



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, May 20, 2024 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 May 20, 2024 will be held as an In-Person Meeting at City Hall in City Council Chambers. The public is welcome to attend in person. The Meeting will also be provided as a Virtual Meeting using Webex, an audio video conferencing system as an electronic means of communication. See participation information below to join by phone or computer.

**PUBLIC PARTICIPATION INFORMATION
City of Dover Planning Commission Meeting of May 20, 2024**

Join by Phone Dial: 1-650-479-3208

Access Code: 253 476 92605 (Password: 3683772)

Join Online: <https://bit.ly/PCMeeting5202024>

Webinar Number: 2534 769 2605

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

Due to incomplete public notice, Application C-24-01 Tower-Based Wireless Communications Facility at 640 Lafferty Lane (Rise Up Towers, LLC) will not be heard at this Meeting. It will be rescheduled for the Planning Commission Meeting of June 17, 2024.

APPROVAL OF MINUTES

1. Adoption of Minutes of April 15, 2024

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is June 17, 2024 at 7:00PM.

Update on City Council Actions

Department of Planning & Inspections Updates

Projects and Studies Activities

2. Downtown Dover Pathways Study - Loockerman Street Design Charrette: May 13-15, 2024 with various collaborative meetings, activities, discussions, and Open House events. Project webpage: <https://doverkentmpo.delaware.gov/downtown-dover-pathways/>

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Requests for Extension of Planning Commission Approval

3. S-22-09 Dover Apartments at Leipsic Road (The Edge) – Request for One-Year Extension of the Planning Commission conditional approval of June 21, 2022 for a Site Development Application for the construction of six (6) 3-story, 46,800 GSF garden style apartment buildings each containing thirty-six (36) units for a total of 216 apartment units. Also proposed are eleven (11) garage buildings, a Clubhouse with Pool, Recreation Facilities, parking, and other site improvements. The approval included a waiver to reduce the parking requirement and the Active Recreation Area Plan with Partial Fee-in-lieu of Active Recreation Area Construction. The property is zoned SC-2 (Community Shopping Center Development Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone) Tier 3: Excellent Recharge Area. The property is located on the southeast side of Leipsic Road east of North DuPont Highway. The owner of record is currently Metropolitan 8, LLC. Property is currently unaddressed. Tax Parcel: ED-05-068.05-01-15.01-000. Council District 3.
4. SB-23-03 Revised Stonebrook East Planned Neighborhood Design at McKee Road and W. Denneys Road - Request for a Extension of the Planning Commission conditional approval granted December 18, 2023 for the Revised Subdivision Plan to increase the number of townhouses from 87 to 103 townhouses (increase of 16 townhouse units) and to decrease the number of garden apartment units from 168 to 138 garden apartment units (decrease of 30 units). This development known as Stonebrook East Planned Neighborhood Design (PND) proposes 241 dwelling units, recreational areas, open space, and stormwater management areas. The conditional approval included PND- Alternative Design Standards. The property is zoned RM-1 (Medium Density Residential Zone) and approved as a PND (Planned Neighborhood Design Option). The site is on the northeast corner of McKee Road and W. Denneys Road. Property Address: intersection of McKee Road and West Denneys Road. Property Owners: Hanae Harmony Properties and Stonebrook East 168 LLC. Tax Parcels: ED-05-057.03-01-01.00-000 to ED-05-057.03-01-92.00-000. Council District 1.

NEW APPLICATIONS

5. Z-24-05 Lands of Chiang & Sons Properties, LLC at 1241 College Park Drive: Rezoning C-PO to IO - Public Hearing and Review for Recommendation to City Council of a Rezoning application for a parcel of land consisting of 1.1024 acres +/- . The property is zoned C-PO (Commercial and Professional Office Zone). The proposed zoning for the property is IO (Institutional and Office Zone). The property is located on the east side of College Park Drive (a private street) and north of State College Road. The owner of record is Chiang & Sons Properties, LLC. Property Address: 1241 College Park Drive. Tax Parcel: ED-05-067.00-02-12.08-000. Council District 4. Ordinance #2024-11. *The First Reading of the Proposed Ordinance was held on April 22, 2024 and Public Hearings scheduled for Planning Commission on May 20, 2024 and City Council on June 10, 2024.*
6. S-24-05 Lands of Ken Barrett Builders for Office Building at 1413 New Burton Road – Public Hearing and Review of a Site Development Plan Application to permit construction of a one-story 3,026 SF office building and associated site improvements. The property is zoned C-1A (Limited Commercial Zone) consisting of 0.41 acres. The property is located on the east side of New Burton Road, north of Garton Lane. The owner of record is Ken Barrett Builders LLC. Property Address: 1413 New Burton Road. Tax Parcel: ED-05-085.11-01-01.00-000. Council District 2. *Waiver Requests: Elimination of Upright Curbing and Elimination of Sidewalk.*
7. S-24-06 Revised Leander Lakes III Apartments – Public Hearing and Review of a Revision to the Site Development Plan Application S-23-04 for the construction of eight (8) 3-story garden style apartment buildings and 1 (one) 2-story 8 unit building for a total of two hundred (200) units and Active Recreation Areas to be known as Leander Lakes III. The Revised Plan involves the reconfiguration and relocation of the access drive connection to Forrest Avenue for the apartment complex. The parcel with the Access Drive is zoned RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone). The Apartment Complex project area (future 25-acre parcel) is zoned RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone) with the balance of this parcel zoned R-10 (One Family Residence Zone) and partially subject to COZ-1 (Commercial Overlay Zone). The property is located on the south side of Forrest Avenue west of Dover High Drive. The owners of record are Leander Lakes IV, LLC (previous owner: Jireh Christian Center) and Calvary Baptist Church of Dover with equitable owner/developer as Leander Lakes III, LLC. Property Addresses: 2161 Forrest Avenue and part of 2285 Forrest Avenue. Tax Parcels: ED-05-075.00-01-05.00-000 and ED-05-075.00-01-06.00-000. Council District 1. *Waiver Request: Elimination of Curbing on Access Drive. This site was granted conditional approval for a 200-unit apartment complex with Site Plan S-23-04 Leander Lakes III by the Planning Commission on February 21, 2023. A Minor Subdivision Plan to create the 25 acre parcel for Leander Lakes III has been approved.*

NEW BUSINESS

ADJOURN

Posted Agenda: May 10, 2024

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
APRIL 15, 2024**

The Meeting of the City of Dover Planning Commission was held on Monday, April 15, 2024 at 7:00 PM as an In-Person Meeting and also using the phone/videoconferencing system WebEx. The Meeting Session was conducted with Chair Mrs. Maucher presiding. Members present were Mr. Cooper, Mr. Roach (virtual), Mr. Witham, Mrs. Denney, Mr. Baldwin, Dr. Jones, Mr. Reaves, Mrs. Welsh (virtual), and Mrs. Maucher.

Staff members present were Mrs. Dawn Melson-Williams, Ms. Katherine Oehmke, Mr. Jason Lyon (virtual), and Mrs. Kristen Mullaney.

APPROVAL OF AGENDA

Dr. Jones moved to approve the Agenda as submitted, seconded by Mr. Witham and the motion was carried 9-0.

APPROVAL OF MEETING MINUTES OF MARCH 18, 2024

Mr. Witham moved to approve the Planning Commission Meeting Minutes of March 18, 2024, seconded by Mr. Baldwin and the motion was carried 9-0.

COMMUNICATIONS & REPORTS

Mrs. Melson-Williams stated that the next Planning Commission regular meeting is scheduled for Monday, May 20, 2024 at 7:00PM in the City Hall Council Chambers.

Mrs. Melson-Williams provided an update on the regular City Council and various Committee meetings held on March 25 & 26, 2024 and April 8 & 9, 2024.

Mrs. Melson-Williams stated that this week kicked off spring cleaning so read the advisements issued by the Department of Public Works as to your opportunity for some specialized pickup of certain items here in the City. We are also in the time period of flushing and if you need more information on that, see the website postings related to that from the Department of Water/Wastewater.

Mrs. Melson-Williams stated that they included in the packet the next course that is being offered by the University of Delaware Institute for Public Administration. This one is an in-person session titled "Creating a Flood Ready Community" and it is scheduled for May 9, 2024, from 9AM to noon at the St. Jones Reserve. They have done this presentation in conjunction with the Coastal Training Program and the Sea Grant Delaware as well as DNREC. If you are interested in attending that, please let Staff know so that they can register you for that event activity.

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:**

S-21-11 McKee Road Apartments at 1385 McKee Road: Request for Extension – Review of Request for a One-Year Extension of the Planning Commission conditional approval granted on April 18, 2022 of a Site Development Application for the construction of sixteen (16) 10,000 SF garden style apartment buildings each containing twenty-four (24) units for a total of 384 apartment units. Also proposed are sixteen (16) garage buildings, a Club House with Pool, walking paths, picnic areas, a dog park, playing field, parking, and other site improvements. Action included approval of partial elimination of upright curbing, partial elimination of frontage sidewalk, reduction of parking requirements, and a partial cash-in-lieu of Active Recreation Area construction. The property is zoned RG- 2 (General Residence Zone) and C-2A (Limited Central Commercial Zone) and subject to the COZ-1 (Corridor Overlay Zone). This development application is only for the residential zoned portion of the property. The commercial portion will be developed under separate application. The property is located on the east side of McKee Road near the intersection of McKee Road and Scarborough Road. The owner of record is McKee Cap, LLC. Property Address: 1385 McKee Road. Tax Parcel: ED-05-067.00-02-57.00-000. Council District 4.

Representatives: Mr. Jonathan Street, Becker Morgan Group

Mrs. Melson-Williams stated that this application appeared before the Planning Commission in April 2022. With that, the Planning Commission granted conditional approval to a Site Development Plan for an apartment complex to consist of 384 dwelling units spread out across 16 buildings. The property is zoned RG-2 (General Residence Zone). At that meeting, the Planning Commission did act on approving their Active Recreation Area Plan and a component of that is a cash-in-lieu payment as some of the area was not laid out for construction on the property. Additionally, Planning Commission acted on several waivers for the project which included a waiver to allow elimination of upright curbing in select areas related to stormwater management and the elimination of a sidewalk for a portion of the property that is located north of the McKee Road and Scarborough Road intersection. That is a signalized intersection that exists today. The sidewalk elimination is in the area where the grade starts to change to rise up with the bridge that crosses the railroad tracks. Additionally, there was a waiver to reduce the parking that was approved that reduced it by 96 spaces with the condition that 50 spaces be set aside should they be required once the project was operational. As a follow up to the Planning Commission meeting, the applicant has worked through what we call the Check Print review process and achieved all agency approvals in a timely manner. Final Plan approval was granted by the Planning Office in September 2023. This evening, they are here for a one-year extension. The *Zoning Ordinance* dictates that from the date of Planning Commission conditional approval, they have two years to finalize the plan and then take action in the form of having permits issued and authorized construction commencing. So at this point, they have finalized their plan and achieved that approval, but there have been no applications for permit activity to commence construction of the project. They are here seeking a one-year extension; it's something that the Planning Commission has the ability to approve.

Mr. Street stated they are here to simply ask for a one-year extension on the approval as Mrs. Melson-Williams stated; they've got all of their approvals and they have been working through permitting. Frankly, they have been working through contracting since about October. If anyone is familiar with the contracting business and construction business right now, it is very difficult to get contractors on board with a project this size. The plans are out to bid and they are working through contractors right now. They can't pull Permits until they get contractors and contracts in place. That is currently what they are doing, but they just need more time.

Mr. Reaves asked what timeframe they anticipate to have this done with the contractors. Responding to Mr. Reaves, Mr. Street stated that contracting usually takes a month or two. Once they select a contractor and then there is a process of the contractor getting us in the door depending on whose handling it with the developer with information to either the City or DelDOT for a Permit. Generally, it takes a couple months.

Mr. Reaves asked if they have any other communication with DelDOT or status with DelDOT as far as the intersection and the light at the intersection. Responding to Mr. Reaves, Mr. Street stated no, other than the Signal Plan being approved. The Signal Plan was developed with the project. That got approved with the project; they wouldn't approve the project until the Signal Plan was done. The Signal Plan is done and there is a requirement on the Plan that the signal is to be installed by the fifth CO (CO of the fifth building). It is at DelDOT's discretion when they turn the signals on and when they operate them, but they (the applicant) have no control over that. The Plans call for the signal to be built and installed and ready by the fifth building CO.

Mr. Reaves asked Mrs. Melson-Williams, with the approval that they gave the conditional approval for the CO to be completed with the fifth building, and that approval to spark DelDOT to turn on the traffic signal, is there any way that we can look at that particular stipulation that we have in that approval? Responding to Mr. Reaves, Mrs. Melson-Williams stated with that question about the timing of that approval, your original approval of the project from the Planning Commission noted your interest in having that signal happen as soon as possible with that intersection based on the public testimony that you heard that evening. However, access for that property is to McKee Road which is a State maintained road; thus, DelDOT dictates the Entrance Plan approval and thus the signal construction details such as how and when all of that happens. It is certainly part of their Plan in that the Record Plan includes this note regarding construction. Then it's at the discretion of DelDOT about when it becomes operational as part of their DelDOT review of this project's Entrance Plan. The City really can't supersede what DelDOT ultimately dictates.

Mr. Reaves stated that he understands that; however, he believes that waiting for the fifth CO to be issued once that construction is completed is going to put an extreme safety burden on the City and the State because if you are having construction vehicles moving in and out of that location without a traffic signal, that location is extremely dangerous. He really doesn't understand the feasibility of that to be with that stipulation. Responding to Mr. Reaves, Mr. Street stated that the signal itself, according to the TIS and the warrants for signals that DelDOT controls, isn't even warranted until the complete project is built out. The entire residential piece doesn't even trip the DelDOT warrants. They pushed DelDOT to at least have it installed with the beginning of the project. Normally, DelDOT doesn't allow that; and they won't install the

signal until the signal is warranted. It is in their sequence construction for the Entrance Plan that the signal is to start at a certain time independent of CO's in the sequence which calls out step 1, step 2 and step 3. It has the general stabilization and the MOT (Maintenance of Traffic) for anything that is going to happen at the entrance. Then that next step is to begin construction of the signal itself. Again, the signal wasn't warranted until the complete build of the project. They pushed to at least have it completed by the fifth building. DelDOT was willing to accept that and that is what they ultimately decided as a compromise as to not installing them until at the end of the project. Obviously, the residents want it and everyone in that area wants it; so, that's what they pushed for.

Mr. Witham asked what contracts for subcontractors or contractors you have in place at this time? Responding to Mr. Witham, Mr. Street stated that they aren't handling the contracts themselves. That is up to the developer and he is unaware of the contracts that they have now.

Mr. Witham asked if there could be some currently in place that you are not aware of. Responding to Mr. Witham, Mr. Street stated that it's possible but he doesn't believe that there are. He doesn't believe that they have selected a general contractor to handle the whole thing.

Mr. Witham asked what efforts are being made now to move this project along, if you have no contracts currently in place. Responding to Mr. Witham, Mr. Street stated that it was actively bid. They are reviewing the bids and documents and they are going to be selecting a contractor. He doesn't have a general schedule on that.

Mr. Witham asked if he knew when that was going to take place. Responding to Mr. Witham, Mr. Street stated no, that is handled by them (the developer).

Mrs. Denney stated that in light of the fact that this has already been approved and we are simply here to address the extension. She thinks that the perfect questions have already been asked about the traffic light and the timing. At this point, she would make a motion.

Mrs. Denney moved to approve S-21-11 McKee Road Apartments at 1385 McKee Road: Request for Extension for a one-year extension, seconded by Mr. Baldwin and the motion was carried 9-0 by voice vote.

Mr. Reaves asked if there was anything open under Old Business for public comment or is that closed? Responding to Mr. Reaves, Mrs. Maucher stated no, that was closed. The public hearing for that application has already been heard.

NEW APPLICATIONS

Z-24-03 Lands of Linda Duncan at 600 Forest Street - Public Hearing and Review for Recommendation to City Council on a rezoning application for a parcel of land consisting of 0.51 acres+/- . The property is zoned IO (Institutional and Office Zone) and subject to the H (Historic District Zone) and the SWPOZ (Source Water Protection Overlay Zone). The proposed zoning for the property is C-2A (Limited Central Commercial Zone) and remaining subject to the H (Historic District Zone) and the SWPOZ (Source Water Protection Overlay Zone). The property is located on the south side Forest Street and near the west end of Loockerman Street.

The owner of record is Linda Duncan. The equitable owner is Erin Barrett. Property Address: 600 Forest Street. Tax Parcels: ED-05-076.12-02-44.00-000 & ED-05-076.12-02-45.00-000. Council District 4. Ordinance #2024-09.

Representative: Mrs. Erin Barrett, equitable owner

Ms. Oehmke stated that the applicant for this application, Erin Barrett is here as the equitable owner and she is present. They are looking to rezone 600 Forest Street from IO (Institutional and Office Zone) to C-2A (Limited Commercial Zone). They are going to stay in the H (Historic District Zone) and it's part of the SWPOZ (Source Water Protection Overlay Zone). There is a slight difference in the bulk standards between the two zones. Basically, it's reducing the number of available floors that they can go up with the new development of a structure. It is going from ten to six. The property is in the Historic District; so, once the Rezoning has been approved and they move forward creating a plan, they still need to get Architectural (Review) Certification from the Historic District Commission. Because of our new parking regulations, they will have to provide a parking plan at that time. In looking at the use comparison, the main difference in the IO (Institutional and Office Zone) and the C-2A (Limited Commercial Zone) is that it allows for residential. She has outlined on the screen, the C-2A (Limited Commercial Zone) residential uses. In reference to the *Comprehensive Plan*, both zones are in the Mixed Use Land Use category. The Mixed Use Comprehensive Plan goals are listed on the screen with the last one highlighted as "encouraging mixed use of residential and commercial uses in the Downtown Area." You can see that the Source Water Protection Overlay Zone has some prohibitions. None of these uses listed on the screen are what are intended for the development, but it's just giving you an overview of what things cannot go there.

The next slide shows two maps from Sanborn Maps which are used for the fire (insurance) in the early turn of the century. One is dated 1885 and one is from 1910. You can see that the street has been renamed. The building that was torn down that used to exist is there at the top of the triangle in the middle of those two screens. It was the home of the J. A. Hartnett Milling Company. There are also two pictures that were provided by the Public Archives in Dover. The first one is for 1939 and you can see that this building in the left picture that is a one-story with a door and two windows; we will be seeing that in a little bit. These are pictures of what the site used to look like. In 1979, they did a National Register of Historic Places inventory and this is the picture was provided for the Victorian Dover inventory. The Harnett family operated The Hartnett Inc., a local lumberyard for 110 years; and in 1999, there was a demolition due to a fire. In 2010, there was a Planning Commission approval for a four-story building similarly designed to the existing First Capital Center (otherwise known as Duncan Center) that did not receive a Final Plan Approval. The next slide shows pictures that were provided by the applicant. You can see in the lower left hand picture, the central door with the two windows. You can see that the brick is slightly different. That's what the original building was and there was some extension of the building at some point. Those buildings are no longer standing. The next slide shows what our current mapping looks like. You can see the red line that means that it is a State maintained road so any Entrance Plan to Forest Street would need to have a DelDOT approval plan. The next slide is a survey dated 2010 that they have asked to be updated. There are some missing boundaries for some parcels; so, that is in the works. The next slide shows an estimation from our Engineering Department. You can see that Loockerman actually extends a little bit further

than what our previous GIS system shows. You can see that at the end of Loockerman is the former train station which is now a State owned building that they use for offices. The next slide shows that the site is both in the City of Dover Historic District as well as the Victorian Dover Historic District of the National Register of Historic Places. Neither this particular property nor the train station is listed individually on the National Register.

Mrs. Barrett stated that she is the equitable owner looking to develop this property. They would like to put in a multi-use building with some commercial properties on the first floor and then some residential on the two floors above that which would be a total of three floors.

Mrs. Denney asked if at this point they have any interest for the commercial use for development. Responding to Mrs. Denney, Mrs. Barrett stated that she wishes she did. She thinks that if you build it, they will come. So she is hoping to get something off the ground and then lure in either a coffee shop or a pizza shop or something that would complement that building and area as a whole.

Mr. Reaves asked how she planned to maintain the Historic District with the property that she is constructing. Responding to Mr. Reaves, Mrs. Barrett stated that she has hired the very best, Becker Morgan Group. She is planning to have them come up with a brilliant design. She would like to incorporate some brick that would follow through similar to the area and pull in some historic. She lives in a house that was built in the 1700's; so, she likes that colonial look and feel.

Mr. Witham stated that he understands that she wants mixed use at this site. What type of residential units are you proposing? Responding to Mr. Witham, Mrs. Barrett stated that she would like to do studio, one-bedroom, and two-bedroom apartments. Not high end but for a good working class. It is right by a bus stop which she thinks will be to their advantage. She met with Bayhealth and they have a need for fifty apartments. She was hoping to do some type of long term lease with them that would allow their residents to stay here. They feel like residents come here and they do their residency and then they move on because there is not a lot that Dover has to offer and they have no housing. It's a great location right between Bayhealth and Eden Hill Medical Center. We have the Air Force Base. She is not looking to do super high end; only one and two bedroom. She is not going to be targeting families living there. There won't be a whole bunch of amenities right on-site because the site is small but sparking any type of growth in that area, she thinks would be great for Downtown.

Mr. Witham asked if she was relying on Becker Morgan Group to scope out the number and dimensions of those apartments. Responding to Mr. Witham, Mrs. Barrett stated yes, she is putting all of her eggs in that basket.

Mrs. Maucher opened the public hearing.

Mr. Jonathan Street – 500 Troon Road Dover, DE 19901

Mr. Street stated that he is not here representing Mrs. Barrett at all. He sits on various boards and commissions with the City. He works Downtown and he and his family are also residents of the City. Echoing what she said, it's just what Downtown needs to spur development. It's in keeping with the *Comprehensive Plan* and the Master Plan and what the City is really trying to do over

the next few years.

Mrs. Maucher closed the public hearing.

Mrs. Denney stated that she is retired now for many years but there was a time when she did a lot of recruiting of physicians here to Dover. It was a very difficult thing to do especially in the beginning when Bayhealth was just a minor hospital. Her feelings were that what was happens is that these guys and girls do their residencies and they go through all of the schooling and residencies and the reward in the end is a beautiful place to live. The wives would say sometimes how they couldn't wait. But they would come here and the wives would say there was no place to shop and there is no place for this or that and that was really a stumbling block. Now we have a residency program here which is magnificent because we are drawing more and more of the best. If you live here for a short period of time, you realize, as she did when she first came here to Dover from up north that you are right in the middle. You have the beaches. You get up on Saturday morning and then you can be at the Metropolitan Museum of Art. We are surrounded by art. We have art here. She was on the committee that helped develop the sports center. You can grab a train and be over in DC quickly. We are surrounded by the arts, but we don't really show that to people because when you first get here it is just apparent. It has to be really pointed out to you. She thinks that this is a great use and it's very much needed here because they come and do their residency and they need a place to home but they don't necessarily need a place to entertain and do all of those things yet. She thinks that these apartments will lend themselves very well.

Mrs. Denney moved to recommend approval to City Council for Z-24-03 Lands of Linda Duncan at 600 Forest Street for the Rezoning of the land from IO (Institutional and Office Zone) to C-2A (Limited Commercial Zone), (remaining subject to H (Historic District Zone) and SWPOZ (Source Water Protection Overlay Zone), seconded by Dr. Jones and the motion was carried 9-0 by roll call vote. Mrs. Denney voting yes; she thinks that this is an excellent use and it's in keeping with everything that we are trying to do here for Downtown Dover. Mr. Witham voting yes; this is an excellent plan and he wishes the very best for the applicant. It certainly meets the Comprehensive Plan. The use that is being requested is compatible with surrounding uses. Mr. Baldwin voting yes; based on Staff recommendations and the fact that it is a fit in the Comprehensive Plan. Dr. Jones voting yes; for reasons previously stated. Mr. Reaves voting yes; for Staff recommendations and for reasons stated previously. Mrs. Welsh voting yes; for reasons stated previously and she thinks that it is a great use of the land. Mr. Cooper voting yes; based on Staff recommendation and every single word from Mrs. Denney's statement. Mr. Roach voting yes. Mrs. Maucher voting yes; for reasons previously stated.

Z-24-04 Lands of White Marsh Environmental Systems at 1100 & 1110 S. Little Creek Road - Public Hearing and Review for Recommendation to City Council on a rezoning application for a parcel of land consisting of 10.7146 acres +/- . The property is zoned CPO (Commercial and Professional Office Zone). The proposed zoning for the property is IPM (Industrial Park Manufacturing Zone). The property is located on the south side of South Little Creek Road and west of State Route 1. The owner of record is White Marsh Environmental Systems Inc. c/o Tidewater Utilities. Property Addresses: 1100 and 1110 S. Little Creek Road. Tax Parcel: ED-05-077.12-01-03.00-000. Council District 2. Ordinance #2024-10.

Representative: Mr. Jonathan Street, Becker Morgan Group

Mrs. Maucher stated that for disclosure, she is employed by the Delaware Division of the Public Advocate and in that role they represent the rate payers of public utilities regulated by the Public Service Commission. Her office does have interactions with White Marsh or Tidewater, but she does not believe that would preclude her from voting on a Rezoning application.

Mrs. Melson-Williams stated that this is the Lands of White Marsh Environmental Systems. The property is located at 1100 & 1110 S. Little Creek Road. The image on the screen is the view of their front entrance and then the property is sizeable; it's 10.7146 acres. It extends to the south. While the property has a property line that is shared with State Route 1, no access is granted to that roadway. Access to the property as it exists today is S. Little Creek Road. The property currently has a couple of existing buildings hence the building addresses that are addressed individually, but they are only dealing with one tract of land. Currently, the zoning is CPO (Commercial and Professional Office Zone). The two main buildings there are office uses. They are seeking to rezone to IPM (Industrial Park Manufacturing Zone). For this property, the *Comprehensive Plan* has a Land Use Category of Office and Office Parks. You can see that both the CPO (Commercial and Professional Office Zone) which is its current zoning and the proposed zoning request for IPM (Industrial Park Manufacturing Zone) comply with that Land Use Category. The Development Advisory Committee Report includes some more detailed information about the *Comprehensive Plan* and how that is looked at. Specifically, their request is to go to the IPM (Industrial Park Manufacturing Zone) and the uses are a little more leaning towards the manufacturing world if you will. It does still involve the office type use. Perhaps the biggest difference is when it comes to the ability for storage. The current owner/tenant is looking to expand their operations and with that, they would like to be able to store their materials and equipment on-site. The CPO (Commercial and Professional Office Zone) would require that all storage occur within enclosed buildings. The IPM (Industrial Park Manufacturing Zone) does give the flexibility where they could have something more along the lines of a work yard area or space for outdoor storage. That is some of the reasoning behind their request to rezone. The Planning Staff has looked at this and does note while both zones allow for the office type use that the IPM (Industrial Park Manufacturing Zone) is probably more appropriate given the targeted future for this property by the applicant. They do note that it would be limited to development in the conventional individual lot provisions of the IPM (Industrial Park Manufacturing Zone). It does not meet the IPM (Industrial Park Manufacturing Zone) requirement for a planned industrial park which would be a development of multiple individual lots with some type of internal road system. It doesn't meet the bulk standards for that. Otherwise, actually the bulk standards related to things like setbacks and height, in the IPM (Industrial Park Manufacturing Zone) are actually greater so they are more restrictive. In that case, for a lot coverage percentage they are the same but that would be all for any kind of future development and that is not what we are here tonight about. We are looking at the Rezoning and whether the use is allowed in the IPM (Industrial Park Manufacturing Zone) and if it would be appropriate in this given area. Staff has found that it does meet the *Comprehensive Plan* goals when you look at the Office Land Use Classification focus. There is existing infrastructure in the area related to water, sewer and electric. Our other services related to police, fire and EMS currently serve this location because certainly it's within the City. The Planning Commission is charged this evening in looking at three main factors when you consider a Rezoning. Those are related to whether the use is

permitted by the proposed change would be compatible with the existing uses in the area. The property is adjacent to another property that is also zoned CPO (Commercial and Professional Office Zone) on the east. To the west is what was developed under the Tudor Industrial Park. It's a series of multi-tenant buildings with a variety of uses from storage to otherwise more industrial nature. She has already noted about the public services and infrastructure and whether they exist or can be created or expanded. That would be the case if they were looking for any type of expansion on this property with a future development. DelDOT would be evaluating their entrance and whether there needed to be any offsite transportation improvements but that would come along with any kind of development proposal. The third factor that the Planning Commission is charged to look at is whether it's in compliance with the *Comprehensive Plan*. The Development Advisory Committee Report was presented to the Planning Commission. Tonight, they are making a recommendation on a Rezoning as recommendations go forward to City Council for their own public hearing and final action.

Mr. Street stated that he has stood up here many times before when he gets asked to do a Site Plan. With this one at least they know that they want to do. It's two things and that is outdoor storage of some of their key infrastructure components and with the possibility of indoor storage as well. IPM (Industrial Park Manufacturing Zone) is the only zone that allows for that; otherwise they would just stick with their current zoning and just go through and permit the building and permit the yard area. They are looking to do something similar to what Eastern Shore (Natural Gas) and Chesapeake Utilities' plan looked like a few years ago when they moved their headquarters to just south of the old Blue Hen Mall. They have their building which is their headquarters and office space, they have a place for their trucks as a covered canopy, and then they've got a warehouse and a gravel yard that stores their pipe and some of their valves. That is zoned IPM (Industrial Park Manufacturing Zone) and that allows for that. CPO (Commercial and Professional Office Zone) doesn't allow for this and that is really what Tidewater wants to do. To echo Staff's comments, it's in keeping with the *Comprehensive Plan*. The neighboring Tudor Industrial Park is zoned C-3 (Service Commercial Zone) but frankly it operates as an industrial park. The neighbor on the east side is CPO (Commercial and Professional Office Zone) as well. They are not really wanting to change the use of what they are doing; they just want to look for some outdoor storage. Tidewater is a critical infrastructure provider and frankly what they are looking to do is beef up their storage of components. If we get hit with some kind of shortage of supply chains and everything else we've been hearing for the last five years that they want to be able to do supply key infrastructure as needed. As he said, it's in compliance with the *Comprehensive Plan*, public services are available, and it is permitted use with the zone.

Mrs. Maucher asked where they currently store material and is there anticipation of increased truck traffic. Responding to Mrs. Maucher, Mr. Street stated that there is no change from what they currently do. They have a small storage place over on the north side of the Chick-fil-A in Camden. There is actually a tank over there. But it's really not secured and they are looking to keep this more secure. No real increased traffic, just trying to beef up their supply of what they need.

Mrs. Maucher opened the public hearing.

Mr. Zack Prebula – Kent Economic Partnership at 555 Bay Rd Dover, DE 19901

Mr. Prebula stated that they are in support of this project for many reasons. One, this will allow the company to continue to grow here in Kent County by allowing them to add additional warehousing and storage to beef up their inventory and better serve their customers allowing them to grow here in Kent County. Another reason is that industrial zoning is very limited in the Kent County area. So by adding this to our inventory, we can add to our industrial inventory in the County and be able to attract businesses and support the local businesses in those zonings. They ask the Planning Commission to please support this project.

Mrs. Maucher closed the public hearing.

Mrs. Denney moved to recommend approval to City Council for Z-24-04 Lands of White Marsh Environmental Systems at 1100 & 1110 S. Little Creek Road as she thinks this is an excellent use for what exists there. She thinks that it is very important for us to assist and keep businesses such as Tidewater here operating. If at some point they can't expand and store their goods, then we always have the potential to lose those businesses. If we are going to have that zoning, she feels like it is the perfect place. She feels like it's extremely compatible with the other things that are going on out there. Sometimes when it comes to things that are industrial you are feeling lesser evils, but it meets all of the requirements. She doesn't feel that way. She thinks this is an good and appropriate and a compatible use for this property, seconded by Mr. Witham and the motion was carried 9-0 by roll call vote. Mrs. Denney voting yes; in keeping with her comments when she made the motion. She does think that it's an excellent use. She thinks that it's very much compatible with what else is going on there and the area seems to fall together appropriately for this project. Mr. Witham voting yes; he supports the Rezoning based upon the comments of Mrs. Denney and because of Staff recommendations as well. It seems to him that all factors which they are to consider under Article 10 Section 5.36 have been met. Mr. Baldwin voting yes; for reasons stated. Dr. Jones voting yes; based upon Staff recommendations and comments that have already been stated. Mr. Reaves voting yes; for reasons stated and Staff recommendations. Mrs. Welsh voting yes; for reasons stated by Mrs. Denney. Mr. Cooper voting yes; for reasons previously stated. Mr. Roach voting yes; for reasons previously stated. Mrs. Maucher voting yes; for reasons previously stated.

NEW BUSINESS

Meeting adjourned at 8:01 PM.

Sincerely,

**Kristen Mullaney
Secretary**

Downtown Dover Pathways

Let's talk about
walking and
biking in
Downtown
Dover!

Item 2.



There are 3 ways to participate:

1 Chat with us at **Dover Days** on Saturday, May 4, 2024!

2 Fill out the **Survey** on Downtown walking & biking! →

3 Attend the Lookerman Street **Design Charrette** on Monday, May 13 - Wednesday, May 15, 2024 (see details below!)



<https://www.surveymonkey.com/r/J5CV626>

What is the Lookerman Street Design Charrette?

A design charrette is a series of collaborative meetings, activities, and discussions between residents, business owners, and others in the community to identify needs and brainstorm ideas for improving the street.

How can you participate?

Attend the **public open house and presentation Monday, May 13, at 5:00 pm** at the Hive (28 W Lookerman Street) to tell us your vision for Lookerman Street!

Eat lunch along Lookerman Street on Wednesday, May 15, and engage with project materials. Or **stop by before dinner to learn about charrette outcomes at 5:00 pm** at the Hive! There will be raffles and activities throughout the day!

Project webpage:

<https://doverkentmpo.delaware.gov/downtown-dover-pathways/>



Downtown Dover Pathways

Let's talk about
Loockerman
Street!

Item 2.



We are looking for businesses to participate in the Loockerman Street Design Charrette!

There will be a meeting on Tuesday, May 14, 2024
at 9:00 am at the Hive (28 W Loockerman) to
discuss how we can improve Loockerman Street.

What is the Loockerman Street Design Charrette?

A design charrette is a series of collaborative meetings, activities, and discussions between residents, business owners, and others in the community to identify needs and brainstorm ideas for improving the street.

How can businesses participate?

*Business owners, employees, property managers, and others are encouraged to attend **a meeting on Tuesday, May 14 at 9:00 am** at the Hive (28 W Loockerman Street). We will discuss **how to improve Loockerman Street to connect patrons with businesses.***

*Also join us for an **orientation and corridor walk on Monday, May 13 at 9:30 am.***

Project webpage:

[https://doverkentmpo.delaware.gov/
downtown-dover-pathways/](https://doverkentmpo.delaware.gov/downtown-dover-pathways/)



Loockerman Street Design Charrette Agenda

Event Details:

From Monday, May 13, 2024, through Wednesday, May 15, 2024, we will be hosting a series of collaborative meetings, activities, and discussions between residents, business owners, and others in the community to identify needs and brainstorm ideas for improving Loockerman Street.

Activities will be held at the Hive on Loockerman at 28 W Loockerman Street.

Legend:

Key Stakeholder Event
Key Public Event
Businesses Meeting
Community & Neighborhood Organizations Meeting
Agency Meeting

Note that drop-ins are welcome during Team Worksession times. Anyone can stop by to chat with the project team and interact with project materials.

DAY 1: Understanding the Corridor		
MONDAY, MAY 13, 2024		
Time	Activity	Venue
9:30 AM	Event Orientation	The Hive
10:00 AM		
10:30 AM	Corridor Walk	Loockerman Street
11:00 AM		
11:30 AM		
12:00 PM		
12:30 PM	Lunch / Break	The Hive
1:00 PM		
1:30 PM	Team Worksession	The Hive
2:00 PM		
2:30 PM		
3:00 PM		
3:30 PM		
4:00 PM	Break / No Activities	The Hive
4:30 PM		

5:00 PM	Public Open House & Presentation (5:30 pm)	The Hive
5:30 PM		
6:00 PM		
6:30 PM		

DAY 2: Reimagining the Corridor

TUESDAY, MAY 14, 2024

Time	Activity	Venue
9:00 AM	Topic Discussion - Businesses	The Hive
9:30 AM		
10:00 AM		
10:30 AM	Break / Transition Time	The Hive
11:00 AM	Topic Discussion - Neighborhoods	The Hive
11:30 AM		
12:00 PM		
12:30 PM	Lunch / Break	The Hive
1:00 PM		
1:30 PM	Topic Discussion - DelDOT & DART	The Hive
2:00 PM		
2:30 PM	Break / Transition Time	
3:00 PM	Topic Discussion - City of Dover	
3:30 PM		
4:00 PM	Team Worksession	The Hive
4:30 PM		
5:00 PM		
5:30 PM		
6:00 PM		
6:30 PM		

DAY 3: Bringing Corridor Ideas to Life

WEDNESDAY, MAY 15, 2024

Time	Activity	Venue
9:30 AM	Team Worksession	The Hive
10:00 AM		
10:30 AM		
11:00 AM		
11:30 AM	Lunchtime Open House	The Hive / Loockerman Street
12:00 PM		
12:30 PM		
1:00 PM		
1:30 PM		
2:00 PM	Break / No Activities	N/A
2:30 PM		
3:00 PM		
3:30 PM		
4:00 PM		
4:30 PM		
5:00 PM	Dinnertime Open House & Presentation (5:30 pm)	The Hive
5:30 PM		
6:00 PM		
6:30 PM		

April 29, 2024

Verdantas Project No. 14286

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

Re: Application No. S-22-09
The Edge at Dover (formerly Dover Apartments at Leipsic Road)
Extension Request
Tax Parcel No. ED-05-068.05-01-15.01-000
City of Dover, Delaware

Dear Ms. Melson-Williams:

Verdantas is writing this letter on behalf of Metropolitan 8, LLC to request an extension of the Planning Commission decision for conditional approval of the Site Development Plan Application (S-22-09) for Dover Apartments on Leipsic Road in Dover, Delaware. The decision made at the June 21, 2022 City of Dover Planning Commission meeting allowed for the construction of six (6) 3-story, 46,800 GSF apartments, eleven (11) garage buildings, a clubhouse with pool, recreation facilities, parking, and other site improvements. Per the Check Print Review #1, the Site Development Plan S-22-09 has until June 21, 2024 to start authorized construction.

Over the past two years since the conditional approval was issued, the property owner has been working on Site Development Plans for the development; this includes obtaining approvals from Delaware Department of Transportation (DelDOT) for the proposed entrance and approvals from Kent Conservation District (KCD) for the Sediment and Stormwater Management Plans for the project. Plans were nearing approval when the Entrance Plan approval for the adjacent entrance on Leipsic Road to 747 DuPont Highway (DuPont Plaza) expired. Since then, the adjacent entrance has been incorporated into Entrance Plans for the Edge at Dover and received approval.

In accordance with City of Dover Code of Ordinances, we hereby request a one-year extension for Site Development Plan to start authorized construction.

Please do not hesitate to contact us if you have any questions or comments regarding the above request. We appreciate your consideration of this request.

Very truly yours,
VERDANTAS LLC



K. James Taylor, Jr., P.E.
Senior Project Manager

KJT:mjr
Projects\14000\14286\Correspondence\Exports\Dover\2024-04-25 Extension Request\RespLtr-14286-20240425.docx

April 29, 2024

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

RE: Application No. SB-23-03
Conditional Use Site Plan Application – Stonebrook East
Extension Request
Tax Parcel No. ED-05-057.03-01-01.00 through 92.00
City of Dover, Delaware
Project No. 13053CA (Duffield)

Dear Ms. Melson-Williams:

Duffield Associates, LLC (Duffield) is writing this letter, on behalf of Stonebrook East 168, LLC to request an extension of the Planning Commission decision for conditional approval of the Revised Subdivision Plan for Stonebrook East (Subdivision). The decision made at the December 18, 2023 Planning Commission meeting allowed for the construction of a 103 townhomes and four apartment buildings with a total of 138 garden apartment units with a 2,500 SF clubhouse, swimming pool, basketball court, tot lot, community garden and accompanying site improvements. The Planning Commission Conditional Approval of the Revised Subdivision Plan is valid for six (6) months from the date of approval, during which time the Plan shall be finalized and recorded. Thus, the Revised Subdivision Plan SB-23-03 has until May 31, 2024 to be finalized and recorded. .

Over the past six (6) months since the approval was issued, the property owner has been working on Site Development Plans for the development. This includes obtaining approvals from Kent Conservation District for the Sediment and Stormwater Management Plans for the project. In accordance with Kent Conservation District's letter from December 2023, being that construction had not commenced by December 31, 2019, the previous regulations no longer apply and a new plan in compliance with the current regulations shall be submitted for review and approval. As part of preparing this new plan, additional stormwater testing was completed during this time followed by a revised grading and stormwater management design. It is anticipated that plans will be submitted to the regulatory agencies in the coming months.

In accordance with City of Dover Code of Ordinances, we hereby request a six-month extension for Revised Subdivision Plan to be finalized and recorded.

Please do not hesitate to contact us if you have any questions or comments regarding the above request. We appreciate your consideration of this request.

Very truly yours,
DUFFIELD ASSOCIATES, LLC



Samuel Guarnieri, P.E.
Project Manager



K. James Taylor, Jr., P.E.
Associate Vice President

PETITION TO AMEND ZONING DISTRICT

First Reading before the Dover City Council on April 22, 2024
Development Advisory Committee Review-Staff DAC Meeting of May 8, 2024
Public Hearing Before the Planning Commission on May 20, 2024

Application: Rezoning Lands of Chiang & Sons Properties, LLC at 1241 College Park Drive: Rezoning C-PO to IO

Owner: Chiang & Sons Properties, LLC

Address: 1241 College Park Drive

Location: Located on the east side of College Park Drive (a private street) and north of State College Road

Tax Parcel: ED-05-067.00-02-12.08-000

Overall Parcel Size: 1.1024 +/- acres

Present Use: Office Building

2019 Comprehensive Plan Designation-Land Use Category: Office and Office Parks

Present Zoning: C-PO (Commercial and Professional Office Zone)

Proposed Zoning: IO (Institutional and Office Zone)

Request: Rezoning 1241 College Park Drive (Parcel C in the College Park Complex) from C-PO to IO to amend zoning to allow for more uses to attract potential tenants

File Number: Z-24-05

Ordinance Number: 2024-11

I. APPLICATION SUMMARY:

This Rezoning Application is for a parcel of land consisting of 1.1024 acres +/- . The property is zoned C-PO (Commercial and Professional Office Zone). The proposed zoning for the property is IO (Institutional and Office Zone). The property is located on the east side of College Park Drive (a private street) and north of State College Road. The owner of record is Chiang & Sons Properties, LLC. Property Address: 1241 College Park Drive. Tax Parcel: ED-05-067.00-02-12.08-000. Council District 4. Ordinance #2024-11

Existing Property:

The applicant property was purchased on July 11, 2022. It was previously damaged by a storm and deemed condemned. It was renovated between 2022 and 2023 to its existing condition as an 11,700 SF building with tenant spaces to be leased. The property is part of the College Park Business Park.

Previous Applications:

The September 9, 2022 Planning Commission meeting denied a Conditional Use application (C-22-03) for the conversion of an existing two-story 11,700 SF Building to serve as Office/ Retail on the first floor and Apartments (9 units) on the second floor. The project also included building additions for stair towers and a laundry room.

Surrounding Land Uses

The surrounding parcels are zoned a mix of institutional, commercial, and industrial: IO (Institutional and Office Zone), C-PO (Commercial and Professional Office Zone), and M (Manufacturing Zone). The property to the west (on the other side of College Park Drive) is owned by the Capital School District and contains North Dover Elementary School. The 6 properties to the north and northeast are zoned M (Manufacturing Zone) on the bend of College Park Drive that ends in a cul-de-sac. Adjacent properties to the south and southeast are zoned C-PO (Commercial and Professional Office Zone) containing offices/assembly area buildings.

II. COMPREHENSIVE PLAN COMPLIANCE REVIEW

In the *2019 Comprehensive Plan*, the Land Development Plan (Map 12-1) recommends that this property be used for Office and Office Parks. The goals and policies for Office Areas are listed in the *2019 Comprehensive Plan* excerpts presented below (page 12-18):

Office Parks

The Land Development Plan designates specific tracts of land of various sizes for Office and Office Park land uses. Office Park development involves an integrated development of office buildings with shared entrances, driveways and parking. The majority of uses permitted within an Office Park are generally weekday professional office uses involving very little or no activity at night or on weekends. For this reason, the Office Park designation may be viewed as a transitional use category when situated between more intense commercial and industrial land uses and residential land uses. This designation usually involves the C-PO (Commercial/Professional Office Zone) zoning district.

These areas are located throughout the City with established office concentrations in the Enterprise Business Park, along Silver Lake Boulevard, on College Park Drive, along Old Rudnick Lane, the Northgate Center, and elsewhere. Scattered office uses are also located along Saulsbury/McKee Road and within designated “Mixed Use” areas in the Eden Hill Farm Traditional Neighborhood Design (TND). Smaller scale areas for office parks are the Woodbrook complex on South Governors Avenue, office complexes along Walker Road, and areas along Route 8.

The Rezoning Request to IO (Institutional and Office Zone) is consistent with the Land Use Classification of Office and Office Parks. Table 12-1: Land Use and Zoning Matrix (from the 2019 Comprehensive Plan) specifies that the following zones are compatible with this Land Use classification. See the excerpt from Table 12-1 given below.

Office and Office Parks	CPO (Commercial and Professional Office) IO (Institutional and Office) IPM (Industrial Park Manufacturing) RGO (General Residence and Office)
--------------------------------	--

III. ZONING REVIEW

Request for IO (Institutional and Office) Zoning

The following code excerpt of the IO zoning district is provided from Article 3 §10 of the *Zoning Ordinance*.

Article 3 Section 10. Institutional and office zone (IO).

- 10.1 *Uses permitted.* In an institutional and office zone (IO), no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following:
- (a) Business, professional, or governmental offices.
 - (b) Banks.
 - (c) Research, design, and development laboratories.
 - (d) Public and institutional uses including hospitals, medical clinics, libraries, police stations, courthouses, transit centers, schools, colleges, universities, places of public assembly, philanthropic and charitable institutions, parks, playgrounds, public indoor recreation centers, athletic fields.
 - (e) Public utility rights-of-way and structures necessary to serve areas within the city.

- (f) Child day care centers, provided they are established in accordance with all applicable state regulations pertaining to child care and provided that they are established and maintained in accordance with article 5, section 14 of this ordinance.
 - (g) Emergency shelters and transitional housing.
 - (h) Adult day care facilities provided they are established in accordance with all applicable state regulations pertaining to adult care and provided that they are established and maintained in accordance with article 5, section 22 of this ordinance.
- 10.2 *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) Firearm ranges, prisons, and correctional facilities.
 - (b) Public incinerators.
 - (c) Hotels and restaurants.
- 10.3 *Accessory uses.* The following uses shall be permitted accessory to other permitted uses on a lot.
- (a) Clinics, cafeterias, and recreational facilities.
 - (b) Motor vehicle storage and repair facilities accessory to a public or institutional use.
 - (c) Restaurants that are on a campus and intended to support users of the campus.
- 10.4 *Uses prohibited.* The following uses are prohibited:
- (a) Landfills, dumps.
- 10.5 *Enclosed buildings.* All permitted uses and all storage accessory thereto, other than offstreet parking, shall be carried on in buildings fully enclosed on all sides, except for outdoor eating areas associated with restaurants approved by the city planner.
- 10.6 *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.1.
- 10.7 *Site development plan approval.* Site development plan approval in accordance with article 10, section 2 hereof shall be required prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change of use.

IV. RECOMMENDATION OF THE PLANNING STAFF:

This Request is to rezone lands from C-PO (Commercial and Professional Office Zone) to IO (Institutional and Office Zone). The current CPO zone is mainly commercial in nature with the zoning district permitting offices, banks, and medical laboratories type uses with other commercial uses only allowed through a conditional use review process when the use is accessory to a permitted use on the same lot. The C-PO zone also allows for conditional use review to create residential uses in the form of apartments, multi-family residences, and one-family residences. While both zones are commercial in nature, the IO Zone generally does not allow for residential dwelling units instead focusing on offices, public buildings, places of public assembly, institutional uses, and recreation related facilities. The additional uses in the IO zone beyond office uses are similar to the uses in the surrounding area such as schools and institutional buildings. The IO zone also allows for uses including Child Day Care Centers and Adult Day Care Facilities that would be allowed in any zone per the *Zoning Ordinance*, Article 5 §22. In the IO zone, the allowable residential uses are related to institutional facilities like housing at colleges, emergency shelter facilities, and transitional housing (allowed by definition in a single-family house setting).

As part of the process to change the zoning district of a property outlined in *Zoning Ordinance*, Article 10 Section 5, the City Planner must evaluate the following factors when considering the request:

Article 10 § 5.22 *City planner report*. For each proposed zoning text amendment, the city planner shall issue a report to the planning commission and city council, including comments from other reviewing agencies, that evaluates the following factors:

(A) Whether such change is consistent with the aims and principles embodied in the ordinance as to the particular zones concerned; and

(B) Whether such proposed amendment is consistent with the aims of the comprehensive plan of the city.

Staff recommends that the Rezoning be granted to IO (Institutional and Office Zone). The proposed zoning is consistent with the *Comprehensive Plan* for the Office and Office Parks land use category classification, as it fits the goals of the Comprehensive Plan by keeping these pockets of office areas where people generally only work during business hours. Rezoning to IO is one of the possible zoning districts eligible for consideration in this land use category classification.

College Park Drive, which serves this office and business park is off College Road, which is one the City's east-west transportation corridors. The Comprehensive Plan attempts to put employment centers adjacent to main transportation routes. There is existing infrastructure for water, sanitary sewer, and electric services that serves the property (and could be expanded if necessary); and the police, fire, and emergency medical services already service the area.

This Rezoning Request does not grant approval of a specific use for the property but makes its land use subject to a listing of uses permitted and potential conditional uses as allowed in IO (Institutional and Office Zone) zoning district. Were the application for Rezoning to be recommended by the Planning Commission and subsequently approved by the City Council, the applicant would still have to submit plans and/or permits for review for most uses of the site to be established.

This recommendation is being made without the benefit of hearing the comments of surrounding landowners and residents. A public hearing is required on this matter and the Planning Commission should give those comments consideration.

V. PLANNING COMMISSION REVIEW FOR RECOMMENDATION

This Rezoning Application is a request for a zoning map amendment which changes the zoning district of a property. The Planning Commission as part of their public hearing and review process will provide a recommendation on the rezoning request to City Council. As part of the process outlined in *Zoning Ordinance*, Article 10 Section 5, the Planning Commission must evaluate the following factors when considering the request:

Article 10 § 5.36 *Report of the planning commission*. Regarding each application for a zoning map amendment, the planning commission shall provide a report to the city council

stating a recommended action with regards to the proposed amendment, along with the commission's evaluation of the following factors:

(A) Whether the uses permitted by the proposed change would be compatible with the existing uses and zones in the area concerned;

(B) Whether adequate public services and infrastructure exist or can be created or expanded to serve the needs of any additional demand as a result of such change; and

(C) Whether the proposed change is in accordance with the city's current comprehensive plan.

A Recommendation Report from the Planning Commission will be forwarded to City Council for their consideration of the Rezoning Application.

VI. ADVISORY COMMENTS TO THE APPLICANT:

- 1) The applicant shall be aware that approval of any Rezoning application does not represent Site Development Plan or Subdivision Plan. Following any decision made by City Council regarding this Rezoning, then an application for a Site Plan, Subdivision Plan, and/or appropriate Building Permits must be submitted to the Planning Department prior to the establishment of a use, development activity, or any construction activity on the site. The applicant should contact the Planning Staff to determine the appropriate review process for any proposed projects.
- 2) The applicant shall be aware that approval of any Rezoning application does not represent a Building Permit, Demolition Permit, Sign Permit, or other construction activity permit approval. A separate application submission is required before issuance of permits by the City of Dover.
- 3) The applicant shall be aware that any future use and/or buildings may be subject to a separate permitting or licensing processes through the City of Dover Licensing and Permitting Division. All businesses operating in the City of Dover are required to obtain a City of Dover Business License. Certain types of uses also require a Public Occupancy Permit or Rental Dwelling Permits.

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: MAY 1, 2024



APPLICATION: Lands of Chiang & Sons Properties, LLC at 1241 College Park Drive

FILE #: Z-24-05

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

CONTACT PERSON: Jason A. Lyon, P.E., Director of Water & Wastewater

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 / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. Our office has no objections to the proposed rezoning of tax parcel ED-05-067.00-02-12.08-000. Any redevelopment shall adhere to the City of Dover Water/Wastewater Handbook and the Specifications, Standards & Procedures for Public Works Construction. Impact fees may be applied to this property. Future development shall comply with all aspects of the City of Dover's Cross Connection Control Program.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. None

ADVISORY COMMENTS TO THE APPLICANT

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

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

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 05/01/24

APPLICATION: Lands of Chiang & Sons Properties LLC at 1241 College Park Dr

FILE #: Z-24-05

REVIEWING AGENCY: City of Dover, Office of the Fire MarshalCONTACT PERSON: Jason Osika, Fire Marshal
josika@dover.de.usPHONE #: (302) 736-4457

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 rezoning application from C-PO to IO. This office has no objections.
2. 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)

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, 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*, 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,

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, numbers shall be contrasting to the background color and shall be placed on each building in the complex,

Arabic numerals, all 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. Full building and fire plan review is required.
5. Separate building permits/plans submission will be required for each building and/or tenant fit out. If the permit submission is for a "shell" a Certificate of Occupancy will not be issued. Separate plans and permits submissions will be required for each "tenant fit out" at which time a Certificate of Occupancy will be issued upon compliance/completion of each "tenant fit out".

Each "shell" will require a fire permit for sprinkler and fire alarm if applicable. Those systems (for the "shell") must be accepted into service prior to any "tenant fit out" fire permits being issued.

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.

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. Any proposed building use would fall under an additional review/

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

STAFF D.A.C. MEETING DATE: MAY 1, 2024

APPLICATION: Lands of Chaing & Sons Properties, LLC at 1241 College Park Drive Rezoning C-PO to IO

FILE #: Z-24-05

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

Our office has no objection to the rezoning of: ED-05-067.00-02-12.08-000.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

1. Should this site be redeveloped, which includes modifications to the use, the applicant / developer will be responsible for all costs associated with providing the appropriate meter / service to this site based upon the use including any necessary system upgrades or extensions. The appropriateness and adequacy of electric and meters will be assessed at that time.
2. Any redevelopment shall adhere to the City of Dover's Electric Service Handbook.
<https://evogov.s3.amazonaws.com/media/27/media/13108.pdf>.

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

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
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY

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APPLICATION: Lands of Chiang & Sons Property

FILE#: Z-24-05

REVIEWING AGENCY: DelDOT

CONTACT PERSON: Will Mobley

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:

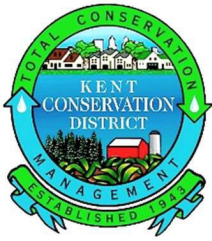
CITY & STATE CODE REQUIREMENTS:

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. The Department has not comments for this project.



KENT CONSERVATION DISTRICT

Item 5.

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

**CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
MAY 2024**

APPLICATION: Lands of Chiang & Sons Properties, LLC at 1241 College Park Drive
Rezoning C-PO to IO

FILE #: Z-24-05

REVIEWING AGENCY: Kent Conservation District

CONTACT PERSON: Kate Owens

PHONE: (302) 608 – 5370

EMAIL: stormwater@kentcd.org

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:

Kent Conservation District has no objection to the proposed rezoning for the above referenced site.

ADVISORY COMMENTS TO THE APPLICANT:

Soil disturbance (e.g. clearing, grading, excavations, tree clearing, or stoning) equal to or greater than 5,000 square feet requires a Sediment and Stormwater Management Plan to be submitted and approved by the Kent Conversation District prior to the commencement of disturbance.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: 5/8/2024

**Dover/Kent
County
Metropolitan
Planning
Organization**

Z-24-05 Lands of Chiang & Sons Properties, LLC at 1241 College Park Drive

FILE # Z-24-05 REVIEWING AGENCY: Dover/Kent County MPO

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

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.

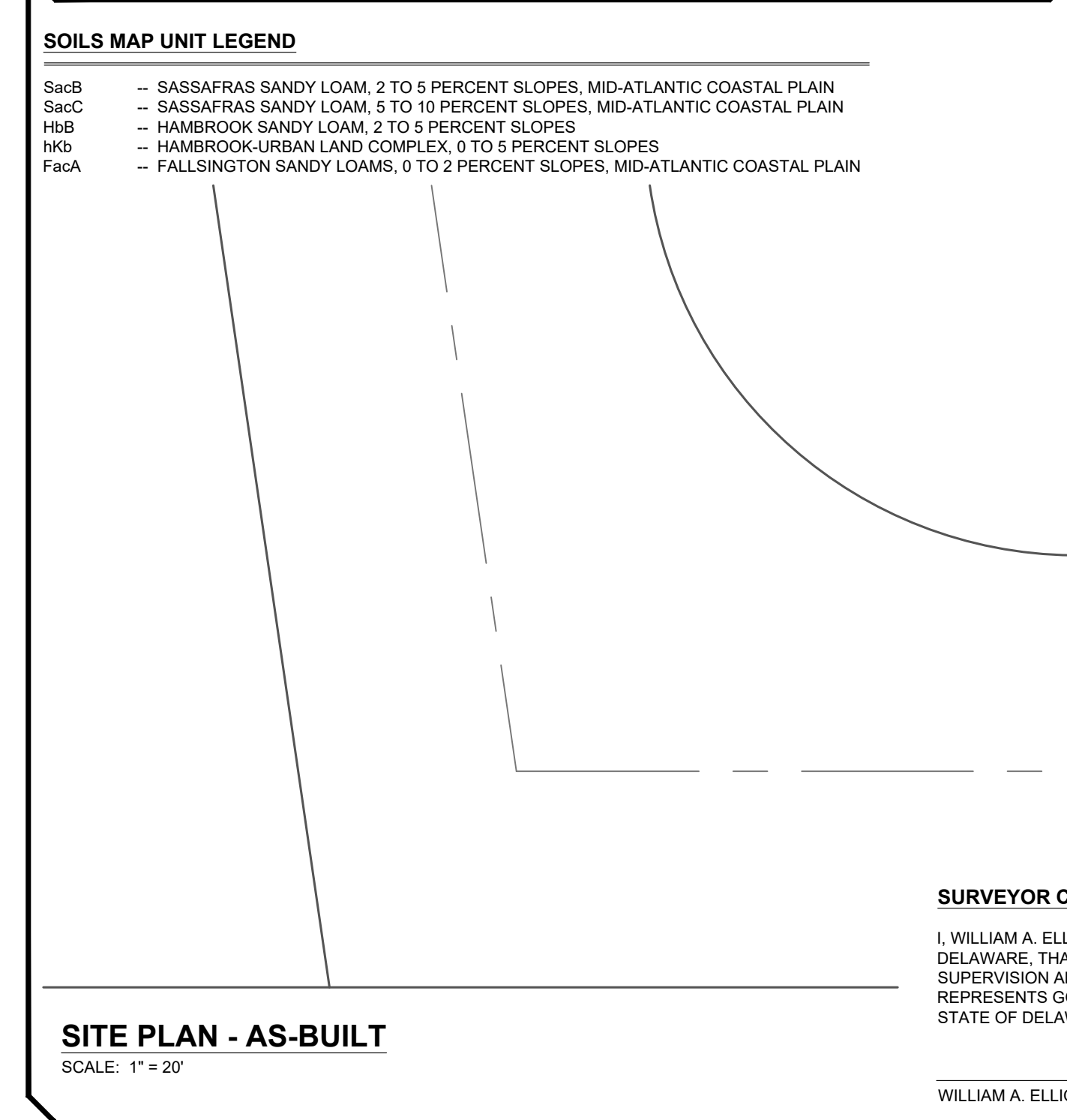
City of Dover Planning Commission
Zoning Review

Z-24-05 Lands of Chiang & Sons Properties, LLC at 1241 College Park Drive

- 1) The MPO does not have any objections to the proposed rezoning. The property already contains sidewalks for pedestrian access along College Park Drive and around the existing building. Any future changes to the property should ensure continued, safe access by various modes of transportation, including pedestrians, bicyclists, and motor vehicles.

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.

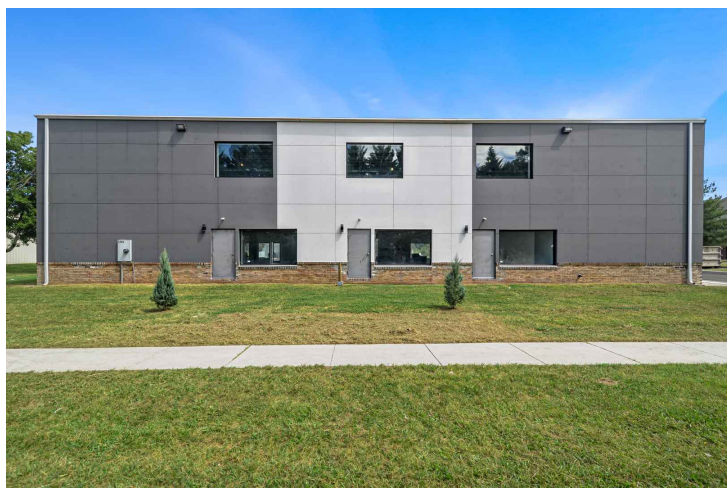




BUILDING - RIGHT SIDE VIEW



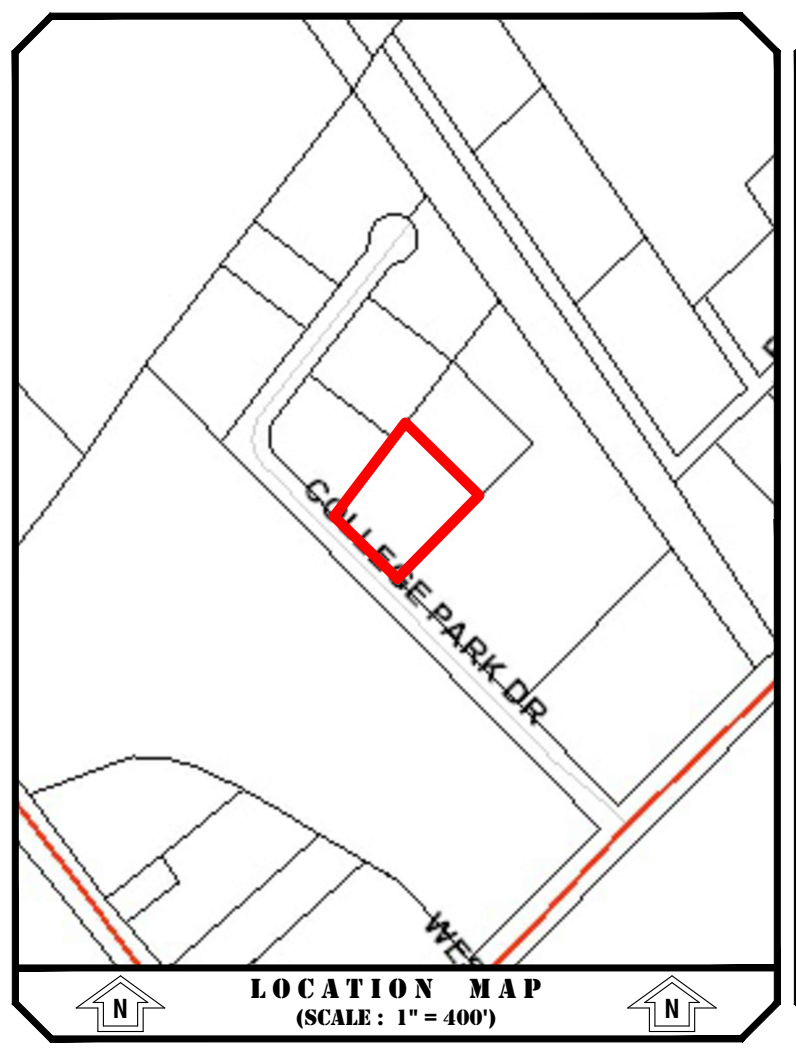
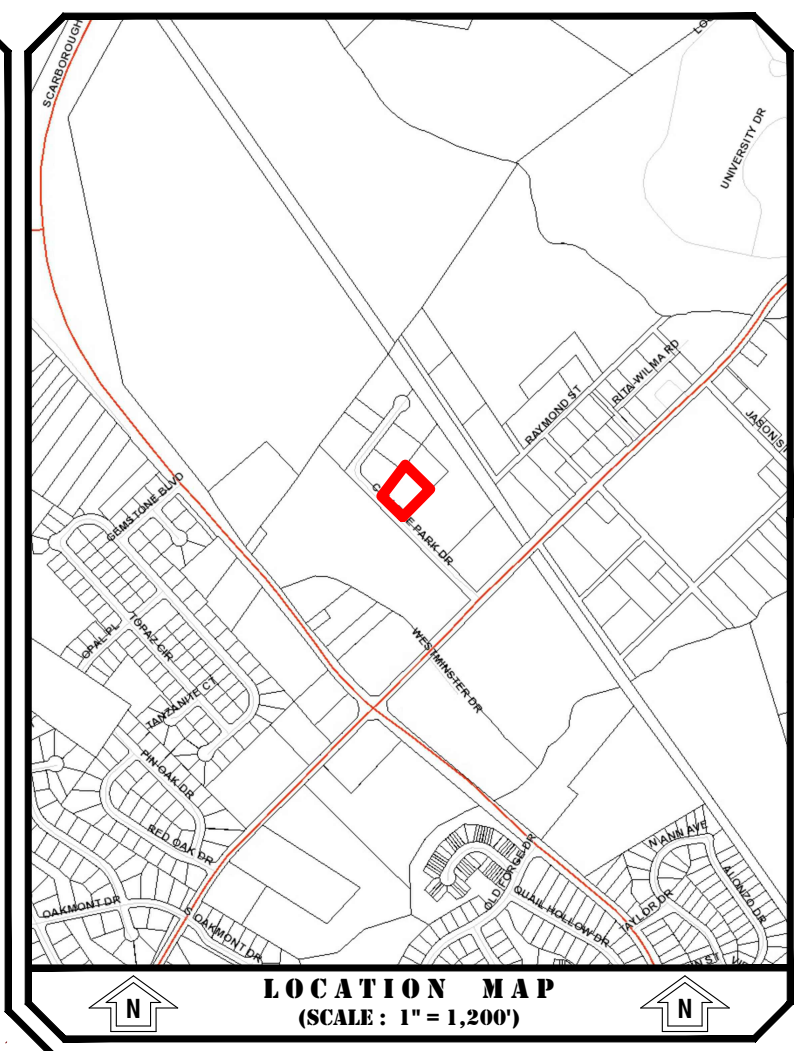
BUILDING - LEFT SIDE VIEW



BUILDING - REAR VIEW



BUILDING - FRONT VIEW



SURVEYOR

DELETED

Surveying

332 AUDREY LANE, SHYENNA, DE 19977
PHONE: (302) 678-8115 FAX: (302) 678-8255

Item 5.

[illegible]

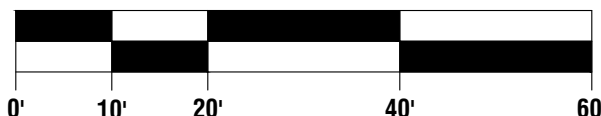
GENERAL NOTES:

1. IMPROVEMENTS ARE LOCATED AS SHOWN. IMPROVEMENT DIMENSIONS ARE SHOWN FOR CONFORMITY PURPOSES ONLY. ANY OTHER USE OF SAID DIMENSIONS SHALL BE AT THE RISK OF THE USER(S). ELLIOTT SURVEYING, CORP. SHALL BEAR NO LIABILITY OF MISUSE OF SAID DIMENSIONS.
2. LOT SHOWN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
3. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS PLAN AND COPIES THEREOF. ONLY IF SAID PLAN AND COPIES BEAR THE IMPRESSION SEAL AND SIGNATURE, IN RED INK, OF THE LICENSED LAND SURVEYOR WHOSE NAME APPEARS HEREON, THIS PLAN IS NOT TO BE DUPLICATED/COPIED/TRANSMITTED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF ELLIOTT SURVEYING, CORP. FURTHERMORE, ELLIOTT SURVEYING, CORP. SHALL BEAR NO LIABILITY FOR UNAUTHORIZED USE OF THIS MAP.
4. WE HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FOR THE INDIVIDUAL(S) NOTED BELOW. NO RESPONSIBILITY IS IMPLIED AND/OR ASSUMED BY THE SURVEYOR TO ANY FUTURE LAND OWNER OR OCCUPANT.
5. THIS PLAN IS BASED UPON THE RECORD PLAN(S) NOTED AND/OR DEED RECORDS SHOWN THIS (DIR), AND PHYSICAL EVIDENCE FOUND.
6. NO CERTIFICATION AS TO TITLE TO THE SUBJECT LOT IS EXTENDED, AND/OR ASSUMED BY THE PREPARER HEREOF.
7. THIS PROPERTY MAY BE IMPACTED BY STREAMS, DITCHES, PONDS, OR LAKES. KENT COUNTY HAS REGULATIONS REGARDING THE PRESERVATION OF STREAMS, DITCHES, PONDS, OR LAKES AND THE DEPT. OF ENV. IS ADVISED TO CONSULT WITH KENT COUNTY PLANNING SERVICES TO DETERMINE THE SETBACKS FROM STREAMS, DITCHES, PONDS OR LAKES.
8. FLOOD MAP PANEL: 100501C0168H, EFFECTIVE: 05/05/2003 REVEALS NO IMPACT ON THIS PROPERTY.
9. SOURCE OF TITLE TO SUBJECT TRACT BEING BTR 12023-1, DATED 17-MAY-2022.
10. FOOTPRINT OF EXISTING BUILDING IS 5,850 SQ. FT. +/-.
11. SPRINKLER SYSTEM EXISTS FOR ENTIRE BUILDING.

LEGEND FOR LINES/SYMBOLS

	→ BUILDING RESTRICTION LINE
	→ EXISTING BOUNDARY LINE
	→ EXISTING CULVERT PIPE
	→ CENTERLINE OF ROAD
	→ EASEMENT LINE
	→ FOUND IRON PIPE
	→ FOUND RE-BAR
	→ WATER VALVE
	→ UTILITY BOX
	→ HVAC UNIT
	→ EXISTING TREE
	→ FIRE HYDRANT
	→ MANHOLE

SCALE 1" = 20'



A horizontal scale bar with alternating black and white segments. Below the bar are markings for 0', 10', 20', 40', and 60'.

CHARLES CHIANG

#1241 COLLEGE PARK DRIVE
DOVER, DELAWARE 19904

TAX MAP #: ED-05-067.00-02-12-08-00

EAST DOVER HUNDRED
CITY OF DOVER
KENT COUNTY, DELAWARE

DRAWN BY: NIK PATEL

CHECKED BY: ---

SCALE: 1"=20'

DATE: 03-APR-2024

DATE OF FLD WRK: JUN-2022

DATE CNRRS SET: N/A

FIELD BOOK/PAGE: N/A

SCJ FILE NAME: 1241_CollegeParkRd_Field Data

DRAWING #: 1241_CollegeParkRd_v2

CONTRACT #: 1241_CollegeParkRd

SHEET 1 OF 1

35

City of Dover



Item 6.

DATA SHEET FOR SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF May 8, 2024

PLANNING COMMISSION MEETING OF May 20, 2024

File Number:	S-24-05
Plan Title:	Office Building at 1413 New Burton Road
Plan Type:	Site Development Plan
Location:	Located on the east side of New Burton Road, north of Webbs Lane
Address:	1413 New Burton Road
Tax Parcel:	ED-05-085.11-01-01.00-000
Owner/Applicant:	Ken Barrett Builders, LLC
Site Area:	0.41 +/- acres (17,861 SF) total
Zoning:	C-1A (Limited Commercial Zone)
Previous Use:	Commercial, office building with shed (to be demolished)
Proposed Use:	Office Building
Building Area:	3,026 SF
Parking Required:	10.086 spaces=11 spaces
Parking Proposed:	10 spaces (to be updated to 11)
Sewer & Water:	City of Dover
Waivers Requested:	Elimination of Street Frontage Sidewalk Elimination of Upright Curbing requirements

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: May 8, 2024

City of
Dover
Planning
Office

DRAFT

APPLICATION: Office Building at 1413 New Burton Rd., Dover, DE

FILE #: S-24-04

REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Katherine Oehmke

PHONE #: (302) 736-7196

I. PLAN SUMMARY

This Application is for review of a Site Development Plan Application to permit construction of a one-story 3,026 SF office building and associated site improvements. The property is zoned C-1A (Limited Commercial Zone). The property is located on the east side of New Burton Road, north of Garton Lane. The owner of record is Ken Barrett Builders, LLC. Address: 1413 New Burton Road. Tax Parcel: ED-05-085.11-01-01.00-000. Council District 2.

Previous Applications

There are no previous development applications for this site. The existing building (built 1951) was an office for a land surveyor until 2023 when the license was not renewed. Mr. Barrett acquired the property in June 2023.

II. PROJECT DESCRIPTION

This is a Site Development Plan Application to develop the property currently addressed as 1413 New Burton Road. The current property consists of 0.41 acres +/- with a small building previously used as an office and a small accessory building used as a shed. These buildings will be demolished as part of this redevelopment plan. The Site Development Plan shows one main structure to be utilized as an office building for a future tenant, along with associated site improvements. The property is located on the east side of New Burton Road, north of Garton Lane and Webbs Lane. Heading south on New Burton Road, this area is a series of 5 commercial buildings/establishments in the C-1A and C-3 Zones. To the north and east is the back side of a residential apartment development addressed on Haman Drive in the RG-2 (General Residence Zone). Directly behind the property for this application is the Wedgewood neighborhood with primarily single-family homes.

The applicant has noted two Waiver Requests on their plans. The first is a Waiver Request from the *Zoning Ordinance*, Article 5 §18.2 for sidewalk along the public street frontage along New Burton Road. The applicant states that with limited space available they are requesting this waiver.

The second Waiver Request asked for by the applicant is a waiver from the requirements of Article 6 §3.6(b) requiring that all permanent parking areas shall be enclosed with upright concrete curbing at least six inches in height. The applicant has stated that this waiver is requested due to the small, paved area and limited impact of the parking area. Parking barriers are proposed in the parking spaces adjacent to the street.

III. ZONING REVIEW

C-1A (Limited Commercial Zone) and Lot & Bulk Standards

The development site is zoned C-1A (Limited Commercial Zone) and is subject to the regulations of *Zoning Ordinance*, Article 3 §12 and Article 4 §4.14. Business, professional, and governmental offices are listed as permitted uses in the C-1A zoning district.

The standards for the C-1A Zone are provided below:

Table 1: Required and Proposed Bulk Standards		
	C-1A (Limited Commercial Zone)	Applicant's Project
Lot area	-	17,860 SF
Lot width (ft.)	25	216.5
Lot depth (ft.)	-	165
Front yard (ft.)	25	52 feet
Side yard (ft.)	None but 5 ft. minimum if provided	15
Rear yard (ft.)	15	16
Side or rear yards which adjoin a Residence zone (ft.)	15	16
Off-street parking spaces		10
Per 300 sq. ft. floor area or	-	
Per employee (whichever is greater)	-	
Maximum permitted:		
Building height		
Stories	2	1
Feet	30	20
Floor area ratio	1.5	16.9%

IV. PARKING SUMMARY

The C-1A zone (as noted above in Table 1) does not have a parking requirement. However, *Zoning Ordinance* Article 6 § 3.1 requires that medical offices provide at least one parking space per 300 SF of floor area. If the building were to be medical offices, based on its size, then 11 parking spaces would be required. The applicant had proposed to provide ten (10) parking spaces (including 1 handicapped) at the front of the building in a parking lot to be accessed from New Burton Road. They will be adding an additional parking space to their plan to conform to the requirements.

Bicycle Parking

Bicycle parking is required at a ratio of one (1) space for every twenty (20) parking spaces. Based on the proposed ten (10) regular spaces, one (1) bicycle parking space must be provided. The plan indicates that a bicycle parking rack with three (3) spaces is to be provided. New Burton Road does have bicycle connectivity with a bike lane/shoulder area on the east side of the street.

V. SITE CONSIDERATIONS

Site Entrance

Vehicular access to the site will be directly off New Burton Road to the north side of the lot. New Burton Road is a state-maintained road, and any entrance will need approval of the Delaware Department of Transportation. Staff notes that Small Commercial Entrance Approval Letter of 3/22/24 is on file.

Waiver Requested: Elimination of Upright Curbing

The *Zoning Ordinance*, Article 6 §3.6(b) requires upright curbing for all parking areas and access drives. The plan does not include curbing the parking lot. The Plan notes a written waiver request for the elimination of curbing for consideration by the City Planner. The plans submitted do provide parking barrier bumpers at the front of the parking spaces along New Burton Road. The applicant states that the reason for the Waiver Request is due to the small, paved area and low impact of the parking area. The absence of curbing on this site will also help to maintain the character of the area along New Burton Road which is largely commercial but still has a residential feel. A few previously developed commercial properties do not include upright curbing.

Pedestrian Considerations

The site is currently an office building (previously residential) with an accessory shed on the south side of the lot. There is no sidewalk currently along New Burton Road. The parking lot is between the street and the building, providing a pedestrian route to enter the building from the parking lot. New Burton Road does have a bike lane on the east side of the street.

Waiver Requested: Elimination of Sidewalk

Article 5 Section 18.3 states there should be barrier-free sidewalks along the public street frontage. Due to the limited size and shape of this site, the applicant has requested a waiver of sidewalk at the public street frontage of a property. There are currently no sidewalks on New Burton Road on either side of the street within 700 feet.

The applicant has stated that the request is due to currently no existing sidewalk along New Burton Road and due to the size and limited space available for development of the property.

Lighting

Article 5 §7.1 stipulates that lighting shall provide no less than 1.5 footcandles at grade. Light shall also be deflected away from adjacent residential areas and shall not be distracting to traffic on adjacent roads. The plans show building wall-mounted light fixtures to be implemented. There is existing street lighting on the utility poles on both the north and south property lines along New

Burton Road. To the north, there is a streetlight at the intersection of New Burton Road and Kesselring Avenue entering the residential area.

Dumpsters

Zoning Ordinance Article 5 Section 6.12 (as amended by Ordinance #2024-01 adopted 3/11/2024) requires that an office building as a non-residential use is required to provide two (2) dumpsters. The Plans submitted note a feature labeled as “12’ X 10’ Enclosed Dumpster Pad with fence and gate” to the north of the proposed building to the side of the parking lot closest to the entrance, fulfilling the requirement.

A Dumpster enclosure is required to screen the dumpster from view whenever these units are situated so that they will not be visible from any public right-of-way or from an adjacent property, as identified in Article 5 Section 6.11. This area is outlined in the plan with a description of a fence and gate. The fence material will need to be specified in a detail drawing.

Signage

A separate Sign Permit application is required to be submitted for review prior to the installation of signage on the property pertaining to the building/site. The plan outlines a 12 SF monument sign north of the entrance. Planner notes that a sign up to 64 SF is allowed as there is no residential frontage within 200 feet of the property.

Stormwater Management

Staff note that a Stormwater Plan was submitted with the plan set. An approved Standard Plan Approval application to Kent Conservation District was submitted with the application which is good for 5 years.

VI. BUILDING ARCHITECTURE

The applicant has submitted an architectural rendering of the building depicting the structure as viewed from the front of the building looking northeast towards the building. The office building is one-story in height, with an overhanging, gabled roof above. The main entrance appears to be on the New Burton Road elevation. The façade appears to be paneled with a central double door and 3 windows on each side. Each side elevation has 2 windows, and the rear has an exit door and 3 windows. Due to the setback limitation, the angled rear left corner of the structure gives the building an unusual footprint shape.

VII. TREE PLANTING AND LANDSCAPE PLAN

One (1) tree is required for every 3,000 SF of land area. This project site consists of a total lot area of 17,861 +/- SF which would require six (6) trees to be planted. The Landscape Plan shows 6 trees (3 Willow Oak and 3 Tonto Crepe Myrtle) and 26 shrubs of 2 varieties. The Landscape Plan also outlines 268 linear feet of fencing along the back of the property to provide the Opaque Barrier as required in Article 5 § 7 to separate the residential and this newly developed commercial area. The bushes inside the fence line will soften the visual effect. The existing tree on the site will be removed to make way for the entrance and parking areas.

VIII. CITY AND STATE CODE REQUIREMENTS

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) Revise plan to accommodate 11 parking spaces or submit written waiver request for a parking reduction. The waiver request must be submitted by May 9th.
- 2) Once parking has been updated, also update impervious calculations.
- 3) The Site Plan must be updated with changes recommended or approvals including any waivers granted by the Planning Commission. Add to plan as reference notes when submitting check and final print for approval before building permits.
- 4) Sheet 1/Cover Sheet:
 - a) Correct Lot area to 17,861 SF per deed D12544/9, as the plan lists 0.41 acres.
 - b) Correct Floor Area Ratio to 0.169.
 - c) Include the full building height. Change the 12' to 20'.
 - d) The 2 properties to the north are zoned R-8 (150 and 154 Haman Rd).
 - e) Please add details for the dumpster pad and enclosure. It should be on the plan, not necessarily on sheet 1. The dumpster enclosure should specify enclosure materials.
- 4) Landscape Plan
With the property line showing as a thick black line, the fence line is not visible. For clarification, please make the fence line more visible with X's or similar.

IX. RECOMMENDED ADDITIONAL CONSIDERATIONS TO MEET CODE OBJECTIVES

In accordance with the *Zoning Ordinance*, Article 10 §2.2, the Planning Commission in considering and acting upon Site Development 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 listed in subsections 2.21 to 2.28.

- 1) Waiver Requested: Elimination of Upright Curbing: In accordance with Article 6 §3.6(b) related to the requirement for upright curbing, Staff has approved the request to eliminate the upright curbing requirement for the office building. Staff acknowledges that the applicant is proposing to install parking barriers.

Due to the limited size of the parking area and comparable to the property's existing condition, staff believe that there would be little impact to the area by eliminating the upright curbing. The proposed impervious calculation for the site is 51% and rainwater can disperse to the grass area around the parking lot and building. There are not any proposed storm drains or retention ponds in the area that can collect storm water in an area if directed by upright curbing.

- 2) Waiver Requested: Elimination of Sidewalk: According to Article 5 Section 18.5, Planning Commission can reduce or eliminate requirements for pathway installation:
- a) When the property is isolated from the existing pathway network, with no existing pathways within the immediate vicinity of the property.
 - b) When the proposed use would not generate or attract additional pedestrians, bicycle, or other non-motorized trips.
 - c) When physical characteristics of the property are such that pathway installation is impractical or impossible.

The request from the applicant is to eliminate the frontage sidewalk on New Burton Road. Planning staff believe that this property qualifies for the elimination of the sidewalk based on no existing sidewalk network in either direction alongside the road on New Burton Road. There is a shoulder area for pedestrian/bicycle travel. The limited size and triangular shape of the lot along with the necessity to provide parking make it difficult to provide a sidewalk at this site.

X. ADVISORY COMMENTS TO THE APPLICANT

- 1) The Planning Commission should act upon the request for waivers as part of any motion regarding this project application, or as a separate motion as necessary. Note: All waivers are at the discretion of the Planning Commission. The Commission may approve or deny waiver requests.
- 2) In the event that major changes and revisions to the Site Development Plan occur in the finalization of the Plan, contact the Planning Office. Examples include reorientation of the building, relocation of site components like stormwater management areas and site entrances 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.
- 3) In the event that there are changes to the architecture, building footprints, layout or square footage of the building contact the Planning Office. These changes may require review by the Planning Commission.
- 4) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.
- 5) Following Planning Commission approval of the Site Development Plan, the Plan must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted.
- 6) For building new 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, parking requirements, etc.

- 7) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate Site Plan approvals, Pre-Construction meetings, site inspections and permits are required.
- 8) Construction may have an effect on the adjacent property owners. Any work requiring the closing or rerouting of residents or visitors should be coordinated as to offer the least amount of inconvenience.
- 9) The applicant should be aware that Site Plan approval does not represent a Building Permit, Demolition Permits, and associated construction activity permits. A separate application process is required for the issuance of a Building Permit from the City of Dover. A Demolition Permit will be required for the existing building and shed.

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: MAY 1, 2024



APPLICATION: Lands of Ken Barrett Builders for Office Building at 1413
New Burton Road

FILE #: S-24-05

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-gallon 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, 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. 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. 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 the use of the building so our team can determine the assembly required.
10. The current water service connection appears to be connected to the overhead electric line, please revise.

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. 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. 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.
8. Sanitary sewer laterals shall be connected directly to the main, not manholes, unless impracticable, as determined by the Department of Water & Wastewater.

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

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 05/01/24

APPLICATION: Lands of Ken Barrett Builders for Office Building at 1413 New Burton Rd

FILE #: S-24-05 REVIEWING AGENCY: City of Dover, Office of the Fire MarshalCONTACT PERSON: Jason Osika, Fire Marshal
josika@dover.de.usPHONE #: (302) 736-4457

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 business (medical office)
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 30% and clearly shown on the plans.

Perimeter Access minimum width shall be 10 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. 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)

6. NFPA 72 compliant Fire Alarm System TBD 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)

7. 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)

8. 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*, 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,

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, numbers shall be contrasting to the background color and shall be placed on each building in the complex,

Arabic numerals, all 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)

9. TBD 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

10. 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
11. Project to be completed per approved Site Plan.
12. Full building and fire plan review is required.
13. Construction or renovations cannot be started until building plans are approved.
14. 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.
15. Building cannot be occupied by the public until a Certificate of Occupancy is obtained.
16. 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. Please confirm that this is outpatient only.
2. Kitchen equipment will require proper protection
3. Demo permit will be needed for the existing structure

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 ELECTRIC
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
STAFF D.A.C. MEETING DATE: MAY 1, 2024

APPLICATION: Lands of Ken Barrett Builders for Office Building at 1413
New Burton Road

FILE #: S-24-05

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.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY

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APPLICATION: Land of Ken Barnett Builders

FILE#: S-24-05

REVIEWING AGENCY: DelDOT

CONTACT PERSON: Will Mobley

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. The developer has a Small Commercial Entrance Approval from DelDOT dated 3/22/24. No further action required.

RECEIVED

APR 5 2024

CITY OF DOVER
PLANNING & INSPECTIONSSTATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903NICOLE MAJESKI
SECRETARY

March 22, 2024

Mr. Kevin Minnich
Minnich Engineering
868 Greenwood Road
Greenwood, Delaware 19950**SUBJECT: Small Commercial Entrance Plan Approval Letter
Lands of Ken Barrett Builders**
Tax Parcel # 2-05-08511-01-0100-00001
KCR00190-NEW BURTON ROAD
Dover, East Dover Hundred, Kent County

Dear Mr. Minnich:

The Delaware Department of Transportation (DelDOT) has reviewed your request, dated January 29, 2024, requesting a new Small Commercial Entrance. We have determined that this project is eligible and have issued an approved Entrance Plan dated March 22, 2024. This plan approval shall be valid for a period of **one (1) year**. If an entrance permit has not been obtained within one year, then the project must be resubmitted for review and approval.

The applicant acknowledges and accepts additional requirements may need to be constructed in the State of Delaware Right-of-Way to promote the safety and functionality of the applicants' new commercial entrance facility. These changes may be addressed as 'field changes' and could include but are not limited to the following items: sign relocation or placement, striping removal, additional striping, additional paving/repairs and additional transportation facility repairs or upgrades. Further the applicant agrees to adhere to all Maintenance of Traffic requirements that will be outlined in the Pre-Construction meeting.

This letter does not authorize the commencement of construction. The following items will be required prior to the pre-construction meeting. A pre-construction meeting may be required as determined by the Central District Public Works office.

1. A copy of the Site Plan which is consistent with the DelDOT "General Conformity" stamped plan.
2. Three (3) copies of the approved entrance plans.
3. Completed permit application.

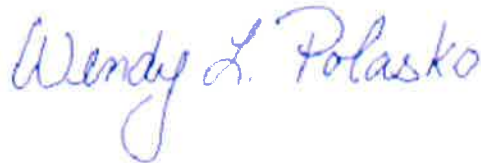
Lands of Ken Barrett Builders
Mr. Minnich
Page 2
March 22, 2024

Item 6.

4. Executed agreements (i.e. construction, signal, letter).
5. An itemized construction cost estimate (only for entrance improvements).
6. A 150% security for the entrance improvements based upon an approved itemized construction cost estimate and W-9 form (if providing escrow).
7. A letter of source of materials, work schedule, list of subcontractors, emergency telephone numbers and names of contact persons.

Please contact the Central District Public Works office (302) 760-2433 concerning any questions you may have relative to the aforementioned required items.

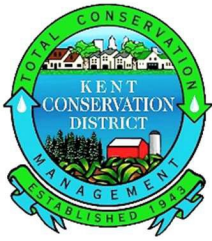
Sincerely,



Wendy L. Polasko, P.E.
Subdivision Engineer,
Development Coordination

Enclosure

cc: Kevin Minnich, Mary Ann Byler
Kristopher Connelly, Kent County Planning & Zoning
Jared Adkins, Kent Conservation District
Steve McCabe, Central District Public Works Engineer
Jeff Steward, Central District Project Reviewer
Jerry Nagyiski, Safety Officer Supervisor
Jennifer Pinkerton, Chief Materials & Research Engineer
Linda Osiecki, Pedestrian Coordinator
John Fiori, Bicycle Coordinator
Robert J. Johnson, Safety Officer Central District
Sean Humphrey, Traffic Development Coordination Engineer
Tremica Cherry, DTC Planner
Jason Reichert, JMT
Will Mobley III, Interim Kent County Review Coordinator
Will T. Mobley III, Kent County Reviewer



KENT CONSERVATION DISTRICT

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

Item 6.

**CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
May 2024**

APPLICATION: Lands of Kent Barrett Builders for Office Building at 1413 New Burton Road

FILE #: S-24-05

REVIEWING AGENCY: Kent Conservation District

CONTACT PERSON: Kate Owens

PHONE: (302) 608 – 5370

EMAIL: stormwater@kentcd.org

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 exceeds 5,000 square feet but is less than 1 acre, a standard erosion and sediment control plan must be reviewed and approved by the District prior to any land disturbing activity (i.e. clearing, grubbing, filling, grading, etc.) taking place.
2. Please provide Kent Conservation District with the following:
 - a. A completed and signed Standard Plan Application for Non-Residential Construction.
 - b. Standard plan application fee.
 - c. Two (2) hard copies of the plan set that is signed/sealed by the design engineer and has the Sediment & Stormwater Owners Certification signed by the owner.
 - d. One (1) electronic PDF of the construction plan set that contains the erosion and sediment control plan that is signed/sealed by the design engineer and has the Sediment & Stormwater Owners Certification signed by the owner.

ADVISORY COMMENTS TO THE APPLICANT:

1. Standard Plan Application, fee schedule, and plan review checklists may be downloaded from the Kent Conservation District website www.kentcd.org/services/sediment-stormwater/design-permitting.
2. A letter of no objection to construction will be provided upon approval of the Standard Plan Application for Non-Residential Construction.



Kent Conservation District
1679 S. DuPont Hwy.
Dover, Delaware 19901
stormwater@kentcd.org
(302) 608-5370

APPLICATION FOR STANDARD PLAN APPROVAL
**NON-RESIDENTIAL CONSTRUCTION
LESS THAN 1.0 ACRE DISTURBED**

RECEIVED

APR 5 2024

**CITY OF DOVER
PLANNING & INSPECTIONS**

Applicability Criteria

1. The disturbed area for construction of the improvements will not exceed 1.0 acre.
2. Within the disturbed area, the pre-development land use is not classified as forest.
3. For project site locations within an area previously managed for stormwater quantity and quality under an approved Sediment and Stormwater Plan, the post construction condition meets the original stormwater design criteria.
4. For project site locations within an area previously unmanaged for stormwater quantity and quality under an approved Sediment and Stormwater Plan, one of the following is met:
 - a. Comparison of the existing parcel curved number (CN) based upon the Department's 2017 aerial photography to the proposed CN for the parcel after non-residential construction results in less than one whole number change in the CN,
 - OR**
 - b. No new impervious area is proposed as a result of construction.

Site Information

Project Name: Lands of Ken Barrett Builders
Site location: 1413 New Burton Road, Dover DE 19904
Previous Plan Name: None
Previous Plan Approval Number: None
Tax Parcel ID: ED-05-085.11-01-01-000

Parcel Total Acres (nearest 0.1ac): 0.4 Acres
Disturbed Acres (nearest 0.1ac): 0.3 Acres
Proposed Impervious Area (square feet): 9,147 SF
Wooded area to be cleared: 0.0 Acres
Pre CN: 69 Post CN: 80

Applicant Information

Owner: Ken Barrett Builders, LLC
Mailing Address: 2308 Woodlytown Road, Magnolia DE 19952
Owner Phone: 302-270-6056
Email Address: kennethbarrett2007@comcast.net

Applicant: Kevin R. Minnich
Mailing Address: 868 Greenwood Road, Greenwood DE 19950
Applicant Phone: 302-495-7244
Email Address: krminnich@comcast.net

Applicant Certification

I, the undersigned, certify that the information supplied on this Application for Standard Plan Approval is accurate, the proposed land disturbing activity meets the criteria established, and all conditions of this Standard Plan Approval will be met by the applicant, builder, contractor, and owner during construction and post construction.

Applicant Signature: [Signature] Date: 3/13/2024
Applicant Printed Name: Kevin R. Minnich Title: Engineer

Fees: \$625 for up to ½ acre \$1,250 for ½ acre to 1 acre

Approval Information (for office use only)

Permit # 71930

Fee Paid: \$ 625.00

☒ Check # 11353 ☐ Cash

Expiration Date: 3/14/29

APPROVED
KENT CONSERVATION DISTRICT
APPROVED BY [Signature] DATE 3/14/24
VALID FOR FIVE (5) YEARS
QAOK

Standard Conditions

1. Discharges from rooftops will be disconnected using one of the following methods or another method approved by the Department or Delegated Agency:
 - a. Individual downspouts will discharge to lawn or landscape area.
 - b. Discharges from downspouts will be collected to discharge to a rain garden.
 - c. Discharges from downspouts will be collected in rain barrels or cisterns for reuse.
2. Driveways, sidewalks, patios, and other impervious surfaces will be graded to sheet flow to lawn or other pervious areas to the maximum extent practicable.
3. Unless waived in writing by the Department or Delegated Agency a construction site stormwater management plan in accordance with Department or Delegated Agency guidance for this Standard Plan shall be followed. The attached checklist has been developed to serve as guidance for preparing the construction site stormwater management plan.
4. Approval of this Standard Plan does not relieve the applicant from complying with any and all federal, state, county or municipal laws and regulations.

Stabilization Conditions

1. Following initial soil disturbance or redistribution, temporary or permanent stabilization with seed and mulch shall be completed within 14 calendar days to the surface of all disturbed areas not actively under construction.
2. Specific stabilization recommendations may be found in the Delaware Erosion and Sediment Control Handbook, 3.4.3 Standard and Specifications for Vegetative Stabilization.

***THIS STANDARD PLAN APPLICATION FORM MUST BE MAINTAINED
ON THE SITE AT ALL TIMES DURING CONSTRUCTION***

EXISTING CONDITIONS

	ROOF (98)	PAVED (98)	GRASS (61)	TOTAL
AREA	<u>0.025</u>	<u>0.063</u>	<u>0.322</u>	0.41
CN	2.475	6.164	19.633	

COMPOSITE CN	68.96
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PROPOSED CONDITIONS

	ROOF (98)	PAVED (98)	GRASS (61)	TOTAL
AREA	<u>0.069</u>	<u>0.14</u>	<u>0.20</u>	0.41
CN	6.762	13.622	12.322	

COMPOSITE CN	79.77
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DIFFERENCE IN CN= 10.82

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: 5/8/2024

**Dover/Kent
County
Metropolitan
Planning
Organization**

APPLICATION: S-24-05 Lands of Ken Barrett Builders for Office Building at 1413 New Burton Road

FILE # S-24-05 REVIEWING AGENCY: Dover/Kent County MPO

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

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-24-05 Lands of Ken Barrett Builders for Office Building at 1413 New Burton Road

- 1) The MPO strongly recommends adding sidewalks to the frontage of this property. The New Burton Road corridor is an area with high potential for connectivity, linking downtown Dover to the Kent County Recreation Center. New Burton Road is also listed in the [Dover Bicycle and Pedestrian Plan](#) (2020), and potential improvements to the road have been proposed in order to make conditions safer for bicyclists. The corridor has been amended into the MPO's [Metropolitan Transportation Plan](#) (MTP) and has previously been submitted to DelDOT for consideration in its Capital Transportation Program (CTP).

The posted speed limit is 45 mph and the [level of traffic stress](#) is measured at LTS 4, which means the conditions are unsafe for pedestrians. The surrounding neighborhood is also an equity focus area as defined by DelDOT's [Equity Analysis Tool](#). Although sidewalks do not currently exist within the majority of the corridor, these conditions are likely to change in the future due to public investment or through various grant opportunities. With this in mind, sidewalks at this property would help begin the process of making the corridor safer for all users.

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.





(302) 697-2239 VOICE
(302) 495-7244 VOICE

868 GREENWOOD ROAD
GREENWOOD, DE 19950

April 4, 2024

Dawn Melson-Williams
City of Dover Planning Department
P.O. Box 475
Dover, DE 19903

RE: Lands of Ken Barrett Builders
Project No. 23-077

Dear Dawn,

The City of Dover Zoning Ordinance under Article 6, Section 3.6 (b) requires parking areas and access drives to be curbed. The owner is hereby requesting a waiver from this requirement due to the small paved area and low impact of the parking area. The absence of curbing on this site will also help to maintain the residential feel of the area along New Burton Road which is largely commercial but still residential in nature.

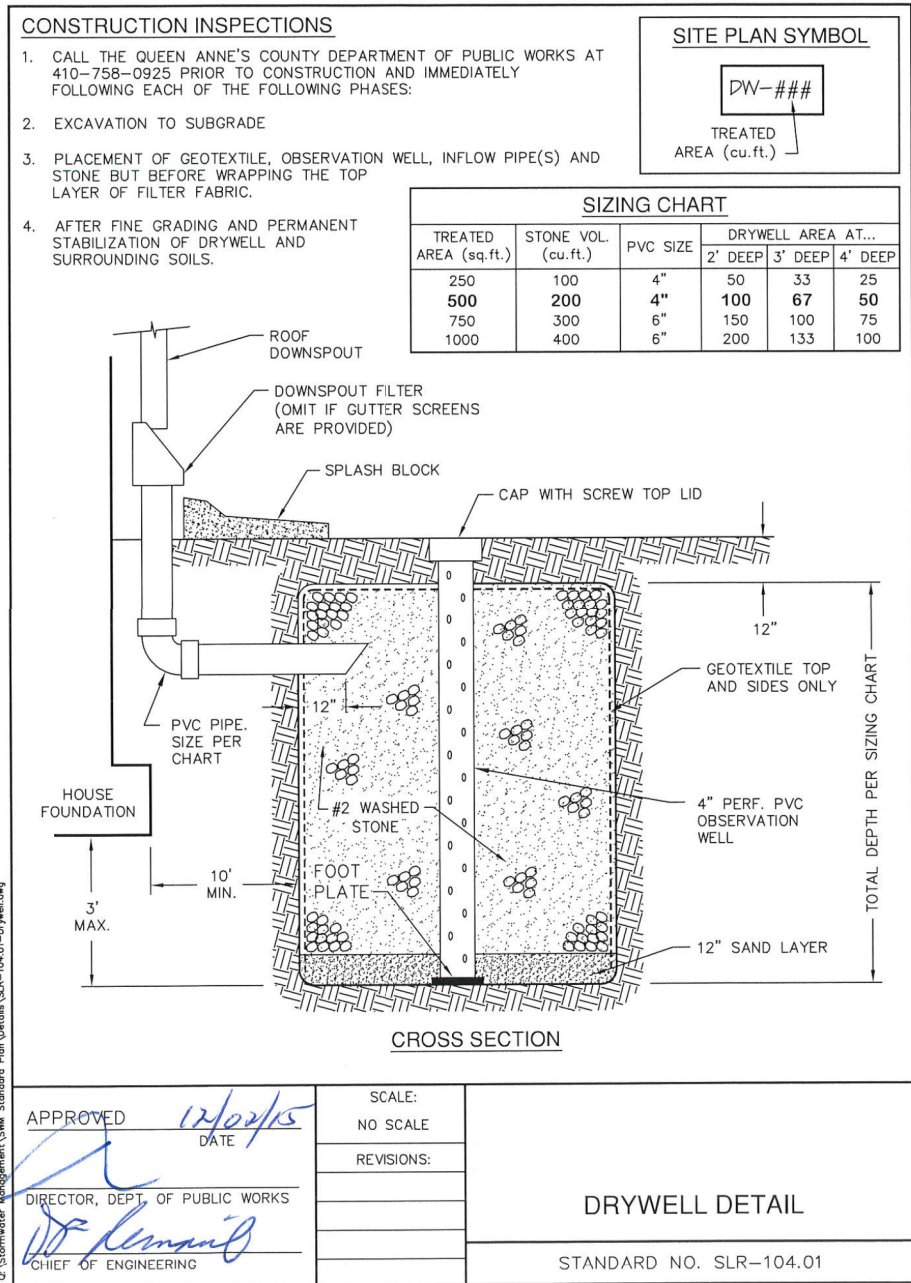
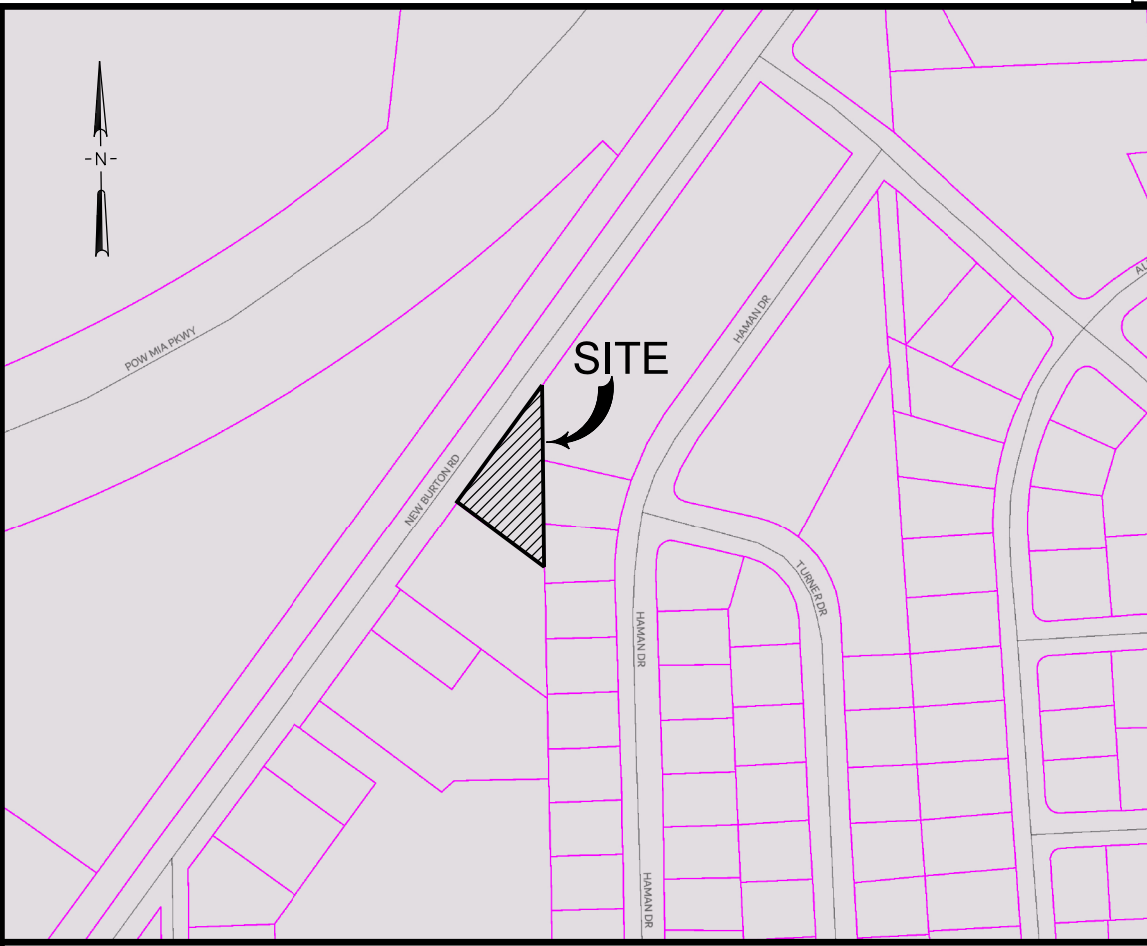
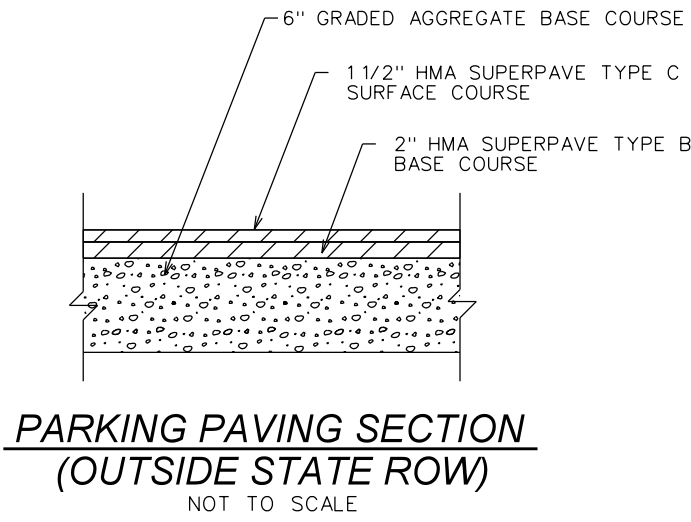
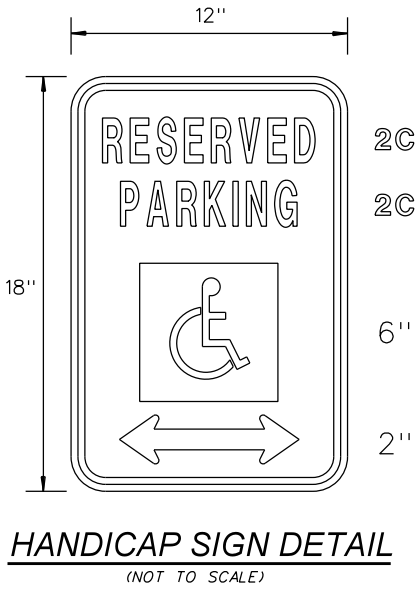
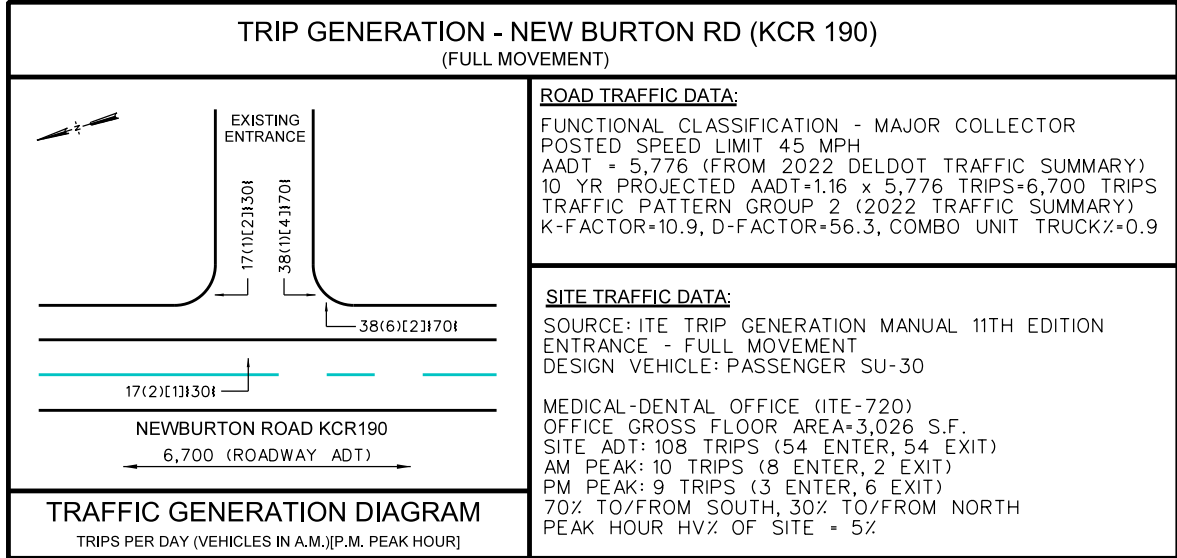
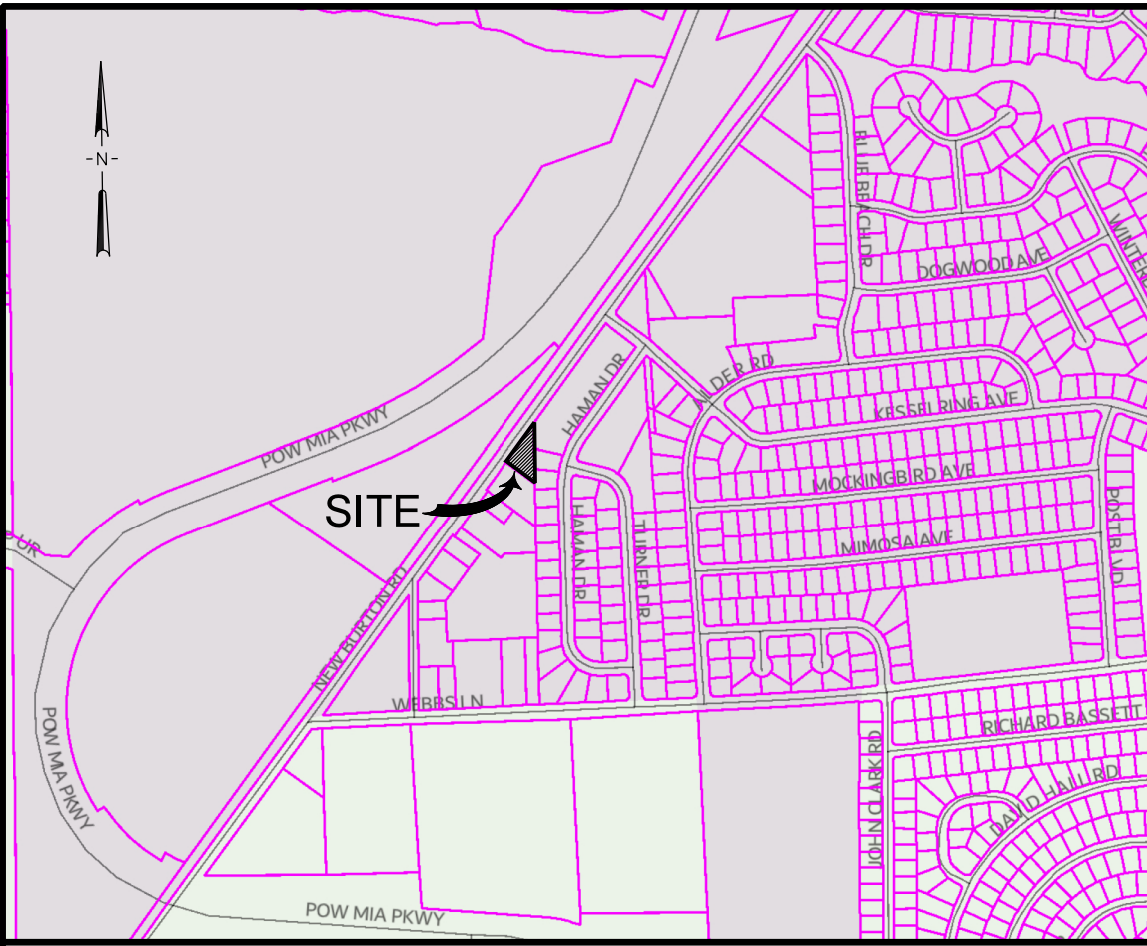
The Dover Land Subdivision Regulations and Zoning Article 5, Section 18 requires the developer to install sidewalk along the public street frontage of a property whenever such property involves a development proposal which is subject to planning commission review and approval.

There is currently no existing sidewalk along New Burton Road. Due to the size and limited space available for development of the property, the owner is hereby requesting a waiver from the requirement to install the required frontage sidewalk along the New Burton Road site frontage.

Thank you for your consideration in this matter.

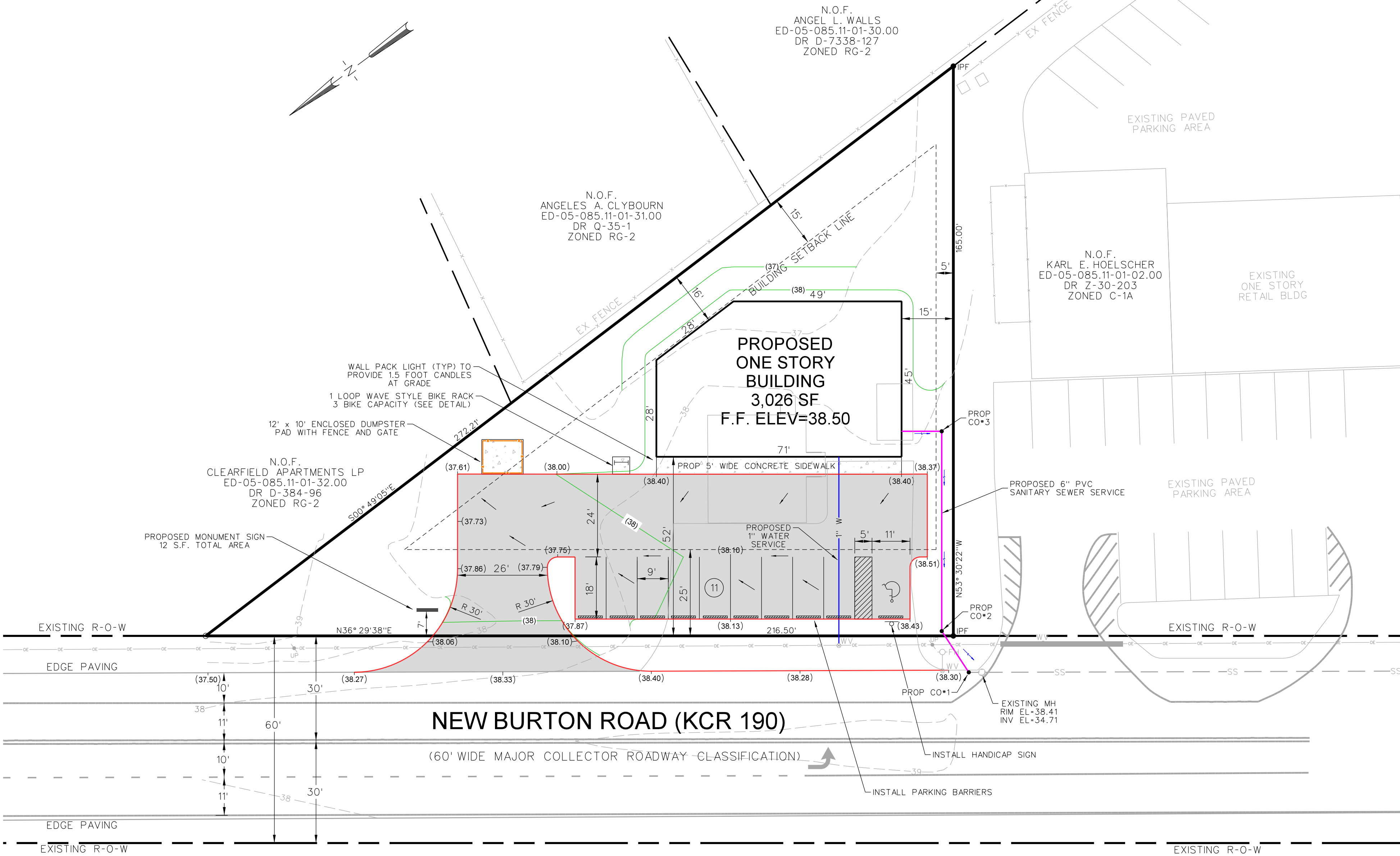
Sincerely,

Kevin R. Minnich
Professional Engineer



LEGEND

PROPERTY BOUNDARY	---
RIGHT-OF-WAY LINE	---
LOT LINE	---
BUILDING SETBACK LINE	---
EXISTING CONTOUR	---26---
PROPOSED CONTOUR	---(26)---
EXISTING STORM DRAIN	=====
PROPOSED STORM DRAIN	=====
EXISTING SANITARY SEWER	---S---
PROPOSED SANITARY SEWER	---S---
EXISTING WATER LINE	---W---
PROPOSED WATER LINE	---W---
EXISTING UTILITY POLE	●
EXISTING ROAD SIGN	⊥
EXISTING SPOT ELEVATION	26x27
PROPOSED SPOT ELEVATION	(26x27)



DATA COLUMN

TAX PARCEL NO:	ED-05-085.11-01-01-00-000
ACREAGE WITHIN BOUNDARIES:	0.41 ACRES
EXISTING ZONING:	C-1A (LIMITED COMMERCIAL)
EXISTING USE:	OFFICE
PROPOSED USE:	MEDICAL OFFICE
C-1A BULK STANDARDS:	REQUIRED PROPOSED
FRONT YARD SETBACK:	25' 52'
SIDE YARD SETBACK:	5'15' 15'
REAR YARD SETBACK:	25' 25'
MINIMUM LOT WIDTH:	25' 120'
MINIMUM LOT DEPTH:	N/A 155'
MINIMUM LOT AREA:	N/A 18,288 SF
MAXIMUM BUILDING HEIGHT:	30' 12'
FLOOR AREA RATIO:	1.5 13%
NUMBER OF EMPLOYEES:	6
PROPOSED BUILDING GFA:	3,026 S.F.
PARKING REQUIRED:	(3,026 SF)/(1 SP/300 SF) = 10 SPACES
PARKING PROVIDED:	11 SPACES (1 HANDICAP)
PROPOSED IMPERVIOUS COVERAGE:	0.208 ACRE
TOTAL LOT COVERAGE:	50.7%
BUILDING CONSTRUCTION TYPE:	TYPE II (000) METAL & MASONRY
PROPOSED BUILDING HEIGHT:	12 FEET (SINGLE STORY)
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
PERMANENT MONUMENTS FOUND:	2 (IPF)
PERMANENT MONUMENTS PLACED:	0
WATER SERVICE:	CITY OF DOVER
SEWER SERVICE:	CITY OF DOVER
INVESTMENT LEVEL:	1
OWNER OF RECORD:	KEN BARRETT BUILDERS, LLC 2308 WOODYTOWN ROAD MAGNOLIA, DE 19962

GENERAL NOTES

- THE BOUNDARY INFORMATION SHOWN IS BASED ON THE BOUNDARY SURVEY AND SITE PLAN FROM CLIFTON L. BAKSH, JR. INC.
- THIS PROPERTY IS NOT IMPACTED BY WETLANDS REGULATED BY THE STATE OF DELAWARE OR THE U.S. ARMY CORPS OF ENGINEERS.
- THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD BOUNDARY AS DEPICTED ON THE FEMA MAP COMMUNITY PANEL NUMBER 10001C0240J DATED JULY 7, 2014.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND ALLOW FOR THEIR LOCATIONS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.
- PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- NOTIFY MISS UTILITY 48 HOURS PRIOR TO ANY EXCAVATION AT (800) 282-8555
- NO EXISTING EASEMENTS PRESENT ON THIS PARCEL.
- THE PLAN DOES NOT VERIFY THE EXISTENCE OR THE ABSENCE OF EASEMENTS AND OR RIGHT-OF-WAYS.

ENGINEER CERTIFICATION

I, KEVIN R. MINNICH, 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.

KEVIN R. MINNICH, PE #9027

DATE

OWNER CERTIFICATION

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

KENNETH BARRETT, OWNER

DATE



868 Greenwood Road - Greenwood, DE 19950
(302) 697-2239 - (302) 349-5381

REVISIONS:
3/08/24 - REVISED PER DELDOT COMMENTS
DGN FILE: 23-077

PRELIMINARY SITE PLAN
LANDS OF
KEN BARRETT BUILDERS

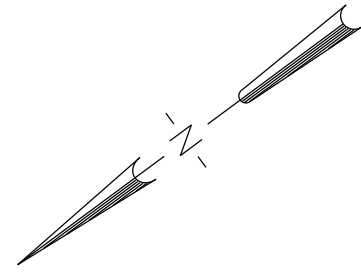
SITUATE IN: CITY OF DOVER - KENT COUNTY, DELAWARE

0 10 20 40

DATE: 09/28/23

SCALE: 1" = 20'

SHT: PP-1



SOILS DESCRIPTION

HkB—Hambrook-Urban land complex, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1qx74
Elevation: 0 to 260 feet
Mean annual precipitation: 40 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Hambrook and similar soils: 45 percent
Urban land: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

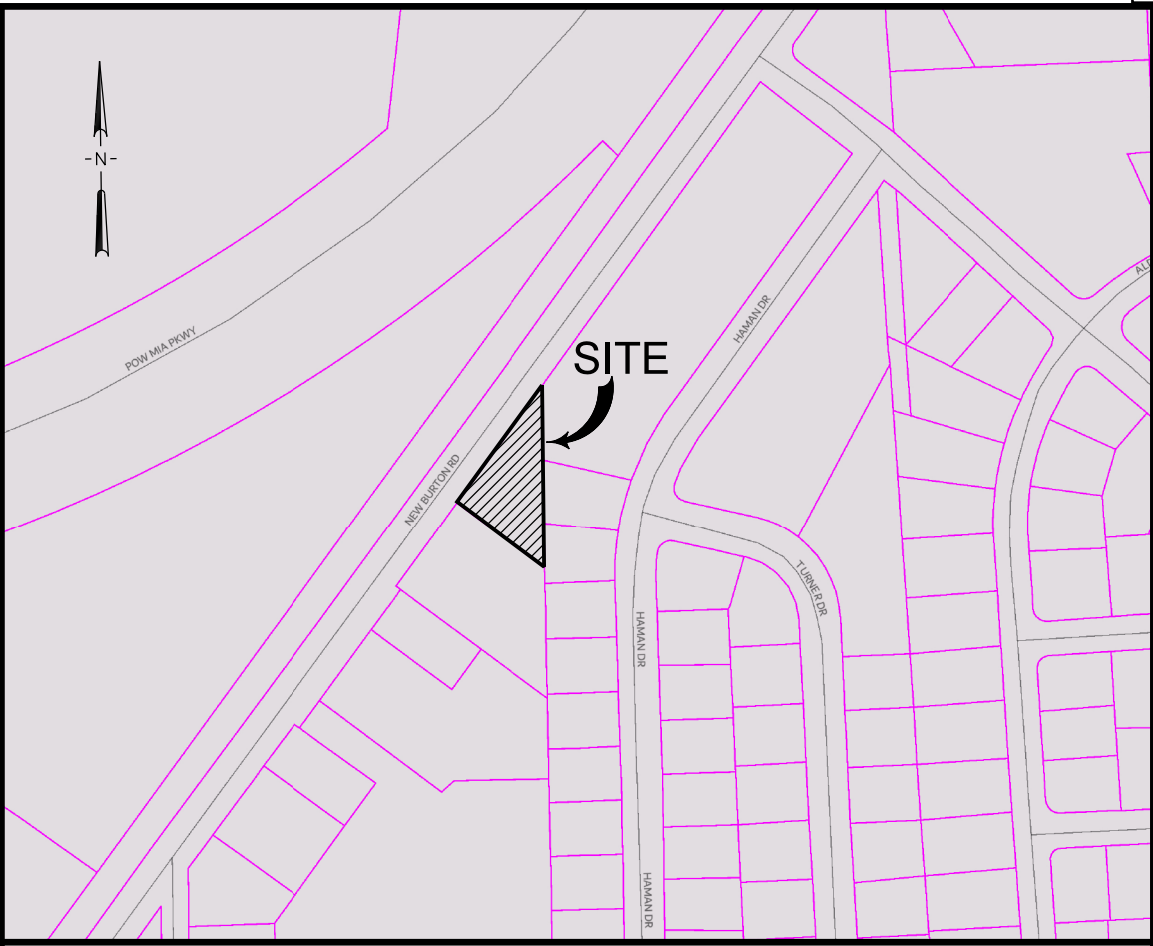
Description of Hambrook

Setting

Landform: Depressions, knolls, fluviomarine terraces, flats
Landform position (three-dimensional): Rise
Down-slope shape: Concave, convex, linear
Across-slope shape: Concave, convex, linear

Typical profile

Ap - 0 to 10 inches: sandy loam
BE - 10 to 14 inches: loam
BI - 14 to 28 inches: sandy clay loam
BC - 28 to 65 inches: loamy sand
2Cg - 65 to 80 inches: silt loam



LOCATION MAP SCALE: 1" = 400'

DATA COLUMN

TAX PARCEL NO: ED-05-085.11-01-01.00-000

ACREAGE WITHIN BOUNDARIES: 0.41 ACRES

EXISTING ZONING: C-1A (LIMITED COMMERCIAL)

EXISTING USE: OFFICE

PROPOSED USE: MEDICAL OFFICE

C-1A BULK STANDARDS:

	REQUIRED	PROPOSED
FRONT YARD SETBACK:	25'	52'
SIDE YARD SETBACK:	5/15'	15'
REAR YARD SETBACK:	25'	25'
MINIMUM LOT WIDTH:	25'	120'
MINIMUM LOT DEPTH:	N/A	155'
MINIMUM LOT AREA:	N/A	18,286 SF
MAXIMUM BUILDING HEIGHT:	30'	12'
FLOOR AREA RATIO:	1.5	13%

NUMBER OF EMPLOYEES: 6

PROPOSED BUILDING GFA: 3,026 S.F.

PARKING REQUIRED: (3,026 SF)/(1 SP/300 SF) = 10 SPACES

PARKING PROVIDED: 11 SPACES (1 HANDICAP)

BUILDING CONSTRUCTION TYPE: TYPE II (000) METAL & MASONRY

PROPOSED BUILDING HEIGHT: 12 FEET (SINGLE STORY)

VERTICAL DATUM: NAVD 88

HORIZONTAL DATUM: NAD 83

PERMANENT MONUMENTS FOUND: 2 (IPF)

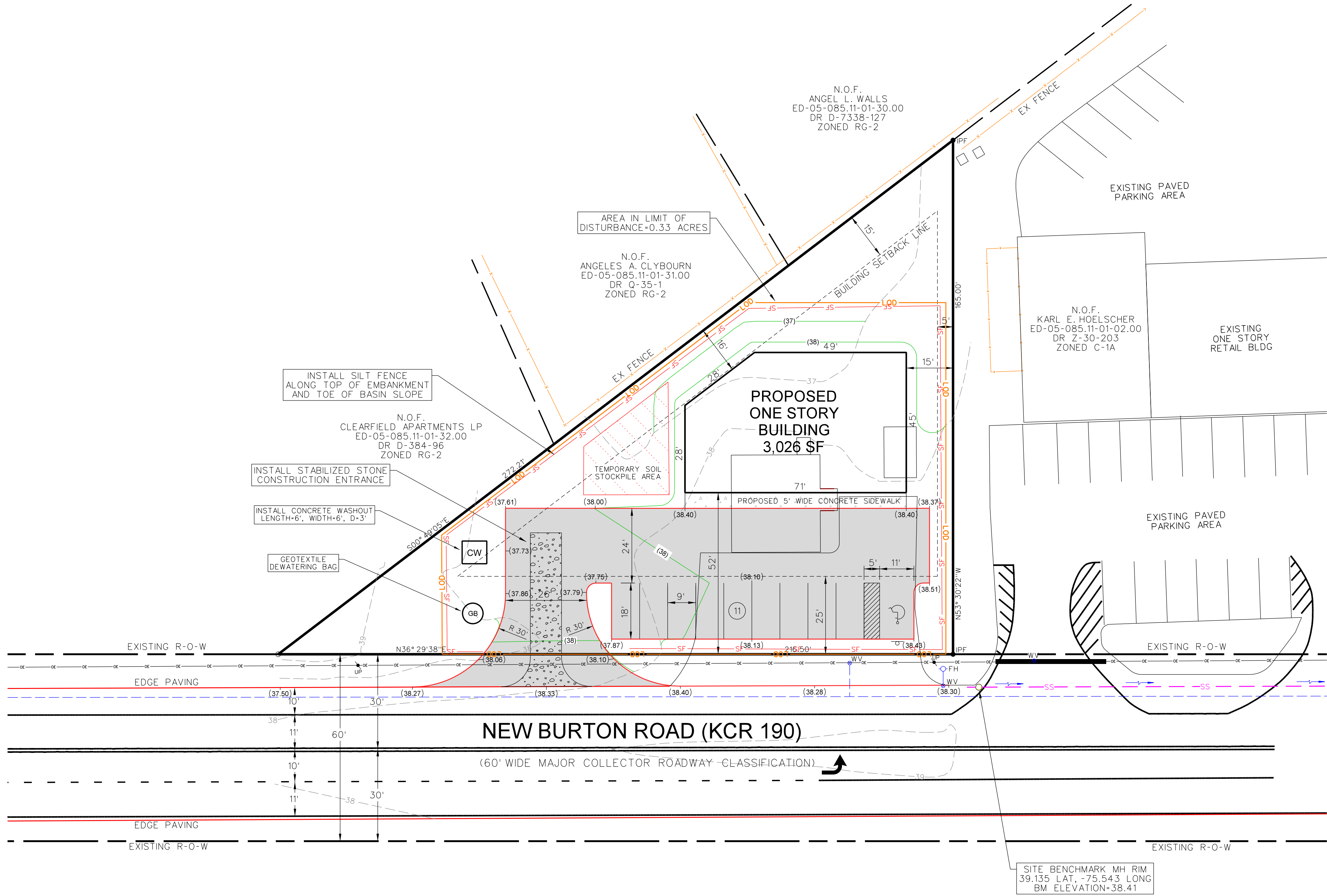
PERMANENT MONUMENTS PLACED: 0

WATER SERVICE: CITY OF DOVER

SEWER SERVICE: CITY OF DOVER

INVESTMENT LEVEL: 1

OWNER OF RECORD: KEN BARRETT BUILDERS, LLC
2308 WOODLYTOWN ROAD
MAGNOLIA, DE 19962



LEGEND

EXISTING CONTOUR	---26---
PROPOSED CONTOUR	---(26)---
EXISTING STORM DRAIN	=====
PROPOSED STORM DRAIN	=====
EXISTING WATER LINE	---W---
PROPOSED WATER LINE	---W---
EXISTING UTILITY POLE	---●---
EXISTING ROAD SIGN	---○---
SOILS DELINEATION LINE	---S---
INLET PROTECTION TYPE 2	---IP-2---
LIMIT OF DISTURBANCE	---LOD---
COMPOST FILTER LOGS	---CFL---
SENSITIVE AREA PROTECTION	---SAP---



868 Greenwood Road - Greenwood, DE 19950
(302) 697-2239 - (302) 349-5381

REVISIONS:

PROJECT NO: 23-077 | DGN FILE: 23-077

SEDIMENT & EROSION
CONTROL PLAN

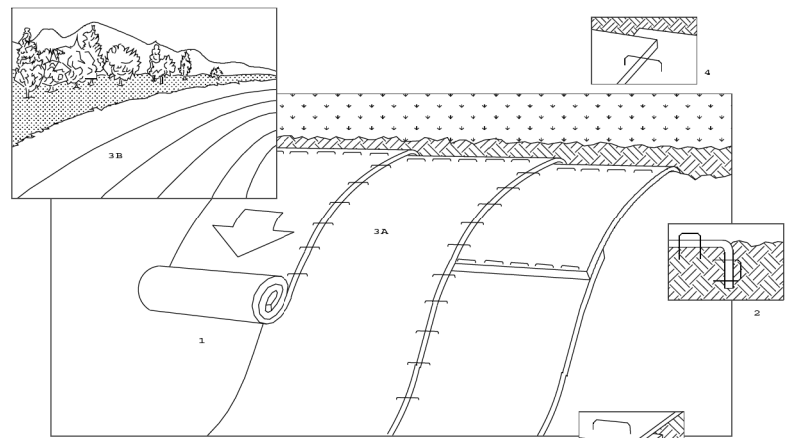
LANDS OF
KEN BARRETT BUILDERS

SITUATE IN: CITY OF DOVER - KENT COUNTY, DELAWARE

0 10 20 40

DATE: 03/27/24 SCALE: 1" = 20' SHT: SS-1

Standard Detail & Specifications Stabilization Matting - Slope



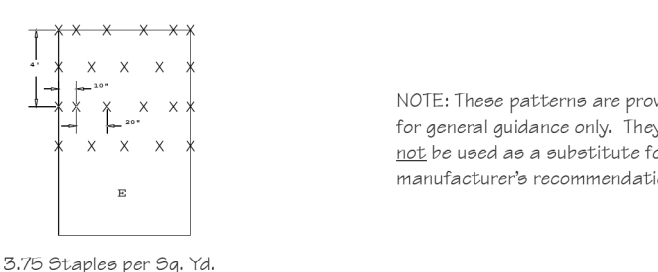
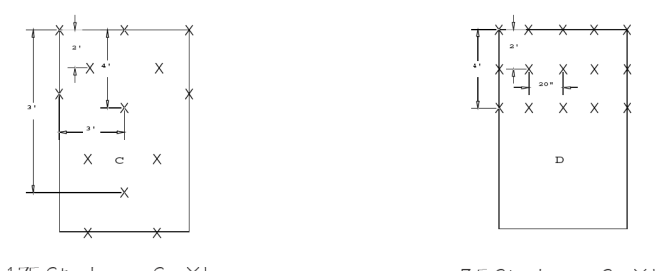
Perspective

Construction Notes:

1. Prepare soil before installing matting, including application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the mat in a 6" deep X 6" wide trench. Backfill and compact trench after stapling.
3. Roll the mats (A) down or (B) horizontally across the slope.
4. The edges of parallel mats must be stapled with approx. 2" overlap.
5. When mats must be spliced down the slope, place mats end over end (shingle style) with approx. 4" overlap. Staple through overlapped area, approx. 12" apart.

Source:	Symbol:	Detail No.
Adapted from North American Green, Inc.	SM-S	DE-ESC-3.4.6.1 Sheet 1 of 2 Effective July 2023

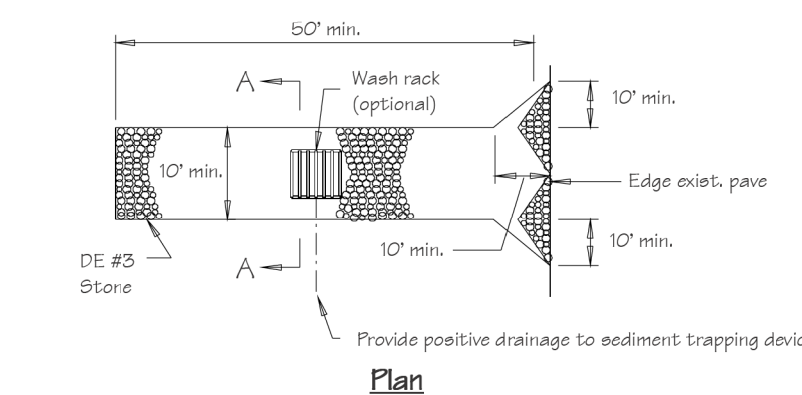
Standard Detail & Specifications Stabilization Matting - Slope



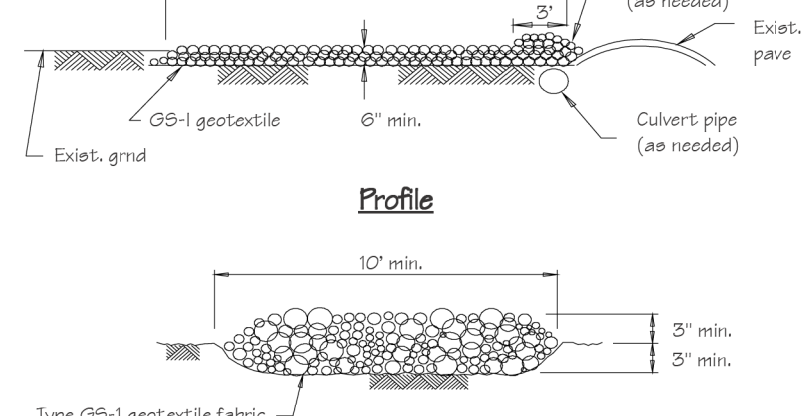
Stapling Patterns

Source:	Symbol:	Detail No.
Adapted from North American Green, Inc.	SM-S	DE-ESC-3.4.6.1 Sheet 2 of 2 Effective July 2023

Standard Detail & Specifications Stabilized Construction Entrance



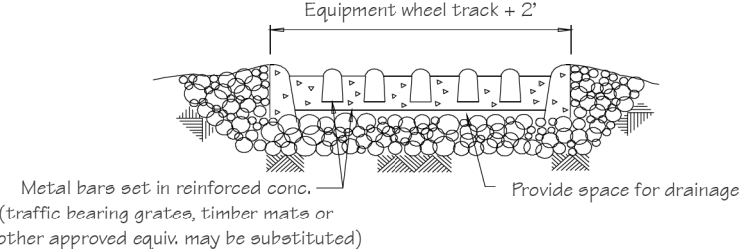
Plan



Section A-A (Std.)

Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SCE	DE-ESC-3.4.7 Sheet 1 of 2 Effective July 2023

Standard Detail & Specifications Stabilized Construction Entrance



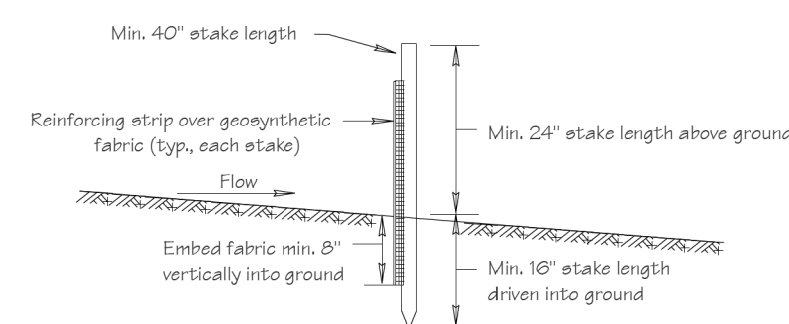
Section A-A (Opt.)

Construction Notes:

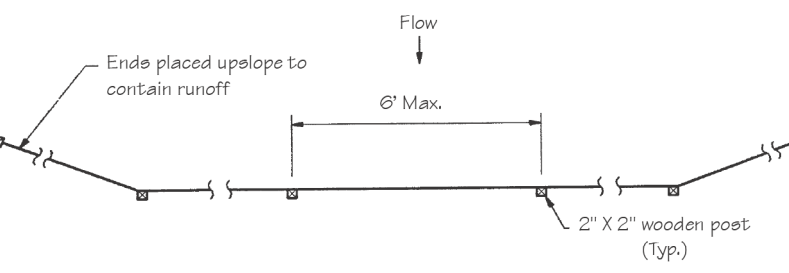
1. **Stone size** - Use DE #3 stone.
2. **Length** - As required, but not less than 50 feet (exception a single residence lot where a 30 foot minimum length would apply).
3. **Thickness** - Not less than size (6) inches.
4. **Width** - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. **Geotextile** - Type GS-1; placed over the entire area prior to placing of stone.
6. **Surface Water** - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. **Maintenance** - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. **Washing** - Vehicle wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. **Inspection** - Periodic inspection and needed maintenance shall be provided after each rain.

Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SCE	DE-ESC-3.4.7 Sheet 2 of 2 Effective July 2023

Standard Detail & Specifications Silt Fence



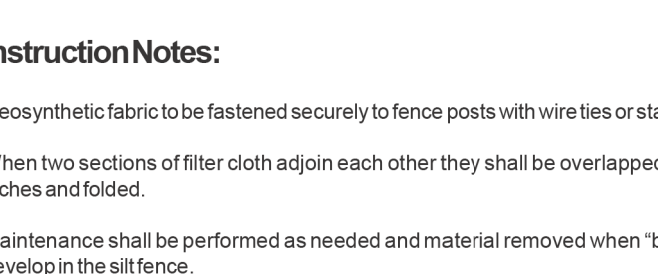
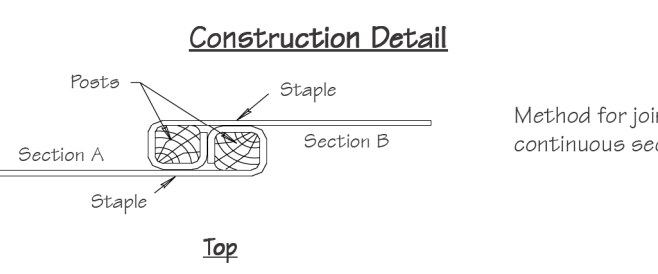
Section



Plan

Source:	Symbol:	Detail No.
Adapted from MD Stds. & Specs. for ESC	SF	DE-ESC-3.1.2.1 Sheet 1 of 2 Effective July 2023

Standard Detail & Specifications Silt Fence



Construction Notes:

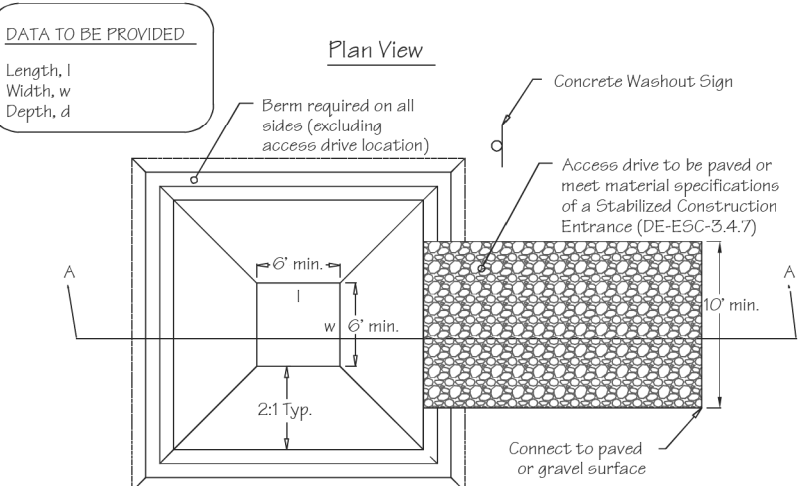
1. Geosynthetic fabric to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

Materials:

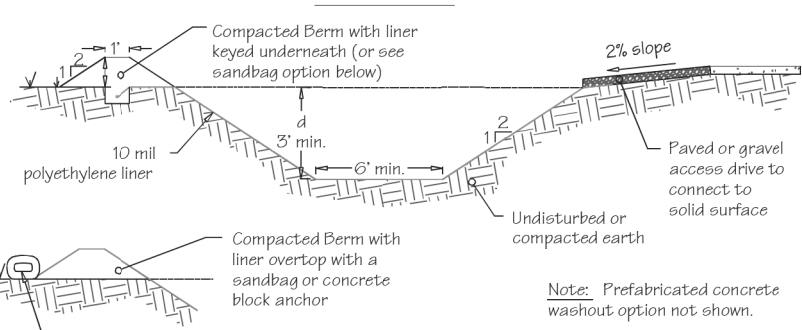
1. **Stakes**: Steel (either T or U) or 2" x 2" hardwood
2. **Geosynthetic Fabric**: Type GD-1
3. **Reinforcing strip**: Wooden lath or plastic strip

Source:	Symbol:	Detail No.
Adapted from MD Stds. & Specs. for ESC	SF	DE-ESC-3.1.2.1 Sheet 2 of 2 Effective July 2023

Standard Detail & Specifications Concrete Washout



Section A-A



Alternate Liner Option

Source:	Symbol:	Detail No.
Adapted from Colorado Urban Storm Drainage Criteria Manual, Vol 3	CW	DE-ESC-3.6.2 Sheet 1 of 2 Effective July 2023

Standard Detail & Specifications Concrete Washout

1. Locate washout area a minimum of 50 feet from open channels, stormdrain inlets, wetlands or waterbodies.
2. Locate washout area so that it is accessible to concrete equipment (service with a minimum 10 foot wide gravel accessway), but so it is not in a highly active construction area causing accidental damage.
3. Minimum dimensions for prefabricated units are 4 feet by 4 feet by 1 foot deep with a minimum 4mil polyethylene plastic liner. Minimum dimensions for constructed concrete washout areas are 6 feet by 6 feet by 3 feet deep, with a minimum 10mil polyethylene liner, 2:1 side slopes, and a 1 foot high by 1 foot wide compacted fill berm.
4. The liner must be free of tears or holes and placed over smooth surfaces to prevent puncturing. For excavated washouts, anchor the liner underneath the berm or overlap with sandbags or concrete blocks to hold in place.
5. Provide a sign designating the washout area, and for large construction sites, provide signs throughout directing traffic to its location.
6. Allow washed out concrete mixture to harden through evaporation of the wastewater. Once the facility has reached 75 percent of its capacity, remove the hardened concrete by reusing the broken aggregate onsite, recycling, or disposing of offsite. The hardened material can be buried on site with minimum of 1 foot of clean, compacted fill.
7. Apply a new liner before reusing the station for additional washouts after maintenance has occurred.

Source:	Symbol:	Detail No.
Adapted from Colorado Urban Storm Drainage Criteria Manual, Vol 3	CW	DE-ESC-3.6.2 Sheet 2 of 2 Effective July 2023

TABLE TS 1 TEMPORARY SEEDINGS BY RATES, DEPTHS AND DATES											
Seeding Rate		Planting Depth 2/		Seeding Dates 6/							
Species 3/	Per Acre	Lbs/1000 (inches) Sq. ft.	COASTAL PLAIN				PIEDMONT				
			2/1- 4/30	5/1- 8/14	8/15- 11/30	3/1- 11/30	5/1- 4/30	8/14- 11/15			
Choose one:	2 1/2bu.	2.8	5/1	..	By 10/15	5/1	..	By 10/15			
Barley	2 1/2bu.	2.2	x	..	..	x	..	..			
Rye	2 1/2bu.	3.2	1-2	x	..	x	..	x			
Italian perennial ryegrass 4/	40 lbs.	1.0	1/4-1/2	5/1	..	By 11/1	5/1	x	..	By 11/1	
Mix 5/	40 lbs.	1.0	1/2	..	x	..	..	x	..	..	
Weeping, Bar or common's fescue 6/	3 lbs.	.1	1/4-1/2	..	x	..	..	x	..	..	
Subgrass 4/	40 lbs.	1.0	1-2	..	x	..	..	x	..	..	

PERMANENT SEEDING AND SEEDING DATES											
SEEDING MIXTURES		SEEDING RATES		OPTIMUM SEEDING DATES 14/							
Max. Use certified seed No. 1/	Lbs/1000 (inches) Sq. ft.	Acres	Sq. ft.	COASTAL PLAIN				PIEDMONT			
				2/1-4/30	5/1-8/14	8/15-10/31	3/1-4/30	5/1-7/31	8/1-10/15		
1 Kentucky 31 Tall Fescue	60	1.38	x	..	x	x	..	x	..	x	..
2 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
3 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
4 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
5 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
6 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
7 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
8 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
9 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
10 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
11 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
12 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
13 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
14 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
15 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
16 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
17 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
18 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
19 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
20 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
21 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
22 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
23 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
24 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
25 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
26 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
27 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
28 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
29 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
30 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
31 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
32 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
33 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
34 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
35 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
36 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
37 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
38 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
39 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
40 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
41 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
42 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
43 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
44 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
45 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
46 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
47 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
48 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
49 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
50 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
51 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
52 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
53 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
54 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
55 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
56 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
57 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
58 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
59 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..
60 Kentucky 31 Tall Fescue	60	1.38	..	x	..	..	..	x	..	..	..

VEGETATIVE STABILIZATION WITH TEMPORARY SEEDING

1. ALL TEMPORARY SEEDING PRACTICES TO BE IN ACCORDANCE WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
2. LIME - APPLY DOLOMITIC LIMESTONE AT A RATE OF 2 TONS PER ACRE.
3. PREFERRED TEMPORARY SEEDING MIXTURE:
 - A. RYEGRASS - APPLY AT 40 POUNDS PER ACRE
 - B. WEEPING LOVEGRASS - APPLY AT 3 POUNDS PER ACRE
4. FERTILIZER - APPLY 10-10-10 AT A RATE OF 600 POUNDS PER ACRE
5. MULCHING MATERIALS AND AMOUNTS:
 - A. STRAW - APPLY AT A RATE OF 2

Standard Detail & Specifications

Construction Site Waste Mgt & Spill Control

DATA TO BE PROVIDED:

Volume of Potential Pollution
Height of containment
Area of containment
Volume of containment

Stake as required per manufacturer guidelines

Source:

Delaware ESC Handbook

Symbol:

Detail No.

DE-ESC-3.6.1

Sheet 1 of 5

Date: 03/13

Standard Detail & Specifications

Construction Site Waste Mgt & Spill Control

Pollution Prevention – Spill Prevention

1. Fueling should only take place in signed designated areas, away from downstream drainage facilities and watercourses.

2. Fueling must be with nozzles equipped with automatic shut-off to control drips. Do not top off.

3. Protect the areas where equipment or vehicles are being repaired, maintained, fueled or parked from storm water run-on and runoff.

4. Use barriers such as berms to prevent storm water run-on and runoff, and to contain spills.

5. Place a "Fueling Area" sign next to each fueling area.

6. Store hazardous materials such as fuel, solvents, oil and chemicals in secondary containment.

7. Inspect vehicles and equipment for leaks on each day of use. Repair fluid and oil leaks immediately.

8. Absorbent spill clean-up materials and spill kits must be available in fueling areas and on fuel trucks.

9. If fueling is to take place at night, make sure the fueling area is sufficiently illuminated.

10. Properly dispose of used oil, fluids, lubricants and spill clean-up materials.

CLEAN UP SPILLS

1. If it is safe to do so, immediately contain and clean up any chemical and/or hazardous material spills.

2. Properly dispose of used oil, fluids, lubricants and spill clean-up materials.

3. Do not bury spills or wash them down with water.

LEAKS AND DRIPS

1. Use drip pans or absorbent pads at all times. Place under and around leaky equipment.

2. Do not allow oil, grease, fuel or chemicals to drip onto the ground.

3. Have spill kits and clean up material on-site.

4. Repair leaky equipment promptly or remove problem vehicles and equipment from the site. Clean up contaminated soil immediately.

5. Store contaminated waste in sealed containers constructed of suitable material. Label these containers properly.

6. Clean up all spills and leaks. Promptly dispose of waste and spent clean up materials.

Source:

Delaware ESC Handbook

Symbol:

Detail No.

DE-ESC-3.6.1

Sheet 2 of 5

Date: 03/13

Standard Detail & Specifications

Construction Site Waste Mgt & Spill Control

Notes:

The Construction Site Pollution Prevention Plan should include the following elements:

1. Material Inventory

Document the storage and use of the following materials:

a. Concrete

b. Detergents

c. Paints (enamel and latex)

d. Cleaning solvents

e. Pesticides

f. Wood scraps

g. Fertilizers

h. Petroleum based products

2. Good housekeeping practices

a. Store only enough product required to do the job.

b. All materials shall be stored in a neat, orderly manner in their original labeled containers and covered.

c. Substances shall not be mixed.

d. When possible, all of a product shall be used up prior to disposal of the container.

e. Manufacturers' instructions for disposal shall be strictly adhered to.

f. The site foreman shall designate someone to inspect all BMPs daily.

3. Waste management practices

a. All waste materials shall be collected and stored in securely lidded dumpsters in a location that does not drain to a waterbody.

b. Waste materials shall be salvaged and/or recycled whenever possible.

c. The dumpsters shall be emptied a minimum of twice per week, or more if necessary. The licensed hauler shall be responsible for cleaning out dumpsters.

Standard Detail & Specifications

Construction Site Waste Mgt & Spill Control

Notes (cont.)

a. Trash shall be disposed of in accordance with all applicable Delaware laws.

e. Trash cans shall be placed at all lunch spots and littering is strictly prohibited. Recycle bins shall be placed near the construction trailer.

f. If fertilizer bags can not be stored in a weather-proof location, they shall be kept on a pallet and covered with plastic sheeting which is overlapped and anchored.

4. Equipment maintenance practices

a. If possible, equipment should be taken to off-site commercial facilities for washing and maintenance.

b. If performed on-site, vehicles shall be washed with high-pressure water spray without detergents in an area contained by an impervious berm.

c. Equipment shall be inspected for leaks on a daily basis.

d. Washout from concrete trucks shall be disposed of in a temporary pit for hardening and proper disposal.

f. Fuel nozzles shall be equipped with automatic shut-off valves.

g. All used products such as oil, antifreeze, solvents and tires shall be disposed of in accordance with manufacturers' recommendations and local, state and federal laws and regulations.

5. Spill prevention practices

a. Potential spill areas shall be identified and contained in covered areas with no connection to the storm drain system.

b. Warning signs shall be posted in hazardous material storage areas.

c. Preventive maintenance shall be performed on all tanks, valves, pumps, pipes and other equipment as necessary.

d. Low or non-toxic substances shall be prioritized for use.

Source:

Adapted from USEPA
Pub. 840-B-92-002

Symbol:

Detail No.

DE-ESC-3.6.1

Sheet 3 of 5

Date: 03/13

Standard Detail & Specifications

Construction Site Waste Mgt & Spill Control

Notes (cont.)

e. Contact information for reporting spills through the DNREC 24-Hour Toll Free Number shall be prominently posted.

6. Education

a. Best management practices for construction site pollution control shall be a part of regular progress meetings.

b. Information regarding waste management, equipment maintenance and spill prevention shall be prominently posted in the construction trailer.

CONTACT INFORMATION

DNREC 24-Hour Toll Free Number

800-662-8802

DNREC Solid & Hazardous Waste Branch

302-739-9403

Source:

Adapted from USEPA
Pub. 840-B-92-002

Symbol:

Detail No.

DE-ESC-3.6.1

Sheet 5 of 5

Date: 03/13

Standard Detail & Specifications

Topsoiling

Construction Notes:

1. Site Preparation (Where Topsoil is to be added)

Note: When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, waterways and sediment basins.

a. Grading - Grades on the areas to be topsoiled which have been previously established shall be maintained.

b. Liming - Where the topsoil is either highly acid or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet). Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

c. Tilling - After the areas to be topsoiled have been brought to grade, and immediately prior to dumping and spreading the topsoil, the subgrade shall be loosened by discing or by scarifying to a depth of at least 3 inches to permit bonding of the topsoil to the subsoil. Pack by passing a bulldozer up and down over the entire surface area of the slope to create horizontal erosion check slots to prevent topsoil from sliding down the slope.

2. Topsoil Material and Application

Note: Topsoil salvaged from the existing site may often be used but it should meet the same standards as set forth in these specifications. The depth of topsoil to be salvaged shall be no more than the depth described as a representative profile for that particular soil type as described in the soil survey published by USDA-SCS in cooperation with Delaware Agricultural Experimental Station.

Source:

USDA - NRCS

Symbol:

Detail No.

DE-ESC-3.4.1

Sheet 1 of 2

Date: 03/13

Standard Detail & Specifications

Compost Filter Log

DATA TO BE PROVIDED:

Log Diameter
Sack Material

(NOTE: For steeper slopes, drive stakes perpendicular to surface)

Source:

Adapted from MD Sds & Specs for ESC & Filtrix® International

Symbol:

CFL

Detail No.

DE-ESC-3.1.7

Sheet 1 of 2

Date: 03/13

Standard Detail & Specifications

Compost Filter Log

Construction Notes:

1. Prior to installation, clear bedding area of obstructions including rocks or debris larger than 1 inch and fill in any sharp depression areas.

2. Fill the sock fabric using a pneumatic blower so that the logs are rigid and do not deform. Terminate at the desired length.

3. For trenched applications, excavate 2 to 4 inches below grade along the width and length of the compost filter log.

4. Install the compost filter logs perpendicular to the flow direction and parallel to the slope with the beginning and end of the installation pointing up the slope a minimum of 1 foot elevation difference. On sites where this is not possible, upturn at a minimum length of 10' at a 30 degree angle to prevent runoff bypass.

5. For untrrenched applications, blow or hand pack soil, mulch, or compost on the upslope side of the log, filling the bottom void area.

6. Stake the filled log every 10 feet maximum through the center of the sock for trenched applications, or every 8 feet for untrrenched. The stake shall be a 2" by 2" hardwood. It should extend 12" below grade and protrude at least 3" above the top of the sock. If located on a slope greater than 8:1, the stake shall be angled downslope at a 45 degree angle to prevent the force of the water from dislodging to log.

7. When the length of the compost filter log needed exceeds the available compost filter sock length, the next sock shall be overlapped a minimum of 12" before being filled, and a stake placed through both socks at the overlap.

8. Remove accumulated sediment when it has reached half of the effective height of the log.

9. Inspect weekly and after rain event. If sock is degrading or the sock is failing, vegetate to secure the compost, replace the log, or reinforce with an additional log. If the log has been crushed due to construction equipment, it can be "fluffed" back to its effective height. If the effective height can no longer be restored, the log shall be replaced or reinforced with an additional compost filter log.

Source:

Adapted from MD Sds & Specs for ESC & Filtrix® International

Symbol:

CFL

Detail No.

DE-ESC-3.1.7

Sheet 2 of 2

Date: 03/13

Standard Detail & Specifications

Topsoiling

Construction Notes (cont.)

a. Materials - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand or other soil as approved by an agronomist or soil scientist. It shall not have a mixture of contrasting textured subsoil and contain no more than 5 percent by volume of clinders, stones, slag, coarse fragment, gravel, sticks, roots, trash or other extraneous materials larger than 1-1/2 inches in diameter. Topsoil must be free of plants or plant parts of bermudagrass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistles, or others as specified. All topsoil shall be tested by a reputable laboratory for organic matter content, pH and soluble salts. A pH of 6.0 to 7.5 and an organic content of not less than 1.5 percent by weight is required. If pH value is less than 6.0 lime shall be applied and incorporated with the topsoil to adjust the pH to 6.5 or higher. Topsoil containing soluble salts greater than 500 parts per million shall not be used.

Note: No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed to permit dissipation of toxic materials.

b. Grading - The topsoil shall be uniformly distributed and compacted to a minimum of four (4) inches. Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets. Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

Note: Topsoil substitutes or amendments as approved by a qualified agronomist or soil scientist, may be used in lieu of natural topsoil. Compost material used to improve the percentage of organic matter shall be provided by a certified supplier.

Compost amendments that are intended to meet specific post-construction stormwater management goals shall further meet the requirements of **Appendix 3.04.2 Post Construction Stormwater Management BMP Standards and Specifications, Section 14.0 Soil Amendments.**

Source:

USDA - NRCS

Symbol:

Detail No.

DE-ESC-3.4.1

Sheet 2 of 2

Date: 03/13

M
E

Minnich
Engineering & Land Planning
Designing Quality Not Quantity

868 Greenwood Road - Greenwood, DE 19950
(302) 697-2239 - (302) 349-5381

REVISIONS:

PROJECT NO: 23-077

DGN FILE: 23-077

SEDIMENT & EROSION
CONTROL DETAILS

LANDS OF
KEN BARRETT BUILDERS

SITUATE IN: CITY OF DOVER - KENT COUNTY, DELAWARE

DATE: 03/27/24

NOT TO SCALE

SHT: SS-3

68

Section 7. - Supplementary regulations applying to all non-residential zones.

7.21 *Opaque barrier options.* The requirement for the opaque barrier may be met by choosing one of the following

- A wall constructed of masonry materials, either stucco, brick, split-faced block, or decorative concrete. If the principal structure on the lot is of masonry construction, the wall shall match the exterior of the building.

- c) An earthen berm (3:1 slope maximum).
- d) An earthen berm (3:1 slope maximum) with either an opaque fence or wall constructed on top. Materials of the fence or wall shall be as specified in options a) and b). The total height of the barrier may be no less than six feet high.

7.22 *Landscaping options.* The required opaque barrier must be accompanied by one of the following:

- a) _____

- A durable and continuous evergreen planted screen, six feet in height at the time of planting. In the case of an earthen berm, the evergreen screen may be on the top of the berm.
- b)
- A hedge that will grow to a height of at least six feet at maturity. The hedge shall be interspersed with evergreen trees at least six feet high at the time of planting. The hedge shall be at least four feet high at the time of planting.

7.23 **Parking lots.** Whenever parking is located across the street from a residential use, it shall be screened from view of such land by a hedge located along a line drawn parallel to the street, such hedge to be interrupted only at points of ingress and egress and to meet the corner visibility standards of appendix B, zoning, [article 5](#), supplementary regulations, section 1.31. The open area between such hedge and the street shall be landscaped in harmony with the landscaping prevailing on neighboring properties fronting on the same street. The hedge shall be at least two feet in height at the time of planting and shall grow to no more than four feet in height at the time of maturity. While the hedge is growing to a suitable height, an adjacent four foot high fence may be required by either the planning commission or city planner, according to the type of review required by appendix B, zoning, [article 10](#), planning commission.

7.24 Planning commission waiver. The planning commission may waive the requirement for the opaque barrier (wood fence, masonry wall, or earthen berm) and require only landscaping as required by section 7.22--Landscaping options in cases where noise is not a concern and the vegetation alone is considered a desirable aesthetic alternative.

7.3
7.5

Fences or walls shall be limited to a maximum height of four feet above the ground when situated within front yard areas, and shall be limited to a maximum height of eight feet above the ground when situated within side and rear yard areas. Fences situated on corner lots shall be subject to the provisions of [article 5](#), section 1.3. For the purposes of this provision, on lots with dual street frontage that are not corner lots, a fence situated to the rear of the principal structure shall be limited to a maximum height of eight feet above ground. Fences or walls with a height in excess of eight feet above the ground shall conform to the setback requirements for dwelling buildings as set forth in [article 4](#) of this Appendix. Fence material commonly referred to as "barbed wire" and/or "razor wire," or any similar material shall be prohibited along property lines which adjoin residential zones.

Section 16

16.6

Tree preservation and planting in nonwoodlands

16.61 *Tree preservation and planting plan required.* All developments requiring approval of the planning commission shall be required to submit, with its application and plans, a tree preservation and planting plan as set forth in subsection 16.8, and shall conform with the following provisions.

16.62 *Tree density.* For each property required to submit a tree preservation and planting plan, a development area as defined in this section shall be delineated within the nonwoodland area of the property. Within this development area, existing trees may be retained and new trees shall be planted such that the development area shall attain or exceed a tree density of one tree per 3,000 square feet or fraction thereof.

16.63 *Minimum standards for new trees.* For new trees to be counted toward the required tree density, they must be of a species and size as set forth in the table of trees approved by the planning commission and kept on file in the office of the city planner, or be of an alternate species found acceptable by the commission.

16.64 Minimum standards for existing trees. For existing trees to be counted toward the required tree density, the tree shall have a minimum caliper dimension of two inches. No trees over eight inches in caliper dimension shall be removed unless within an area of 30 feet from the proposed building foundation, off-street parking lot, and utility placement.



PROPERTY BOUNDARY		
RIGHT-OF-WAY LINE		
LOT LINE		
BUILDING SETBACK LINE		
EXISTING CONTOUR		26
PROPOSED CONTOUR		(26)
EXISTING STORM DRAIN		
PROPOSED STORM DRAIN		
EXISTING SANITARY SEWER		S
PROPOSED SANITARY SEWER		S
EXISTING WATER LINE		W
PROPOSED WATER LINE		W
EXISTING UTILITY POLE		
EXISTING ROAD SIGN		
EXISTING SPOT ELEVATION		26×27
PROPOSED SPOT ELEVATION		(26×27)

6'-HIGH VINYL
PRIVACY FENCE

CANOPY TREE

FLOWERING TREE

EVERGREEN SHRUB

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

Rev:

Date:

Description:

HG

HARBOR GROUP

LANDSCAPE ARCHITECTURE

85 HENLOPEN GARDENS

LEWES, DE 19958

302.690.6780

CONWAY@HARBORGROUPE.COM

Minnich

Engineering & Land Planning

Designing Quality Not Quantity

868 Greenwood Road — Greenwood, DE 19950

(302) 687-2239 — (302) 349-5351

REVISIONS:

DGN FILE: 23-077

PRELIMINARY LANDSCAPE PLAN OPT #1

LANDS OF

KEN BARRETT BUILDERS

SITUATE IN: CITY OF DOVER — KENT COUNTY, DELAWARE

0102040

DATE: 09/28/23

SCALE: 1" = 20'

SHT: LS-2

- ## PLANTING IMPLEMENTATION

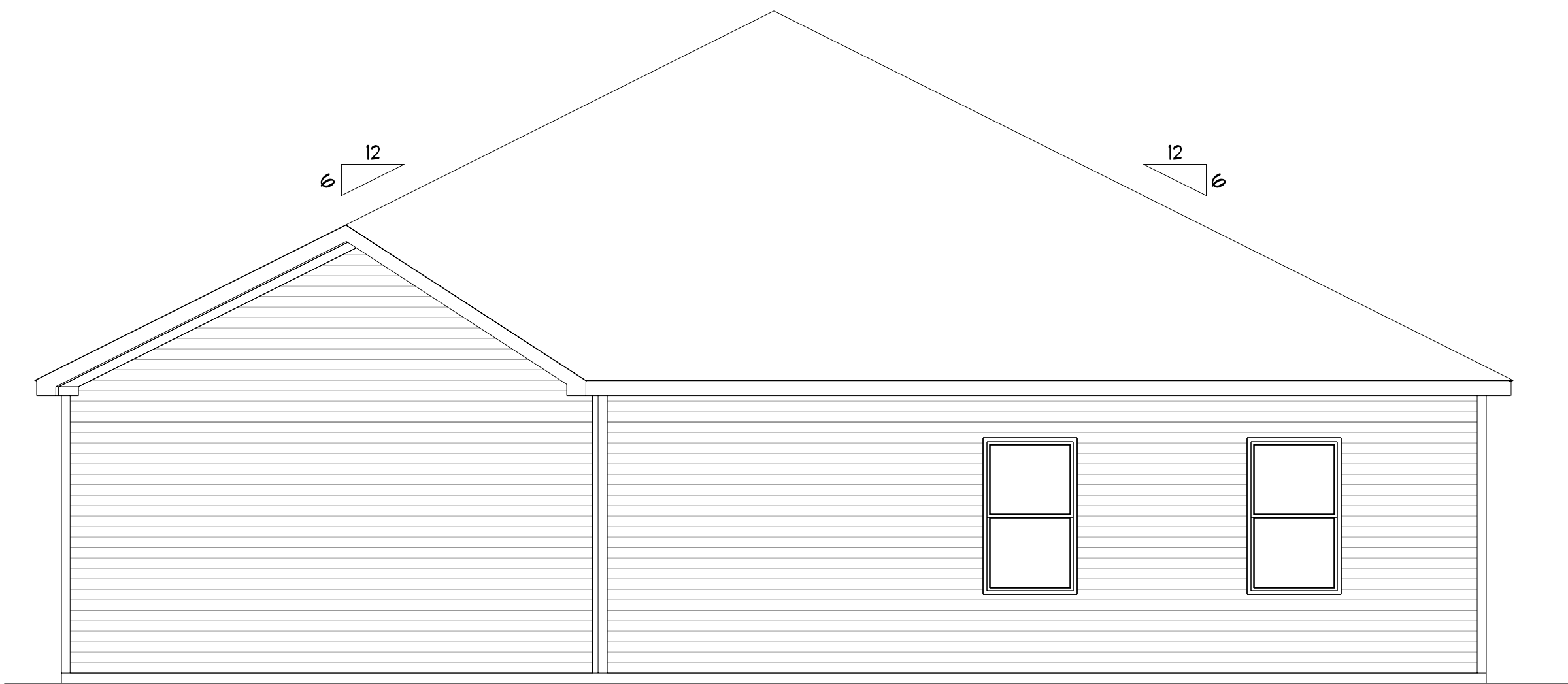


TYPICAL DETAIL: TREE PLANTING

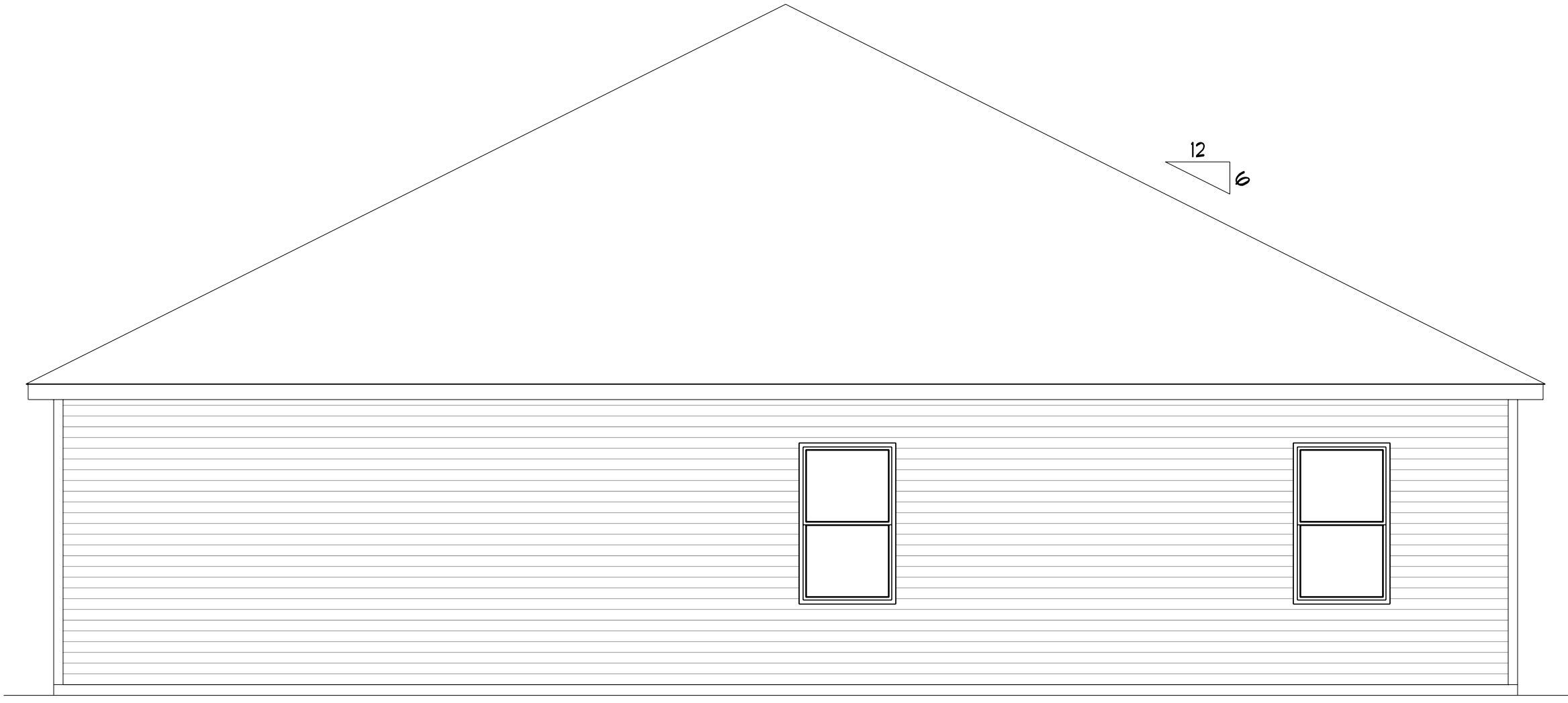
REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



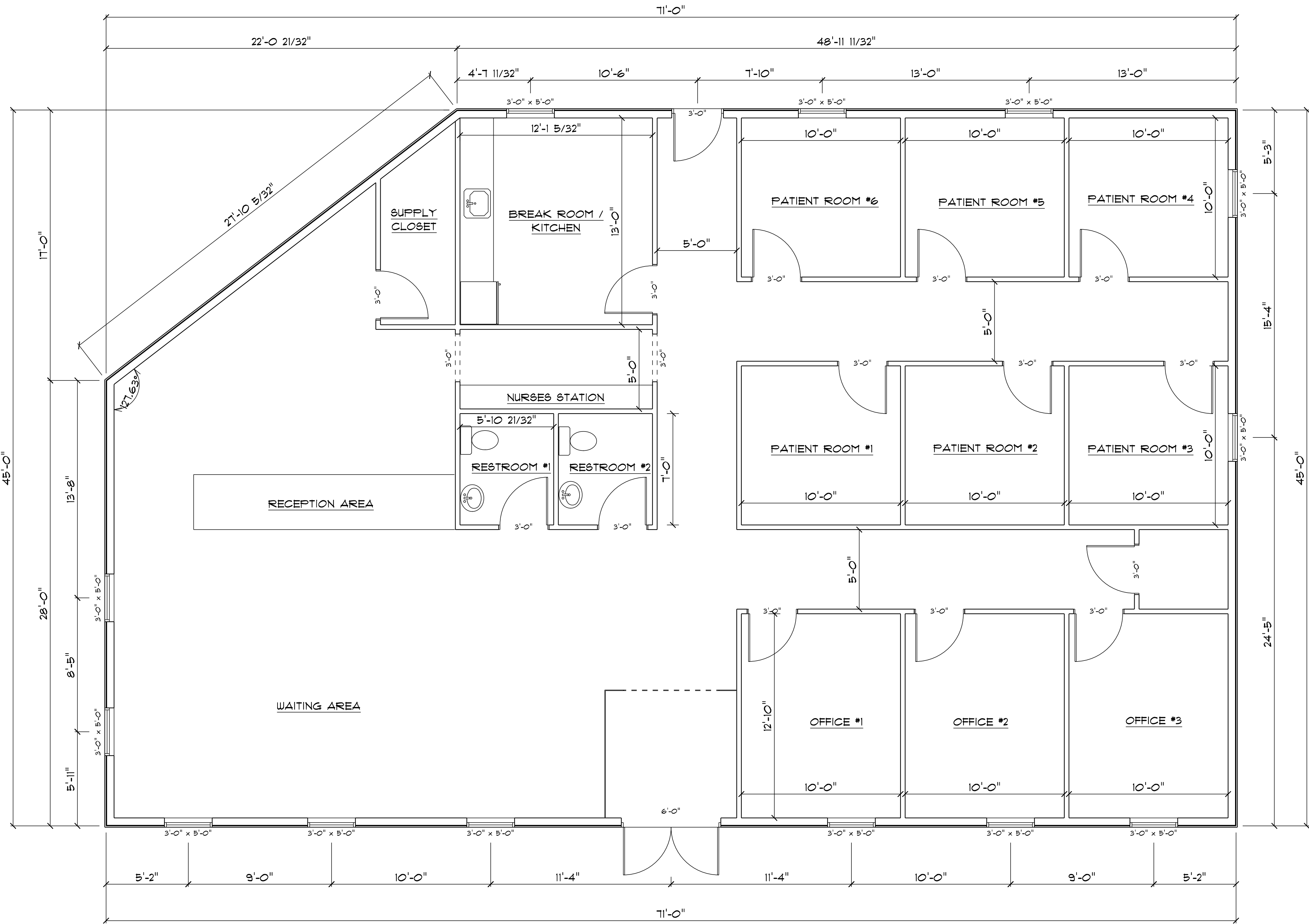
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



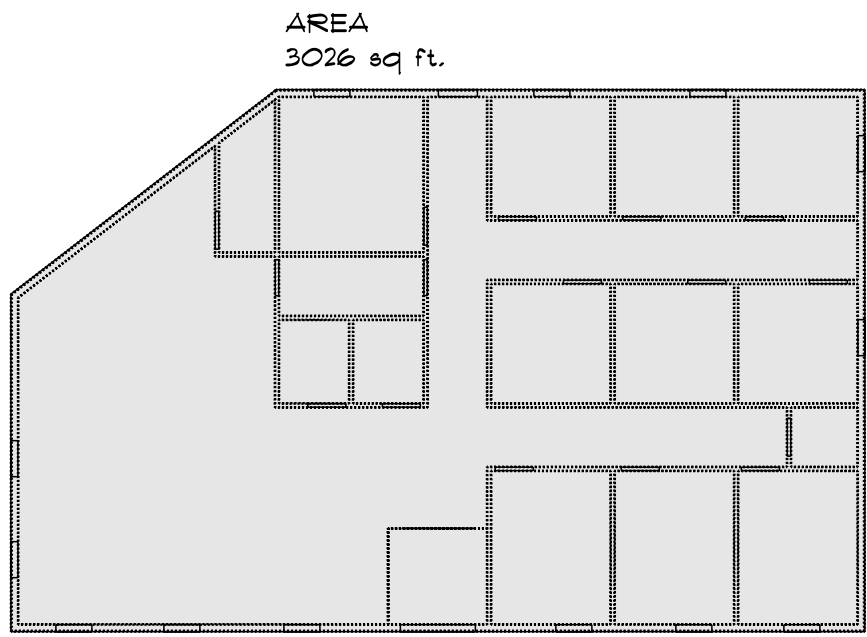
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



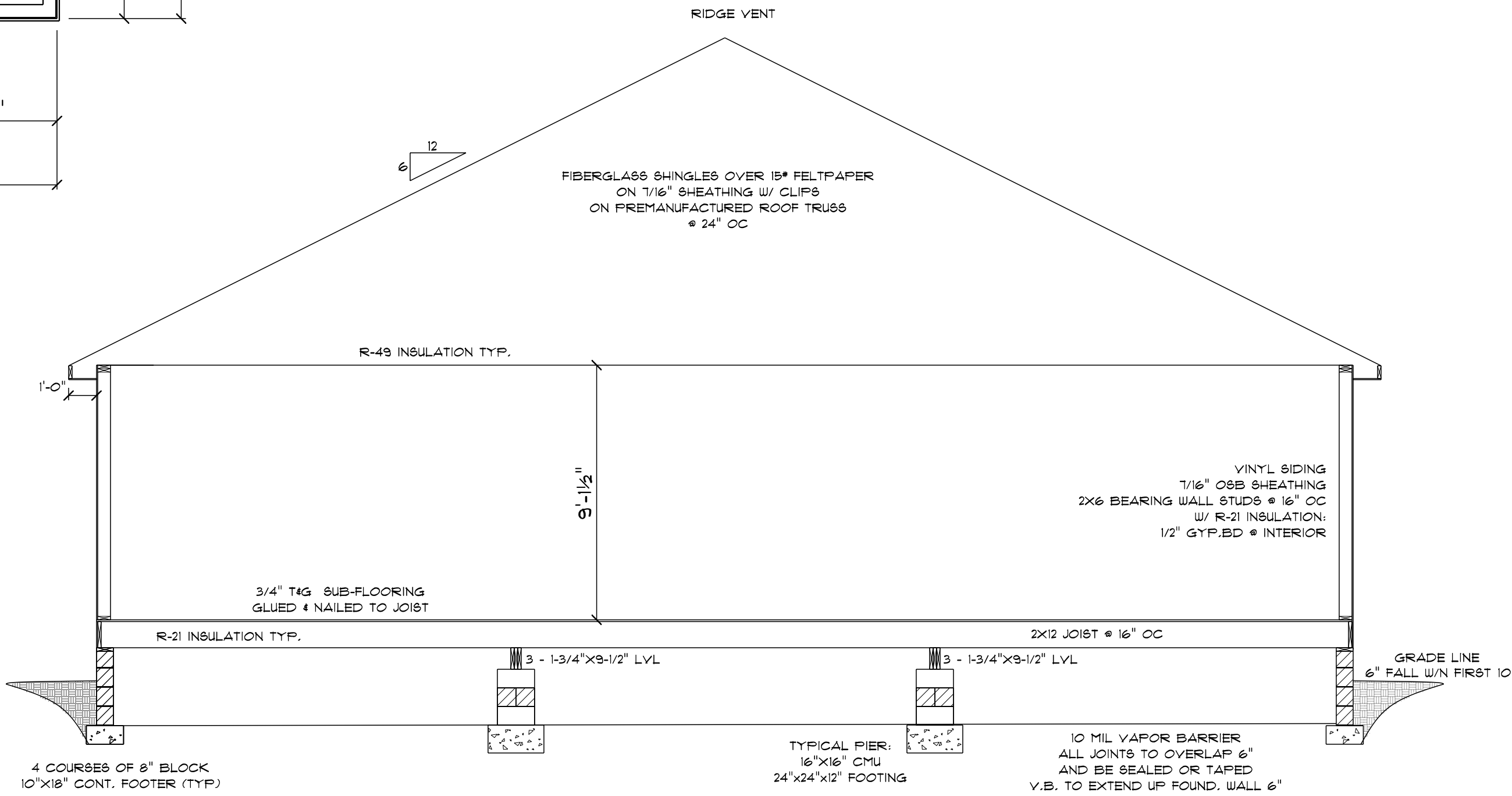
REAR ELEVATION
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN - AREA
SCALE: 1/16" = 1'-0"



CROSS SECTION
SCALE: 1/4" = 1'-0"



DATA SHEET FOR SITE DEVELOPMENT PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF May 8, 2024

PLANNING COMMISSION MEETING OF May 20, 2024

Plan Title:	Revised Leander Lakes III Apartments, S-24-06
Previous Plan:	Leander Lakes III Apartments, S-23-04
Plan Type:	Site Development Plan and Minor Subdivision Plan Active Recreation Area Plan (previously approved with S-23-04)
Location:	South side of Forrest Avenue west of Dover High Drive
Address:	Unaddressed off Forrest Avenue (Previous Part of property at 2285 Forrest Avenue) and 2161 Forrest Avenue
Tax Parcels:	part of ED-05-075.00-01-06.00-000 ED-05-075.00-01-05.00-000
Owners:	(Calvary Baptist Church of Dover) and Leander Lakes IV, LLC
Equitable Owner/Developer:	Leander Lakes III, LLC.
Project Area:	Apartments Lot: 25.00 acres +/- (Pending new parcel) Access Drive on Lot: 12 acres +/- (Residual Lot - Calvary Baptist Church: 50.19 acres +/-)
Project Area Zoning:	RM-2 (Medium Density Residence Zone and partially subject to COZ-1 (Commercial Overlay Zone)
Current Use:	Vacant Land (Agricultural and Woodland)
Proposed Use:	Garden Style Apartments (Multi-family Community)
Dwelling Units:	200 units
Parking:	Required: 450 spaces Proposed: 450 spaces
Water and Sewer:	City of Dover
Previously Approved:	Active Recreation Area Plan
Recreation Area:	Required – 55,000 SF (1.26 +/- acres) Provided – 1.30 +/- acres
Waiver Request:	Elimination of Curbing on Access Drive on (Leander Lakes IV parcel)

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: May 8, 2024

DRAFT

APPLICATION: Revised Leander Lakes III Apartments (Reconfiguration/Relocation of Access Drive)

FILE #: S-23-04

REVIEWING AGENCY: City of Dover Planning

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

I. PLAN SUMMARY:

This application is for Review of a Revision to the Site Development Plan Application S-23-04 for the construction of eight (8) 3-story garden style apartment buildings and 1 (one) 2-story 8 unit building for a total of two hundred (200) units and Active Recreation Areas to be known as Leander Lakes III. The Revised Plan involves the reconfiguration and relocation of the access drive connection to Forrest Avenue for the apartment complex. The parcel with the Access Drive is zoned RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone). The Apartment Complex project area (future 25-acre parcel) is zoned RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone) with the balance of this parcel zoned R-10 (One Family Residence Zone) and partially subject to COZ-1 (Commercial Overlay Zone). The property is located on the south side of Forrest Avenue west of Dover High Drive. The owners of record are Leander Lakes IV, LLC (previous owner: Jireh Christian Center) and Calvary Baptist Church of Dover with equitable owner/developer as Leander Lakes III, LLC. Property Addresses: 2161 Forrest Avenue and part of 2285 Forrest Avenue. Tax Parcels: ED-05-075.00-01-05.00-000 and ED-05-075.00-01-06.00-000. Council District 1. *Waiver Request: Elimination of Curbing on Access Drive. This site was granted conditional approval for a 200-unit apartment complex with Site Plan S-23-04 Leander Lakes III by the Planning Commission on February 21, 2023. A Minor Subdivision Plan to create the 25 acre parcel for Leander Lakes III is pending.*

Existing Property:

The Apartment complex is to be developed on a 25-acre parcel in the southeast portion of the overall, 75.51-acre property; it is in the process of being created through a Minor Subdivision process (Plan released for recordation and recorded 4/17/2024). The overall property has frontage on Forrest Avenue (Route 8) and Artis Drive, but the 25-acre parcel only has frontage on Forrest Avenue. The property is crossed by a small stream and includes woodlands, wetlands, and agricultural lands. In the northeast corner of the site, a place of worship (church) building has been approved under Conditional Use Site Plan C-19-06. The adjoining property to the east at 2161 Forrest Avenue is now part of the project to provide for the location of the reconfigured

access drive from the Apartment complex to Forrest Avenue by way of an existing entrance and driveway currently serving the property. This property is the location of Destiny Christian Church Building.

Previous Applications:

The 75.51-acre tract was annexed into the City in early 2007 along with several other properties on the west side of the City following the annexation of the Carey Farm for the site of the new Dover High School (AX-06-09). At the time of annexation, the tract was zoned to R-10 (One Family Residence Zone) and COZ-1 (Corridor Overlay Zone). Prior to annexation into the City of Dover, the Calvary Baptist Church completed a Site Plan review process under the jurisdiction of Kent County (CS-03-08). That Plan was then accepted by the City through Administrative Site Plan review (MI-07-07). A Building Permit (#07-547) for construction of the church building was issued but not acted upon and then expired.

The overall 75.51-acre property is subject of Conditional Use Site Plan Application C-19-06 Calvary Baptist Church for construction of a new place of worship and associated site improvements including a site entrance from Forrest Avenue. The Conditional Use Site Plan received conditional approval by the Planning Commission at their July 15, 2019 meeting, an extension of plan approval on May 17, 2021, and Final Plan Approval in December 2021. Building Permit was issued and sitework construction activities have commenced.

The subject property was the subject of Rezoning Application Z-22-02 focusing on a 25 acre portion of the overall parcel. In October 2022, the zoning for the 25 acres was approved as RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone). The adjoining Jireh Christian Center Inc. (Destiny Christian Church) property was the subject of Rezoning Application Z-23-01 and approved for rezoning to the RM-2 zone in May 2023 (Ordinance # 2023-04).

Conditional approval for a 200-unit apartment complex with Site Plan S-23-04 Leander Lakes III was granted by the Planning Commission on February 21, 2023. The application was for the construction of eight (8) 3-story garden style 24-unit apartment buildings and 1 (one) 2-story 8 unit building for a total of two hundred (200) units. The Minor Subdivision Plan to create Lot 1 of 50.19 acres+/- (residual) and Lot 2 of 25 acres (project area) is pending completion of the recordation process.

Surrounding Land Uses

The surrounding parcels are zoned residential. Located to the north across Forrest Avenue (Route 8) are a series of lots with single family homes which are outside City limits and under the jurisdiction of Kent County. To the east of the proposed Apartment Complex (and now included in the development plan to provide an access drive connection) is the Destiny Christian Church which has access to Forrest Avenue. A second church, Dover Christian Church, also fronts on Forrest Avenue but has access from Dover High Drive. Adjoining the subject site to the southeast, there is multi-family development for 240 apartment units known as Leander Lakes (S-12-18). To the south is agricultural land outside of City limits and to the west of the project area is a wooded portion of the main parcel.

Preliminary Land Use Services Review (PLUS)

An application (PLUS Review #2022-11-06) related to this Leander Lakes III project for 200 apartment units was reviewed by the State's Preliminary Land Use Services, as required by the City of Dover's Memorandum of Understanding (MOU). It was reviewed by the state at the meeting on November 16, 2022. This MOU requires that non-residential developments of over 75,000 square feet or residential developments containing 125 or more dwelling units complete the PLUS Review process prior to application submission. Copies of the PLUS Review Comments are on file at the Planning Office; and a copy of the applicant's response letter is attached to this Report.

II. PROJECT DESCRIPTION:

The Site Development Plan as submitted by the applicant for the Revised Leander Lakes III Apartments continues to consist of nine (9) garden style apartment buildings with active recreation areas and walking paths for a total recreation area of 1.30 Acres +/- . This Revised Site Plan S-24-06 involves the reconfiguration and relocation of the access drive connection to Forrest Avenue for the apartment complex. The developer acquired the adjoining property at 2161 Forrest Avenue that has a larger frontage on Route 8. The Revision will carry the access drive from the Apartment complex across the Leander Lakes IV property (previous Jireh Christian Center, Inc.) property instead of an interconnection with the Calvary Baptist Church property to reach Forrest Ave/Route 8.

Minor Subdivision Plan

Site Plan S-23-04 included a minor subdivision of the 75 +/- acres main parcel to create the project site of 25 acres with frontage on Forrest Avenue. The project area parcel is to coincide with the land area rezoned to the RM-2 zoning district (Z-22-02). Residual Lot of 50.19 acres is the residual area of the main parcel (proposed Calvary Baptist Church location). The Minor Subdivision Plan included easements along Isabelle Isle connecting to Dover High Drive (access easement) and other utility easements. It has been approved and released for recordation; the recordation occurred on April 17, 2024.

III. ZONING REVIEW:

The subject property is unaddressed and was rezoned as RM-2 (Medium Density Residential Zone) with a portion fronting on Forrest Avenue being subject to COZ-1 (Commercial Overlay Zone). The RM-2 zone allows for a variety of housing unit types ranging from single family detached dwellings, duplexes, multiplexes, and townhouses to garden apartments. The RM-2 zone has a maximum gross residential density limitation of eight dwelling units per acre. The adjoining parcel that the access drive crosses (as revised) is also zoned RM-2 with Application Z-23-01.

COZ-1 (Corridor Overlay Zone)

The subject site areas involved with this application are partially located within the COZ-1 (Corridor Overlay Zone). The COZ-1 impacts only the front 520 feet of the property along Forrest Avenue. The proposed apartment complex (main area with buildings) is not within the COZ-1; only a portion of the proposed access drive on the Leander Lakes IV property is within the COZ-1. Thus, this means that only portions of the site and its development are subject to the COZ-1 provisions.

The *Zoning Ordinance* details the requirements of the COZ-1 in Article 3 §26 and its subsections. The Corridor Overlay Zone as a planning and growth management tool is designed to foster and attractive, efficient, and economically vibrant urban corridor along Route 8/Forrest Avenue and Saulsbury/McKee Roads. To this end, more stringent standards are applied to development taking place along the corridor. A discussion of the provisions of the COZ-1 which apply to this application follows below.

The plan as presented is in compliance with the requirements listed below. Since no buildings are in the COZ-1 area, they are not required to meet the COZ-1 provisions.

- Achieves the following for the parking lot layout/arrangement: parking lot location is not in the front yard setback and the number of parking spaces versus islands. Since there is currently no building within the COZ-1 zone area, the parking lot is accepted in its current location.
- The proposal meets the requirement that 25% of the lot consist of landscaped open space. A significant amount of development area on the apartment parcel and on the adjacent access drive (Destiny Church parcel) remains as open space.
- Street frontage of Forrest Avenue is required to have a landscaped open space of 25 feet and provide one tree per 50 (fifty) feet of frontage. (See Landscape discussion.)
- Non-frontages (side and rear yards) in the COZ-1 area are required to have landscaped open space of 15 feet when adjacent to residential uses and landscaped open space of 5 feet when adjacent to non-residential uses and to provide one tree per 75 (seventy-five) feet. (See Landscape discussion.)

IV. PARKING SUMMARY:

The parking requirement for apartments is based on a rate of two (2) parking spaces per dwelling unit plus 0.25 space per dwelling unit for visitor parking. Based on the number of dwelling units (200 units), this site would require 450 parking spaces. The plans submitted identify a total of 450 parking spaces located around the perimeter of the complex and including handicapped accessible parking spaces near each building.

Bicycle Parking

The site plans submitted identify three (3) bike rack locations with several including a shelter. Bicycle parking is required at a ratio of one space for every twenty parking spaces. If the site is required to have 450 vehicle parking spaces, then twenty-three (23) bicycle parking spaces are required.

Waiver Request – Partial Elimination of Upright Curbing

The upright cubing for parking lots and drive aisles is required by the requirements of Article 6 Section 3.6(b) of the *Zoning Ordinance*. The Apartment complex area appears to make use of upright curbing throughout. The Revised Site Plan proposes an access drive connection from the northwest corner turn of Isabell Isle traveling north across the Leander Lakes IV parcel to interconnect with the existing entrance drive of the Destiny Christian Church Building that intersects with Forrest Avenue/Route 8. A written waiver request was received citing the access drive without curb would likely be a temporary situation pending designs to redevelop the adjoining parcel.

V. SITE CONSIDERATIONS:

Access – As Revised

The access to this Apartment Complex portion of the site is now proposed to be across the adjoining Leander Lakes IV parcel (at 2161 Forrest Avenue) to connect to the Destiny Christian Church property entrance drive to connect to Forrest Avenue. Originally with Site Plan S-23-04 access was proposed to Forrest Avenue by interconnecting with an internal drive aisle of the Calvary Baptist Church (under construction) which has an entrance/exit from Forrest Avenue; this will be eliminated. The on-site circulation of Toulson Terrace (drive aisle) in the proposed Leander Lakes III Apartment complex continues to connect to the parking lot drive aisle (Isabelle Isle) of the existing Leander Lakes apartments which allows access to Dover High Drive.

Rear Emergency Access

Rear Emergency Access is required for some residential dwelling types. According to Article 5, Section 17 of the *Zoning Ordinance* an 18 ft. wide Secondary Fire Lane or 18 ft. wide subgrade emergency access lane is required for Apartments that are 2-3 stories to serve as rear access. This is to provide access to rear building areas. The plan calls for an emergency access lane network along the inside of the common area with a 10 foot wide concrete path with an additional 4 foot of grass pavers on either side. This creates a lane of 18 foot width to provide a fire access to the back side of each of the buildings. The Fire Marshal's Office will also evaluate these fire protection measures as related to the fire lane requirements of the applicable Fire Codes.

Lighting

Light poles are shown on the Site Plan between the buildings and the parking lots. No further details are listed. Open space lighting for the walking paths and the emergency access lane paths is also shown.

Sidewalks

Sidewalks are shown on the plans between the parking lots and the building access points. Wider sidewalks serve as rear emergency accessways as part of the pedestrian connectivity. Pathways as stone dust walking paths connect directly to the recreational amenity areas. There are sidewalks that continue from Building A and Building I in Leander Lakes III across Toulson Terrace to connect to the neighboring community of Leander Lakes Apartments.

Dumpsters

New Dumpster regulations adopted March 11, 2024 require Dumpsters based on apartment unit counts. Based on 200 apartment units, a total of nine (9) Dumpsters are required. There is a dumpster pad for each building on the opposite perimeter of the parking lot with space in each for both trash and recycling containers.

Wetlands & Buffering

The *Zoning Ordinance*, Article 5 §11.22 prescribes provisions related to wetland areas. It requires setbacks from wetland areas that are over 0.25 acres in size. This plan depicts Non-Tidal wetlands which coincide with a stream that crosses the property. A 100-foot setback is required; however, this can be reduced to 50 feet with implementation of a Riparian Buffer or reduced to 30 feet with bank stabilization. Adjacent to the wetland/stream the plan shows a 50 foot riparian buffer where existing vegetation will be maintained. The site parking lot circulation drive aisle

(Porter Place) crosses the stream in two locations. More detail on the culvert and design of the road crossings is needed and will require specific permits.

VI. BUILDING ARCHITECTURE:

The applicant has submitted elevations for both the three story 24-unit buildings and the two story 8-unit building. Each unit has a balcony or patio area. The larger buildings have two points of entry as an open stairwell corridor to access the units on each floor. The detail drawings show the front, rear, left and right building elevations. Additionally detailed drawings for the 24-unit buildings were provided showing the side gable, corner tower, entry, projecting balcony, and rear gable group. Each of the gables has a decorative gable trimwork.

The exterior finishes of the apartment buildings consist of a brick watertable, horizontal vinyl siding with select areas of vertical siding, trim board at corners and window surrounds, band board dividing the wall at floor transitions, and fascia boards. Architectural asphalt shingles are shown for the pitched gable roofs.

VII. 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 “Development Area.” The Cover Sheet (Sheet 1) of the Plans submitted appears to note existing woodland on-site generally found in the southwest corner of the project area. According to plans, there are 2.01 acres of existing woods, and they propose to remove 0.45 acres of these woods to make way for the building site.

Based on the number of acres for this development site, the minimum required number of trees is 341. The site plans show 367 trees (deciduous, evergreen, and screening evergreen trees) spread over the site around the parking lot and in the internal open space areas. There are tree plantings adjacent to Forrest Avenue and along the property lines in the COZ-1 area of the parcel. However, there are no trees proposed on the plan along the balance of the entrance drive labeled Toulson Terrace leading to the apartment complex. The plan calls for three types of deciduous and evergreen trees but does not specify tree species giving only a tree selection list.

COZ-1 Landscaping Requirements

The COZ-1 requires that a minimum of 25% of the site be landscaped open space. For this site approximately 59.4% of the apartment parcel is open space (40.6% is impervious cover per the submitted plan). The COZ also requires at least one tree per 50 linear feet of frontage to be planted; three trees are planted along the multi-modal path at the Forrest Avenue frontage on the 25-acre parcel and there are a series of existing trees on the Leander Lakes IV parcel. One tree per 75 feet is also required on non-frontage perimeters within the COZ-1 zone. There are trees on the west and east property lines of the project area in the COZ-1 of the main parcel. Trees must be added along the adjoining parcel line on 2161 Forest Avenue property.

VIII. ACTIVE RECREATION AREA

Active Recreation Area Plan Review

Zoning Ordinance, Article 5 Section 10.11 notes the purpose of providing Recreation Areas as an integral design element within residential developments providing opportunities for a variety of active recreational pursuits.

With Site Plan S-23-04, the applicant submitted a Recreation Areas Exhibit Plan dated February 8, 2023. Review of that Plan by the Parks, Recreation and Community Enhancement Committee discussed revisions, and these have been implemented and displayed on Sheet 7 and 8 of this submission. This Revised Plan includes the amenities of Fitness Areas, cornhole/horseshoes, a walking trail, and pathways of crushed stone. An itemized listing of the Recreation Areas and materials is given on the Plan sheet. The Recreation Plan Review Report originally reviewed the Plan and is available in the Planning Office. Planning Staff determined that additional review of the Recreation Plan would not be required as it continues to meet the code requirements and was revised in response to previous review comments.

IX. CITY AND STATE CODE REQUIREMENTS:

The subject proposal (plan set dated 4/4/2024) 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) Active Recreation Area: The applicant is responsible for providing an Active Recreation Area of a minimum 55,000 SF. The Plans Applicant has provided information indicating they intend to provide 1.30 acres (56,628 SF) SF of Active Recreation Area. The revisions to the Active Recreation Area were incorporated into the plan as Sheets 7 and 8 of the plan set.
 - a. The Active Recreation Area was reviewed and recommended for approval by the Council Committee of the Whole: Parks, Recreation & Community Enhancement Committee on February 14, 2023. Since no significant changes were made a second review by this Committee is not required.
- 2) Upright curbing shall be provided around all parking and drive areas in accordance with the requirements of the *Zoning Ordinance* unless a waiver is granted by the City Planner. A written waiver request was received to eliminate the curbing along the new access drive and connection to Forrest Avenue.
- 3) Sheet 1 – Cover Sheet:
 - a. List updated tax parcel number (when assigned), involved property owners, and addresses of properties.
 - b. Cite source of wetlands delineation; where is signature block?
 - c. Match total impervious coverage and lot coverage. It is listed differently.
- 4) Sheet 2 – Existing Conditions Plan: Add addresses to church buildings and properties for clarity.
- 5) Sheet 3 – Preliminary Site Plan:
 - a. Add traffic control signage for fire lanes; points of intersection of Porter Place with Toulson Terrace and Isabelle Isle.
- 6) Please provide one or more detail sheets depicting required site details, including but not limited to bike racks, Dumpsters, stormwater, and utility details, etc.

- 7) Sheet 4 – Clarify if ROW dedication and easement are existing or proposed. If proposed, then a Record Plan sheet will be required. Ensure plan set has references to easements already established.
 - 8) Sheet 5 and 6 - Preliminary Landscape Plan:
 - a. Identify specific tree species for proposed trees. The tree selection list can be linked to type.
 - b. Identify any landscape planting plan around each apartment building.
 - c. Tree placements providing shade to recreation amenity areas is encouraged.
 - d. Show required demarcation shrub plantings for rear emergency access lanes.
 - e. Please be aware of placement of any trees/landscaping with regards to any underground utilities/storm water management systems and rear emergency access lanes.
 - 9) Provide details on the bridge or culvert crossings of Porter Place at the non-tidal wetlands/stream (two locations). Documentation of appropriate Permits for these crossing will also be required.
 - 10) Note the number of bicycle parking spaces to be provided in the data column. Add details of bike rack shelter construction.
 - 11) Signs are subject to a separate review and approval process in the City of Dover. However, advice may be given on the locations of freestanding signs if they are included on the Site Plan. The proposed location of Apartment Complex signage on the adjacent church will need additional review for compliance.
 - 12) Any Erosion & Sediment Control Plans and Stormwater Management Plans granted approval by the Kent Conservation District 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.
 - 13) Record Plan: A separate Record Plan sheet may be needed to capture the additional easements for the access drive and any utility easement such as that to reach the pump station (if required by Department of Water & Wastewater).
 - 14) The Final Plan set must include notes documenting any action taken by the Planning Commission regarding any requested waivers and must list any additional conditions of approval.
- X. RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

In accordance with the *Zoning Ordinance*, Article 10 §2.2, the Planning Commission in considering and acting upon Site Development 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 2.21 to 2.28.

- 1) Waiver Request - Partial Elimination of Upright Curbing on Access Drive: Planning Staff grants approval of this waiver request noting the potential linkage to the stormwater management plan and the future development that may occur on 2161 Forrest Avenue that could change the format of the Access Drive.
- 2) Electric Vehicle Charging: Planning Staff encourages this project to include the installation of Electric Vehicle Charging Stations in its parking lot. Currently, the *Zoning Ordinance* does not require them, but many other jurisdictions have implemented such requirements. Electric Vehicle Charging Stations formats include EV-Capable, EV-Ready, and EV-Installed. The plan indicates that they are planning infrastructure for two EV spaces with each building.

XI. ADVISORY COMMENTS TO THE APPLICANT:

- 1) The Planning Commission should act upon the request for any waivers as part of any motion regarding this project application, or as a separate motion as necessary. Note: All waivers are at the discretion of the Planning Commission. The Commission may approve or deny waiver requests.
- 2) In the event, that major changes and revisions to the Site Development Plan occur in the finalization of the Site Plan contact the Department of Planning and Inspections. Examples include relocation of site components like paving 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 regarding 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) The redevelopment of the Leander lakes IV parcel (previous Destiny Christian Church owned by Jireh Christian Center) will be subject to separate plan submission and review.
- 5) Following Planning Commission approval of the Site Development 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).
- 6) For building new 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.

- 7) 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.
- 8) The addresses for the new buildings proposed on the property will need to be confirmed with the City's Tax Assessment Office. The existing address of 2285 Forrest Avenue may be retained for the proposed church (CBC) on the one property. 2161 Forrest Avenue is the church building to the northeast of the proposed apartment complex. Each apartment building will be addressed using the named drive aisle of Porter Place and Toulson Terrace.
- 9) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate Site Plan approvals, Pre-Construction meetings, site inspections and permits are required.
- 10) The applicant shall be aware that Site 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. Building Permits will be required for each building.
- 11) 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: MAY 1, 2024



APPLICATION: REVISED Leander Lakes III Apartments

FILE #: S-24-06

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-gallon 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. The stormwater infrastructure proposed for this project shall be privately maintained.

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 internal street network for this property will be privately owned and maintained.

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 will require a double check valve assembly to be installed downstream of the water meter in the building.
 9. Please provide a detailed section of the water main crossing the existing ditch.
 10. Please provide any connection plan to the adjacent property to the north. As the plan stands now, the water infrastructure shall be privately owned and maintained.

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, ow

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. Please provide calculations that support the existing pump station in this basin can properly accept the proposed flow from this development. If upgrades are required to the pump station, the developer will be responsible.
9. Please provide any connection plan to the adjacent property to the north. As the plan stands now, the wastewater infrastructure shall be privately owned and maintained.

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 may 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 may 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: MAY 1, 2024

APPLICATION: Revised Leander Lakes III Apartments
FILE #: S-24-06
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.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 05/01/24

APPLICATION: Revised Leander Lakes III Apartments

FILE #: S-24-06 REVIEWING AGENCY: City of Dover, Office of the Fire MarshalCONTACT PERSON: Jason Osika, Fire Marshal
josika@dover.de.usPHONE #: (302) 736-4457

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.

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 be 10 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% 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. 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)

12. 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.

13. 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.
14. 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

15. 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.
16. Speed Reduction Devices must be approved, please see City of Dover Ordinance Chapter 98-10 in reference to this process.
17. Gated Areas: Fire Department access shall be provided to the property through the use of a system or device approved by the Fire Marshal. The system or device required shall be located in an area accessible to the fire department and approved by the Fire Marshal. All gates shall be either automatic or manual.

An automated system shall consist of one manual and one automated means to open the gate. The owner or their representative shall meet with the Fire Marshal prior to submission to agree on the system. A letter of agreement shall be created and signed by both parties. The letter shall include a detailed description of both the manual and automated means.

A manual gate shall consist of one manual means to open the gate. The owner or their representative shall meet with the Fire Marshal prior to submission to agree on the means to open. A letter of agreement shall be created and signed by both parties. The letter shall include a detailed description of the manual means to open.

To be considered accessible for fire department apparatus the actual clear openings shall be not less than 14 feet, the paved surface through the gate shall be not less than 12 feet, and the gate shall be setback from the perpendicular street by at least 50 feet.

Please contact this office to discuss options available to comply with this requirement.
(2021 Delaware State Fire Prevention Regulations 705, Chapter 5, 2.6)

18. 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
19. 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.

20. 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.
21. 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>

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

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)

23. 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 3 In 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)

24. Fire Department Connection is to be a 5-inch storz 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)

25. 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)

26. Fire Department Connection to be located within 300 feet of fire hydrant, measured as hose would come off the fire equipment.
27. 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)

28. TBD 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)

29. 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)

30. 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,* 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,

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, numbers shall be contrasting to the background color and shall be placed on each building in the complex,

Arabic numerals, all 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)

31. 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

32. 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
33. 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.
34. Project to be completed per approved Site Plan.
35. Full building and fire plan review is required.
36. Construction or renovations cannot be started until building plans are approved.
37. 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.
38. Building cannot be occupied by the public until a Certificate of Occupancy is obtained.
39. 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)

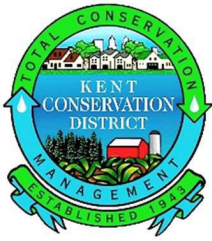
ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. Please confirm that there is a hydrant within 300' of each FDC
2. Please confirm that the hydrants are properly spaced per item # 18 listed above
3. Please confirm that the rear emergency access meets the following: All subgrade emergency access lanes shall be constructed on a level subgrade compacted to at least 2,000 pounds per square foot. The compacted subgrade shall be overlaid with three to four inches of compacted crusher run (CR1-2.5") underneath four inches of compacted crusher run (CR6-1.5") to form a compacted subbase. The compacted subbase shall be covered with at least four inches of topsoil and shall be graded and seeded or sodded. (See figure 17.1.)
4. The access drive will have no parking due to its size, please ensure it is properly marked no parking.

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.**



KENT CONSERVATION DISTRICT

Item 7.

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

**CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
MAY 2024**

APPLICATION: Revised Leander Lakes III Apartments

FILE #: S-24-06

REVIEWING AGENCY: Kent Conservation District

CONTACT PERSON: Kate Owens

PHONE: (302) 608 – 5370

EMAIL: stormwater@kentcd.org

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. Leander Lakes III preliminary sediment and stormwater management plan was submitted, and review 1 comments were provided August 30, 2023. Comments must be addressed, and an item-by-item response narrative is required for resubmittal.
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. As a reminder, the Kent Conservation District is required to verify that a Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under a NPDES General Permit has been received by DNREC prior to District approval.
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
APPLICATION REVIEW COMMENTARY

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APPLICATION: Revised Leander Lakes III Apartments

FILE#: S-24-06

REVIEWING AGENCY: DelDOT

CONTACT PERSON: Will Mobley

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. The developer has been in contact with DelDOT. When Phase IV comes online, the developer must make a Pre Submittal meeting to discuss the entrance. Further comments will be generated from that meeting.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: 5/8/2024

**Dover/Kent
County
Metropolitan
Planning
Organization**

S-24-06 Revised Leander Lakes III Apartments

FILE # Z-24-05

REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob

PHONE #: (302) 387-6030

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
Zoning Review

S-24-06 Revised Leander Lakes III Apartments

- 1) The MPO does not have any objections to the proposed site development plan. Note that Dover Kent MPO completed a pedestrian safety study for the Dover High School walk zone in July of 2023. Extending the sidewalk along the southern side of Forrest Ave, including in front of the Leander Lakes properties, was one of the recommendations to come out of this analysis. It was also recommended that residential neighborhoods provide adequate sidewalk connections, and that additional crossings be added to Dover High Drive, so that students may safely walk to and from Dover High School. For the full study, please see the following link:
<https://doverkentmpo.delaware.gov/files/2023/07/Dover-High-School-Walk-Zone-Sidewalk-Gaps-Final-7.2023.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.





solutions

Integrated Planning
Engineering & Management, LLC

April 5, 2024

Ms. Dawn Melson-Williams
City of Dover
15 Loockerman Plaza
Dover, DE 19901

RE: Leander Lakes III Waiver Request

Dear Dawn,

Please allow this letter to serve as a waiver request for providing curbing along the access road through the future Leander Lakes IV parcel. The hope for this road is that when Leander Lakes IV is developed, this road may remain in place and be expanded upon with the development of that parcel. If curbing is provided now, this will limit the ability to provide parking and improvements off of this access road whenever Leander Lakes IV is developed.

It is understood that any development of Leander Lakes IV will require a separate site plan.

Should you have any questions, please do not hesitate to call our office.

Thanks,



Jim Eriksen, PE

Solutions IPEM



Integrated Planning
Engineering & Management, LLC

February 17, 2023

Mr. David Edgell
Director, Office of State Planning Coordination
Haslet Armory
122 Martin Luther King Jr. Blvd. South
Dover DE, 19901

RE: Leander Lakes III – Dover, Delaware

Dear Mr. Edgell,

Please allow this letter to serve as our response to the PLUS review of the Leander Lakes III project. Answers to comments have been provided following each comment taken directly from your comment letter for ease of use. Our responses are in red and are in different font for ease in review.

Thank you for meeting with State agency planners on November 16, 2022 to discuss the proposed plans for Leander Lakes III. According to the information received, you are seeking review of a site plan for the construction of 200 multiplex dwelling units.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that as the City of Dover is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the city.**

Response: The developer will comply with all Federal, State, and Local Regulations regarding the development of this property. The developer will comply with any and all regulations/restrictions set forth by the City of Dover.

Strategies for State Policies and Spending

This project is located in Level 1 and Level 2 investment areas within the municipal limits of Dover.

Investment Level 1 reflects areas that are already developed in an urban or suburban fashion, where infrastructure is existing or readily available, and where future redevelopment or infill projects are expected and encouraged by State policy. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near-term future.

Development in Levels 1 and 2 is consistent with the 2020 Strategies for State Policies and Spending; therefore, the Office of State Planning Coordination (OSPC) has no objections to this site plan, provided it meets the relevant codes and ordinances of the City of Dover.

Response: It is noted that this project is located within Level 1 and 2 investment areas where development is anticipated and encouraged by the State. The developer will comply with any and all regulations/restrictions set forth by the City of Dover.

Code Requirements/Agency Permitting Requirements

Department of Transportation (DeIDOT) - Contact Stephen Bayer 302-760-4834

- The site access on Forest Avenue (KCR 51) must be designed in accordance with DeIDOT's Development Coordination Manual, which is available at <http://www.deldot.gov/Business/subdivisions/index.shunl?dc=changes>.
- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at [https://www.deldot.gov/Business/subdivisions/pdfs/Meeting Request Form.pdf](https://www.deldot.gov/Business/subdivisions/pdfs/Meeting%20Request%20Form.pdf) 080220 17.
- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DeIDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.
- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. Using the 11th edition of the Institute of Transportation Engineers' Trip Generation Manual, DeIDOT estimates that the subject development, consisting of 200 multifamily low-rise homes, would generate 1,375 vehicle trip ends per day and estimates the weekday morning and evening peak hour trip ends at 85 and 107, respectively. Therefore, a TIS would normally be required.
 - Section 2.2.2.2 of the Development Coordination Manual provides that for developments generating less than 2,000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DeIDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS. The AWS Fee is calculated as \$10 per daily trip or, in this case, \$13,750. AWS Fees are used to fund traffic studies, not to build improvements.
 - The purpose of a TIS, per DeIDOT regulations, is to determine the offsite improvements for which the developer should be responsible to build or contribute toward. DeIDOT anticipates requiring the developer to improve Forest Avenue, within the limits of their frontage, to meet DeIDOT's standards associated with its Functional Classification. Forest Avenue is a Minor Arterial, for which the standard includes 12-foot lanes and 8-

foot shoulders. DelDOT anticipates requiring the developer to improve Artis Drive (KCR 197), within the limits of their frontage; to meet DelDOT's standards associated with its Functional Classification. Artis Drive is a Local Road, for which the standard includes 11-foot lanes and 5-foot shoulders. Frontage, as defined in Section 1.8 of the Manual, includes the length of roadway perpendicular to lines created by the projection of the outside parcel corners to the roadway.

- Questions regarding the requirement to improve the site frontage should be directed to the Kent County Review Coordinator, Mr. Olayiwola Okesola. Mr. Okesola may be reached at Olayiwola.Okesola@delaware.gov or (302) 760-2409.
- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage. By this regulation, this dedication is to provide a minimum of 40 feet of right-of-way from the physical centerline of Forest Avenue. This dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline of Artis Drive. The following right-of-way dedication note is required, "An X-foot wide strip of right-of-way from the centerline is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."
- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "A 15-foot wide permanent easement is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."
- Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:
 - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
 - Depiction of all existing entrances within 300 feet of the proposed entrance on Forest Avenue.
 - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.
- Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 1 and 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is required.
- Section 3.5.4.4 of the Manual addresses accessways, paved pathways connecting sidewalk or path along a road frontage to an internal sidewalk or path.
- Section 3.5 of the Manual provides DelDOT's requirements with regard to connectivity. The requirements in Sections 3.5.1 through 3.5.3 shall be followed for all development projects having access to state roads or proposing DelDOT maintained public streets for subdivisions. DelDOT anticipates recommending that the City require the proposed interconnections at the eastern side of the property to the parcel to the east, Tax Parcel 2- 05-07500-01-0501-00001.
- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right- of-way along Forest Avenue and Artis Drive.

- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.
- In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.
- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

Response: The developer will continue to coordinate with DelDOT regarding the final frontage improvements, offsite improvements, final entrance locations, and cost sharing contributions. Record and Entrance Plans will be submitted to DelDOT in accordance with the latest DelDOT regulations.

Department of Natural Resources and Environmental Control (DNREC) - Contact Clare Quinlan 302-735-3480

Disclaimer Clause: Staff from the Delaware Department of Natural Resources and Environmental Control (DNREC) reviewed the project submitted for PLUS review. The absence of comments regarding specific resources does not indicate that there are not additional constraints or environmental issues on site, nor does it indicate DNREC support of a project.

Developers and municipal officials are encouraged to reach out to Clare Quinlan at (302) 735- 3480 if they have any specific requests for information.

Concerns Identified Within the Development Footprint

Wetlands and Subaqueous Lands

Maps from the Statewide Wetlands Mapping Project indicate the potential presence of non-tidal wetlands on the site and an intermittent stream flowing through the project site. The application indicates that wetlands have been delineated. The application proposes road crossings over the wetlands and stream.

Requirements:

- A Subaqueous Lands Permit from the DNREC Wetlands and Subaqueous Lands Section may be required. To apply for a permit online, please visit their website at <https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/permits/>.
- Federal permits from the U.S. Army Corps of Engineers may also be necessary if dredge or fill is proposed in non-tidal wetlands or streams. A delineation of waterways and wetlands may be required, to be completed by a qualified professional hired by the landowner. In certain cases, permits from the US Army Corps of Engineers may trigger additional certifications from DNREC

(Coastal Zone Federal Consistency Certification and 401 Water Quality Certification). Work with the U.S. Army Corps of Engineers to determine the appropriate permitting requirements if federal permits are required.

Federal Contact: U.S. Army Corps of Engineers (Dover Office) at (267) 240-5278.

Website: <https://www.nap.usace.army.mil/Missions/Regulatory/Contacts/>

State Contact: DNREC Wetlands and Subaqueous Lands Section at (302) 739-9943.

Website: <https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/>

Response: A wetland delineation has been submitted to the Army Corp of Engineers for a jurisdictional determination. It is understood that the wetland crossings will require wetland permitting.

Vegetated Buffer Zones

Site plans show a 50-foot riparian buffer along non-tidal wetlands. Vegetated buffer zones placed adjacent to waterways and wetlands help improve water quality by reducing sediment and pollutant loads. They also provide valuable habitat and can help prevent encroachment of human activities into ecologically sensitive areas. Vegetated buffers are not equivalent to setbacks, as residential lots, walkways, and stormwater management facilities should not be contained within the vegetated buffer zone.

Requirements:

- The applicant must comply with minimum vegetated buffer widths as identified within county and municipal codes.

Contact: DNREC Wildlife Species Conservation & Research Program at (302) 735-3600.

Website: <https://dnrec.alphadelaware.gov/fish-wildlife/contact-information/>

Response: The buffers will be compliant with City of Dover regulations.

Stormwater Management

This application proposes greater than 5,000 square feet of land disturbing activities, therefore, this project will be subject to Delaware's Sediment and Stormwater Regulations.

Requirements:

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Kent Conservation District.

- Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically (<https://apps.dnrec.delaware.gov/enoi/>, select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the \$195 fee.
- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

Plan review agency contact: Kent Conservation District at (302) 608-5370.

Website: <http://kentcd.org/>

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.

E-mail: DNREC.Stormwater@delaware.gov.

Website: <https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/>

Response: It is noted that stormwater management approval will be required. The developer will meet all agency requirements.

Nutrient Management Plan

This project proposes open space of 17.5 acres.

Requirements:

- A nutrient management plan is required for all persons or entities who apply nutrients to lands or areas of open space of 10 acres or more.

Contact: Delaware Department of Agriculture's Nutrient Management Program at (302) 698- 4558.

Website: <https://agriculture.delaware.gov/nutrient-management/>

Response: It is noted that a nutrient management plan is required if nutrients are applied to areas of open space of 10 acres or more.

Delaware Emergency Management Agency (DEMA) - Contact Phillip Cane 302-659-2325

Proposed Project Parcel Flood Concern

- This parcel is located within an area of Minimal Flood Concern of 1,000 years or greater.

Parcel Status within County Evacuation Zone Location

- The parcel is not located within a Kent County Evacuation Zone.

Response: It is noted that the project is located in areas of minimal flood concern and is not within a Kent County Evacuation Zone.

Delaware Department of Agriculture (DDA) - Contact Milton Melendez 302-698-4500

- The proposed project is adjacent to a property protected through the State's Agricultural Lands Preservation Program (Roughley District K-97-10-185 Parcel#: 2-00-07500-01- 3200). Therefore, the activities conducted on this preserved property are protected by the agricultural use protections outlined in Title 3, Del. C., Chapter 9. These protections effect adjoining developing properties. The 300-foot notification requirement affects all new deeds in a subdivision located in whole or part within 300 feet of an Agricultural District/Easement. Please take note of these restrictions as follows:

§ 910. Agricultural use protections.

- a) Normal agricultural uses and activities conducted in a lawful manner are preferred and priority uses and activities in Agricultural Preservation Districts. In order to establish and maintain a preference and priority for such normal agricultural uses and activities and avert and negate complaints arising from normal noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations, land use adjacent to Agricultural Preservation Districts shall be subject to the following restrictions:
 - (1) For any new subdivision development located in whole or in part within 300 feet of the boundary of an Agricultural Preservation District, the owner of the development shall provide in the deed restrictions and any leases or agreements of sale for any residential lot or dwelling unit the following notice:
This property is located in the vicinity of an established Agricultural Preservation District in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities."
 - (2) For any new subdivision development located in whole or in part within 50 feet of the boundary of an Agricultural Preservation District, no improvement requiring an occupancy approval shall be constructed within 50 feet of the boundary of the Agricultural Preservation District.
- b) Normal agricultural uses and activities conducted in accordance with good husbandry and best management practices in Agricultural Preservation Districts shall be deemed protected actions and not subject to any claim or complaint of nuisance, including any such claims

under any existing or future county or municipal code or ordinance. In the event a formal complaint alleging nuisance related to normal agricultural uses and activities is filed against an owner of lands located in an Agricultural Preservation District, such owner, upon prevailing in any such action, shall be entitled to recover reasonably incurred costs and expenses related to the defense of any such action, including reasonable attorney's fees (68 Del. Laws, c. 118, § 2.).

- In addition, if any wells are to be installed, Section 4.01(A)(2) of the Delaware Regulations Governing the Construction and Use of Wells will apply. This regulation states:
 - (2) For any parcel, lot, or subdivision created or recorded within fifty (50) feet of, or within the boundaries of, an Agricultural Lands Preservation District (as defined in Title 3, Del. C., Chapter 9); all wells constructed on such parcels shall be located a minimum of fifty (50) feet from any boundary of the Agricultural Lands Preservation District. This requirement does not apply to parcels recorded prior to the implementation date of these Regulations. However, it is recommended that all wells be placed the maximum distance possible from lands which are or have been used for the production of crops which have been subjected to the application of land applied federally regulated chemicals.

Response: An agricultural setback of 50' will be provided along the southern boundary. No buildings that require a certificate of occupancy will be provided within that setback. The deed restrictions will reflect the items described above.

State Historic Preservation Office (SHPO) - Contact Carlton Hall 302-736-7400

- There are no known archaeological sites or known National Register-listed or eligible properties on the parcel. The potential for precontact archaeological resources is medium to high based on several environmental factors conducive for human habitation, some of which being proximity to fresh water, well drained soils, and stable, raised landforms. The potential for historic archaeological resources is medium based on the proximity to historic Forest Ave and the preponderance of agricultural dwellings on the adjacent parcels. Furthermore, most of the project area has seen minimal disturbance, this is especially true for the wooded portion in the SW area of the parcel. Based on the minimal disturbance and potential for archaeological resources, an archaeological survey is recommended prior to any ground disturbing activity.
- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch.54).

Response: Noted. Developer will follow all required regulations.

Delaware State Fire Marshall's Office - Contact Duane Fox 302-739-4394

This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal's Office

This is a cursory review. Please contact the City of Dover's Fire Marshal Office for formal submission requirements.

Fire Protection Water Requirements

- Water distribution system capable of delivering at least 1,000 gpm for 2-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers.
- Where a water distribution system is proposed, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

Fire Protection Features

- All structures over 10,000 Sq. Ft. aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 Sq. Ft., 3-stories or more, over 35 feet in height, or classified as High Hazard are required to meet fire lane marking requirements.
- Show Fire Department Connection location (must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR.
- Building shall comply with the Large Area Building requirements in DSFPR.
- Parking between the building and the fire lane shall comply with DSFPR.

Accessibility

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the site must be constructed so fire department apparatus may negotiate it. If a "center island" is placed at an entrance road, it shall be arranged in such a manner that it will not adversely affect quick and unimpeded travel of fire apparatus into the site.
- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet.
- The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

Gas Piping and System Information

- Provide type of fuel proposed and show locations of bulk containers on plan.

Required Notes

- Provide a note on the final plans submitted for review to read "All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations"
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR)
- Provide Road Names, even for County Roads

Response: Noted. Developer will follow all required regulations.

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. These suggestions do not represent State code requirements.

They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (but in no way required) that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

Response: It is noted that these are recommendations and not requirements.

Department of Transportation (DelDOT) - Contact Stephen Bayer 302-760-4834

- The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to Forest Avenue or Artis Drive.
- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.
- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March

21, 2019 and March 16, 2022. The notes can be found at
<https://www.deldot.gov/Business/subdivisions/>

Response: Noted - The latest notes will be provided on all plan submittals. All pump station access will be provided from internal roads/drive aisles.

Department of Natural Resources and Environmental Control (DNREC)- Contact Clare Quinlan 302-735-3480

Wetlands and Subaqueous Lands

- Do not disturb wetland areas. Wetlands are a critical part of our natural environment. They reduce the impacts of flooding, absorb pollutants, and improve water quality. Wetlands provide habitat for animals and plants and many contain a wide diversity of life, supporting plants and animals that are found nowhere else.

Federal Contact: U.S. Army Corps of Engineers (Dover Office) at (267) 240-5278. Website:
<https://vwww.nap.usace.army.mil/Missions/Regulatory/Contacts/>

State Contact: DNREC Wetlands and Subaqueous Lands Section at (302) 739-9943. Website:
<https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/>

Response: Wetland disturbance will be limited as feasible to provide the proposed crossings and other site improvements.

Vegetated Buffer Zones

- Expand the 50-foot buffer to no less than 100 feet from the edge of wetlands and all waterways to protect water quality and to provide an additional margin of safety for flooding.
- Establish a buffer zone-not a setback-from non-tidal wetlands. This buffer zone should be planted in native species and maintained as a natural area. Buffers should not be contained within any lot lines and should be marked to prevent homeowner encroachment.
- Vegetated buffer zones should be left undisturbed during construction and should be identified outside of the Limit of Disturbance on the engineering plans. In some instances, stormwater outfalls, conveyances, and emergency spillways may cross through these zones, and will require temporary disturbance during construction.
- Vegetated buffer zones should be deeded as community open space. Signage should be installed at the edge and within the buffer zones to deter residents from encroaching into these common areas.

- Maintain vegetated buffer zones as either grasslands/meadows or forest. Buffer zones should be planted exclusively with native trees and plants. Native plants are well-suited to our climate and require limited maintenance. They also provide an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.
- Grass cutting for vegetated buffer zones if maintained as meadow should not occur between April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.

Contact: DNREC Wildlife Species Conservation & Research Program at (302) 735-3600. Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/>

Response: Buffers will be provided in accordance with applicable regulations.

Removal of Forest

The preliminary plan proposes the elimination of approximately 0.4 of 1.9 acres of forest on the site. An analysis of historical data indicates that the forest area located in the southern corner of the parcel (outside of the area proposed for development) has likely maintained some degree of forest cover since 1937 and could be considered mature forest. Mature forests possess the potential for rare, threatened, or endangered species that rely on this type of habitat.

- Removing forested areas for development should be avoided to the greatest extent possible. Forests filter water for improved water quality, provide habitat for wildlife, absorb nutrients, infiltrate stormwater, moderate temperatures, and store atmospheric carbon which would otherwise contribute to climate change.
- To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, it is recommended that tree clearing not occur from April 1st to July 31st. Likewise, avoid mowing open space areas and grass filter strips during the same timeframe, as various species of birds utilize these areas for nesting sites.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600.

Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/conservation/>

Response: Forest removal will be limited as feasible to construct improvements.

Stormwater Management

- Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.
- For improved stormwater management, preserve existing trees, wetlands, and passive open space.

Plan review agency contact: Kent Conservation District at (302) 608-5370. Website: <http://kentcd.org/>

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921. E-mail: DNREC.stormwater@delaware.gov.

Website: <https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/>

Response: SWM will be designed in accordance with DNREC regulations.

Water Quality (Pollution Control Strategies)

This site lies within the St. Jones Watershed. Surface water quality in this watershed does not meet Federal and/or State Water Quality Standards and a Pollution Control Strategy is in place for this watershed.

- Implement vegetated buffers with a width of at least 100 feet around all water features on or adjacent to the site.
- Reduce impervious surfaces on the project site by eliminating areas of impervious pavement and/or using pervious pavement where practicable.
- Reduce stormwater runoff by integrating infiltration basins, bioretention (rain gardens), filter strips, and by preserving existing trees, wetlands, and passive open space.
- Reduce the necessity for nutrient application by maintaining open space as meadow or forest planted exclusively with native plants. Native plants are well-suited to our climate and require limited maintenance.

Contact: DNREC Division of Watershed Stewardship's Watershed Assessment Section at (302) 739-9939.

Website: <https://dnrec.alpha.delaware.gov/watershed-stewardship/>

Mosquitoes

The project is expected to be impacted by mosquitoes due to its location near large expanses of wetlands. Mosquito control issues are increasing as developments infringe on wetland areas, often

leading to increased demands for mosquito control services beyond what DNREC has the resources to provide.

- If necessary, arrange for long-term mosquito control services through a private company licensed in this area of specialty. In some cases, the DNREC Mosquito Control Section may be able to provide these services free of charge.

Contact: DNREC Division of Fish and Wildlife, Mosquito Control Section at (302) 739- 9917.

Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/mosquito-control/>

Additional Sustainable Practices

- Install electric vehicle (EV) charging stations for your residents. Increasingly, residents will expect EV charging. Installation costs can vary significantly depending on the parking and electricity distribution at a given location, so it is often easier and cheaper to plan for the installation at construction, rather than doing costly retrofits later. The DNREC Division of Climate, Coastal and Energy offers rebates of up to 90% of the cost of the charging station for commercial, multi-unit dwelling and other public properties. These programs address climate change goals of reducing greenhouse gas emissions and improving overall air quality (<https://dmec.alpha.delaware.gov/climate-coastal-energy/clean-transportation/>).
- Use renewable energy infrastructure such as solar or geothermal to reduce energy costs and further reduce pollution created from offsite generation. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities (<https://dnrec.alpha.delaware.gov/climate-coastal-energy/renewable/assistance/>).
- Include space for recycling dumpsters within the preliminary site design stage. These can be placed adjacent to trash dumpsters.
- Incorporate nonmotorized connectivity and install bicycle racks where feasible to help facilitate non-vehicular travel modes.
- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.
- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.
- Use recycled materials such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480. Website:

<https://dnrec.alpha.delaware.gov/climate-coastal-energy/>

Response: The developer will review the above comments and determine if they are applicable for this project.

Delaware Emergency Management Agency (DEMA) - Contact Philip Cane 302-659-2325

Population

- The county's population density of 310.20 per square mile is based on the US 2020 Census report, an increase from 2010 at 271.30 persons per square mile.
- The specific census block(s) the project is located on has a total population of 268, though, with development, this will undoubtedly change.
- The aggregated adjacent blocks bring the area to a total population of 2004.

FEMA National Risk Index

- The FEMA National Risk Index is an online mapping application that identifies communities most at risk of 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather. The FEMA National Risk Index is calculated by multiplying the Expected Annual Loss times the Social Vulnerability and dividing that by the Community Resilience.

Expected Annual Loss

× Social Vulnerability

÷ Community Resilience

= Risk Index

- According to FEMA's National Risk Index, the parcel(s) is considered very low for overall natural hazard risks.
- Community Resilience is a consequence reduction risk component and a community risk factor that represents the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions, and withstand/recover rapidly from disruptions. Social Vulnerability is a consequence-enhancing risk factor that represents the susceptibility of social groups to the adverse impacts of natural hazards.
- Its community resilience is rated relatively, high, while its social vulnerability is relatively low.

Response: It is noted that this project is within an area considered very low for overall natural hazard risks.

Renewable Energy Commitment

- Regarding energy use and consumption, the parcel utilizes natural gas as the predominant fuel for heating purposes.
- DEMA strongly encourages the use of renewable energies and high-efficiency appliances and utilities. Regarding utilities, DEMA suggests incorporating 90% series furnaces/HVAC systems; the closer to 99%, the better as well as A/C units of 20 Seer or greater. DEMA recommends using tankless water heaters and battery backup systems for sump pumps to reduce potential water damage from power failure.
- Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roofs where applicable and allowable, and the like.

Response: The developer will review the above comments and determine if they are applicable for this project

Other Recommendations/Information

- Though the property is not located within a flood zone, one does exist directly across the street so DEMA encourages caution and suggests flood mitigation measures are utilized in the construction of these homes including wet/dry floodproofing, raising utilities, and other applicable mitigation strategies as appropriate.

Response: The developer will review the above comments and determine if they are applicable for this project

Delaware Department of Agriculture (DDA)-Contact Milton Melendez 302-698-4500

- The Department of Agriculture strongly encourages the developer to work with the Department's Forestry Section during the design and implementation of the project to plant an effective forested buffer between the proposed residential development.

Response: Landscaping will be provided in accordance with the City of Dover's requirements.

Delaware State Fire Marshall's Office - Contact Duane Fox 302-739-4394

- Preliminary meetings are encouraged prior to formal submittal. Please contact the City of Dover's Fire Marshal Office to schedule.

Response: Noted. The developer will have a preliminary meeting prior to submittal.

It should be noted that minor revisions are anticipated as the project goes through the entitlement process. However no major plan revisions are anticipated at this time.

This concludes our response. If you have any questions, please contact us at your convenience.

Sincerely,

Solutions IPEM

Jim Eriksen, PE

PRELIMINARY SITE PLAN

FOR

LEANDER LAKES III

CITY OF DOVER
KENT COUNTY, DELAWARE

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT/BUFFER LINE	---	---
SETBACK LINE	---	---
R.O.W. LINE	---	---
ZONING LIMIT	---	---
MAJOR CONTOUR	---	10
MINOR CONTOUR	---	7
EDGE OF CONCRETE	---	---
EDGE OF PAVEMENT	---	---
CURB	---	---
PAVEMENT HATCH	---	---
SIDEWALK	---	---
CONCRETE HATCH	---	---
PATH	---	---
REAR EMERGENCY ACCESS LANE	---	---
TOP OF SLOPE	---	---
RIPARIAN BUFFER	---	---
WOODLINE	---	---
LIGHT FIXTURE	---	---
ELECTRICAL BOX	---	---
TELEPHONE PEDESTAL	---	---
SANITARY SEWER CLEANOUT	---	---
SANITARY SEWER MANHOLE	---	---
WATER METER	---	---
WATER VALVE	---	---
FIRE HYDRANT	---	---
DECIDUOUS TREE	---	---
EVERGREEN TREE	---	---
EVERGREEN SCREENING TREE	---	---
NON-TIDAL WETLANDS	---	---
SOIL TYPES	---	---
SANITARY SEWER MANHOLE	---	---
SANITARY SEWER	---	---
FORCEMAIN	---	---
WATER MAIN	---	---
STORM DRAIN PIPE	---	---
SIGN	---	---
STORM MANHOLE	---	---
CURB INLET	---	---
YARD INLET	---	---

RECREATION AREAS:

FITNESS AREA, YOGA & FREE WORKOUT: 0.23 AC.±
PULL UP BARS, BENCH/BODY CURL,
PARALLEL BARS, BALANCE BEAM,
STEP UP, DIP BARS

CORNHOLE / HORSE SHOES 0.15 AC.±

PATH/TRAIL (1240 L.F.±) 0.20 AC.±

WALKING TRAIL/
EMERGENCY ACCESS LANE 0.72 AC.±
(3045 L.F.±)

TOTAL RECREATION 1.30 AC.±

REQUIRED: 275 S.F. PER UNIT = 275 x 200
= 55,000 S.F. / 1.26 AC.±

RECREATION AREA MATERIALS:

FITNESS AREA, YOGA & FREE WORKOUT: MULCH / GRASS
PULL UP BARS, BENCH/BODY CURL,
PARALLEL BARS, BALANCE BEAM,
STEP UP, DIP BARS

CORNHOLE / HORSE SHOES GRASS / CONCRETE PAD / SAND PIT

PATH/TRAIL CRUSHED STONE

WALKING TRAIL/
EMERGENCY ACCESS LANE CONCRETE / GRASS PAVERS

SHEET INDEX:

- 1 PRELIMINARY COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 PRELIMINARY SITE PLAN A
- 4 PRELIMINARY SITE PLAN B
- 5 PRELIMINARY LANDSCAPE AND GRADING PLAN A
- 6 PRELIMINARY LANDSCAPE AND GRADING PLAN B
- 7 RECREATION EXHIBIT
- 8 RECREATION DETAILS

NOTE:

THIS PROPERTY IS IN THE VICINITY OF AN ESTABLISHED AGRICULTURAL PRESERVATION DISTRICT IN WHICH NORMAL AGRICULTURAL USES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE, AND OTHER ODORS. THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

IMPERVIOUS AREAS:

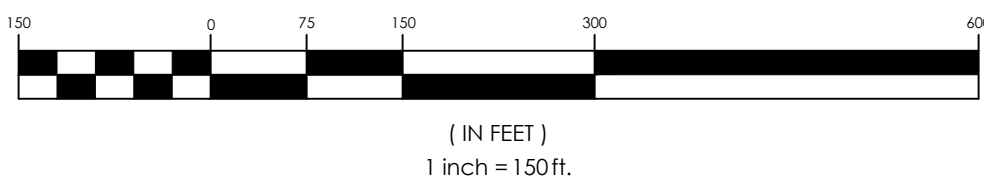
BUILDINGS = 2.50 AC.±
DRIVES AND PARKING = 4.68 AC.±
WALKS = 1.13 AC.±
SWM PONDS = 1.84 AC.±

TOTAL IMPERVIOUS = 10.15 AC.± (40.6%)

EXISTING CONDITION NOTES:

PORTIONS OF THE EXISTING CONDITIONS SHOWN HEREON INCLUDE THE CONDITIONAL USE SITE PLAN (C-19-06) FOR THE CALVARY BAPTIST CHURCH.

GRAPHIC SCALE



OWNER'S CERTIFICATION

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

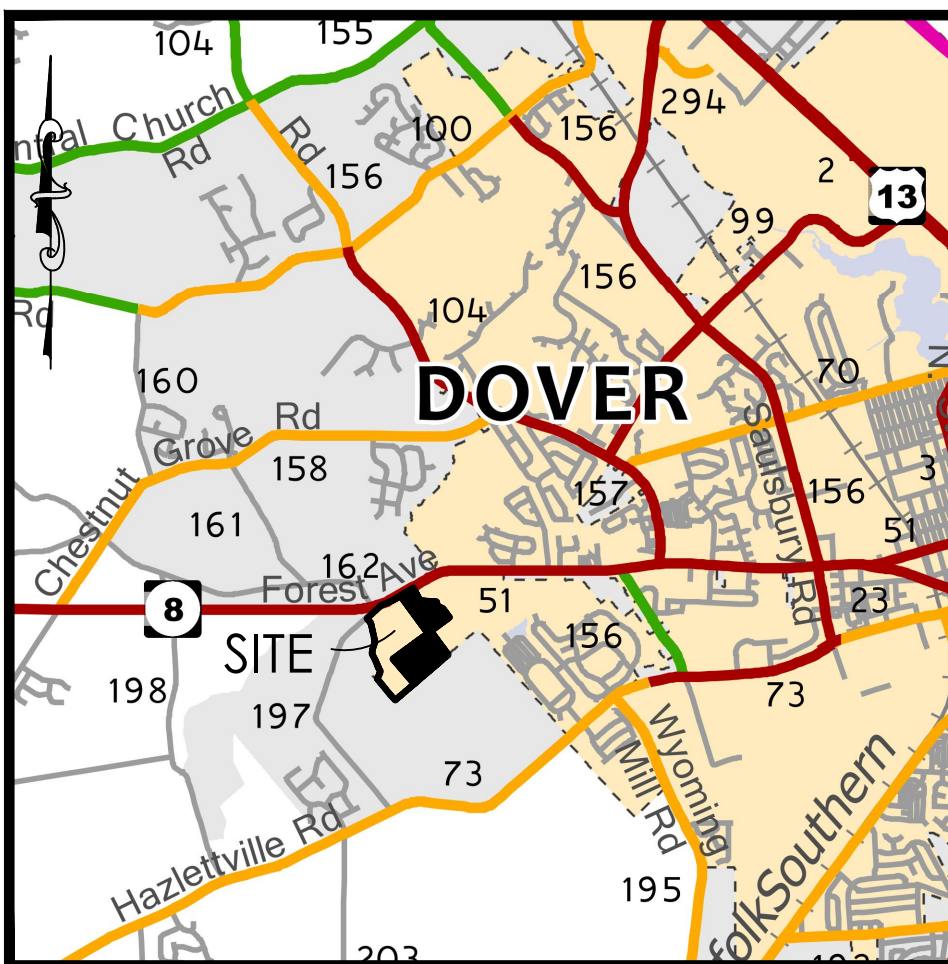
DATE

ENGINEER'S CERTIFICATION

I, JIM ERIKSEN, 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 THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

JIM ERIKSEN, P.E.

DATE



VICINITY MAP

SCALE: 1" = 5,000'

SITE DATA:

OWNER OF RECORD:
(2-05-07500-01-0600-00001)

CALVARY BAPTIST CHURCH OF DOVER DELAWARE, INC.
410 FULTON STREET
DOVER, DE 19904
CONTACT: DR. CHARLES D. FLETCHER, JR.

EQUITABLE OWNER:
(2-05-07500-01-0600-00001)

LEANDER LAKES III, LLC
218 EAST MAIN STREET
SALISBURY, MD 21801
CONTACT: BLAIR RINNIE, CCIM, CPM

OWNER OF RECORD:
(2-05-07500-01-0500-00001)

LEANDER LAKES IV, LLC
218 EAST MAIN STREET
SALISBURY, MD 21801
CONTACT: BLAIR RINNIE, CCIM, CPM

ENGINEER:

SOLUTIONS IPKM
303 NORTH BEDFORD STREET
GEORGETOWN, DE 19947
302-297-9215
CONTACT: JIM ERIKSEN, PE

WETLAND

SCIENTIST:

GEO-TECHNOLOGY ASSOCIATES INC.
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGTON, MD 21009
410-515-9446
CONTACT: MATTHEW JENNETTE

TAX PARCEL ID NUMBER:

2-05-07500-01-0600-000 (PART OF)
DEED REF.: 2323/116

02-05-07500-01-0500-000 (ACCESS ROAD)
DEED REF.: 12864/110

EXISTING ZONING:

RM-2 & COZ-1 (WITHIN AREA OF PROJECT)
R-10 & COZ-1 (IN OTHER AREAS OF PARCEL 02-05-07500-01-0600-000)

PROPOSED USE: MULTIPLEX DWELLINGS

DENSITY:

MAXIMUM = 8 DWELLINGS PER ACRE
ONLY 25 ACRES OF PARCEL 02-05-07500-01-0600-000 IS BEING DEVELOPED. THE REMAINING AREAS OF THIS PARCEL IS NOT BEING DEVELOPED. PARCEL 02-05-07500-01-0500-000 ONLY IS INCLUDED TO PROVIDE AN ACCESS ROAD.

25 AC x 8 = 200 UNITS

PROPOSED:

8 - 24 UNIT BUILDINGS = 192 UNITS
1 - 8 UNIT BUILDING = 8 UNITS

SETBACKS:

FRONT = 30'
SIDE = 10' MIN., 30' TOTAL
REAR = 20'
MAX. BUILDING HEIGHT = 35', STORIES = 3
PROVIDED BUILDING HEIGHT = 35' (24 UNIT BUILDING)
= 24' (8 UNIT BUILDING)

MAX. LOT COVERAGE = 60%
PROVIDED LOT COVERAGE = 40.1%

PARKING:

REQUIRED:
2.25 UNITS PER DWELLING (2 PER UNIT + 0.25 FOR VISITOR SPACE)
200 x 2.25 = 450 SPACES

PROPOSED: 450 SPACES

FLOOD ZONE:

PROPERTY IS LOCATED WITHIN FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER FIRM MAP NUMBER 10001C0164H, EFFECTIVE DATE MAY 5, 2003.

SOIL TYPE:

FgCA - FALLINGSTON LOAMS - HYDROLOGIC SOIL GROUP: C/D
HbB - HAMBROOK SANDY LOAM - HYDROLOGIC SOIL GROUP: B
UA & UB - UNICORN LOAM - HYDROLOGIC SOIL GROUP: C
WcCA - WOODSTOWN LOAM - HYDROLOGIC SOIL GROUP: C

EXISTING WOODS:

TOTAL = 2.01 AC.±
TO BE REMOVED = 0.45 AC.± (22.4%)
TO REMAIN = 1.56 AC.± (77.6%)

DEVELOPMENT AREA:

25.00 AC.± - 1.56 AC. = 23.44 AC.±

LANDSCAPE:

REQUIRED: 1 TREE PER 3000 FT.
1021046.4 / 3000 = 340.35 - 341 TREES REQUIRED.

PROVIDED:

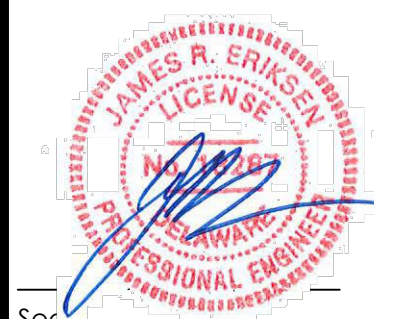
EVERGREEN SPECIES - 220
DECIDUOUS SPECIES - 147
TOTAL = 367

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Date 04/05/24

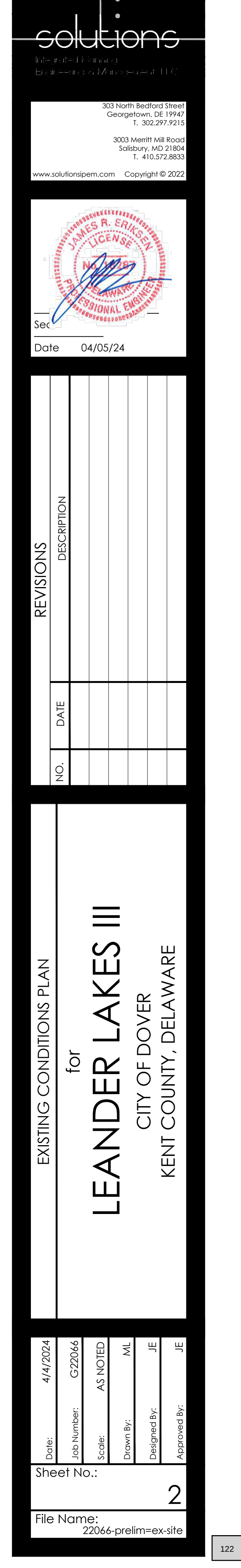
REVISIONS	
NO.	DESCRIPTION

PRELIMINARY COVER SHEET
for
LEANDER LAKES III
CITY OF DOVER
KENT COUNTY, DELAWARE

Date:	4/4/2024
Job Number:	G22066
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JIE
Approved By:	JIE

Sheet No.:

File Name:
22066-prelim=cover



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°02'02" E	15.82
L2	N 1°55'13" E	27.51
L3	N 48°10'09" E	33.06
L4	N 20°50'28" E	45.43
L5	N 06°50'12" E	34.21
L6	N 39°51'58" E	29.11
L7	N 00°02'18" E	35.10
L8	N 15°22'20" W	27.14
L9	N 37°36'35" W	72.28
L10	N 07°48'18" E	23.96
L11	N 60°29'11" E	23.60
L12	N 06°30'30" W	23.58
L13	N 19°31'53" W	37.19
L14	N 25°11'08" W	48.29
L15	N 20°36'57" W	50.83
L16	N 49°37'16" E	74.69
L17	N 31°13'17" E	11.35
L18	N 27°02'37" W	28.07
L19	N 15°05'02" W	30.13

[illegible]

EXISTING CONDITIONS PLAN

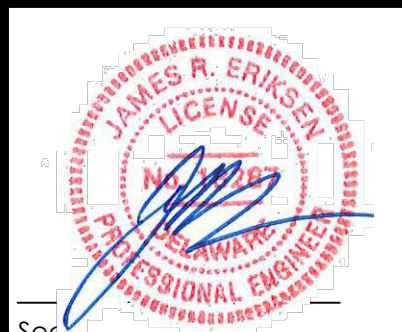
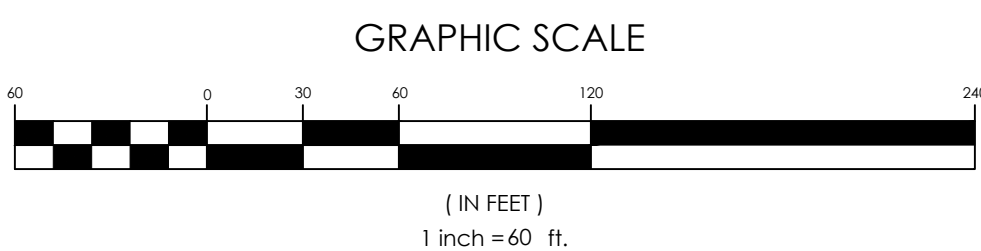
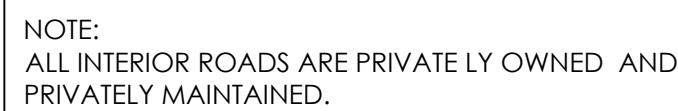
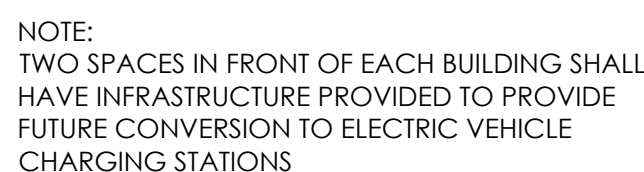
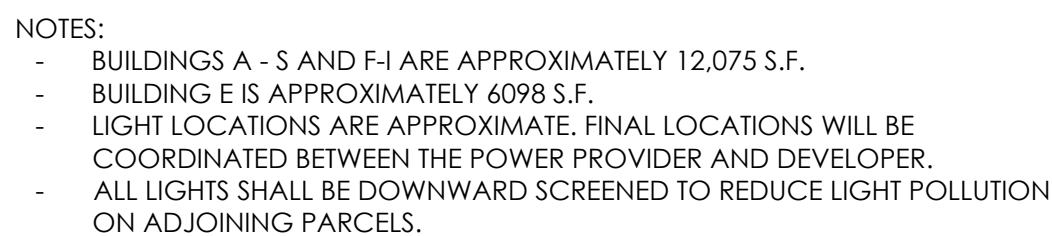
for
LEANDER LAKES III
CITY OF DOVER
KENT COUNTY, DELAWARE

Date:	4/14/2024
Job Number:	G22066
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JE
Approved By:	JE

Sheet No.:

File Name: 22066-prelim-ex-site

2



Sec _____
Date 04/05/24

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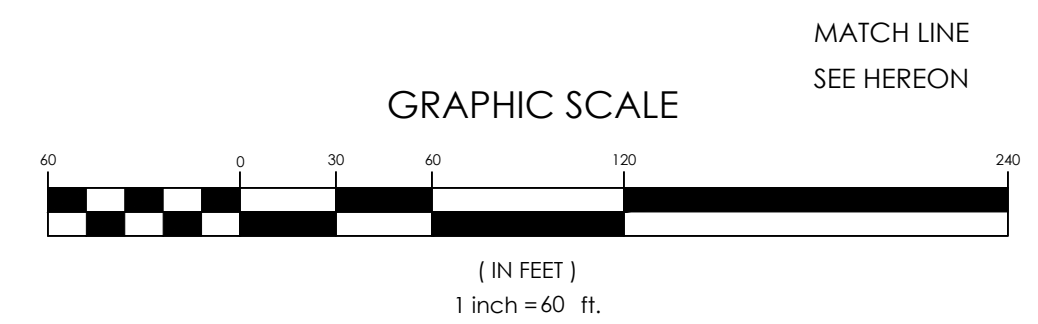
PRELIMINARY SITE PLAN A

for
LEANDER LAKE
CITY OF DOVER
KENT COUNTY, DELAWARE

Date:	4/4/2024
Job Number:	G22066
Scale:	1"= 60'
Drawn By:	JPR
Designed By:	JPR
Approved By:	JRE

Sheet No.:

File Name: 22066-PRELIM-site



NOTES:

1. THE LANDSCAPING WITHIN A PHASE SHALL BE INSTALLED WITHIN 18 MONTHS FROM THE DATE THE SITE WORK IS COMPLETED TO COMMENCEMENT FOR THAT PHASE, AS DOCUMENTED BY A NOTICE TO PROCEED LETTER FROM THE COMMISSION.

2. THE LAND DEVELOPER SHALL BE RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR NECESSARY WATERING FOR A MINIMUM OF 2 YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A HOMEOWNER'S ASSOCIATION; PROVIDED, HOWEVER THAT THE DEVELOPER SHALL REPLACE AND TREES THAT DIE DURING THE MINIMUM 2 YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A CONDOMINIUM ASSOCIATION.

3. ADDITIONAL INFORMATION AS TO HOW THE LANDSCAPE / FORESTED BUFFER ARE TO BE MAINTAIN IN PERPETUITY, SHALL BE INCLUDED IN THE RESTRICTIVE COVENANTS AND/OR HOMEOWNER'S ASSOCIATION DOCUMENTS.

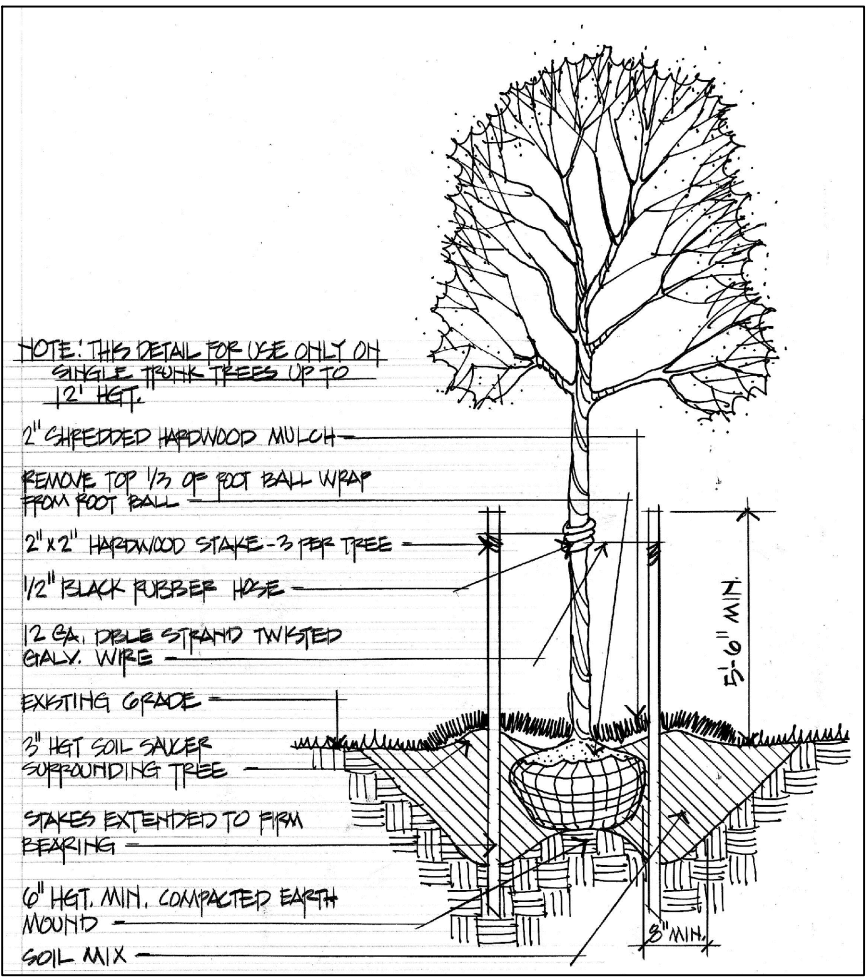
4. ALL DECIDUOUS TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AND A MINIMUM HEIGHT OF SIX FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THE TREES WILL BE CAPABLE OF OBTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.

5. ALL EVERGREEN TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THEY ARE REASONABLY CAPABLE OF ATTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.

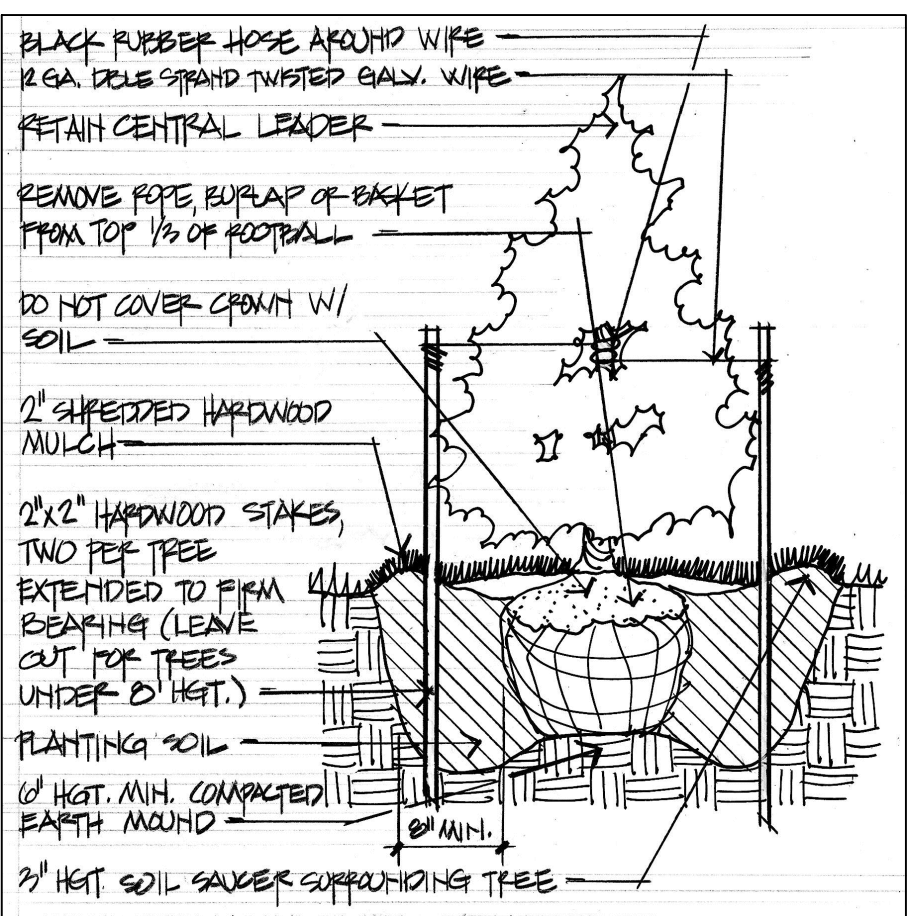
6. THE TREES SHALL BE PLANTED IN A SCATTERED NATURAL MANNER. THE PROCEDURES AND DETAILS FOR PLANTING NEW TREES SHALL BE SPECIFIED BY THE LANDSCAPE ARCHITECT ON THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION AND SHALL INCLUDE THE REQUIREMENT THAT THE BUFFER AREA SHALL HAVE A FINAL GRADE THAT CONTAINS A MINIMUM OF FOUR INCHES OF TOPSOIL AND A SUITABLE GRASS MIX PLANTED WITH PERMANENT COVER BETWEEN THE BUFFER TREES FOR SOIL STABILIZATION UNTIL THE NEWLY PLANTED TREES BECOME LARGER. THE PLAN MAY SUBSTITUTE WOODCHIPS FOR PLANTED GRASS BETWEEN THE BUFFER TREES IN RESPECT TO BOTH NEWLY PLANTED AND EXISTING TREES, AS DETERMINED BY THE LANDSCAPE ARCHITECT

7. ALL EROSION AND TREE PROTECTION MEASURES SHALL BE PLACED AT THE DRIPLINE WHEN TREES ARE TO REMAIN.

8. ALL TREES SHALL HAVE A ONE-YEAR REPLACEMENT GUARANTEE.



DECIDUOUS TREE PLANTING DETAIL

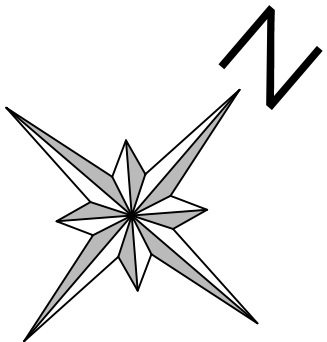


EVERGREEN TREE PLANTING DETAIL

LANDSCAPE SCHEDULE			
QUANTITY	SYMBOL	TYPE	SIZE
147	D	DECIDUOUS TREE	1 3/4" CAL., 6' HGT. MIN.
139	E	EVERGREEN TREE	5' HGT. MIN.
81	SE	SCREENING EVERGREEN	5' HGT. MIN.

LANDSCAPE:
REQUIRED: 1 TREE PER 3000 FT.
1021046.4 / 3000 = 340.35 ~ 341 TREES REQUIRED.

PROVIDED:
EVERGREEN SPECIES - 220
DECIDUOUS SPECIES - 147
TOTAL = 367

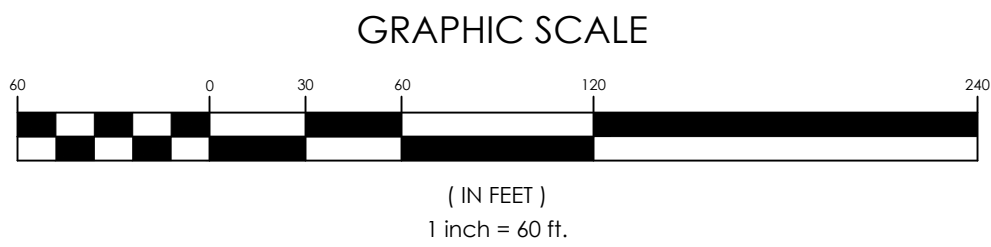
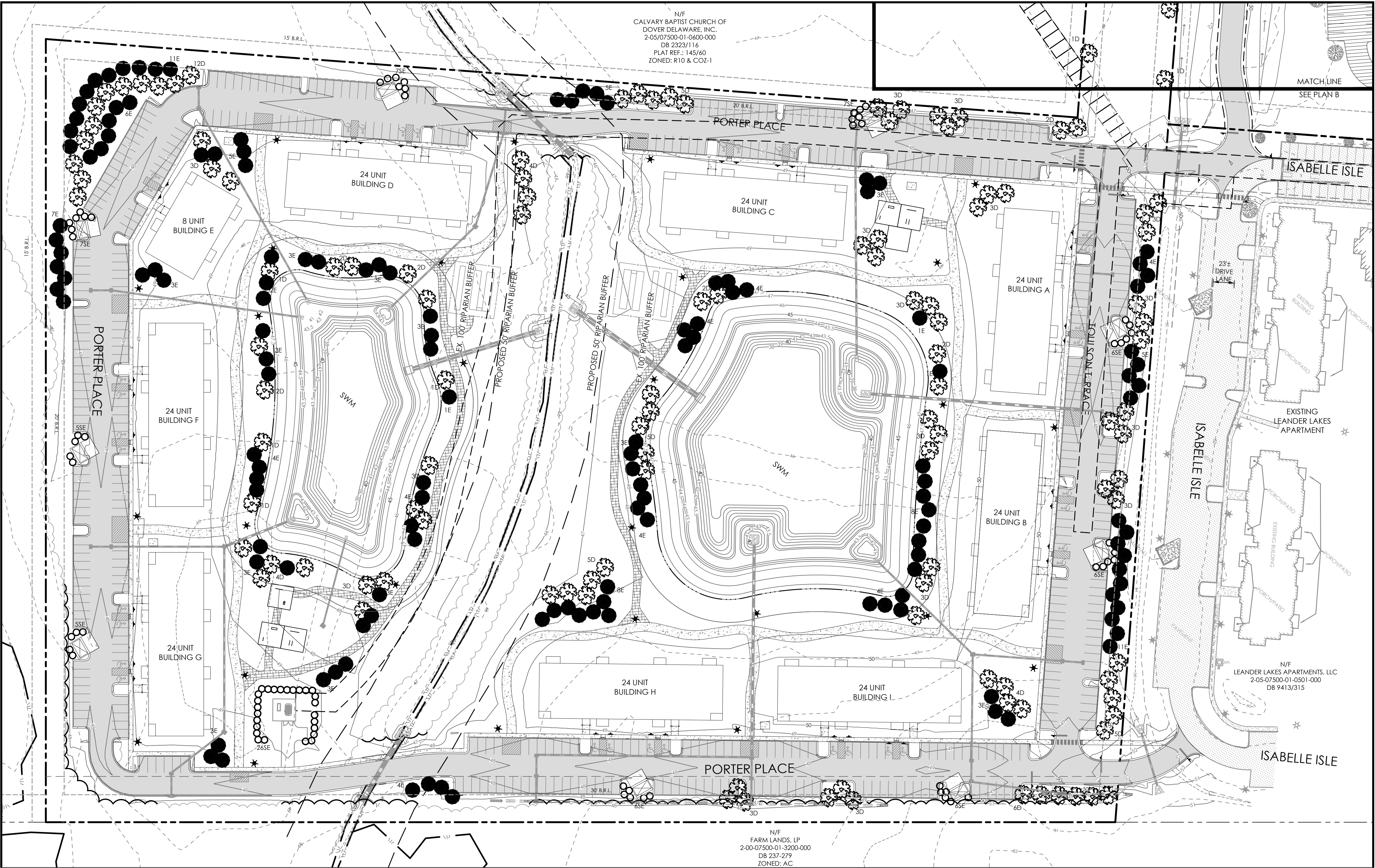


SITE DATA:

OWNER OF RECORD:	CALVARY BAPTIST CHURCH OF DOVER DELAWARE, INC. 410 FULTON STREET DOVER, DE 19904 CONTACT: DR. CHARLES D. FLETCHER, JR.
EQUITABLE OWNER:	LEANDER LAKES III, LLC 218 EAST MAIN STREET SALISBURY, MD 21801 CONTACT: BLAIR RINNIE, CCIM, CPM
ENGINEER:	SOLUTIONS IPEM 303 NORTH BEDFORD STREET GEORGETOWN, DE 19947 CONTACT: JIM ERIKSEN, PE
LANDSCAPE:	BRIDGMAN LANDSCAPE ARCHITECTURE LLC 920 STARR ROAD CENTREVILLE, MD 21617 410-490-3651 CONTACT: LEE A. SCHNAPPINGER BRIDGMAN

TREE SELECTION LIST:		
BOTANICAL NAME	COMMON NAME	SPECIFICATION
<i>Acer saccharum</i>	SUGAR MAPLE	1 ½" CAL., 6' HGT. MIN.
<i>Chamaecyparis thyoides</i>	ATLANTIC WHITECEDAR	5 HGT. MIN.
<i>Crataegus viridis</i> 'Winter King'	WINTER KING GREEN HAWTHORN	1 ½" CAL., 6' HGT. MIN.
<i>Liriodendron tulipifera</i>	TULIP TREE	1 ½" CAL., 6' HGT. MIN.
<i>Pinus strobus</i>	WHITE PINE	5 HGT. MIN.
<i>Pinus taeda</i>	LOBLOLLY PINE	5 HGT. MIN.
<i>Quercus alba</i>	WHITE PINE	1 ½" CAL., 6' HGT. MIN.
<i>Quercus coccinea</i>	SCARLET OAK	1 ½" CAL., 6' HGT. MIN.
<i>Taxodium distichum</i>	BALD CYPRESS	1 ½" CAL., 6' HGT. MIN.
<i>Magnolia virginiana</i>	SWEETBAY MAGNOLIA	5 HGT. MIN.
<i>Juniperus virginiana</i>	EASTERN RED CEDAR	5 HGT. MIN.
<i>Platanus acerifolia</i>	LONDON PLANE TREE	1 ½" CAL., 6' HGT. MIN.
<i>Nyssa sylvatica</i>	BLACK GUM	1 ½" CAL., 6' HGT. MIN.
<i>Salix babylonica</i>	WEeping WILLOW	1 ½" CAL., 6' HGT. MIN.

DECIDUOUS TREES SHALL BE USED WHERE DECIDUOUS TREES ARE LOCATED. EVERGREENS SHALL BE USED WHERE EVERGREEN TREES ARE LOCATED. ADDITIONAL SUBSTITUTIONS MAY BE MADE PROVIDED SUBSTITUTIONS ARE NATIVE, NON-INVASIVE SPECIES WITH SIMILAR SIZE.

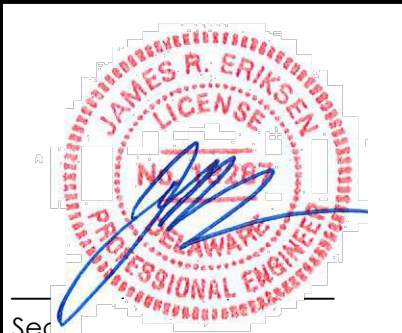
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LANDSCAPING AND GRADING PLAN A

for
LEANDER LAKES III
CITY OF DOVER
KENT COUNTY, DELAWARE

Date:	4/14/2024
Job Number:	G22066
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JE
Approved By:	JE

Sheet No.:	5
File Name:	22066-prelim=land

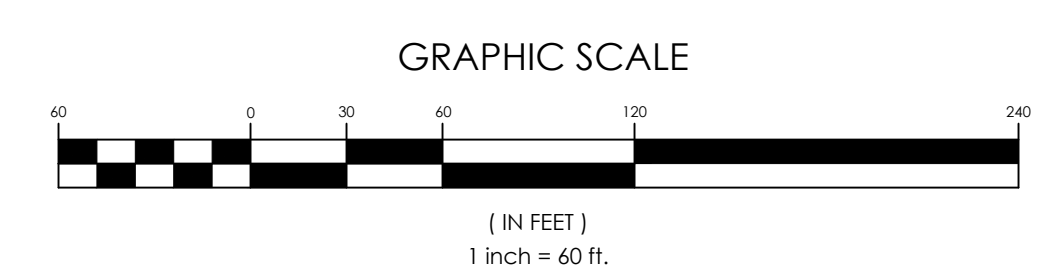


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Georgetown, DE 19947
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Salisbury, MD 21804
T, 410.572.8833

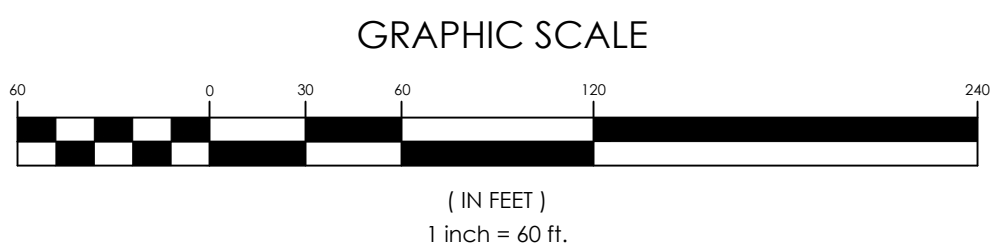
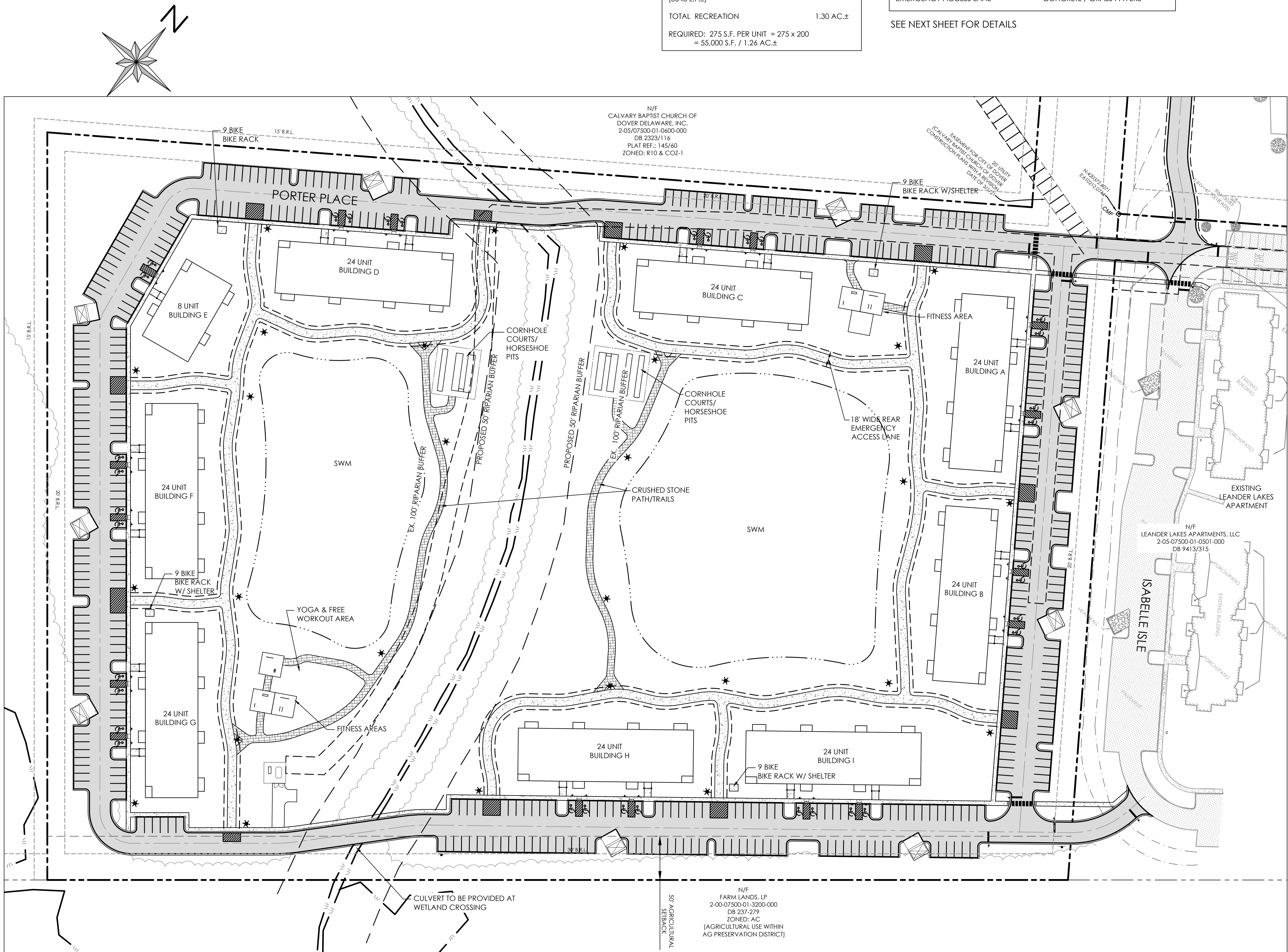
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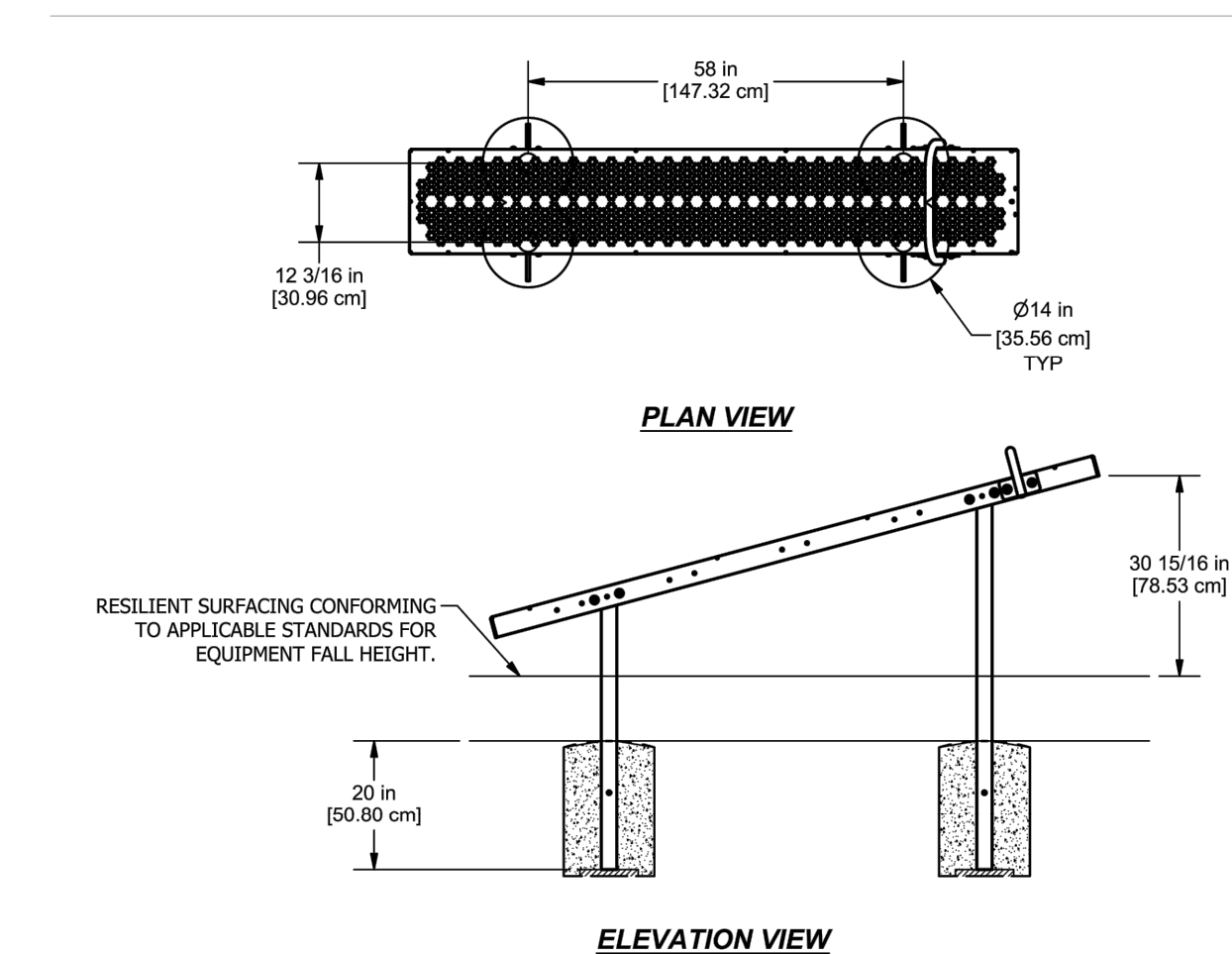
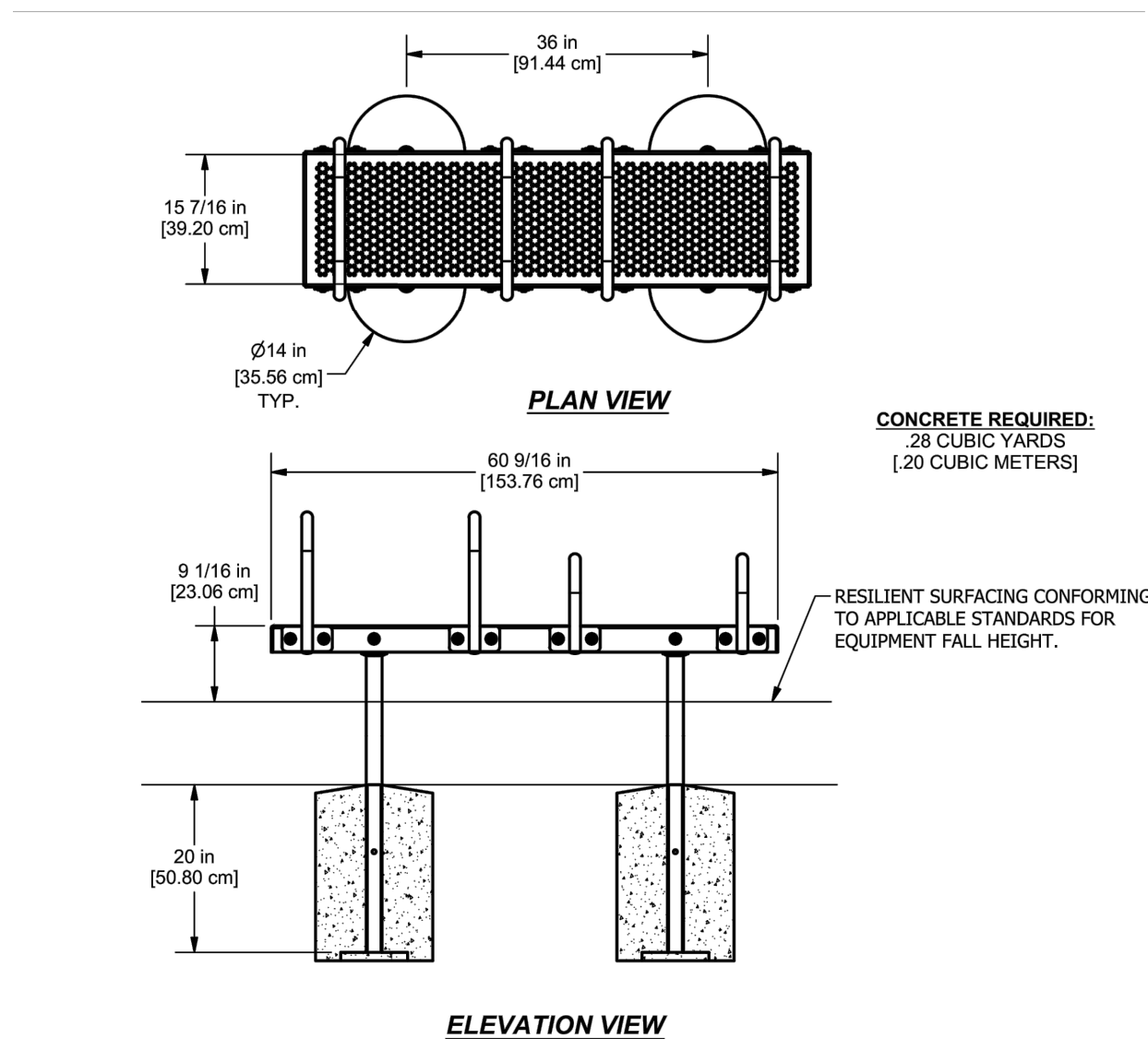
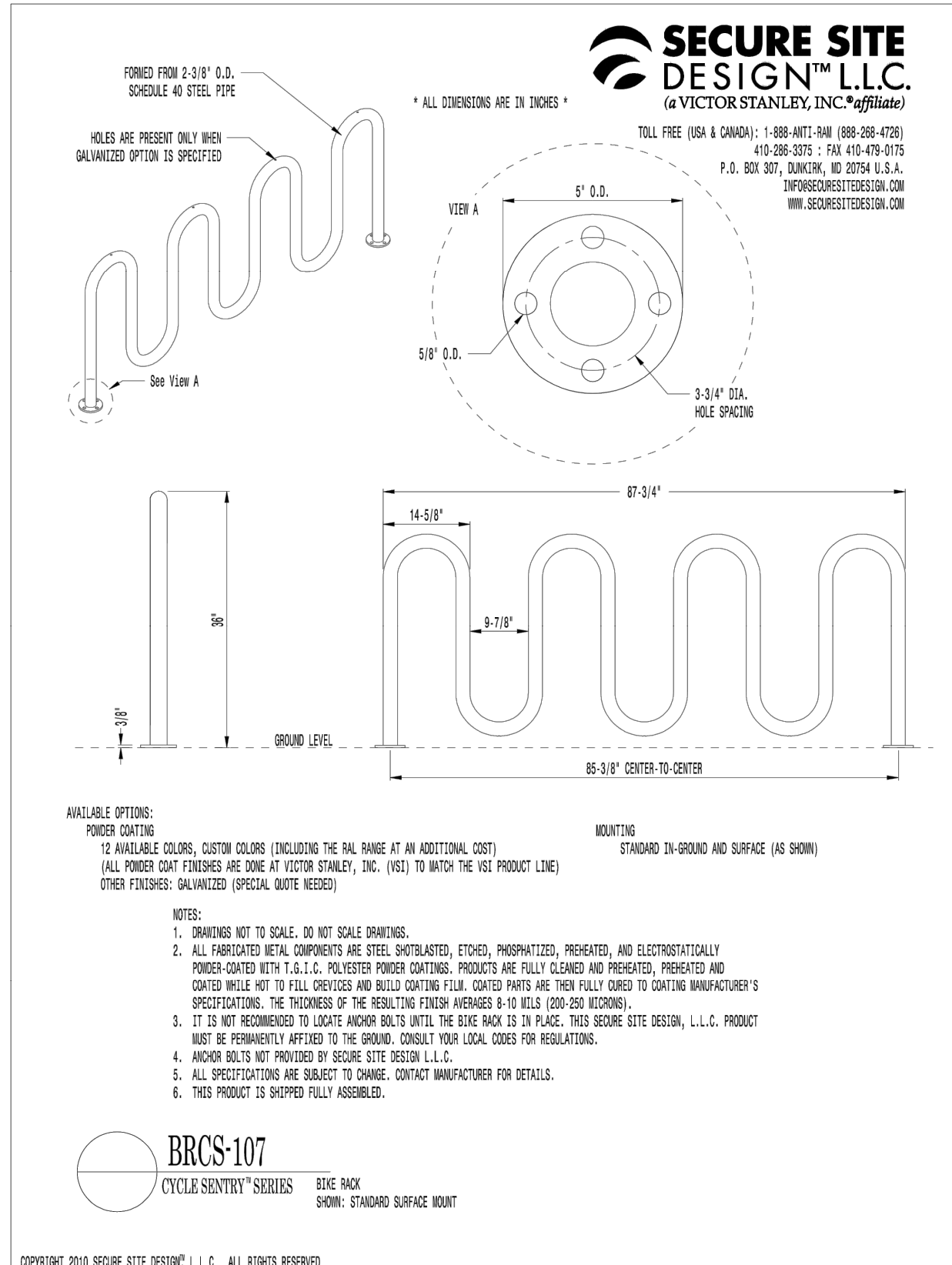
solutions
Integrated Planning
Engineering & Management LLC



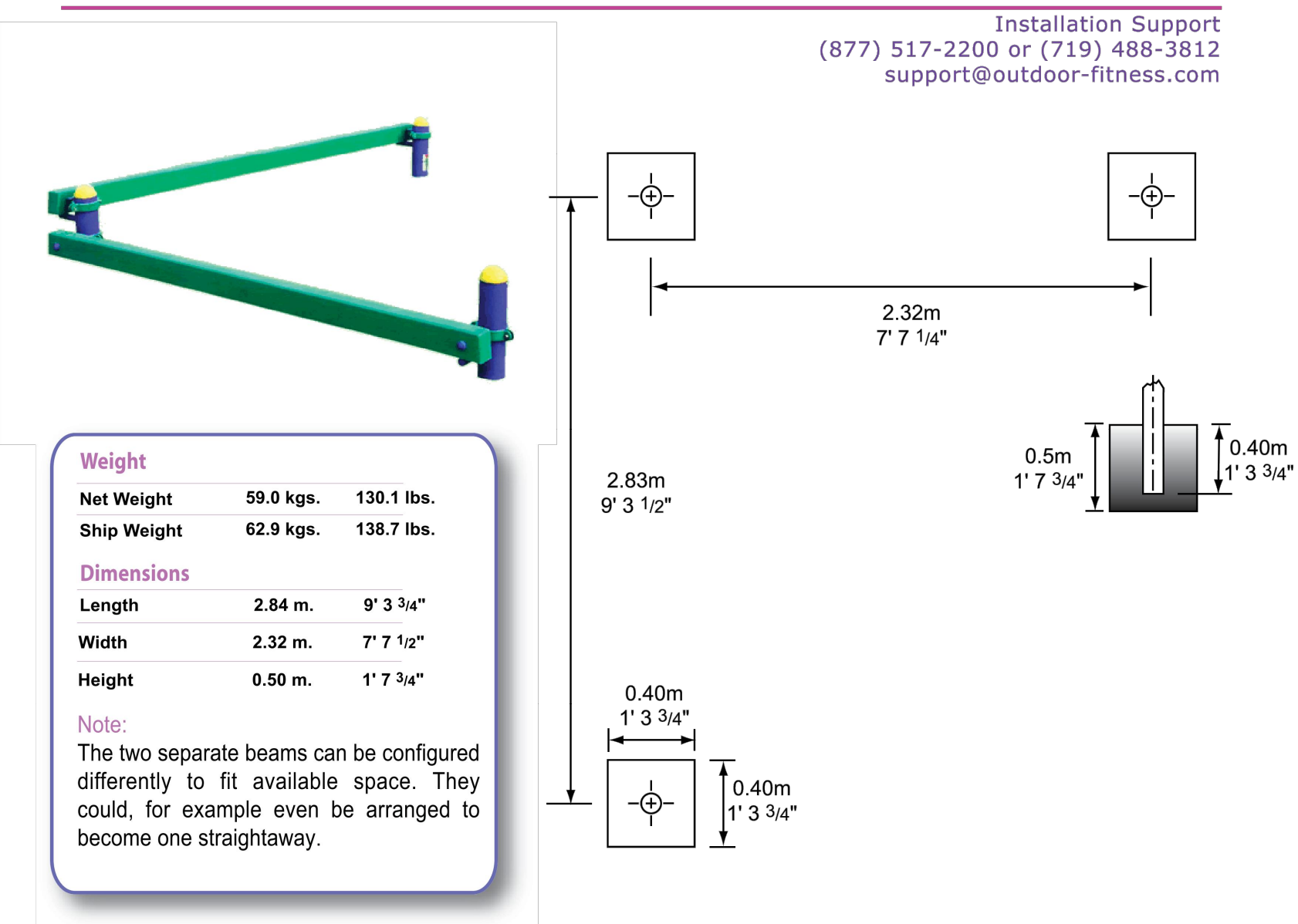


SEE NEXT SHEET FOR DETAILS

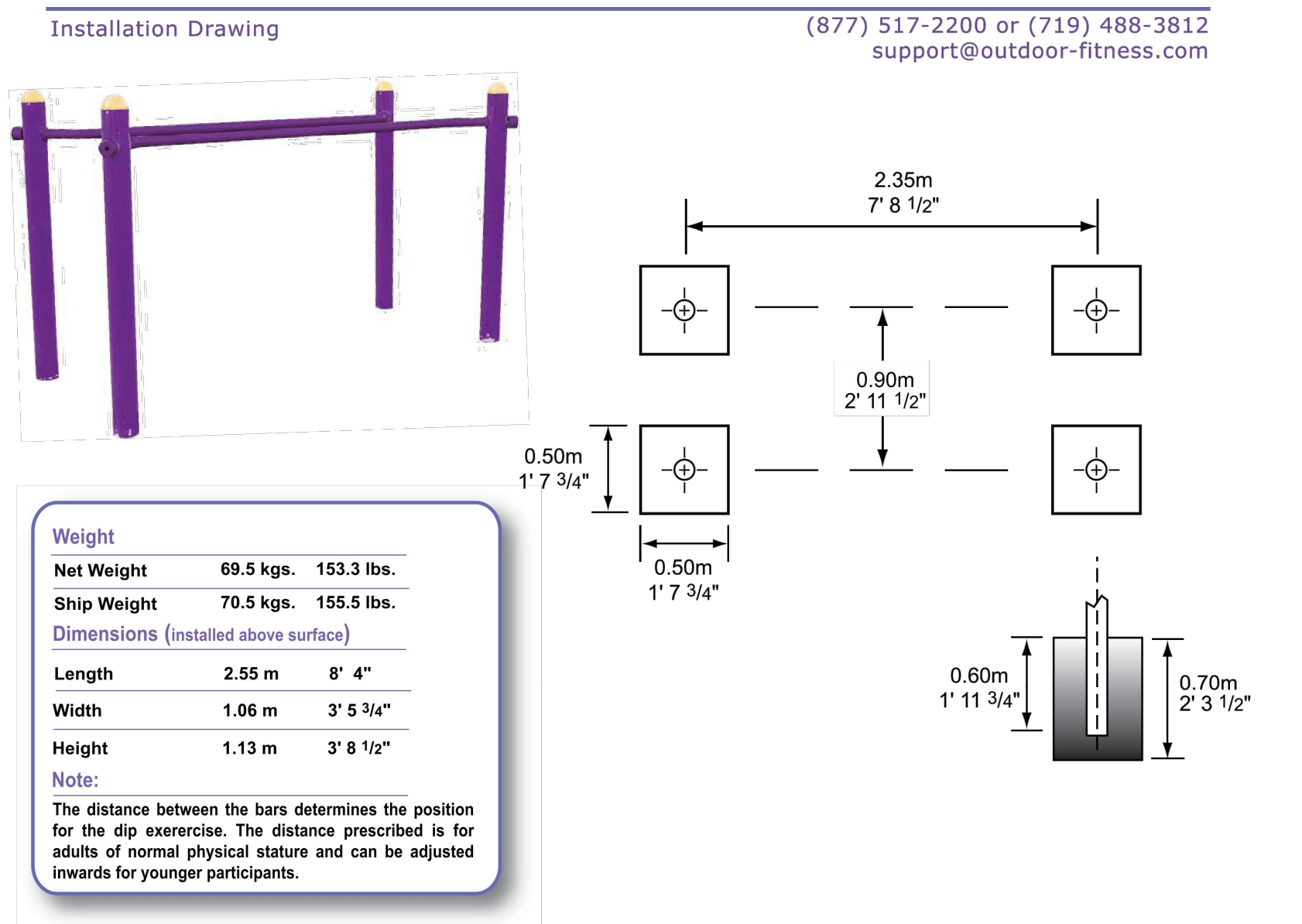




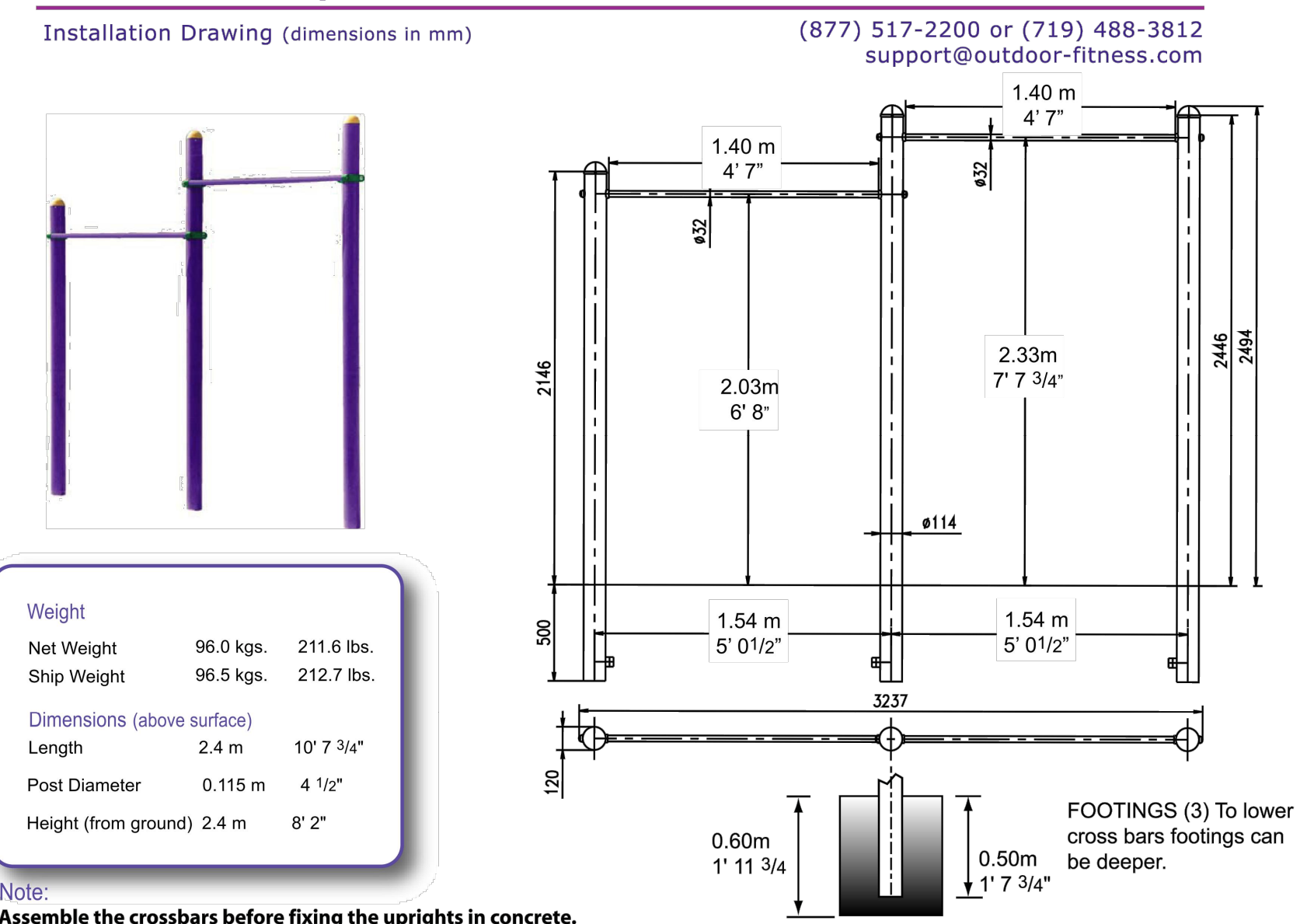
BALANCE BEAM



PARALLEL BARS



HORIZONTAL / PULL-UP BARS

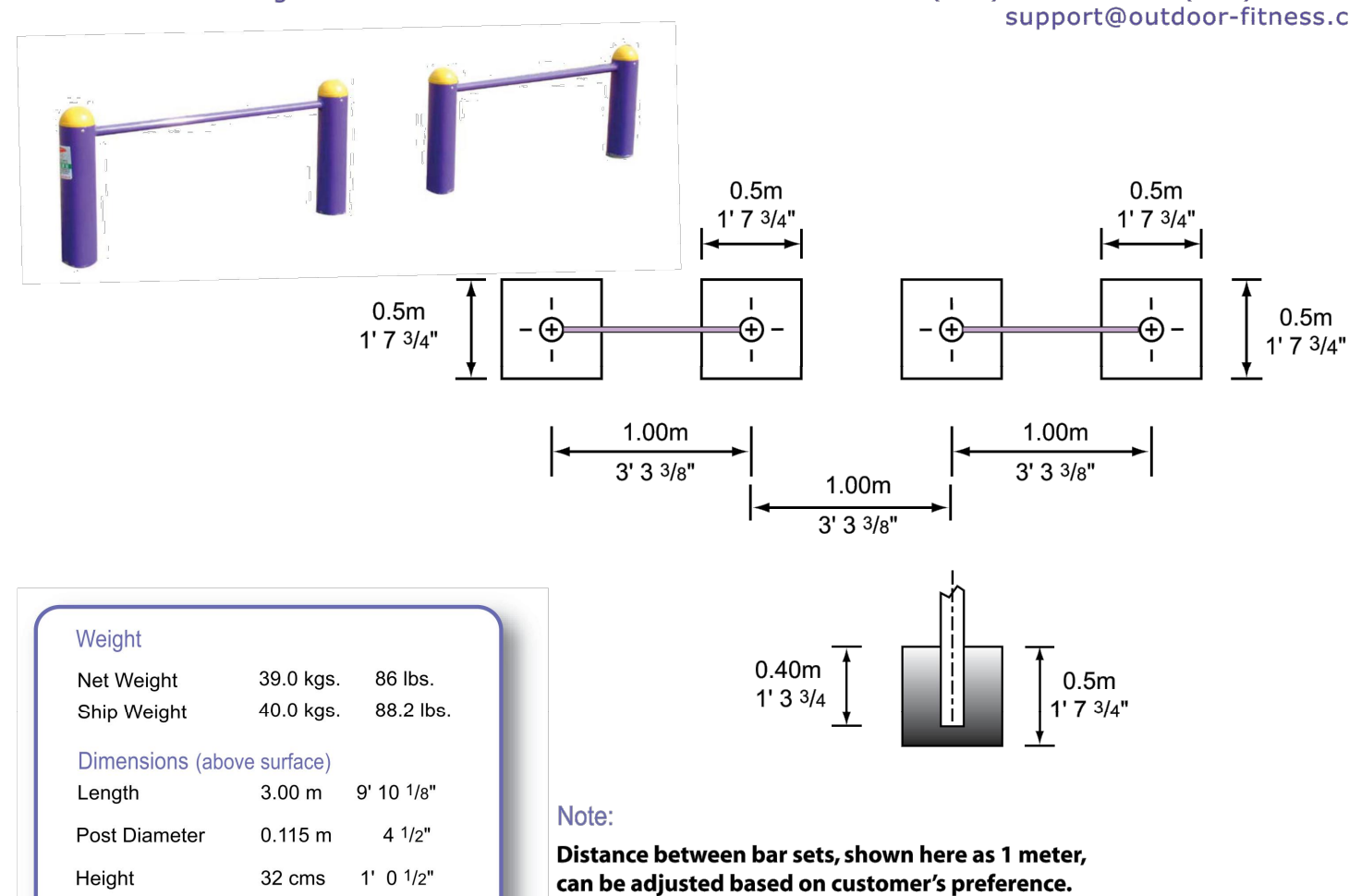


OUTDOOR FITNESS

Installation Support
(877) 517-2200 or (719) 488-3812
support@outdoor-fitness.com

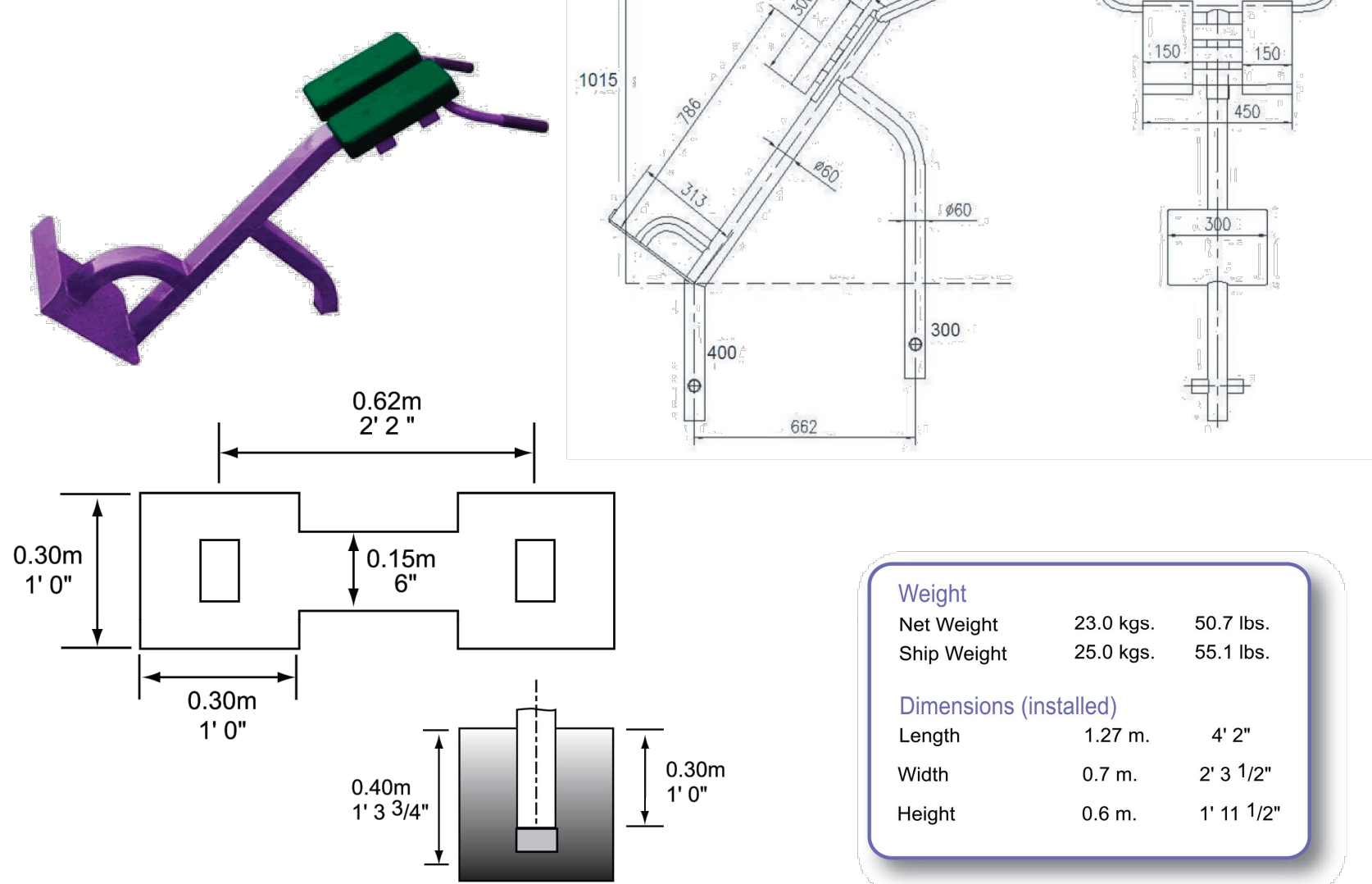
PUSH-UP BARS

Installation Diagram

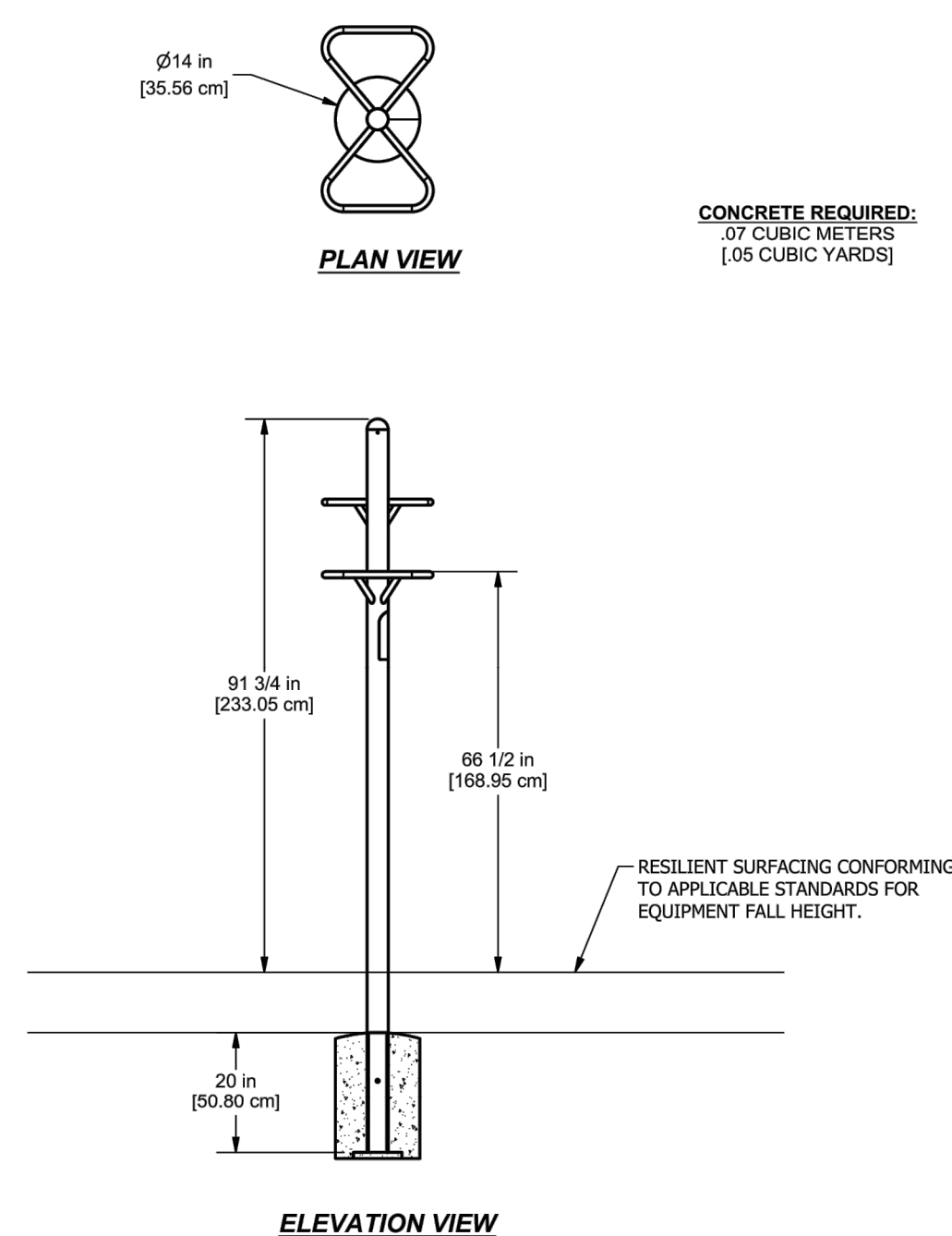


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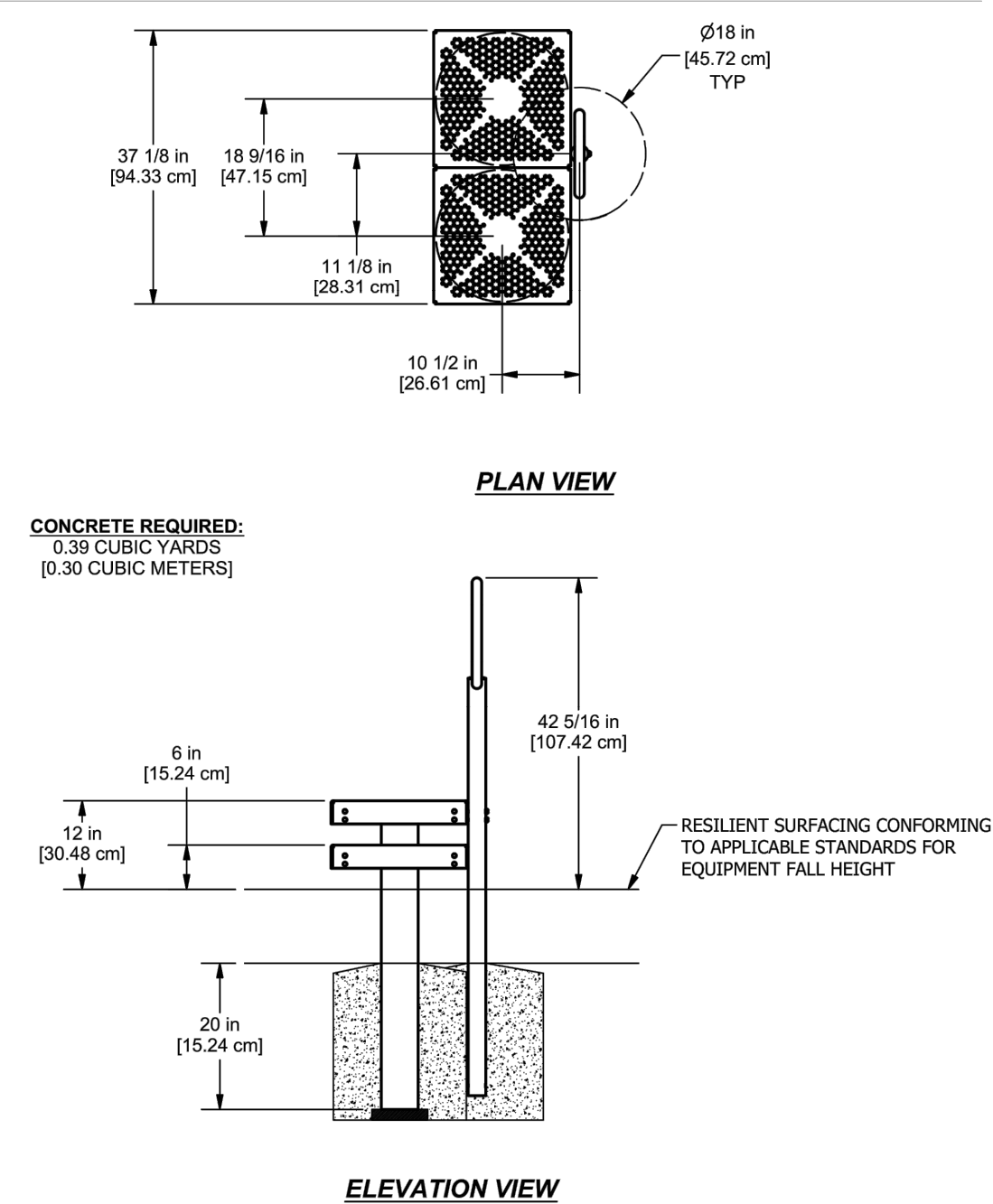
Installation Measurements



KNEE LIFT



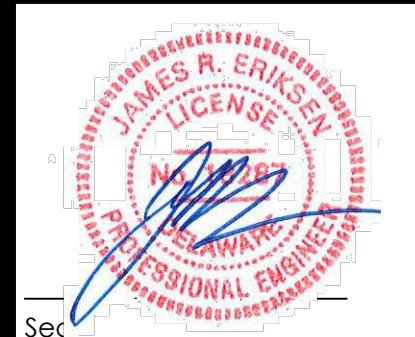
STEP UP STATION



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Date 04/05/24

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RECREATION DETAILS

for
LEANDER LAKES III
CITY OF DOVER
KENT COUNTY, DELAWARE

Date:	4/4/2024
Job Number:	G22066
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JE
Approved By:	JE

Sheet No.:

File Name:
22066-recreat-areas

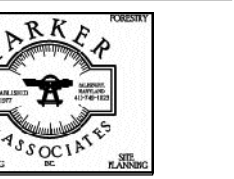
PROFESSIONAL CERTIFICATION:
 THAT THESE DOCUMENTS WERE PREPARED
 BY ME, AND THAT I AM A DULY
 LICENSED ARCHITECT UNDER THE LAWS OF THE
 STATE OF MARYLAND.

SE NO.: 0013955
DATE: 09.23.2022

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DUBLIN, MD 21001 443.736.1638

MacINTOSH ENGINEERING
32191 NASSAU ROAD - SUITE 2
LEWES, DE 19958
1.302.448.2000



1 24 UNIT BUILDING: FRONT ELEVATION
SCALE: 1/8" = 1'-0"

2 24 UNIT BUILDING: BACK ELEVATION
SCALE: 1/8" = 1'-0"

LET INFO:

BUILDING ELEVATIONS

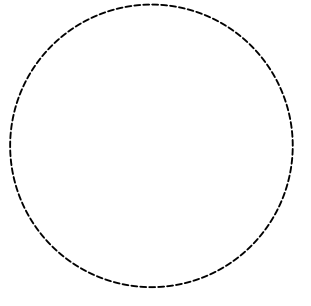
UNIT BUILDING)

NUMBER:

 $1-2\theta$



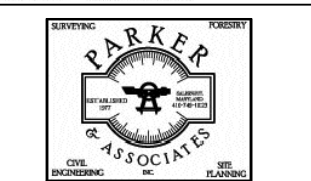
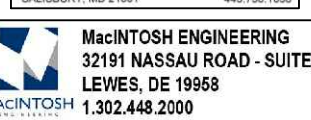
SEAL:



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THE DOCUMENTS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF MARYLAND.
LICENSE NO.: 0019955
EXPIRATION NO.: 09/23/2022

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CONSULTANTS:



SHEET INFO:

BUILDING
ELEVATIONS

(24 UNIT BUILDING)

SHEET NUMBER:

A1-202



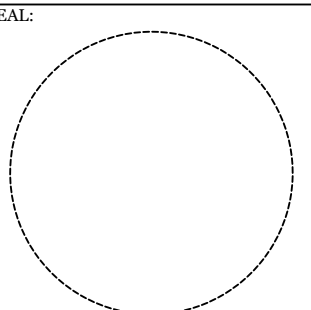
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SCALE: 1/8" = 1'-0"



24 UNIT BUILDING: RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



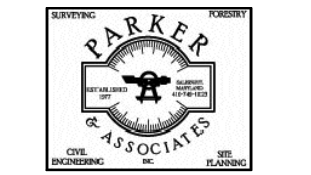
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THE DOCUMENTS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL ARE MY OWN WORK AND THAT I AM A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF MARYLAND.
LICENSE NO.: 0019955
EXPIRATION DATE: 09/23/2022

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CONSULTANTS:



MACINTOSH ENGINEERING
32191 NASSAU ROAD - SUITE 2
LEWES, DE 19958
MACINTOSH 1.302.448.2006



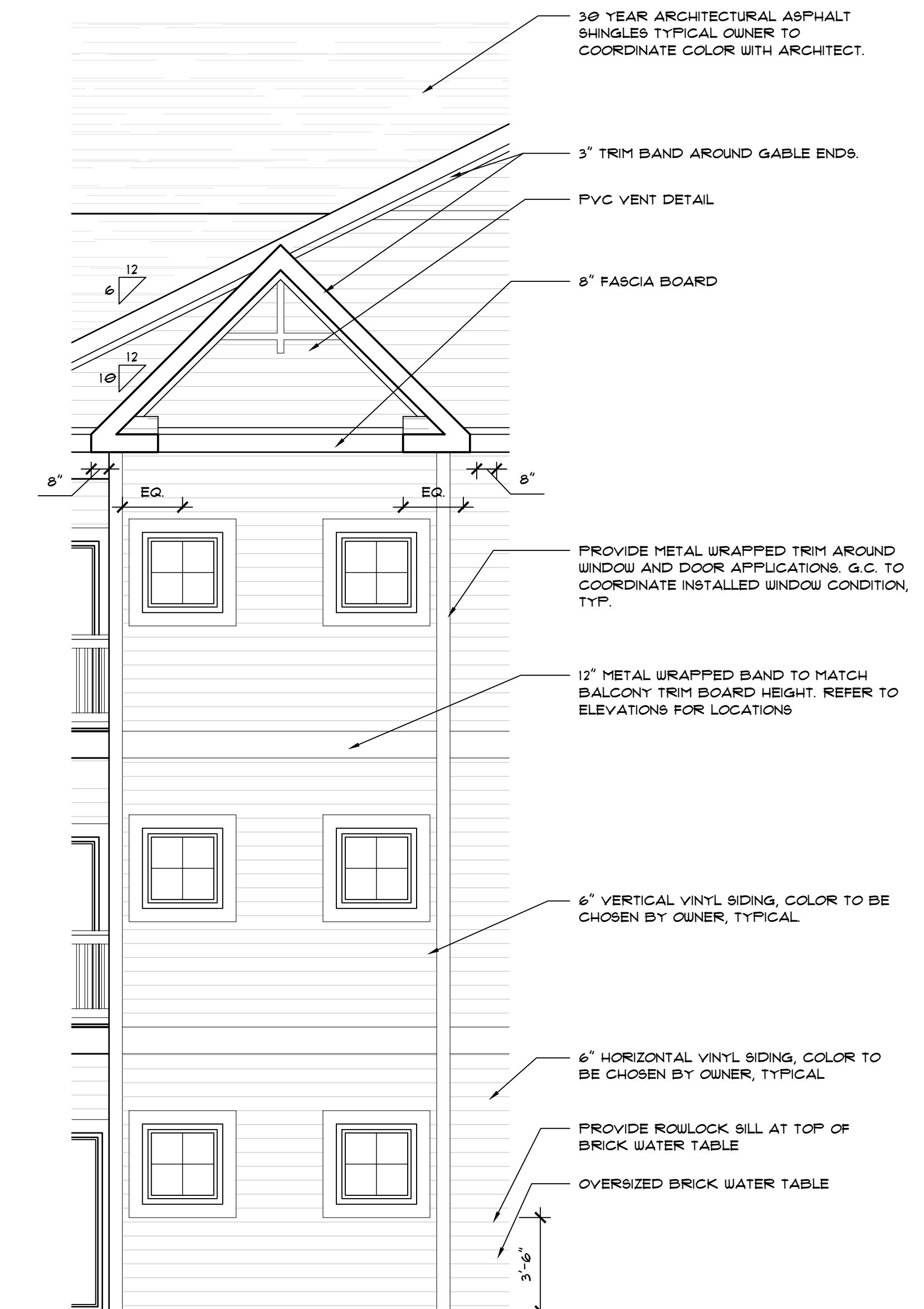
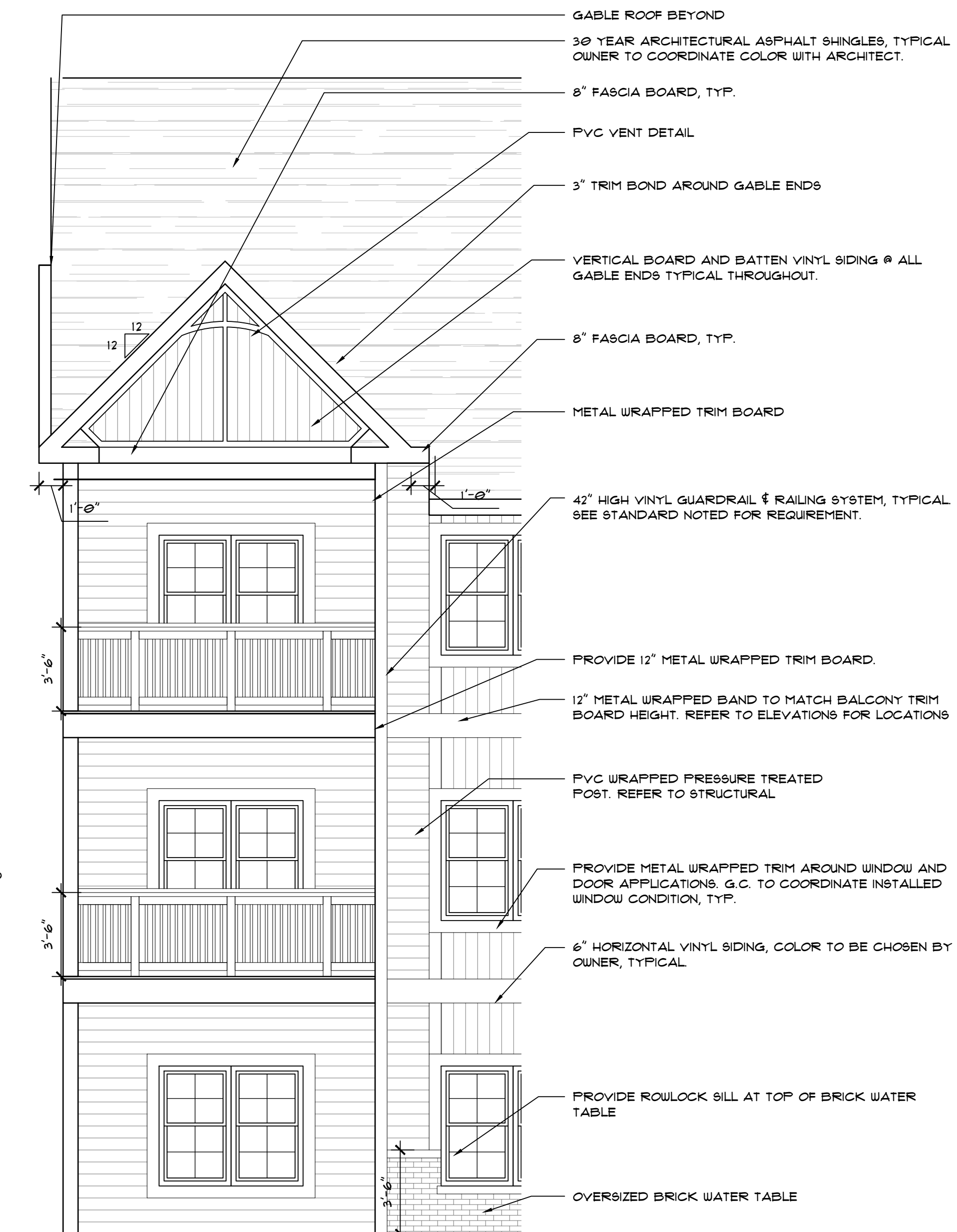
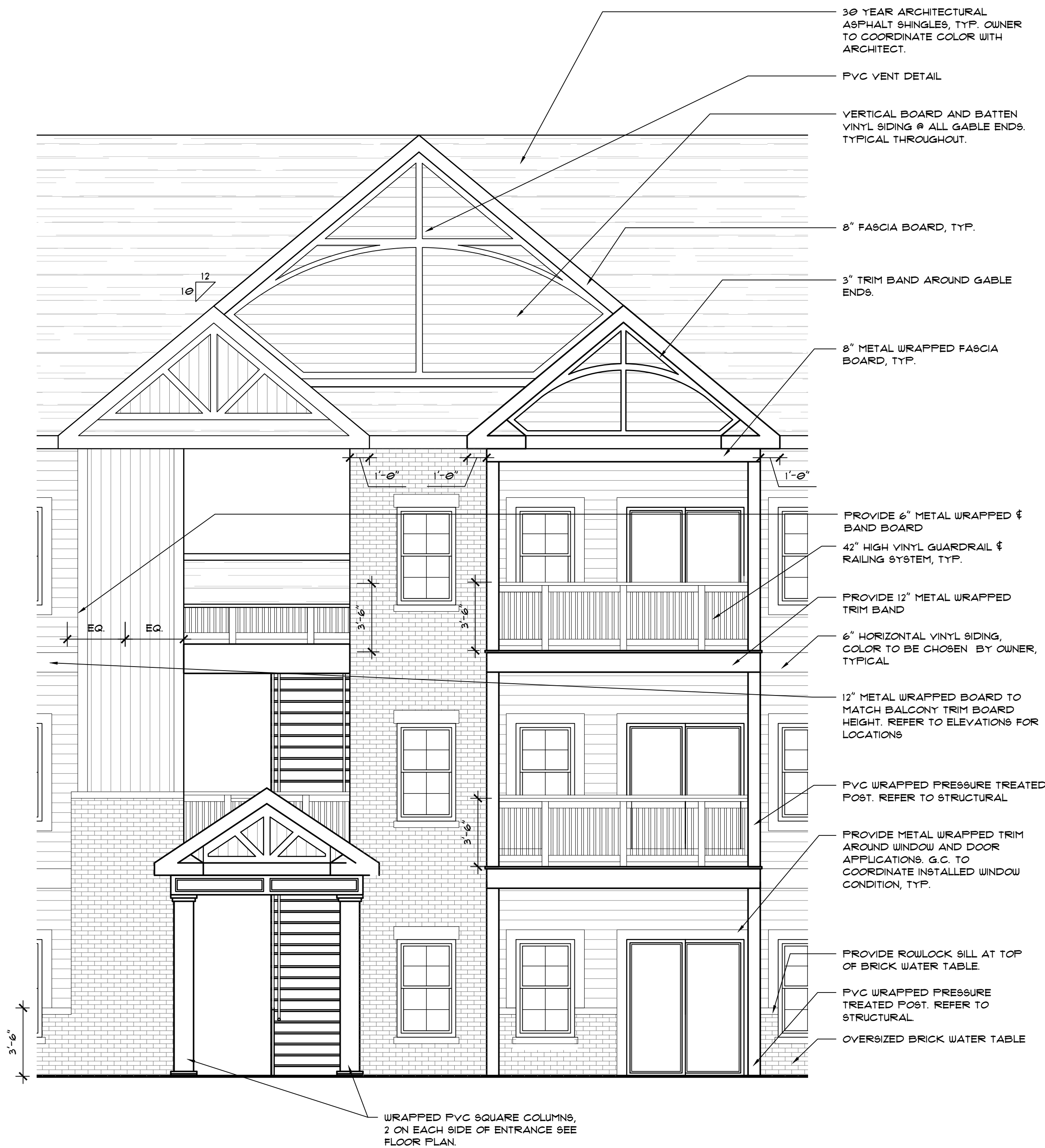
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BUILDING
ELEVATION
DETAILS

(24 UNIT BUILDING)

SHEET NUMBER:

AI-203



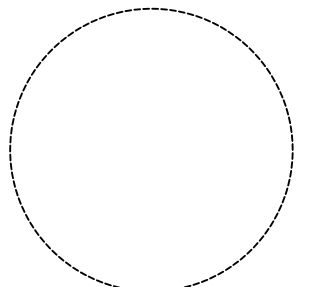
1 ELEVATION DETAIL: ENTRY
SCALE: 1/4" = 1'-0"

2 ELEVATION DETAIL: CORNER TOWER
SCALE: 1/4" = 1'-0"

3 ELEVATION DETAIL: SIDE GABLE
SCALE: 1/4" = 1'-0"



SEAL:

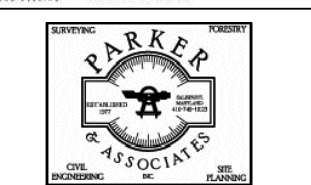


PROFESSIONAL CERTIFICATION:
I, THE ARCHITECT, HEREBY CERTIFY THAT THE DOCUMENTS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL ARE MY OWN WORK AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF MARYLAND.

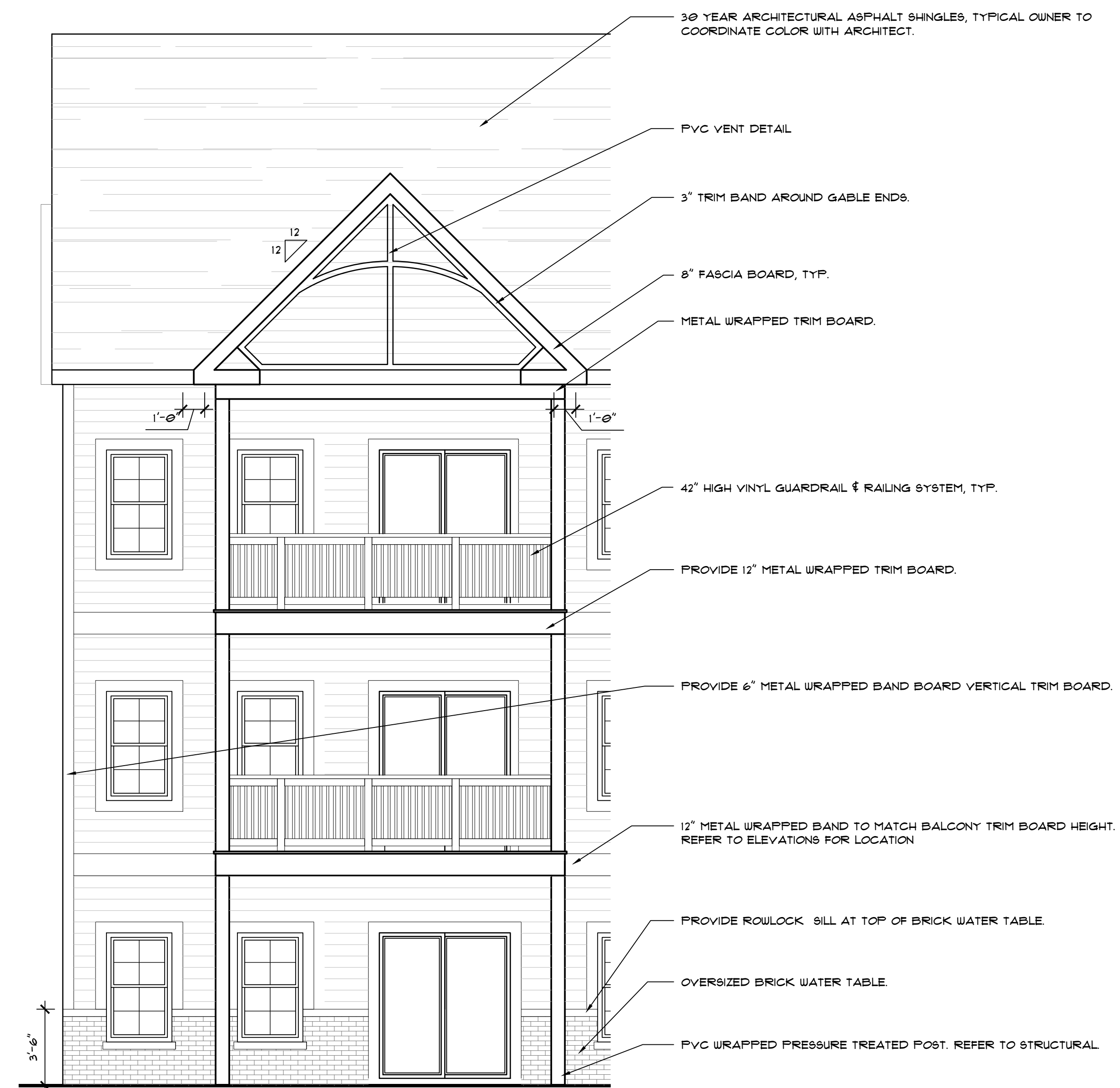
LICENSE NO.: 0013955
EXPIRATION NO.: 09/23/2022

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CONSULTANTS:



1 ELEVATION DETAIL: REAR GABLE GROUP
SCALE: 1/4" = 1'-0"



2 ELEVATION DETAIL: PROJECTING BALCONY
SCALE: 1/4" = 1'-0"

SHEET INFO:

BUILDING
ELEVATION
DETAILS

(24 UNIT BUILDING)

SHEET NUMBER:

AI-204



Item 7.

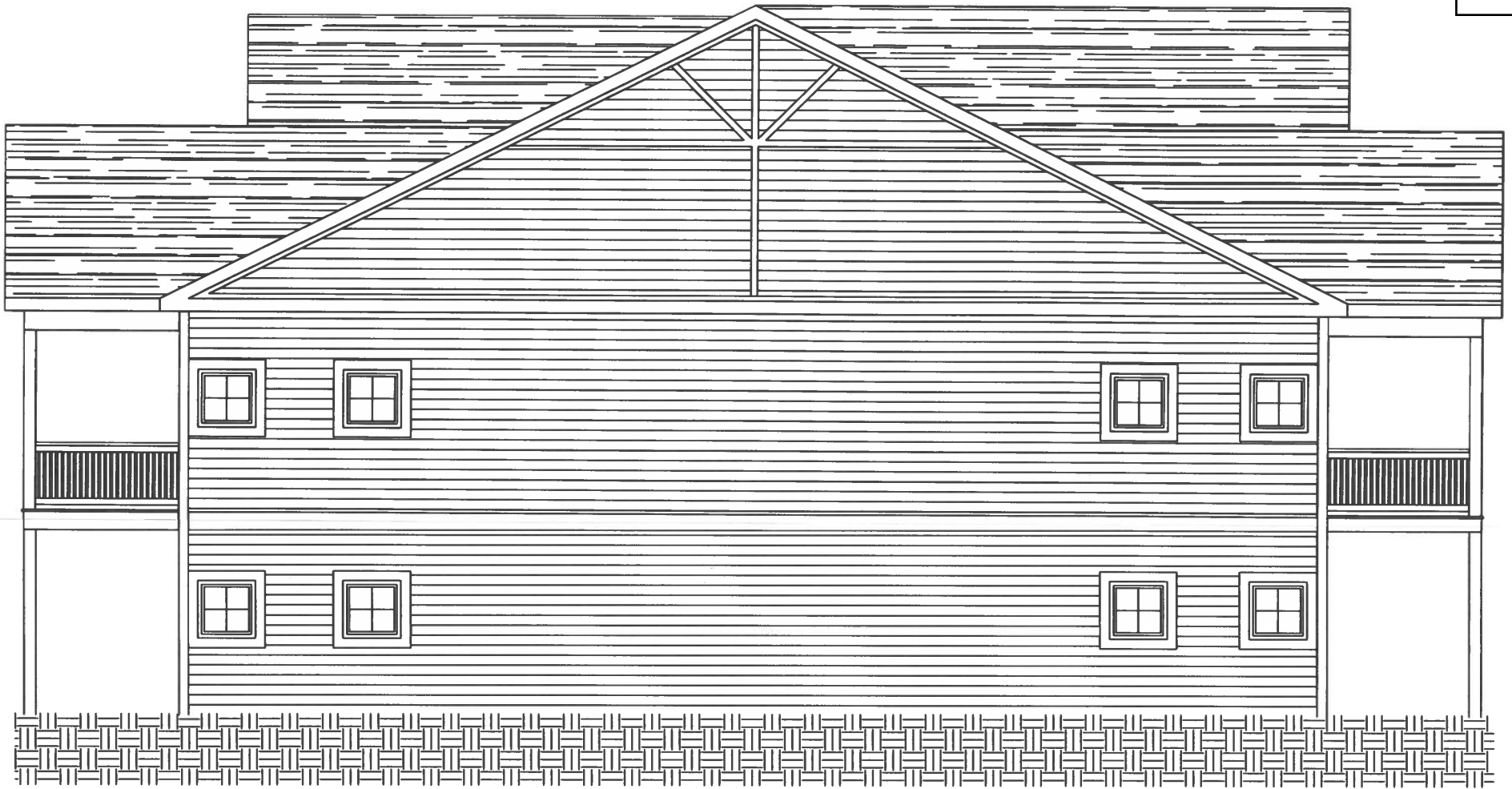
Front Elevation
8 unit building

Rear Elevation
8 unit building





Right Elevation
8 Unit Building



Left Elevation
8 Unit Building