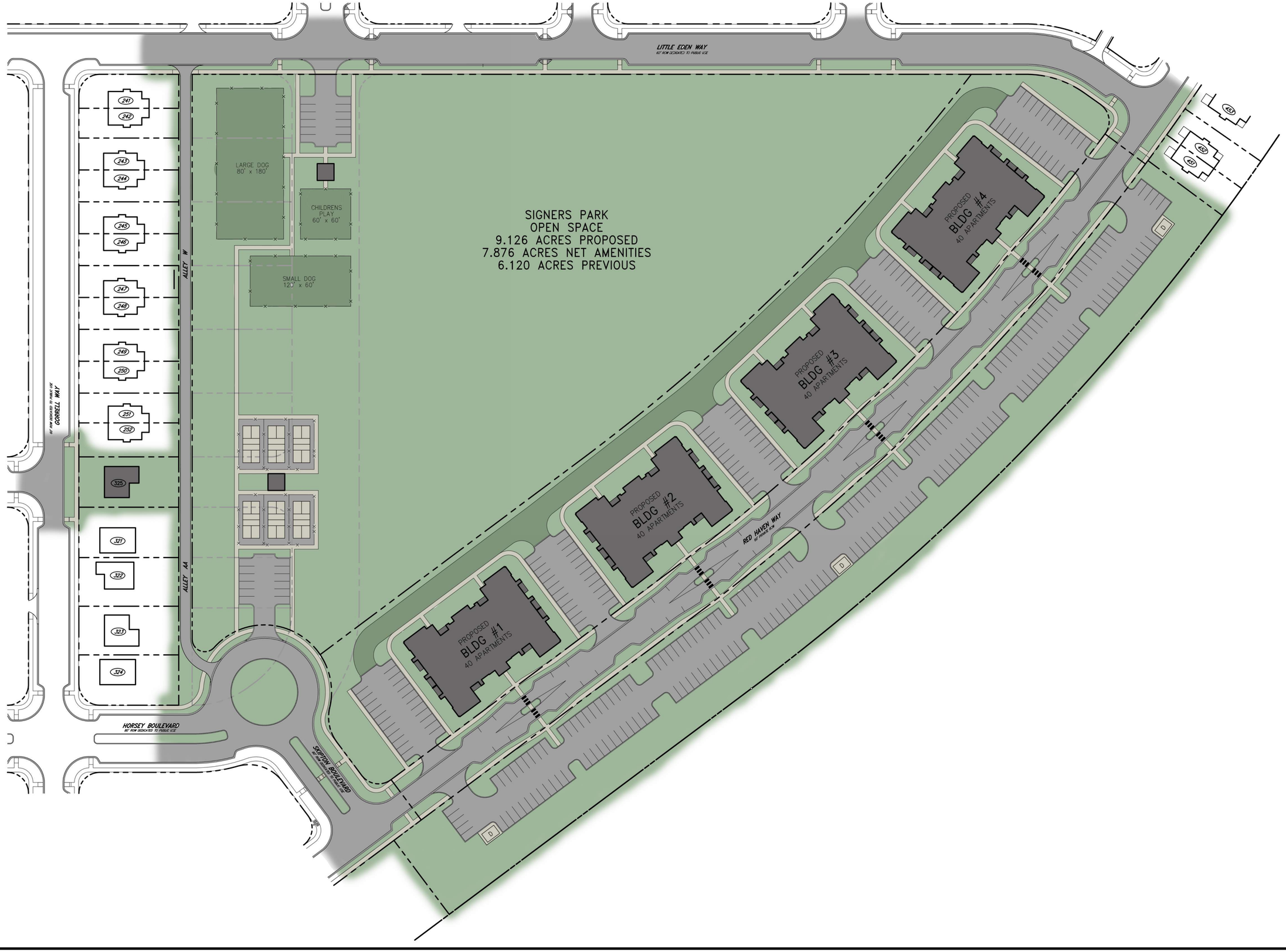
25 0 50
SCALE: 1" = 50'

RESUBDIVISION PLAN
RECORD PLAT

# EDEN HILL FARM TND
## RESIDENTIAL DISTRICT, PHASES 1-6
## CITY OF DOVER, KENT COUNTY, DELAWARE

| REVISIONS | DATE |
|---|---|
| DATE: | 2025-01-03 |
| DRAWN BY: CMK | CHECKED: AJH |
| FILE: | 3413RP.dwg |
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SHEET NO.
3 of 3




A.H. DAVENPORT
PO BOX 430
HOCKESSIN, DE 19707
AHDAVENPORT.COM
302.889.6014

SEAL

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N

25 0 50
SCALE: 1"=50'

CONCEPT PLAN
ADDITIONAL AMENITIES
160 APARTMENTS

**EDEN HILL FARM TND**
**RESIDENTIAL DISTRICT (PHASES 5, & 6)**
**CITY OF DOVER, KENT COUNTY, DELAWARE**

| | |
|---|---|
| ADD LOT 325 | AJH 11-25-24 |
| REVISIONS | DATE |
| DATE: | 10-23-2024 |
| DRAWN BY: AJH | CHECKED: AJH |
| FILE: | 3413SK7.pro |
| PROJECT NO.: | 3413 |

SHEET NO.
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