CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, July 17, 2023 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 & VIRTUAL MEETING NOTICE

The Planning Commission Meeting for July 17, 2023 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/visual 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 July 17, 2023

Join by Phone Dial: 1-650-479-3208
Access code: 2538 479 2886 (Password: 3683772)

Join Online
https://bit.ly/PCMeeting6202023
Webinar Number: 2538 479 2886
Webinar Password: DoverPC

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Minutes of June 20, 2023

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is scheduled for Monday, August 21, 2023 at 7:00pm.

Update on City Council Actions

Department of Planning & Inspections Updates

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Requests for Extension of Planning Commission Approval

NEW APPLICATIONS

2. C-23-02 The Hive: Business and Event Center at 28 W. Loockerman Street – Public Hearing and Review of a Conditional Use Application to permit the conversion of the first floor (2,493 SF) within an existing building to serve as a professional office and event space. The property consists of one parcel of land. The property is zoned C-2 (Central Commercial Zone), and is subject to the H (Historic District Zone). The property is located at the south side of West Loockerman Street between the southern termini of South Bradford Street and State Street Alley. The owner of record is Conekt LLC. Tax Parcel Number: ED-05-077.09-04-15.00-000. Property at 28 W. Loockerman St. Council District 4. *Consideration of Tree Mitigation Plan.*

3. S-23-13 Delaware State ECIC Building at 1200 N Dupont Hwy - Public Hearing and Review of a Site Development Plan for a new 14,512 +/- SF Building on the Delaware State University Campus for the Early Childhood Innovation Center (ECIC). This 2 story building will be placed where there is an active Demolition Permit for part of the R. S. Grossley Hall. This new building will be separate from the remaining portion of the R. S. Grossley Hall. There is an existing parking lot that will serve both the R. S. Grossley Hall and the new ECIC building with 33 parking spaces, including 5 handicapped spaces. The property is zoned IO (Institutional and Office Zone) and also subject to the SWPOZ (Source Water Protection Overlay Zone). It is centrally located on the Delaware State University campus which the entirety is addressed as 1200 N. Dupont Hwy. Tax Parcel ID: ED-05-057.00-01-21.00-000. Council District 4.

4. S-23-15 Walker Road Professional Center Medical Buildings at 101 Mont Blanc Boulevard - Public Hearing and Review of a Site Development Plan Application to permit the construction of two 19,800 SF office buildings, parking, and other site improvements. The parcel totals 2.615 acres +/- and is zoned CPO (Commercial and Professional Office Zone) and is subject to the COZ-1 (Corridor Overlay Zone). The property is located on the southwest corner of Walker Road and Saulsbury Road, and east of Mont Blanc Boulevard. The owner of record is Walker Pavilion, LLC and equitable owner is Walker Road Professional Center, LLC. Property Address: 101 Mont Blanc Boulevard. Tax Parcel Number: ED-05-067.19-04-52.00-000. Council District 1. Waiver Request: Elimination of Loading Spaces. *This property was previously subject to Site Development Plan Applications S-05-18, S-06-46 and S-09-19 where construction did not commence, and the plans expired. The most recent Site Plan S-20-12 Walker Pavilion was granted Conditional Approval by the Planning Commission in November 2020 with an extension until November 30, 2023; Final Plan approval is pending.*

5. SB-23-02 Land of Rojan Meadows: Minor Subdivision Plan - Public Hearing and Review of a Minor Subdivision Plan to subdivide two (2) existing properties consisting overall of 35,592 SF +/- (0.817 acres +/-) into four (4) new properties for development of one-family detached dwellings. From west to east, Lots 1 & 2 are proposed is to be 8,890 SF each, and Lots 3 & 4 are proposed to consist of 8,901 SF each. An easement is proposed with a drive-aisle across the southern portion of all four properties for vehicle access from Rojan Road (proposed street), with no access from North Little Creek Road. The parcels subject to this Minor Subdivision Application lay on the south side of North Little Creek Road, across from the southern terminus of Nicholas Drive. The two (2) subject properties are zoned RG-1 (General Residence Zone) and are currently undeveloped. The owner of record for the two (2) subject properties Rojan Meadows, LLC. Current Property Addresses: 1542 & 1554 North Little Creek Road. Tax Parcel Numbers: ED-05-068.20-01-57.00-000, and ED-05-068.20-01-58.00-000. Council District 2.

NEW BUSINESS

6. Nomination and Election of Officers (Chairman and Vice-Chairman) due to Annual Meeting of Planning Commission

7. Appointment of the Architectural Review Oversight Subcommittee of Planning Commission (in accordance with *Zoning Ordinance*, Article 10 §2.28)

ADJOURN

Posted Agenda: July 7, 2023

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
JUNE 20, 2023

The Meeting of the City of Dover Planning Commission was held on Tuesday, June 20, 2023 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. Roach (virtual), Mrs. Denney, Mr. Hartman, Mrs. Welsh (virtual), Mrs. Malone (virtual), and Mrs. Maucher. Mr. Cooper, Mr. Baldwin and Dr. Jones were absent.

Staff members present were Mrs. Mary Ellen Gray, Mrs. Dawn Melson-Williams, Mr. Julian Swierczek, Ms. Katherine Oehmke, Mr. Jason Lyon and Mrs. Kristen Mullaney. Mr. Glenn Mandalas was present serving as legal counsel for the Planning Commission. Also present were Mr. Alan Hill and Mr. Michael Scali. Speaking from the public were Ms. Annette Mathis, Ms. Rachael Rigliano, Mr. Joseph Blake, Mr. Dwight Chandler, and Ms. Cynthia Wentworth.

APPROVAL OF AGENDA

Mrs. Maucher stated that Conditional Use Application C-23-02 The Hive: Business and Event Center at 28 W. Loockerman Street will not be heard by the Planning Commission this evening due to incomplete public notice. Application C-23-02 will be rescheduled for a future Planning Commission Meeting and will be subject to Public Notice requirements for a new meeting date.

Mr. Hartman stated that regarding the agenda, before they start on that he would like to ask Planning Staff if they have received any documentation between the parties (referencing application S-23-06). Responding to Mr. Hartman, Mrs. Maucher stated that they can address that when we get to that application.

Mr. Hartman stated that this is part of the agenda. If we have not received the documentation that they required at the April 17, 2023 meeting, then he would move that the first item be removed from the Agenda. Responding to Mr. Hartman, Mr. Mandalas stated that he thinks it is a valid point. If there is a flaw with the item and it can't go forward, now is the time to remove it from the Agenda. When the Planning Commission retained him as Counsel on this matter, he did review the record and he did understand that at the last meeting it was continued until the parties would have an opportunity to confer. They have confirmed with him that they have conferred telephonically. He asked them to each provide written reports to him so that he could have an understanding about what they have conferred about and whether any material progress on resolving any of the outstanding issues have been made. Those reports have indicated that there has not been any sort of material advancement at least as to the ownership of Raymond (Street). That reason alone, he does not think is reason enough to defer or continue the item any further. He will be able to explain that a little more when we get to that agenda item, but they have met and conferred.

Mrs. Denney moved to approve the Agenda as submitted, seconded by Mrs. Welsh and the motion was carried 5-1 with Mr. Hartman voting no and Mr. Cooper, Mr. Baldwin and Dr. Jones absent.

APPROVAL OF MEETING MINUTES OF MAY 15, 2023

Mrs. Malone moved to approve the Planning Commission Meeting Minutes of May 15, 2023, seconded by Mrs. Welsh and the motion was unanimously carried 6-0 with Mr. Cooper, Mr. Baldwin and Dr. Jones absent.

COMMUNICATIONS & REPORTS

Mrs. Gray provided an update on the regular City Council and various Committee meetings held on May 22 & 23, 2023 and June 12 & 13, 2023.

Mrs. Melson-Williams stated that the next Planning Commission regular meeting is scheduled for Monday, July 17, 2023, at 7:00PM in the City Hall Council Chambers. There have been new applications that have been filed and we will be processing for that meeting.

Mrs. Melson-Williams stated that the Planning & Inspections Department has no particular updates other than there are a lot of different special events in the City of Dover. From ComiCon that was this past weekend and then the Positively Dover African American Festival coming up next week. Take a look at what's happening in your community.

Mrs. Melson-Williams stated that for the Planning Commission, we have alerted you to an education and training opportunity. It is called "Land Use Law, FOIA & Ethics Training Session" that is scheduled for Tuesday, June 27, 2023 at 6PM in City Council Chambers. This is organized in part by City Council, but they have extended the invitation to other boards and commissions. That Training Session will be led by Mr. Max Walton who is a land use attorney in the State of Delaware that works with a number of municipalities and also is a fellow at the University of Delaware as part of their Institute for Public Administration.

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

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

OLD BUSINESS

Requests for Extensions of Planning Commission Approval: None

Pending Development Application:

S-23-06 College Road Apartments at Railroad Avenue/Grove Street – Continued Review of Site Development Plan for construction of two 6-story mid-rise apartment buildings with a total of 385 units consisting of studio, 1 bedroom, and 2 bedroom units. The ground level of each apartment building is parking and the other site improvements include six 7-car garage buildings, parking lots, landscaping, and recreation areas. The Project also includes street construction/improvements to Raymond Street and Railroad Avenue. A Lot Consolidation Plan will combine the four parcels located east of Railroad Avenue for a total of 31.08 acres of land. These properties are zoned RG-5 (General Residence Zone for Mid-Rise Apartments). The subject area is located north of, but not adjacent to College Road, and east of the Railroad corridor in the vicinity of Raymond Street, Railroad Avenue, and Grove Street. Property Owners:

Patel College Properties, LLC and Patel Excess College Road, LLC. Tax Parcels: ED-05-067.00-02-53.00-000, ED-05-067.00-02-54.00-000, ED-05-067.00-02-55.00-000, and ED-05-067.00-02-56.00-000. Council District 4. *Waiver Requests: Reduction of Parking Requirement. Consideration of Active Recreation Area Plan. The Planning Commission conducted a Public Hearing and began review of this application at their March 20, 2023 Meeting and deferred action seeking additional information. The Planning Commission continued review of this application at their April 17, 2023 and deferred action until the June 2023 Meeting seeking additional information.*

Mrs. Maucher stated that starting with item S-23-06 where action was deferred at the March 20, 2023 and April 17, 2023 meetings. First, we need a motion to continue its review.

Mrs. Denney moved to continue the review of application S-23-06 College Road Apartments at Railroad Avenue/Grove Street. They had asked for some information and she thinks that they would be remiss if they did not allow at least the representative of the application to come forward and update us with any new information, seconded by Malone and the motion was carried 5-1 with Mr. Hartman voting no and Mr. Cooper, Mr. Baldwin and Dr. Jones absent.

Mrs. Maucher stated that she would first refer to legal counsel, Mr. Glenn Mandalas for any guidance on this application and then she will refer to Planning Staff, Mrs. Dawn Melson-Williams and Mrs. Mary Ellen Gray for a reminder briefing on this Site Development Application.

Mr. Mandalas stated that he does see some familiar faces in the room and others may not know me. My name is Glenn Mandalas and I am an attorney with Baird Mandalas Brockstedt and Federico. Our first office was opened here in Dover and we currently have offices throughout the State and in Maryland. Here in Dover, our office is at the corner of State and Division Streets. I have represented municipalities for more than 15 years, and in that time I have seen many contentious applications move through the application review and approval process. The job of a member of the Planning Commission is not an easy one, especially when an application is controversial. It can make a member question why they ever joined the Commission in the first place. And rarely are these public servants given the thanks they deserve for the long hours they spend both outside of the meeting and during the meetings. As we move into this application, I would ask everyone to consider the service of the Commission members before you, and to proceed with the decorum that is appropriate in a proceeding such as this one.

The public record on the application before the Commission has been closed since March 20, 2023. During the April meeting of the Planning Commission, the application as continued to this evening's meeting so that the parties would have an opportunity to confer to determine if any of the issues that have been raised could be resolved. When I was retained by the Coty, I asked legal counsel for the Applicant and legal counsel for the Mishoe family to submit reports on any progress toward a resolution since the meeting in April. In order to maintain the integrity of the public record which, as I noted is already closed, I have not distributed the reports to the full membership of the Planning Commission, but the reports were incredibly helpful to me.

At this stage, the Planning Commission is proceeding under the *Zoning Ordinance* at Article 10,

Section 2, Subsection 2.43 (E), titled Planning Commission Action. That Section provides: "The planning commission shall act to approve or disapprove any application for site development plan received by it either as an original review or as a referral from the city planner under the provision of subsection 2.42 (A) of this article within 45 days or within such additional time as may be consented to by the applicant."

This application is at the final stage of the Planning Commission's review process. In addition to site development plan approval, the applicant is seeking a waiver from the parking requirement to provide 683 parking spaces instead of the 867 spaces required under the Code.

Based upon my review of the record, it seems that a question about the ownership of Raymond (Jason) Street has overwhelmed the most recent conversations. The City Solicitor opined in an April 14, 2023 letter that the portion of Raymond Street at issue has been affectively annexed into the City of Dover as a public right-of-way. This Planning Commission has no authority to adjudicate land ownership issues, especially ownership of off-site lands. To the extant there is merit to the theory that Raymond Street was not dedicated to the City with the recordation of an 1899 plot, it's not the Planning Commission's responsibility to adjudicate that claim. Similarly, to the extent there is merit to the theory that the annexation actions were not properly conducted, it's not the Planning Commission's responsibility to adjudicate that claim. Whether you approve or deny the Application before you, the dispute over ownership will remain because this body does not have the authority to resolve land ownership issues.

After you take action on this application, either approving it or denying it, the parties will continue to have the same ownership dispute and should they so choose, they will be able to adjudicate their dispute in the appropriate court.

Presume for a moment that Mr. Sergovic is correct, and Raymond Street is owned by his client. If the plan is approved and the court later concludes that Raymond Street is not a City Street, the developer will be required to obtain an easement from Mr. Sergovic's client to utilize Raymond Street, or the developer will need to come back to this body seeking a plan amendment to gain access through some other route.

For all those reasons, in my view, the Planning Commission should not delay action on this application until the ownership dispute is resolved. Instead, I recommend that the Commission deliberate over the merits of the application without giving the Raymond Street ownership issue undue consideration, and endeavor to decide the application.

Mr. Hartman stated that one of the Planning Commission's obligations under Article 10, Section 2, Subsection 22 is to protect the health, welfare, and safety of the residents for all Site Development Plans. If this was an error in the Annexation, how can the Planning Commission say yes go ahead with this not knowing if it is a problem with the Annexation? That is not protecting the welfare of the residents at all. In the initial wording of the City in their DAC Report of November 3, 2021 has some very squirrely language in it and he would like to read it for the record. "While the right-of-way was not explicitly described in the resolutions of the majority of these properties annexed into the City, it is the City Solicitor's understanding that because the right-of-way was originally platted for public use, that as the properties were

annexed, the adjacent right-of-ways should have been annexed as well. From our research, it appears that portions of Raymond Street were included in the annexation of certain adjacent parcels." And it goes on and its Item #5 from the DAC Meeting Report from the Planning Staff dated November 3, 2021. Responding to Mr. Hartman, Mr. Mandalas stated that he would say that there is a valid issue here. There is clearly an issue and parties have made points on either side of it and he thinks it's an issue that could be adjudicated by a court. He just simply doesn't think that it's an issue that the Planning Commission should rely upon to either approve or deny. If Raymond Street, for example, you didn't think it provided proper access or if you thought Raymond Street for some reason was going to put people at risk and create a health, welfare or safety concern, then he thinks it's absolutely appropriate for the Planning Commission to be considering those sorts of aspects of Raymond Street. But as to ownership, the record is just unclear and sort of replete with both sides making arguments about ownership and he doesn't think the ownership issue. As long as you have sufficient evidence on the record to suggest that the Annexations might have been proper or that the dedication might have been affective, he doesn't think that it is of a level that would be sustainable from a denial perspective. He does think that if the Planning Commission makes a decision one way or another, parties then are at least in a better position to figure out whether they want to adjudicate in the proper court, the ownership issue of Raymond Street.

Mr. Hartman stated that he would just like to point out and he made this point at the hearing, that there was no Traffic Impact Study done. That is one of the things that the residents brought to the hearing, is their concern with the traffic. That was one of the things that they discussed with the City Attorney when he met with them onsite. We have in writing that Dr. Mishoe pays property taxes to the County on this. His point is, if the City errored in this Annexation by not notifying the correct people and just went ahead with this Annexation by mistake, shouldn't the City be seeking some sort of resolution in court rather than putting the burden on Dr. Mishoe? Responding to Mr. Hartman, Mr. Mandalas stated that is an issue that he thinks that there could be some court resolution to it and he supposes that the City could seek some sort of declaratory judgement action to have a court declare whether their actions were proper or improper. He just doesn't think that it is the type of record evidence that you can rely upon to approve or deny the application. He does think that what he was speaking to earlier about the Traffic Impact Study as, there have been items on the record from other agencies that deal with traffic and entrances, but to the extent that you've recognized that the Raymond Street access area as one not appropriate for maybe regular traffic, he does think that is record evidence that you could rely upon in your decision.

Mrs. Denney stated that her feelings are very strong that in order for the applicant's desire for planning to move ahead, that we should address issues like parking waivers and things like that full well knowing that as you pointed out, beyond that the rest of those items, this is a civil matter. We have no jurisdiction or right to really discuss that aspect of it here. This body has no governance over it. She feels strongly that it shouldn't stop us from reviewing this and allowing them to know what this body and the things that they do have jurisdiction over for recommendation, what they think, feel and what we are going to say about it. She thinks that they deserve going forward, to know that and that's the purpose of this meeting. Last month when she made the motion to table this for up to 45 days for clarification, she had hoped that meetings and things would take place and we would come back with an absolute answer. But at

this point, based on your explanation, she doesn't think that that is going to come any time quickly. She thinks that we should just move forward with what they can discuss and vote on.

Mrs. Melson-Williams stated that she is going to do a quick version of the Staff presentation just so everyone is reminded of what Site Plan S-23-06 College Road Apartments at Railroad Avenue/Grove Street is. It is a Site Development Plan proposal for two six story mid-rise apartment buildings. They are shown on the screen as L-shaped. They consist of a ground level of parking and then floors 2 through 5 would be the apartment units themselves. A total of 385 units are proposed in a mix of studio, one-bedroom, and two-bedroom units. The project site also includes other parking lot areas in the form of surface parking. There are sidewalks that circulate the site and also Active Recreation as this is a residential development and active recreation components are required. The property is zoned RG-5 (General Residence Zone for Mid-Rise Apartments). RG-5 (General Residence Zone for Mid-Rise Apartments) does allow for mid-rise apartment buildings. There are bulk standards that the project is meeting. There is a maximum building height of six stories and seventy feet in the RG-5 (General Residence Zone for Mid-Rise Apartments). As noted, the applicant initially did make a Waiver Request for the reduction of the parking requirements for the project based on the Code of 2.25 parking spaces per dwelling unit. That 385 units would require 867 parking spaces. Their plan, as initially submitted, includes parking for 683 spaces. There has been some conversation that the applicant has put forward in the past that they could abandon that Waiver Request for parking; so, that may be something that you wish to clarify this evening. The project has other site amenities that are required by Code such as bicycle parking, lighting, dumpsters, and the rear emergency access is satisfied as there are circulation drive aisles that double as fire lanes for the project site. The project really focuses on the development of the western portion of this tract of land. The eastern portion is encumbered by wetland areas and floodplain areas which the *Zoning Ordinance* limits the ability to construct in. The project will do some woodland clearing; however, it is maintaining adequate existing woodlands on the site per our Code. Additionally, they will be planting trees and the minimum number required based on the initial calculations is 158 trees. Their plan, as displayed on the screen, shows all of those funny little circles that are additional trees that would planted on site which is over 260 new tree plantings. The Active Recreation Area for this project consists of a number of amenities. Focused here it includes a walking path trail that has a fitness component to it. There is a multi-sport court. There is a sand volleyball court and also a pavilion. In all, the total Active Recreation Area they are providing is 6.67 acres which meets the minimum requirement for Active Recreation Area for the project site which is a calculation based on the number of units. The DAC Report for this is dated March 8, 2023 includes the summary and information from the Planning Office in addition to the other regulatory agencies including the Department of Public Works, the Department of Water/Wastewater, the Office of the Fire Marshal, the Electric Department, DelDOT and the Kent Conservation District who have also weighed in with comments. The packet that we provided to the Planning Commission included all of the original attachments that you were provided at the March 20, 2023 meeting. In addition, the meeting minutes from both the March and April meetings of the Planning Commission and the additional items that were provided, specifically a letter from the City Solicitor dated April 14, 2023 and then other email and letter distributions that were made by the City Clerk's Office to the Planning Commission with the receipt of several letters from John A. Sergovic who is representing the Mishoe Family. So, all of those were included in your packet and we tried to give them exhibit numbers to help you out

this evening. She will just remind everyone that the applicant did make a Waiver Request for the reduction of the parking requirement and it will also include consideration of the Active Recreation Area for the plan.

Mrs. Maucher stated that as a reminder, Application S-23-06 College Road Apartments at Railroad Avenue/Grove Street, public hearing was conducted during the meeting of March 20, 2023; therefore, there is not a public hearing this evening.

Mr. Roach stated that he does see that there are quite a few people attending today in person and he understands that we do not have to open it the public tonight; but honestly, with all of the confusion and disputes between other parties, is it possible that they can vote on possibly opening up the public hearing or testimony in regards to this matter? He feels as though that there are so many discrepancies that are going on in regards to what is being said. He doesn't want to be in a situation as to where they are not allowing others to be able to come forth to be able to speak in regards to things that are being said just because there is no public testimony. He is not sure in regards to what rights they have as the Planning Commission to be able to see if there are people in there that may have some other information that they can be able to hear today. He honestly feels as though that at this point in time, based on everything that we have had these past couple of meetings, he would rather just have more information than not. Responding to Mr. Roach, Mr. Mandalas stated that he is sympathetic to Mr. Roach's view. There are quite a few people in the room and he is sure that they would like the option to speak. The issue with the land use application such as this is that there is a public hearing process and the record is open when the public hearing occurs and the record is closed when the public hearing is done. As much as they would like to hear from individuals who are in the room today, other individuals who may be wanting to comment on this application as well, didn't receive any public notice that there would be additional testimony taken tonight. So, the only way that it would be appropriate under the process that's been established in the Code to take additional public testimony, is to repost notice of a public hearing, publish it in the newspaper, give fifteen days' notice, set another hearing date and conduct another full public hearing to allow individuals to speak. It is not simply that it's unfair in some respects to the people that are here to not have the opportunity to speak; it is just as unfair for those individuals who didn't attend tonight because they didn't' think there would be opportunity to speak. To maintain the integrity of the record, his advice is to not open up the mic tonight.

Mr. Roach thanked Mr. Mandalas. He stated that like he said before in regards to the issues in regards to the applicant and the owner in question, he would personally love to be able to obtain as much information as we can because as he sees it in his past meetings that they have had, he would much rather be able to allow opportunity for everyone to be able to speak and express their thoughts and any information on things that we continue to gather throughout these months of this application. He would rather have another hearing in regards to them being able to hear everyone's testimony as we continue to move throughout this process. Again, he is the type that would like to at least have all of the information that he can before he makes a decision. It seems like every single month we are getting new information. In his opinion, he would like to table it again and possibly open up another public hearing to be able to get all of the information that we are not receiving in the meeting, opposed to having a closed hearing just because the public hearing is not being held again. Responding to Mr. Roach, Mr. Mandalas stated that the other

relevant issue with regard to considering an additional public hearing is that the City Code does provide for approval within 45 days and that clock has already ticked off. The Code does allow for that time to be extended as long as the applicant consents to the extension of time. In his review of the record and watching the previous hearing, he was reminded that the applicant put on the record that they would not be consenting to any additional time period. So, to the extent of the Planning Commission wanting to move forward, the applicant would have an action to compel the Planning Commission to make a decision on the application.

Mr. Roach stated that a lot of times we run into applications where we haven't had situations like this. As long as he has been on the Commission, there has never really been any outright contesting to ownership of a property. Even if that is not the case, he doesn't know what they can do. But again, at this point in time he would love to be able to have that but if there is a 45 day standard in regards to us being able to allow to open it to the public hearing again. He would just like to continue to allow opportunity and have clear cut evidence or a clear cut decision being made by the City Planner or anyone on here who could basically tell us what the acquisitions that were being made by Dr. Mishoe and the owners of the properties are actually concrete so there is no discrepancy. Again, for him and looking out for all of the outpour from the residents in that area and supposed owners, he just doesn't feel comfortable being a person who can sit up here and make a decision based on something when there is still situations with people contesting that they own something that we are trying to make a decision on.

Mrs. Maucher stated that the underlying ownership issue is not a Planning Commission matter to be decided. She thinks that Mr. Mandalas was pretty clear that that aside, we need to take action on this application on its merits based on what is being presented to us within our purview. Perhaps Mr. Mandalas would like to review the underlying issue and how it is not within our purview. Responding to Mrs. Maucher, Mr. Mandalas stated that the way he boiled this down to its essences is as he said earlier that the Planning Commission is without authority to adjudicate land ownership issues. The Planning Commission neither is with the authority to force the parties to adjudicate land ownership issues. So, we are really at a standstill. The Planning Commission has no ability to compel the applicant or the opposition to go to a court and adjudicate the matter and Planning Commission doesn't have the authority to adjudicate it either. The only action that the Planning Commission can take is the one that is obligated to take which is to either to approve or deny the application. That is why he said earlier that he thinks the Planning Commission should try to make a decision on the application.

Mr. Hartman stated that he understands that it is not the Planning Commission's responsibility or authority to make a determination in these types of matters regarding litigation between people for property. His guilt comes in because this Commission was involved in the very beginning in approving that Annexation. It went from us to City Council which approved it and then it was annexed. He is just saying that maybe they weren't given the right amount of information at the very beginning of this. At the very least, the City should go back and look at how they did this Annexation and learn from their mistakes because this has been a horrendous process for the applicant and for all of the people involved and for the Planning Commissioners. He knows that he has spent 30 hours on it at home. He feels that guilt. He made the motion to annex the property and here he are.

Mrs. Denney stated that she thinks she has said this before here but she often says it with the County. Her feelings are very strong that our Code is not a book of suggestions. The Code of the City of Dover is the Code and it is a reality. If there are issues then there are avenues where somebody can appeal that. The outlying issues are civil matters and we have no right to really address them. Her feelings are that we are down to making a decision no matter who owns the property because we shouldn't ever make a decision on who owns a piece of property. We should make the decision based on what the request is and in this case it happens to be a waiver. No matter who owns the land, would this body agree to waive the amount of parking? She believes that is the issue that we are here trying to address and should address. As Mr. Mandalas stated, we had the public hearing; however, for her she just wants to state as we are about to make votes on this, that we are looking at a property that abuts very narrow streets. We all know that when events happen, people have parties or events and extra people, those who can't find parking end up parking along the side of streets and this is a particularly narrow street. At this point, the one issue that she feels that we should address is that we should not be doing any kind of waiver for parking because it is inappropriate. Where would these people go to park?

Mr. Roach stated that his issue at hand again is the fact that an Annexation or decision was made to have this application actually go in front of us in the first place. It was done in a way that was not presented, in his opinion, in a clear and equitable manner. He feels as though that there is no reason for them to not concentrate on the issue at hand when the issue at hand is the fact that there are questions in regards to the whole entire application. That is just his opinion and as he has said before, he loves and respects every single person on this body. We have always operated in a way that is fair and equitable in regards to any application that walks in here. Honestly, he knows that us being placed in a position to be able to make decisions in regards to applications that come across here, that our first and foremost charge is to make sure that we look out for the people in the City of Dover, Delaware. Tonight there is question to how this application even got in front of us based on ownership and based on the ideas of discrepancies as it pertains to annexations. To him, it doesn't make sense to move forward in regards to any decision without clarity in regards to that situation.

Mrs. Malone moved to approve S-23-06 College Road Apartments at Railroad Avenue/Grove Street to include the Waiver Request for the reduction in parking and the consideration of Active Recreation Area Plan and these recommendations are based on the consideration that has been given on all City departments and City Council, seconded by Mrs. Denney and the motion was lost based on a tied vote of 3-3 with Mr. Cooper, Mr. Baldwin and Dr. Jones absent. Mrs. Malone voting yes; based on the reasons that she already stated, and she will also add regarding the information that the developer has presented to the City Departments and Planning and who has provided everything that he has been requested to provide. Mr. Roach voting no. Mrs. Denney voting no; the project overall she believes that she could vote to approve but she absolutely feels that if we waive parking regulations that we could be setting up problems that our Police Department is going to have to enforce. The bottom line is that the street is too narrow. For instance, if a plan were to expand that roadway at the developer's cost that would be a different story. She realizes that traffic impacts and things like that at this stage of the game, DelDOT doesn't want to even talk about. She has done this for years and DelDOT doesn't even want to entertain traffic studies on something that isn't approved. Approval of the waiver bothers her. Mr. Hartman voting no; based on the waiver approval. Mrs. Welsh voting yes; she concurs

with the statements made by Mrs. Malone. Mrs. Maucher voting yes; the applicant has been in compliance with the City Ordinance and zoning requirements and DAC and Planning Staff recommendations have also identified no issues and it is also consistent with our Comprehensive Plan.

Mr. Mandalas stated that with a tied vote, the motion does not carry. You can take a new motion. Obviously, there was concern over the waivers; so, you could separate those out or take a different motion but at this point, no action has been taken. You could take the waivers separately. You could take a reverse of Mrs. Malone's motion to approve the Site Plan but not the waiver. Or you could take a motion to deny.

Mr. Mandalas stated that he doesn't want to open the record back up but what he recalls from the last record is that Mr. Balascio put on the record that they would gladly provide the parking if they needed to but that would create other issues with unit count, he believes. There was an offer to remove that waiver request. He doesn't know if it was ever formalized or put in any form of writing but there was an offer to remove that waiver request.

Mrs. Denney moved to deny the parking waiver for S-23-06 College Road Apartments at Railroad Avenue/Grove Street.

Mrs. Maucher asked if they needed to do the Site Plan first and then the waivers. Responding to Mrs. Maucher, Mr. Mandalas stated that he doesn't think they need to. He thinks this a relevant motion to bring clarity to that issue because it wasn't clear in the last hearings.

Mrs. Denney moved to deny the parking waiver for S-23-06 College Road Apartments at Railroad Avenue/Grove Street, seconded by Mr. Hartman and the motion was carried 6-0 by roll call vote with Mr. Cooper, Mr. Baldwin and Dr. Jones absent. Mrs. Denney voting yes to deny the waiver; there are other ways to remedy that within the plan with a little thought and redesigning. She feels very strongly that that road is way too narrow and there always tends to be, whether it is a studio apartment, eventually there is going to be issues where people are lined up parked and possibly even on both sides of the road for a graduation or a christening or something. Then our Police Department is out there wasting their precious time issuing citations. She thinks the best thing to do is ask the developer to change the plan and put the parking inside where it belongs. Mr. Hartman voting yes to deny the waiver request; based on concerns with public health, safety, and welfare. Mrs. Welsh voting yes; for reasons stated in the motion. Mrs. Malone voting yes to deny parking waiver. Mr. Roach voting yes. Mrs. Maucher voting yes for reasons stated.

Mrs. Malone moved to approve Site Development Plan S-23-06 College Road Apartments at Railroad Avenue/Grove Street (with the exception of approving the parking waiver request) and inclusive of the Active Recreation Area Plan, seconded by Mrs. Denney and the motion was carried 5-1 with Mr. Roach voting no and Mr. Cooper, Mr. Baldwin and Dr. Jones absent. Mrs. Malone voting yes; because of her previous reasons stated. Mr. Roach voting no; for the reasons stated previously in his comments. Mrs. Denney voting yes; she thinks application goes along with the Comprehensive Plan, it meets the requirements and she thinks the additional housing is needed. Mr. Hartman voting yes; he personally disagrees with it but all of his arguments have

been discounted. He understands their responsibilities under the Code and he will agree with the motion based on the advice of legal counsel here tonight. Mrs. Welsh voting yes; based on the legal comments by Mr. Mandalas and our responsibility here is to vote on the Site Plan. Mrs. Maucher voting yes; for reasons stated previously. The applicant has been incompliance with City Ordinances and zoning approvals and consistent with the Comprehensive Plan and based on comments from DAC and Planning Staff. She would also encourage the applicant to work with the community in examining some traffic calming measures on those roads because she knows having lived near large developments, sometimes those are helpful to address some of the concerns from the community.

NEW APPLICATIONS

S-23-12 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 4, 5 & 6 Areas: Lot Configuration, Open Space Areas & Unit Count) – Public Hearing and Review of Revised Implementation Plan for the Residential District component of the Traditional Neighborhood Design project known as Eden Hill Farm TND. The Revised Plan for the Residential District proposes to revise Phase 4, 5 & 6 areas: to correct sizes of Lots 6, 7, 8, and 9 (Multi-family Lots); to reconfigure Lot 10 (Multi-family) and adjacent alleys; to convert Lot 11 from Open Space to Townhouse Lots; to consolidate lots (Lots 190-234, 327-338, Open Space) to create Signers Park Open Space of 6.12 acres and to create a Multi-family Lot of 5.28 acres; to consolidate lots (Lots 434-450) to create Open Space of 2.18 acres adjacent to railroad corridor; to abandon certain street and alley rights-of-way; to adjust alignment of Red Haven Way; to increase total unit count from 665 to 725 dwelling units; and to revise phase line of Phases 5 and 6. The Residential District consists multiple parcels totaling of 109.034 acres ± of land and is zoned *TND* (Traditional Neighborhood Design). The project is located south of West North Street and Wemyss Road and east of the POW-MIA Parkway. The owners of record for the areas of revision are Eden Hill Apartments Acquisition Co., LCC and Eden 4DS, LLC. Tax Parcels: Multiple parcels of the Residential District on map ED-05-076.04. Council District 2. *SB-06-03 Eden Hill Farm TND: Residential District - Implementation Plan consisting of 665 dwelling units received Planning Commission conditional approval on June 19, 2006. S-19-25 Eden Hill Farm TND: Residential District - Revised Implementation (Phase 2 Area, Club Houses and Unity Types) received Planning Commission conditional Approval on January 21, 2020. There have also been subsequent approvals related to lot layout and Pattern Book revisions. Related Applications: SB-07-01, MI-08-03, MI-08-20, MI-09-03, MI-09-13, MI-10-04, MI-10-14, MI-10-20, S-19-25, and MI-21-06.*

Representative: Mr. Alan Hill, A H Davenport; Mr. Michael Scali, part of ownership group

Mrs. Melson-Williams stated that we are looking at Eden Hill Farm TND which is a Traditional Neighborhood Design project and we are looking at a Revised Implementation Plan. Specifically, it focuses on Phase 4, 5 and 6 and deals with some lot configurations, open space areas, and a change in unit count. The image on the screen is the entire area that is the Residential District of Eden Hill. What is highlighted in green are areas of open space and one of the areas where changes are proposed is the big green triangle that is kind of on the right hand side of the location. The Residential District of Eden Hill is just over 109 acres and is zoned TND (Traditional Neighborhood Design). This zone has a very specific zoning process in our

Code and back in 2005-2006, it was initially zoned to the TND (Traditional Neighborhood Design). The first Implementation Plan for the project was reviewed by Planning Commission in June of that year. Since that time, there have been a number of Implementation Plans that revised different pieces of the development and this is the current one that is under consideration. The most recent one prior to that was one in 2019 with S-19-25 which targeted some revisions to the Phase 2 areas and created basically two locations for Clubhouse buildings and did some other lot configurations. Your Report from the Planning Office actually outlines all of the many applications that this location has gone through over the years. Some of them require Planning Commission review and others were administrative in nature. The Residential District as approved is a mix of dwelling unit types. It includes single family detached homes, duplexes, townhouses, and also initially they were deemed condominiums but more recently reflected as multi-family units. The project itself is a Revised Implementation Plan. There is also what is known as a Comprehensive Development Standards Manual and they tend to call it the Pattern Book, that is in place and over the years has had a series of Addendums with it. With this proposal tonight, is an Addendum for consideration specifically for the multi-family units and the image of that is posted on the screen here. The Pattern Book needs to outline the bulk standards for the process of ultimately developing a multi-family unit. The images that are presented on the page are examples but the Pattern Book itself goes through material choices for development throughout the Eden Hill TND. Specially, she will use the next slide shown which is part of the applicant's presentation. There are a number of revisions to the Plan that are proposed. In summary, what is shown on the screen in an orange color to the far north is some adjustments to the size of the multi-family lots that are there to really just balance the shape of those lots. To the east of that in the light blue color, there is a proposed reconfiguration of Lot 10 and Lot 11 areas. Again, this is a multi-family unit area and with adjustments to alleys in that area. They are also proposing four (4) townhouse lots to be established once the alleys are realigned for a little better circulation in that location. The biggest change is what is shown in purple and it is an effort to expand the open space and create a new area for multi-family lots. This is the portion of the district that is bounded by Little Eden Way, Eden Hill Boulevard, Skipton Boulevard, Red Haven Way, and the railroad corridor. New development has happened in this area; they are not existing houses and what they are proposing to do is take Signers Park Open Space which is in this area and enlarge it substantially for a large Open Space area of just over 6 acres while also creating a multi-family lot for development of just over 5 acres. Additionally, a series of lots along Red Haven Way between it and the railroad corridor would be consolidated to create another area of open space. Ultimately, they are increasing the open space but also increasing the dwelling counts for the project overall. The next piece of change is just a revision in phase lines. That is really a development construction process aspect that they are looking to adjust. The next piece of the Revised Implementation Plan is an increase in dwelling unit count. Once we do this combination and reconfiguration of units, they are asking for the project to be allowed a maximum of 725 dwelling units. Currently, the project site is approved for 665 dwelling units so that is an increase of 60. There was a higher number at one point in one Implementation Plan that never came to fruition. Tonight, they are looking to increase it to a total of 725 dwelling units. There is a slight change in the mix of unit types and in their number and location. In our Report, they actually tracked out the unit type changes over the years and what those percentages are. This does increase the percentage for multi-family units, but it increases the density while also increasing open space for the project. There are number of site considerations that will have to be ironed out through an administrative process to update any

construction plans should this Revised Implementation Plan be adopted. Those are things related to sidewalks, the tree planting plan, and the details of the open space area and any amenities that they may have. Tonight, you are looking at a Revised Implementation Plan. Just to let you know, out there right now they have over 160 units that have received a Certificate of Occupancy and are for the most part occupied. There are about another couple dozen that are under active construction. The area that is under construction right now is in the western portion of the site and is not impacted by the development changes that are proposed with this Revised Implementation Plan. She would refer you to the DAC Report that was prepared by Planning Staff with our recommendations and other notations for the Plan. With that, there are the comments from the other regulatory agencies related to the Departments of Public Works and Water/Wastewater, the Electric Department, the Office of the Fire Marshal, DelDOT and the Kent Conservation District. All of whom are involved and will continue to be involved in the development of this tract here in the City of Dover.

Mr. Hill stated that the first slide shows the overall limits of the residential portion of the Eden Hill Farms TND (Traditional Neighborhood Design) which was first approved in 2005. Over the past 18 years, the project has been through multiple owners and builders. Most of the time, the project has sat still while those owners have struggled to make the project a success. Mr. Scali and his partners have been able to successfully take on the project and begin to make it a success. But for that success to continue, we need to make these changes tonight to the previously approved plans to make the project viable. The first area that he would like to focus on briefly is the area in the orange at the top of the screen. There are two reasons that this area is highlighted, as Mrs. Melson-Williams previously said. The first is part of the Resubdivision Plan to correct some calculation errors that were on the previously approved plans and then the second part of that is part of the Pattern Book Amendment which will be discussed later in the presentation. The large violet area in the center of the screen is the area that we are changing the most in the proposal. They would like to focus on the area in the blue to begin with. The next slide shows the before and after of the proposal. The left side of the screen is the current layout that we have and on the right are the proposed improvements. The driving horses behind this change was to improve the safety of the access to the Alley N from Banning Street. You can see on the left that the intersection is close but not across from Ann Moore Street which is a road intersecting Banning Street across from Alley N which creates and unsafe condition in their opinion. In moving Alley N to the midpoint between the circle and Ann Moore Street, this will place the alley in the safest access location on Banning Street. A second benefit of this change is that is now allows us to provide all of the necessary parking for the proposed multi-family building which is at the top of the screen, and which is not colored in on Lot 10. It’s to have all of the parking north of Alley N so that people aren’t crossing the alleyway to reach their apartments from the parking spaces which makes it more safe and adds to the convenience as well. The final part of the changes on this area is to add the four townhouses on Lot 11. These homes will face Banning Street but access will be from Alley M. There are also some comments from the DAC requesting revisions to the width of Alley M which they will be making. Basically, they have the alley right-of-way at fourteen (14) feet, and they are required to make it sixteen (16) feet. That change is just a minor change to what you see before you. The next slide is a close up of the violet triangle that was originally shown. This is the area where the most significant changes to the Resubdivision Plan take place. The shading that you see on this Plan are the roads and alleys that they are proposing to eliminate which contain about 1.5 acres of paved impervious surface.

All of the existing lots shown on this slide will also be eliminated and Signers Park will be increased from less than a half-acre to more than six (6) acres in size. This proposal also increases the open space between Red Haven Way and the State lines along the railroad from approximately one (1) acre to an excess of two (2) acres. The net increase in public open space that they are proposing is over six acres which is an increase in the open space within the residential component of the Eden Hill TND original plan of almost 60%. Once they have removed the roads and the alleys and added the additional public open space, they are proposing a construction of three (3) apartment buildings with related parking. They are not requesting a parking waiver for this; they have enough experience with apartment buildings to know that the required parking is generally the required parking. In addition to the six (6) acres of public open space, there will be an additional 2.5 acres of the five (5) acre parcel that they are creating for the apartments that will also be open areas around the apartment buildings. Primarily to the north and south of those buildings and to the west which will create a parkland in the center of the community of over 8.5 acres. This will provide the amenity of a larger open area which was neglected in the original plan which gives an area where families can gather to throw a football or a frisbee or to kick a soccer ball. It's an area that the original TND (Traditional Neighborhood Design) doesn't have and it's an area that those of us that are old enough to have grown up in older areas had a park. People growing up in places like this don't have a park to go to. They feel like it's an important addition and a valued addition to the neighborhood. The next slide shows the Amendment to the Pattern Book for the community; there have been many revisions made to the Pattern Book since it was originally approved. They are proposing a one page amendment to accommodate the multi-family apartment buildings. When the original Pattern Book was created eighteen (18) years ago, multi-family apartments were not part of the plan. Now, it is the only way to be able to complete the project with the current market trends and construction costs. On the left, is the proposed 40-unit building which will be representative of the buildings proposed as part of the changes in the area shown in violet tonight. The buildings on the right are the 36 unit buildings with ground floor parking that are proposed in the areas that we show on that original plan in orange. The buildings are very different in location within the site which is reflected in the different architectural styles proposed for the building. The 40 unit buildings will be surrounded by the single family home sites and the parkland and as such, will have a much more traditional form for the architecture including gable roof lines that you see on the slide. The 36 unit buildings are on the edge of the community and will be creating a transition from the residential areas to the commercial buildings that are already constructed immediately north of the community. Both of the buildings will use masonry exterior elements with contrasting siding and other materials to provide building relief and architectural balance to the buildings. This proposed Amendment eliminates the middle building setbacks from the property lines to the apartments. Instead, they propose to use the building safety access requirements from the *Delaware State Fire Prevention Regulations* to provide safe emergency services to the apartment buildings. These requirements include restrictions such as a fifteen (15) foot setback between the parking and the building and a ten (10) foot separation between fire lanes and the buildings. This will allow for far more appropriate and flexible building placement than arbitrary building setbacks can provide. The last thing that he would like to mention before he wraps up his presentation is the image on the lower left of this slide. This shows perpendicular parking around the proposed building which is the most efficient way to provide the required parking for the 40 unit buildings. Unfortunately, the City doesn't allow this parking configuration along City streets, so we are making the portion of Red Haven Way between Skipton Boulevard to the south

and Little Eden Way to the north a private road. He does have one other request. That when motions are made, that each motion is made for each individual aspect of the application the way that the Planning Department made their recommendations in the Development Advisory Committee review.

Mr. Hartman asked if he heard them say that they are going to meet the parking requirements of the Code. Responding to Mr. Hartman, Mr. Hill stated, yes they are going to meet the parking requirements.

Mr. Hartman stated what a breath of fresh air to hear that for a change that somebody is going to meet the parking requirements. And you are going to meet the open space requirements and have a park for the community. Responding to Mr. Hartman, Mr. Hill stated yes, they currently meet the open space requirements; they are just adding another 8.5 acres of it.

Mrs. Maucher asked if they had any amenities intended for the open space or is it just going to be open. Responding to Mrs. Maucher, Mr. Hill stated that they are looking to do an open parkland. The residents will create their own amenities in the area.

Mrs. Maucher asked about the private street that will be next to the apartments. he assumes that maintenance of that roadway will be inclusive. Responding to Mrs. Maucher, Mr. Hill stated that it will be tied to the apartments. They will remove the right-of-way line.

Mrs. Maucher stated that your rent would actually cover the maintenance. Responding to Mrs. Maucher, Mr. Hill stated yes.

Mr. Scali stated that the apartments, if you recall in one of the iterations before, the northern apartments have a Clubhouse, and they would be sharing that with the southern apartments. So there are amenities for them but they are just kind of working like heck to keep this field open. They don't want to plan the inside so that kids can play without obstacles. If you will notice too, they even tried to have the fire lane that goes behind the apartments buildings be a green fire lane where it will be structural for emergencies but not just be another layer of asphalt. They are just trying to keep it all open there.

Mrs. Maucher asked who would be responsible for open space maintenance. Responding to Mrs. Maucher, Mr. Scali stated that was a good question. Either the HOA or the apartments could pick it up. It doesn't matter to them. It would probably be something that the apartments would take on because it's the front yard but that is a very good question.

Mrs. Maucher asked if he was referring to the larger area or the smaller area. Responding to Mrs. Maucher, Mr. Scali stated the larger area. The apartments could take that on and he images they would.

Mrs. Maucher opened the public hearing.

Ms. Annette Mathis – 422 S Greenberry Lane Dover, DE 19904

Ms. Mathis stated that she just has a few questions. She would like to say that they are happy to

see that there is some progress going on because every one of us that is here from Eden Hill have been living there for years with nothing being done. You said that there is going to be three apartment buildings, but how many stories? How many stories in the multi-family building? The park that you said was going to be built, will the existing residents that are already there be able to use that park? You also mentioned parking for the apartment buildings. Is the parking going to be on the street or underground or are they going to be parking where they already live? She lives on Greenberry Lane so she wants to know if there is going to be a straight road going through so that they can get to the apartments or the multi-family building. She also wants to ask about the Clubhouse. Are there going to be multiple clubhouses and are the existing residents going to be able to use them? When you asked about the maintenance for the cleaning of the streets of the apartment buildings or multi-family buildings, she believes that you said you think the HOA is going to do it or maybe the building is going to do it. The HOA doesn't do anything now for us. So, she doesn't know about the HOA doing anything. How many stories will the multi-family homes be? Are they going to have for each apartment, their own individual parking spaces? Like maybe two spaces per apartment for the multi-family building or are they going to have a parking lot for them to park in? Responding to Ms. Mathis, Mr. Hill stated that the original slide that had the orange, blue and purple on it, the orange and blue areas are existing approved apartments or multi-family. They are interchanging the two terms: multi-family and apartments. These buildings that are already approved are four stories. There is parking under the building on the ground floor and there is also surface parking off of the alleyways between the buildings. There is some parking along the streets. All the streets have parallel parking as part of the original approved plan so those parking space remain. The 2.25 spaces (per dwelling unit) are within the area. For the new buildings that we are proposing in the purple area are also four stories and that parking is going to be all contained. The parking is between the buildings and along Red Haven Way so that is away from all of the residential areas. Right now, there are three Clubhouse areas proposed on the plan. Right at the bottom of this screen there is an area that is called the Skipton Clubhouse. That is going to be for the houses on the southern end of the site. North of where this plan showed, if you look to the southwest of the orange area, you will see a large blank space on the plan. That is where two Clubhouses will be. There will be one clubhouse for all of the existing townhouses and single family homes that aren't part of the Skipton Clubhouse and then there will be a second clubhouse for all of the apartment buildings shown in the orange, blue and violet areas on the screen. The last question was to do with the HOA and the maintenance areas. He is told that there has to be an HOA for the residential areas and that will become more active as those townhouses and single family homes become completed. They will have their maintenance areas which are the little park areas with the benches that are coming in between some of the units in some of the areas. Those areas are shown in green on the very first slide that the Planning Department shared tonight. But then those areas will be maintained by the HOA. The apartment open space and the open space that they are proposing tonight will be maintained by the apartments and the maintenance corporation that will be set up to run the apartments. None of this proposed open space will be a burden on the existing homes that are in there. But it is going to be fully available to all of the residents. They do not want to exclude anybody in the community. He thinks that it will be good for the community to have all of the different home types to be able to use this same space.

Ms. Mathis asked if they were going to be using the existing HOA. Responding to Ms. Mathis, Mr. Hill stated that the apartments will have a separate HOA. They will have different

maintenance.

Mrs. Melson-Williams stated that there is a question in the chat online. There is a comment from Rachael Rigliano stating that "their HOA is not very effective at all." Joseph Blake asked "will there be any indoor recreation facilities for residents of Eden Hill or is it all just open space?" She believes that in one of the responses earlier, it identified that there are a series of clubhouse locations planned. She doesn't know if the applicant needs to expand on that for him. Responding to Mr. Blake, Mr. Hill stated that there will be clubhouse buildings with fitness centers and meeting areas. They will be the normal community Clubhouse facilities. As far as final designs and plans, they have not been started. The Skipton Clubhouse he believes has been submitted to the Planning Department, but in a very early stage. He is not aware of what the interior is of that one, but he knows that there is a pool.

Mrs. Melson-Williams stated that there is another question from Racheal Rigliano. She asked if there are eight (8) apartment building in total or are there six (6) buildings and is most of the parking going to be under each building. Do you think that there is a market for that many rentals at market rate? Responding to Ms. Rigliano, Mr. Hill stated that there are a total of eight (8) buildings and the research that we have says that there is definitely a market in Dover for apartments; more so than single family homes at this point in time.

Mrs. Melson-Williams stated that Ms. Rigliano has also made the comment "what do people do in Clubhouses with meeting spaces and no recreational facilities?" Responding to Ms. Rigliano, Mrs. Melson-Williams stated that she thinks the Clubhouse building interior layouts are not laid out yet.

Mr. Hill stated that he doesn't have any information on the interior or the amenities as part of the Clubhouses.

Mr. Scali stated that Mr. Hill is not necessarily in the loop on the Clubhouse design. They had an architect do a design and it was a very traditional design. They sent it back and hired someone else to figure out a better use of the space for today's people. Less just big open banquet area and more office work space. If you work from home and want to get out of your house for a bit, you can go sit there and do some work. He believes that they also have a fire pit outside. They are just trying to make it a little more modern of a concept, but it takes time. They had to bring in somebody else to kind of reconfigure it and their minds as a company because they have been doing it a different way for a very long time.

Ms. Rachael Rigliano – 411 Ann Moore Street Dover, DE 19904 (virtual)

Ms. Rigliano stated that she knows how this development works a little bit. Some of this is planned with data from maybe 3-4 years ago. She is a little concerned about market rate. She is worried that this is a lot of apartment space that may not sell at market rate. In terms of the Clubhouse, it kind of is what it is. She is not seeing the big banquet room as being all that attractive.

Mr. Joseph Blake – 410 Ridgely Boulevard Dover, DE 19904 (virtual)

Mr. Blake stated that he is a new resident to Eden Hill, and he has been here since January. He

has noticed that there are a number of families moving in with small children. When you start building apartments with multiple units and you have so many children, it seems that there should be something for them to do. There are not a lot of recreational facilities in the area that he can see. That becomes a concern when you have some many people in a small area really with nothing to do. With no outlet for those small children who are going to be here that is a concern in terms of how people live and the quality of life that they live once they get here.

Mr. Dwight Chandler – 407 Ridgely Boulevard Dover, DE 19904 (virtual)
Mr. Dwight Chandler stated that he is happy to see development in the area.

Ms. Annette Mathis – 422 S Greenberry Lane Dover, DE 19904
Ms. Mathis stated that she forgot to ask for the timeframe of this build out and are you going to start building a Clubhouse for the existing Eden Hill that is already here? Responding to Ms. Mathis, Mr. Scali stated that the idea is that the Clubhouse that will serve the existing homeowners and the new D.R. Horton homeowners, his hope is that that's under construction within a year. We need to finalize our plan and then he believes that it goes through Planning Commission to get their feedback on it. We are also going to start those northern apartments sooner rather than later. Hopefully by the start of the fall, at which point that northern clubhouse will be started and then the southern apartments would be under construction at a later time.

Ms. Cynthia Wentworth – 401 Ridgely Boulevard Dover, DE 19904
Ms. Wentworth stated that her question is about Ridgely Boulevard. If she sees that correctly, it is going to extend on out and how long will that be before it's done. Right now, when Pettinaro bought it and they had to do the streets in that gravel area and they made a circle so that people go around the circle and turn. Right now, that three block area has become a mad house of people speeding down it. There are a lot of children in this area now that she is concerned about. She is concerned about the safety issue of the street right now. We have even had hot rods in the evening racing on both sides of the street because it's a divided street going the same direction. How long will it be before that is developed? Responding to Ms. Wentworth, Mrs. Melson-Williams stated that Ridgely Boulevard does continue east. If you are looking at the map on the screen, it does continue kind of between the orange and the violet. It is kind of the middle street that is there. It will interconnect with an extension of the other street network of Banning Street, which then turns into Red Haven Way and then becomes Ruth Way. There is more of the grid pattern to be established with the future buildout here with the site.

Mrs. Maucher closed the public hearing.

Mr. Hartman moved to approve S-23-12 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 4, 5 & 6 Areas: Lot Configuration, Open Space Areas & Unit Count) for the Residential District component of the Traditional Neighborhood Design project known as Eden Hill TND as stated in Item 4 under New Applications of today's agenda and he would further like to specify the appropriate conditions as recommended in the Planning Office's DAC Report #IX titled Recommendations Suggested as Conditions of Approval to Meet Code Objectives, Subparagraph 1-4. This is an ongoing project that we have been involved in and the housing is needed and they meet the requirements of the Code, seconded by Mrs. Denney and the motion was carried 6-0 by roll call vote with Mr. Cooper, Mr. Baldwin and Dr. Jones absent.

Mr. Hartman voting yes; additionally based on the comments and recommendations noted in the Planning Office's DAC Report. Mrs. Welsh voting yes; for reasons stated by Mr. Hartman. Mrs. Malone voting yes; for reasons stated. Mr. Roach voting yes; for reasons stated. Mrs. Denney voting yes; it is refreshing how this follows what the City would like to see. They are not asking for a lot of waivers; they are just building it keeping with what the Comprehensive Plan and what our Zoning Ordinance asks them to. She thinks this type of a development is so sorely needed and she loves the opportunity for both indoor and outside recreation. Sometimes kids just need plain old fashioned grass like she grew up with and maybe a swing set or something like that. Mrs. Maucher voting yes; based on the DAC Report and she would also encourage the applicant to work with the community. She lives in one of those neighborhoods with the guys racing up and down the street all of the time on mopeds or motorcycles. So, if there are any traffic calming measures because it is a straight right-of-way, if there is anything that can be done to help alleviate that situation before it happens.

NEW BUSINESS

No items.

Meeting adjourned at 8:58 PM.

Sincerely,

Kristen Mullaney
Secretary

City of Dover

DATA SHEET FOR CONDITIONAL USE SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF July 5, 2023

PLANNING COMMISSION MEETING OF July 17, 2023

Plan Title:	The Hive: Business and Event Center, C-23-02
Plan Type:	Conditional Use Plan
Location:	South side of West Loockerman Street between the southern termini of South Bradford Street and State Street Alley
Address:	28 West Loockerman Street
Tax Map ID:	ED-05-077.09-04-15.00-000
Owner: Equitable Owner/ Applicant:	Conect, LLC Chevonne Boyd
Zoning:	C-2 (Central Commercial Zone) H (Historic District Zone)
Current Use: Proposed Use:	Retail Retail, Professional Office, and Event Space (Place of Public Assembly)
Site Area:	2,493 SF (Estimate)
First Floor Building Area:	2,493 SF
Sewer & Water:	City of Dover
Trash Service:	Private/ city of Dover?
For Consideration:	Tree Mitigation Plan

City of Dover

Planning

Office

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: July 5, 2023

APPLICATION: The Hive: Business and Event Center at 28 West Loockerman Street

FILE #: C-23-02 REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Julian Swierczek AICP, Planner II PHONE #: (302) 736-7196

I. PLAN SUMMARY

This application is for review of a Conditional Use Plan to permit the conversion of the first floor (2,493 SF) within an existing building to serve as a professional office and event space (place of public assembly). The property consists of one parcel of land. The property is zoned C-2 (Central Commercial Zone) and is subject to the H (Historic District Zone). The property is located at the south side of West Loockerman Street between the southern termini of South Bradford Street and State Street Alley. The owner of record is Conect LLC. Property Address: 28 West Loockerman Street. Tax Parcel Number: ED-05-077.09-04-15.00-000.

II. PROJECT DESCRIPTION

The subject property is located on the south side of West Loockerman Street between the southern termini of South Bradford Street and State Street Alley. The applicant is proposing to convert the first floor (2,493 SF) within the existing building to include the addition of Professional Offices as well as the ability to utilize the space for Special Events. This is in addition to the existing, established use of the space as Retail. Specifically, the Floor Plan notes the three main areas of the first floor, the largest front area of the first floor (first accessed when entering from West Loockerman Street) being a “classroom.” The middle room/ space is noted as a “Stock Prep Room,” which additionally shows smaller rooms adjacent to it like an office, Break Room and various utility spaces. The final, rear space is noted as a “Meeting Room.”

The Plans submitted by the Applicant note no proposed changes to the exterior of the building or other site improvements, as the building footprint comprises the lot area in its entirety. This proposal is for the first floor only, with no use or changes proposed on the second or third floors of the building (which are currently vacant and not occupied).

The subject site is zoned C-2 (Central Commercial Zone) and is located within the Historic District. The parcels immediately adjacent to the subject site to the east, south, and west are also

zoned C-2 and contain a mix of retail and commercial/ office space. The properties directly across West Loockerman Street to the north are again zoned C-2, and are within the Historic District, and contain a mix of retail, offices, and a restaurant (La Hacienda).

III. ZONING REVIEW

C-2 (Central Commercial Zone)

The subject Application is proposing to continue the use of the property as a retail space, while adding the use of both a professional office, as well as an event space (place of public assembly). Per Article 3, § 13.1 of the *Zoning Ordinance*, both retail stores and professional offices are listed as permitted uses in this Zone. The Applicant has however noted that they wish to utilize this space in part as an event space which would be considered a place of public assembly. A place of public assembly is a conditionally allowed use in this Zone, requiring approval by the Planning Commission. The *Zoning Ordinance*, Article 12 provides the following definition of a place of public assembly:

> *Place of Public Assembly:* Establishments where the principal use is for the gathering of persons for activities such as civic, social, or religious functions, including but not limited to night clubs, theaters, civic halls, and places of worship.

The following description of the C-2 zoning district is provided from Article 3 §13 of the *Zoning Ordinanc*e.

Article 3 Section 13. – Central Commercial Zone (C-2).

13.1 *Uses permitted.* In a central commercial zone (C-2), 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) Retail stores.

(b) Restaurants.

(c) Hotels, including bed and breakfast inns.

(d) Art galleries and studios.

(e) Service establishments.

(f) Personal service establishments.

(g) Business, professional, and government offices.

(h) Apartments and multi-family dwellings, provided that no dwelling units shall be permitted in the first floor on the street frontage of Loockerman Street.

13.2 *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) Parking lots and parking structures as a principal use.

(b) Places of public assembly.

(c) Manufacturing, assembling, converting, altering, finishing, cleaning, or any other processing of products where goods so produced or processed are to be sold at retail exclusively on the premises, provided that:

(1) An area fully concealed from any street and equal to not more than 20 percent of the

area devoted to retail sales shall be so used;
(2) Electrical power not to exceed a total of five rated horsepower, and steam pressure not in excess of 60 pounds of pressure per square inch shall be used exclusively;
(3) Not more than four employees are engaged in such production or processing.

13.3 *Uses prohibited.* The following uses are prohibited:

(a) Fuel pumps and motor vehicle storage, sales, or repairs.

13.4 *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 and outdoor sales areas approved by the city planner.

13.5 *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.1.

13.6 *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.

As stated above, the existing use of retail is permitted in the C-2 Zone. However, the Applicant has stated they wish to further establish the use of professional offices as well as an event space (place of public assembly. This is required to go through the Conditional Use Process.

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

Article 10 §1.1 *[Accessibility for fire and police protection.]* That all proposed structures, equipment or material shall be readily accessible for fire and police protection;

Article 10 §1.2 That the proposed use be of such location, size, and character that, in general, it will be in harmony with the appropriate and orderly development of the zone in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties;

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

H (Historic District Zone)

The entire project site is also located in the H (Historic District Zone) and subject to the provisions of the *Zoning Ordinance,* Article 3 §21 and referenced sections. The H (Historic District Zone) is described in *Zoning Ordinance*, Article 3 Section 21 with the following purpose statement:

> **Article 3, Section 21. - Historic district (H).**
> 21.1 *Purpose.* The purpose of this historic district regulation is to preserve and enhance that unique character and value of the old portion of Dover as an area of special charm and interest. It is particularly intended that the regulations prevent, in the historic district, any change of conditions that would be deemed to be a disfigurement or degradation of the present unique visual and architectural qualities of the district.

The building is listed in the National Register of Historic Places as part of the Victorian Dover Historic District. The National Registry Historic District describes the building as a "[l]ate 19th century, 3-story, 3-bay brick commercial building; flat roof, modillion cornice."

Any exterior changes to the building would be subject to Architectural Review Certification. As previously noted, no changes or alterations are proposed for the exterior of the existing building. As such, this Conditional Use Plan does not require review by the Historic District Commission.

IV. PARKING SUMMARY

Vehicle parking requirements are provided in the Zoning and Bulk Standards provisions are found in the *Zoning Ordinance*, Article 4. There are additionally supplementary parking regulations found in Article 6 of the *Zoning Ordinance* that may provide for minimum parking requirements based on certain uses. There are no minimum parking requirements for the C-2 (Central Commercial Zone), nor is there a specified minimum vehicle parking requirement for a retail store or professional office. There are certain uses considered as places of public assembly which do have minimum required parking rates, but the type proposed here does not. In addition, the *Zoning Ordinance*, provides exceptions for the minimum vehicle parking requirements based on use. Specifically, Article 6 Section 3.1 (a)(ii) notes that for existing buildings within the C-2 zoning district the zoning and bulk parking standards as found in Article 4 shall prevail.

This property has no on-site parking. It is located within an area with on-street parking and other parking lots (paid/ permit).

V. SITE CONSIDERATIONS

Access

The main entrance into the existing building is directly off West Loockerman Street. The building appears to be built right up to the property line right-of-way with no setback. There additionally does not appear to be any setback of the existing building on the east or south sides. The Plans submitted appear to indicate that the west side of the building is adjacent to a paved sidewalk area in front of the neighboring building. This paved area adjacent to the existing building at 28 West Loockerman Street is covered by a staircase providing access to the upper floors of the building. The Plan submitted notes an existing "Gate Door" that would open directly onto paved walkway on the adjoining property to the west, but the dimensions noted for this "Gate Door" (32" x 46") would not meet regular egress standards and is not intended a regular access point.

Sidewalks/ Pedestrian Circulation

As noted above, this building is built immediately adjacent to the right-of-way along the north side of the property (West Loockerman Street). These sidewalks span from the building to the street curb line. Access to the building is directly onto the existing sidewalk within the West Loockerman Street right-of-way; no further sidewalk improvements are required.

Lighting

The *Zoning Ordinance*, Article 5 Section 7 requires lighting of commercial uses to provide no less than 1½ footcandles at grade. Light shall be deflected away from adjacent residential areas and shall not be distracting to traffic on adjacent roads. The Plan submitted do not provide any details of any existing or proposed exterior lighting. However, there are currently two lighting fixtures on the exterior of the building, on the West Loockerman Street frontage, as well as an existing streetlight nearby in the right-of-way.

Dumpsters

According to *Zoning Ordinance*, Article 5 §6.12, the Dumpster requirements for an Office or Retail space of less than 50,000 SF are two (2) Dumpsters required for the first 16,000 SF of gross floor area, and one (1) for each additional 16,000 SF of gross floor area or fraction thereof. The Plans submitted note the floor area of the first floor as being 2,943 SF, and do not note the square footage of the upper two floors. This would require two dumpsters to be provided.

The Plans submitted do not identify any existing or proposed location for dumpsters; however, it is noted that the Site would have extremely limited availability to provide such a feature. The Applicant has provided a description of the method of trash collection (via email of 7/6/2023). It is stored inside the building until placed for curbside pick-up on collection day (City of Dover's manual solid waste collection process). This can be accepted as it is the type of City collection process in this area. This should be noted on the plans.

Signage

There does not currently appear to be any signage present at this location, nor do the Plans identify any signage being proposed at the present time. Any new signage must be compliant with the sign provisions of the *Zoning Ordinance* as found in Article 5, Section 4, and the *Design Standards and Guidelines for the City of Dover Historic District Zone*. The front façade of the building includes a sign band area over the main entrance as well as large storefront windows as potential locations for signage. It will be subject to a separate Sign Permit application and review.

VI. BUILDING ARCHITECTURE

As previously noted, this Conditional Use Application pertains to a proposed use within an existing structure. This Plan does not propose any alterations to expand the building. The building is three-stories in height, with the West Loockerman Street façade (front elevation) being the only building façade containing windows or doors to the exterior. The first floor contains the primary entrance to the retail/ event space at the center, and there is an additional door on this elevation providing access to a staircase that accesses the second and third floors of the building. The center door is glass with large display windows on either side.

The second and third stories are three-bays each, all containing sash windows. The ground floor is surrounded by red brick, with a tiled area over the main entrance and display windows, with the

second and third stories also being masonry but painted in pale cream color. The front facade is topped above the third floor by an ornate Victorian cornice and a flat roof. The east and west building facades again do not contain windows or other such features but are largely not visible from the right-of-way or adjacent properties.

VII. TREE PLANTING AND LANDSCAPE PLAN

The *Zoning Ordinance*, Article 5 Section 16 lays out the requirements for tree planting and preservation. Article 5, Section 16.3 further notes that this provision shall apply to any activity on a real property which requires Conditional Use Approval. To that end, a new project is required to provide tree plantings at a rate of one (1) tree per 3,000 SF of the "Development Area." As the first floor of the building (and property) is identified as being 2,493 SF, there would be a requirement to provide one (1) new tree.

For Consideration: Tree Mitigation Plan

The *Zoning Ordinance* further lays out the conditions under which the Planning Commission may consider a Tree Mitigation Planning, should the plantings of new trees not be feasible:

16.9 *Tree mitigation.*

16.91 *Planning commission waiver.* The planning commission may waive the provisions of subsections 16.52, 16.53, and 16.62, and require replacement planting for mitigation purposes should the planning commission determine, after demonstration by the applicant, that due to physical limitations of the land which would otherwise prohibit the reasonable use of the land, or for purposes of preserving, protecting and promoting the interest of public health, safety, welfare and/or public convenience. All tree mitigation plantings must occur within the corporate limits of the City of Dover. Tree mitigation may occur off-site in accordance with the provisions listed below in this ordinance:

(a) If a waiver is sought from the provisions of subsection 16.62, new tree plantings are required at a rate of 1:1. All new tree plantings shall meet the minimum size at planting requirements of the City of Dover table of trees.

(b) If a waiver is sought from the provisions of subsection 16.52 and/or subsection 16.53, then mitigation must be in the form of newly created woodland areas. New woodlands shall be created at a rate of 1.25 times the amount of woodlands to be removed. A woodland mitigation plan shall be prepared by a licensed forester, landscape architect, or certified nursery professional, for the consideration of the planning commission.

(c) All tree mitigation must occur on-site unless an off-site location is specifically approved by the planning commission. When considering off-site locations for tree mitigation, the commission shall consider:

1) A physical hardship related to the land which would otherwise prohibit compliance on the subject site;

2) Whether the mitigation plan proposed by the applicant is superior in terms of environmental benefits, tree quantity, or aesthetic qualities compared to strict compliance with the ordinance on-site.

Since this parcel is fully occupied by the building, the Applicant has noted pursuit of a Tree Mitigation Plan. The proposal is to work with Delaware State Parks (DNREC) to make a tree donation (plant a tree) in a State Park area within Dover likely at the Fork Branch Nature Preserve.

VIII. CITY AND STATE CODE REQUIREMENTS:

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

1) The plan should clearly list of all proposed uses of the space, with particular attention to those uses proposed pertaining to the "place of public assembly."

2) Tree Mitigation Plan: One (1) new Tree Planting must be provided on-site unless a Tree Mitigation Plan is approved. The Applicant is seeking an alternative for providing the required tree planting. A written statement was received (email of 7/6/2023) outlining the tree planting proposal for review by the City of Dover Planning Commission.

3) List on the Plan the method/process of the trash/recycling collection.

4) Clarify if the building footprint comprises the entirety of the existing lot, or if there is additional square footage on this parcel beyond the 2,493 SF listed as floor area.

5) Cover Sheet (Sheet G1):
   a) Project Data Column:
      i) Write the Tax Parcel ID to read as ED05-077.09-04-15.00-000.
      ii) Correct the first line of the Zoning to read as "C-2 (Central Commercial Zone)."
      iii) Note the square footage of the parcel as a separate item from the square footage of the building.
      iv) Provide the Zoning and Bulk Standards of the property, both as required per Article 4, Section 4.14 of the *Zoning Ordinance*, and as existing.
      v) Provide Area Maps of the Property, one at 1=400', and one at 1=1200'.
      vi) Note the existing Building Use (Retail), and the proposed Use(s).
      vii) Note the Tree Planting Calculations and Tree Mitigation Plan.

2) Fire Protection Plan Sheet (FP1)
   a) Provide North Arrow, written and graphic scales.
   b) Provide precise property boundaries and dimensions of the Site.
   c) Note the dimensions of the building and other site/ Building features.
   d) Note that any proposed signage must comply with the Sign Provisions as found in Article 5, Section 4 of the *Zoning Ordinance*, and is subject to a separate sign permit application and review.
   e) Note the location trash and recycling facilities and process for storage and collection.

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

In accordance with the *Zoning Ordinance*, Article 10 §1, the Planning Commission in considering and acting upon Conditional Use Plans may prescribe appropriate conditions and safeguards so that the public health, safety, and welfare, the comfort and convenience of the

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

1) Conditional Use for Place of Public Assembly: The Applicant is requesting to include the use of an event space (place of public assembly) to the established use as retail. The retail use is permitted in the C-2 Zone, as is a professional office use. Per earlier conversation with the Applicant, the proposed format is to allow a space to be utilized for hired private events, as well as seminars and other such uses as related to business growth and development. The mix of uses can be allowed under zoning provisions; however, the appropriate Building and Fire Codes and Licensing must be complied with.

2) Dumpsters: Planning Staff recommends acceptance of the description of the established process for trash/recycling collection for the location due to its Downtown location where the City provides a manual solid waste collection pick-up system. It should be appropriate stored inside and only placed curbside on the designated pick-up day.

3) Tree Mitigation Plan: The *Zoning Ordinance*, Article 5 Section 16.3 requires a minimum of one (1) Tree Planting to be provided. Planning Staff notes that it is impractical for the Applicant to provide one new tree on-site due to the limited availability of space on the exterior of the existing building. to that end, the Applicant would have to submit a Tree Mitigation Plan for review and approval by the Planning Commission. Planning Staff will be able to proffer a recommendation once such a Plan is submitted.

X. ADVISORY COMMENTS TO THE APPLICANT:

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

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

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

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

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

6) 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.

7) If approved, all required Business Licenses and Public Occupancy Permits will need to be obtained in order for the proposed uses to be allowed.

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 31, 2023

APPLICATION: **The Hive: Business and Event Center**

FILE #: **C-23-02**

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

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

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

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

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION

1. Our office has no objection to the conditional use proposed for the subject property.
2. This location fall within the downtown area that receives manual solid waste collection. This is defined in section 90-11 of the City of Dover Code of Ordinances. As such, no solid waste materials or containers of any kind shall be placed for collection on public streets, sidewalks, alleys or easements prior to 5:00 p.m. on the day of collection.

WATER

1. Our office has no objection to the conditional use proposed for the subject property.
2. Due to the fact that this property is changing uses, 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 building. These projections must be submitted prior to approval so the meter size can be placed on the final site plan, if an upgrade is required. 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.
3. It is possible that a new water service line will be required to be installed, depending on the existing size and material.
4. 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 testable assembly to prevent backflow prevention, the device will be dictated by your use.

WASTEWATER

1. Our office has no objection to the conditional use proposed for the subject property.
2. 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. All proposed wastewater utility components must meet the requirements of the Public Utilities Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
3. It is possible that a new wastewater lateral line will be required to be installed, depending on the existing size and material.

GENERAL / STORMWATER / STREETS

1. Our office has no objection to the conditional use proposed for the subject property.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

STREETS / SANITATION / STORMWATER / WATER / WASTEWATER / GENERAL

1. None

ADVISORY COMMENTS TO THE APPLICANT

WATER

1. Water impact fees may be associated with this project.
2. One meter shall be utilized for the property.

WASTEWATER

1. Wastewater impact fees may be associated with this project.

STREETS

1. If any work is proposed to the existing sidewalk, please add the following notes to the plan:
    a. Standard City of Dover sidewalk, as per chapter 98, article IV of the Dover Code of Ordinances, shall be required to be installed along the entire public street frontage of a property. Where frontage sidewalk exists but does not meet the standards of chapter 98, article IV, the sidewalk shall be re-laid to meet the standards. Sidewalk shall include barrier-free access ramping at points of intersection with street crossings and at other locations so as to afford reasonable barrier-free pedestrian movement and site access.
    b. In accordance to Appendix A, Article VI, Section B.3, all sidewalks shall ascend from the curbstone to the building line at the ratio of one-quarter of an inch to the foot. Nothing in this section shall be construed to affect any pavement previously laid by order of the city council, until it is taken up and relaid.

SANITATION / STORMWATER / 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 ELECTRIC

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: MAY 31, 2023

APPLICATION:	**The Hive: Business and Event Center**
FILE #:	**C-23-02**
REVIEWING AGENCY:	**City of Dover Electric Department**
CONTACT PERSON:	**Paul Waddell, Electric Director** **Shawn Burgett, Engineering Services & System Operations Superintendent**
CONTACT PHONE #:	**302-674-7568**
CONTACT EMAIL:	**sburgett@dover.de.us**

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

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

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

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

GENERAL

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

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

ADVISORY COMMENTS TO THE APPLICANT

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

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

C-23-02

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 05/31/23

APPLICATION: The Hive Business and Event Center

FILE #: C-23-02 REVIEWING AGENCY: City of Dover, Office of the Fire Marshal

CONTACT PERSON: Jason Osika, Fire Marshal PHONE #: (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 assembly. This application is for conditional use, this office has no objections.

2. Perimeter access shall be 25% (due to the building being sprinklered) and clearly shown on the plans.

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

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

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

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

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

   Fire alarm system required. Any existing occupancy or portion of an existing occupancy determined to be a place of assembly by the fire marshal, and is undergoing renovations in excess of 50 percent of the assessed value of the building and is capable of receiving an occupant load 75 persons or greater or is being enlarged to receive an occupant load of 75 persons or greater, shall be required to install

a complete fire alarm system in accordance with NFPA codes governing the installation of fire alarms and the National Electrical Code.

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

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

This chapter shall apply to all buildings, structures, marine vessels, premises, and conditions which are modified by more than 50% after the effective date of these Regulations. The 50% figure shall be calculated utilizing the gross square footage of the building, structure, marine vessel, premises and conditions as to arrive at the correct application.

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

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

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

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

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

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

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

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

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

(2015 State of Delaware fire Prevention Regulations, 702, Chapter 4)
Places of assembly shall be sprinklered throughout in accordance with the most recently adopted edition of NFPA 13 when the following apply:

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

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

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

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

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

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

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

New educational occupancies of 5,000 square feet or greater shall be sprinklered throughout in accordance with the most recently adopted edition of NFPA 13.
(City of Dover Code of Ordinances 46-162)

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

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

6. 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)

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

   *One-family and two-family residential structures, height, t*he number shall measure a minimum of four inches in height, *location, t*he number shall be placed on the house above or to the left or right of the front

entrance, *color*, the number shall be contrasting to the background color, A*rabic 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)

8. 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

9. 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

10. Project to be completed per approved Site Plan.

11. Full building and fire plan review is required.

12. 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.

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.

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. This is a change in occupancy classification. Plans from an authorized/licensed design professional are required to be submitted to the Chief Building Inspector showing how code compliance will be achieved with the new occupancy. This submittal needs to be approved by the Chief Building Inspector.
2. The following needs to be discussed from the plan submitted:

a. New side exit door goes into the zero-lot line and exits onto the neighboring property. A access agreement will be needed.
b. Classroom is listed (need proper occupancy classification for the buildings/rooms)
c. Existing meeting room is listed

3. Fire alarm may need to be upgraded to assembly occupancy requirements

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

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
JUNE 2023

APPLICATION: The Hive: Business and Event Center
FILE #: C-23-02
REVIEWING AGENCY: Kent Conservation District
CONTACT: 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 conditional use for the above referenced site.

From: Chevonne Boyd
To: Swierczek, Julian D.
Cc: Chevonne Boyd; Melson-Williams, Dawn
Subject: EXTERNAL: Re: Applicant DAC Mtg Reminder for C-23-02 The Hive: Business and Event Center at 28 W Loockerman Street
Date: Thursday, July 06, 2023 2:41:25 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, Dawn.

Thank you for your guidance concerning our application. I am following up on the comments provided in our D.A.C. Draft Report.

Dumpsters: Our staff will store the trash and recycling bins in our utility room and place the trash in front of the building for pick up on Tuesday evenings, after 5:00pm. Any excessive trash/boxes will be hauled to our local solid waste facility.

Tree Mitigation Plan: We are working with Bob Ehemann and Mel Tucunato, Park Resource Managers, to begin the process of providing one (1) new tree within the corporate limits of the City of Dover. The Hive will partner with the Fork Branch Nature Preserve to satisfy the required tree planting.

Please let me know if you have any questions or need additional information.

Best regards,

--
Best regards,

Chevonne Boyd,
P: (301) 326-5573
E: cb.conekt@gmail.com
CONEKT LLC | Dover, DE

On Fri, Jun 30, 2023 at 1:13 PM Swierczek, Julian D. <jswierczek@dover.de.us> wrote:

> To applicants:
>
> Please see the attached Draft DAC Report for C-23-02 The Hive: Business and Event Center at 28 W Loockerman Street and the agenda for the Applicant DAC Meeting on **Wednesday, July 5, 2023** to be held 10:00 A.M as an In-Person Meeting in the City Hall Conference Room at City Hall, 15 Loockerman Plaza, Dover DE and as a Virtual Meeting using the WebEx conferencing system. A separate email will be sent with the WebEx Meeting

Invitation and the link to Join the Meeting virtually if you so desire. The participation information is also listed on the Meeting Agenda.

Please review the Comments from all agencies and plan on attending this meeting either in person or virtually to discuss your application. 2-hour parking is located on Loockerman Plaza and in the lot behind City Hall and the Library. If you have questions on attending the Meeting please contact Planning Staff at (302) 736-7196.

- I will note that I will not be attendance at this meeting but my colleagues in the Planning Office will be present and available to discuss any questions you may have on the Application.

Thank you,

Julian Swierczek AICP

Planner II

City of Dover

(302) 736-7196

GENERAL PROJECT REQUIREMENTS:

1. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE 2009 IBC, 2021 NFPA 101 LIFE SAFETY CODE, AND ALL CODES, RULES AND REGULATIONS OF THE CITY OF DOVER AT THE TIME OF PERMIT APPLICATION.
2. WRITTEN DIMENSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE. DO NOT SCALE THE DRAWINGS.
3. ALL DIMENSIONS ON DRAWINGS ARE TO AND FROM FACE OF NEW STUDS UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK BEFORE PROCEEDING. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND / OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION(S) SHALL BE RESOLVED BY THE ARCHITECT AND CONTRACTOR BEFORE START OF CONSTRUCTION OR THE CONTRACTOR SHALL BEAR AND ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY THE SAME.
5. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOINING OF HIS WORK TO THE WORK OF OTHER TRADES. DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND CONTRACTOR UPON DISCOVERY, OR BEFORE PROCEEDING WITH THE WORK OR THE SUBCONTRACTOR SHALL BEAR AND ACCEPT FULL RESPONSIBILITY TO RECTIFY THE SAME.
6. DRAWINGS INDICATE GENERAL & TYPICAL DETAILS OF THE CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW & APPROVAL OF THE ARCHITECT.
7. THE GENERAL CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED FOR MECHANICAL, ELECTRICAL, GRAB BARS, & OTHER ITEMS AS NECESSARY.
8. ALL DOOR SIZES SHALL BE FIELD MEASURED & VERIFIED PRIOR TO FABRICATION OR PLACING OF ORDER.
9. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS OF CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR JOB SAFETY AND SHORING AND BRACING OF ALL CONSTRUCTION.
10. THE CONTRACTOR IS RESPONSIBLE DURING THE CONSTRUCTION FOR PROVIDING PROTECTION AS NECESSARY TO PRESERVE & MAINTAIN THE BUILDING, GROUNDS, LANDSCAPING, & ADJACENT BUILDINGS & MATERIALS, & TO ASSURE THE SAFETY OF THE PUBLIC.
11. THE CONTRACTOR IS TO CONFINE OPERATIONS & STORAGE TO THE WORK AREA APPROVED BY THE OWNER. THE WORK AREAS & THE BUILDING ARE TO BE KEPT CLEAN & ORDERLY; PROVIDE NECESSARY SIGNAGE, BARRICADES, FENCING, & LIGHTING AS REQUIRED FOR SECURITY & TO RESTRICT SITE ACCESS. NORMAL PUBLIC ACCESS & USE OF THE BUILDING SHALL BE MAINTAINED IN A SAFE & ORDERLY MANNER DURING NORMAL BUSINESS HOURS.
12. AT THE TIME OF PROJECT CLOSEOUT, THE CONTRACTOR SHALL CLEAN HIS WORK, LISTED BELOW ARE THE CLEANING OPERATIONS TO BE PERFORMED.
    A. REMOVE NON-PERMANENT PROTECTION & LABELS.
    B. POLISH GLASS.
    C. CLEAN EXPOSED FINISHES.
    D. TOUCH UP MINOR FINISH DAMAGE.
    E. CLEAN OR REPLACE ALL MECHANICAL SYSTEMS FILTERS.
    F. REMOVE & DISPOSE OF ALL DEBRIS FROM SITE.
    G. BROOM CLEAN UNOCCUPIED SPACES.
    H. CLEAN LIGHT FIXTURES. REPLACE BURNED OUT LAMPS.
13. ALL WOOD FRAMING LUMBER IN CONTACT WITH MASONRY OR CONCRETE SURFACES SHALL BE PRESSURE TREATED.
14. ALL DRYWALL SURFACES TO BE PAINTED SHALL RECEIVE ONE PRIME COAT & TWO FINISH COATS OF EGGSHELL PAINT.

GENERAL PLUMBING NOTES:

1. ALL WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS: IBC, NFPA, UL, & IPC.
2. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO PROVIDE ALL LABOR, TOOLS, MATERIALS AND SUPERVISION TO COMPLETE ALL THE PLUMBING WORK AS DESCRIBED ON THE DRAWINGS. ALL INCIDENTAL MATERIALS NORMALLY REQUIRED FOR AN OPERATIONAL PLUMBING SYSTEM, ARE UNDERSTOOD TO BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL WORK INCLUDING MATERIALS ARE SUBJECT AT THE OWNER'S APPROVAL. ANY QUESTIONS PERTAINING TO THIS PROJECT MUST BE RESOLVED WITH THE OWNER PRIOR TO COMMENCING WORK.
3. THE PLUMBING CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF FEDERAL STATE AND CITY OF DOVER AUTHORITIES. THESE INCLUDE DNREC, CITY OF DOVER PUBLIC WORKS, HEALTH DEPT., AND BUILDING INSPECTORS OFFICE.
4. THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE COMPLETION OF HIS WORK. HE SHALL ARRANGE AND PAY FOR ALL INSPECTIONS AND TESTS REQUIRED AND FURNISH THE REQUIRED CERTIFICATES OF INSPECTION TO THE OWNER PRIOR TO FINAL PAYMENT.
5. THE PLUMBING SYSTEM RE-DESIGN AND PIPE RE-ROUTING SHALL BE DETERMINED BY THE PLUMBING CONTRACTOR. ROUTING MAY BE MODIFIED BY THE CONTRACTOR AFTER VERIFYING ALL DIMENSIONS AND CONDITIONS FOR POSSIBLE INTERFERENCES WITH MECHANICAL EQUIPMENT, DUCTWORK, LIGHTS, AND STRUCTURAL SUPPORTS ETC. COORDINATE ALL WORK WITH OTHERS.
6. THE PLUMBING CONTRACTOR SHALL DETERMINE INVERTS OF SANITARY PIPING AND ADJUST INDICATED SLOPES AS REQUIRED. ADJUSTMENTS SHALL CONFORM TO MINIMUM SLOPES AS PER IPC CODE (1/8" PER FOOT MINIMUM).
7. CLEAN OUTS TO BE THE SAME SIZE AS PIPE SERVICING UP TO 4" IN PIPE SIZE. FOR 4" AND LARGER PIPE SIZES, CLEAN OUTS ARE TO BE 4" IN SIZE. INSTALL CLEAN OUTS AS PLUGGED ENDS LEVEL WITH GRADES, FINISH FLOORS, WALL SURFACE, ETC. MAKE CLEAN OUTS ACCESSIBLE.
8. MAKE CHANGES IN DIRECTION AND CONNECTIONS OF DRAIN, SOIL AND WASTE LINES WITH PROPER FITTINGS AND NECESSARY OFFSETS.
9. TRAP ALL NEW FIXTURES AT A DISTANCE OF NO MORE THAN 2' FROM FIXTURE. THE DISCHARGE FROM ANY FIXTURE SHOULD NOT PASS THROUGH MORE THAN ONE TRAP BEFORE REACHING THE DRAIN. PROVIDE TRAPS WITH SEAL OF 2" MINIMUM AND 4" MAXIMUM AND VENT TO PREVENT SIPHONING.
10. INSTALL OFFSETS IN MAIN VENT LINES NOT LESS THAN 45 DEGREES TO HORIZONTAL. CONNECT VENT LINE AT BOTTOM WITH SOIL AND WASTE LINE IN SUCH A MANNER THAT FOREIGN DEBRIS WILL BE WASHED BY WATER FLOW FROM FIXTURES. INSTALL BRANCH VENTS ABOVE TOPS OF FIXTURES TO WHICH CONNECTED. EXTEND VENT THROUGH ROOF A MINIMUM OF 12". TIE INTO EXISTING VENTS IF POSSIBLE. FLASHING OF NEW VENT(S) IS BY THE ROOFING CONTRACTOR. COORDINATE FINAL LOCATION OF ANY NEW VENT PIPE PENETRATIONS WITH THE MECHANICAL CONTRACTOR TO MAINTAIN A MINIMUM OF 10'-0" TO NEAREST HVAC INTAKE OR OPERABLE WINDOW.
11. DOMESTIC HOT AND COLD WATER AND CONDENSATE DRAIN PIPING WITHIN BUILDING SHALL BE CPVC PLASTIC PIPE SOLVENT WELDED.
12. SANITARY WASTE AND VENT PIPE WITHIN BUILDING SHALL BE PVC SCHEDULE 40 SOLVENT WELDED.
13. INSULATE NEW DOMESTIC HOT AND COLD WATER PIPING AND ANY NEW CONDENSATE DRAINS FROM AIR CONDITIONING UNITS WITH 4" THICK ARMSTRONG TYPE "AP ARMAFLEX".
14. PRESSURE TEST ALL SOIL, WASTE AND VENT PIPING SYSTEMS UNTIL A 10'-0" MINIMUM STATIC HEAD OF WATER OR 5 PSIG MINIMUM AIR PRESSURE IS MAINTAINED FOR 60 MINUTES WITHOUT LOSS OF PRESSURE. COORDINATE TESTING WITH OWNER. TEST CERTIFICATION IS REQUIRED UPON REQUEST.
15. PRESSURE TEST ALL SYSTEMS OF DOMESTIC WATER PIPING IN PLACE FOR 24 HOUR PERIOD TO 100 PSIG. MAXIMUM PRESSURE DROP 1% OF TEST PRESSURE. COORDINATE TESTING WITH OWNER. TEST CERTIFICATION IS REQUIRED UPON REQUEST.
16. ADJUST AND CLEAN ALL NEW FIXTURES AND FITTINGS FOR PROPER OPERATION AND FLOW RATES. PROTECT CLOSET BOWL, LAVATORY, ETC., FROM DEBRIS DURING WORK. REMOVE ANY DEBRIS FROM NEW FIXTURE BEFORE APPLYING WATER FOR THE FIRST TIME AND LEAVE WORK AREA CLEAN AND FREE FROM ALL DIRT, ETC.
17. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND NOTES FOR INSTALLATION OF EQUIPMENT.
18. PROVIDE CHROME PLATED STOPS FOR EACH PLUMBING FIXTURE. PROVIDE BOLT CAPS FOR WATER CLOSETS. PROVIDE TAILPIECE FOR LAVATORIES AND SINKS. CAULK BETWEEN FIXTURE AND FINISHED SURFACE WITH SILICONE CAULKING. PROVIDE CHROME ESCUTCHEON FOR PIPING PENETRATION AT ALL FINISHED SURFACE.
19. MAKE CONNECTIONS OF DISSIMILAR METALLIC PIPING WITH DIELECTRIC UNIONS.
20. THE PLUMBING CONTRACTOR IS RESPONSIBLE TO PROTECT ALL PIPING FROM FREEZING WEATHER CONDITIONS.
21. ANY NEW GAS PIPING TO BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON SCREWED FITTINGS.
23. ALL NEW PIPING AND ACCESSORIES SHALL BE INSTALLED TO PERMIT ACCESS TO EQUIPMENT FOR MAINTENANCE.
24. PLUMBING SYSTEM LAYOUT:
    A. LAY OUT THE REVISED PLUMBING SYSTEM IN CAREFUL COORDINATION WITH THE DRAWINGS, DETERMINING PROPER ELEVATIONS FOR ALL COMPONENTS OF THE SYSTEM AND USING ONLY THE MINIMUM NUMBER OF BENDS TO PRODUCE A SATISFACTORILY FUNCTIONING SYSTEM.
    B. FOLLOW THE GENERAL FIXTURE LAYOUT SHOWN ON THE DRAWINGS.
    C. LAY OUT THE PIPES TO FALL WITHIN PARTITION, WALL, OR ROOF CAVITIES, AND TO NOT REQUIRE FURRING OTHER THAN AS SHOWN ON THE DRAWINGS.
25. THE PLUMBING CONTRACTOR SHALL VISIT THE SITE TO REVIEW AND EVALUATE THE EXISTING PLUMBING SYSTEM PRIOR TO BIDDING. OBSERVATIONS AND DETERMINATIONS SHALL BE MADE AS TO THE DESIGN AND CAPACITY OF THE EXISTING PLUMBING SYSTEM TO CARRY THE ADDITIONAL PLUMBING NEEDS FOR DETERMINED TO BE NECESSARY SHALL BE INCLUDED IN THE PLUMBING CONTRACTOR'S BID.
26. PLUMBING CONTRACTOR SHALL TIE ALL NEW DOMESTIC WATER AND NEW SANITARY TO THE EXISTING PLUMBING SYSTEM.

GENERAL ELECTRICAL NOTES:

1. THE REQUIREMENTS OF THE FOLLOWING SHALL GOVERN THE EQUIPMENT, MATERIALS, AND INSTALLATION: NATIONAL ELECTRICAL CODE, NATIONAL BOARD OF FIRE UNDERWRITERS, AUTHORITIES HAVING JURISDICTION. ALL MATERIALS AND EQUIPMENT SHALL BE ALL APPROVED FOR THE INTENDED USE.
2. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE COMPLETION OF HIS WORK. THE ELECTRICAL CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS AND TESTS REQUIRED BY THE ABOVE AGENCIES. HE SHALL FURNISH REQUIRED CERTIFICATES OF INSPECTION TO THE OWNER, INCLUDING THE ELECTRICAL CERTIFICATE FROM AN INSPECTION AGENCY LICENSED IN THE STATE OF DELAWARE.
3. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, TOOLS, MATERIALS AND SUPERVISION TO COMPLETE ALL THE NEW ELECTRICAL WORK AS DESCRIBED ON THE DRAWINGS. ALL INCIDENTAL MATERIALS NORMALLY REQUIRED FOR AN OPERATIONAL ELECTRICAL SYSTEM, ALTHOUGH NOT SPECIFICALLY IDENTIFIED ON THE DRAWING, ARE UNDERSTOOD TO BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL NEW WORK, INCLUDING MATERIALS, IS SUBJECT TO APPROVAL OF THE TENANT. ANY QUESTIONS PERTAINING TO THESE NOTES OR LOCATIONS OF EQUIPMENT AND DEVICES MUST BE RESOLVED WITH THE TENANT.
4. THE ELECTRICAL SYSTEM RE-DESIGN AND WIRE RE-ROUTING SHALL BE DETERMINED BY THE ELECTRICAL CONTRACTOR. ROUTING MAY BE MODIFIED BY THE CONTRACTOR AFTER VERIFYING ALL DIMENSIONS AND CONDITIONS FOR POSSIBLE INTERFERENCES WITH MECHANICAL EQUIPMENT, PLUMBING, DUCTWORK, STRUCTURAL SUPPORTS, ETC.
5. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL REQUIRED SUPPORTS FOR FIXTURES AND EQUIPMENT.
6. PROVIDE ALL WIRING, GROUNDING CONDUCTORS AND GROUNDING DEVICES REQUIRED TO COMPLY WITH THE NATIONAL ELECTRICAL CODE.
7. MOUNT NEW SWITCH OUTLETS 4'-0" A.F.F.
8. MOUNT NEW RECEPTACLES 8" ABOVE COUNTERTOPS OR SINKS WHERE INDICATED. MOUNT NEW RECEPTACLES 14" A.F.F. UNLESS OTHERWISE NOTED.
9. NEW LIGHTING FIXTURES, FANS, ETC., SHALL BE SECURELY MOUNTED TO OUTLET BOXES AND BUILDING CONSTRUCTIONS PROVIDE LAMPS FOR ALL FIXTURES.
10. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENERGIZING ALL NEW DEVICES, FIXTURES, AND EQUIPMENT REQUIRING ELECTRICAL POWER.
11. COORDINATE FINAL LOCATION OF ALL NEW ELECTRICAL OUTLETS, SWITCHES, SMOKE DETECTORS, TELEPHONE OUTLETS, FANS, AND LIGHT FIXTURES, ETC., WITH TENANT.
12. NEW OUTLET BOXES SHALL BE NON-METALLIC, NON-GANGABLE KNOCKOUT TYPE. MINIMUM SIZE SHALL BE 4" X 2". PROVIDE PLASTER RINGS OF DEPTH REQUIRED TO REACH FINISHED SURFACES.
13. NEW COVER-PLATES FOR WIRING DEVICES SHALL BE SMOOTH UNBREAKABLE NYLON, IVORY COLOR. COVER-PLATES FOR WEATHERPROOF DEVICES SHALL BE GASKETED LEXAN, SELF-CLOSING TYPE.
14. THE ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL, AND CONNECT THE NEW TELEPHONE SYSTEM, JACKS, AND WIRING.
15. INSTALL G.F.I. RECEPTACLES AS PER NATIONAL ELECTRICAL CODE.
16. ALL NEW FEEDS TO HAVE FULL SIZE NEUTRAL.
17. UPON COMPLETION OF THE WORK, THE ELECTRICAL CONTRACTOR SHALL DEMONSTRATE THAT THE INSTALLATIONS ARE COMPLETE AND IN PERFECT OPERATING ORDER WITH WIRING FREE FROM GROUNDS OR SHORTS AND WITH EQUIPMENT AND RACEWAYS PROPERLY GROUNDED.
18. THE ELECTRICAL CONTRACTOR SHALL TEST ALL EQUIPMENT AND DEVICES INSTALLED TO THE SATISFACTION OF THE TENANT. RESPONSIBILITY AS TO THE OPERATION OF ALL EQUIPMENT SHALL AFFILY ONLY TO THOSE ITEMS FURNISHED BY THE ELECTRICAL CONTRACTOR, BUT THE ELECTRICAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ACCURATE WORK.
19. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR AND TEST INSTRUMENTS REQUIRED FOR TESTING THIS ELECTRICAL WORK.
20. IDENTIFY ALL NEW CIRCUITS BY NUMBER IN PANEL BOARD INDEX CARDS. NUMBER CIRCUIT BREAKERS ACCORDINGLY.
21. THE CONTRACTOR SHALL FURNISH THE OWNER WITH A MANUAL THAT PROVIDES BASIC DATA RELATING TO THE NEW DESIGN, AND MAINTENANCE OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM. THE MANUAL SHALL INCLUDE A SINGLE LINE DIAGRAM OF THE "AS-BUILT" BUILDING ELECTRICAL DISTRIBUTION SYSTEM, A SCHEMATIC DIAGRAM OF ELECTRICAL CONTROL SYSTEM, AND MANUFACTURER'S OPERATIONAL AND MAINTENANCE INFORMATION FOR ELECTRICAL EQUIPMENT.
22. THE ELECTRICAL CONTRACTOR SHALL PROVIDE LED SURFACE MOUNTED LIGHT FIXTURES IN THE CEILINGS OF ALL SPACES. NEW LIGHT FIXTURES AND THEIR LOCATIONS SHALL BE APPROVED BY THE TENANT.
23. THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO REVIEW AND EVALUATE THE EXISTING ELECTRICAL SYSTEMS PRIOR TO BIDDING. OBSERVATIONS AND DETERMINATIONS SHALL BE MADE AS THE CAPACITY OF THE EXISTING PROPOSED CONSTRUCTION. ANY COSTS OF MODIFICATIONS OR UPGRADES DETERMINED TO BE NECESSARY SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTOR'S BID.
24. ALL DATA WIRE CABLES TO BE CAT 5E, 4 PAIR, TWISTED. ALL CABLES SHALL BE INSTALLED ABOVE CEILINGS IN HALLWAYS AND SHALL RUN AT RIGHT ANGLES.
25. USE VELCRO STRAPS WIRE HOLDERS AND TIES.
26. DATA CONTRACTOR SHALL COORDINATE ROUGH-IN INSTALLATION AND FINAL HOOKUP WITH PROJECT SUPERINTENDENT.

FIRST FLOOR RENOVATIONS TO THE HIVE

28 W. LOOCKERMAN ST.

DOVER, DELAWARE 19904

IBC PROJECT DATA:

OWNER'S NAME AND ADDRESS:	CONEXT, LLC C/O CHEVONNE BOYD 1041 NORTH DUPONT HIGHWAY #1222 DOVER, DE 19901
TAX MAP NUMBER:	2-05-07709-04-1500-000
ZONING:	C-2 CENTRAL BUSINESS DISTRICT H (HISTORIC DISTRICT ZONE)
CODES:	IBC 2009, IFC 2009, DE STATE FIRE PREVENTION REGULATIONS 2021, NFPA 101 2021, & ANSI A117.1-3 2003 CODE OF ORDINANCES CITY OF DOVER: CHAPTER 22 - BUILDINGS AND BUILDING REGULATIONS ARTICLE III - BUILDING CODE. CHAPTER 46 - FIRE PREVENTION AND PROTECTION
OCCUPANCY:	NON-SEPARATED: ASSEMBLY GROUP A-3(LECTURE HALL), EXISTING MERCANTILE GROUP M (POP-UP).
BUILDING AREA:	FIRST FLOOR: 2,493 S.F., EXISTING
CONSTRUCTION TYPE:	TYPE IIIB, EXISTING CONSTRUCTION - MASONRY EXTERIOR WALLS AND WOOD CONSTRUCTION INTERIOR.
OCCUPANT LOAD:	BUSINESS (OFFICE): 495 S.F. ÷ 100 S.F. = 5 OCCUPANT ASSEMBLY: 926 S.F. ÷ 15 NET S.F. PER PERSON (TABLES & CHAIRS) = 62 OCCUPANTS STORAGE: 448 S.F. ÷ 300 S.F. PER PERSON = 2 OCCUPANTS TOTAL OCCUPANT LOAD: 69 OCCUPANTS
NO. OF EXITS:	PER 1015.1, 2 EXITS REQUIRED ACTUAL IS 2 PROVIDED, 1 EXISTING, 1 NEW
ACCESSIBLE ENTRANCE:	PER 1105.1, AT LEAST 60% OF PUBLIC ENTRANCES SHALL BE ACCESSIBLE. ACTUAL IS ONE PUBLIC ENTRANCE, WHICH IS ACCESSIBLE, FOR 100%.
LENGTH OF EXIT TRAVEL:	PER TABLE 1016.1, MAXIMUM TRAVEL DISTANCE TO EXIT IS 250' WHEN SPRINKLERED. ACTUAL IS 110'.
COMMON PATH OF TRAVEL:	PER 1014.3, COMMON PATH SHALL BE ≤ 100' WHEN SPRINKLERED. ACTUAL IS 81'
SEPARATION OF OCCUPANCIES:	PER TABLE 508.4, 1-HOUR SEPARATION REQUIRED BETWEEN NEW ASSEMBLY AND EXISTING RESIDENTIAL ON SECOND FLOOR WHEN SPRINKLERED. PROVIDED: - ONE-HOUR FLOOR-CEILING ASSEMBLY U.L. DESIGN NO. L501
FIRE ALARM SYSTEM:	PER [F]907.2.1, FIRE ALARM SYSTEM IN GROUP A OCCUPANCY IS REQUIRED TO ACTIVATE UPON SPRINKLER WATER FLOW. MANUAL FIRE ALARM BOXES ARE NOT REQUIRED AND SHALL BE MODIFIED TO CONFORM TO NEW FIT OUT. ACTUAL: - FIRE ALARM IS PROVIDED TO MONITOR SPRINKLER.
SPRINKLERS:	SPRINKLER SYSTEM IS EXISTING, NO MODIFICATIONS ARE NEEDED FOR THIS RENOVATION.
PLUMBING FIXTURES:	PER TABLE [P]2902.1, BASED ON 28 OCCUPANTS IN GROUP A FACILITY: REQUIRED MALE TOILETS = 78 ÷ 125 = 1 TOILET PROVIDED = 1 REQUIRED FEMALE TOILETS = 78 ÷ 65 = 1 TOILET PROVIDED = 1 REQUIRED LAVATORIES = 78 ÷ 200 = 1 LAVATORIES REQUIRED PROVIDED: 3 SERVICE SINK: 1 REQUIRED. PROVIDED: 1 EXISTING DRINKING FOUNTAIN: 49 ÷ 100 = 1 DRINKING FOUNTAIN REQUIRED PROVIDED: 1 NEW BOTTLE FILLER

DRAWING LIST:

G1 TITLE SHEET, IBC PROJECT DATA, AND GENERAL NOTES

FP1 FIRE PROTECTION PLAN & NFPA FIRE CODE INFO.

A1 DEMOLITION & RENOVATION PLAN & NOTES

REVISIONS	BY

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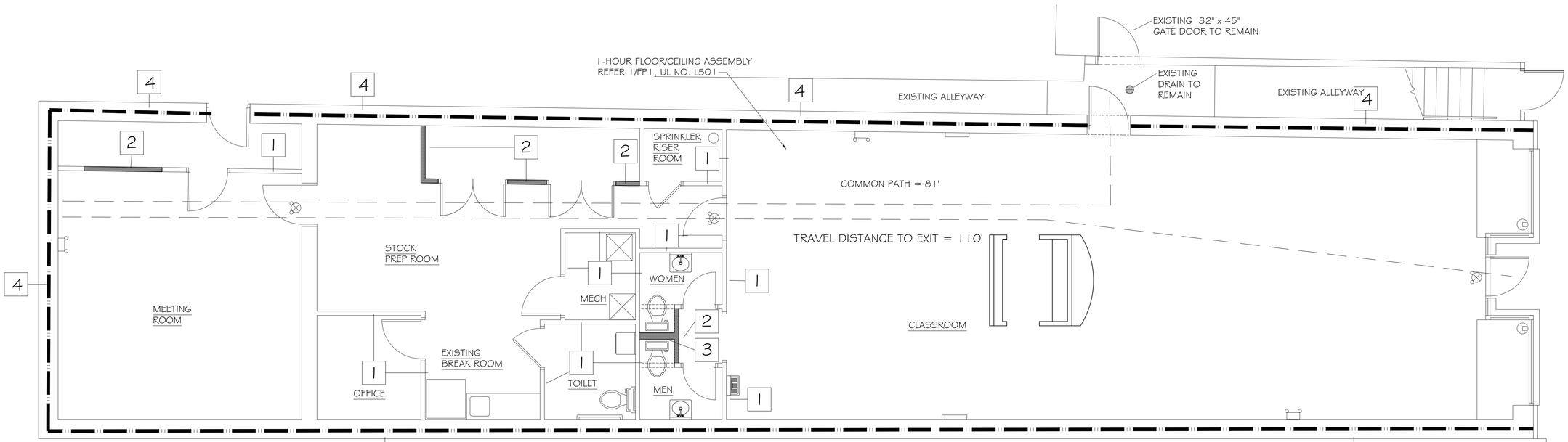
TITLE SHEET, IBC PROJECT DATA & GENERAL NOTES

DRAWN	R.K.L.
CHECKED	W.B.
DATE	4-4-2023
SCALE	NOTED
JOB NO.	C1602-0223
SHEET	G1
OF	SHEETS



FIRE PROTECTION PLAN

1/4" = 1'-0"

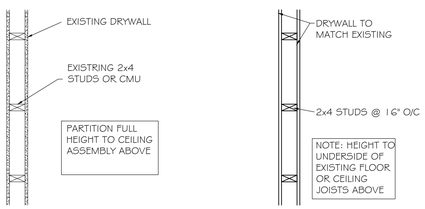
LEGEND

— EXISTING DUAL HD. EMERGENCY LT. W/ BATTERY BACK-UP

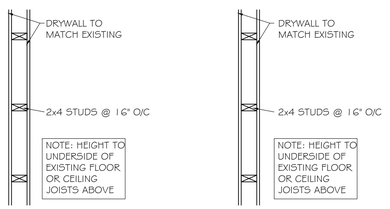
— EXISTING EXIT LIGHT WITH BATTERY BACKUP WITH DAUL EMERGENCY HEAD LIGHTS

2-HOUR WALL, BEAM, EXISTING

PROJECT NORTH



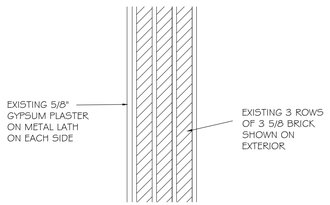
1 EXISTING WALL TO REMAIN



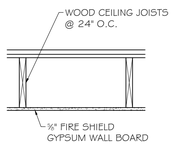
2 4" NEW WALLS

3 6" NEW WALLS

WALL TYPE
3/4" = 1'-0"



4 SIMILAR TO U902. THE WALL IS ±16" AND 4 HRS FIRE RATED



⅝" FIRE-FIRE SHIELD KAL-KORE, SECURED TO 2 X 8 WOOD JOISTS SPACED 16" O/C W/ 6d NAILS SPACED 6" O/C.

1-HOUR CEILING DETAIL

3/4" = 1'-0" UL NO. L501

NFPA 101 LIFE SAFETY CODE 2021 PROJECT DATA:

OCCUPANCY ASSEMBLY:	PER 6.1.2 AND 6.1.14.3, MIXED OCCUPANCY: BUSINESS & POP-UP MERCANTILE
BUILDING AREA:	FIRST FLOOR: 2,493 S.F., EXISTING
HAZARD CLASSIFICATION:	ORDINARY PER 6.2.2.3
NO. OF EXITS:	PER 12.2.4 AND 7.4.1.1, 2 EXITS ARE REQUIRED PROVIDED: 2, ONE EXISTING, ONE NEW
OCCUPANT LOAD:	BUSINESS (OFFICE): 990 S.F. ÷ 100 S.F. = 10 OCCUPANTS MERCANTILE (POP-UP): 360 S.F. ÷ 30 S.F. = 12 OCCUPANTS TRAINING AND SKILL DEVELOPMENT: 357 S.F. ÷ 15 NET S.F. PER PERSON (TABLES & CHAIRS) = 24 OCCUPANTS COMMERCIAL KITCHEN: 71 S.F. ÷ 100 S.F. = 1 OCCUPANT STORAGE: 448 S.F. ÷ 300 S.F. PER PERSON = 2 OCCUPANTS TOTAL OCCUPANT LOAD: 49 OCCUPANTS
TYPE OF CONSTRUCTION:	TYPE III(200), EXISTING CONSTRUCTION.
LENGTH OF EXIT TRAVEL (MAX.):	ALLOWED PER 12.2.6.2(1): 250' WHEN SPRINKLERED. PROVIDED: 110' (BEFORE NEW DOOR PUT IN)
MINIMUM CONSTRUCTION REQUIREMENTS:	PER TABLE 12.1.6, 3 STROY ASSEMBLY ALLOWED WITH TYPE 111(200) WHEN SPRINKLERED PROVIDED: SINGLE STORY
COMMON PATH (MAX.):	ALLOWED PER 12.2.5.2 - 20' FOR ANY NUMBER OF OCCUPANTS, AND 75' FOR LESS THAN 50 OCCUPANTS PROVIDED: 110' (BEFORE NEW DOOR PUT IN)
DEAD END CORRIDOR LIMIT:	PER 12.2.5.3, MAXIMUM 20' DEAD END CORRIDOR ALLOWED WHEN SPRINKLERED ACTUAL: 7'
SEPARATION OF OCCUPANCIES:	PER TABLE 6.1.4.14.4.1 (A & B), 1-HOUR SEPARATION REQUIRED BETWEEN NEW BUSINESS AND EXISTING SECOND STORY APARTMENT WHEN SPRINKLERED. PER TABLE 602 EXTERIOR WALLS NEED TO HAVE A 1 HOUR RATED WALL BETWEEN TWO BUILDINGS FOR FIRE SEPARATION DISTANCE. PROVIDED: - ONE-HOUR FLOOR-CEILING ASSEMBLY U.L. DESIGN NO. L501. ONE- HOUR WALLS EXISTS BETWEEN BOTH BUILDINGS.
FIRE ALARM SYSTEM:	PER 12.3.4.2.1(2), INITIATION OF FIRE ALARM BY SPRINKLER SYSTEM WATER FLOW IS REQUIRED. PROVIDED: FIRE ALARM SHALL BE PROVIDED TO MONITOR SPRINKLER CLASS A, B, OR C IN ASSEMBLY AREAS WITH <300 OCCUPANTS PER 12.3.3.3
SPRINKLERS:	SPRINKLER SYSTEM IS EXISTING
INTERIOR WALL AND CEILING FINISH:	CLASS A, & B IN EXITS PER 12.3.3.2
INTERIOR FLOOR FINISHES:	INTERIOR FLOOR FINISH SHALL COMPLY WITH SECTION 10.2 PER 12.3.3.5.1, 12.3.3.5.2, & 12.3.3.5.3

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FREEDOM IN CHRIST

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FIRE PROTECTION PLAN & NFPA FIRE CODE INFO

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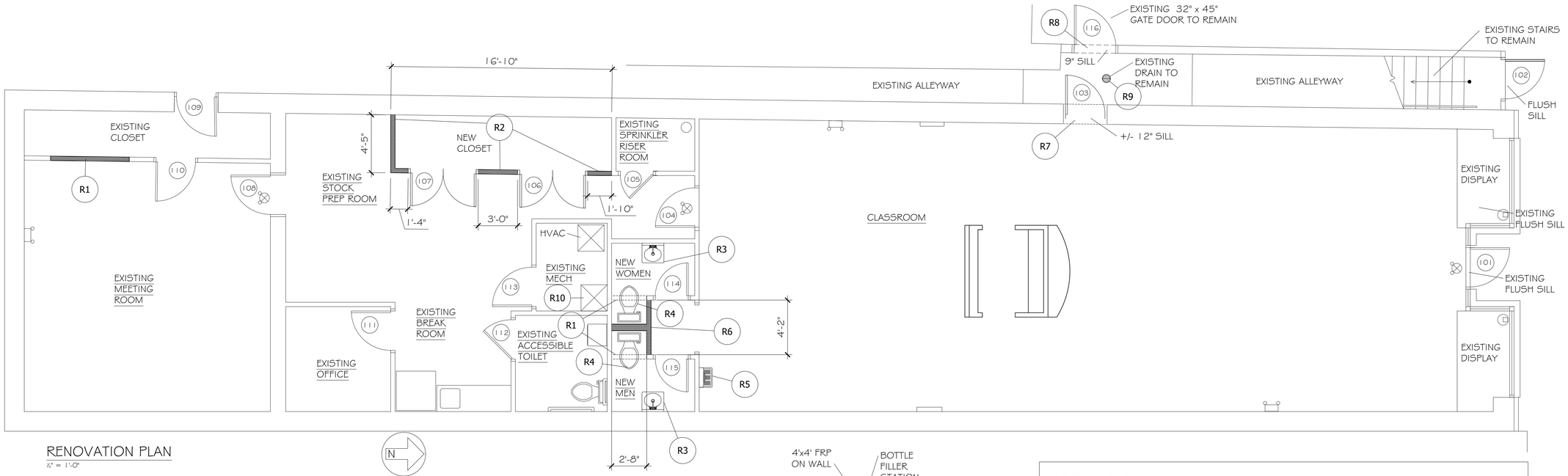


RENOVATION PLAN

1/4" = 1'-0"

PROJECT NORTH

RENOVATION NOTES

R1 — REMOVE EXISTING DOOR AND CLOSE IN EXISTING DOOR OPENING WITH NEW 2x4S AND DRYWALL. FINISH AND PAINT.

R2 — NEW 2X4 STUD WALL AND DRYWALL PARTITION. FINISH AND PAINT

R3 — NEW WALL HANG LAVATORY WITH 16"x30" MIRROR.

R4 — NEW WATER CLOSET.

R5 — WATER BOTTLE FILLER, REFER TO ELEVATION ON SHEET A1

R6 — REMOVE EXISTING PARTITION. PATCH AND REPAIR WALL, FLOOR, AND CEILING SCARS.

R7 — REMOVE PORTION OF EXISTING 16"THICK BRICK WALL FOR NEW DOOR OPENING. PROVIDE NEW TRIPLE 4x8 MASONRY LINTEL. PATCH BRICK SILL AND JAMBS TO RECEIVE NEW HOLLOW METAL DOOR, FRAME, AND THRESHOLD.

R8 — EXISTING 32" x 45" WOOD GATE TO REMAIN . REMOVE PADLOCK HARDWARE. PROVIDE AND INSTALL NEW F82 LOCK SET.

R9 — EXISTING FLOOR DRAIN TO REMAIN.

R10 — EXISTING SERVICE SINK TO REAMAIN.

FINISH GROUPS

F-1 BATHROOMS
- FLOOR - CONCRETE OR WOOD VINYL PER OWNERS REQUEST
- BASE - PAINTED WOOD BASE TO MATCH EXISTING
- WALLS - DRYWALL: PRIME COAT & TWO COATS EGGSHELL
- WAINSCOT - FRP PANELS WHERE SHOWN ON ELEVATIONS
- CEILING - DRYWALL: PRIME COAT & TWO COATS FLAT

F-2 FIRE ESCAPE DOOR
- FLOOR - CONCRETE IN DOOR WAY SMOOTHED TO EXISTING WOOD FLOORING
- BASE - PAINTED WOOD BASE TO MATCH EXISTING
- WALLS - DRYWALL: PRIME COAT & TWO COATS EGGSHELL
- WAINSCOT - NONE
- CEILING - DRYWALL: PRIME COAT & TWO COATS FLAT

NOTE: ALL FINAL COLORS AND FINISHES SHALL BE SELECTED BY TENANT

GENERAL DOOR NOTES

1. DOORS SHALL BE PAINTED ON ALL SIX SIDES. DO NOT NEGLECT PAINTING THE TOP AND BOTTOM EDGES.

2. ALL DOORS SHALL HAVE LEVER HANDLES.

3. IF A DOOR HAS A CLOSER, THE SWEEP PERIOD SHALL BE ADJUSTED TO TAKE THREE SECONDS TO MOVE FROM 70° OPEN TO WITHIN 3° FROM THE LATCH.

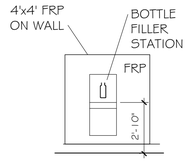
4. THE MAXIMUM FORCE FOR PULLING OR PUSHING A DOOR SHALL BE 5lbf.

5. IF A DOOR HAS A THRESHOLD, THE MAXIMUM HEIGHT SHALL BE 1/2" WITH LEADING EDGES BEVELED WITH A SLOPE NO GREATER THAN 1:2.

6. LOCKS, WHERE PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE. EXCEPTION: DOOR WITH SIGN "NOT AN EXIT..."

7. HARDWARE SHALL BE COMMERCIAL GRADE 2 OR HIGHER. APPROVED MANUFACTURERS ARE AS FOLLOWS: YALE, SCHLAGE, AND CORBIN/RUSSWIN.

8. ON THE PUSH SIDE OF EXIT DOORS, INCLUDING TOILET ROOM DOORS, PER ANSI A117 2009 SECTION 404.2.9, DOOR SURFACES WITHIN 10" OF THE FLOOR (VERTICALLY), SHALL BE SMOOTH SURFACE EXTENDED FULL WIDTH OF THE DOOR. CAVITIES SHALL NOT EXCEED 1/16". RETROFIT KICK PLATE MAY BE USED TO COMPLY WITH THIS SECTION AND SHALL BE CAPPED.



ELEVATION AT BOTTLE FILLER

1/4" = 1'-0"

LOCK FUNCTIONS

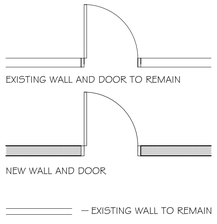
F76 PRIVACY, BEDROOM OR BATH LOCK: LATCH BOLT OPERATED BY LEVER FROM EITHER SIDE. OUTSIDE LEVER IS LOCKED BY PUSHBUTTON INSIDE AND UNLOCKED BY EMERGENCY KEY OUTSIDE, ROTATING INSIDE LEVER, OR CLOSING DOOR.

F82 ENTRY LOCK: DEAD-LOCKING LATCH BOLT OPERATED BY LEVER FROM EITHER SIDE EXCEPT WHEN OUTSIDE LEVER IS LOCKED BY PUSHING BUTTON IN INSIDE LEVER. WHEN OUTSIDE LEVER IS LOCKED, OPERATING KEY IN OUTSIDE LEVER OR ROTATING INSIDE LEVER RETRACTS LATCH BOLT AND RELEASES PUSHBUTTON. CLOSING DOOR DOES NOT RELEASE PUSHBUTTON.

F86 STOREROOM OR CLOSET LOCK: DEAD-LOCKING LATCH BOLT OPERATED BY KEY IN OUTSIDE LEVER OR BY ROTATING INSIDE LEVER. OUTSIDE LEVER IS ALWAYS FIXED.

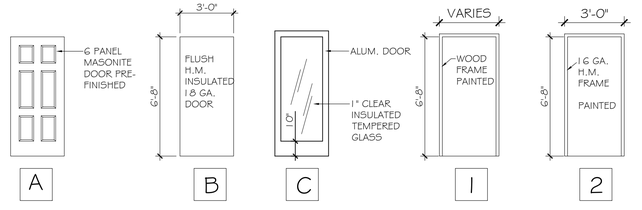
ALL NEW LATCH SETS TO HAVE LEVER HANDLES.

WALL LEGEND



DOOR SCHEDULE

DOOR						FRAME		REMARKS	HARDWARE					
DOOR NUMBER	WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	MATERIAL	TYPE		CLOSER	DOOR STOP	THRESHOLD	WEATHER STRIP	LOCK FUNCTION
101	3'-0"	7'-0"	1 3/4"	FULL GLASS ALUM	C	ALM.	1				O		
102	3'-0"	6'-8"	1 3/4"					EXISITING TO REMAIN					
103	3'-0"	6'-8"	1 3/4"	HM	B	HM	2	NEED TO PUT A SIGN ON INSUDE OF DOOR THAT SAYS "FIRE DOOR"			O	O	O	F82
104	3'-0"	6'-8"	1 3/8"					EXISITING TO REMAIN						
105	3'-0"	6'-8"	1 3/4"					EXISITING TO REMAIN						
106	2'-6"	6'-8"	1 3/8"	MASONITE	A	WOOD	1							F86
107	2'-6"	6'-8"	1 3/8"	MASONITE	A	WOOD	1							F86
108	3'-0"	6'-8"	1 3/8"					EXISITING TO REMAIN						
109	2'-6"	4'-0"	1 3/4"					EXISITING TO REMAIN						
110	3'-0"	6'-8"	1 3/8"					EXISITING TO REMAIN						
111	3'-0"	6'-8"	1 3/8"					EXISITING TO REMAIN						
112	3'-0"	6'-8"	1 3/8"					EXISITING TO REMAIN						
113	3'-0"	6'-8"	1 3/8"					EXISITING TO REMAIN						
114	2'-6"	6'-8"	1 3/8"					EXISITING TO REMAIN						F76
115	2'-6"	6'-8"	1 3/8"					EXISITING TO REMAIN						F76
116	32"	45"	-					EXISITING TO REMAIN						F82



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City of Dover

DATA SHEET FOR SITE DEVELOPMENT PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF July 5, 2023

PLANNING COMMISSION MEETING July 17, 2023

Plan Title:	ECIC (Early Childhood Innovation Center) Building Delaware State University (next to R. S. Grossley Hall) S-23-13
Plan Type:	Site Development Plan
Owner:	Delaware State University
Project Engineer:	Century Engineering
Location:	Delaware State University Campus, central to Loop Road and west of University Drive
Property Address:	1200 N Dupont Highway
Tax Parcel:	ED-05-057.00-01-21.00
Site Area:	161.84 acres +/-
Project Area:	1.452 acres +/-
Zoning:	IO (Institutional and Office Zone) SWPOZ (Source Water Protection Overlay Zone): Tier 3 Excellent Recharge Area

Existing/Proposed Use: Educational (University Campus)

Sanitary Facilities:	City of Dover
Water Supply:	City of Dover
Waivers Requested:	None

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: June 28, 2023

APPLICATION ECIC: (Early Childhood Innovation Center) Building Delaware State University at 1200 North Dupont Highway (next to R. S. Grossley Hall)

FILE #: S-23-13 REVIEWING AGENCY: City of Dover Planning Office

CONTACT PERSON: Katherine Oehmke PHONE #: 302.736.7196

I. PLAN SUMMARY

Review of a Site Development Plan for a new 14,512 +/- SF Building on the Delaware State University Campus for the Early Childhood Innovation Center (ECIC). This 2-story building will be placed where there is an active Demolition Permit for part of the R. S. Grossley Hall. This new building will be separate from the remaining portion of the R. S. Grossley Hall. There is an existing parking lot that will serve both the R. S. Grossley Hall and the new ECIC building with 33 parking spaces, including 5 handicapped spaces. The property is zoned IO (Institutional and Office Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone). It is centrally located on the Delaware State University campus which the entirety is addressed as 1200 N. Dupont Hwy. Tax Parcel ID: ED-05-057.00-01-21.00-000. Council District 4.

II. PROJECT DESCRIPTION

The Site Development Plan proposes the construction of a building for an interactive early childhood teaching lab. The parking lot west of the existing R.S. Grossley Hall will remain unchanged. The northeast portion of the project area includes areas of lawn and tree plantings. Behind and to the east side of the proposed new building is playground equipment with shade sail cloths. For the existing R.S. Grossley Hall, the project involves demolishing half the building and retaining the remaining portion. The new two story building will be freestanding. There will be a network of sidewalks connecting the existing building to the new building and interconnected with the rest of the campus and parking.

III. ZONING REVIEW

IO (Institutional and Office Zone)

The Delaware State University Campus property is zoned IO (Institutional and Office Zone). The application is a Site Plan for the proposed construction of another educational building which is an allowed use in the IO Zone per *Zoning Ordinance,* Article 3, Section 10. The IO Zoning district is subject to the bulk standards found in Article 4 Section 4.14. With the proposed building being internal to the campus, it will be compliant with the setbacks and complies with the height limitations.

SWPOZ – Source Water Protection Overlay Zone, Tier 3: Primary Wellhead Protection Area
The purpose of the Source Water Protection Overlay Zone (*Zoning Ordinance* Article 3 §29) is to provide a safe drinking water supply and to ensure that groundwater is adequately protected and maintained. This entire project site is subject to the Tier 3: Excellent Recharge Area and the provisions for Article 3, Section 29.7.

The following uses listed below are prohibited throughout the SWPOZ, including in the Tier 3 area. However, this development does not appear to include any prohibited uses.

Zoning Ordinance Article 3 Section 29

29.51 *Uses prohibited:*

a) Automobile body/repair shop, motor vehicle, boat or farm equipment service;
b) Gas stations and motor vehicle service stations;
c) Fleet/trucking/bus terminal;
d) Dry cleaner;
e) Electrical/electronic manufacturing facility;
f) Machine shop;
g) Metal plating/finishing/fabricating facility;
h) Chemical processing/storage facility;
i) Wood preserving/treating facility;
j) Junk yard/scrap yard/salvage yard;
k) Mines/gravel pit;
l) Land divisions resulting in high density (> one unit/acre) septic systems;
m) Equipment maintenance/fueling areas;
n) Injection wells/dry wells/sumps, except for single-family residences directing gutter downspouts to a drywell;
o) Underground storage tanks;
p) All uses not permitted in the underlying zone district.

Tier 3- Primary Wellhead Protection Area Lands are additionally subject to specific rules for impervious surfaces. The Plan has provided information that within the project area of 1.452 acres the amount of impervious surface coverage will be decreasing from 64.9% to 49.4%. This will be reviewed as part of the Stormwater Management Plan by the Department of Natural Resources and Environmental Control (DNREC).

IV. PARKING SUMMARY

There is a centralized parking plan for the Delaware State University campus. No new parking is outlined on this review. Per the Campus Parking Plan, the Board of Adjustment set the required number of parking spaces needed for the Delaware State University Campus at 1,650 parking spaces per Article 6 Section 3.8 of the *Zoning Ordinance* on April 15, 2009 (V-08-19). The current number of parking spaces on campus was estimated to be 2,212 spaces (per Plan S-17-29).

Bicycle Parking
Please provide details and location for the bicycle parking. Bicycle parking shall be provided for parking spaces at a rate of one bicycle parking space for every 20 parking spaces or a fraction thereof.

V. SITE CONSIDERATIONS

Lighting
There are 7 new wall lights on the plan for the new building. Existing pole lights along the pathways can be seen. No new lighting looks to be planned on the pathways or playground.

Dumpster
Dumpsters do not appear on the site plan. Please address how refuse and recycling will be stored and disposed of. Two dumpsters are required for the first 80,000 square feet of gross building area; one required for each additional 40,000 square feet of gross building area or fraction thereof.

Access
There are multiple access points to the Delaware State University Campus. Delaware State University Drive is off Old College Road. To get to the parking lot of R.S. Grossley Hall, you drive around campus on Delaware State University from North Dupont Highway, past Loockerman Hall, Conrad Hall, and Thomasson Building.

Sidewalks
There is an extensive sidewalk system moving around campus and the proposed new building has its main entrance off the parking lot into the south side of the building. Additional sidewalk access is into the east and the west sides of the building.

VI. BUILDING ARCHITECTURE

This new ECIC modern looking building will be 2 stories high with varied massing in square and rectangular shapes of different building textures based on color and material. The 2 staircases are clad in solid brick. The front of the building orients to the parking lot with a heavy banded metal awning that turns the corner onto the main pedestrian walkway through campus that is directly across from the similar looking Wellness and Recreation Center built in 2009. The front of the building is a signed entrance for the Innovation Center, while the Side entrance is the Learning Lab. The dynamic roofline changes height and shape with each change in exterior building material. The right side of the front on the south has vertical cement boards that wrap to the east. The left side has a metal panel system that horizontally wraps to the west. A long set of windows wraps with this side around the building. The west face has another long band of windows. There are windows and doors on all sides of the building.

VII. SPECIAL FLOOD HAZARD AREAS

Flood Hazard Area
The *Zoning Ordinance*, Article 5 §11.21 requires that special flood hazard areas (100-year floodplain) remain as open natural areas with no impervious surfaces.

Portions of the Delaware State University campus property are within the Special Flood Hazard Area (100-year floodplain/ 1% chance of annual of flooding). This property is found on the FEMA FIRM Panel of Kent County Delaware Map Number 10001C0166H effective date May 5, 2003. The area is located in the western area of the campus adjacent to the Fork Branch.

This new structure is at least 1000 feet from the flood plain.

VIII. PLAYGROUND PLAN

The Playground plan outlines benches, sitting areas, fitness stations, music play area, outdoor classroom, steppingstones, play equipment, and raised planters. The playground is covered by shade structures. There are 3 main parts of the playground: 2 small ones on each side of the building and the large main one at the back of the building.

IX. TREE PLANTING AND LANDSCAPE PLAN

Development Area

The project site development area 1.452 acres is broken down by the 2 buildings footprints of 11,336.16 square feet, 19,965.35 square feet of concrete or asphalt, and open space of 31,973.04 square feet. This open space is an increase of 0.225 acres of open space.

Tree Plantings

The submitted plan includes the landscaping approach for the overall project. *Zoning Ordinance*, Article 5, Section 16.62 offers the option of the applicant defining a "Development Area" within the overall property for the purpose of tree planting calculations. Planning Staff is equating the delineated project area shown on the plan as the "Development Area". The Development Area of the ECIC building is also central to the campus at 1.452 acres (63,249.12 square feet). 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.

There are 13 ornamental trees and 6 shade trees on the Landscaping Plan for this project. There are 8 existing trees on the development area. The total exceeds the required number of trees. There are two Shade Structures over the playground area. A split rail fence encloses most of the rear and sides of the property. Utilities and a storage shed are surrounded by a chain link fence.

Arterial Street Buffer: North DuPont Highway (U.S Route 13) is considered as a principal arterial and requires a thirty (30) foot landscape buffer along the road frontage known as an Arterial Street Buffer. The buffer is measured from the edge of the right-of-way. The University campus provides this required thirty (30) foot landscape buffer along DuPont Highway which includes tree plantings, landscape plantings of shrubs and annuals, and a brick wall. Activities of this Site Development Plan do not impact the Arterial Street Buffer.

X. CITY AND STATE CODE REQUIREMENTS:

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

1) Please correct the address on all pages to 1200 North Dupont Highway (found in the title block).
2) Sheet A-200
   a) The spelling of Childhood in Elevation #2 should be corrected.
3) Sheet C200
   a) Line 3, this parcel is also subject to the SWPOZ Overlay Zone.
   b) Line 4, this parcel shows in our system as 161.80 acres. Please clarify if 213.6 acres is a combination of multiple parcels.
   c) Please add the words "of Project Area" to the table at the bottom for "IMPERVIOUS BREAKDOWN".
   d) Verify that the building square feet number is the footprint of the new ECIC building and what will remain of the R.S. Grossley hall.
4) Sheet C-202
   a) Under Special Notes line 7.2, please correct spelling of "payment".
   b) Identify location of bicycle parking.
   c) Ensure accessible ramps are provided from handicapped spaces onto sidewalk system.
5) Please note location and number of Dumpsters.
6) Please note location and number of bicycle parking.
7) Sheet C-203
   a) Please notate the area of the former demolished portion of R.S. Grossley hall.
8) Sheet C-204 or C-208
   a) Add handicapped access ramp access to the parking lot from the striped areas of the handicapped parking spaces.
9) Landscape plans need to be signed off by a Landscape Architect per *Zoning Ordinance* Article 5, Section 16.81.

XI. 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.

Other agencies may recommend additional considerations to meet code objectives in accordance with their areas of expertise. Action on all considerations identified in this section is at the discretion of the Planning Commission.

XII. ADVISORY COMMENTS TO THE APPLICANT:

1) 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 complex/building, relocation of site components like stormwater management areas, and increases in floor area count. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regards to the plan.

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

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 applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate site inspections, Pre-Construction meeting and permits/licenses are required.

5) 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.

6) The applicant shall be aware that Site 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 shall require a Sign Permit from the City of Dover prior to placement of any such sign. It is recommended that the applicant discuss the sign regulation requirements with the Planning Staff prior to applying for a Sign Permit.

7) 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.

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.

STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL
DIVISION OF WATERSHED STEWARDSHIP
ENTERPRISE BUSINESS PARK
285 BEISER BOULEVARD, SUITE 102
DOVER, DELAWARE 19904

CONSERVATION PROGRAMS SECTION

PHONE: (302) 739-9921
FAX: (302) 739-6724

MEMORANDUM

TO: Dawn Melson-Williams, AICP, Principal Planner
City of Dover

FROM: Brendan R. Diener, P.E., Engineer V
DNREC Sediment and Stormwater Program

DATE: June 23, 2023

SUBJECT: DSU – New ECIC Building
DNREC Project 2023-034 and 2023-051
COD Application S-23-13

CC: Khalid Zerrad, Senior Project Manager, DSU
Bonnie Arvay, Program Manager II, Sediment and Stormwater Program
Alex Schmidt, P.E., Vice President, Century Engineering, LLC.

The DNREC Sediment and Stormwater Program has approved the demolition phase of the above referenced project as a Demolition Standard Plan (2023-051) pursuant to section 3.7.19 of the DSSR. Date of Approval was June 20, 2023.

A separate application (2023-034) has been made for the construction phase of the project. This application has begun the review process for the project as a Non-Residential Standard Plan pursuant to section 3.7.13 of the DSSR. DNREC SSP last issued comments on April 28th, 2023.

Submittals should be directed to DNREC.Stormwater@delaware.gov so that files may be retrieved, filed, and tracked properly for the most efficient review. Please reference the DNREC project number in the subject line of the submittal email.

If you should have any questions, please do not hesitate to contact me at Brendan.diener@delaware.gov.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: JUNE 28, 2023

APPLICATION: **Delaware State ECIC Building at 1200 N Dupont Highway**

FILE #: **S-23-13**

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

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

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

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

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION

1. The solid waste service for this property shall remain private.

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.

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

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 C900 PVC pipe.
4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) service line for the proposed building.
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 in the building.
9. All water infrastructure on the property will be owned and maintained by the property owner.

WASTEWATER

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
   a. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
   b. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "…any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.
3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures.
4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Sizing (flow) calculations must be submitted for all sanitary sewer laterals (other than for single-family dwellings) showing that velocity and all other requirements are met.
6. The minimum size of all sanitary sewer laterals shall be six-inch (6").

7. 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. All wastewater infrastructure on the property will be owned and maintained by the property owner.

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. Profiles of the sanitary sewer main must be provided with the construction plans. All water, sanitary sewer and storm sewer crossings must be shown on the profiles.
4. Wastewater impact fees will be required to be paid prior to Certificate of Occupancy for this project.
5. Depending on the effluent flow, the downstream pump station may need to be evaluated by the developer / engineer to verify it can handle the additional effluent flow.

GENERAL

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

SANITATION / STORMWATER / STREETS

1. None.

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

CITY OF DOVER ELECTRIC

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: JUNE 28, 2023

APPLICATION: **Delaware State ECIC Building at 1200 N. Dupont Hwy**

FILE #: **S-23-13**

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

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

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

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

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

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

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

1. 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 if the new load requirements will change as soon as possible to verify proper sizing of transformers and creation of primary fee estimates. Current load sheets can be found at the following link: https://www.cityofdover.com/media/Electric%20Department/COD%20Electric%20Load%20Sheet.pdf.

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

S-23-13

CITY OF DOVER FIRE MARSHAL

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 06/27/23

APPLICATION: Delaware State ECIC Building at 1200 N DuPont Hwy

FILE #: S-23-13 REVIEWING AGENCY: City of Dover, Office of the Fire Marshal

CONTACT PERSON: Jason Osika, Fire Marshal PHONE #: (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 daycare.

NFPA 101, A.16.1.1 Suggested Staff to Client Ration in New and Existing Day-Care Occupancies

Staff to Client Ratio	Age (months)
1:3	0-24
1:4	25-36
1:7	37-60
1:10	61-96
1:12	97 plus
1:3	Clients incapable of self-preservation

If staff to client ratios are below those suggested above, the AHJ shall determine the additional safeguards (this may include restricting the daycare to level of exit discharge only, requiring additional smoke detection, requiring automatic sprinkler protection, requiring better or additional means of egress, requiring similar types of provisions depending on the situation).

NFPA 101, 3.3.198.4 Day Care Occupancy. An occupancy in which four or more clients receive care, maintenance, and supervision, by other than their relatives or legal guardians, for less than 24 hours per day.

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 50% and clearly shown on the plans.

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

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

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

5. Fire lanes shall cover 25% 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. 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.

12. 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

13. 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.

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

15. 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)

16. 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

17. 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.

18. 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.

19. 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

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

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

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

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

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

This chapter shall apply to all buildings, structures, marine vessels, premises, and conditions which are modified by more than 50% after the effective date of these Regulations. The 50% figure shall be calculated utilizing the gross square footage of the building, structure, marine vessel, premises and conditions as to arrive at the correct application.

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

In all buildings exceeding 10,000 square feet of aggregate, gross floor area.
In all buildings in excess of 40 feet in height or more than four (4) stories in height.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(City of Dover Code of Ordinances 46-162)

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

Fire department connections. Unless otherwise approved by the fire marshal, fire department connections shall be on the street side of the building and shall be located and arranged so that hose lines can be readily and conveniently attached to without interference from any nearby obstructions as defined by the fire marshal's office. Fire department connections shall be a five-

inch Storz. Fire department connections shall be within 300 feet of an approved City of Dover Fire Hydrant and within 50 feet of the main entrance of the structure it serves. All fire department connections shall be not less than three feet nor more than five feet in height above finished grade. The fire marshal shall have the authority to require more stringent requirements when deemed necessary. (City of Dover Code of Ordinances 46-162)

23. 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)

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

25. If there is any type of rack storage, the following will be required: 1) a diagram showing the layout and type of rack system 2) a list and quantity of items being stored 3) a letter from an authorized/licensed fire suppression contractor stating that in rack sprinklers are or are not needed. If in rack sprinklers are not needed, a letter may be requested from an authorized/licensed fire suppression contractor to ensure that the sprinkler system is adequate for the storage presented.

26. 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)

27. 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)

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

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

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

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

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

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

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

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

29. 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

30. 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

31. All new passenger elevators in a building shall be provided with a car sized to accommodate an ambulance cot 24 inches (609 mm) by 84 inches (2133 mm) in its horizontal open position. Where two or more new passenger elevators are located in a single hoist way and serve all or the same portion of the building, only one elevator car that provides a car sized to accommodate an ambulance cot 24 inches by 84 inches in its horizontal position for each hoist way shall be required. Elevator cars required to comply with 15.1 or 15.2 shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoist way door frame. Firefighter recall keys shall be provided in a manner acceptable to the local fire department. (2021 Delaware State Fire Prevention Regulations 705, Chapter 1, 15)

32. Project to be completed per approved Site Plan.

33. Full building and fire plan review is required.

34. 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.

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

36. 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.

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

38. 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. All outstanding fees and fines need to be paid prior to approval
2. Fire Lane needs to be identified. It also needs to be clarified that it is not located further than 50 feet from the exterior wall
3. Fire Lane for that entire area needs to be properly identified and all landscaping must be kept from impeding into the fire lane
4. Due to the building being two stories please ensure all requirements from IBC and NFPA are met during the building construction submittal to include, but not be limited to exit discharge, construction type limitations, means of egress arraignments, stairs, and travel path lengths.
5. Will there by a kitchen? If so, State of DE Public Health approval is required as well as any NFPA requirements including, but not limited to NFPA 96.

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

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

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
JULY 2023

APPLICATION: Delaware State ECIC Building at 1200 N Dupont Hwy

FILE #: S-23-13

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:

This site will be subject to DNREC Sediment & Stormwater Program's review and approval.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

DELDOT

==========

APPLICATION: Delaware State ECIC Building

FILE#: S-23-13 REVIEWING AGENCY: DelDOT

CONTACT PERSON: Michael Vandevander PHONE#: 302-760-2141

==========

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

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

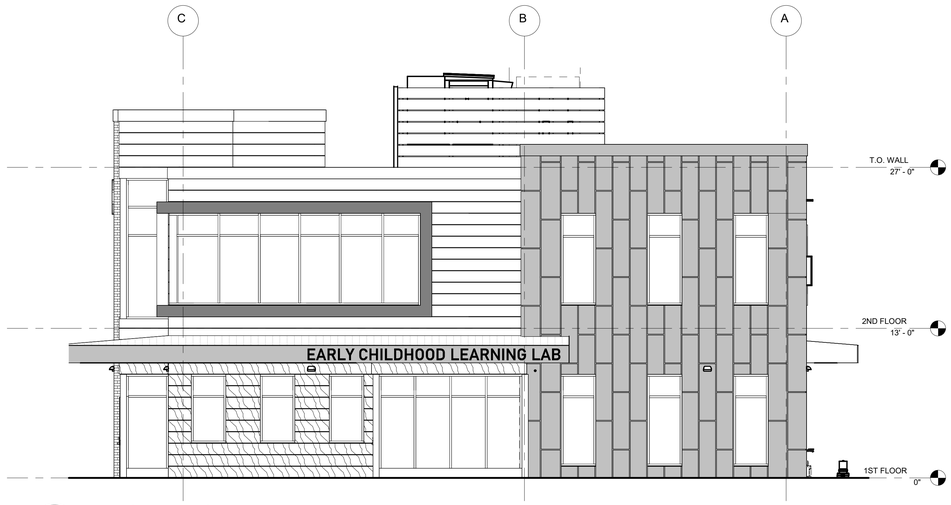
CITY & STATE CODE REQUIREMENTS:

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

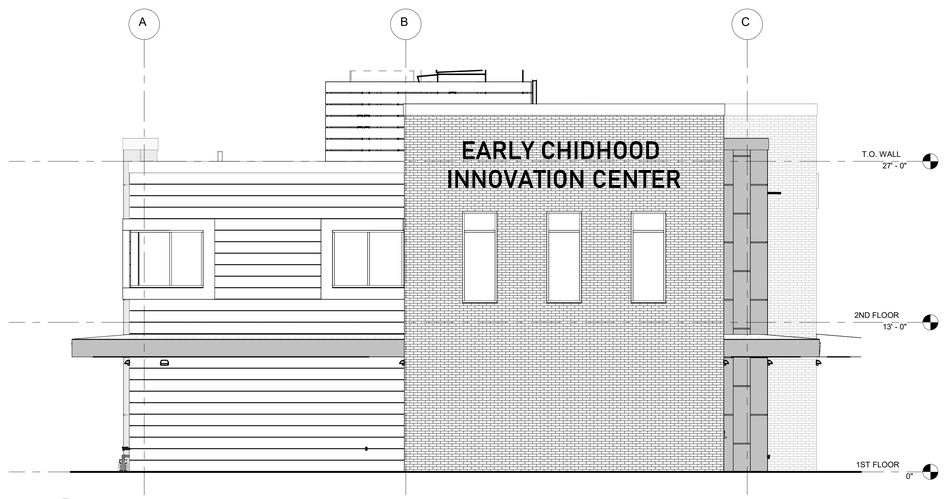
RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

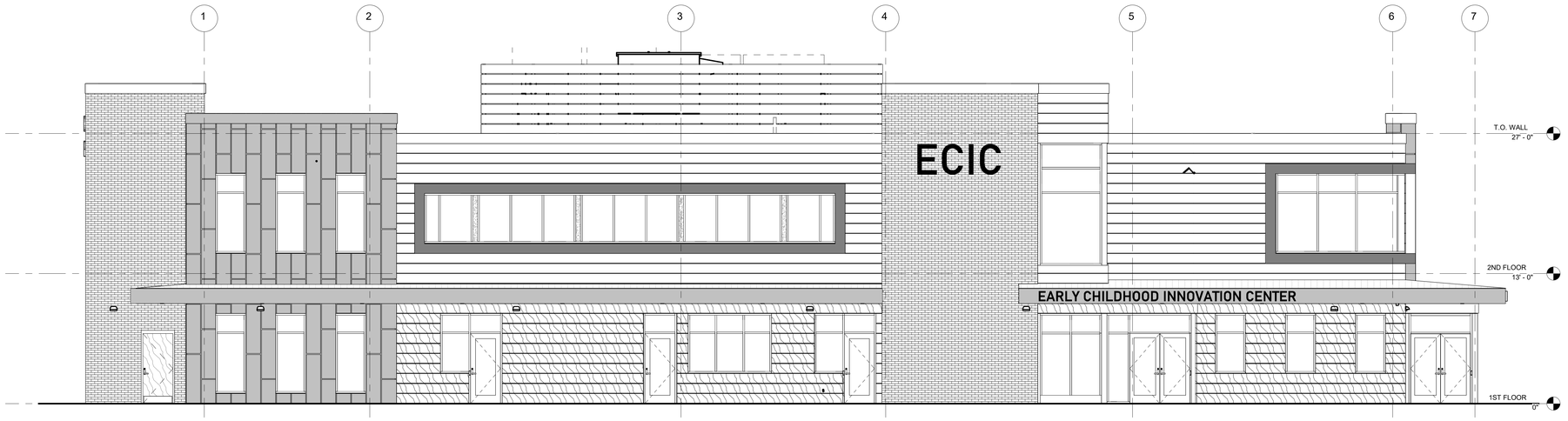
1. A pre-submittal meeting with DelDOT is required to further discuss the project.



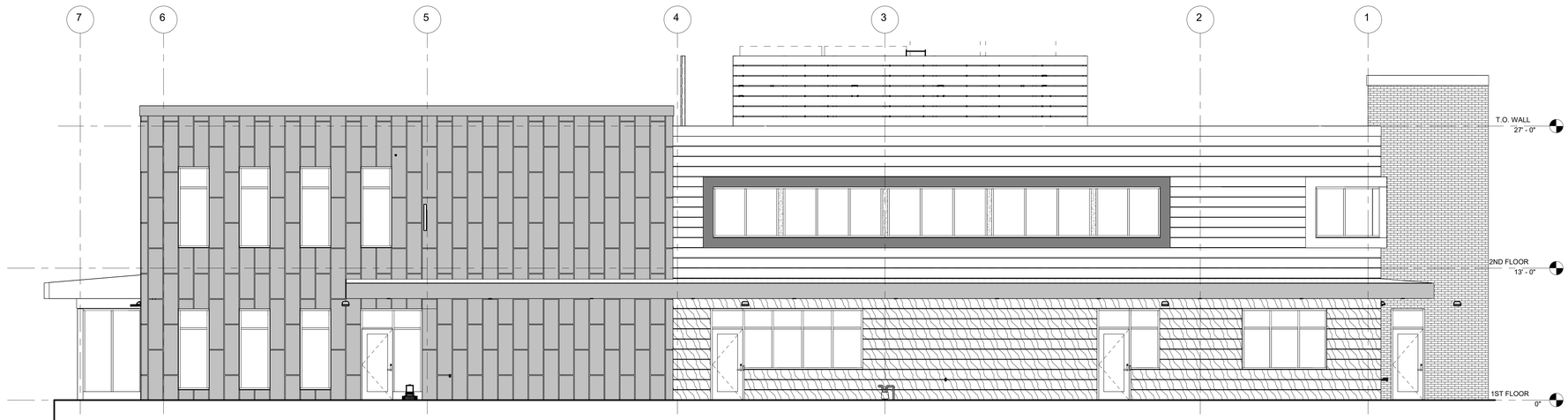
1 A-200 EXTERIOR ELEVATION
3/16" = 1'-0"



2 A-200 EXTERIOR ELEVATION
3/16" = 1'-0"



3 A-200 EXTERIOR ELEVATION
3/16" = 1'-0"



4 A-200 EXTERIOR ELEVATION
3/16" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

- 60"x 18" - AMERICAN FIBER CEMENT CEMBRIT PATINA - FLINT (07/0)
- LAMINATORS - OMEGA-LITE METAL PANEL SYSTEM - BRITE RED
- SPANDREL GLASS
- 12" LAMINATORS - OMEGA-LITE METAL PANEL SYSTEM -
- 12" PARKLEX PRODEMA - NATURSIDING - B

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CONSULTANT

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SIGNATURE:
DATE OF SIGNATURE:
DATE OF REGISTRATION EXPIRATION:
ARCHITECT / ENGINEER SEAL

PROJECT
DELAWARE STATE UNIVERSITY
EARLY CHILDHOOD INNOVATION CENTER
1365 N DUPONT HWY
DOVER, DE 19901

REVISIONS

Mark	Date	Description

SHEET TITLE
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
APRIL 6, 2023

DRAWN	CHK'D	PROJECT NO.
ABD	DM	22101

SHEET NO.
A-200

THE RECEIVER OF THESE PLANS BY HARD COPY OR ELECTRONIC TRANSMISSION BY ISE THEREOF, UNDERSTANDS AND AGREES AS FOLLOWS: - THE ELECTRONIC DATA TRANSMITTED (THE DATA) MAY BE ALTERED DURING TRANSIT AND TRANSLATION. - STUDIOJAED CORPORATION (STUDIO) MUST RELY ON INFORMATION ON THE DATA AND INFORMATION ON THE PLANS. - THE RECEIVER WARRANTS THAT IT WILL NOT REPRODUCE OR OTHERWISE MAKE USE OF THE DATA (DEFINED IN ANY MANNER WHATSOEVER) WHICH WOULD INFRINGE ANY COPYRIGHT, AND OTHER INTELLECTUAL PROPERTY INTERESTS IN THE DATA AND INFORMATION ON THE PLANS. - THE RECEIVER WARRANTS THAT IT WILL NOT REPRODUCE OR OTHERWISE MAKE USE OF THE DATA (DEFINED IN ANY MANNER WHATSOEVER) WHICH WOULD INFRINGE ANY COPYRIGHT, AND OTHER INTELLECTUAL PROPERTY INTERESTS IN THE DATA AND INFORMATION ON THE PLANS. - STUDIOJAED CORPORATION (STUDIO) MUST RELY ON INFORMATION SUPPLIED BY OTHERS AND CANNOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BECOME APPARENT AFTER THE DATA HAS BEEN TRANSMITTED. - STUDIO MAKES NO EXPRESS OR IMPLIED WARRANTY AS TO THE ACCURACY OF THE DATA. - THE RECEIVER WILL CONFIRM THE DATA WITH AVAILABLE HARD COPIES. - STUDIOJAED CORPORATION (STUDIO) SHALL NOT BE LIABLE FOR ANY ADDITIONS, CHANGES OR DELETIONS TO THE DATA AFTER TRANSMISSION BY ISE THEREOF. - THE RECEIVER SHALL INDEMNIFY STUDIO AND HOLD IT HARMLESS AGAINST ALL CLAIMS ARISING FROM THE USE OF ELECTRONIC DATA.

5/29/2023 9:57:54 AM

SEQUENCE OF CONSTRUCTION

1. NOTIFY THE DNREC IN WRITING AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
2. PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED AND CONDUCTED. THE LANDOWNER/DEVELOPER AND CONTRACTOR ARE REQUIRED TO BE IN ATTENDANCE AT THE PRE-CONSTRUCTION MEETING; THE ENGINEER IS RECOMMENDED TO ATTEND.
3. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
4. CLEAR AND GRUB AS REQUIRED TO INSTALL STABILIZED CONSTRUCTION ENTRANCE. INSTALL STABILIZED CONSTRUCTION ENTRANCE. CLEAR AND GRUB TO INSTALL SILT FENCE. INSTALL SILT FENCE.
5. ALL PERIMETER CONTROLS ARE TO BE REVIEWED BY THE AGENCY CONSTRUCTION SITE REVIEWER AND APPROVED PRIOR TO PROCEEDING WITH FURTHER SITE DISTURBANCE OR CONSTRUCTION.
6. CLEAR AND GRUB AREAS WITHIN THE LIMIT OF DISTURBANCE.
7. REMOVE CONCRETE SIDEWALKS AS SHOWN ON THE PLAN.
8. INSTALL SITE POLLUTION PREVENTION DEVICES PER DNREC STANDARD DETAILS & SPECIFICATIONS, INCLUDING CONCRETE WASHOUT.
9. INSTALL FENCING AROUND EXISTING TRANSFORMERS.
10. CONSTRUCT NEW ECIC BUILDING, INSTALL UTILITY CONNECTIONS.
11. CONSTRUCT NEW SIDEWALKS AND WALKING PATHS.
12. INSTALL PLAYGROUND EQUIPMENT AND LANDSCAPING.
13. CLEAR AREAS AS NEEDED WITHIN LOC.
14. MILL AND OVERLAY EXISTING PARKING LOT AND PERFORM ROUGH GRADING PROJECT WIDE.
15. PERFORM FINAL SITE GRADING. SEED AND STABILIZE ALL DISTURBED AREAS.
16. EROSION & SEDIMENT CONTROL DEVICES SHALL BE REMOVED ONLY AFTER WORK IN AN AREA HAS BEEN COMPLETED AND STABILIZED, WITH WRITTEN APPROVAL FROM THE OWNER.

INDEX OF SHEETS

C200	COVER SHEET
C201	LEGEND
C202	GENERAL PROJECT NOTES
C203	EXISTING CONDITIONS & DEMOLITION PLAN
C204	SITE LAYOUT PLAN
C205	WALKING PATH LAYOUT PLAN
C206	CONSTRUCTION DETAILS
C207	GRADES & GEOMETRICS
C208	SIGNING & STRIPING
C209	UTILITY PLAN
C210	LIGHTING PLAN
C211	FIRE MARSHAL PLAN
C212	CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN
C213	EROSION AND SEDIMENT CONTROL DETAILS
C214	EROSION AND SEDIMENT CONTROL DETAILS
C215	EROSION AND SEDIMENT CONTROL DETAILS
C216	EROSION AND SEDIMENT CONTROL DETAILS
LS101	LANDSCAPE AND PLAYGROUND PLAN
LS102	LANDSCAPE DETAILS
LS103	PLAYGROUND EQUIPMENT DETAILS
LS104	PLAYGROUND EQUIPMENT DETAILS

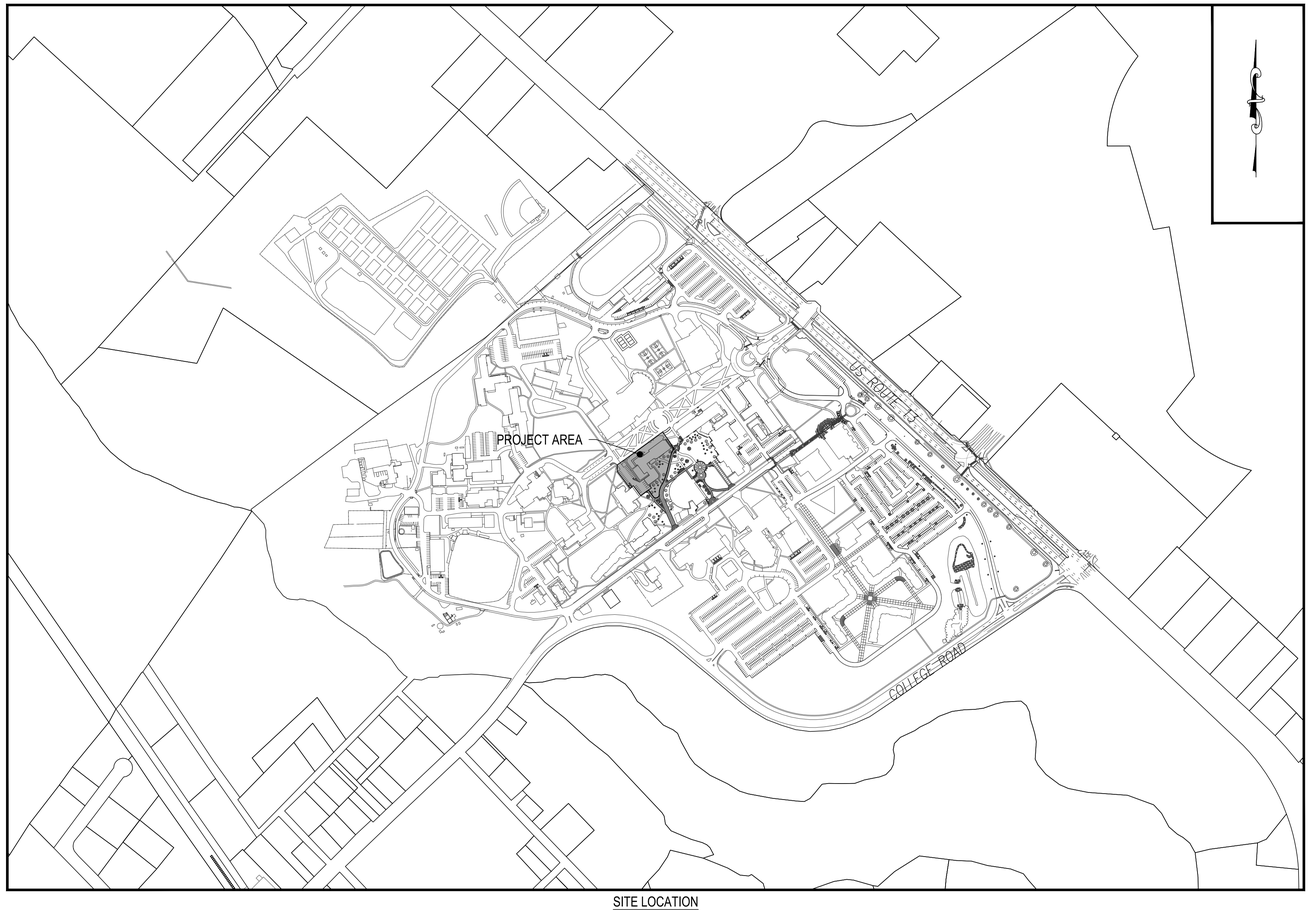
NEW ECIC BUILDING CONSTRUCTION PLAN

FOR

T.P. NO. ED-05-057.00-01-21.00

866 N. DUPONT HIGHWAY, DOVER, DE 19901

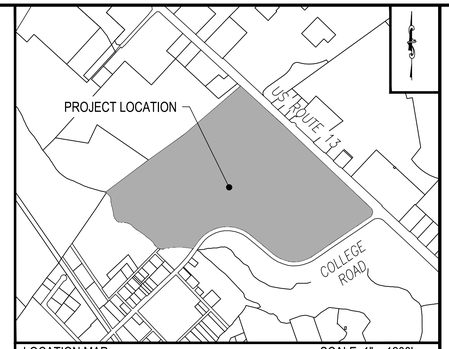
KENT COUNTY, STATE OF DELAWARE



SITE LOCATION
SCALE: 1" = 400'

0' 400' 800' 1,200'

SCALE: 1" = 400'



LOCATION MAP SCALE: 1" = 1200'

DATA COLUMN

1.	COUNTY TAX MAP:	ED-05-057.00-01-21.00
2.	ADDRESS OF SITE:	866 N. DUPONT HIGHWAY DOVER, DE 19901
3.	ZONING:	EXISTING: IO (INSTITUTIONAL/OFFICE) PROPOSED: IO (INSTITUTIONAL/OFFICE)
4.	PARCEL AREA:	213.60± ACRES
5.	PROJECT AREA:	1.452± ACRES
6.	SOURCE OF TITLE:	D.R. H-11-113
7.	EXISTING USE:	COLLEGE/UNIVERSITY
8.	PROPOSED USE:	COLLEGE/UNIVERSITY
9.	DATUM:	VERTICAL – NAVD88 HORIZONTAL – NAD27

10. FLOOD PLAIN MAP
PER FIRM MAP NUMBER 10001C0166H, DATED MAY 5, 2003; THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.

11. PURPOSE OF PLAN
THE PURPOSE OF THIS PLAN IS FOR CONSTRUCTION OF A NEW 14,512± S.F. ECIC BUILDING AND ASSOCIATED IMPROVEMENTS.

12. DEBRIS DISPOSAL
NO DEBRIS SHALL BE BURIED ON THE SITE. ANY BURIED DEBRIS ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED FACILITY.

13. TOPOGRAPHY
TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PERFORMED BY CENTURY ENGINEERING, LLC, OCTOBER 2022.

14. BOUNDARY SURVEY
NO BOUNDARY SURVEY WAS PERFORMED NOR REQUESTED.

15. TOTAL LAND DISTURBANCE
THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 0.78± ACRES.

16. LIMITS OF CONSTRUCTION
THE TOTAL LIMITS OF CONSTRUCTION FOR THE SITE IS 0.78± ACRES.

17. WETLANDS
NO SITE INVESTIGATION WAS PERFORMED NOR REQUESTED.

18. WATER SUPPLY: CITY OF DOVER

19. SANITARY SEWER: CITY OF DOVER

20. OWNER/EQUITABLE OWNER
KHALID ZERRAD
DELAWARE STATE UNIVERSITY
1200 N. DUPONT HIGHWAY
DOVER, DE 19901
(302) 857-7085

21. ENGINEER
CENTURY ENGINEERING, LLC.
550 BAY ROAD
DOVER, DE 19901
(302) 734-9188
ALEXANDER E. SCHMIDT, P.E.

IMPERVIOUS BREAKDOWN

EXISTING		PROPOSED	
BUILDING:	17,147.71 S.F. (0.393 ACRES)	BUILDING:	11,336.16 S.F. (0.260 ACRES)
ASPHALT/CONC.:	23,965.80 S.F. (0.550 ACRES)	ASPHALT/CONC.:	19,965.35 S.F. (0.458 ACRES)
TOTAL:	41,113.51 S.F. (0.943 ACRES)	TOTAL:	31,301.51 S.F. (0.718 ACRES)
PROJECT AREA % IMPERVIOUS: 0.943/1.452 = 64.9%		PROJECT AREA % IMPERVIOUS: 0.718/1.452 = 49.4%	

SITE AREA BREAKDOWN

EXISTING		PROPOSED	
BUILDING:	17,147.71 S.F. (0.393 ACRES)	BUILDING:	11,336.16 S.F. (0.260 ACRES)
ASPHALT/CONC.:	23,965.80 S.F. (0.550 ACRES)	ASPHALT/CONC.:	19,965.35 S.F. (0.458 ACRES)
OPEN SPACE:	22,172.04 S.F. (0.509 ACRES)	OPEN SPACE:	31,973.04 S.F. (0.734 ACRES)
TOTAL:	63,285.55 S.F. (1.452 ACRES)	TOTAL:	63,285.55 S.F. (1.452 ACRES)

CERTIFICATION OF DEVELOPER

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED STANDARD PLAN AND THAT RESPONSIBLE PERSONNEL (I.E., BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS.

KHALID ZERRAD
DELAWARE STATE UNIVERSITY
1200 N. DUPONT HIGHWAY
DOVER, DE 19901
(302) 857-7085

DATE

CERTIFICATION OF OWNERSHIP

I 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 ME BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

KHALID ZERRAD
DELAWARE STATE UNIVERSITY
1200 N. DUPONT HIGHWAY
DOVER, DE 19901
(302) 857-7085

DATE

PROFESSIONAL CERTIFICATION

I, ALEXANDER E. SCHMIDT, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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.

ALEXANDER E. SCHMIDT, P.E., DE NO. 16139
CENTURY ENGINEERING, LLC.
550 BAY ROAD
DOVER, DELAWARE 19901
(302) 734-9188

05/23/2023
DATE

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
COVER SHEET

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES

SCALE	SHEET NO.
1" = 400'	C200

PROJECT NO.
20232855.001

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MANMADE ROADSIDE FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED	ID
BOLLARD – STEEL POLE			
BOLLARD – WOOD POST			
CURB, TYPE 1 AND TYPE 3			C X
CURB, TYPE 2			
CURB & GUTTER, TYPE 1			
CURB & GUTTER, TYPE 2			
CURB & GUTTER, TYPE 3			
FENCE – CHAINLINK OR STRANDED	X	X	
FENCE – STOCKADE OR SPLIT RAIL			
FLAG POLE	FP	FP	
GUARDRAIL – STEEL BEAM, TYPE 1			
LAMP AND POST	LAMP		
MAILBOX	MB	MB	
PAVEMENT			
PILLAR OR MISCELLANEOUS POST			
TRAFFIC SIGN AND POST			

DRAINAGE FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED	ID
BIOFILTRATION SWALE		BFS	
DITCH OR STREAM CENTERLINE		X	
DIRECTIONAL STREAM FLOW ARROW			
DRAINAGE INLET	C.B.		DI X
DRAINAGE JUNCTION BOX	J.B.		JB X
DRAINAGE MANHOLE	D		MH X
DRAINAGE PIPE AND FLOW ARROW	SIZE TYPE		P X
FLARED END SECTION			FES X
RIPRAP – AREA FEATURE			RR X
SAFETY END SECTION			SES X
UNDERDRAIN			UD X
UNDERDRAIN OUTLET			UDO X

UTILITY FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
CABLE TV DISTRIBUTION BOX	TV	
COMMUNICATIONS – UNDERGROUND	COMM	COMM
ELECTRIC – UNDERGROUND	UG–E	UG–E
ELECTRIC MANHOLE	E	
ELECTRIC METER	E.M.	
ELECTRIC TRANSFORMER	E.T.	
GAS – UNDERGROUND	UG–G	UG–G
GAS MANHOLE	G	
GAS METER	G.M.	
GAS VALVE	G.V.	
GAS PUMP – SERVICE STATION	G.P.	
IRRIGATION – UNDERGROUND	IR	IR
ITMS – UNDERGROUND	ITMS	ITMS
LIGHTING – UNDERGROUND	LI	LI
LUMINAIRE – POLE MOUNTED		
MANHOLE – UNDETERMINED OWNER	MH	
RAILROAD TRACKS		
SANITARY – UNDERGROUND	S	S
SANITARY SEWER MANHOLE	S	
SANITARY SEWER VALVE	S.V.	S.V.
SANITARY SEWER CLEANOUT OR VENT	CO	CO
SEPTIC DRAIN FIELD	S.D.F.	
SIGNALIZATION – UNDERGROUND	SIG	SIG
SOIL BORING LOCATION		
TELEPHONE BOOTH	B	
TELEPHONE MANHOLE	T	
TELEPHONE TEST POINT	TTP	
TRAFFIC – CONDUIT JUNCTION WELL	J.W.	
TRAFFIC – LIGHT POLE AND BASE		
TRAFFIC – PEDESTRIAN POLE & BASE		
TRAFFIC – SIGNAL CABINET & BASE		
TRAFFIC – SIGNAL POLE AND BASE		
UNKNOWN UTILITY – UNDERGROUND	UG–UK	
UTILITY BOX	UB	
UTILITY POLE GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY TEST HOLE LOCATION		
WALL PACK – LIGHTING		W.P.
WATER – UNDERGROUND	W	W
WATER – FIRE HYDRANT		
WATER METER	W.M.	W.M.
WATER VALVE	W.V.	W.V.
WATER – FIRE DEPARTMENT CONNECTION	FDC	
WELL HEAD	WELL	WELL

PAVEMENT SECTION(S)

MILL AND OVERLAY – SEE TYPICAL SECTIONS FOR MATERIAL AND DEPTHS	
FULL DEPTH PAVEMENT	
RUBBERIZED SURFACE	
GRAVEL	
CONCRETE	

NATURAL ROADSIDE FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
HEDGEROW OR THICKET		
MARSH BOUNDARY LINE		
TREE – CONIFEROUS		
TREE – DECIDUOUS		
TREE STUMP		
SHRUBBERY		
WETLAND BOUNDARY – DELINEATED	WL	
WOODS LINE BOUNDARY		

RIGHT-OF-WAY FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
DENIAL OF ACCESS	DA	DA
EASEMENT – OTHERS		
PERMANENT EASEMENT	PE	PE
PROPERTY LINE		
PROPERTY MARKER – CONCRETE	C.M.	C.M.
PROPERTY MARKER – IRON PIPE	I.P.	I.P.
RIGHT–OF–WAY BASELINE	100+00	100+00
RIGHT–OF–WAY LINE	RW	RW
RIGHT–OF–WAY & DENIAL OF ACCESS	R/W–DA	R/W–DA
RIGHT–TO–ENTER		RTE
TEMPORARY CONSTRUCTION EASEMENT		TCE
CLEAR ZONE		CZ
HORIZONTAL CLEARANCE		HC

SURVEY CONTROL & MONUMENTATION

FEATURE DESCRIPTION	EXISTING
SURVEY BENCHMARK LOCATION	B.M.
SURVEY TIE POINT LOCATION	T.P.
SURVEY TRAVERSE POINT	

MISCELLANEOUS FEATURES

FEATURE DESCRIPTION	PROPOSED
BUTT JOINT	
CLEAR ZONE	CZ
CONSTRUCTION BASELINE	100+00
LIMIT OF CONSTRUCTION	LOC
DEMOLITION	
P.C.C. SIDEWALK	
6" P.C.C. SIDEWALK	
PAVEMENT PATCH	

IDENTIFIERS

FEATURE DESCRIPTION	ID
ABANDON BY CONTRACTOR	AB C
ABANDON BY OTHERS	AB O
ADJUST BY CONTRACTOR	A C
ADJUST BY OTHERS	A O
BEST MANAGEMENT PRACTICE	BMP XX
BUS STOP PAD / TYPE	BSP XX
BUS STOP WITH SHELTER PAD / TYPE	BSSP XX
CONCRETE SAFETY BARRIER	B XX
CONVERT TO JUNCTION BOX	CJB XX
CONVERT TO DRAINAGE MANHOLE	CDM XX
DO NOT DISTURB	DND
ENERGY DISSIPATOR	ED XX
FILL WITH FLOWABLE FILL	FF C
LANDSCAPE PLANTINGS	LS XX
PEDESTRIAN CONNECTION / TYPE	PC XX
RELOCATE BY CONTRACTOR	RL C
RELOCATE BY OTHERS	RL O
RELOCATE BY PROPERTY OWNER	RL PO
REMOVE BY CONTRACTOR	RM C
REMOVE BY OTHERS	RM O
REMOVE BY TRAFFIC CONTRACTOR	RM TC
RIGHT–OF–WAY MONUMENT	RM XX

EROSION & SEDIMENT CONTROL FEATURES

FEATURE DESCRIPTION	PROPOSED
LIMIT OF DISTURBANCE	LOD
PORTABLE SEDIMENT TANK	ST
PUMPING PIT	PP–2
SILT FENCE	SF
COMPOST FILTER LOG	CFL
SENSITIVE AREA PROTECTION	SAP

CENTURY ENGINEERING
A Kleinfelder Company

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ADDENDUM

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PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
LEGEND

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES

SCALE	SHEET NO.
NOT TO SCALE	C201

PROJECT NO.
20232855.001

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THIS DRAWING IS THE PROPERTY OF CENTURY ENGINEERING AND IS PREPARED FOR THE EXCLUSIVE USE OF ITS CLIENTS AT THE LOCATION INDICATED. NO OTHER USE IS AUTHORIZED OR INTENDED.

GENERAL NOTES

1. BEFORE EXCAVATION IS STARTED IN AREAS OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL GIVE NOTIFICATION BY TELEPHONE BY CALLING "MISS UTILITY", TEL. (800) 282-8555. ALL EXISTING UTILITIES SHALL BE PROTECTED AND TEMPORARILY SUPPORTED OR RELOCATED AS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE PERTINENT UTILITY COMPANY REQUIREMENTS. KNOWN UTILITIES IN THE PROJECT AREA ARE SANITARY SEWER, UNDERGROUND ELECTRIC, UNDERGROUND GAS, UNDERGROUND COMMUNICATION AND OVERHEAD LINES AND ARE SHOWN ON THE PLANS TO BE PROTECTED. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL UTILITIES IN THE FIELD. ALL COSTS SHALL BE INCIDENTAL TO THE CONTRACT. ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE PROMPTLY AND FULLY RESTORED TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL UTILITY PROVIDERS ASSOCIATED WITH GROSSLEY HALL BUILDING. CONTACT SHALL BE MADE PRIOR TO ANY DEMOLITION.

3. ALL UTILITIES TO BE ABANDONED SHALL BE CAPPED PRIOR TO BACKFILLING. ALL CAPPED LOCATIONS SHALL BE MARKED SO THAT THAT THE OWNER CAN SURVEY THE CAP LOCATIONS.

4. UTILITIES TO BE REMOVED SHALL BE REMOVED BACK TO THE NEAREST TRANSFORMER, SERVICE PANEL, OR UTILITY TO REMAIN, OR TO THE EDGE OF PAVEMENT, WHICHEVER COMES FIRST.

5. THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE AREA WITHIN THE LIMITS OF CONSTRUCTION TO PROHIBIT PUBLIC ACCESS UNTIL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL DELINEATE THE LIMITS OF CONSTRUCTION IN THE FIELD, PRIOR TO THE START OF WORK, BY MEANS OF SURVEY RIBBON OR OTHER MEANS APPROVED BY THE OWNER. THE CONTRACTOR'S PROCEDURE/METHOD FOR LIMITING ACCESS SHALL BE REVIEWED BY, AND COORDINATED WITH THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF WORK. AT A MINIMUM, THE SITE SHALL BE SECURED WITH 6 FOOT TALL CHAIN LINK FENCE WITH LOCKING GATES. CHAIN LINK FENCE SHALL INCLUDE SCREENING PROVIDING BETWEEN 85% AND 95% OPACITY. CHAIN LINK FENCE SHALL BE SECURED/SUPPORTED BY CONCRETE BASES OF SUFFICIENT SIZE SO AS TO PREVENT THE FENCE FROM FALLING ONTO ADJACENT ROADWAY AND PATHS OR FROM BEING DISMANTLED BY OUTSIDE FORCES. THE COST TO INSTALL, RELOCATE, AND MAINTAIN SITE SECURITY SHALL BE INCIDENTAL TO THE CONTRACT. BARRICADES AND ADVANCE SIGNAGE SHALL BE PLACED ALONG TRAILS AND/OR SIDEWALKS TO INFORM THE PUBLIC OF CLOSURES, AS SHOWN ON THE MAINTENANCE OF TRAFFIC PLAN AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING OFF-SITE SPOIL AREAS FOR LEGAL DISPOSAL OF EXCESS AND/OR UNSUITABLE MATERIALS AS NECESSARY IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. ALL COST FOR RECYCLING, TRANSPORTING TO, PROCURING AND UTILIZING THE OFF-SITE SPOIL AREAS ARE TO BE INCIDENTAL TO THE CONTRACT.

7. IN CASE OF CONFLICT BETWEEN THE "MANUFACTURER'S RECOMMENDATIONS" FOR AN APPROVED MATERIAL AND THE GOVERNING "CONTRACT SPECIFICATIONS" FOR THE MATERIAL, THE MORE RESTRICTIVE OF THE TWO SHALL PREVAIL UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

8. THE CONTRACTOR MUST SUBMIT A STAGING PLAN TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION OF THE PROJECT. THE STAGING PLAN SHALL INCLUDE SITE LOCATION, AND ALL OTHER INCIDENTALS, AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ALL COSTS ASSOCIATED WITH PREPARING AND IMPLEMENTING THE STAGING PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. LOCATIONS FOR ALL STOCKPILE/STORAGE AREAS SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND APPROVED PRIOR TO THE START OF WORK. ENTIRE STOCKPILE AREAS SHALL BE REDRESSED AFTER CONSTRUCTION. REDRESSING SHALL INCLUDE TOPSOIL, SEEDING AND MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE. REDRESSING SHALL BE INCIDENTAL TO THE CONTRACT.

9. THE AREAS OF RESTORATION ARE GENERALLY SHOWN, HOWEVER THE EXTENT OF RESTORATION IS NOT NECESSARILY LIMITED TO THESE AREAS. THE CONTRACTOR SHALL REGRADE AND RESTORE AREAS AS NECESSARY TO PROVIDE A UNIFORM, GRADUAL TRANSITION BETWEEN NEW FINISHED GRADES AND EXISTING GRADES, TO CREATE A NATURAL APPEARANCE AND TO PROVIDE POSITIVE DRAINAGE AWAY FROM PAVED AREAS. SUCH GRADING AND RESTORATION SHALL BE DONE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. THE COST FOR SITE RESTORATION SHALL BE INCIDENTAL TO THE CONTRACT.

10. THESE DRAWINGS DO NOT INCLUDE NECESSARY ELEMENTS OF CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE COMPLETED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, AND ALL FEDERAL, STATE AND LOCAL REQUIREMENTS. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SITE SAFETY.

11. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED AND/OR EMPLOY A PRIVATE UTILITY LOCATOR IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 40 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES TO REMAIN AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE TO THE UTILITIES DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE UTILITY OWNER.

12. UTILITY POLES AND GUY WIRES TO REMAIN SHALL NOT BE DISTURBED WITHOUT PRIOR APPROVAL FROM THE UTILITY OWNER.

13. MAINTENANCE OF TRAFFIC –

13.1. ALL WORK SHALL BE PERFORMED IN A MANNER THAT WILL REASONABLY PROVIDE THE LEAST PRACTICABLE OBSTRUCTION TO ALL ROAD USERS, INCLUDING VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC, AND SHALL CONFORM TO THE REQUIREMENTS OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART 6, INCLUDING ALL REVISIONS UP TO THE DATE OF ADVERTISEMENT FOR BIDS.

13.2. ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION AND SHALL BE IN COMPLIANCE WITH THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND NCHRP 350 AND/OR MASH AS DEFINED IN PART 6 OF THE MANUAL. THE DEVICES SHALL BE APPROVED BY THE DISTRICT SAFETY OFFICER PRIOR TO USE AND SHALL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONTRACT.

PROJECT NOTES

1. THE INTENT OF THIS PROJECT IS TO PERFORM THE FOLLOWING TASK OR TASKS AS DIRECTED BY THE OWNER:

   A. DISPOSAL OF MATERIALS – SEGREGATE LIKE MATERIALS AND REMOVE AND DISPOSE OF MATERIALS IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS.
   B. MATERIAL CERTIFICATION – THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AND CERTIFYING THE FINAL DISPOSITION OF ALL MATERIALS REMOVED FROM THE SITE,
   C. SITE RESTORATION – PROVIDE, AND PLACE BACKFILL MATERIAL, TOPSOIL, SEED AND MULCH AS SHOWN ON THESE PLANS,
   D. TREE PROTECTION – PROTECT EXISTING TREES TO REMAIN AS SHOWN ON THESE PLANS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROTECT ALL FEATURES NOT DESIGNATED TO BE REMOVED. DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE, AT NO COST TO THE OWNER'S REPRESENTATIVE.

3. NO DEBRIS SHALL BE BURIED OR BURNED ON THE SITE UNLESS SPECIFICALLY NOTED WITHIN THESE PLANS OR SPECIFICATIONS.

4. THE CONTRACTOR SHALL RESTORE ALL PAVING, SIDEWALKS, OR LAWNS AFFECTED BY THE CONSTRUCTION SHOWN HEREON AS SHOWN ON THESE PLANS AND SPECIFICATIONS, TO A CONDITION COMPARABLE TO THAT EXISTING PRIOR TO CONSTRUCTION, AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

5. THE CONTRACTOR MAY STORE OR STOCKPILE EQUIPMENT OR MATERIALS WITHIN THE PROJECT LIMIT OF DISTURBANCE. STOCKPILE AREAS SHALL BE REDRESSED AFTER CONSTRUCTION AND STABILIZED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL REQUIREMENTS. REDRESSING SHALL INCLUDE BACKFILLING ANY RUTS OR DEPRESSIONS WITH TOPSOIL, SEEDING AND MULCHING. COST SHALL BE INCLUDED IN THE LUMP SUM PRICE BID FOR THE PROJECT.

SUGGESTED SEQUENCE OF CONSTRUCTION

1. MARK ALL UNDERGROUND UTILITIES IN VICINITY OF WORK.
2. INSTALL ALL TRAFFIC AND PEDESTRIAN BARRICADES TO CLOSE THE SITE. PEDESTRIAN BARRICADES SHALL BE INSTALLED AS SHOWN AND/OR DIRECTED BY THE ENGINEER, TO SECURE THE SITE, AND SHALL CONSIST OF 6 FOOT TALL CHAIN LINK FENCE ON STEEL POSTS SUPPORTED IN PORTABLE CONCRETE BASES OR AS NECESSARY TO RESIST LOCAL WIND FORCES. ALL CHAIN LINK FENCE SHALL INCLUDE VISUAL SCREENING PROVIDING APPROXIMATELY 85 TO 95 PERCENT OPACITY. PROVIDE FENCE SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO WORK.
3. DEMOLISH PORTION OF EXISTING GROSSLEY HALL BUILDING AS SHOWN ON THE PLANS AND REMOVE UTILITIES.
4. PROVIDE AND PLACE TOPSOIL, GRASS SEED AND MULCH PER PLANS.
5. REMOVE TRAFFIC AND PEDESTRIAN BARRICADES.
6. REMOVE MAINTENANCE OF TRAFFIC AND PEDESTRIAN SIGNAGE.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE REMOVAL, HANDLING AND DISPOSAL OF ALL HAZARDOUS MATERIALS.
2. DEBRIS, JUNK, SCRAP MATERIAL, AND OTHER STORED MATERIALS WITHIN THE GROSSLEY HALL BUILDING NOT INTENDED FOR RECYCLING, ARE TO BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OFF SITE.
3. NO DEMOLISHED MATERIAL OR STORED MATERIALS SHALL BE SOLD ON SITE.
4. DEMOLITION SHALL INCLUDE THE REMOVAL, TRANSPORTATION, AND LEGAL DISPOSAL OF ALL DEBRIS, TRASH, ABANDONED EQUIPMENT, ETC. FOUND WITHIN THE PROJECT SITE LIMITS.
5. ALL MATERIAL REMOVED FROM THE SITE SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MAY BE SALVAGED OFF SITE, PROVIDED THE CONTRACTOR MAINTAINS AND SUBMITS DOCUMENTATION TO OWNER OF THE FINAL DISPOSITION OF THE MATERIAL. HAZARDOUS MATERIAL SHALL BE PROPERLY HANDLED AND DISPOSED OF.
6. THE CONTRACTOR SHALL BE AWARE THAT THESE PLANS DO NOT SHOW ELECTRICAL OR MECHANICAL ELEMENTS THAT EXIST THROUGHOUT THE BUILDING. THESE ELEMENTS SHALL BE DISCONNECTED AND DEMOLISHED AS PART OF THE BUILDING DEMOLITION WITH THE COST INCIDENTAL TO THE COST OF DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE DE-ENERGIZING OF THE BUILDING PRIOR TO ANY DEMOLITION ACTIVITIES.
7. ALL TRUCKS AND/OR DUMPSTERS SHALL BE COVERED SO AS NOT TO HAVE WIND BORNE DEBRIS ON-SITE AND ON THE ROAD.

SPECIAL NOTES

1. OTHER WORK AT THE FACILITIES
   1.1. THE CONTRACTOR SHALL MAKE ALL ATTEMPTS TO COORDINATE ACTIVITIES IN ORDER TO MINIMIZE DELAYS, AND MAINTAIN PRODUCTION OF WORK ACTIVITIES AT OTHER AREAS OF THE SURROUNDING FACILITIES.
2. CONTRACTOR USE OF PREMISES
   2.1. THE CONTRACTOR SHALL LIMIT USE OF THE PREMISES TO WORK IN AREAS INDICATED. OPERATIONS SHALL BE CONFINED TO AREAS WITHIN CONTRACT LIMITS. THE CONTRACTOR SHALL NOT DISTURB PORTIONS OF THE SITE BEYOND THE AREAS IN WHICH THE WORK IS INDICATED.
   2.2. THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT.
   2.3. DURING THE TIME OF PROJECT EXECUTION, THE CONTRACTOR SHALL HAVE FULL USE OF THE STRUCTURES SCHEDULED FOR DEMOLITION FOR PURPOSES OF STORAGE OF EQUIPMENT AND SUPPLIES. HOUSEKEEPING IN THESE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR.
3. OWNER OCCUPANCY REQUIREMENTS
   3.1. THE OWNER, VISITORS, STUDENTS, AND SITE CONTRACTORS WILL OCCUPY THE SURROUNDING PROJECT AREA DURING THE ENTIRE PROJECT PERIOD.
   3.2. THE CONTRACTOR SHALL ALLOW UNLIMITED ACCESS TO PREAPPROVED UNIVERSITY PERSONNEL, AND CENTURY ENGINEERING.
   3.3. THE OWNER SHALL CONTINUE TO COORDINATE DISMANTLEMENT ACTIVITIES WITH THE ENGINEER.
   3.4. THE CONTRACTOR SHALL BE EXPECTED TO COOPERATE WITH ALL SITE ACTIVITIES DURING THE PROJECT TO MINIMIZE CONFLICTS AND MAINTAIN PRODUCTION.
4. SUBMITTALS
   4.1. BEFORE THE START OF WORK: SUBMIT THE FOLLOWING TO THE ENGINEER FOR REVIEW. DO NOT BEGIN WORK UNTIL THESE SUBMITTALS ARE RETURNED AND APPROVED INDICATING THAT THE SUBMITTAL IS RETURNED FOR UNRESTRICTED USE OR FINAL-BUT-RESTRICTED USE.
      4.1.1. SUBMIT AS A WRITTEN "SEQUENCING OF WORK" PLAN DESCRIBING OVERALL PHASING OF THE PROJECT FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE.
      4.1.2. SUBMIT ANY ALTERNATIVE METHODS PROPOSED TO ACCOMPLISH THE WORK OF THIS CONTRACT.
      4.1.3. SUBMIT PROPOSED TIME SCHEDULES PRIOR TO THE START OF WORK. THE SCHEDULES SHALL INCLUDE, AS A MINIMUM, THE AREAS OF WORK INDICATED BELOW.
         4.1.3.1. MOBILIZATION OF EQUIPMENT/ ESTABLISH TEMPORARY FACILITIES/BARRIERS
         4.1.3.2. PROTECTION TO OPERATIONS
         4.1.3.3. ABATEMENT OPERATIONS
         4.1.3.4. REMOVAL OF OTHER REGULATED MATERIALS
         4.1.3.5. LOAD OUTS OF REGULATED MATERIALS
         4.1.3.6. FINAL STABILIZATION
   4.2. SUBMITTALS SHALL BE SENT BY CONTRACTOR TO THE ENGINEER IN CARE OF THE ASSIGNED REPRESENTATIVE. IDENTIFICATION OF THIS ENTITY SHALL BE IDENTIFIED UPON AWARD OF CONTRACT.
   4.3. THE REVIEW AND APPROVAL OF SUBMITTALS SHALL NOT RELIEVE CONTRACTOR OF ITS OBLIGATION TO COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. RELEASE OF ANY ITEM BEFORE THE OWNER'S REPRESENTATIVE REVIEW SHALL BE AT CONTRACTOR'S SOLE RISK AND RESPONSIBILITY.
   4.4. SUBMITTALS SHALL BE RESUBMITTED UNTIL APPROVED. HOWEVER, ANY OTHER DELAY IN OBTAINING SUBMITTAL APPROVAL WILL NOT BE GROUNDS FOR AN EXTENSION OF THE CONTRACT SCHEDULE OR AN INCREASE IN CONTRACTOR'S COMPENSATION, PROVIDED THE OWNER'S REPRESENTATIVE COMPLETES ITS REVIEW WITHIN 10 WORKING DAYS.
5. DAILY REPORT
   5.1. A DAILY REPORT, SHALL BE MAINTAINED BY CONTRACTOR'S SITE SUPERVISOR, OF SIGNIFICANT FIELD EVENTS, INCLUDING THE FOLLOWING:
      5.1.1. WEATHER CONDITIONS
      5.1.2. AMOUNT, TYPE AND LOCATION OF WORK ACCOMPLISHED
      5.1.3. NUMBER OF WORKMEN BY CRAFT
      5.1.4. EQUIPMENT/TOOLS TO BE USED
      5.1.5. MAJOR DELIVERIES
      5.1.6. PERSONNEL, BY NAME, ENTERING AND LEAVING WORK AREA
      5.1.7. VISITATIONS; AUTHORIZED OR UNAUTHORIZED
      5.1.8. SIGNIFICANT PROBLEMS AFFECTING PROGRESS OR QUALITY
      5.1.9. ANY ABNORMALITY OF FIELD CONDITIONS ENCOUNTERED
   5.2. ONE COPY OF THE DAILY REPORT SHALL BE FURNISHED TO THE ENGINEER AT THE BEGINNING OF THE FOLLOWING WORKDAY.
6. CONSTRUCTION ACTIVITY REPORT
   6.1. THE CONTRACTOR SHALL MAINTAIN A WEEKLY REPORT CONTAINING INFORMATION ON GENERAL SITE CONDITIONS, PROGRESS OF THE WORK, AND PROBLEM AREAS. THIS REPORT SHALL IDENTIFY, AND BE THE INITIAL DOCUMENTATION FOR ANY PROBLEM WHICH MIGHT RESULT IN A CLAIM BY CONTRACTOR AT A FUTURE DATE. DAILY REPORTS ON THE PREVIOUS DAY'S PROGRESS TOWARD RESOLUTION OF THE CIRCUMSTANCES OR PROBLEMS SHALL BE PROVIDED BY CONTRACTOR TO THE OWNER'S REPRESENTATIVE CONSTRUCTION MANAGER.
   6.2. ONE COPY OF THE CONSTRUCTION ACTIVITY REPORT SHALL BE FURNISHED TO THE ENGINEER ON THE FIRST WORK DAY OF THE FOLLOWING WEEK.
7. STATUS REPORT
   7.1. THE CONTRACTOR SHALL MAINTAIN A MONTHLY REPORT, TO BE SUBMITTED WITH THE UPDATED PROCUREMENT AND CONSTRUCTION SCHEDULES, INCLUDING:
      7.1.1. ACTIVITIES STARTED
      7.1.2. ACTIVITIES COMPLETED
      7.1.3. WORK STILL TO BE PERFORMED
      7.1.4. PROBLEM AREAS AND THEIR POTENTIAL IMPACT
      7.1.5. ACTION TAKEN TO ELIMINATE THE PROBLEM AREA
   7.2. ALL OUTSTANDING ISSUES SHALL BE RESOLVED ON A MONTHLY BASIS BEFORE CONTRACTOR'S PROGRESS PAYENT REQUEST IS PROCESSED.
8. NOTIFICATION
   8.1. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR WILL PROVIDE EPA AND STATE AUTHORITIES NECESSARY NOTIFICATIONS AS REQUIRED. THE OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE TO MAKE ALL NECESSARY INTERNAL OWNER'S REPRESENTATIVE COMMUNICATIONS.
9. PRE MOBILIZATION INSPECTIONS
   9.1. PRE-MOBILIZATION INSPECTION PRIOR TO AREA PREPARATION ACTIVITIES OF THE WORK AREA SHALL BE COORDINATED AND CONDUCTED WITH THE OWNER'S REPRESENTATIVE AND THE EXISTING SITE CONDITIONS SHALL BE DOCUMENTED AND AGREED UPON BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
10. GENERAL INCLUSIONS
   10.1. ALL WORK SHALL CONFORM TO CONTRACT SPECIFICATIONS AND SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. REGULATORY COMPLIANCE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
   10.2. CONTRACTOR WILL OBTAIN ALL PERMITS WHICH MAY BE REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL EXTERNAL ORGANIZATIONS WHICH REQUIRE NOTIFICATION, THESE NOTIFICATIONS MAY INCLUDE BUT ARE NOT LIMITED TO, EPA REGIONAL OFFICE, GOVERNING STATE BODIES, LOCAL MUNICIPALITIES, EMERGENCY PERSONNEL, AND WASTE DISPOSAL SITE.
   10.3. COPIES OF ALL NOTIFICATIONS, ON THEIR OFFICIAL FORMS, SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PROJECT COMMENCEMENT. ANY REVISIONS REQUIRED TO THE NOTIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. COPIES SHALL BE PROVIDED TO THE ENGINEER IMMEDIATELY UPON SUBMITTAL.
   10.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES INCURRED FROM PROJECT-RELATED ACTIVITIES AND/OR PERSONNEL ASSIGNED TO THE PROJECT AND SHALL REPAIR DAMAGES TO A PRECONSTRUCTION CONDITION AS APPROVED BY THE OWNER.
   10.5. DURING THE TIME WHICH AREAS ARE CONSIDERED REGULATED/ BARRICADED, ALL PERSONNEL ENTERING THE AREA TO PERFORM ANY TYPE OF SUPPORT SERVICES SHALL ADHERE TO THE SAFETY PROCEDURES GOVERNING THE ENTRY.
   10.6. THE WORK AREA SHALL BE RESTRICTED TO DESIGNATED CONTRACT PERSONNEL AND AUTHORIZED VISITORS. ALL VISITORS REQUIRE SITE AUTHORIZATION, AND ORIENTATION/CLEARANCE FROM THE UNIVERSITY REPRESENTATIVE PRIOR TO ENTERING THE SITE.
   10.7. ALL TRAFFIC, DELIVERIES, AND ENTRANCE OF CONTRACT EMPLOYEES SHALL BE VIA THE MAIN ENTRANCE LOCATED ON US13.
   10.8. A COPY OF ISSUED CONSTRUCTION DOCUMENTS AND SUBSEQUENT REVISIONS SHALL BE IN THE POSSESSION OF THE CONTRACTOR'S ASSIGNED SUPERVISOR AT ALL TIMES DURING THE EXECUTION OF THIS PROJECT.

EXISTING CONDITIONS WARNING

1. FEATURES NOT SPECIFICALLY DESIGNATED FOR DEMOLITION OR REMOVAL THAT ARE DAMAGED BY THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTORS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER'S REPRESENTATIVE. THE COST FOR REPAIRS OR REPLACEMENT SHALL BE ESTABLISHED BY THE OWNER'S REPRESENTATIVE INSURANCE PROVIDER.

Item 3.

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

△	DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
GENERAL PROJECT NOTES

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES

SCALE	SHEET NO.
NOT TO SCALE	C202

PROJECT NO.
20232855.001

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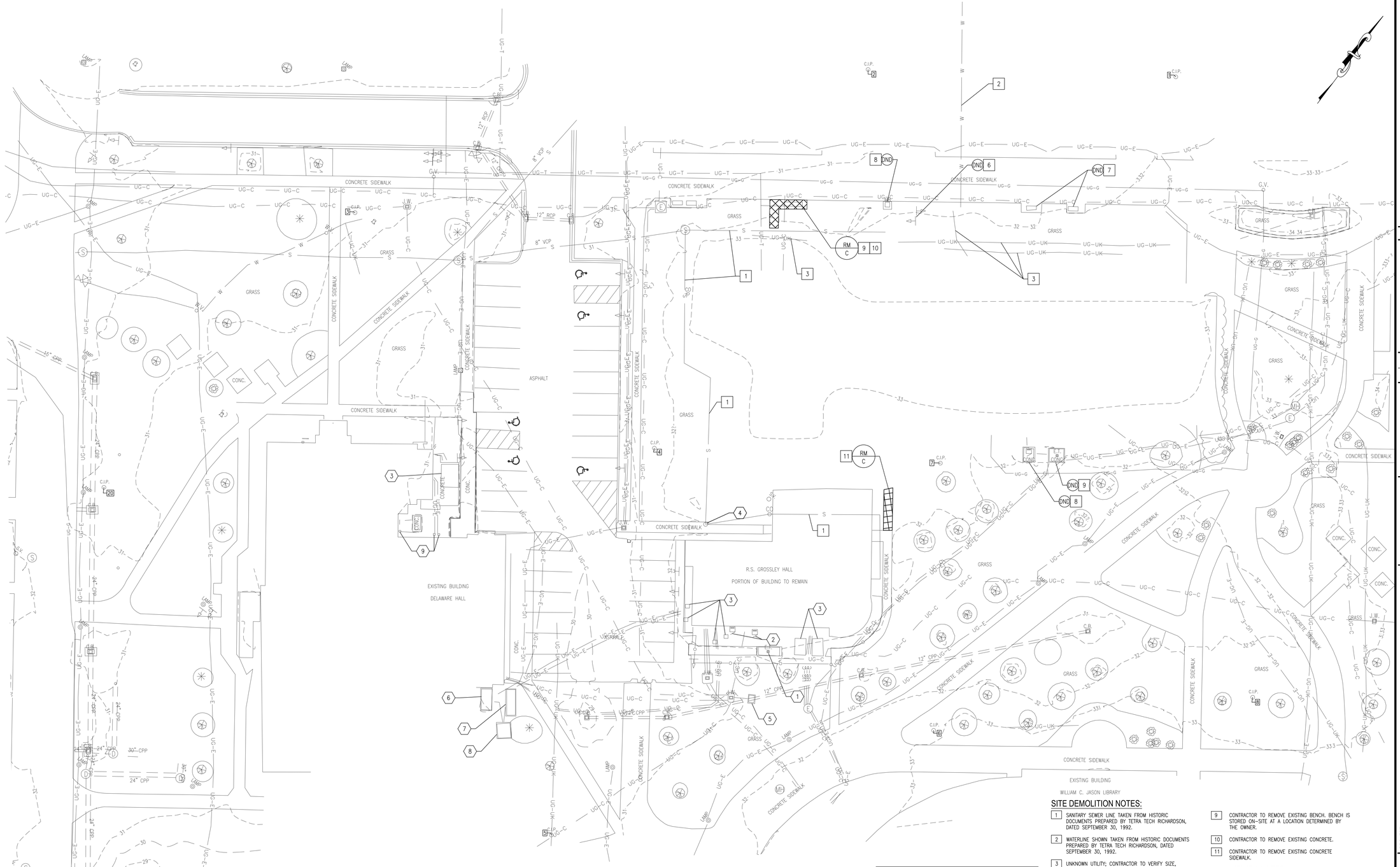

SITE DEMOLITION NOTES:

1. SANITARY SEWER LINE TAKEN FROM HISTORIC DOCUMENTS PREPARED BY TETRA TECH RICHARDSON, DATED SEPTEMBER 30, 1992.
2. WATERLINE SHOWN TAKEN FROM HISTORIC DOCUMENTS PREPARED BY TETRA TECH RICHARDSON, DATED SEPTEMBER 30, 1992.
3. UNKNOWN UTILITY; CONTRACTOR TO VERIFY SIZE, MATERIAL, TYPE OF UTILITY.
4. EXISTING CONCRETE PAD AND CABINET TO REMAIN. CONTRACTOR TO ENSURE PAD AND CABINET ARE NOT DAMAGED DURING CONSTRUCTION.
5. EXISTING CONCRETE PAD AND ELECTRIC TRANSFORMER TO REMAIN. CONTRACTOR TO ENSURE PAD AND TRANSFORMER ARE NOT DAMAGED DURING CONSTRUCTION.
6. DO NOT DISTURB EXISTING SIGN; IF DISTURBANCE IS ANTICIPATED, CONTRACTOR TO REMOVE AND STORE ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
7. EXISTING BENCHES ARE NOT TO BE DISTURBED. IF DISTURBANCE OCCURS OR IS ANTICIPATED, CONTRACTOR TO REMOVE BENCHES AND STORE ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
8. EXISTING MAILBOX SHALL NOT TO BE DISTURBED. IF DISTURBANCE OCCURS OR IS ANTICIPATED, CONTRACTOR TO REMOVE MAILBOX AND STORE ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
9. CONTRACTOR TO REMOVE EXISTING BENCH. BENCH IS STORED ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
10. CONTRACTOR TO REMOVE EXISTING CONCRETE.
11. CONTRACTOR TO REMOVE EXISTING CONCRETE SIDEWALK.

UTILITY NOTES:

1. ELECTRIC TRANSFORMER
2. ELECTRIC CABINET
3. AIR CONDITIONER UNIT
4. UNKNOWN UTILITY
5. UTILITY CABINET
6. TRANSFORMER T16
7. TRANSFORMER T2
8. TRANSFORMER PMS1
9. HEAVY DUTY SWITCH

TRAVERSE POINT LAYOUT

POINT NO.	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	CIP	432228.5788	620487.5656	32.18
2	CIP	432150.0669	620377.5726	30.68
3	CIP	431964.6062	620235.1616	30.98
4	CIP	431960.7484	620402.3726	31.72
5	CIP	431797.7470	620468.1625	30.56
6	CIP	431935.2398	620574.8299	32.92
7	CIP	432030.8485	620506.7309	32.26
8	CIP	432030.9461	620678.1096	32.26
20	CIP	431801.9338	620219.4182	30.52
21	CIP	431645.9301	620345.0679	29.60

0' 20' 40' 60'
SCALE: 1" = 20'

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES

SCALE	SHEET NO.
1" = 20'	C203

PROJECT NO.
20232855.001

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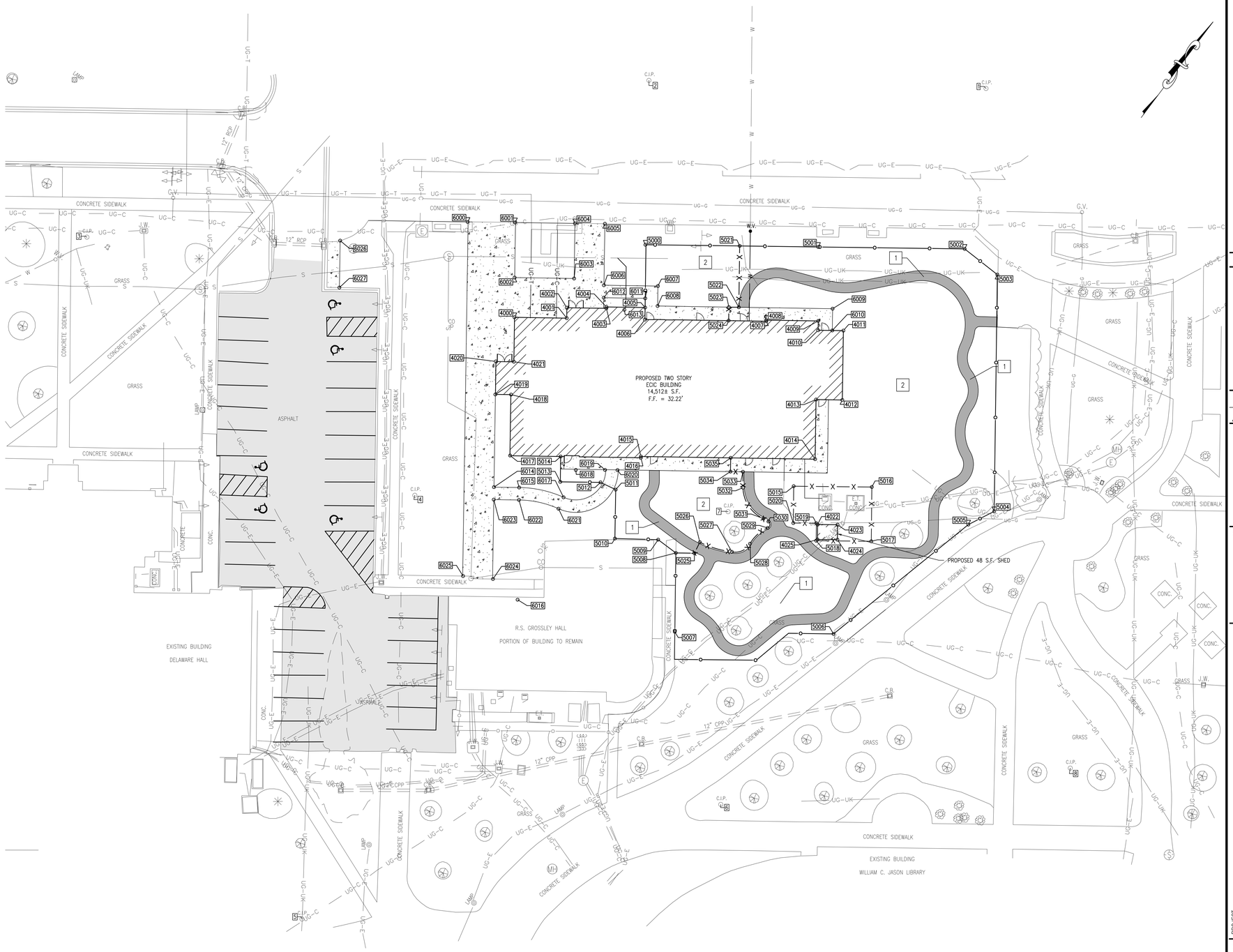

FENCE POINT LAYOUT

POINT NO.	STATION	NORTHING	EASTING
5000	FENCE	432096.5491	620415.9872
5001	FENCE	432137.3872	620471.9140
5002	FENCE	432172.0064	620519.3241
5003	FENCE	432171.6238	620535.9623
5004	FENCE	432094.9767	620591.9305
5005	FENCE	432084.5030	620586.8448
5006	FENCE	432017.0300	620569.9242
5007	FENCE	431979.5145	620518.5477
5008	FENCE	432005.0491	620499.9043
5009	FENCE	432005.0491	620491.0459
5010	FENCE	431995.0044	620476.9015
5011	FENCE	432010.8684	620465.3919
5012	FENCE	432009.5481	620458.7831
5013	FENCE	432000.0415	620445.7640
5014	FENCE	432008.2497	620439.7838
5015	FENCE	432054.7897	620521.6241
5016	FENCE	432073.3319	620546.8565
5017	FENCE	432055.8013	620559.7389
5018	FENCE	432042.7271	620541.9474
5019	FENCE	432048.3678	620537.8022
5020	FENCE	432042.8999	620530.3614
5021	FENCE	432118.8202	620446.4869
5022	FENCE	432098.9675	620460.9834
5023	FENCE	432096.6157	620457.7479
5024	FENCE	432092.2342	620460.9326
5025	FENCE	432009.4267	620505.9108
5026	FENCE	432014.2531	620505.0173
5027	FENCE	432018.8695	620517.5917
5028	FENCE	432025.8338	620521.4673
5029	FENCE	432035.1439	620523.3093
5030	FENCE	432037.4012	620522.0213
5031	FENCE	432037.1475	620519.7547
5032	FENCE	432042.1217	620505.7186
5033	FENCE	432047.2058	620501.8811
5034	FENCE	432044.2766	620497.8289
5035	FENCE	432048.7141	620494.6035

BUILDING POINT LAYOUT

POINT NO.	DESCRIPTION	NORTHING	EASTING
4000	BUILDING CORNER	432041.7721	620391.5079
4001	BUILDING CORNER	432054.0701	620408.4273
4002	BUILDING CORNER	432057.4244	620405.9377
4003	BUILDING CORNER	432066.7582	620418.7789
4004	BUILDING CORNER	432067.2053	620418.4539
4005	BUILDING CORNER	432076.3308	620431.0086
4006	BUILDING CORNER	432072.4375	620433.8385
4007	BUILDING CORNER	432101.1003	620473.1305
4008	BUILDING CORNER	432101.4373	620472.8855

BUILDING POINT LAYOUT

POINT NO.	DESCRIPTION	NORTHING	EASTING
4009	BUILDING CORNER	432113.6864	620489.7374
4010	BUILDING CORNER	432110.6699	620491.9300
4011	BUILDING CORNER	432116.6168	620500.1117
4012	BUILDING CORNER	432094.1362	620516.4519
4013	BUILDING CORNER	432087.9444	620507.9332
4014	BUILDING CORNER	432068.6151	620521.9828
4015	BUILDING CORNER	432027.5625	620465.5035
4016	BUILDING CORNER	432027.1580	620465.7974
4017	BUILDING CORNER	431996.4069	620423.3489

BUILDING POINT LAYOUT

POINT NO.	DESCRIPTION	NORTHING	EASTING
4018	BUILDING CORNER	432016.1574	620408.9930
4019	BUILDING CORNER	432012.4245	620403.9282
4020	BUILDING CORNER	432023.1423	620396.1378
4021	BUILDING CORNER	432027.3805	620401.9686
4022	BUILDING CORNER	432048.2610	620538.5012
4023	BUILDING CORNER	432052.9983	620544.9478
4024	BUILDING CORNER	432048.1634	620548.5008
4025	BUILDING CORNER	432043.4261	620542.0542

CONCRETE POINT LAYOUT

POINT NO.	DESCRIPTION	NORTHING	EASTING
6000	CONC	432061.0792	620353.5608
6001	CONC	432072.3462	620368.8599
6002	CONC	432054.5533	620381.9860
6003	CONC	432068.5602	620401.2563
6004	CONC	432086.4249	620388.2711
6005	CONC	432093.5015	620397.9624
6006	CONC	432073.5859	620412.4383
6007	CONC	432086.3065	620429.9390
6008	CONC	432079.8262	620434.6493
6009	CONC	432121.0617	620491.3803

CONCRETE POINT LAYOUT

POINT NO.	DESCRIPTION	NORTHING	EASTING
6010	CONC	432114.0008	620496.5126
6011	CONC	432079.3025	620428.8257
6012	CONC	432069.5415	620415.3781
6013	CONC	432070.6055	620424.8941
6014	CONC	431982.3920	620425.7834
6015	CONC	431988.3318	620433.9251
6016	CONC RADIUS	431951.9856	620460.4413
6017	CONC	431995.8720	620450.5350
6018	CONC	432007.5775	620447.8927
6019	CONC	432014.6243	620457.2561

CONCRETE POINT LAYOUT

POINT NO.	DESCRIPTION	NORTHING	EASTING
6020	CONC	432017.5720	620461.2929
6021	CONC	431990.9948	620451.6359
6022	CONC	431984.2925	620436.8719
6023	CONC	431978.3476	620428.7231
6024	CONC	431952.7068	620447.5537
6025	CONC	431946.4601	620437.2565
6026	CONC	432024.4151	620317.1663
6026	CONC	432024.4151	620317.1663
6027	CONC	432009.1928	620328.2159
6027	CONC	432009.1928	620328.2159

GENERAL NOTES:

1. SEE SHEET C205 FOR LAYOUT OF PLAYGROUND WALKING PATH.
2. SEE LANDSCAPE/PLAYGROUND PLANS FOR SPECIFICATIONS WITHIN PLAYGROUND AREA.

0' 20' 40' 60'

SCALE: 1" = 20'

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
SITE LAYOUT PLAN

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES
SCALE	SHEET NO.
1" = 20'	C204
PROJECT NO.	
20232855.001	

C:\Projects\20232855.001A DSU - ELEC\CAD\Phase2\Sheets\C204_Site Plan.dwg, 5/23/2023 10:07 AM

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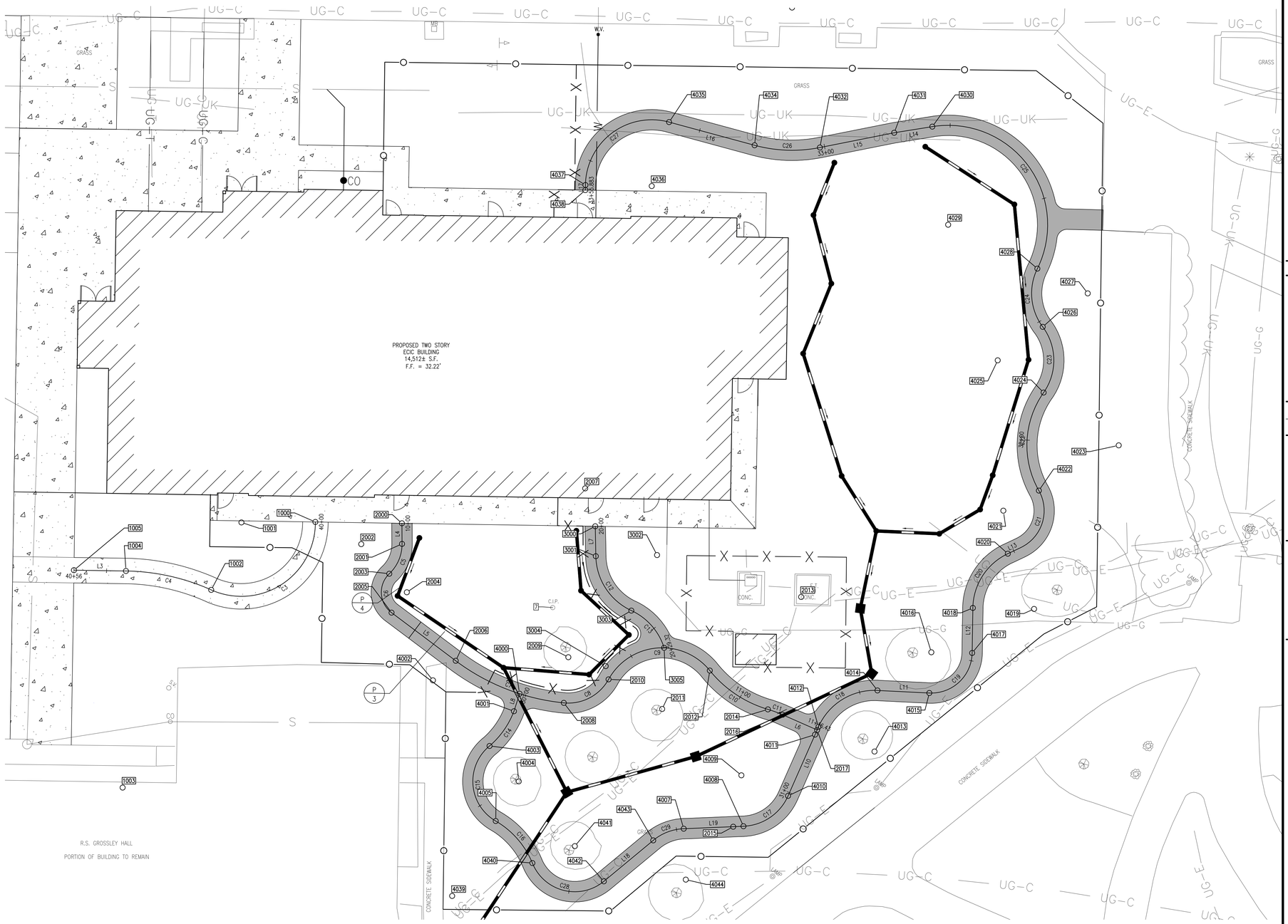

CONSTRUCTION ALIGNMENT LAYOUT

POINT NO.	STATION	OFFSET	NORTHING	EASTING
1000	POB STA. 40+00	0.00'	432016.3528	620459.4359
1001	RADIUS: 14.50'	0.00'	432007.5775	620447.8927
1002	PC STA. 40+28.97	0.00'	431993.4360	620451.0971
1003	RADIUS: 42.50'	0.00'	431951.9868	620460.4891
1004	PT STA. 40+46.21	0.00'	431986.3648	620435.5011
1005	POE STA. 40+56.41	0.00'	431980.3698	620427.2533

CONSTRUCTION ALIGNMENT LAYOUT

POINT NO.	STATION	OFFSET	NORTHING	EASTING
2000	POB STA. 10+00	0.00'	432026.3262	620473.1571
2001	PC STA. 10+04.04	0.00'	432023.1147	620475.6016
2002	RADIUS: 8.00'	0.00'	432018.2692	620469.2360
2003	PC STA. 10+10.59	0.00'	432016.9271	620477.1226
2004	RADIUS: 5.00'	0.00'	432016.0882	620482.0517
2005	PT STA. 10+19.29	0.00'	432011.0882	620482.0517
2006	PC STA. 10+35.02	0.00'	432011.0882	620497.7829
2007	RADIUS: 42.29'	0.00'	432053.3817	620497.7829
2008	PC STA. 10+58.05	0.00'	432017.2055	620519.6922

CONSTRUCTION ALIGNMENT LAYOUT

POINT NO.	STATION	OFFSET	NORTHING	EASTING
2009	RADIUS: 9.00'	0.00'	432024.9096	620515.0264
2010	PC STA. 10+68.55	0.00'	432026.1598	620523.9460
2011	RADIUS: 12.00'	0.00'	432027.8259	620535.8326
2012	PC STA. 10+92.05	0.00'	432039.4615	620538.7785
2013	RADIUS: 23.00'	0.00'	432061.7569	620544.4333
2014	PC STA. 11+05.96	0.00'	432040.2028	620552.4635
2015	RADIUS: 24.00'	0.00'	432017.7131	620560.8428
2016	PT STA. 11+09.04	0.00'	432041.0883	620555.4023
2017	POE STA. 11+16.43	0.00'	432042.7646	620562.6042

CONSTRUCTION ALIGNMENT LAYOUT

POINT NO.	STATION	OFFSET	NORTHING	EASTING
3000	POB STA. 20+00	0.00'	432048.6159	620503.8227
3001	PC STA. 20+05.87	0.00'	432043.9880	620507.4337
3002	RADIUS: 12.00'	0.00'	432051.3742	620516.9001
3003	PC STA. 20+19.31	0.00'	432039.6338	620519.4165
3004	RADIUS 12.00'	0.00'	432027.9002	620521.9373
3005	POE STA. 20+29.32	0.00'	432037.6495	620528.9360

CONSTRUCTION ALIGNMENT LAYOUT

POINT NO.	STATION	OFFSET	NORTHING	EASTING
4000	POB STA. 30+00	0.00'	432013.4348	620511.6747
4001	PC STA. 30+03.62	0.00'	432010.0224	620512.8613
4002	RADIUS: 17.00'	0.00'	432005.3403	620496.5188
4003	PC STA. 30+11.51	0.00'	432001.7056	620513.1257
4004	RADIUS: 10.50'	0.00'	431999.5888	620521.8732
4005	PC STA. 30+44.13	0.00'	431990.6511	620522.9302
4007	PT STA. 30+69.99	0.00'	432011.5707	620553.3103
4008	PC STA. 30+83.09	0.00'	432018.9913	620562.3941
4009	RADIUS: 8.00'	0.00'	432026.7357	620556.0676
4010	PT STA. 30+94.61	0.00'	432029.0026	620565.8073
4011	STA. 31+07.53	0.00'	432041.7906	620562.8309
4012	PC STA. 31+09.20	0.00'	432043.4108	620562.4538
4013	RADIUS: 12.00'	0.00'	432046.1311	620574.1414
4014	PT STA. 31+23.65	0.00'	432056.0700	620567.4169

CONSTRUCTION ALIGNMENT LAYOUT

POINT NO.	STATION	OFFSET	NORTHING	EASTING
4015	PC STA. 31+33.83	0.00'	432061.7714	620575.8437
4016	RADIUS: 8.00'	0.00'	432068.3973	620571.3607
4017	PT STA. 31+46.65	0.00'	432073.0938	620577.8371
4018	PC STA. 31+55.48	0.00'	432080.2409	620572.6543
4019	RADIUS: 12.00'	0.00'	432087.2855	620582.3689
4020	PC STA. 31+68.82	0.00'	432092.8683	620571.7466
4021	RADIUS: 8.00'	0.00'	432099.0903	620565.9791
4022	PC STA. 31+84.79	0.00'	432106.4229	620569.1778
4023	RADIUS: 18.00'	0.00'	432122.9215	620576.3749
4024	PC STA. 32+05.10	0.00'	432122.3634	620558.3836
4025	RADIUS: 11.00'	0.00'	432122.0224	620547.3889
4026	PC STA. 32+18.88	0.00'	432132.5723	620550.5034
4027	RADIUS: 11.00'	0.00'	432143.1221	620553.6180
4028	PC STA. 32+30.95	0.00'	432141.0809	620542.8090

CONSTRUCTION ALIGNMENT LAYOUT

POINT NO.	STATION	OFFSET	NORTHING	EASTING
4029	RADIUS: 19.50'	0.00'	432137.4623	620523.6477
4030	PT STA. 32+73.61	0.00'	432150.9967	620509.6096
4031	STA. 32+81.18	0.00'	432145.5452	620504.3537
4032	PC STA. 32+96.03	0.00'	432134.4837	620494.4437
4033	RADIUS 28.00'	0.00'	432153.1674	620473.5890
4034	PT STA. 33+08.96	0.00'	432127.1524	620483.9438
4035	PC STA. 33+26.33	0.00'	432120.7281	620467.8036
4036	RADIUS: 13.00'	0.00'	432108.6497	620472.6111
4037	PT STA. 33+49.99	0.00'	432101.0063	620462.0955
4038	POE STA. 33+50.99	0.00'	432100.2012	620462.6807
4039	RADIUS: 17.00'	0.00'	431973.7687	620524.9266
4040	PC STA. 30+40.50	0.00'	431988.3684	620533.6359
4041	RADIUS: 9.00'	0.00'	431996.0184	620538.2881
4042	PT STA. 30+57.33	0.00'	431993.9102	620546.9898

CONSTRUCTION ALIGNMENT LAYOUT

POINT NO.	STATION	OFFSET	NORTHING	EASTING
4043	PC STA. 30+69.91	0.00'	432006.1473	620549.9099
4044	RADIUS: 10.00'	0.00'	432003.8263	620559.6368

0' 10' 20' 30'
SCALE: 1" = 10'

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
WALKING PATH LAYOUT PLAN

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES

SCALE: 1" = 10'
SHEET NO.: C205
PROJECT NO.: 20232855.001

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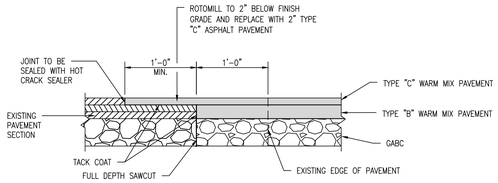
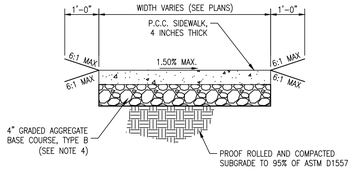


NOTE: SEE TYPICAL SECTIONS FOR NEW PAVEMENT SECTION.

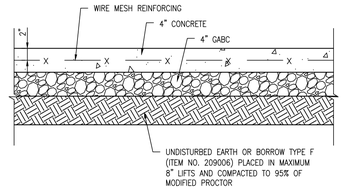
1 C206 PAVEMENT TIE-IN DETAIL
SCALE: N.T.S.



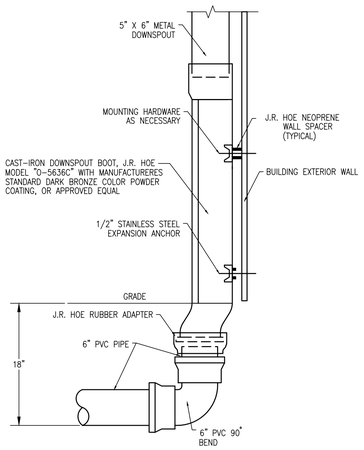
NOTES:

1. MARK IN 5' SQUARES, USE CORK EXPANSION JOINTS AT INTERVALS NOT GREATER THAN 15'.
2. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER DELDOT SPECIFICATIONS.
3. CROSS SLOPE OF SIDEWALK SHALL BE 1% MIN., 1.5% MAX. LONGITUDINAL SLOPE AS SHOWN ON PLANS.

2 C206 4" SIDEWALK DETAIL
SCALE: N.T.S.



3 C206 CONCRETE PAD DETAIL
SCALE: N.T.S.



4 C206 DOWNSPOUT BOOT DETAIL
SCALE: N.T.S.

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
CONSTRUCTION DETAILS

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES
SCALE	SHEET NO.
NOT TO SCALE	C206
PROJECT NO.	
20232855.001	

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PROPOSED TWO STORY
ECIC BUILDING
14,512± S.F.
F.F. = 32.22'

R.S. GROSSLEY HALL
PORTION OF BUILDING TO REMAIN

ASPHALT

CONCRETE SIDEWALK

GRASS

12" RCP

8" VCP

12" CPP

C.I.P.

E.T.

CONC.

W.V.

SCALE: 1" = 10'

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

△	DESCRIPTION	DATE

SEAL

PROJECT

NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE

GRADES & GEOMETRICS

CITY OF DOVER
SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES

SCALE	SHEET NO.
1" = 10'	C207

PROJECT NO.
20232855.001

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PROPOSED TWO STORY
ECIC BUILDING
14,512± S.F.
F.F. = 32.22'

EXISTING BUILDING
DELAWARE HALL

R.S. GROSSLEY HALL
PORTION OF BUILDING TO REMAIN

EXISTING BUILDING
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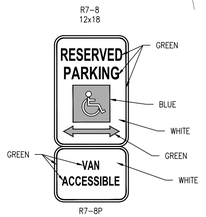
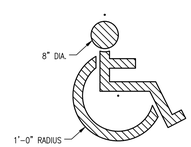
R7-8
12x18



R7-8P
12x9

1 ACCESSIBLE SIGN DETAIL
SCALE: 1" = 1'-0"



HANDICAPPED SYMBOL DETAIL
SCALE: NTS

NOTES:
1. SYMBOL STRIPING SHALL BE 3" WIDE (MIN.) AND PAINTED ON EACH HANDICAPPED SPACE.
2. HANDICAPPED SPACES SHALL BE 8'-0" WIDE.

PAVEMENT MARKINGS LEGEND	
SYM	ITEM
A	EPOXY RESIN PAIN PAVEMENT STRIPING, WHITE 5" SOLID (ITEM 817013)
B	PREFORMED RETROREFLECTIVE THERMOPLASTIC MARKINGS, HANDICAP SYMBOL (ITEM 817017)

0' 20' 40' 60'
SCALE: 1" = 20'

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

△	DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
SIGNING & STRIPING

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES
SCALE	SHEET NO.
1" = 20'	C208
PROJECT NO.	
20232855.001	

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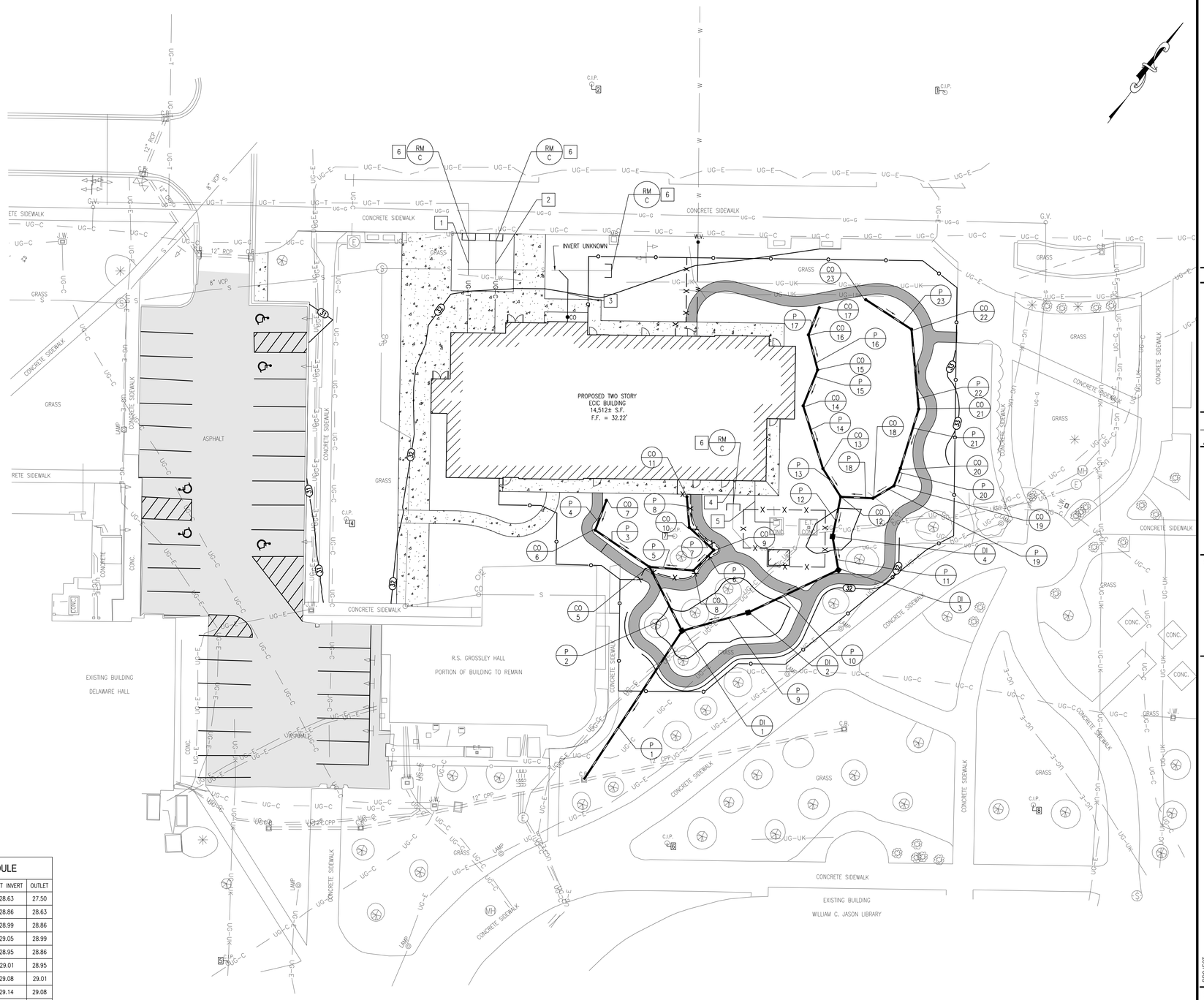

DRAINAGE INLET SCHEDULE

DI NO.	SIZE	TOP	PIPE INVERT	NORTHING	EASTING
1	15"x15"	31.86	28.63	432003.5442	620530.6881
2	15"x15"	31.66	29.08	432024.3148	620546.7025
3	15"x15"	32.08	29.68	432058.0550	620564.5067
4	15"x15"	31.95	29.84	432066.9172	620555.0574
5	CO	32.07	28.86	432015.6327	620506.0979
6	CO	32.07	28.99	432014.4295	620481.0240
7	CO	32.07	29.05	432026.0867	620477.6197
8	CO	32.07	28.95	432024.6342	620520.3246
9	CO	32.07	29.01	432035.5351	620521.8876
10	CO	32.07	29.08	432036.8385	620509.1726
11	CO	32.13	29.14	432045.6885	620501.3946
12	CO	32.02	30.04	432080.9555	620548.4472
13	CO	32.02	30.13	432085.5079	620536.5390
14	CO	32.18	30.29	432100.1821	620516.0798
15	CO	32.15	30.39	432114.4856	620512.2593
16	CO	32.15	30.42	432123.1219	620501.3928
17	CO	32.05	30.55	432133.8148	620498.5011
18	CO	32.02	30.16	432087.9310	620558.6527
19	CO	32.02	30.21	432096.5423	620562.2020
20	CO	32.05	30.24	432103.3958	620560.1424
21	CO	32.05	30.37	432125.7389	620552.1500
22	CO	32.02	30.52	432148.4418	620531.6423
23	CO	32.05	30.55	432147.0133	620510.8739

DRAINAGE PIPE SCHEDULE

PIPE ID	LENGTH	SIZE	TYPE	SLOPE	INLET INVERT	OUTLET
1	67'	6"	PVC	0.0166	28.63	27.50
2	26'	6"	PVC	0.0084	28.86	28.63
3	24'	6"	PVC	0.0052	28.99	28.86
4	11'	6"	PVC	0.0049	29.05	28.99
5	16'	6"	PVC	0.0053	28.95	28.86
6	10'	6"	PVC	0.0054	29.01	28.95
7	12'	6"	PVC	0.0055	29.08	29.01
8	11'	6"	PVC	0.0051	29.14	29.08
9	25'	6"	PVC	0.0172	29.08	28.63
10	37'	6"	PVC	0.0157	29.68	29.08
11	11'	6"	PVC	0.0124	29.84	29.68
12	15'	6"	PVC	0.0129	30.04	29.84
13	12'	6"	PVC	0.0071	30.13	30.04
14	25'	6"	PVC	0.0064	30.29	30.13
15	14'	6"	PVC	0.0068	30.39	30.29
16	13'	6"	PVC	0.0022	30.42	30.39
17	10'	6"	PVC	0.0117	30.55	30.42
18	12'	6"	PVC	0.0097	30.16	30.04
19	9'	6"	PVC	0.0054	30.21	30.16
20	6'	6"	PVC	0.0049	30.24	30.21
21	23'	6"	PVC	0.0053	30.37	30.24
22	30'	6"	PVC	0.0049	30.52	30.37
23	20'	6"	PVC	0.0014	30.55	30.52

CONSTRUCTION NOTES:

1. EXTEND TELEPHONE TO BUILDING.
2. EXTEND COMMS TO BUILDING.
3. EXTEND SANITARY SEWER TO BUILDING.
4. EXTEND GAS TO BUILDING.
5. EXTEND ELECTRIC TO BUILDING.
6. CONTRACTOR TO REMOVE EXISTING CAP AND CONNECT TO PROPOSED UTILITY.

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
UTILITY PLAN

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES

SCALE: 1" = 20'

SHEET NO.
C209

PROJECT NO.
20232855.001

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PROPOSED TWO STORY
ECIC BUILDING
14,512± S.F.
F.F. = 32.22'

EXISTING BUILDING
DELAWARE HALL

R.S. GROSSLEY HALL
PORTION OF BUILDING TO REMAIN

EXISTING BUILDING
WILLIAM C. JASON LIBRARY

ASPHALT

CONCRETE SIDEWALK

GRASS

SCALE: 1" = 20'

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

△	DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
LIGHTING PLAN

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES

SCALE	SHEET NO.
1" = 20'	C210

PROJECT NO.
20232855.001

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PROPOSED TWO STORY
ECIC BUILDING
14,512± S.F.
F.F. = 32.22'

EXISTING BUILDING
DELAWARE HALL

R.S. GROSSLEY HALL
PORTION OF BUILDING TO REMAIN

EXISTING BUILDING
WILLIAM C. JASON LIBRARY

ASPHALT

CONCRETE SIDEWALK

GRASS

BUILDING EXTERIOR

PROPOSED BOLLARD

1'-0"

2'-0"

PROPOSED GAS METER

G.M.

1 / C211 TYPICAL GAS METER LOCATION
SCALE: 1" = 1'

0' 20' 40' 60'
SCALE: 1" = 20'

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

△	DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
FIRE MARSHAL PLAN

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES
SCALE	SHEET NO.
1" = 20'	C211
PROJECT NO.	
20232855.001	

© \\Projects\20232855.001A DSU – ELK\CAD\Phase2\Sheets\C210_FireMarshalPlan.dwg, 5/23/2023 10:08 AM

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SEDIMENT AND STORMWATER CONSTRUCTION NOTES

1. THE DNREC SEDIMENT AND STORMWATER PROGRAM (OR DELEGATED AGENCY) SHALL BE NOTIFIED IN WRITING 5 DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
2. REVIEW AND/OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
3. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY DNREC OR THE DELEGATED AGENCY.
4. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.
5. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
6. AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHOULD BE APPROVED BY THE DNREC WELL PERMITTING BRANCH.
7. APPROVAL OF A SEDIMENT AND STORMWATER MANAGEMENT PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
8. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
9. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7. DEL C. CH 60, REGULATIONS GOVERNING THE CONTROL OF WATER POLLUTION, SECTION 9.1.02, KNOWN AS SPECIAL CONDITIONS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND DNREC POLICIES, PROCEDURES, AND GUIDANCE.

PROPOSED TWO STORY
ECIC BUILDING
14,512± S.F.
F.F. = 32.22'

EXISTING BUILDING
DELAWARE HALL

R.S. GROSSLEY HALL
PORTION OF BUILDING TO REMAIN

EXISTING BUILDING
WILLIAM C. JASON LIBRARY

ASPHALT

CONCRETE SIDEWALK

GRASS

LOD-LOC

SF

IP-1

0' 20' 40' 60'
SCALE: 1" = 20'

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

△	DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES

SCALE	SHEET NO.
1" = 20'	C212

PROJECT NO.
20232855.001

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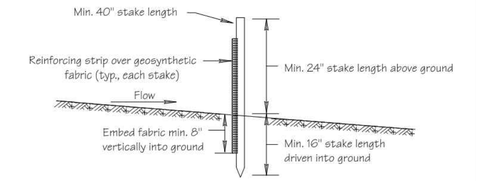
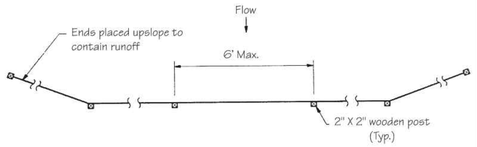
Standard Detail & Specifications
Silt Fence



Section



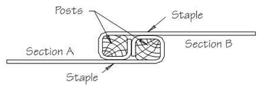
Plan

DATA
Max. controlled slope

Source:	Symbol:	Detail No.
Adapted form MD Stds. & Specs. for ESC	SF	**DE-ESC-3.1.2.1** Sheet 1 of 2 Effective FEB 2019

Standard Detail & Specifications
Silt Fence

Construction Detail



Top

Method for joining continuous sections

Construction Notes:

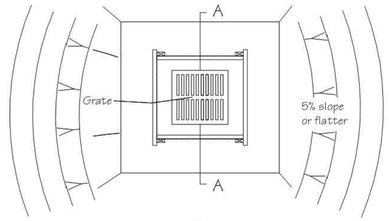
1. Geosynthetic fabric to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

Materials:

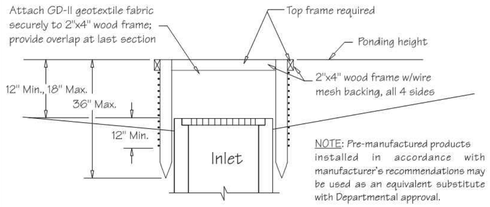
1. Stakes: Steel (either T or U) or 2" x 2" hardwood
2. Geosynthetic Fabric: Type GD-I
3. Reinforcing strip: Wooden lath or plastic strip

Source:	Symbol:	Detail No.
Adapted from MD Stds. & Specs. for ESC	SF	**DE-ESC-3.1.2.1** Sheet 2 of 2 Effective FEB 2019

Standard Detail & Specifications
Inlet Protection - Type 1



Plan



Section A-A

Source:	Symbol:	Detail No.
Adapted from Erosion Draw Manual J. McCullah & Assoc.	IP-1	**DE-ESC-3.1.5.1** Sheet 1 of 2 Effective FEB 2019

Standard Detail & Specifications
Inlet Protection - Type 1

Construction Notes:

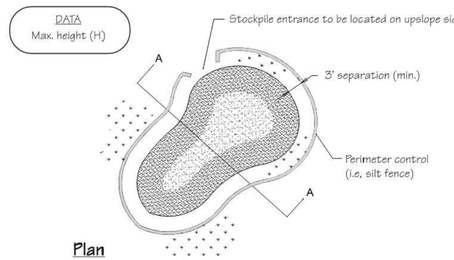
1. Excavate completely around inlet to a depth of 18" below grate elevation.
2. Drive 2" x 4" post 1' into ground at four corners of inlet. Place nail strips between posts on ends of inlet. Assemble top portion of 2" x 4" frame using overlap joint shown. Top of frame (weir) must be 6" below edge of roadway adjacent to inlet.
3. Stretch wire mesh tightly around frame and fasten securely. Ends must meet at post.
4. Stretch geotextile fabric tightly over wire mesh, the cloth must extend from top of frame to 18" below inlet grate elevation. Fasten securely to frame. Ends must meet at post, be overlapped and folded, then fastened down.
5. Backfill around inlet in compacted 6" layers until at least 12" of geotextile fabric is buried.
6. If the inlet is not in a low point, construct a compacted earth dike in the ditchline below it. The top of this dike is to be at least 6" higher than the top of frame (weir).
7. This structure must be inspected frequently and the filter fabric replaced when clogged.

Materials:

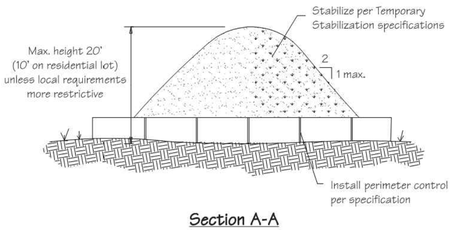
1. Wooden frame is to be constructed of 2" x 4" construction grade lumber.
2. Wire mesh must be of sufficient strength to support filter fabric with water fully impounded against it.
3. Geotextile fabric: Type GD-II

Source:	Symbol:	Detail No.
Adapted. from Erosion Draw Manual J. McCullah & Assoc.	IP-1	**DE-ESC-3.1.5.1** Sheet 2 of 2 Effective FEB 2019

Standard Detail & Specifications
Soil Stockpile



Plan



Section A-A

Source:	Symbol:	Detail No.
Adapted from Colorado Urban Storm Drainage Criteria Manual, Vol 3	SP	**DE-ESC-3.7.3** Sheet 1 of 2 Effective FEB 2019

Standard Detail & Specifications
Soil Stockpile

Construction Notes:

1. Locate stockpiles so that they are 50 feet from any storm drain inlet, open channel, wetland or waterbody. Redirect any concentrated flow around the stockpile using an approved erosion and sediment control measure.
2. Secure the perimeter of the stockpile with an approved erosion and sediment control perimeter device.
3. If stockpile is to remain inactive for more than 14 calendar days, the stockpile must be vegetated. Follow the temporary vegetation specifications. The vegetation chosen shall last the duration of the stockpile; the stockpile shall be restabilized if the temporary vegetation dies or erosion results.

Source:	Symbol:	Detail No.
Adapted from Colorado Urban Storm Drainage Criteria Manual, Vol 3	SP	**DE-ESC-3.7.3** Sheet 2 of 2 Effective FEB 2019

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 a 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:	Symbol:	Detail No.
USDA - NRCS		**DE-ESC-3.4.1** Sheet 1 of 2 Effective FEB 2019

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 cinders, 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 3.06.2 Post Construction Stormwater Management BMP Standards and Specifications, Section 14.0 Soil Amendments.**

Source:	Symbol:	Detail No.
USDA - NRCS		**DE-ESC-3.4.1** Sheet 2 of 2 Effective FEB 2019

CENTURY ENGINEERING
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REVISIONS

ADDENDUM

△ DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
EROSION AND SEDIMENT CONTROL DETAILS

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES

SCALE	SHEET NO.
N/A	C213

PROJECT NO.
20232855.001

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Standard Detail & Specifications
Vegetative Stabilization

TEMPORARY SEEDING BY RATES, DEPTHS AND DATES

Mix #	Species[6]	Seeding Rate		Optimum Seeding Dates [1] O = Optimum Planting Period, A = Acceptable Planting Period							Planting Depth[3]
				Coastal Plain			Piedmont			All	
	Certified Seed	lb/Ac[5]	lb/1000 sq.ft.	2/1-4/30	[2] 5/1-8/14	8/15-10/31	3/1-4/30	[2] 5/1-7/31	8/1-10/31	10/31-2/1	
1	Barley	125	4	O	A	O	O	A	O		1-2 inches 2-3" sandy soils
2	Oats	125	4	O	A	A	O	A	A		1-2 inches 2-3" sandy soils
3	Rye	125	4	O	A	O	O	A	O	A	1-2 inches 2-3" sandy soils
4	Perennial Ryegrass	125	4	O	A	O	O	A	O		0.5 inches 1-2" sandy soils
5	Annual Ryegrass	125	4	O	A	O	O	A	O	A	0.5 inches 1-2" sandy soils
6	Winter Wheat	125	4	O	A	O	O	A	O	A	1-2 inches 2-3" sandy soils
7	Foxtail Millet	30 PLS	0.7		O			O			0.5 inches 1-2" sandy soils
8	Pearl Millet	20 PLS	0.5		O			O			0.5 inches 1-2" sandy soils

1. Winter seeding requires 3 tons per acre of straw mulch for proper stabilization.
2. May be planted throughout summer if soil moisture is adequate or seeded area can be irrigated.
3. Applicable on slopes 3:1 or less.
4. Fifty pounds per acre of Annual Lespedeza may be added to 1/2 the seeding rate of any of the above species.
5. Use varieties currently recommended for Delaware. Contact a County Extension Office for information.
6. Warm season grasses such as Millet or Weeping Lovegrass may be used between 5/1 and 9/1 if desired. Seed at 3-5 lbs. per acre. Good on low fertility and acid areas. Seed after frost through summer at a depth of 0.5".

NOTE: Alternative seed mixes may be used with prior approval from the Department or Delegated Agency.

Source:	Symbol:	Detail No.
Delaware ESC Handbook		**DE-ESC-3.4.3** Sheet 1 of 4 Effective FEB 2019

Standard Detail & Specifications
Vegetative Stabilization

PERMANENT SEEDING AND SEEDING DATES

Mix No.	Seeding Mixtures: Certified Seed[4] / Well Drained Soils	Seeding Rate[1] lb/Ac	lb/1000 sq.ft.	Optimum Seeding Dates [2] O = Optimum Planting Period, A = Acceptable Planting Period: Coastal Plain 2/1-4/30	Coastal Plain 5/1-8/14	Coastal Plain 8/15-10/31	Piedmont 3/1-4/30	Piedmont 5/1-7/31	Piedmont 8/1-10/31	All[7] 10/31-2/1	Remarks
1	Tall Fescue	140	3.2	A	O	A	A	O	A	Add 100 lbs./ac. Winter Rye	Good erosion control mix. Tolerant of low fertility soils
	Weeping Lovegrass	10	0.23								Lovegrass very difficult to mow; Germinates only in hot weather
2	Deertongue	30	0.69	A	O	A	A	O	A	Add 100 lbs./ac. Winter Rye	Good erosion control mix. Tolerant of low fertility soils
	Sheep Fescue	30	0.69								Good wildlife cover and food
	Common Lespedeza[3] Inoculated	15	0.35								
3	Tall Fescue (Turf-type) **or**	50	1.15	O	A	O	O	A	O	Add 100 lbs./ac. Winter Rye	Good erosion control mix
	Strong Creeping Red Fescue **or**	50	1.15								Tall Fescue for droughty conditions. Creeping Red Fescue for heavy shade. Flatpea to suppress woody vegetation.
	Perennial Ryegrass	50	1.15								
	plus Flatpea[1]	15	0.34								
4	Strong Creeping Red Fescue	100	2.3	O	A	O	O	A	O	Add 100 lbs./ac. Winter Rye	Suitable waterway mix. Canada Bluegrass more drought tolerant. Use Redtop for increased drought tolerance.
	Kentucky Bluegrass	70	1.61								
	Perennial Ryegrass **or**	15	0.35								
	Redtop	5	0.11								
	plus White Clover[3]	3	0.07								
5	Switchgrass[3] **or**	10	0.23		O			O			Native warm-season mixture. Tolerant of low fertility soils. Drought tolerant. Poor shade tolerance. *N fertilizer discouraged - weeds*
	Coastal Panicgrass	10	0.23								
	Big Bluestem	5	0.11								
	Little Bluestem	5	0.11								
	Indian Grass	5	0.1								
6	Tall Fescue (turf-type) (Blend of 3 cultivars)	150	3.5	O	A	O	O	A	O		Managed filter strip for nutrient uptake.
7	Tall Fescue	150	3.5	O	A	O	O	A	O		Three cultivars of Kentucky Bluegrass. Traffic tolerant.
	Ky. Bluegrass (Blend)	20	0.46								
	Perennial Ryegrass	20	0.46								
8	Big Bluestem[3]	10	0.23	O	A		O	A			All species are native. Indian Grass and Bluestem have fluffy seeds. Plant with a specialized native seed drill.
	Indian Grass[3]	10	0.23								
	Little Bluestem[3]	8	0.18								
	Creeping Red Fescue	30	0.69								
	plus one of:										
	Partridge Pea	5	0.11								Creeping Red Fescue will provide erosion protection while the warm season grasses get established.
	Bush Clover	3	0.07								
	Wild Indigo	3	0.07								
	Showy Tick-Trefoil	2	0.05								

NOTE: Alternative seed mixes may be used with prior approval from the Department or Delegated Agency.

Source:	Symbol:	Detail No.
Delaware ESC Handbook		**DE-ESC-3.4.3** Sheet 2 of 4 Effective FEB 2019

Standard Detail & Specifications
Vegetative Stabilization

PERMANENT SEEDING AND SEEDING DATES (cont.)

Mix No.	Seeding Mixtures: Certified Seed[4] / Poorly Drained Soils	Seeding Rate[1] lb/Ac	lb/1000 sq.ft.	Optimum Seeding Dates [2] O = Optimum Planting Period, A = Acceptable Planting Period: Coastal Plain 2/1-4/30	Coastal Plain 5/1-8/14	Coastal Plain 8/15-10/31	Piedmont 3/1-4/30	Piedmont 5/1-7/31	Piedmont 8/1-10/31	All[7] 10/31-2/1	Remarks
9	Redtop	75	1.72	O	A	O	O	A	O	Add 100 lbs./ac. Winter Rye	Quick stabilization of disturbed sites and waterways
	Creeping Bentgrass	35	0.8								
	Sheep Fescue	30	0.69								
	Rough Bluegrass	45	1								
10	Reed Canarygrass[7]	10	0.23	A		O	A		O		Good erosion control, wildlife cover and wetland revegetation
	Residential Lawns										
11	Tall Fescue	100	2.3	O	A	O	O	A	O		High value, high maintenance, light traffic, irrigation necessary. Well drained soils, full sun.
	Perennial Ryegrass	25	0.57								
	Kentucky Bluegrass Blend	30	0.69								
12	Tall Fescue	100	2.3	O	A	O	O	A	O		Moderate value, low maintenance, traffic tolerant.
	Perennial Ryegrass	25	0.57								
	Sheep Fescue	25	0.57								
13	Creeping Red Fescue	50	1.15	O	A	O	O	A	O		Shade tolerant, moderate traffic tolerance, moderate maintenance.
	Chewings Fescue	50	1.15								
	Rough Bluegrass	20	0.4								
	Kentucky Bluegrass	20	0.4								
14	Creeping Red Fescue	50	1.15	O	A	O	O	A	O		Shade tolerant, moisture tolerant.
	Rough Bluegrass **or**	90	2.1								
	Chewings Fescue										
15	K-31 Tall Fescue	150	3.5	O	A	O	O	A	O		Monoculture, but performs well alone in lawns. Discouraged.

1. When hydroseeding is the chosen method of application, the total rate of seed should be increased by 25%.
2. Winter seeding requires 3 tons per acre of straw mulch. Planting dates listed above are average for Delaware. These dates may require adjustment to reflect local conditions.
3. All seed shall meet the minimum purity and minimum germination percentages recommended by the Delaware Department of Agriculture. The maximum % of weed seeds shall be in accordance with Section 1, Chapter 24, Title 3 of the Delaware Code..
4. Cool season species may be planted throughout summer if soil moisture is adequate or seeded area can be irrigated.
5. All leguminous seed must be inoculated.
6. Warm season grass mix and Reed Canary Grass cannot be mowed more than 4 times per year.
7. Warm season grasses require a soil temperature of at least 50 degrees in order to germinate, and will remain dormant until then.

NOTE: Alternative seed mixes may be used with prior approval from the Department or Delegated Agency.

Source:	Symbol:	Detail No.
Delaware ESC Handbook		**DE-ESC-3.4.3** Sheet 3 of 4 Effective FEB 2019

Standard Detail & Specifications
Vegetative Stabilization

Construction Notes:

1. Site Preparation
   a. Prior to seeding, install needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, grassed waterways, and sediment basins.
   b. Final grading and shaping is not necessary for temporary seedings.
2. Seedbed Preparation

   It is important to prepare a good seedbed to insure the success of establishing vegetation. The seedbed should be well prepared, loose, uniform, and free of large clods, rocks, and other objectionable material. The soil surface should not be compacted or crusted.
3. Soil Amendments
   a. Lime - Apply liming materials based on the recommendations of a **soil test** in accordance with the approved nutrient management plan. If a nutrient management plan is not required, apply dolomitic limestone at the rate of 1 to 2 tons per acre. Apply limestone uniformly and incorporate into the top 4 to 6 inches of soil.
   b. Fertilizer - Apply fertilizer based on the recommendations of a **soil test** in accordance with the approved nutrient management plan. If a nutrient management plan is not required, apply a formulation of 10-10-10 at the rate of 600 pounds per acre. Apply fertilizer uniformly and incorporate into the top 4 to 6 inches of soils.
4. Seeding
   a. For **temporary stabilization**, select a mixture from **Sheet 1 .** For a **permanent stabilization**, select a mixture from **Sheet 2** or **Sheet 3** depending on the conditions. Alternative seed mixes may be used with prior approval from the Department or Delegated Agency.
   b. Apply seed uniformly with a broadcast seeder, drill, cultipacker seeder or hydroseeder. All seed will be applied at the recommended rate and planting depth.
   c. Seed that has been broadcast should be covered by raking or dragging and then lightly tamped into place using a roller or cultipacker. If hydroseeding is used and the seed and fertilizer is mixed, they will be mixed on site and the seeding shall be done immediately and without interruption.
5. Mulching

   All mulching shall be done in accordance with detail **DE-ESC-3.4.5**.

Source:	Symbol:	Detail No.
Delaware ESC Handbook		**DE-ESC-3.4.3** Sheet 4 of 4 Effective FEB 2019

Standard Detail & Specifications
Mulching

1. Materials and Amounts

a. *Straw* - Straw shall be unrotted small grain straw applied at the rate of 1-1/2 to 2 tons per acre, or 70 to 90 pounds (two bales) per 1,000 square feet. Mulch materials shall be relatively free of weeds and shall be free of noxious weeds such as; thistles, Johnsongrass, and quackgrass. Spread mulch uniformly by hand or mechanically. For uniform distribution of hand spread mulch, divide area into approximately 1,000 square feet sections and place 70-90 pounds (two bales) of mulch in each section.

b. *Wood chips* - Apply at the rate of approximately 6 tons per acre or 275 pounds per 1,000 square feet when available and when feasible. These are particularly well suited for utility and road rights-of-way. If wood chips are used, increase the application rate of nitrogen fertilizer by 20 pounds of N per acre (200 pounds of 10-10-10 or 66 pounds of 30-0-0 per acre).

c. *Hydraulically applied mulch* -The following conditions apply to hydraulically applied mulch:

i. Definitions:
   a. Wood fiber mulch shall consist of specially prepared wood that has been processed to a uniform state, is packaged for sale as a hydraulic mulch for use with hydraulic seeding equipment, and consists of a minimum of 70% virgin or recycled wood fiber combined with 30% paper fiber and additives.
   b. Blended fiber mulch shall consist of any hydraulic mulch that contains greater than 30% paper fiber. The paper component must consist of specially prepared paper that has been processed to a uniform fibrous state and is packaged for sale as a hydraulic mulch for use with hydraulic seeding equipment.
   c. A bonded fiber matrix (BFM) consists of long strand, specially prepared wood fibers that have been processed to a uniform state held together by a water resistant bonding agent. BFMs shall contain no paper (cellulose) mulch but may contain small percentages of synthetic fibers to enhance performance.
   d. Refer to **Figure 3.4.5a** for conditions and limitations of use for each of the above categories of hydraulic mulch.

ii. All components of the hydraulically applied mulches shall be pre-packaged by the manufacturer to assure material performance. Field mixing of the mulch components is acceptable, but must be done per manufacturers recommendations to ensure the proper results.

iii. Hydraulic mulches shall be applied with a viable seed and at manufacturer's recommended rates. Increased rates may be necessary based on site conditions.

iv. Hydraulically applied mulches and additives shall be mixed according to manufacturers recommendations.

iv. Materials within this category shall only be used when hydraulically applied mulch has been specified for use on the approved Sediment and Stormwater Plan, or supplemental approval from the plan approval agency has been obtained in writing for a specific area.

Source:	Symbol:	Detail No.
Delaware ESC Handbook & Filtrexx™ International		**DE-ESC-3.4.5** Sheet 1 of 3 Effective FEB 2019

Standard Detail & Specifications
Mulching

v. Application:
   a. Apply product to geotechnically stable slopes that have been designed and constructed to divert runoff away from the face of the slope.
   b. Do not apply to saturated soils, or if precipitation is anticipated within 24-48 hours.
   c. During the spring (March 1 to May 31) and fall (September 1 to November 30) seasons, hydraulic mulches may be applied in a one-step process where all components are mixed together in single-tank loads. It is recommended that the product be applied from opposing directions to achieve optimum soil coverage.
   d. During the summer (June 1 to August 31) and winter (December 1 to February 28) seasons, the following two-step process is required:
      Step One– Mix and apply seed and soil amendments with a small amount of mulch for visual metering.
      Step Two – Mix and apply mulch at manufacturers recommended rates over freshly seeded surfaces. Apply from opposing directions to achieve optimum soil coverage.
   e. Minimum curing temperature is 40° F (4° C). The best results and more rapid curing are achieved at temperatures exceeding 60° F (15° C). Curing times may be accelerated in high temperature, low humidity conditions on dry soils.

vi. Recommended application rates are for informational purposes only. Conformance with this standard and specification shall be performance-based and requires **100% soil coverage**. Any areas with bare soil showing shall be top dressed until full coverage is achieved.

d. *Compost blanket (CB)* - Loosely applied with a pneumatic blower so that a 1" compost blanket uniformly covers the **soil with 100% coverage**. This application can be used with seed to promote germination by applying the approved seed mix directly into the loosely blown compost. The compost blanket performs best on slopes less than 2:1 and requires no mulch anchoring.

2. Anchoring mulch - Mulch must be anchored immediately to minimize loss by wind or water. This may be done by one of the following methods, depending upon size of area, erosion hazard, and cost.

a. *Crimping* - A crimper is a tractor drawn implement designed to punch and anchor mulch into the top two (2) inches of soil. This practice affords maximum erosion control but is limited to flatter slopes where equipment can operate safely. On sloping land, crimping should be done on the contour whenever possible.
b. *Tracking* - Tracking is the process of cutting mulch (usually straw) into the soil using a bulldozer or other equipment that runs on cleated tracks. Tracking is used primarily on slopes 3:1 or steeper and should be done up and down the slope with cleat marks running across the slope.
c. *Liquid mulch binders* - Applications of liquid mulch binders should be heavier at edges, in valleys, and at crests of banks and other areas where the mulch will be moved by wind or water. All other areas should have a uniform application of binder. The use of synthetic binders is the preferred method of mulch binding and should be applied at the rates recommended by the manufacturer.
d. *Paper fiber* - The fiber binder shall be applied at a net dry weight of 750 lbs/ac. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons.
e. *Nettings* - Synthetic or organic nettings may be used to secure straw mulch. Install and secure according to the manufacturers recommendations.

Source:	Symbol:	Detail No.
Delaware ESC Handbook & Filtrexx™ International		**DE-ESC-3.4.5** Sheet 2 of 3 Effective FEB 2019

Standard Detail & Specifications
Mulching

MULCHING MATERIAL SELECTION GUIDE

Percent Slope	Type of Mulch / App. Rate*	Dec. 1 to Feb. 28(29)	March 1 to May 31	June 1 to Aug. 31	Sept. 1 to Nov. 30
Less than 2%	Blended Fiber @ 2000 lbs/ac. minimum	xxxxxxxxxxxxxxxx	OK (2:1 Inc.)	xxxxxxxxxxxxxxxx	OK (2:1 Inc.)
	Wood Fiber @ 2000 lbs/ac. min.	xxxxxxxxxxxxxxxx	OK	xxxxxxxxxxxxxxxx	OK
	BFM @ 3000-3500 lbs/ac. min.	OK	OK	OK	OK
	Straw @ 2 Tons/ac. Min.	OK	OK	OK	OK
	Stabilization Matting**	OK	OK	OK	OK
	1" Compost Blanket (CB)	OK	OK	OK	OK
2% to 5.9%	Wood Fiber @ 2000 lbs/ac. min.	xxxxxxxxxxxxxxxx	OK	xxxxxxxxxxxxxxxx	OK
	BFM @ 3000-3500 lbs/ac. min	OK	OK	OK	OK
	Straw @ 2 Tons/ac. min.	OK	OK	OK	OK
	Stabilization Matting**	OK	OK	OK	OK
	1" Compost Blanket (CB)	OK	OK	OK	OK
6% to 10.9%	Wood Fiber @ 2500-3000 lbs/ac. min.	xxxxxxxxxxxxxxxx	OK	xxxxxxxxxxxxxxxx	OK
	BFM @ 3500-4000 lbs/ac. min.	OK	OK	OK	OK
	Straw @ 2 Tons/ac. min.	OK	OK	OK	OK
	Stabilization Matting**	OK	OK	OK	OK
	1" Compost Blanket (CB)	OK	OK	OK	OK
11% to 24.9%	Wood Fiber @ 2500-3000 lbs/ac. min.	xxxxxxxxxxxxxxxx	OK	xxxxxxxxxxxxxxxx	OK
	BFM @ 3500-4000 lbs/ac. min.	OK	OK	OK	OK
	Straw @ 2 Tons/ac. min.	OK	OK	OK	OK
	Stabilization Matting**	OK	OK	OK	OK
	1" Compost Blanket (CB)	OK	OK	OK	OK
25% to 33%	Wood Fiber @ 2500-3000 lbs/ac. min.	xxxxxxxxxxxxxxxx	OK	xxxxxxxxxxxxxxxx	OK
	BFM @ 4000 lbs/ac. min.	OK	OK	OK	OK
	Straw @ 2 Tons/ac. min.	OK	OK	OK	OK
	Stabilization Matting**	OK	OK	OK	OK
	1" Compost Blanket (CB)	OK	OK	OK	OK
33% and up	BFM @ 4000-4500 lbs/ac. min.	xxxxxxxxxxxxxxxx	OK	xxxxxxxxxxxxxxxx	OK
	Straw @ 2 Tons/ac. min.***	OK	OK	OK	OK
	Stabilization Matting**	OK	2:1 Max.	2:1 Max.	2:1 Max.
	1" Compost Blanket (CB)	OK	2:1 Max.	2:1 Max.	2:1 Max.

* Note: Manufacturers Recommended Rates for informational purposes only. Performance standard requires 100% soil coverage.
** Note: Stabilization Matting must be installed in accordance with Section 3.4.6 of the Delaware ESC Handbook.
***Note: Straw applied on slopes greater than 33% must be netted (this does not apply to topsoil stockpiles).
OK = Acceptable to use during this time period.
xxxxxxxxxxxxxxxx = Not to be used during this time period.
All application rates are minimums

Source:	Symbol:	Detail No.
Delaware ESC Handbook & Filtrexx™ International		**DE-ESC-3.4.5** Sheet 3 of 3 Effective FEB 2019

Standard Detail & Specifications
Dust Control

Temporary Methods:

1. Mulches - See **DE-ESC-3.4.5**, Standard Detail and Specifications for Mulching.
2. Vegetative cover - See **DE-ESC-3.4.3**, Std. Detail and Specifications for Vegetative Stabilization.
3. Adhesives - Use on mineral soils only (not effective on muck soils). Keep traffic off these areas. The following table may be used for general guidance.

Type of Emulsion	Water Dilution	Type of Nozzle	Apply Gal/Ac.
Latex emulsion	12.5:1	Fine spray	235
Resin-in-water emulsion	4:1	Fine spray	300
Acrylic emulsion (non-trafffic)	7:1	Coarse spray	450
Acrylic emulsion (traffic)	3.5:1	Coarse spray	350

4. Tillage - For emergency temporary treatment, scarify the soil surface to prevent or reduce the amount of blowing dust until a more appropriate solution can be implemented. Begin the tillage operation on the windward side of the site using a chisel-type plow for best results.
5. Sprinkling - Sprinkle site with water until the surface is moist . Repeat as needed.
6. Calcium Chloride - Apply as flakes or granular material with a spreader at a rate that will keep the soil surface moist. Re-apply as necessary.
7. Barriers - Place barriers such as soild board fences, snow fences, hay bales, etc. at right angles to the prevailing air currents at intervals of approx. 10X their height.

Permanent Methods:

1. Vegetative cover - See **DE-ESC-3.4.3**, Std. Detail and Specifications for Vegetative Stabilization.
2. Stone - Apply layer of crushed stone or coarse gravel to protect soil surface.

Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook		**DE-ESC-3.4.8** Sheet 1 of 1 Effective FEB 2019

CENTURY ENGINEERING
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REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
EROSION AND SEDIMENT CONTROL DETAILS

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES

SCALE: N/A
SHEET NO.: C214
PROJECT NO.: 20232855.001

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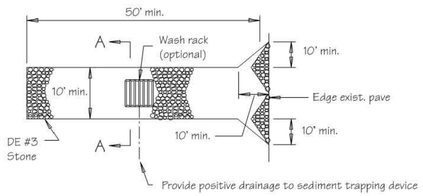
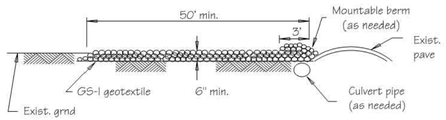
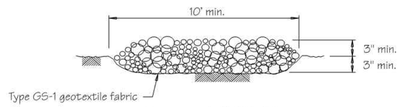
Standard Detail & Specifications
Stabilized Construct. Entrance



Plan



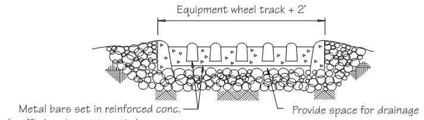
Profile



Section A-A (Std.)

Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SCE	**DE-ESC-3.4.7** Sheet 1 of 2 Effective FEB 2019

Standard Detail & Specifications
Stabilized Construct. Entrance



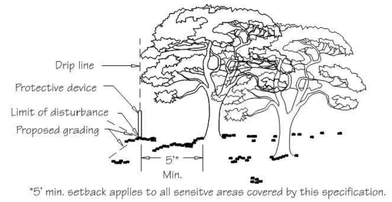
Section A-A (Opt.)

Construction Notes:

1. Stone size - Use DE #3 stone.
2. Length - As required, but not less than 50 feet (except on 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-I; 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.

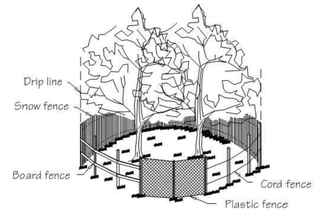
Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SCE	**DE-ESC-3.4.7** Sheet 2 of 2 Effective FEB 2019

Standard Detail & Specifications
Sensitive Area Protection



*5' min. setback applies to all sensitve areas covered by this specification.

Location of Sensitive Area Protection



Methode of Sensitive Area Protection

Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SAP	**DE-ESC-3.7.2** Sheet 1 of 3 Effective FEB 2019

Standard Detail & Specifications
Sensitive Area Protection

Construction Notes:

Fencing shall be installed at the extents of all sensitive areas. For trees, the fencing shall be installed outside the dripline (mature canopy) and at no time within 5 feet of the trunk. Personnel must be instructed to honor protective devices. The devices described are suggested only, and are not intended to exclude the use of other devices which will protect the trees to be retained. If silt fence is to be used for demarcation purposes, appropriate signage shall be provided a minimum of every 20 feet denoting the area as a sensitive area protection zone.

Materials:

1. Snow Fence - Standard 40-inch high snow fence shall be placed at the limits of clearing or construction on standard steel posts set 6 feet apart.
2. Board Fence - Board fencing consisting of 4-inch square posts set securely in the ground and protruding at least 4 feet above the ground shall be placed at the limits of clearing with a minimum of two horizontal boards between posts. For tree proteciton, if it is not practical to erect a fence at the drip line, construct a triangular fence nearer the trunk. The limits of clearing will still be located at the drip line, since the root zone within the drip line will still require protection.
3. Plastic Fencing - 40-inch high "international orange" plastic (polyethylene) web fencing secured to conventional metal "T" or "U" posts driven to a minimum depth of 18 inches on 6-foot minimum centers shall be installed at the limits of clearing. The fence should have the following minimum physical qualities:
   a. Tensile yield: Average 2,000 lbs. per 4-foot width (ASTM D638)
   b. Ultimate tensile yield: Average 2,900 lbs. per 4-foot width (ASTM D638)
   c. Elongation at break (%): Greater than 1000% (ASTM D638)
   d. Chemical resistance: Inert to most chemicals and acids

Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SAP	**DE-ESC-3.7.2** Sheet 2 of 3 Effective FEB 2019

Standard Detail & Specifications
Sensitive Area Protection

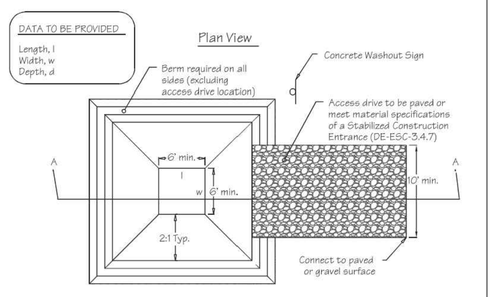
4. Cord Fence - Posts with a minimum size of 2 inches square or 2 inches in diameter set securely in the ground and protruding at least 4 feet above the ground shall be placed at the limits of clearing with two rows of cord 1/4-inch or thicker at least 2 feet apart running between posts with strips of colored surveyor's flagging tied securely to the string at intervals no greater than 3 feet.
5. Earth Berms - Temporary earth berms shall be constructed according to specifications for a Temporary Earth Dike with the base of the berm on the sensitive area side located along the limits of clearing. Earth berms may not be used for this purpose if their presence will conflict with drainage patterns.
6. Trunk Armoring (Tree Protection Only) - As a last resort, a tree trunk can be armored with burlap wrapping and 2-inch studs wired vertically no more than 2 inches apart to a height of 5 feet encircling the trunk. If this alternative is used, the root zone within the drip line will still require protection. Nothing should ever be nailed to a tree.

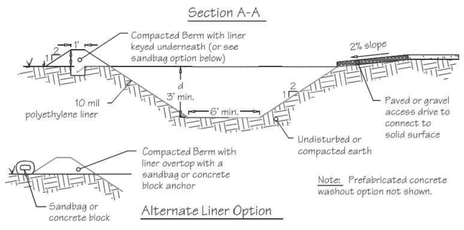
Maintenance:

Fencing and armoring devices shall be in place before any excavation or grading is begun, shall be kept in good repair for the duration of construction activities, and shall be the last items removed during the final cleanup after the completion of the project.

Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SAP	**DE-ESC-3.7.2** Sheet 3 of 3 Effective FEB 2019

Standard Detail & Specifications
Concrete Washout





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 FEB 2019

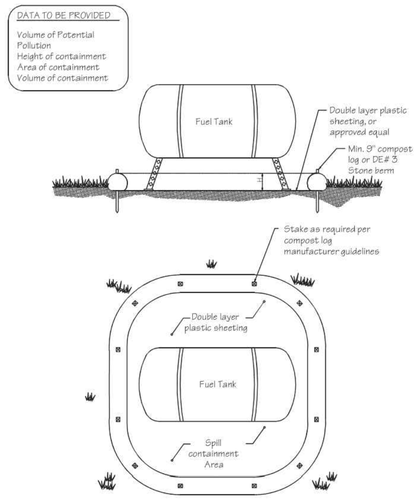
Standard Detail & Specifications
Concrete Washout

Construction Notes:

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 overtop 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 FEB 2019

Standard Detail & Specifications
Construction Site Waste Mgt & Spill Control



Source:	Symbol:	Detail No.
Delaware ESC Handbook		**DE-ESC-3.6.1** Sheet 1 of 5 Effective FEB 2019

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REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
EROSION AND SEDIMENT CONTROL DETAILS

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES

SCALE	SHEET NO.
N/A	C215

PROJECT NO.
20232855.001

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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:	Symbol:	Detail No.
Delaware ESC Handbook		**DE-ESC-3.6.1** Sheet 2 of 5 Effective FEB 2019

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 trash hauler is responsible for cleaning out dumpsters.

Source:	Symbol:	Detail No.
Adapted from USEPA Pub. 840-B-92-002		**DE-ESC-3.6.1** Sheet 3 of 5 Effective FEB 2019

Standard Detail & Specifications

Construction Site Waste Mgt & Spill Control

Notes (cont.)

d. 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. Drip pans shall be used for all equipment maintenance.
d. Equipment shall be inspected for leaks on a daily basis.
e. 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:	Symbol:	Detail No.
Adapted from USEPA Pub. 840-B-92-002		**DE-ESC-3.6.1** Sheet 4 of 5 Effective FEB 2019

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 Management Section	**302-739-9403**

Source:	Symbol:	Detail No.
Adapted from USEPA Pub. 840-B-92-002		**DE-ESC-3.6.1** Sheet 5 of 5 Effective FEB 2019

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
EROSION AND SEDIMENT CONTROL DETAILS

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES

SCALE	SHEET NO.
N/A	C216

PROJECT NO.
20232855.001

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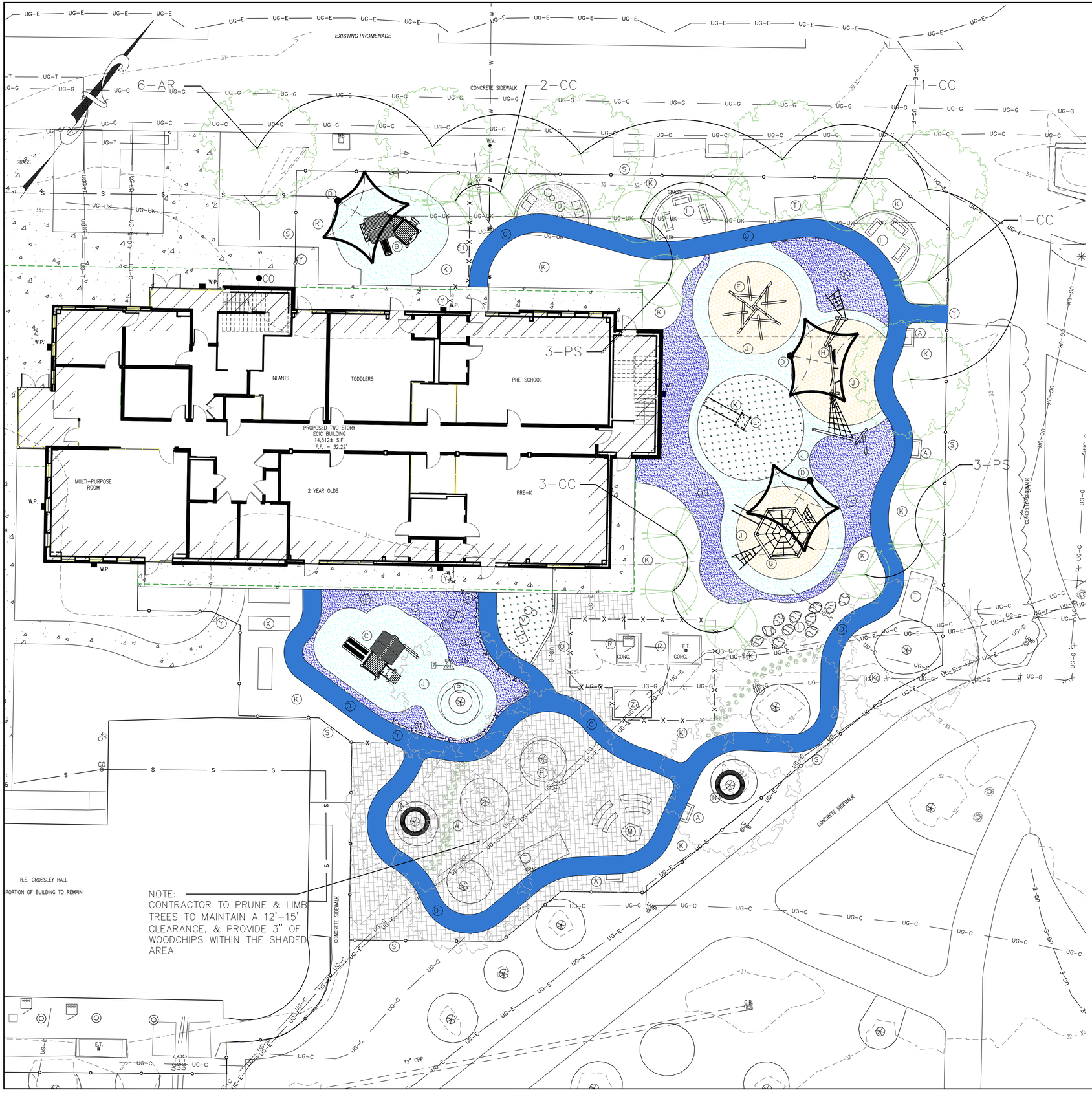
THIS DRAWING IS THE PROPERTY OF CENTURY ENGINEERING AND IS PREPARED FOR THE EXCLUSIVE USE OF ITS CLIENTS AT THE LOCATION INDICATED. NO OTHER USE IS AUTHORIZED OR INTENDED.



PROPOSED SHADE TREE

PROPOSED ORNAMENTAL TREE

PROPOSED SHADE STRUCTURE

ARTIFICIAL TURF

ZEAGER PLAY SURFACE – TAN

ZEAGER PLAY SURFACE – LIGHT BLUE

ZEAGER PLAY SURFACE – DARK BLUE

ZEAGER PLAY SURFACE – MEDIUM BLUE

WOODCHIPS (3" MINIMUM)

AMENITIES LEGEND:

A. BENCH
B. LITTLE FOX SHOP PLAY STRUCTURE
C. WIZARDS HIDEAWAY PLAY STRUCTURE
D. SHADE STRUCTURE
E. EMBANKMENT SLIDE
F. CRAWLING PYRAMID
G. 6-SIDED CLIMBER
H. PARKOUR
I. SEATING AREA
J. RUBBERIZED SURFACE
K. NATURAL TURF AREA
L. NATURAL CLIMBING AREA W/BOULDERS
M. OUTDOOR CLASSROOM
N. TREE BENCH
O. WALKING PATH
P. TREE SWING
Q. SCREEN FENCE
R. EXISTING TRANSFORMERS
S. PERIMETER FENCE
S1. 4' CHAIN-LINK SEPARATION FENCE
T. FITNESS STATION
U. SENSORY PLAY AREA
V. MUSIC PLAY AREA
W. STEPPING-STONE PATH
X. GARDEN / RAIN GARDEN
Y. EMERGENCY EXIT GATE
Z. STORAGE SHED 6'x8'

0' 10' 20' 30'
SCALE: 1" = 10'

CENTURY ENGINEERING
A Kleinfelder Company

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866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

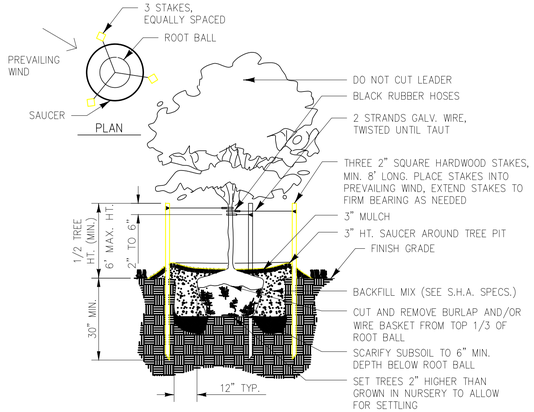
SHEET TITLE
PLAYGROUND PLAN

CITY OF DOVER
SKETCH MEETING
MAY 18, 2023

DRAWN	CHK'D/DESIGNER
CAG	MJP

SCALE	SHEET NO.
1" = 10'	LS101

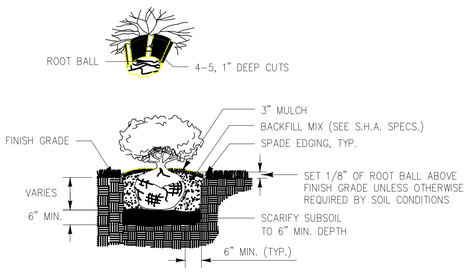
PROJECT NO.
20232855.001



DECIDUOUS TREE PLANTING

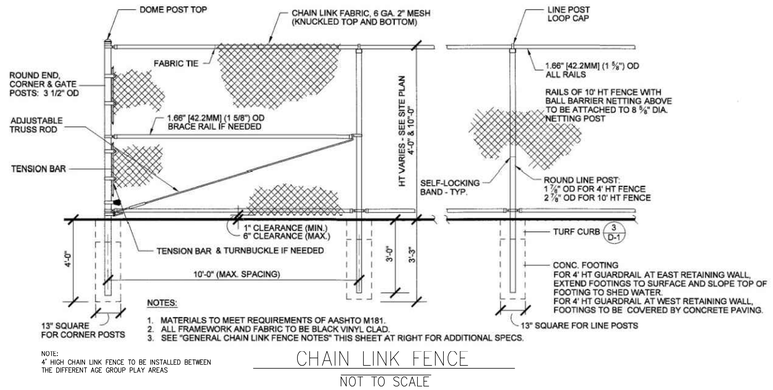
Not To Scale

NOTES:
1. FOR CONTAINER SHRUBS, COMPLETELY REMOVE ALL NON-BIODEGRADABLE CONTAINERS AND SCARIFY ROOTBALL BY USING A SHARP BLADE AND MAKING 4 TO 5 ONE INCH CUTS THE LENGTH OF THE ROOTBALL.
2. FOR B&B SHRUBS, CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.



SHRUB PLANTING

Not To Scale

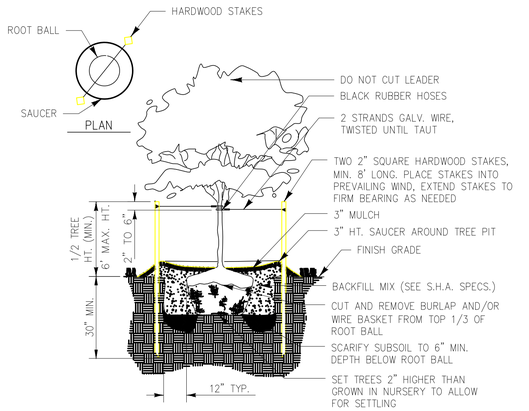


NOTES:
1. MATERIALS TO MEET REQUIREMENTS OF AASHTO M181.
2. ALL FRAMEWORK AND FABRIC TO BE BLACK VINYL CLAD.
3. SEE "GENERAL CHAIN LINK FENCE NOTES" THIS SHEET AT RIGHT FOR ADDITIONAL SPECS.

NOTE:
4' HIGH CHAIN LINK FENCE TO BE INSTALLED BETWEEN THE DIFFERENT AGE GROUP PLAY AREAS

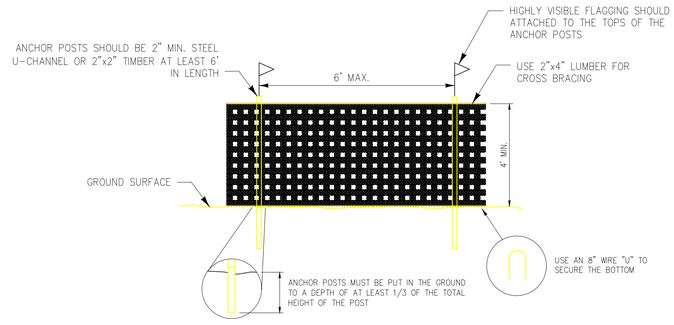
CHAIN LINK FENCE

NOT TO SCALE



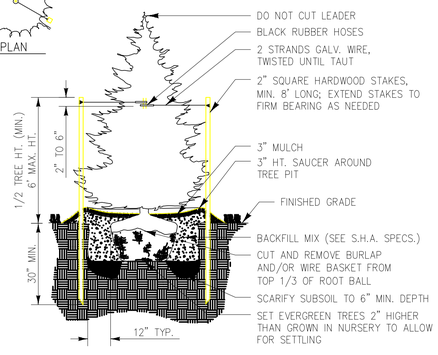
FLOWERING TREE PLANTING

Not To Scale



BLAZE ORANGE PLASTIC MESH FENCE

Not To Scale



EVERGREEN TREE PLANTING

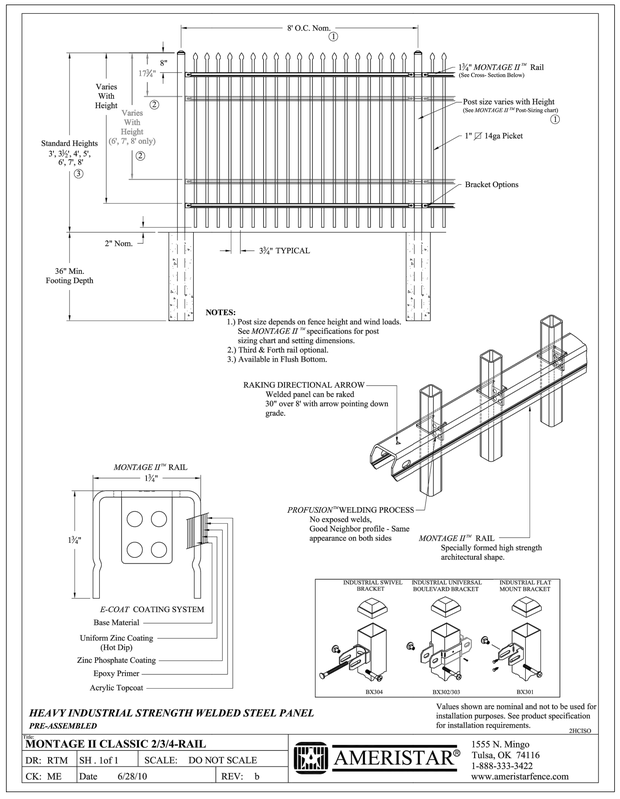
Not To Scale

PLANTING NOTES

1. Plant material substitutions will not be accepted without approval of the Landscape Architect.
2. All Shrubs and groundcover areas shall be planted in continuous prepared planting beds.
3. All shrub beds shall be mulched with hardwood mulch as detailed and specified except where noted on plans.
4. Maintain positive drainage out of planting beds at a minimum of two percent slope.
5. Plant quantities are provided for the convenience of the contractor. If discrepancies exist between quantities shown on the plan and those shown on the plant list, the quantities on the plan shall take precedence.
6. All areas within contract limits disturbed during or prior to construction not designated to receive plantings and mulch shall be fine graded and seeded in accordance with planting and construction.
7. Three (3) inches topsoil on all disturbed areas to be landscaped, seeded or sodded is required.
8. The contractor shall notify Miss Utility, (800-257-7777) a minimum of three working days prior to planting and construction.
9. All nursery stock shall conform to American Association of Nurserymen, Inc., standards as described in American Standard for Nursery Stock, current ANSI Z-60.1 specifications.
10. All plants shall be identified in accordance with the latest Edition of Hortus Third, by "The Staff of the Hortorium".
11. Landscape specifications shall conform to Landscape Guidelines for Maryland, Washington, D.C., and Virginia, latest edition. All nursery stock shall be planted in accordance with the procedures outlined in the guidelines.
12. Contractor shall test pit prior to plant installation.

MINIMUM LANDSCAPE MAINTENANCE REQUIREMENTS

1. Lawn areas shall be mowed to a height of 2 to 3 inches and not allowed to reach a height of 4 inches before mowing.
2. All curbs and walks shall be edged as needed.
3. All lawn areas adjacent to building faces or structures shall be trimmed.
4. A slow release nitrogen balanced fertilizer with a 2-1-1 ratio shall be applied at a rate of 2 pounds of nitrogen per 1000 square feet in September, October, and February.
5. Lime shall be applied at the rate determined by a soils report.
6. It is recommended that lawn areas be treated in mid-March to early April with pre-emergent herbicide (Betasan or equal) applied at the manufacturer's rate.
7. A post-emergent herbicide (Trimec or equal) is recommended to be sprayed on lawn areas in the late spring or early fall. Follow manufacturer's rates and recommendations.
8. Insecticides and fungicides are recommended for insect and disease control.
9. Reseed bare areas of lawn as necessary. Yearly aeration is recommended.
10. All trash, litter, and debris shall be removed from lawn areas, parking lots, and shrub beds as needed.
11. Mulch all shrub and groundcover beds yearly with 3 inches of shredded hardwood bark.
12. Permit shrubs and trees to grow and enlarge to their design size. Consult project Landscape Architect for details.
13. Prune trees in accordance with Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas.



PLANT LIST

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
			SHADE TREES		
AR	6	Acer rubrum 'Sun Valley'	Red Maple	2 1/2" c.	B & B, specimen
			FLOWERING TREES		
CC	7	Cercis canadensis	Eastern Redbud	1 1/2" c.	B & B, multi-stem
PS	6	Prunus serotona	Black Cherry	1 1/2" c.	B & B, multi-stem

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

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SHEET TITLE

CITY OF DOVER
SKETCH MEETING
MAY 18, 2023

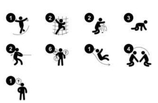
DRAWN	CHK'D/DESIGNER
CAG	MJP
SCALE	SHEET NO.
As Shown	LS102
PROJECT NO.	
20232855.001	

Little Fox' Shop

NRO418

B

Item no. NRO418-1021	
General Product Information	
Dimensions LxWxH	9'4"x14'9"x7'2"
Age group	2 - 5
Play capacity (users)	18
Color options	



The Little Fox' Shop has meandering, low floors and a dense, activity packed climb and slide offering with an elevated play house that will attract and excite toddlers again and again. Rich tactile features greatly increase play value and support emerging dramatic play in the toddlers. The scale of the Little Fox' Shop is perfectly shaped for toddlers. The leafy crawl-through panel encourages children to crawl and explore.. The window with curtain invites social cooperation between inside and outside, supporting turn-taking and cooperation skills and not least inviting peek-a-boo games that support the understanding of object permanence: that things don't cease to exist when they are out of sight. These tactile activities stimulate cross-modal perception, important for improving reading skills and support cross-coordination awareness which is key to physical and cognitive development at this age. The house with its many details and corners supports emerging dramatic play which stimulates language skills. Thrilling sliding is invited with a friendly loop between access platform and slide mouth. The inclined climbing wall on the other side adds varied access and supports cross-coordination which is key to physical as well as cognitive development at this age.

1 / 03/23/2023

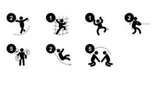
Data is subject to change without prior notice.

The Wizard's Hideaway

NRO409

C

Item no. NRO409-0621	
General Product Information	
Dimensions LxWxH	10'4"x15'11"x11'9"
Age group	2 - 5
Play capacity (users)	11
Color options	



The magical Wizard's Hideaway with an elevated house and blue roof invites dramatic play as few other structures can do. The benches and table inside stimulate social interaction and make longer stays desirable. A table on the side of the house invites meeting and provides a nice seat for care givers. The stair up to elevated level and the double slide benefit motor skills such as cross coordination and spatial awareness. These are both fundamental for building up an understanding of the body in time and space, a competence important for managing obstacles and traffic safely. The stairway features a broad transfer platform and good handholds to support children of all abilities in accessing. All in all, hours of magic play together.

1 / 03/30/2023

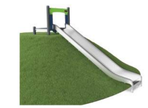
Data is subject to change without prior notice.

Embankment Slide, wide

PCM110221

E

Item no. PCM110221-0902	
General Product Information	
Dimensions LxWxH	13'3"x4'12"x4'7"
Age group	5 - 12
Play capacity (users)	3
Color options	



Sliding is a favourite playground activity that attracts children to being active and playful in a thrilling way. An embankment slide is especially exciting and accessible with the entry at the ground level, and a fast sliding path that follows the form of the land. The wide slide increases capacity and social play. When children slide they train their core muscles, sitting upright while sliding down. This stimulates stability, important for avoiding back and neck pains – a growing problem in children due to sedentary lifestyles. Sliding additionally trains the child's sense of balance and space awareness understanding. These skills are important in navigating the world safely and are also the basis of all motor skills. Developing these skills supports physical confidence in children. Children are especially keen to try the embankment slide over and over again therefore increasing their physical activity.

1 / 03/23/2023

Data is subject to change without prior notice.

Crawling Pyramid

NRO826

F

Item no. NRO826-0801	
General Product Information	
Dimensions LxWxH	13'1"x13'3"x5'11"
Age group	5 - 12
Play capacity (users)	6
Color options	

The Crawling Pyramid is a hit with children. The hap-hazardly placed beams is a magnet for their eagerness to climb and explore the unit. The inclined and horizontal beams invite a number of classic playground games, all cantered around balancing such as The Ground is Lava or tag. With its inclined layout, the Crawling Pyramid constantly challenges the sense of balance in children. The sense of balance is fundamental for all other senses. It makes it possible to run, to sit still, concentrate and learn, but it also gives children the confidence that they can manage the world and adjust, when they are at the edge of loosing balance. The many horizontal beams of the Crawling Pyramid invites a break and socializing. This is important for children's social-emotional skills and forming friendships.

1 / 03/22/2023

Data is subject to change without prior notice.

Six-sided climbing structure

NRO816

G

Item no. NRO816-1003	
General Product Information	
Dimensions LxWxH	19'3"x14'2"x10'6"
Age group	5 - 12
Play capacity (users)	20
Color options	

The six-sided climbing structure with its rich variety of climbing and crawling is a huge attraction for children. The many different ways of climbing and sliding must be tried out, which make the children stay longer and want to come back. The inclined climbing nets make challenging climbs to the top due to their non-horizontal steps. The climbing wall offers a vertical climb with and entrance to the top horizontal net either over the top or through the hole. The varied body positions demanded to manage the climb train the child's proprioception, balance coordination and spatial awareness. These motor skills aid concentration and the ability to sit still. The fireman's pole and the banister bars are risk taking activities that tickle the stomach and train spatial awareness, necessary for judging distances. The structure is a great active meeting point.

1 / 03/22/2023

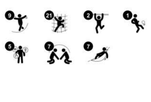
Data is subject to change without prior notice.

Parkour 4

NRO854

H

Item no. NRO854-1001	
General Product Information	
Dimensions LxWxH	15'3"x33'9"x9'11"
Age group	5 - 12
Play capacity (users)	12
Color options	



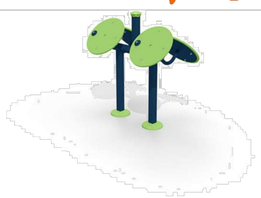
The Parkour 4 is a hugely appealing play piece. Exactly what 5-12 year olds want: a trim trail that's fun. The variation in climbing, crawling and balancing activities will make children come back again and again. The many inclined, twisted and vertical nets and the different mesh directions make great play challenges. Climbing or crawling up, down and through the big meshes greatly stimulates coordination and proprioception. Both are skills necessary to navigate the world confidently and to achieve physical confidence. The lovely rubber seating points and the inclined beams are great for meeting and exchanging. Their bouncy or inclined character make them a constant balance and muscle trainer, even when seated. When climbing through the Parkour 4 children train their cooperation and turn-taking skills. These skills are difficult to teach, but they are easily learned in play.

1 / 03/22/2023

Data is subject to change without prior notice.

Stretch & Go
Arm & Shoulder Circles

Product: ZZXX0489



Ages 2-12

T

Product Description

Use the handles on the disks to turn them

Rotate in or outwards to work the muscles in your shoulders and upper back

Product Details

Size: 3' 6'' **x** 3' 9'' **x** 4' 9''H	**Capacity:** 2
Color: Available in any Playworld color(s)	**Weight:** 213 lb
Install Hours: 2	

Complies With:

EN1176

Prices are approximate. Prices shown in U.S. Dollars. Prices do not include freight, custom fees, surfacing or installation. Please contact your authorized Playworld Representative for pricing.

Pictured components and their associated prices are not reflective of total cost of configuration

Stretch & Go
Shoulder Slide

Product: ZZXX0492

Ages 2-12

T

Product Description

Step into the "U", hold a slider in each hand and slide from sides to front

Range of motion depends on where you stand

Turn around to work the back muscles

Product Details

Size: 4' 11'' **x** 4' 10'' **x** 4' 8''H	**Capacity:** 1
Color: Available in any Playworld color(s)	**Weight:** 71 lb
Install Hours: 3	

Complies With:

EN1176

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Stretch & Go
The Twister

Product: ZZXX0487

Ages 2-12

T

Product Description

Step up onto the disk, hold onto the bar, and twist your torso from side to side

Stretches the lower back and your oblique muscles

Product Details

Size: 1' 10'' **x** 4' 6'' **x** 6' 1''H	**Capacity:** 2
Color: Available in any Playworld color(s)	**Weight:** 91 lb
Install Hours: 3	

Complies With:

EN1176

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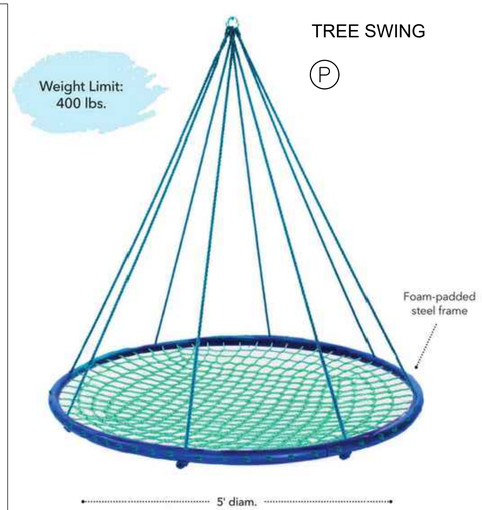
TREE SWING

P



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SHEET TITLE

PLAY EQUIPMENT DETAILS

CITY OF DOVER
SKETCH MEETING
MAY 18, 2023

DRAWN	CHK'D/DESIGNER
CAG	MJP
SCALE	SHEET NO.
As Shown	LS103

PROJECT NO.
20232855.001

PLAYWORLD

Sensory Play Music Panels
Music Center

Product: 350-1430

Ages 2-12yrs

Space Required
23' 4" x 21' 4"
(7,11m x 6,5m)

Product Description

Drums, and Chime, Bell and Horn Panels build auditory awareness. Ideal for musical entertainment and group play.

Product Details

Size: 11' 1" x 9' 0" x 4' 6"H	**Capacity:** 12
Color: Available in any Playworld color(s)	**Weight:** 424 lb
Install Hours: 12	

Complies With:
ASTM F1487
CPSC PUB.325
CAN/CSA-Z614
EN1176

Ⓥ

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PLAYWORLD

Skill & Learning Panels
Slide-n-Learn Panel

Product: ZZCH4446

Ages 2-12yrs

Product Description

Promotes color, number and shape recognition. Choose a two-color sheet plastic.

Product Details

Size: 0' 6" x 3' 5" x 3' 11"H	**Capacity:** 1
Color: Available in any Playworld color(s)	**Weight:** 58 lb
Install Hours: 1	

Complies With:
ASTM F1487
CPSC PUB.325
CAN/CSA-Z614
EN1176

Ⓤ

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PLAYWORLD

Sensory Play Panels
Airplane Half Panel

Product: ZZPM4399

Ages 2-12yrs

Product Description

Fly plane around track through spinning clouds. Builds attention spans, cognitive thinking and a sense of discovery. Encourages role playing and imaginative play. Promotes gross and fine motor skills, and hand/eye coordination.

Product Details

Size: 0' 8" x 4' 7" x 1' 6"H	**Color:** Available in any Playworld color(s)
Weight: 28 lb	**Install Hours:** 1

Complies With:
ASTM F1487
CPSC PUB.325
CAN/CSA-Z614
EN1176

Ⓤ

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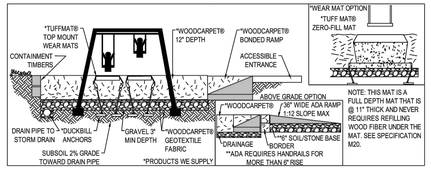
FAX: (717) 944-7681
www.zeager.com



APPLICATION: OUTDOOR PLAYGROUND SURFACE USING DRAINAGE GRAVEL.
CRITICAL HEIGHT: 12'-0" FALL PROTECTION. 8'-0" WALL PROTECTION.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 069-001.

PLAY AREA SURFACING DETAIL

WOODCARPET AND GRAVEL DRAINAGE FOR PLAY AREA/ PLAYGROUND SURFACING- DETAIL (PAGE 1 OF 2)

069-001 REVISION DATE 02/24/2017

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ZEAGER BROS., INC.
4000 EAST HARRISBURG PIKE
MIDDLETOWN, PA 17057
TOLL FREE: 1-800-346-8524
PHONE: (717) 944-7481
FAX: (717) 944-7681
www.zeager.com

INSTALLATION PROCEDURE:
1. REVIEW PROJECT PLANS AND VERIFY THAT PLAYGROUND EQUIPMENT USE ZONES, CLEARANCES, AND REACH RANGES WILL COMPLY WITH ASTM F1487 SECTIONS 8, 9, AND 10, AND WITH CANICSA-Z614 SECTIONS 14 AND 15.
2. PREPARE THE SITE IN ACCORDANCE WITH THE PROJECT ENGINEER'S DIRECTIONS AND PROJECT SPECIFICATIONS. ENSURE THAT DRAINAGE IS ROUTED AWAY FROM OR AROUND THE PLAYGROUND AREA TO PREVENT SAND, SOIL, SILT, OR OTHER FOREIGN MATERIAL FROM CONTAMINATING THE WOODCARPET®. GRADE SUBSOIL TO A 2% GRADE TOWARD THE DRAIN PIPE. MAX 7-8% WITH STABLE SUBSURFACE.
3. INSTALL PLAYGROUND EQUIPMENT.
4. PLACE A LAYER OF GEOTEXTILE FABRIC ON TOP OF THE SUBSOIL. OVERLAP SEAMS 10" (25CM), OR 5" (63CM) IF A DOUBLE BEAD OF EXTERIOR GRADE CONSTRUCTION ADHESIVE IS APPLIED TO THE OVERLAP. PLACE SEAMS PARALLEL TO DIRECTION OF SLIDES AND TRAVEL OF SWINGS WHEN EVER POSSIBLE.
5. EXCAVATE A MINIMUM 8" W. X 8" D. (20CM X 20CM) TRENCH ALONG THE LOW END OF THE AREA TO A STORM DRAIN. INSTALL DRAIN PIPE.
6. SPREAD DRAINAGE GRAVEL (1/2 - 1" (127-2.54CM) CLEAN GRAVEL) TO A MINIMUM DEPTH OF 3" (8CM). FILL DRAINAGE TRENCH.
7. INSTALL TIMBERS OR AN ALTERNATE CONTAINMENT SYSTEM ABOVE OR BELOW GRADE. PROVIDE FOR AN ACCESSIBLE ENTRANCE USING RAMP ASSEMBLY FOR ABOVE GRADE INSTALLS. USE ZEAGER BONDED WOODCARPET RAMP KIT TO PROVIDE ACCESS INTO PLAY AREA TO ALLOW FOR PROPER ACCESS AND TO MAINTAIN AN AREA TO MEET ADA CHANGE IN LEVEL LIMITATIONS. (1/4" STRAIGHT, 1/2" BEVELED).
8. AS DESCRIBED IN STEP 4, PLACE AN ADDITIONAL LAYER OF GEOTEXTILE FABRIC ON TOP OF THE DRAINAGE GRAVEL.
9. SPREAD WOODCARPET® TO A MINIMUM DEPTH OF 6" AFTER COMPACTION FOR PLAY EQUIPMENT UNDER 4'-0" HIGH AND TO A MINIMUM DEPTH OF 12" AFTER COMPACTION FOR PLAY EQUIPMENT OVER 4'-0" HIGH. TO MAKE WOODCARPET® ACCESSIBLE, INSTALL WOODCARPET® IN 6" MAXIMUM LAYERS. RAKE LEVEL, WET, AND MECHANICALLY COMPACT EACH LAYER TWICE WITH A FLAT SURFACE COMPACTOR. CHANGE DIRECTION 90° ON SECOND COMPACTION. EXERCISE CAUTION TO PREVENT DAMAGING THE GEOTEXTILE FABRIC AND DRAIN MATERIALS. DO NOT OPERATE EQUIPMENT DIRECTLY ON THE GEOTEXTILE FABRIC.
10. INSTALL TUFFMAT® IN EACH KICK-OUT AREA. ZEAGER RECOMMENDS INSTALLING WEAR MATS ON TOP OF WOODCARPET® SURFACE TO KEEP SURFACE ACCESSIBLE. DO THIS BY DIGGING A CHANNEL AROUND THE MAT EDGE DOWN TO BASE OF THE WOODCARPET® AND SLOPE MAT EDGES DOWN INTO THE CHANNEL. INSTALL ANCHORS AND NYLON CABLE TIES TO ATTACH THE MAT TO THE ANCHORS. REFILL THE CHANNEL WITH WOODCARPET® AND COMPACT. CUSTOM MAT SIZES AVAILABLE.
11. INSPECT THE PLAYGROUND AND VERIFY THAT PLAYGROUND EQUIPMENT USE ZONES, CLEARANCES, AND REACH RANGES COMPLY WITH ASTM F1487 SECTIONS 8, 9, AND 10, AND WITH CANICSA-Z614 SECTIONS 14 AND 15.
12. RAKE AND COMPACT WOODCARPET® LEVEL. MAINTAIN AS NEEDED THEREAFTER. SEE ZEAGER MAINTENANCE RECOMMENDATIONS.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
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5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 069-001A.

PLAY AREA SURFACING DETAIL

WOODCARPET AND GRAVEL DRAINAGE FOR PLAY AREA/ PLAYGROUND SURFACING- INSTALLATION INSTRUCTIONS (SHEET 2 OF 2)

069-001A REVISION DATE 02/24/2017

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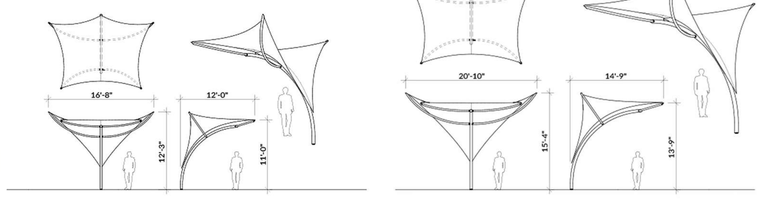
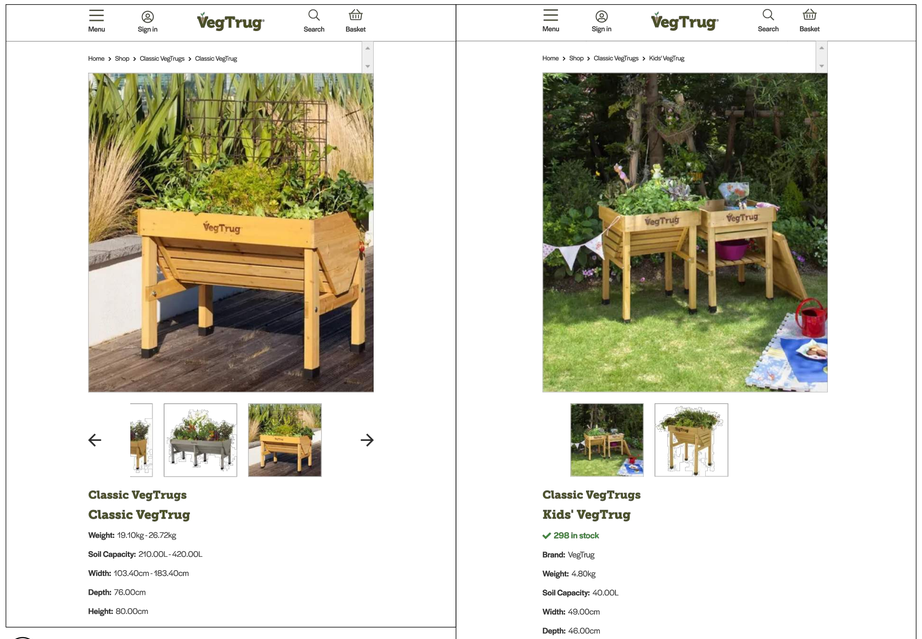
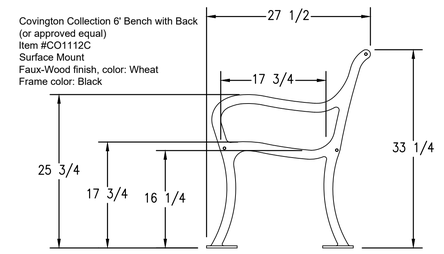


Ⓓ SHADE STRUCTURE: SUNAMI® BY TENSILE SHADE PRODUCTS, LLC



Ⓧ ACCESSIBLE RAISED PLANTER BOXES



Ⓐ BENCH N.T.S.

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

△ DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
866 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE

PLAY EQUIPMENT DETAILS

CITY OF DOVER
SKETCH MEETING
MAY 18, 2023

DRAWN	CHK'D/DESIGNER
CAG	MJP
SCALE	SHEET NO.
As Shown	LS104

PROJECT NO.
20232855.001

SEQUENCE OF CONSTRUCTION

1. NOTIFY THE DNREC IN WRITING AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
2. PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED AND CONDUCTED. THE LANDOWNER/DEVELOPER AND CONTRACTOR ARE REQUIRED TO BE IN ATTENDANCE AT THE PRE-CONSTRUCTION MEETING; THE ENGINEER IS RECOMMENDED TO ATTEND.
3. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
4. CLEAR AND GRUB AS REQUIRED TO INSTALL STABILIZED CONSTRUCTION ENTRANCE. INSTALL STABILIZED CONSTRUCTION ENTRANCE. CLEAR AND GRUB TO INSTALL SILT FENCE. INSTALL SILT FENCE.
5. ALL PERIMETER CONTROLS ARE TO BE REVIEWED BY THE AGENCY CONSTRUCTION SITE REVIEWER AND APPROVED PRIOR TO PROCEEDING WITH FURTHER SITE DISTURBANCE OR CONSTRUCTION.
6. CLEAR AND GRUB AREAS WITHIN THE LIMIT OF DISTURBANCE.
7. REMOVE CONCRETE SIDEWALKS AS SHOWN ON THE PLAN.
8. INSTALL SITE POLLUTION PREVENTION DEVICES PER DNREC STANDARD DETAILS & SPECIFICATIONS, INCLUDING CONCRETE WASHOUT.
9. INSTALL FENCING AROUND EXISTING TRANSFORMERS.
10. CONSTRUCT NEW ECIC BUILDING, INSTALL UTILITY CONNECTIONS.
11. CONSTRUCT NEW SIDEWALKS AND WALKING PATHS.
12. INSTALL PLAYGROUND EQUIPMENT AND LANDSCAPING.
13. CLEAR AREAS AS NEEDED WITHIN LOC.
14. MILL AND OVERLAY EXISTING PARKING LOT AND PERFORM ROUGH GRADING PROJECT WIDE.
15. PERFORM FINAL SITE GRADING. SEED AND STABILIZE ALL DISTURBED AREAS.
16. EROSION & SEDIMENT CONTROL DEVICES SHALL BE REMOVED ONLY AFTER WORK IN AN AREA HAS BEEN COMPLETED AND STABILIZED, WITH WRITTEN APPROVAL FROM THE OWNER.

INDEX OF SHEETS

C200	COVER SHEET
C201	LEGEND
C202	GENERAL PROJECT NOTES
C203	EXISTING CONDITIONS & DEMOLITION PLAN
C204	SITE LAYOUT PLAN
C205	WALKING PATH LAYOUT PLAN
C206	CONSTRUCTION DETAILS
C207	GRADES & GEOMETRICS
C208	SIGNING & STRIPING
C209	UTILITY PLAN
C210	LIGHTING PLAN
C211	FIRE MARSHAL PLAN
C212	CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN
C213	EROSION AND SEDIMENT CONTROL DETAILS
C214	EROSION AND SEDIMENT CONTROL DETAILS
C215	EROSION AND SEDIMENT CONTROL DETAILS
C216	EROSION AND SEDIMENT CONTROL DETAILS
LS101	LANDSCAPE AND PLAYGROUND PLAN
LS102	LANDSCAPE DETAILS
LS103	PLAYGROUND EQUIPMENT DETAILS
LS104	PLAYGROUND EQUIPMENT DETAILS

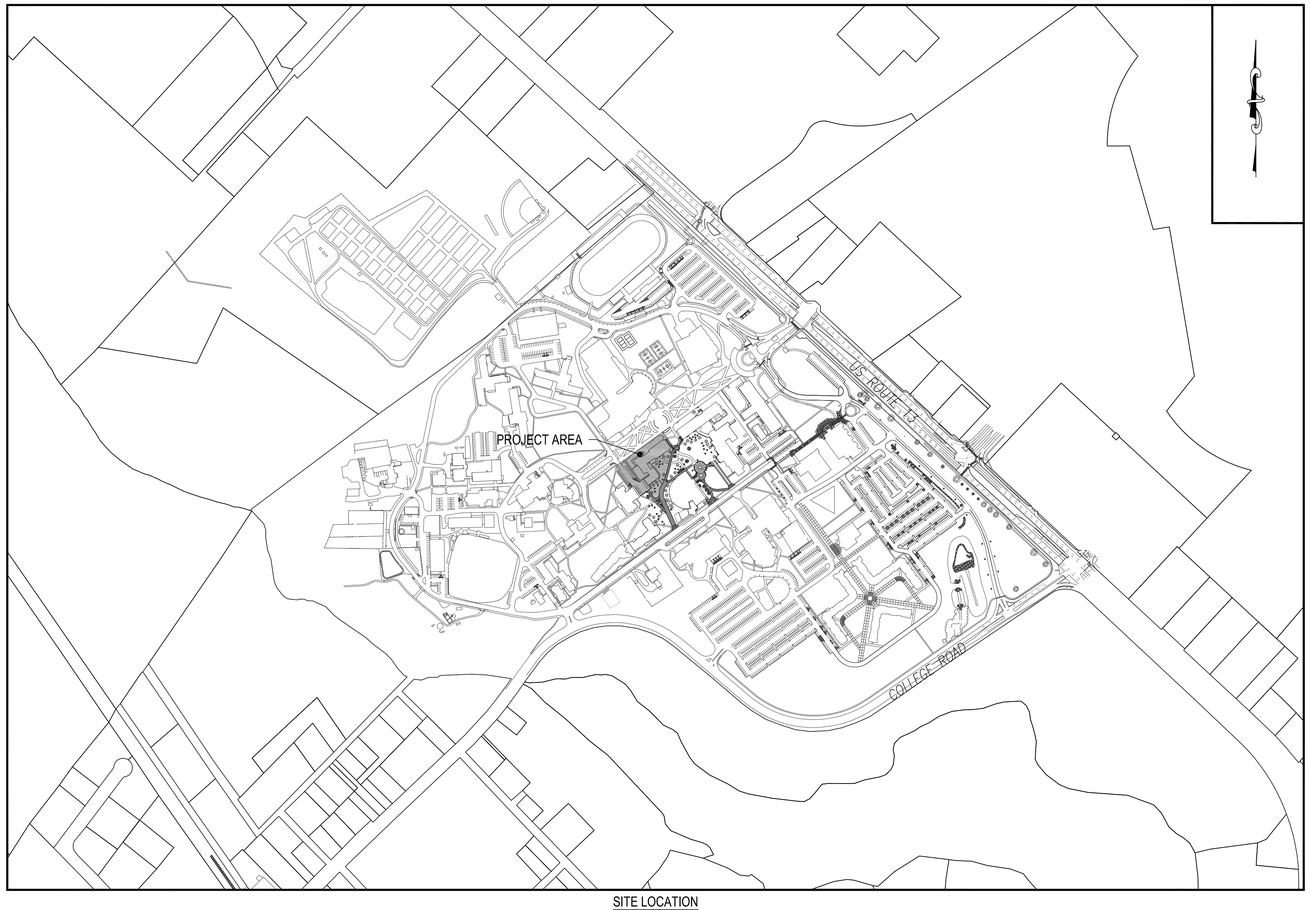
NEW ECIC BUILDING CONSTRUCTION PLAN

FOR

T.P. NO. ED-05-057.00-01-21.00

1200 N. DUPONT HIGHWAY, DOVER, DE 19901

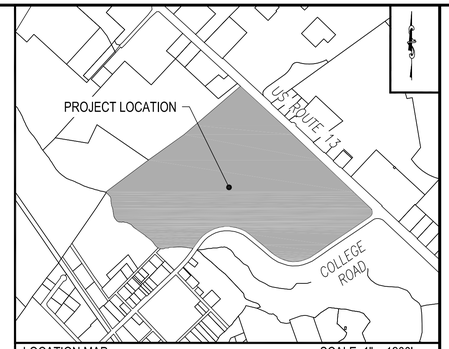
KENT COUNTY, STATE OF DELAWARE



SITE LOCATION
SCALE: 1" = 400'

0' 400' 800' 1,200'

SCALE: 1" = 400'



LOCATION MAP SCALE: 1" = 1200'

DATA COLUMN

1.	COUNTY TAX MAP:	ED-05-057.00-01-21.00
2.	ADDRESS OF SITE:	1200 N. DUPONT HIGHWAY DOVER, DE 19901
3.	ZONING:	EXISTING: IO (INSTITUTIONAL/OFFICE) PROPOSED: IO (INSTITUTIONAL/OFFICE)
4.	PARCEL AREA:	213.60± ACRES
5.	PROJECT AREA:	1.452± ACRES
6.	SOURCE OF TITLE:	D.R. H-11-113
7.	EXISTING USE:	COLLEGE/UNIVERSITY
8.	PROPOSED USE:	COLLEGE/UNIVERSITY
9.	DATUM:	VERTICAL – NAVD88 HORIZONTAL – NAD27

10. FLOOD PLAIN MAP
PER FIRM MAP NUMBER 10001C0166H, DATED MAY 5, 2003; THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
11. PURPOSE OF PLAN
THE PURPOSE OF THIS PLAN IS FOR CONSTRUCTION OF A NEW 14,512± S.F. ECIC BUILDING AND ASSOCIATED IMPROVEMENTS.
12. DEBRIS DISPOSAL
NO DEBRIS SHALL BE BURIED ON THE SITE. ANY BURIED DEBRIS ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED FACILITY.
13. TOPOGRAPHY
TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PERFORMED BY CENTURY ENGINEERING, LLC, OCTOBER 2022.
14. BOUNDARY SURVEY
NO BOUNDARY SURVEY WAS PERFORMED NOR REQUESTED.
15. TOTAL LAND DISTURBANCE
THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 0.78± ACRES.
16. LIMITS OF CONSTRUCTION
THE TOTAL LIMITS OF CONSTRUCTION FOR THE SITE IS 0.78± ACRES.
17. WETLANDS
NO SITE INVESTIGATION WAS PERFORMED NOR REQUESTED.
18. WATER SUPPLY: CITY OF DOVER
19. SANITARY SEWER: CITY OF DOVER
20. OWNER/EQUITABLE OWNER
KHALID ZERRAD
DELAWARE STATE UNIVERSITY
1200 N. DUPONT HIGHWAY
DOVER, DE 19901
(302) 857-7085
21. ENGINEER
CENTURY ENGINEERING, LLC.
550 BAY ROAD
DOVER, DE 19901
(302) 734-9188
ALEXANDER E. SCHMIDT, P.E.

IMPERVIOUS BREAKDOWN

EXISTING		PROPOSED	
BUILDING:	17,147.71 S.F. (0.393 ACRES)	BUILDING:	11,336.16 S.F. (0.260 ACRES)
ASPHALT/CONC.:	23,965.80 S.F. (0.550 ACRES)	ASPHALT/CONC.:	19,965.35 S.F. (0.458 ACRES)
TOTAL:	41,113.51 S.F. (0.943 ACRES)	TOTAL:	31,301.51 S.F. (0.718 ACRES)
PROJECT AREA % IMPERVIOUS: 0.943/1.452 = 64.9%		PROJECT AREA % IMPERVIOUS: 0.718/1.452 = 49.4%	

SITE AREA BREAKDOWN

EXISTING		PROPOSED	
BUILDING:	17,147.71 S.F. (0.393 ACRES)	BUILDING:	11,336.16 S.F. (0.260 ACRES)
ASPHALT/CONC.:	23,965.80 S.F. (0.550 ACRES)	ASPHALT/CONC.:	19,965.35 S.F. (0.458 ACRES)
OPEN SPACE:	22,172.04 S.F. (0.509 ACRES)	OPEN SPACE:	31,973.04 S.F. (0.734 ACRES)
TOTAL:	63,285.55 S.F. (1.452 ACRES)	TOTAL:	63,285.55 S.F. (1.452 ACRES)

CERTIFICATION OF DEVELOPER

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED STANDARD PLAN AND THAT RESPONSIBLE PERSONNEL (I.E., BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS.

KHALID ZERRAD
DELAWARE STATE UNIVERSITY
1200 N. DUPONT HIGHWAY
DOVER, DE 19901
(302) 857-7085 DATE

CERTIFICATION OF OWNERSHIP

I 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 ME BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

KHALID ZERRAD
DELAWARE STATE UNIVERSITY
1200 N. DUPONT HIGHWAY
DOVER, DE 19901
(302) 857-7085 DATE

PROFESSIONAL CERTIFICATION

I, ALEXANDER E. SCHMIDT, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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.

ALEXANDER E. SCHMIDT, P.E., DE NO. 16139
CENTURY ENGINEERING, LLC.
550 BAY ROAD
DOVER, DELAWARE 19901
(302) 734-9188 05/23/2023 DATE

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

PROJECT
NEW ECIC BUILDING CONSTRUCTION PLAN
FOR
T.P. NO. ED-05-057.00-01-21.00
DELAWARE STATE UNIVERSITY
1200 N. DUPONT HIGHWAY, DOVER, DE 19901
CITY OF DOVER, EAST DOVER HUNDRED, STATE OF DELAWARE

SHEET TITLE
COVER SHEET

CITY OF DOVER SUBMISSION
MAY 2023

DRAWN	CHK'D/DESIGNER
CRK	AES

SCALE: 1" = 400'
SHEET NO.: C200
PROJECT NO.: 20232855.001

C:\Projects\20232855.001A DSU - ELK\CAD\Phase2\Sheets\C200_Cover.dwg, 5/30/2023 9:47 AM

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City of Dover

DATA SHEET FOR SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF July 5, 2023

PLANNING COMMISSION MEETING OF July 17, 2023

Plan Title:	S-23-15 Walker Road Professional Center Medical Building
Plan Type:	Site Development Plan
Address:	101 Mont Blanc Boulevard
Location:	Southwest corner of Walker Road and Saulsbury Road and has its entrance access from Mont Blanc Boulevard
Tax Parcel:	ED-05-067.19-04-52.00-000
Owner:	Walker Pavilion, LLC.
Property Area:	2.615 acres +/- (113,909 S.F.)
Zoning:	C-PO (Commercial Professional Office Zone) COZ-1 (Corridor Overlay Zone
Present Use:	Vacant grassy lot
Proposed Use:	Two (2) Office Buildings
Building Areas:	Proposed 2-story Office Building – 19,800 SF (each).
Off Street Parking:	Required – 132 spaces Proposed – 135 spaces
Impervious Areas:	Permitted – 75% Proposed – 68% (1.78 acres)
Sewer & Water:	Proposed City of Dover
Waiver Request:	Elimination of the Requirement to provide Loading Spaces

CITY OF DOVER PLANNING

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: July 5, 2023

APPLICATION: Walker Road Professional Center Medical Buildings

FILE #: S-23-15 REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Julian Swierczek, AICP PHONE #: (302) 736-7196

I. PLAN SUMMARY:

This Site Plan Review to permit the construction of two 19,800 Sq Ft office buildings, parking, and other site improvements. The parcel totals 2.615 acres +/- and is zoned CPO (Commercial and Professional Office Zone) and is subject to the COZ-1 (Corridor Overlay Zone). The property is located on the southwest corner of Walker Road and Saulsbury Road, and east of Mont Blanc Boulevard. The owner of record is Walker Pavilion, LLC and equitable owner is Walker Road Professional Center, LLC. Property Address: 101 Mont Blanc Boulevard. Tax Parcel Number: ED-05-067.19-04-52.00-000.

Previous Applications:

This property was previously subject to Site Development Plan Applications S-05-18, S-06-46, and S-09-19 where construction did not commence, and the plans expired. The most recent Site Development Plan Application S-20-12 Walker Pavilion was granted conditional approval by the Planning Commission in November 2020 with an extension until November 30, 2023. This Application S-20-12 proposed one two-story professional office building of 24,657 S.F. and associated site improvements. Final Plan approval is pending, and as such, the Application S-20-12 is still active.

II. PROJECT DESCRIPTION

The property located at 101 Mont Blanc Boulevard is the only undeveloped property of four commercial properties created as part of the Four Seasons Subdivision. The parcel is 2.615 acres +/- and has frontage along Saulsbury Road, Walker Road and Mont Blanc Boulevard. The proposed project, like the other commercial properties along this corridor will take access from Mont Blanc Boulevard only. All four of these properties have a shared stormwater management facility located to the south of the four commercial properties at the northeast corner of Mont Blanc Boulevard and Matterhorn Drive.

The subject application proposes two (2) two-story Office Buildings which will be situated at along the eastern boundary of the property along Saulsbury Road. Each Office Building is to comprise a total floor area of 19,800 SF (footprint of 9,900 SF each). The proposed building height is 28 feet. The project also includes a parking area to the west of the proposed buildings with the only vehicle access off Mont Blanc Boulevard, several pedestrian connections, and extensive landscaping. *The original plan set has been amended by a Letter of Clarification dated July 6, 2023 and its attached Exhibit Sheet: Revised Plan Sheet PL-02.*

Surrounding Land Uses:
In addition to the commercial properties zoned C-PO (Commercial and Professional Office Zone) to the south which include medical offices and a Child Day Care Center, there is the residential portion of the Four Seasons Subdivision located to the south and west is zoned R-8 (One Family Residence Zone). To the north there is a shopping center (the Shoppes of the Hamlet) zoned SC-1 (Shopping Center Development). To the east there are additional office buildings zoned C-PO and to the northeast there is the Northwest Dover Heights Subdivision which is zoned R-7 (One Family Residence Zone) consisting of one family detached dwellings. Properties with frontage on Saulsbury/ McKee Road to the north and south of the subject site are also subject to the COZ-1 Overlay Zone.

III. ZONING REVIEW

C-PO (Commercial and Professional Office Zone)
The types of permitted uses in the C-PO Zone are given in Article 3 §26 of the *Zoning Ordinance*. A business, professional or governmental office is a permitted use in C-PO; and medical offices are considered a type of professional office. The Bulk Standards of the CPO Zone is to be followed unless the COZ-1 is more restrictive.

COZ-1 (Corridor Overlay Zone -1)
The subject site area involved with this application is located within the COZ-1. The *Zoning Ordinance* details the requirements of the COZ-1 in Article 3 §27 and its subsections. The Corridor Overlay Zone as a planning and growth management tool is designed to foster an 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 in the corridor. A discussion of the provisions of the COZ-1 which apply to this application follow below.

The compliance of the project with the COZ-1 requirements is discussed below.

- The COZ-1 specifies a required front yard setback for non-residential properties. This site has three street frontages: Saulsbury Road, Walker Road, and Mont Blanc Boulevard. In this case, the front setback is from Saulsbury Road and is a maximum of 50 feet. The portion of the building fronting on Saulsbury Road complies with the minimum setback of 40 feet and the maximum of 50 feet; the setback of the buildings from Saulsbury Road is not provided but appears to comply.
- The COZ-1 building must sit parallel to the road with the longest side facing the road; the proposed buildings are placed adjacent to one another (one north, and one south), each

with their longest elevations being parallel to Saulsbury Road.

- Parking Lot layout/arrangement: The parking lot location is not in the front yard setback or located between the building and the corridor frontage when compared to Saulsbury Road. However, there are vehicle parking spaces being shown closer to Walker Road then the buildings themselves are placed.
- Further details and clarifications of dimensions of the medians and landscape islands within the overall vehicle parking lot to ensure compliance with the required minimum dimensions as stipulated in the COZ-1. *Note: The Exhibit Sheet shows some of this information.*
- Building complies with the allowable number of stories and maximum permitted height of 35 feet in the COZ-1.
- The proposal meets the requirement that a minimum of 25% of the lot consist of landscaped open space. With a Lot Coverage of 68% (noted in the data column), approximately 32% remains as open space.
- The project complies with the 6-foot sidewalk width and a landscaped area for a total width of at least 12 feet between the building and parking lot.
- The Site appears to comply with the required 25-feet of landscaped Open Space along the Saulsbury Road frontage.
- The property is required to provide one tree per 50 feet of road frontage, as well as 1 tree per 75 feet of non-road frontage. However, no details are provided regarding these provisions.
- Non-frontages in the COZ-1 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. The Plan appears to comply, but detailed measurements are not provided to confirm.
- See Building Architecture (Section VI) for Compliance with the COZ-1 provisions.

IV. PARKING SUMMARY

Vehicle Parking

The minimum off-street parking requirement for the C-PO (Commercial Zone) is based upon the square footage. It shall be provided at a rate of at least one (1) space per 300 square feet of floor area (Article 4 §4.15). Based on the 19,800 S.F. noted for each proposed building (39,600 total SF), this property would require a minimum of 132 vehicle parking spaces. The Cover Sheet of the Plan submitted incorrectly references a square footage of 33,660 and subsequent required vehicle parking rate of 113 spaces but notes a proposed vehicle parking count of 135 spaces, including 8 ADA spaces.

Bicycle Parking

Bicycle Parking is required at a rate of one (1) bicycle parking space for every twenty (20) vehicle parking spaces. With the proposed 135 vehicle parking spaces, this would require a minimum of seven (7) bicycle parking spaces. A note on the Cover Sheet (PL-01) notes that eight (8) bicycle parking spaces are to be provided.

Waiver Request: Loading Spaces

The *Zoning Ordinance,* Article 6 §4.22 notes the requirements for providing loading berths based on the type of use for a building. This stipulates that a building of 19,800 SF building containing medial (professional) offices would require one (1) loading space, meaning this project would require two total loading berths (1 for each building).

The *Zoning Ordinance,* Article 6 §4.4 allows for the Planning Commission to approve a waiver from these requirements under certain conditions. To that end, the Applicant has submitted a Waiver Request from the requirement to provide one (1) loading berth for each building (2 total). Specifically, the Applicant notes that drop-off areas shown on the Plans at the west entrance to each building would serve for small-box truck deliveries, which would be sufficient to meet the needs of the intended uses of the building.

V. SITE CONSIDERATIONS

Building placement requirements of the Corridor Overlay Zone are found in *Zoning Ordinance*, Article 3 §27.62. It includes the requirement that the building be placed with the long side to the roadway. This site design places the long side of both buildings parallel to Saulsbury Road, with the primary entrance to each building off the parking lot to the west.

Lighting

The location of the lighting is proposed in the form of light poles throughout the parking lot, and it does not appear that any exterior lighting is proposed on the buildings themselves. The office use would be considered a commercial use, thus requiring a minimum of 1.5 foot candles at grade. The proposed lighting must be adequate to safely light all parking and pedestrian areas yet must be shielded and directed as to not create a nuisance on the adjacent properties and roadways.

Dumpsters

For a professional office use, the *Zoning Ordinance* Article 5 §6.12 requires a minimum of two (2) dumpsters for the first 16,000 SF of gross floor area, and an additional dumpster required for each additional 16,000 SF of gross floor area or fraction thereof. With a combined floor area of 39,600 SF, this Application would require a minimum of four (4) dumpsters to be provided.

A Dumpster Enclosure is depicted on the plan at the northwest corner of the site near the intersection of Mont Blanc Boulevard and Walker Road. No details are provided regarding the dimensions of the proposed Dumpster Enclosure, nor the type of material to be used. The Plan appears to show that two (2) Dumpsters are to be provided. *The Letter of Clarification notes that the Dumpster enclosure will be masonry/brick and an area will be designated reserve a location for the other Dumpsters required.*

The Applicant does have the ability to seek a reduction in the minimum required number of dumpsters constructed per Article 5 §6.18, provided the Applicant provide an area reserved for future use, or otherwise utilizes a trash compactor.

Sidewalks

Sidewalks are shown as required along all the public street frontages of Walker Road and Mont Blanc Boulevard. There is a multi-use path along Saulsbury Road. There are also connections into the site from Walker Road on the north and Saulsbury Road on the east. There is sidewalk connection and striped path being shown from Mont Blanc Boulevard on the Revised Exhibit Sheet.

The sidewalk shown in the right-of-way of Walker Road and Saulsbury Road does not show a connection with the pedestrian crossing at the intersection. There are no barrier free access ramps or other similar ADA compliant features being shown where sidewalks or multi-use paths intersect with roadways and parking areas.

VI. BUILDING ARCHITECTURE

The submission includes the requisite Architectural Elevation drawings (three renderings submitted at time of application: aerial view northeast from parking area towards both buildings, a similarly angled view at ground level, and a view looking down the sidewalk running east/west between the building but with the direction not identified). The Applicant has also submitted a black/white series of drawings showing façade elevations and the floorplans. These drawings identify the east, south, west, and north elevations but do not specify any differences between the two proposed buildings.

For each building, the applicants are proposing a two story building with a flat roof. The primary entrance to each building is located on the west elevation facing the parking lot. The entrance is covered by a canopy structure which is suspended from the façade above the main entrance and extends outwards over the drop-off area. It appears that both buildings are faced in light colored panels at ground level on all four sides. The material of these panels is not identified but the renderings would suggest them to be of masonry. The second story of both buildings is comprised of red/orange masonry on all four elevations.

All four elevations of both buildings comprise a series of unarticulated, rectangular windows place evenly throughout. The primary entrance on the west elevation again contains a canopy suspended over the main entrance, with larger rectangular windows shown directly above said canopy. There are also doors shown with canopies on the north and south elevations of each building.

This building is subject to the Architectural Review requirements found in Article 3 §27.69 for properties located within the Corridor Overlay Zone. This section of code reflects the amendments adopted November 13, 2006. See text below.

> *27.69 Architectural Review.* The side of any building which faces the corridor (or corridors) shall be referred to as the "corridor elevation." Buildings in the COZ-1 shall be designed to front on the corridor, and the corridor elevation shall contain architectural elements traditionally associated with the front of a building. Blank walls without functioning windows are prohibited along the corridor. Windows must be incorporated into the overall design concept of the corridor elevation. Providing one or several small windows on a large corridor elevation shall not constitute

compliance with this ordinance.

A "functioning window" shall be defined as a window which lets light into the interior of the structure, and is integrated and related to the interior layout of the space. In addition to functioning windows, the corridor elevation shall have the following elements:

a) A primary entrance door or doors (except for loading doors).
b) A primary entrance feature, such as a porch, portico, awning, entrance walk, or other similar feature.

In addition, the corridor elevation shall have one of the following elements:

a) Landscaping integrated into the building design concept.
b) Architectural or urban design elements which link adjacent structures together, such as plazas, walkways, colonnades, or similar features.
c) Architectural relief, such as vertical and horizontal off-sets in exterior wall elevations, band courses, lintels and sill courses, cornices and the like to create shadow lines.

As currently proposed, the corridor elevation of this building includes an extensive number of windows which qualify as functioning windows. The elevation drawings appear to show that the east elevations facing Saulsbury Road present similarly to the west elevations, in that a canopy is suspended outwards from the main façade over larger windows which mimic the effect of a building entrance; however, the Plans suggest no formal entrance being proposed. The plan as submitted does show trees being planted on the east side of the proposed buildings; however, there does not appear to be any smaller trees, shrubbery or other such landscape features being provided on this elevation.

VII. TREE PLANTING AND LANDSCAPE PLAN

The submitted plan sheet set includes the requisite Landscaping Plan elements. Based on the total site area of 113,910 S.F., thirty-eight (38) trees would be required. Thirty-six (36) tree plantings are proposed, with the Applicant noting that there are two (2) existing trees on site which are to be retained for thirty-eight (38) total trees. The trees identified to be planted include a mix of Red Maple, River Birch, Eastern Redbud, Linden, and Crape Myrtle, as well a Southern Magnolia Tree. These tree planting locations should maintain appropriate separation distances from utility lines.

The *Zoning Ordinance,* Article 3, Section 27.67 sets out the requirements for Open Space and Landscaping in the COZ-1. This includes the requirement that at a minimum 25% of the site consist of landscaping and landscaped parking areas. For this site, the Cover Sheet of the Plans submitted note a proposed Lot Coverage of 68%, leaving 32% of the overall lot area to meet the landscaped open space requirements. Article 3 §27.63(c) requires a landscaped buffer area of twelve (12) feet in width between the building and the parking lot or drive areas and also a six (6) foot wide sidewalk; this is shown on the Plan.

The COZ-1 (Corridor Overlay Zone –1) includes specific tree planting requirements along property lines. One tree per fifty feet of frontage is required. This property with a frontage of 270 ft. +/- on Saulsbury Road would require five (5) trees. One tree per 75 feet is required on the

non-frontage perimeters for a total of five (5) trees on the north property line by Walker Road, four (4) trees on the west property line by Mont Blanc Boulevard, and four (4) trees on the south property line. The Plans submitted make no reference to this tree planting requirement.

This parcel is across the street (Mont Blanc Boulevard) from residentially zoned parcels of land (R-8 zoning). Article 6 §5.43 and Article 5 §7.23 note the same requirements for parking lots near residential zones. These code sections require the following:

> 7.23 Parking Lots. Whenever a parking lot is located across the street from a residential use, it shall be screened from view of such land by a thick 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.

The landscape design includes the planting of evergreen shrubs immediately adjacent to the parking spaces where the series of parking spaces results in vehicles parking facing the residential zone.

The *Zoning Ordinance* Article 3, Section 27.63 (d)(ii) requires that when parking is facing onto the roadway of an adjacent public right-of-way, low profile screening shall be required. Said Screening may consist of a low wall, evergreen hedge with a minimum height of two feet at the time of planting, planted three feet apart on center, and a maximum height of three feet at maturity, or earth berm. The Plans submitted do not show any such feature being provided along the Walker Road frontage of the property.

As earlier referenced under Section VI regarding Building Architecture, the provisions of the COZ-1 overlay require landscaping integrated into the building design concept as an option for compliance with regards to the corridor frontage of Saulsbury Road. While there are tree planting shown along this property line, there is no shrubbery, or other ornamental plantings identified to achieve comply with this standard.

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.

1) Waiver Request: Loading Berths: The Applicant will need to provide one (1) loading berth for each of the two (2) proposed buildings (total of 2) unless a Waiver from this requirement is granted by the Planning Commission.
2) Minimum Number of Dumpster Required: The Applicant is required to provide a minimum

of four (4) dumpsters on site. It appears that only two (2) dumpsters are being proposed. The Letter of Clarification notes that they will reserve a location for the additional 2 required Dumpsters.

3) Confirmation of the dimensions of the parking islands and medians with minimum requirements. The Exhibit Sheet; Revised Plan begins to identify the dimensions of all such features on the Plan to ensure that they comply with the COZ-1 Overlay provisions. Parking Islands are required to be a minimum of 10 feet in width, and Parking Medians are required to be at least 8 feet wide.

4) Correct the Plans to show that the property is subject to front yard setback requirements of the C-PO (Commercial and Professional Office Zone) along the Walker Road and Mont Blanc Boulevard frontages. Note the actual setback in the Site Data Column and depict on the Site Plan.

5) Remove any reference or note on the Plan that states "30' rear setback," as the rear setback provisions will not apply to any property line on this site.

6) Provide a Details Plan Sheet that includes information on the Dumpster Enclosure (dimensions, materials, gates, etc.), upright curbing, as well as any other relevant site features.

7) Cover Sheet (PL-01):
   a) The Data Column:
      i) Correct the Proposed Land Use to read "Professional Office (Medical Offices)"
      ii) For Utility Providers, the City of Dover does not provide Gas. Chesapeake Utilities would be the Gas provider.
      iii) Under Item #12, Confirm the FEMA Panel Number, and date.
      iv) Under Item #18, note all components of the bulk standards, and list as "Required" and "Proposed," differentiating between those that are standards of the C-PO Zone, and those that are standards of the COZ-1 Overlay.
      v) The Front Yard Setback for the COZ-1 is a minimum 40 feet and a maximum 50 feet. Correct the notes accordingly.
      vi) The Front Yard Setback for non COZ-1 road frontages (Mont Blanc Boulevard and Walker Road is per the C-PO bulk standards, which requires a minimum 10-foot front yard setback.
      vii) Clarify the reference to the "Corner Setback."
      viii) Correct the Parking Calculations. The two buildings combined would total 39,600 Sf, yet the figure 33,660 is given. The minimum required number of parking spaces would therefore be 132, not 113.
      ix) Correct the note regarding Loading Zone to instead read "Loading Berths," and note that the requirement is one (1) Loading Berth per building (2 total).
      x) Note the required Lot Coverage provisions of both the C-PO (maximum Lot Coverage is 75%), and the COZ-1 (minimum Landscaped Open Space requirement of 25%).
      xi) Provide an overview of the Tree Planting Calculations.
      xii) Provide the square footage of each building, as well as combined.

xiii) Note the number of Dumpsters to be provided.

b) Any changes recommended or approvals by the Planning Commission.

8) Site Plan Sheet (PL-02)
   a) Note the actual building setbacks from South Saulsbury Road and Walker Road.
   b) Note the distance between the two buildings, as well as from each building to the sidewalk.
   c) Note the dimensions of the Dumpster Enclosure.
   d) Show the distances from the parking lot to the property line, edge of pavement of the road, the right-of-way, sidewalks, and any other relevant site or site-adjacent features.
   e) Show the dimensions of all sidewalks and provide the dimensions of the noted "concrete pads" shown on the south, east, and north of each building.
   f) Identify the use, if any, of the said concrete pads.
   g) Show any curb cuts or ramps especially where necessary to facilitate ADA access at pedestrian crossings, etc.
   h) Show the dimensions of all medians and parking lot islands.
   i) Clarify note reference 25' corner setback.
   j) Confirm the existing sidewalk/ pathways materials.
   k) Complete the cross-access connection (both vehicle and pedestrian) to the adjoining parcel to the south.
   l) Provide further bicycle parking details and confirm that such facilities do not impede pedestrian circulation on the sidewalks.
   m) It is noted that Exhibit Sheet: Revised Plan PL-02 may have begun to address some of these comments.

9) Landscape Plan Sheet (PL-03)
   a) Note on the Plan the required 25-foot-wide landscaped open space required along the street frontage.
   b) Note on the Plan the required 5-foot-wide landscaped open space required along side and rear yards abutting a non-residential use.
   c) Note calculations pertaining to the required tree plantings based on road frontage. Trees are required to be provided along the frontage perimeter at a minimum rate of one tree for each 50 linear feet of frontage, and one tree for each 75 feet of non-linear frontage.
   d) Additional plantings are required along the Saulsbury Road frontage that integrate into the overall building design concept.
   e) In the Site Data Column, correct the zoning to include COZ-1 (Corridor Overlay Zone).
   f) Ensure that tree and shrub plantings do not conflict with utilities lines such as sewer, water, fire department connection location, etc. and that separation distances are maintained.
   g) The provisions of the COZ-1 require a landscaped open space of 5 feet when adjacent to non-residential uses. Note the distance from the parking lot to the south property line and provide landscaping accordingly.
   h) Identify the surface material of the island medians (i.e., grass, mulch, stone, etc.)
   i) The Letter of Clarification notes the Applicant's intent to comply with the Landscaping requirements.

10) Refer to the requirements for the internal site linkages from Mont Blanc Boulevard to the front of the Office Building. The Exhibit Sheet: Revised Plan appears to have started to resolve this requirement. *Zoning Ordinance*, Article 5 §18.3(c) On-site linkages, states:

> Within all nonresidential developments and all multifamily residential developments, sidewalk at least five feet wide, constructed of concrete or good paving brick laid substantially in concrete, shall be installed to make pathways between street frontages, parking areas, building entrances, and any other site features needing pedestrian access. Such pathways shall be designed to provide reasonable travel times between these features and disincentivize taking shortcuts across areas inappropriate for pedestrians. Where such pathways must cross drive lanes, standard City of Dover crosswalk shall be installed.

11) Confirm the method of trash collection as private or City service. Eligibility for City trash collection will be determined by the Public Works Department.

12) Include a note on the Plans that any signs shown on the plan are subject to the City of Dover Sign Provisions as found in Article 5, Section 4 of the *Zoning Ordinance*, and will require a separate sign permit application process.

13) Any Erosion & Sediment Control Plans and Stormwater Management Plans granted approval by Kent Conservation District (KCD) 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.

14) The Final Plan set must include notes documenting any action taken by the Planning Commission and must list any additional conditions of approval.

IX. 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: Loading Berths: Planning Staff recommends approval of the Waiver Request as submitted by the Applicant to reduce the number of loading berths required, and instead allow for the two drop-off points to be utilized for deliveries. The type of use proposed for each building (medical offices) would generally not likely require larger scale shipments/ deliveries. As stated in the Waiver Request Letter, the buildings would most likely expect “small box” deliveries which could be delivered using the aforementioned drop-off areas. There is one (1) such area at the front of each building,

and they allow for any vehicle to exit the drive aisle and not be in the way of any regular traffic movement. Planning Staff would agree that this would be sufficient for the intended uses.

2) Pedestrian Connections: Staff recommended improvements to the pedestrian connection from Mont Blanc Boulevard to the front of the proposed Office Buildings. The Exhibit Sheet; Revised Plan shows a sidewalk and pathway from Mont Blanc Boulevard at the ends of the parking aisles leading across the parking lot and to the front of the buildings which would give pedestrians an identified route though the parking area. This connection point would also connect to the sidewalk running between the two buildings and connecting through to the sidewalk in right-of-way along South Saulsbury Road, giving pedestrian access through the Site from east to west.

3) Dumpster Location: The current proposed location of the Dumpster Enclosure is very prominently situated at the corner of Mont Blanc Boulevard and Walker Road. The Letter of Clarification notes the Dumpster Enclosure will be of brick and also include landscaping to be placed so as to screen the Dumpster Enclosure from the public -right of way of both roads. It was suggested to look to at options relocate the Dumpster further south on the site, and away from Mont Blanc Boulevard; however, Staff recognizes the Applicant's documentation that the location of utilities and necessary positioning of the unit for pick-up limits other options.

X. ADVISORY COMMENTS TO THE APPLICANT:

1) The use of the tenant spaces within the proposed building are subject to compliance with the permitted uses and other regulations of the CPO (Commercial Professional Office) zoning district and other provisions of the *Zoning Ordinance.*

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

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

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

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

6) Construction will have an effect on the adjacent property owners and nearby travel lanes. Any work requiring the closing or rerouting of potential customers or visitors to adjacent properties should be coordinated as to offer the least amount of inconvenience to the adjacent property owners.

7) The applicant shall be aware that Site 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 shall require a Sign Permit from the City of Dover prior to placement of any such sign.

8) 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.

9) With a proposal for two buildings on this property, the applicant is advised that separate addresses will need to be arranged for each building. You will need to consult with the Tax Assessor/ GIS Office regarding the assignment of address numbers for each building.

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: JUNE 28, 2023

APPLICATION: **Walker Road Professional Center Medical Buildings at 101 Mont Blanc Boulevard**

FILE #: **S-23-15**

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

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

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

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

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION

1. The proposed plan will require private trash collection services.

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 C900 PVC pipe.
4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed 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.
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. All water infrastructure on the property will be owned and maintained by the property owner.

WASTEWATER

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:

a. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.

b. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "…any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.

3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures.

4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.

5. Sizing (flow) calculations must be submitted for all sanitary sewer laterals (other than for single-family dwellings) showing that velocity and all other requirements are met.

6. The minimum size of all sanitary sewer laterals shall be six-inch (6").

7. 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. All wastewater infrastructure on the property will be owned and maintained by the property owner.

9. 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. Profiles of the sanitary sewer main must be provided with the construction plans. All water, sanitary sewer and storm sewer crossings must be shown on the profiles.
4. Wastewater impact fees will be required to be paid prior to Certificate of Occupancy for this project.
5. Depending on the effluent flow, the downstream pump station must be evaluated by the developer / engineer to verify it can handle the additional effluent flow.

GENERAL

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

SANITATION / STORMWATER / STREETS

1. None.

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

CITY OF DOVER ELECTRIC

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: JUNE 28, 2023

APPLICATION:	**Walker Road Professional Center Medical Buildings at 101 Mont Blanc Boulevard**
FILE #:	**S-23-15**
REVIEWING AGENCY:	**City of Dover Electric Department**
CONTACT PERSON:	**Shawn Burgett, Engineering Services & System Operations Superintendent**
CONTACT PHONE #:	**302-674-7568**
CONTACT EMAIL #:	**sburgett@dover.de.us**

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

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

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

1. 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 if the new load requirements will change as soon as possible to verify proper sizing of transformers and creation of primary fee estimates. Current load sheets can be found at the following link: https://www.cityofdover.com/media/Electric%20Department/COD%20Electric%20Load%20Sheet.pdf.
2. Provide how many and sizes of electrical transformers will be installed during the next fiscal year. This will help with lead times and prices.

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

S-23-15

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 06/28/23

CITY OF DOVER FIRE MARSHAL

APPLICATION: Walker Road Professional Center Medical Buildings at 101 Mont Blanc Blvd

FILE #: S-23-15 REVIEWING AGENCY: City of Dover, Office of the Fire Marshal

CONTACT PERSON: Jason Osika, Fire Marshal PHONE #: (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 two medical buildings (business).

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 N/A and clearly shown on the plans.

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

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

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

5. Fire lanes shall cover 25% 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. Speed Reduction Devices must be approved, please see City of Dover Ordinance Chapter 98-10 in reference to this process.

12. 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

13. 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.

14. 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.

15. 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

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

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

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

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

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

This chapter shall apply to all buildings, structures, marine vessels, premises, and conditions which are modified by more than 50% after the effective date of these Regulations. The 50% figure shall be calculated utilizing the gross square footage of the building, structure, marine vessel, premises and conditions as to arrive at the correct application.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

New educational occupancies of 5,000 square feet or greater shall be sprinklered throughout in accordance with the most recently adopted edition of NFPA 13.
(City of Dover Code of Ordinances 46-162)

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

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

19. 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)

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

21. 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)

22. 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)

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

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

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

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

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

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

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

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

24. 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

25. 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

26. All new passenger elevators in a building shall be provided with a car sized to accommodate an ambulance cot 24 inches (609 mm) by 84 inches (2133 mm) in its horizontal open position. Where two or more new passenger elevators are located in a single hoist way and serve all or the same portion of the building, only one elevator car that provides a car sized to accommodate an ambulance cot 24 inches by 84 inches in its horizontal position for each hoist way shall be required. Elevator cars required to comply with 15.1 or 15.2 shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoist way door frame. Firefighter recall keys shall be provided in a manner acceptable to the local fire department. (2021 Delaware State Fire Prevention Regulations 705, Chapter 1, 15)

27. Project to be completed per approved Site Plan.

28. Full building and fire plan review is required.

29. 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.

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

31. 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.

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

33. 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. Need to confirm what type of medical offices will be to determine requirements. Currently utilizing business occupancy for this review. Need to know if any procedures will be completed.
2. Please identify the Fire Lanes
3. Please confirm that the Fire Lane is not located closer than ten (10) feet to the exterior wall as listed in item # 5 listed above.
4. Please confirm that the overhangs do not impede the Fire Lanes as outlined in item # 10 listed above
5. Fire hydrant is needed
6. Please confirm that the distance between the buildings is in compliance with IBC and NFPA (80A)

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

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

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

DELDOT

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APPLICATION: Walker Road Professional Center Medical Buildings

FILE#: S-23-15 REVIEWING AGENCY: DelDOT

CONTACT PERSON: Michael Vandevander PHONE#: 302-760-2141

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

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

CITY & STATE CODE REQUIREMENTS:

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. A pre-submittal meeting with DelDOT is required to further discuss the project.
2. Right of way dedication along Saulsbury Rd will need to be discussed

KENT CONSERVATION DISTRICT

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

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
JULY 2023

APPLICATION: Walker Road Professional Center Medical Buildings at 101 Mont Blanc Boulevard

FILE #: S-23-15

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. This is a major revision to the approved sediment and stormwater management plan. A revised 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.
2. A re-review fee is due at the time of plan submittal to the District's office.

ADVISORY COMMENTS TO THE APPLICANT:

A letter of no objection to recordation will be provided once the revised Sediment and Stormwater Management Plan has been approved.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 6/28/2023

Dover/Kent County Metropolitan Planning Organization

APPLICATION: Walker Road Professional Center Medical Buildings @ 101 Mont Blanc Blvd.

FILE #: S-23-15 REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Jim Galvin, AICP PHONE #: (302) 387-6030

The MPO requested the opportunity to bring the recommendations on issues of our concern to the City as well. The MPO will limit comments to projects to development proposals and applications that may lead to new development. 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 7/17/2023
Project Review

This site is at the juncture of Saulsbury Road and McKee Road at Walker Road. The MPO was asked by DelDOT to study the potential expansion of the full Saulsbury-McKee-POW/MIA Parkway corridor. The MPO worked with Century Engineering on developing alternatives and a plan. The preferred alternatives was a cross section that included a center turn lane. There were two alternatives developed that included a center turn lane, Option 1 and Option 3. Both propose a Shared Use Path on the East side, but Option 3 only proposes a sidewalk on the West side, while Option 1 proposed a full Shared Use Path on the West side. Option 3 proposed the most ROW-consuming option, to include full 10 feet shoulders on both sides of the road. Those alternatives were expected to require between $1.5 million and $2 million in right-of-way costs. A copy of the presentation by Century Engineering describing the study and alternatives is on the MPO website. Specific ROW needs at the site are not available in any of the materials from the study and will be determined if the project is accepted, funded and has the Preliminary Engineering completed.

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.

DAVIS BOWEN & FRIEDEL, INC.

ARCHITECTS ENGINEERS SURVEYORS

Michael R. Wigley, AIA, LEED AP
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA
Jason P. Loar, P.E.
Ring W. Lardner, P.E.
Jamie L. Sechler, P.E.

June 2, 2023

City of Dover
Planning Department
P.O. Box 475
Dover, DE 19903-0475

Attn: Dawn Melson-Williams, AICP

RE: **Walker Road Professional Center**
Preliminary Site Plan - Waivers
Tax Map No.: 2-05-06719-04-5200
DBF #: 2916A026

Dear Mrs. Melson-Williams:

On behalf of our client, Walker Road Professional Center, LLC., we are respectfully requesting a waiver for one (1) of the components of the Zoning Code.

The requested waiver is from Article 6 Section 4.22 regarding loadings berths for a professional building with a floor area of 10,000 to 25,000 square feet. We have omitted the loading area as we would like to use the drop-off areas to serve the small box deliveries. We have provided both buildings with one drop-off area.

If you have any questions or require additional information, please do not hesitate to contact me at (302) 424-1441 or via email at jls@dbfinc.com.

Respectfully Submitted,
Davis, Bowen & Friedel, Inc.

Jamie L. Sechler, P.E.
Principal

July 6, 2023

Department of Planning & Inspections
City of Dover
P.O. Box 475
Dover, DE 19903

RE: S-23-15 Walker Road Professional Center Medical Building

Dear Ms. Dawn Melson-Williams,

Good Afternoon, we are writing to follow-up regarding the June 28, 2023 D.A.C. meeting regarding application S-23-15, Walker Road Professional Center Medical Buildings. We'd like to thank the staff for the report and summary and generally agree with the recommendations and offer the following clarifications discussed during the D.A.C. Meeting:

1. Page 9 – Comment 2: Minimum number of Dumpsters Required. The proposed business use will require two (2) dumpsters, we intend to designate a future area for additional dumpsters should the need arise.
2. Page 9 – Comment 3: Please find attached exhibit providing the necessary parking isle widths required by the code.
3. Page 10 – Comment 9: We intend to adhere to landscape recommendations and update the plan accordingly.
4. Page 12 – Recommendation 2: We intend to provide the necessary striping and access for pedestrians from Mont Blanc to the proposed structures as noted on attached exhibit.
5. Page 12 – Recommendation 3: Dumpster Location. We intend to screen the dumpster enclosure with similar brick structure to complement the building structure. With a front load dumpster arrangement, the serviceable locations onsite are northwest corner (presently shown) northeast corner (impacts an existing manhole), and southwest corner (falls within building setbacks). Provided the dumpster enclosure is a masonry / brick enclosure with proposed landscaping, we request the dumpster location remains as proposed.

Respectfully Submitted,

G. Michael Glick
President

859 Golf Links Lane, Suite 1, Magnolia, DE 19962
Phone: 302.677.1965 Facsimile: 302.677.1969 www.LHConstruction.com
Affiliated with MacLeish Group, LLC

SITE LEGEND:

- (A) 9'x18' HANDICAP PARKING SPACE WITH SIGN
- (B) PROPOSED CONCRETE SIDEWALK
- (C) DUMPSTER PAD (2 DUMPSTERS)
- (D) P.C.C. CURB TYPE 1-6
- (E) ADA ACCESSIBLE RAMPS
- (F) EXISTING FIRE HYDRANT
- (G) 8 SPACE BIKE RACK
- (H) PROPOSED LIGHT POLES
- (I) PROPOSED BLUE DIAGONAL STRIPING
- (J) PROPOSED PAINTED BLUE HANDICAPPED SYMBOL
- (K) EXISTING ROADWAY SIGN
- (L) PROPOSED CONCRETE PAD

– PROPOSED PAVEMENT

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	55.00'	86.78'	78.05'	S 53°02'03" E
C2	25.00'	39.46'	35.49'	S 36°32'54" W
C3	137.00'	134.85'	129.47'	S 38°08'13" E
C4	175.00'	88.84'	87.89'	S 51°47'32" E

N/F
PRE HOLDING HAMPSTEAD, LLC
2-05-06715-01-4100-000
DB. 7201 PG. 264
ZONING: SC1

WALKER RD. (KCR 157)
R.O.W. VARIES

BENCHMARK NO. 1
BONNETT BOLT OVER MAIN STEAMER OF FIRE HYDRANT
ELEV. = 46.38'

LEFT TURN LANE
TRAVEL LANE
RIGHT TURN LANE
BIKE LANE
EX. CROSSWALK (TYP.)
EX. CONC. ISLAND (TYP.)
EX. CATCH BASIN (TYP.)
5' EX. SIDEWALK
EXISTING MONUMENT SIGN
CONCRETE MONUMENT
EX. METAL POLE ON CONC. PAD
25' CORNER SETBACK
N 81°46'02" E 345.46'
N 08°40'14" W 29.58'
20' EXISTING UTILITY EASEMENT
30' REAR SETBACK
60' R.O.W.
N/F
ZHENG XIU LAN
2-05-06719-04-0100-000
DB. 4541 PG. 119
ZONING: R8
N 01°28'41" E 56.56'
MATTERHORN DR.
BUILDING 1
PROPOSED
2 STORY
MEDICAL BUILDING
19,800 S.F.
PROPOSED MONUMENT SIGN BUILDING 1
EX. TELEPHONE BOX
EX. UTILITY POLE (TYP.)
S 07°49'58" E 87.27'
40' FRONT SETBACK
EX. CURB
EXISTING UTILITY EASEMENT (VARIES)
EX. ENTRANCE
MONT BLANC BLVD.
PROPOSED MONUMENT SIGN
50' R.O.W.
BUILDING 2
PROPOSED
2 STORY
MEDICAL BUILDING
19,800 S.F.
S 08°03'39" E 141.44'
7' EX. SIDEWALK
12' TRAVEL LANE
EX. GUTTER
S. SAULSBURY RD. (KCR 156)
95' R.O.W.
PROPOSED MONUMENT SIGN BUILDING 2
15' SIDE SETBACK
DBF DISC
S 28°59'58" E 218.84'
N/F
FOUR SEASONS HOME OWNERS ASSOCIATION INC.
2-05-06719-04-4400-000
DB. 3509 PG. 323
ZONING: R8
N/F
LAI TAO & LANG QUI HONG
2-05-06719-04-4100-000
DB. 10068 PG. 21
ZONING: R8
N/F
DUNN BENNIE L. SR. & EASON-DUNN ELLEN
2-05-06719-04-4000-000
DB. 3730 PG. 96
ZONING: R8
N/F
DEL. GUIDENCE SERVICES FOR CHILDREN & YOUTH INC
2-05-06719-04-5100-000
DB. 400 PG. 116
ZONING: CPO

0 20 40 60

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

WALKER ROAD PROFESSIONAL CENTER
MEDICAL BUILDINGS
DOVER, KENT COUNTY, DELAWARE

DATE	COMMENTS

Date: JUNE 2023
Scale: 1" = 20'
Dwn.By: JHW
Proj.No.: 2916A026

SITE PLAN

Dwg.No.: **PL-02**

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P:\Lighthouse\Walker Road Professional Center\PRELIMINARY PLAN 2023-07-05.dwg, Jul 09, 2023 - 10:43am WESJ

WALKER ROAD PROFESSIONAL CENTER

ST. JONES RIVER WATERSHED
EAST DOVER HUNDRED
CITY OF DOVER, DELAWARE

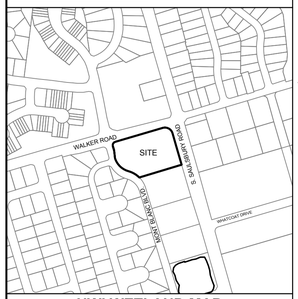
DBF #2916A026

JUNE, 2023

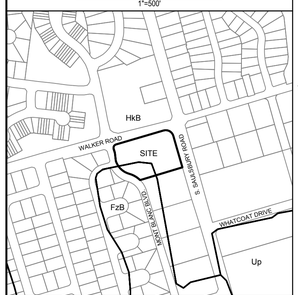
PRELIMINARY PLANS

LOCATION MAP
1"=1200'

FEMA FLOOD MAP PANEL#10001C0166OH MARCH 15, 2015
1"=500'



NWI WETLAND MAP
1"=500'



SOILS MAP
1"=500'

SOILS DATA

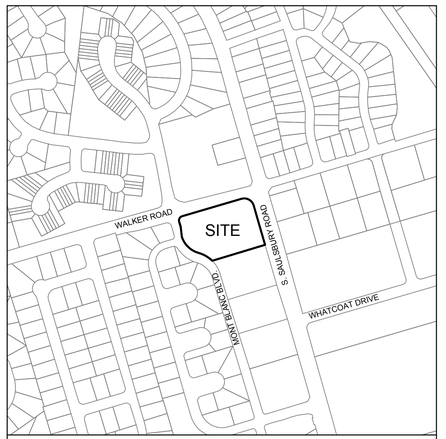
LABEL	SOIL NAME	TYPE
HkB	HAMBROOK URBAN LAND COMPLEX	B
FzB	FALLSINGTON URBAN LAND COMPLEX	B/D
Up	URBAN LAND	D

DATA COLUMN

1	TAX MAP ID	2-05-06719-04-5200-000			
2	APPROXIMATE PROJECT CENTER	LATITUDE 38.391352602	LONGITUDE 75.130893580		
3	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 JAMIE L. SECHLER P.E. PHONE: (302) 424-1441 EMAIL: jls@dbfinc.com	OWNER WALKER ROAD PROFESSIONAL CENTER, LLC 859 GOLF LINKS LANE MAGNOLIA, DE 19962 G. MICHEAL GLICK PHONE: (302) 677-1965 EMAIL: MGLICK@LHCONSTRUCTION.COM		DEVELOPER LIGHTHOUSE CONSTRUCTION 859 GOLF LINKS LANE MAGNOLIA, DE 19962 G. MICHEAL GLICK PHONE: (302) 677-1965 EMAIL: MGLICK@LHCONSTRUCTION.COM	
4	DATUM	HORIZONTAL NAVD 83 (DE STATE PLANE)		VERTICAL NAVD 88	
5	ZONING	EXISTING C-PO (COMMERCIAL / PROFESSIONAL OFFICE) COZ-1 (CORRIDOR OVERLAY ZONE)	PROPOSED C-PO (COMMERCIAL / PROFESSIONAL OFFICE) COZ-1 (CORRIDOR OVERLAY ZONE)		
6	LAND USE	EXISTING VACANT LOT (COMMERCIAL)	PROPOSED MEDICAL OFFICE		
8	BUILDING CONSTRUCTION	IBC II-A	NFPA II (111)		
9	UTILITY PROVIDERS	SEWER CITY OF DOVER	WATER CITY OF DOVER	GAS CITY OF DOVER	ELECTRIC CITY OF DOVER
10	STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 1			
11	POSTED SPEED LIMIT	WALKER ROAD (KCR 157) 35 MPH		S. SAULSBURY (KCR 156) 45 MPH	
12	FLOODPLAIN	THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10001C0160H, DATED MARCH 16, 2015.			
13	TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID). DISTANCE TO NEAREST TID: 23.0 MI.			
14	GROUNDWATER RECHARGE	ALL OF THE PROPERTY IS NOT LOCATED IN AN AREA OF EXCELLENT GROUNDWATER RECHARGE.			
15	WELLHEAD PROTECTION AREA	ALL OF THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.			
16	WETLANDS	THE PROPERTY IS NOT IMPACTED BY STATE AND/OR FEDERALLY REGULATED WETLANDS.			

18	CODE COMPLIANCE	REQUIRED	PROPOSED
	FRONT SETBACK	C-PO (10 FT) & COZ (40 FT)	40 FT
	CORNER SETBACK	25 FT	25 FT
	SIDE SETBACK	5 FT	15 FT
	REAR SETBACK	15 FT	30 FT
	MAXIMUM BUILDING HEIGHT	45 FT (3 STORIES)	32 FT (2 STORIES)
	PARKING	33,660 SF. / 300 = 113 SPACES	135 SPACES (INCLUDING 8 ADA ACCESSIBLE SPACES)
	BICYCLE RACK	1 SPACE / 20 PARKING SPACES 135 / 20 = 7 SPACES	8 SPACES
	LOADING ZONE	1 (12'x60') LOADING ZONE	

19	AREAS	EXISTING	PROPOSED
	SITE AREA	113,909.4 SF. (2.615 AC.)	113,909.4 SF. (2.615 AC.)
	IMPERVIOUS COVER	0 SF. (0 AC.)	77,719 SF. (1.78 AC.) (68%)



LOCATION MAP
1"=400'

0' 400 800 1200

BENCHMARK INFORMATION

BM#	DESCRIPTION	LOCATION	ELEVATION
1	BONNETT BOLT	FIRE HYDRANT	46.38'

INDEX OF SHEETS

PL-01	TITLE
PL-02	SITE PLAN
PL-03	LANDSCAPE PLAN

ENGINEER'S STATEMENT

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

JAMIE L. SECHLER P.E. — DATE
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19963

OWNER'S STATEMENT

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

WALKER PAVILION, LLC — DATE
91 BRENDA LANE, SUITE A
CAMDEN, DE, 19934

DEVELOPER'S STATEMENT

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

LIGHTHOUSE CONSTRUCTION, INC. — DATE
859 GOLF LINKS LANE, SUITE 1
MAGNOLIA, DE, 19962

GENERAL NOTES:

1. VERTICAL DATUM IS NAVD 88.
2. EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS, INCLUDING TELEPHONE, ELECTRIC, CABLE TV, GAS, TRAFFIC, SIGNAL, WATER, SEWER, FORCE MAINS AND STORM DRAINAGE ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION, DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES TO HIS OWN SATISFACTION BEFORE BEGINNING ANY EXCAVATION OR PIPE LAYING. THE CITY, OWNER, AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL SHOWN OR NOT SHOWN EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THEN THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE CITY'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATION AND TEST PIT EXISTING UTILITIES AS REQUIRED.
3. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (1-800-282-8555 IN DE) & (1-800-441-8355 OUTSIDE OF DE) AT LEAST 48 HOURS PRIOR TO EXCAVATION TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACK FILLING TRENCHES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS IN ACCORDANCE WITH DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DE MUTCD), MOST RECENT VERSION. ANY PAVEMENT MARKINGS OR PAINTED LINES DISTURBED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AFTER COMPLETION OF PAVEMENT RESTORATION. COST SHALL BE INCLUDED IN THE PRICES BID FOR PIPE INSTALLATION.
7. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ALL PROPOSED UTILITIES ARE TO BE CONSTRUCTED WITHIN THE STREET RIGHT-OF-WAY OR EASEMENT AREAS PROVIDED. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN THE COST OF ITEMS BID.
8. CONTRACTOR SHALL PROVIDE STAKEOUT SURVEY NECESSARY FOR THE PARKING LOT CONSTRUCTION, THE INSTALLATION OF UTILITY WORK AND APPURTENANCES, AND DETERMINATION OF RIGHT-OF-WAY.
9. FITTINGS SHOWN ON THE PLANS ILLUSTRATE ANTICIPATED SIZE AND ANGLE OF DEFLECTION. THIS INFORMATION IS SHOWN FOR GENERAL INFORMATION ONLY, AND IS NOT GUARANTEED. ACTUAL SIZE AND ANGLE MAY VARY DUE TO FIELD CONDITIONS. THE CONTRACTOR WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION FOR CHANGES RESULTING FROM SUCH CONDITIONS.
10. THROUGHOUT THE PROJECT, WHERE ANY UNDERGROUND UTILITIES ARE LOCATED IN, ACROSS OR ADJACENT TO DRAINAGE DITCHES AND SWALES, THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL GRADES. INSTALL EROSION CONTROL MATTING (AMERICAN GREEN SN 150) AND VEGETATE AS REQUIRED. PAYMENT OF THIS RESTORATION SHALL BE INCLUDED IN THE COST OF ITEMS BID.
11. CONTRACTOR SHALL EXERCISE CAUTION AND TAKE MEASURES NECESSARY TO PROTECT TREES DURING CONSTRUCTION ACTIVITIES. DAMAGED TREES TO BE REPLACED, IN KIND, AT THE CONTRACTOR'S EXPENSE.
12. ALL ROADWAYS ARE TO BE SWEPT FREE OF SEDIMENT ON A DAILY BASIS.
13. MINIMUM COVER FOR ALL WATER MAINS SHALL BE 4'-0".
14. PROVIDE CONCRETE BUTTRESSES FOR ALL BENDS, TEES, AND PLUGS ON PROPOSED WATER AND FORCE MAINS, PER DETAILS. ANCHOR AND ROD ALL HYDRANTS AS REQUIRED.
15. PLACE NEW VALVES NEXT TO TEES, BENDS, ETC., SUPPORT ALL VALVE BOXES ON (2) SOLID 4" CONCRETE BLOCKS.
16. ALL VALVE CLOSURES AND CUT-INS SHALL BE COORDINATED WITH CITY. DEPARTMENT OF WATER & WASTEWATER OFFICIALS WILL CARRY OUT ALL NECESSARY VALVE CLOSURES. CONTRACTOR SHALL COORDINATE ISOLATION OF EXISTING WATER MAINS WITH CITY AND NOTIFY RESIDENTS AT LEAST 48 HOURS PRIOR TO CUT-IN.
17. PIPELINE DETECTION TAPE SHALL BE INSTALLED CONTINUOUSLY ALONG AND DIRECTLY ABOVE ALL PROPOSED WATER, TWELVE (12") INCHES BELOW THE GROUND SURFACE.
18. CONTRACTOR SHALL EXTEND WATER MAIN BELOW ANY CONFLICTS OR OBSTRUCTIONS TO PROVIDE REQUIRED CLEARANCE. COST SHALL BE INCLUDED IN THE PRICE APPLICABLE ITEMS OF THE PROPOSAL.
19. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING, AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE. THE COST SHALL BE INCLUDED IN THE COST OF ITEMS BID.
20. ALL PROPOSED VALVE BOXES IN UNPAVED AREAS SHALL BE SET IN 3000 PSI CONCRETE PADS, 5" THICK, 7" THICK IN TRAFFIC AREAS, AT AN 18" DIA..
21. PRIOR TO ISOLATION AND CUT-IN PROCEDURES, CONTRACTOR SHALL EXCAVATE, LOCATE AND OBSERVE FUNCTION OF ALL EXISTING VALVES TO ASSIST IN THE SYSTEM ISOLATION. UTILIZE VALVES, IF OPERABLE, FOR TEMPORARY ISOLATION. PAYMENT FOR VALVE EXPLORATION IS TO BE INCLUDED IN PRICES BID FOR WATER MAIN INSTALLATION. CITY SHALL DOCUMENT LINE SIZE, MATERIAL AND MAIN LOCATION. CONTRACTOR IS ADVISED THAT SOME EXISTING ISOLATION VALVES MAY NOT BE FUNCTIONAL.
22. PARKING SPACES RESERVED FOR USE BY THE HANDICAPPED AND RELATED ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE GUIDELINES ENTITLED "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES" (REFERENCE: ANSI A117.1-1998).
23. ALL EXISTING REGULATORY AND WARNING TYPE TRAFFIC SIGNS, AND ALL STREET NAME SIGNS OCCURRING WITHIN THE PROPOSED PROJECT LIMITS SHALL BE REMOVED AND IMMEDIATELY REPLACED AS DIRECTED BY THE CITY.
24. CONTRACTOR SHALL GRADE, TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OF CONSTRUCTION, INCLUDING PIPE INSTALLATION OR DITCH CONSTRUCTION. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 3:1.
25. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
26. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL APPRAISE AND COORDINATE DURING ALL PHASES OF CONSTRUCTION:
    DAVIS, BOWEN & FRIEDEL, INC. - (302) 424-1441
    CITY OF DOVER/WATER & WASTEWATER - (302) 736-7025
    CITY OF DOVER/PLANNING AND INSPECTION - (302) 736-7010
    CITY OF DOVER/ELECTRIC UTILITY - (302) 736-7070
    KENT CONSERVATION DISTRICT - (302) 608-5370

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091
EASTON, MARYLAND 410.770.4744

WALKER ROAD PROFESSIONAL CENTER
MEDICAL BUILDINGS
DOVER, KENT COUNTY, DELAWARE

DATE	COMMENTS

Date: JUNE 2023
Scale: AS NOTED
Dwn.By: JHW
Proj.No.: 2916A026

TITLE

Dwg.No.: **PL-01**

P:\Lighthouse\Walker Pavilion\PRELIMINARY\PRELIMINARY PLAN.dwg Jun 02, 2023 - 9:06am WESJ

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SITE LEGEND:

- (A) 9'x18' HANDICAP PARKING SPACE WITH SIGN
- (B) PROPOSED CONCRETE SIDEWALK
- (C) DUMPSTER PAD (2 DUMPSTERS)
- (D) P.C.C. CURB TYPE 1-8
- (E) ADA ACCESSIBLE RAMPS
- (F) EXISTING FIRE HYDRANT
- (G) 8 SPACE BIKE RACK
- (H) PROPOSED LIGHT POLES
- (I) PROPOSED BLUE DIAGONAL STRIPING
- (J) PROPOSED PAINTED BLUE HANDICAPPED SYMBOL
- (K) EXISTING ROADWAY SIGN
- (L) PROPOSED CONCRETE PAD

– PROPOSED PAVEMENT

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	55.00'	86.78'	78.05'	S 53°02'03" E
C2	25.00'	39.46'	35.49'	S 36°32'54" W
C3	137.00'	134.85'	129.47'	S 38°08'13" E
C4	175.00'	88.84'	87.89'	S 51°47'32" E

N/F
PRE HOLDING HAMPSTEAD, LLC
2-05-06715-01-4100-000
DB. 7201 PG. 264
ZONING: SC1

WALKER RD. (KCR 157)
R.O.W. VARIES

BENCHMARK NO. 1
BONNETT BOLT OVER MAIN STEAMER OF FIRE HYDRANT
ELEV. = 46.38'

LEFT TURN LANE
TRAVEL LANE
RIGHT TURN LANE
BIKE LANE
5' EX. SIDEWALK
EX. CROSSWALK (TYP.)
EX. CONC. ISLAND (TYP.)
EX. CATCH BASIN (TYP.)
CONCRETE MONUMENT
EX. METAL POLE ON CONC. PAD
EXISTING MONUMENT SIGN
N 81°46'02" E 345.46'
N 08°40'14" W 29.58'
25' CORNER SETBACK
20' EXISTING UTILITY EASEMENT
30' REAR SETBACK
60' R.O.W.
10'
N/F
ZHENG XIU LAN
2-05-06719-04-0100-000
DB. 4541 PG. 119
ZONING: R8
N 01°28'41" E 56.56'
MATTERHORN DR.
BUILDING 1
PROPOSED
2 STORY
MEDICAL BUILDING
19,800 S.F.
90'
110'
40' FRONT SETBACK
PROPOSED MONUMENT SIGN BUILDING 1
EX. TELEPHONE BOX
EX. UTILITY POLE (TYP.)
S 07°49'58" E 87.27'
EX. CURB
12' TRAVEL LANE
S. SAULSBURY RD. (KCR 156)
95' R.O.W.
5' EX. SIDEWALK
S 08°03'39" E 141.44'
EX. GUTTER
BUILDING 2
PROPOSED
2 STORY
MEDICAL BUILDING
19,800 S.F.
15' SIDE SETBACK
PROPOSED MONUMENT SIGN BUILDING 2
DBF DISC
S 28°59'58" E 218.84'
EXISTING UTILITY EASEMENT (VARIES)
30' EX. ENTRANCE
PROPOSED MONUMENT SIGN
MONT BLANC BLVD.
50' R.O.W.
N/F
FOUR SEASONS HOME OWNERS ASSOCIATION INC.
2-05-06719-04-4400-000
DB. 3509 PG. 323
ZONING: R8
N/F
LAI TAO & LANG QUI HONG
2-05-06719-04-4100-000
DB. 10068 PG. 21
ZONING: R8
N/F
DUNN BENNIE L. SR. & EASON-DUNN ELLEN
2-05-06719-04-4000-000
DB. 3730 PG. 96
ZONING: R8
N/F
DEL. GUIDENCE SERVICES FOR CHILDREN & YOUTH INC
2-05-06719-04-5100-000
DB. 400 PG. 116
ZONING: CPO

0 20 40 60

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

WALKER ROAD PROFESSIONAL CENTER
MEDICAL BUILDINGS
DOVER, KENT COUNTY, DELAWARE

DATE	COMMENTS

Date: JUNE 2023
Scale: 1" = 20'
Dwn.By: JHW
Proj.No.: 2916A026

SITE PLAN

Dwg.No.: **PL-02**

P:\Lighthouse\Walker Pavilion\PRELIMINARY\PRELIMINARY PLAN.dwg Jun 02, 2023 - 9:07am WESU

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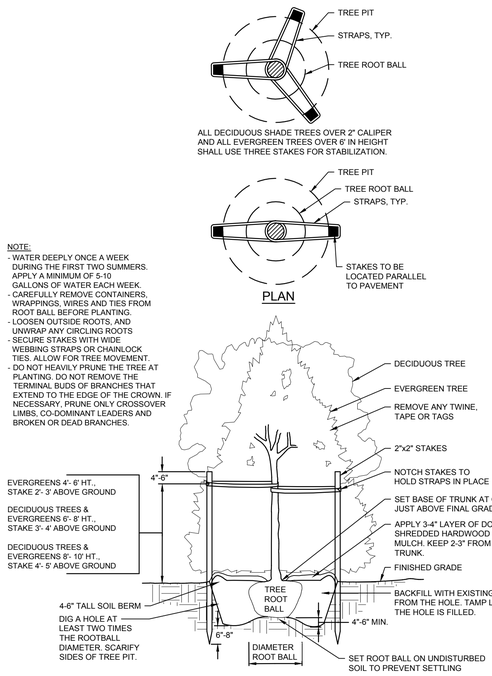
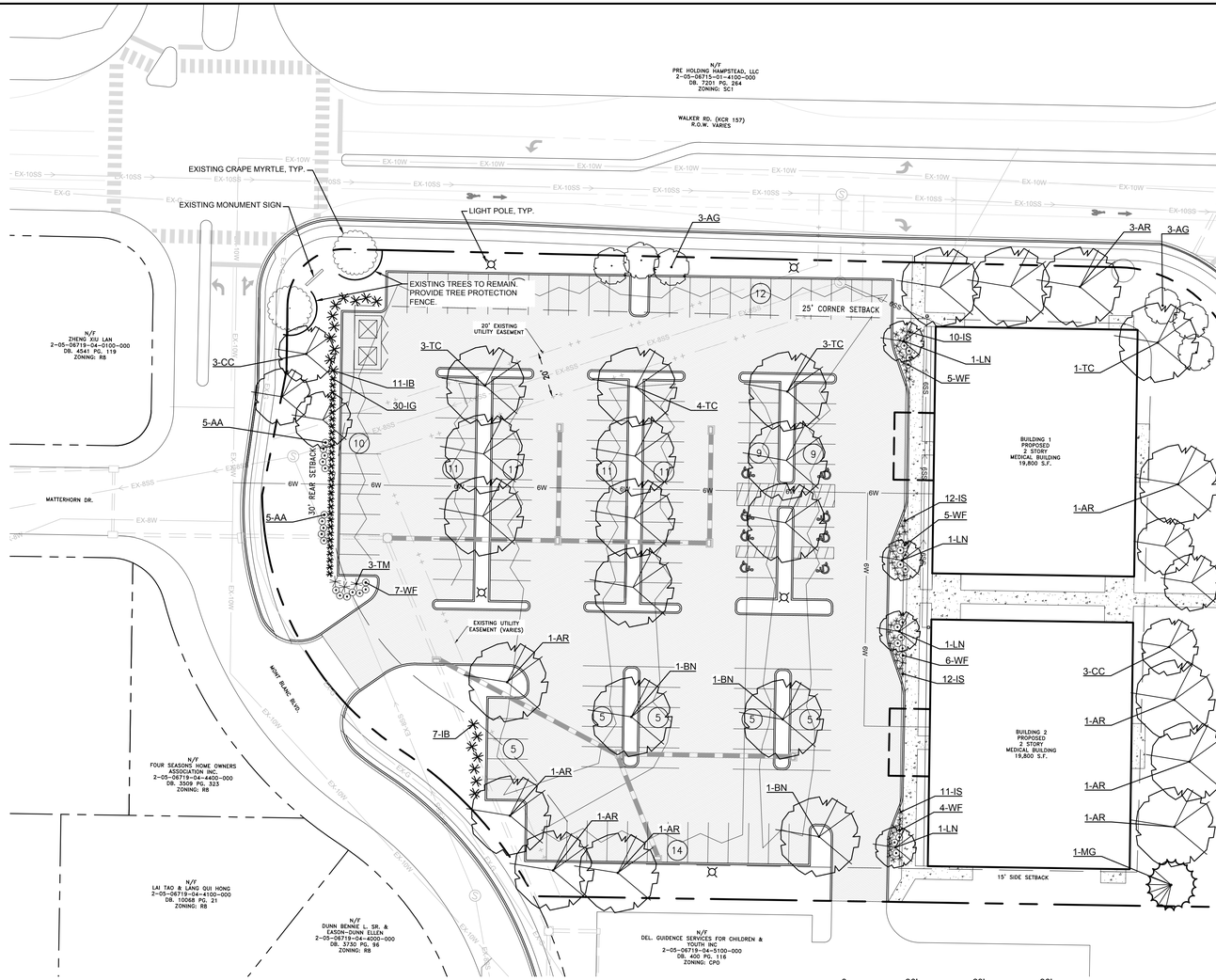


TREE PLANTING DETAIL

NOT TO SCALE

SHRUB PLANTING DETAIL

NOT TO SCALE



LANDSCAPE PLAN

SCALE: 1"=30'

0 30' 60' 90'

SCALE: 1" = 30'

PLANT SCHEDULE

SYMBOL	NATIVE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
			DECIDUOUS TREES			
	✔	AR	ACER rubrum 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1 3/4"-2" Cal., B&B	11
	✔	BN	BETULA nigra 'HERITAGE'	HERITAGE RIVER BIRCH	8'-10', B&B, CLUMP	3
	✔	CC	CERCIS canadensis	EASTERN REDBUD	8'-10' HT., B&B	6
		TC	TILIA cordata 'GREENSPIRE'	GREENSPIRE LINDEN	1 3/4"-2" Cal., B&B	11
		LN	LAGERSTROEMIA INDICA x fauriei 'NATCHEZ'	NATCHEZ CRAPEMYRTLE	7'-8', B&B, 3 or 5 STEM	4
			EVERGREEN TREES			
	✔	MG	MAGNOLIA grandiflora	SOUTHERN MAGNOLIA	8'-10' HT., B&B	1
					TOTAL LARGE TREES	36
			SMALL DECIDUOUS TREES			
	✔	AG	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7'-8' HT., B&B, CLUMP	6
			EVERGREEN SHRUBS			
		IB	ILEX cornuta 'DWARF BURFORD'	DWARF BURFORD HOLLY	36"-42", B&B	18
		IS	ILEX crenata 'SOFT TOUCH'	SOFT TOUCH HOLLY	18"-24", B&B	45
	✔	IG	ILEX glabra 'SHAMROCK'	SHAMROCK INKBERRY	24"-36", B&B	30
		TM	TAXUS x media 'DENSIFORMIS'	DENSE YEW	18"-24", Cont.	3
			DECIDUOUS SHRUBS			
	✔	AA	ARONIA arbutifolia 'BRILLIANTISSIMA'	RED CHOKEBERRY	18"-24", Cont.	10
		WF	WEIGELA florida 'BOKRASPIWI'	SPILLED WINE WEIGELA	18"-24", Cont.	27

GENERAL LANDSCAPE NOTES

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

SITE DATA:

1.	DEVELOPER:	LIGHTHOUSE CONSTRUCTION 859 GOLF LINK MAGNOLIA, DELAWARE 19962 G. MICHEAL GLICK 302-677-1965 MGLICK@LHCONSTRUCTION.COM
2.	DESIGN PROFESSIONAL:	DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DELAWARE 19963 JAMIE L. SECHLER P.E. 302-424-1441 JLS@DBFINC.COM
3.	SITE AREA:	2.615 ACRES (113,909 SF)
4.	TAX MAP ID:	2-05-06719-04-5200-000
5.	PROPERTY ADDRESS:	101 MONT BLANC BOULEVARD DOVER, DE 19904
6.	ZONING:	CPO - COMMERCIAL AND PROFESSIONAL OFFICE
7.	NO EXISTING WETLANDS ON SITE.	
8.	NO EXISTING WOODLANDS ON SITE.	

SITE NOTES:

REQUIRED TREE DENSITY: 38 TREES = 113,910 SF/3,000
1 TREE PER 3,000 SF DEVELOPMENT AREA

PROVIDED TREE DENSITY: 38 TREES (2 EXISTING + 36 PROPOSED)

A ONE-YEAR FULL PRICE REPLACEMENT GUARANTEE ON ALL NEW TREES PLANTED IS HELD BY THE APPLICANT.

LANDSCAPE ARCHITECT'S STATEMENT

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

SIGNATURE _____ DATE

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

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

WALKER ROAD PAVILION
MEDICAL BUILDING
CITY OF DOVER, KENT COUNTY, DELAWARE

DATE	COMMENTS

Date: APRIL 2023
Scale: 1" = 30'
Dwn.By: JHW
Proj.No.: 2916A026

LANDSCAPE PLAN

Dwg.No.: **PL-03**

P:\Lighthouse\Walker Pavilion\PREL\MINARY\2916A026-C-301-Landscape Plan 4-6-23.dwg Jun 02, 2023 - 9:05am WEBJ

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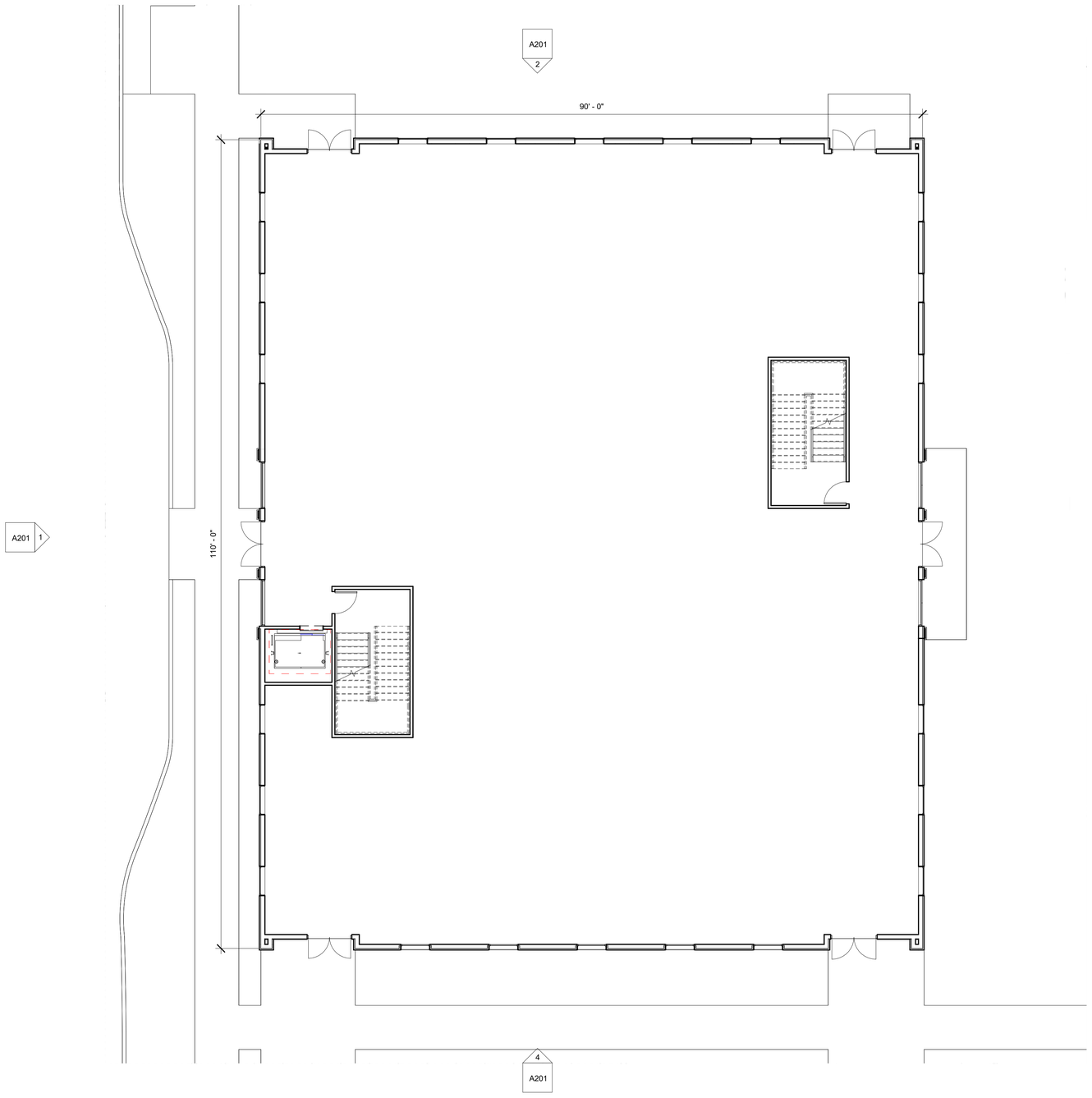
LIGHTHOUSE
CONSTRUCTION, INC.



1 Level 1
1/8" = 1'-0"

Walker Rd Professional Center

First Floor

REV	REV DATE	DESCRIPTION

Firm Name and Address :

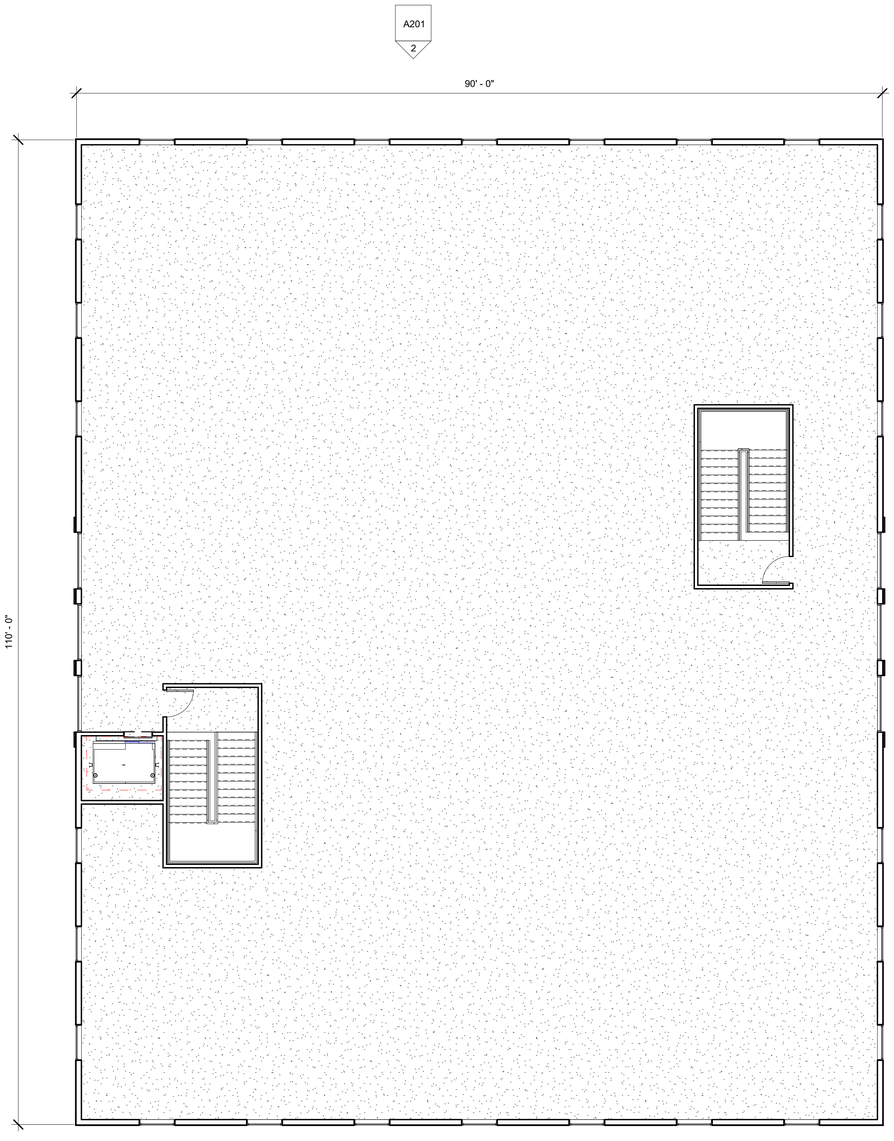
Lighthouse Construction, Inc.
859 Golf Links Lane, Suite 1
Magnolia, DE

Project Name and Address :

Walker Rd Professional Center

Walker Rd. & S. Saulsbury Rd.
Dover, DE

Project : Walker Rd Professional Center	Sheet : A101
Date : Issue Date	
Scale : 1/8" = 1'-0"	



1 Level 2
1/8" = 1'-0"

Walker Rd Professional Center

Second Floor

Walker

REV	REV DATE	DESCRIPTION

Firm Name and Address :

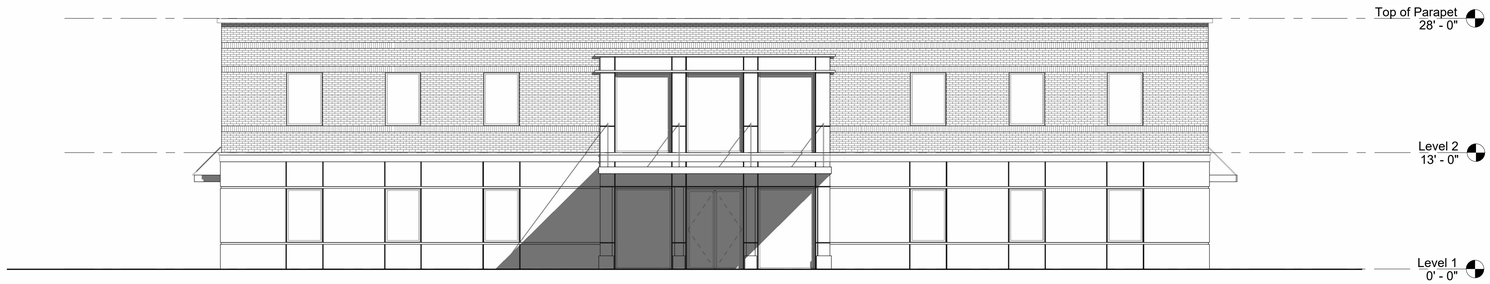
Lighthouse Construction, Inc.
859 Golf Links Lane, Suite 1
Magnolia, DE

Project Name and Address :

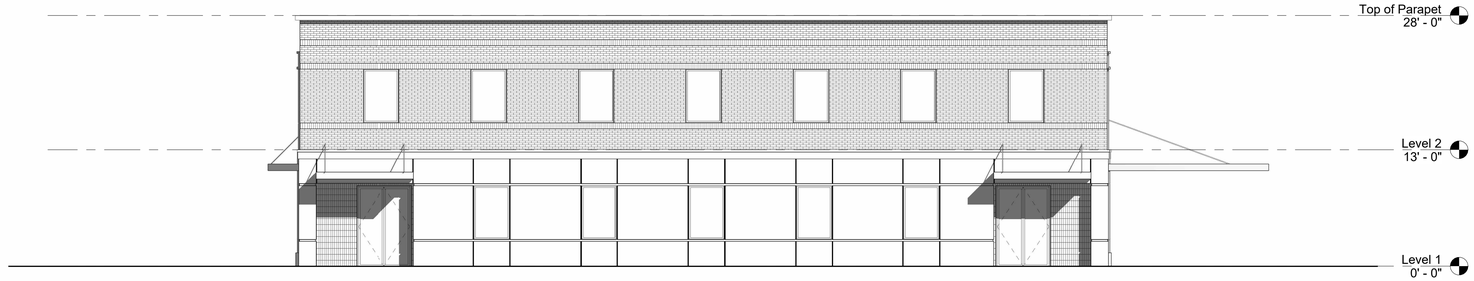
Walker Rd Professional Center

Walker Rd. & S. Saulsbury Rd.
Dover, DE

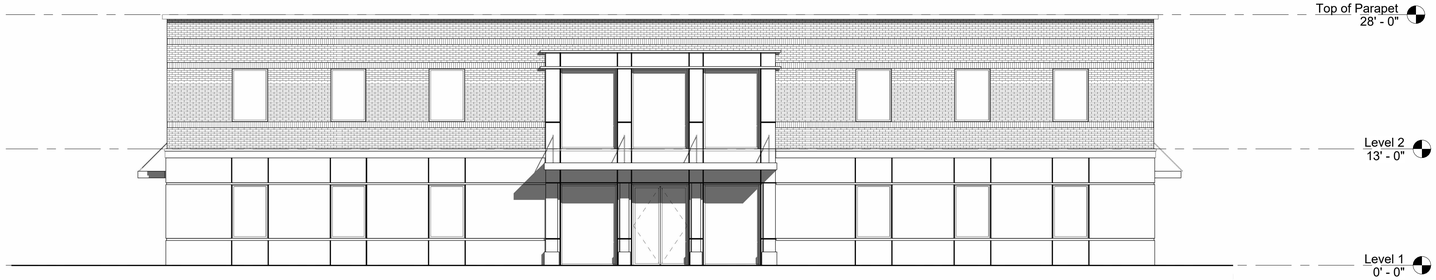
Project : Walker Rd Professional Center	Sheet : A102
Date : Issue Date	
Scale : 1/8" = 1'-0"	



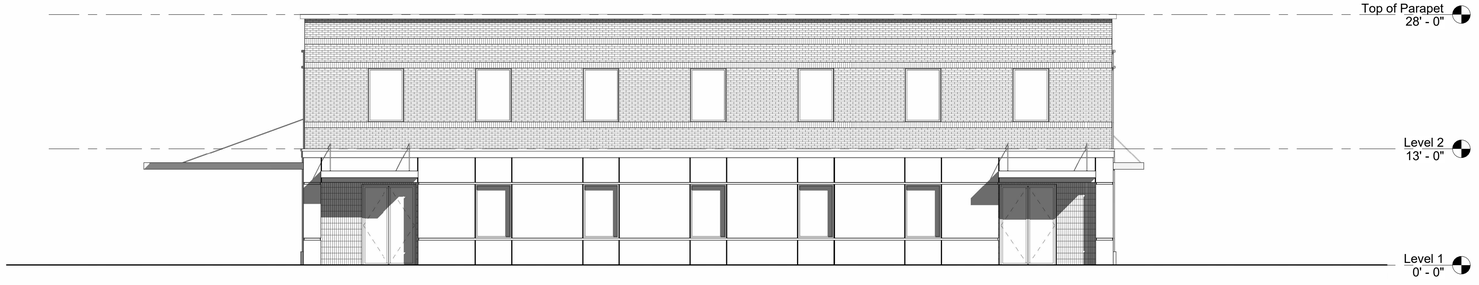
1 West
1/8" = 1'-0"



2 North
1/8" = 1'-0"



3 East
1/8" = 1'-0"



4 South
1/8" = 1'-0"

Walker Rd Professional Center

Elevations

REV	REV DATE	DESCRIPTION

Firm Name and Address :

Lighthouse Construction, Inc.
859 Golf Links Lane, Suite 1
Magnolia, DE

Project Name and Address :

Walker Rd Professional Center

Walker Rd. & S. Saulsbury Rd.
Dover, DE

Project : Walker Rd Professional Center	Sheet : A201
Date : Issue Date	
Scale : 1/8" = 1'-0"	

City of Dover

DATA SHEET FOR MINOR SUBDIVISION PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF July 5, 2023

PLANNING COMMISSION MEETING OF July 17, 2023

Plan Title:	Lands of Rojan Meadows, LLC: Minor Subdivision, SB-23-02
Plan Type:	Minor Subdivision Plan
Applicant/Owners:	Rojan Meadows, LLC
Properties Location:	South Side of North Little Creek Road, across from terminus of Nicholas Drive
Property Addresses:	1542 North Little Creek Road
	1554 North Little Creek Road
Tax Parcels:	ED-05-068.20-01-57.00-000, ED-05-068.20-01-58.00-000
Total Area of Parcels:	35,592 SF +/- (0.817 acres +/-) (Previous parcels: 8,901 SF and 26,691 SF)

Parcels to be Created:		
	Lot 1 (Proposed):	8,890 SF +/-
	Lot 2 (Proposed):	8,890 SF +/-
	Lot 3 (Proposed):	8,901 SF +/-
	Lot 4 (Proposed):	8,901 SF +/-
	Total	35,582 SF +/-

Present Zoning:	RG-1 (General Residence Zone)
Proposed Zoning:	RG-1 (General Residence Zone)
Current Use:	Undeveloped (previous structures demolished)
Proposed Uses:	Residential (one-family detached dwelling units)
Waiver Request:	Eliminate Upright Curbing for Shared Driveway

City of Dover Planning Office

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: July 7, 2023

APPLICATION: Lands of Rojan Meadows at 1542 & 1554 North Little Creek Road: Minor Subdivision

FILE #: SB-23-02 REVIEWING AGENCY: City of Dover Planning

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

I. PLAN SUMMARY

This Application is the review of a Minor Subdivision Plan to subdivide two (2) existing properties consisting overall of 35,592 SF +/- (0.817 acres +/-) into four (4) new properties for development of one-family detached dwellings. From west to east, Lots 1 & 2 are proposed to be 8,890 SF each, and Lots 3 & 4 are proposed to consist of 8,901 SF each. An easement is proposed with a drive-aisle across the southern portion of all four properties for vehicle access from Rojan Road (proposed street), with no access from North Little Creek Road. The parcels subject to this Minor Subdivision Application lay on the south side of North Little Creek Road, across from the southern terminus of Nicholas Drive. The two (2) subject properties are zoned RG-1 (General Residence Zone) and are currently undeveloped. The owner of record for the two (2) subject properties is Rojan Meadows, LLC. Current Property Addresses: 1542 & 1554 North Little Creek Road. Tax Parcel Numbers: ED-05-068.20-01-57.00-000 and ED-05-068.20-01-58.00-000. Council District 2.

II. PROJECT DESCRIPTION – Minor Subdivision

This Minor Subdivision Plan proposes to subdivide the two (2) existing lots into four (4) new lots. The two existing parcels all have frontage along North Little Creek Road. See the following Table for summary of the lots.

Site	Existing Acreage	Proposed Acreage	Description
Lot 1	8,901 SF	8.890 SF	Existing Lot: Adjust Parcel Size
Lot 2	26,691 SF	8,890 SF	Existing Lot: Reduced Parcel Size and Subdivide
Lot 3		8,901 SF	New Parcel to be created
Lot 4		8,901 SF	New Parcel to be created
TOTAL	35,592 SF	35,582 SF*	**Need to recheck lot sizes.*

As noted in the Summary Table, the two (2) existing lots are currently vacant (undeveloped) with the previous structures having been demolished. All existing or proposed new lots have frontages

on North Little Creek Road; however, the main points of access to the properties will be a private drive/driveway that extends east from Rojan Road. Rojan Road is a proposed street in the Rojan Meadows PND Subdivision that is under construction. There is a driveway in an easement across the rear of the proposed Lots.

III. SUBDIVISION REGULATIONS REVIEW

The procedures for subdivision of land are found in the *Land Subdivision Regulations, (Dover Code of Ordinances,* Appendix A). Planning Staff confirms this application as a Minor Subdivision. Therefore, the Planning Commission may find the application is subject to one public hearing and review for action by the Planning Commission followed by the administrative process to complete the Final Plat for recordation.

In order to subdivide the properties, the plan review must ensure that the subdivision does not create any non-conformities with the bulk standards of the *Zoning Ordinance*. These bulk standards include minimum lot size, front yard setbacks, side yard setbacks, rear yard setbacks, lot coverage, etc. See also discussion below under Zoning Review.

IV. ZONING REVIEW

RG-1 Zoning District

The property is zoned RG-1 (General Residence Zone) and is subject to the regulations of *Zoning Ordinance,* Article 3 §2 and Article 4 §4.2. The use of each proposed lot a one-family detached dwelling-unit (single-family home) is a permitted use in the RG-1 Zone. The following Table highlights some of the lot design standards for the RG-1 zone:

Minimum Required	**RG-1 (General Residence Zone)**
	One-Family Detached Dwelling Unit
Lot area (sq. ft.)	6,000
Lot width (ft.)	50
Lot depth (ft.)	100
Front yard	15
Minimum side yard (ft.)	5
Rear yard (ft.)	30
Off-street parking spaces/DU	1
Maximum Permitted	
Building Height:	
Stories	2 ½
Feet	35
Lot Coverage	45%

All four (4) proposed new lots for development appear to comply with the bulk standards of the RG-1 zone for one-family detached dwelling units (single family homes). Any proposed development of the lots will be evaluated again for compliance with RG-1 zoning district and the bulk standards as provided in Article 4, Section §4.2 of the *Zoning Ordinance* upon submittal of Building Permits for construction of each dwelling.

Infill Standards

The *Zoning Ordinance* Article 5 §1.12 provides standards which apply to the development of infill lots which are lots which lie within a developed area. Specifically, these standards require that all such lots provide a sidewalk along the public street frontage, added landscaping, and additional requirements for the design of the primary façade. These lots include sidewalks along the street frontage of North Little Creek Road. The added requirements for landscaping and the primary façade will be evaluated when development of the lots occurs.

V. SITE CONSIDERATIONS

Site Access

While each of the four lots has frontage on North Little Creek Road, no direct access will be taken from this street. Instead, a private drive leading across the rear portion of each lot is proposed. The drive is placed within an easement area of 40 feet that also include utility services and drainage. The details of this easement must be defined as multiple parties are involved. A note on the plan indicates that the private drive will be maintained by the Rojan Meadows HOA.

Waiver Request: Elimination of Upright Curbing for Shared Driveway

The *Zoning Ordinance* requires that parking lots and street include upright curbing. Driveways for one family residences do not require upright curbing. The provisions are unclear as to the requirements for a private drive serving multiple lots. The applicant has submitted a written Waiver Request for consideration by the City Planner to eliminate the upright curbing along the shared driveway citing needs for managing stormwater drainage in the area.

Sidewalk

There is proposed sidewalk along the North Little Creek Road frontage of the entire series of lots and also a proposed sidewalk along the east side of Rojan Road (west side of Lot 1). These sidewalks are proposed for construction with Rojan Meadows PND Subdivision.

VI. TREE AND LANDSCAPE PLANTING

The tree preservation, tree planting and landscaping requirements are subject principally to the regulations found in *Zoning Ordinance*, Article 5 Sections 15 and 16. The tree planting requirements are a rate of one tree per 3,00 SF of development area. Based on the development area of 35, 592 SF the project to develop these four lots would require the planting twelve (12) trees. The Plan indicated one existing tree (on Lot 2) and the concept to plant twelve (12) trees as part of the construction of dwellings on the Lots. This would entail planting of at least three (3) trees per lot.

VII. ACTIVE RECREATION REQUIREMENTS

Zoning Ordinance, Article 5 §10 requires the reservation of open space, recreation, and other public facilities as a condition of approval for one-family dwelling residential developments requiring land subdivision approval by the City of Dover Planning Commission. The applicant is required to provide 275 SF of Active Recreation Area per dwelling unit or one-half acre, whichever is greater. Since the proposed subdivision is less than 5 acres and 10 dwelling units there is an exemption. The developer may instead make a cash donation in lieu of the requirements for providing dedicated land area for an Active Recreation Area. The amount of the donation shall be the equivalent of ten percent of the appraised value of gross land area. The

donation will be deposited in a separate account (City's Parkland Reserve Fund) to be used for parks, playgrounds, or recreational purposes.

Planning Staff also notes that as this project is adjacent to and owned by the developer of the Rojan Meadows PND Subdivision, the compliance with the Active Recreation Area requirements may also be potentially met by the Active Recreation Area already proposed by that subdivision if its provided area can satisfy the requirements for four (4) additional lots. These Lots would also have to be part of the Rojan Meadows HOA. Additional research is needed to confirm compliance in this manner; the applicant has indicated this as the preferred approach to compliance with the Active Recreation Areas requirements.

VII. 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) In the Data Column: Item #11: Continue to list full name of the zoning district as RG-1 (General Residence Zone)

2) Sheet 1:
   a. For References to Lots 1-4, clarification or secondary identifier may be necessary to distinguish these Lots 1-4 from existing Lots 1-4 already part of the Rojan Meadows Subdivision. A suggestion is referring to them at Lots 1A- 4A.
   b. Add references to existing recorded documents of Rojan Meadows and the process for amending them to include these Lots.
   c. In Private Drive Section detail, clarify arrow and label "to residence". The arrow appears to mean drainage but may be confused with the position of the residence/house.
   d. Check total size of existing and proposed lots. The tallies given total to 35,592 SF (existing) and 35,582SF (proposed).
   e. In purpose statement (box" clarify that there will be a resulting total of 4 lots.
   f. Clarify label of "existing easement for alley."
   g. Clarify if the shared property line between Lot 1 and Lot 2 is being adjusted with this plan.
   h. Label tax parcel numbers of adjacent Open Space Lot.
   i. Revise label of Rojan Road and Alley A as "to be dedicated to public use." These streets/alleys are not maintained by the City of Dover until constructed to City standards and formally accepted for dedication.

3) Check existing design of curbing and sidewalk along Rojan Road as other existing/proposed curb cuts planned to serve Lot 1 will need to be revised and the new location of the shred driveway curb cut established to include accessible ramps.

4) Sheet 2:
   a. This appears to be the Construction Plan. There may be additional details required.
   b. The Standard Water/Wastewater Notes and Requirements appear to repeat some of the Notes listed in the Water Utility notes columns. Revise.
   c. Clarify if there are a separate set of notes for the Wastewater services design as it is a

different provider than the Water services.

d. Confirm placement of the water and sanitary sewer laterals as this is not the standard placement.

5) Add notation regarding the requirements for infill development standards (sidewalks, landscaping, and primary entry feature or porch).

4) Active Recreation: Clarify the option used to provide Active Recreation Area compliance: Cash-in-Lieu od Recreation Area Construction or participation with Rojan Meadows PND Subdivision Active Recreation Area. *The applicant notes that participation with the Rojan Meadows PND Subdivision is the selected method of compliance.*

5) The Final Plan set must include notes documenting any action taken by the Planning Commission and must list any additional conditions of approval.

6) The Record Plan Sheet must document and identify any existing and proposed easements for cross access, utilities, drainage, etc. associated with the subdivision of these lots.

7) The Final Record Plat submission must include requirements described in *Dover Code of Ordinances*, Appendix A: Land Subdivision Regulations, Article IV, C. Plat, and any additional requirements of the Planning Commission.

8) The formal Record Plan will need to be recorded upon completion of the approval process with any corrections identified by the reviewing agencies.

VIII. RECOMMENDED ADDITIONAL CONSIDERATIONS TO MEET CODE OBJECTIVES:

The *Land Subdivision Regulations,* Article I. Purpose, indicates that the regulations are adopted in order to promote and protect the public health, safety, convenience, and general welfare; ensure the orderly growth and development of the City, the conservation, protection and proper use of land, and adequate provision for housing, recreation, circulation, utilities, and services; and safeguard the City from undue future expenditure for the maintenance of streets and public spaces.

1) This Minor Subdivision Plan creates four (4) lots out of the existing two (2) parcels, The two (2) existing lots are currently vacant, as the previous residential have been demolished. The Subdivision Plan generally appears to comply with the *Land Subdivision Regulations* and bulk standards of the RG-1 Zone.

2) Waiver Request: Elimination of Upright Curbing for Shared Driveway: Planning Staff grants approval of the waiver request to eliminate the upright curbing of the shared driveway in order to address sheet flow drainage in this area. This will also have an appearance of a residential driveway or alley format.

3) Private Driveway Serving Four Lots: Planning Staff notes that the development of a private driveway to serve four lots is unusual but does not appear to be specifically prohibited. This format will require specific notations on the Record Plan (and Deeds) to establish the

easement and the future care and maintenance responsibilities. Adjustments to the design may be necessary to include a turnaround, add traffic control measures, etc. In the alternative, the developer could consider an alternative design that would establish this as right-of-way for a wide alley to interconnect with Alley A of the Rojan Meadows PND Subdivision.

Other agencies may recommend additional conditions and safeguards in accordance with their areas of expertise. The Recommended Additional Considerations to Meet Code Objectives are offered for consideration by the Planning Commission.

IX. ADVISORY COMMENTS TO THE APPLICANT:

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

2) Following Planning Commission approval of the Minor Subdivision 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. Upon determination that the Plan is complete and all agency approvals have been received, copies of the Plan must be submitted for final endorsement prior to recordation at the Kent County Recorder of Deeds Office.

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) Any future development of Lots 1-4 for residential use must comply with all zoning provisions of the RG-1 (General Residence Zone). Development must also comply with the provisions regarding Infill Development as found in the *Zoning Ordinance* Article 5, Section 1.12. It is noted too that development on Lots 1-4 must connect to public water and wastewater services. For this development (like Rojan Meadows PND Subdivision), the City of Dover is the water provider and Kent County is the wastewater services provider.

5) The applicant shall be aware that Minor Subdivision Plan approval does not represent a site development approval, a Building Permit, and associated construction activity permits. A separate application process is required for review and approvals for development activity from the City of Dover.

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

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: JUNE 28, 2023

APPLICATION: **Land of Rojan Meadows: Minor Subdivision Plan**

FILE #: **SB-23-02**

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 PHONE #: **jlyon@dover.de.us**

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION

1. Every person occupying a residence or duplex and every owner of an apartment 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.
2. Please provide the solid waste collection strategy for these lots, depending on the answer, additional requirements may be required in the private drive.

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 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. The current City of Dover standard street section provides for a 3' grass strip between the curb and sidewalk. This standard was administratively revised to meet ADA and FHA compliance with cross slope requirements and to prevent cars from scrapping at driveways. The revised standard utilizes a five feet (5') wide public sidewalk with a five feet (5') wide grass strip behind the curb.
3. 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. Due to the fact that the water will be provided to multiple properties, this shall be dedicated to the City of Dover for maintenance.
2. 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.
3. 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 Public Works specifications and requirements.
   c. The site contractor shall contact the City of Dover Public Works Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Public Works must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
4. All water mains within the proposed subdivision must be looped. No dead end mains are permitted. The utility plan must incorporate the appropriate termination valves on the water system between construction phases.
5. The minimum water main size shall be eight-inch (8") in diameter.
6. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan. All water mains shall be either cement lined Class 52 cement lined ductile iron pipe or DR 18 PVC pipe. Division valves must be provided every 800 feet.
7. Water service lines shall be shown for each residential lot meeting the following requirements: The water services shall be one-inch (1") diameter Type K copper tubing or SDR9 pipe, and installed five feet (5') to the right of the sewer lateral as viewed from the center line of the street. Curb stops shall be installed one foot (1') outside of the right-of-way for each lot. A water meter and meter pit must be installed on the domestic water service, in a non-traffic bearing location just downstream of the curb stop.
8. Fire hydrants shall be spaced no greater than 600 feet as measured along the curb. Fire hydrants shall be placed between the curb and sidewalk at intersections or centered on lot lines. Fifteen feet (15') separation must be provided between all hydrants and hydrant valves.

WASTEWATER

1. Prior to plan approval, please provide the approval letter from the Kent County Department of Public Works. This area is under the jurisdiction of Kent County.

GENERAL

1. Add the following note to the plans, "A seven and one half feet (7.5') wide easement is retained along all side and rear lot lines, to be unoccupied by building, for utilities, drainage and sanitary sewer purposes. Except where lots are divided for any reason whatsoever, said easements shall fall along the actual side and rear lot lines as conveyed. A fifteen feet (15') wide utility easement is retained along all rear lines of lots abutting the project boundary and other open spaces." A ten feet (10') wide utility easement is required along all front yard lot lines for utility installation. When a water, sewer, or storm sewer main is not located in the right of way, it shall be located within five feet (5') of the center of a twenty feet (20') wide utility easement.
2. The final site plan must be submitted in the following compatible digital formats:
   a. AutoCAD 2018 (.dwg format).
   b. Adobe Reader (.pdf format).
3. All existing utilities shall be adjusted to final grade in accordance with current City of Dover requirements and practices. This r
   be included as a note on the plan.

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 three (3) times per year during system wide flushing operations. The applicant must call the Department of Public Works 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 associated with each property.

GENERAL / SANITATION / WASTEWATER / 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: JUNE 28, 2023

APPLICATION: **Land of Rojan Meadows: Minor Subdivision Plan**

FILE #: **SB-23-02**

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

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

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

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

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

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

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

1. 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.

SB-23-02

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 07/05/23

CITY OF DOVER FIRE MARSHAL

APPLICATION: Land of Rojan Meadows: Minor Subdivision Plan

FILE #: SB-23-02 REVIEWING AGENCY: **City of Dover, Office of the Fire Marshal**

CONTACT PERSON: **Jason Osika, Fire Marshal** PHONE #: **(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 to subdivide two existing properties into four new properties for development of one family detached dwellings. This office has no objections.

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

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

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

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

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

3. Project to be completed per approved Site Plan.

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. It was confirmed that the front of the residences will be on N Little Creek Rd. If this changes, additional comments would apply regarding the rear private drive.

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

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

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

DELDOT

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APPLICATION: Land of Rojan Meadows: Minor Subdivision Plan

FILE#: SB-23-02 REVIEWING AGENCY: DelDOT

CONTACT PERSON: Michael Vandevander PHONE#: 302-760-2141

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

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

CITY & STATE CODE REQUIREMENTS:

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. A pre-submittal meeting with DelDOT is required to further discuss the project.
2. Right of way dedication along N. Little Creek Rd will need to be discussed.
3. No Entrances will be given off North Little Creek Rd to the proposed lots. Access to proposed lots will be from Rojan Road maintained by the City of Dover.

KENT CONSERVATION DISTRICT

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

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
JULY 2023

APPLICATION: Land of Rojan Meadows: Minor Subdivision Plan

FILE #: SB-23-02

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. This is a revision to the approved sediment and stormwater management plan. A revised 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.
2. A re-review fee is due at the time of plan submittal to the District's office.

ADVISORY COMMENTS TO THE APPLICANT:

A letter of no objection to recordation will be provided once the revised Sediment and Stormwater Management Plan has been approved.

June 2, 2023

City of Dover
Planning Department
P.O. Box 475
Dover, DE 19903-0475

Attn: Dawn Melson-Williams, AICP

RE: Lands of Rojan Meadows, LLC
Minor Subdivision Plan – Cover Letter
Tax Map No: ED-05-068.20-01-5700 & 5800
1554 N Little Creek Road

Dear Ms. Melson-Williams:

On behalf of our client, Rojan Meadows, LLC; we request a waiver from the requirement found under the Zoning Ordinance, Article 6, Section 3.6(B) to curb the private drive for the proposed lots. We propose to superelevate the private drive and allow stormwater to sheet flow off the pavement and into a grassed swale before it enters a closed system stormwater management system. Elimination of the curbing prevents the concentration of stormwater runoff from the private drive and the proposed lots and will provide the environmental benefit of improved water quality and infiltration.

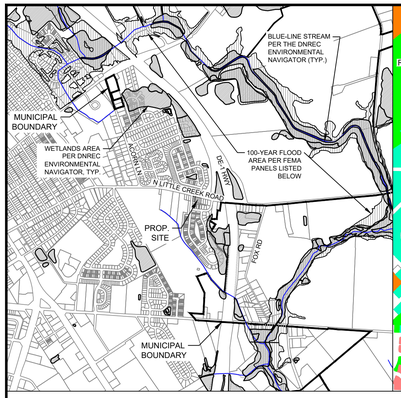
Please call me if you have any questions or concerns at (302) 841-7901.

Dave Heatwole, PE | Principal
SITEWORKS ENGINEERING

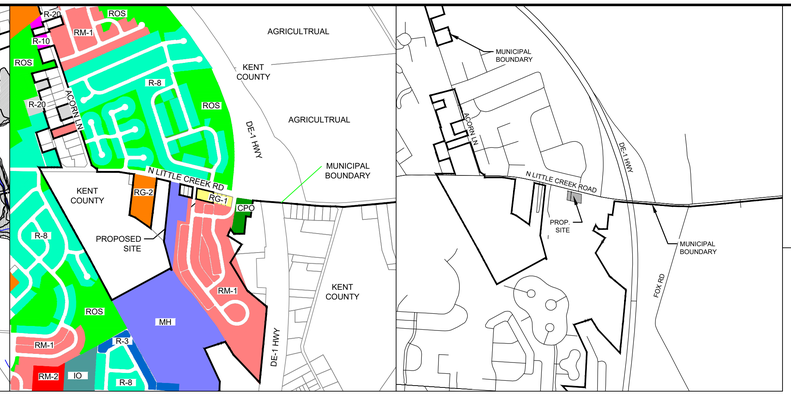
Z:\PROJECTS\Bay Developers - Engineering\22-149 - Rojan Meadows Stakeout\Record Documents\Dover\230602 - Minor Subdivision Submittal\5 - Curbing Waiver.docx

LANDS OF ROJAN MEADOWS, LLC

MINOR SUBDIVISION PLANS

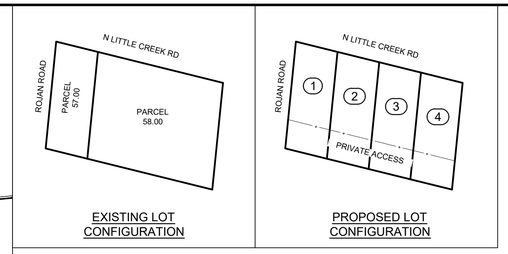


ENVIRONMENTAL MAP
SCALE: 1" = 2,000'



ZONING MAP
SCALE: 1" = 1,000'

LOCATION MAP
SCALE: 1" = 1,200'



LOT CONFIGURATION INSET
SCALE: 1" = 100'

INDEX OF DRAWINGS

1. MINOR SUBDIVISION PLAN
2. UTILITY AND GRADING PLAN

LEGEND

- IRON PIPE FOUND
- CAPPED IRON PIPE TO BE SET
- PROPERTY LINE
- PROPERTY LINE ADJ.
- PROPERTY LINE TO BE ABANDONED
- PROPOSED PROPERTY LINE
- BUILDING SETBACK

NOTES:

1. LEVEL OF ACCURACY IS BASED ON SUBURBAN SURVEY STANDARDS
2. THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
3. A FIVE FOOT (5') WIDE PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ALONG ALL SIDE LOT LINES.
4. THE ROJAN MEADOWS HOME OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE PROPOSED PRIVATE ACCESS DRIVE SHOWN ON THIS PLAN. THE LOTS 1-4 OF THIS PROPOSED SUBDIVISION SHALL BE MADE A MEMBER OF THE ROJAN MEADOWS HOA PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT AND SUBJECT TO THE COVENANTS AND RESTRICTIONS THEREOF.

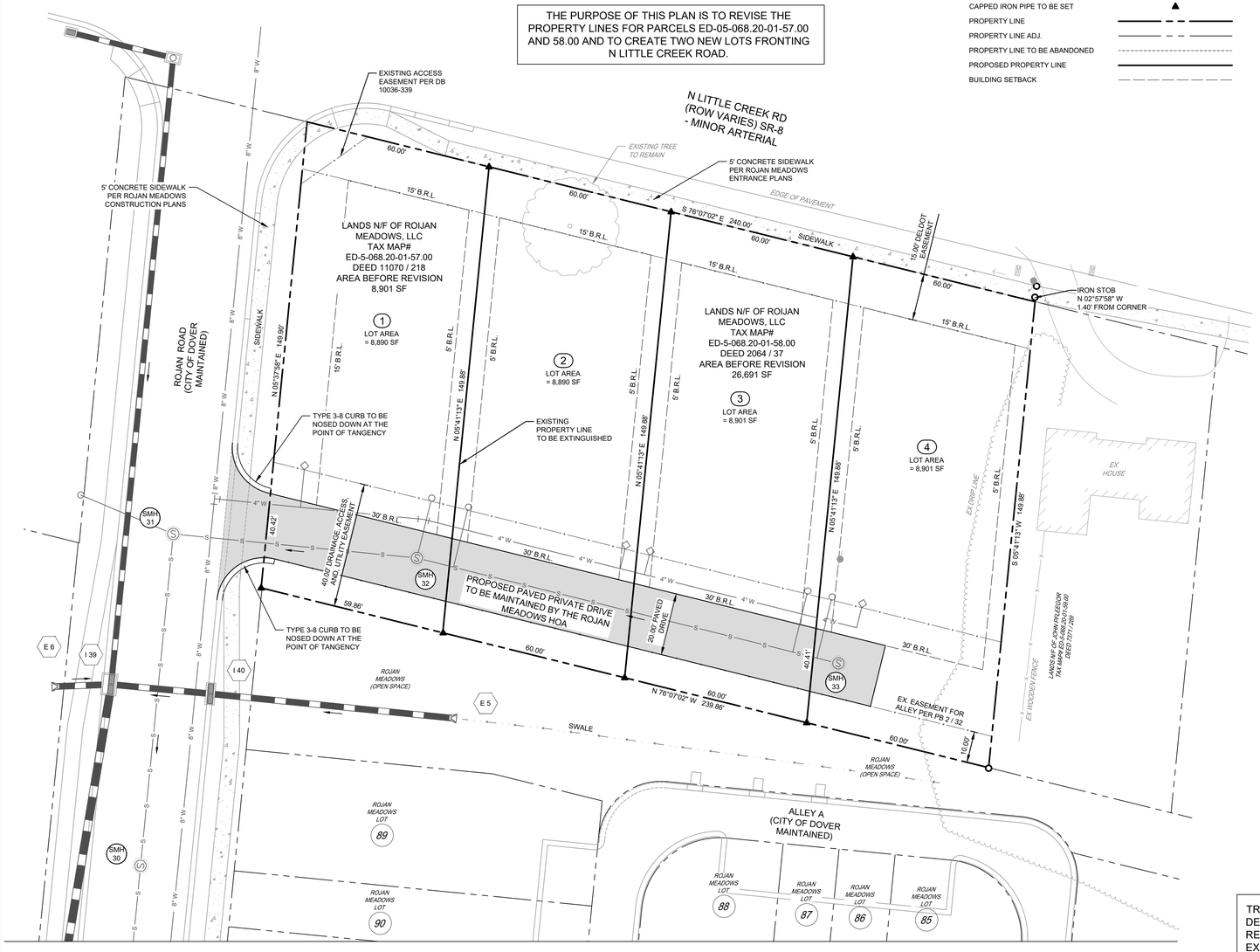
SITE DATA:

1.	MAP NUMBER: PROPERTY REFERENCE:	ED-05-068.20-01-57.00 & ED-05-068.20-01-58.00 PLOT BOOK 2 / 32, DEED BOOK 11070 / 218 (PARCEL 57.00) PLOT BOOK 2 / 32, DEED BOOK 2064 / 37 (PARCEL 58.00)
2.	PROPERTY OWNER & ADDRESS:	ROJAN MEADOWS, LLC 200 WESTON DRIVE DOVER, DE 19904
3.	DEVELOPER:	ROJAN MEADOWS, LLC 200 WESTON DRIVE DOVER, DE 19904
4.	TOTAL LOTS / PARCELS	2 EXISTING, 4 TOTAL AFTER REVISION
5.	PROPOSED DENSITY:	4.9 DU / ACRE
6.	SITE AREA:	35,592 SF, 0.817 AC
7.	PROPERTY ADDRESS:	1554 N LITTLE CREEK RD DOVER, DE 19901
8.	HUNDRED/MUNICIPALITY:	EAST DOVER HUNDRED / CITY OF DOVER
9.	THE CITY OF DOVER RESPONSIBLE FOR LAND DEVELOPMENT APPROVAL.	
10.	EXISTING ZONING:	RG-1 GENERAL RESIDENCE
11.	PROPOSED ZONING:	RG-1 (NO CHANGE PROPOSED)
12.	PRESENT USE:	RESIDENTIAL / VACANT
13.	PROPOSED USE:	RESIDENTIAL
14.	RG-1 - AREA REGULATIONS:	

	ONE-FAMILY DWELLINGS DETACHED
MIN. LOT AREA	6,000 SF
LOT WIDTH (FT)	50 FT
LOT DEPTH (FT)	100 FT
FRONT YARD (FT)	15 FT
MIN. SIDE YARD (FT)	5 FT
REAR YARD (FT)	30 FT
OFF-STREET PARKING	1 / UNIT
BLDG STORIES	2.5
MAX. BLDG HEIGHT	35 FT
MAX. LOT COVERAGE	45%

15.	WATER, SEWER, & ELECTRIC SUPPLIER:	CITY OF DOVER
16.	GAS SERVICE PROVIDER:	CHESAPEAKE UTILITIES, INC.
17.	SANITATION:	CITY OF DOVER
18.	FEMA FLOOD MAP: THE SITE IS NOT IMPACTED BY THE 100-YEAR FLOOD EVENT PER FEMA FLOOD INSURANCE RATE MAP NUMBER 10001C0186J DATED JULY 7, 2014 AND AMENDED BY LETTERS OF MAP REVISIONS DATED JUNE 4, 2018, AND JANUARY 29, 2019.	
19.	2020 STATE INVESTMENT AREA:	LEVEL 1
20.	FRONTAGE ROAD SPEED LIMIT:	35 MPH
21.	LATITUDE AND LONGITUDE STATE PLANE COORDINATES:	LATITUDE: N 39° 10' 51" LONGITUDE: W 75° 29' 49"
22.	WETLAND & WATERS OF THE U.S.:	0.0 ACRES PER THE DNREC ONLINE ENVIRONMENTAL NAVIGATOR
23.	PROXIMITY TO T.I.D.:	NOT WITHIN AN IDENTIFIED T.I.D.
24.	LIMIT OF DISTURBANCE:	1.0 ACRES
25.	SURVEY DATUM	NAD 83 / NAVD 88
26.	WATERSHED:	LITTLE RIVER

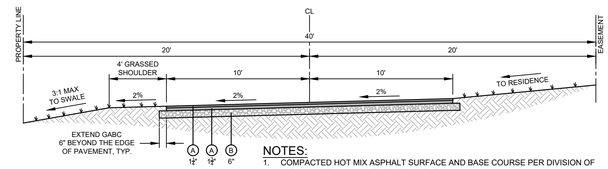
THE PURPOSE OF THIS PLAN IS TO REVISE THE PROPERTY LINES FOR PARCELS ED-05-068.20-01-57.00 AND 58.00 AND TO CREATE TWO NEW LOTS FRONTING N LITTLE CREEK ROAD.



PLAN VIEW
SCALE: 1" = 20'

0 20' 40'

TREE PLANTING REQUIREMENT:
DEVELOPMENT AREA = 35,592 SF
REQUIRED TREES = 1 / 3,000 SF = 12 TREES
EXISTING TREES = 1
TREES REQUIRED DURING LOT DEVELOPMENT = 12
THE DEVELOPER SHALL PLAN 12 TREES DURING THE DEVELOPMENT OF THESE 4 LOTS, 3 PER LOT.



Ⓐ ITEM 401005 - SUPERPAVE TYPE C, PG 64-22, CARBONATE STONE

Ⓑ ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B OR CRUSHED CONCRETE

NOTES:
1. COMPACTED HOT MIX ASPHALT SURFACE AND BASE COURSE PER DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS.
2. SUB BASE COURSE MATERIAL COMPACTED TO 95% OF ASTM D1557 MODIFIED PROCTOR METHOD.
3. ↓ ↓ ↓ 6" TOPSOIL, SEED AND MULCH.

PRIVATE DRIVE SECTION
SCALE: H 1"=5'
V 1"=1'

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PO BOX 2, 19 COMMERCE ST, HARRINGTON, DE 19952 Phone: (302) 841-7901

MINOR SUBDIVISION PLAN

LANDS OF ROJAN MEADOWS, LLC
SUBDIVISION PLAN
TAX MAP# 2-05-77.00-02-3.00 N LITTLE CREEK RD (SR 8)
CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

ISSUE / REVISION BLOCK
5/30/23 - CITY OF DOVER - PRELIMINARY
6/2/23 - CITY OF DOVER

SCALE	PROJECT #	DRAWN BY
AS NOTED	22-149	DMH

DRAWING NUMBER
1
SHEET 1 OF 2

Z:\PROJECTS\Boy Dwelopers - Engineering\22-149 - Rojan Meadows Stakeout\Design\Plot\22-149 - New Sub Record Plan.dwg PLOTTED: 6/2/2023 12:31 PM, BY: Dave Hasbrouk PLOTSTYLE: _SiteWorks-ENG.ctb

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WATER UTILITY NOTES

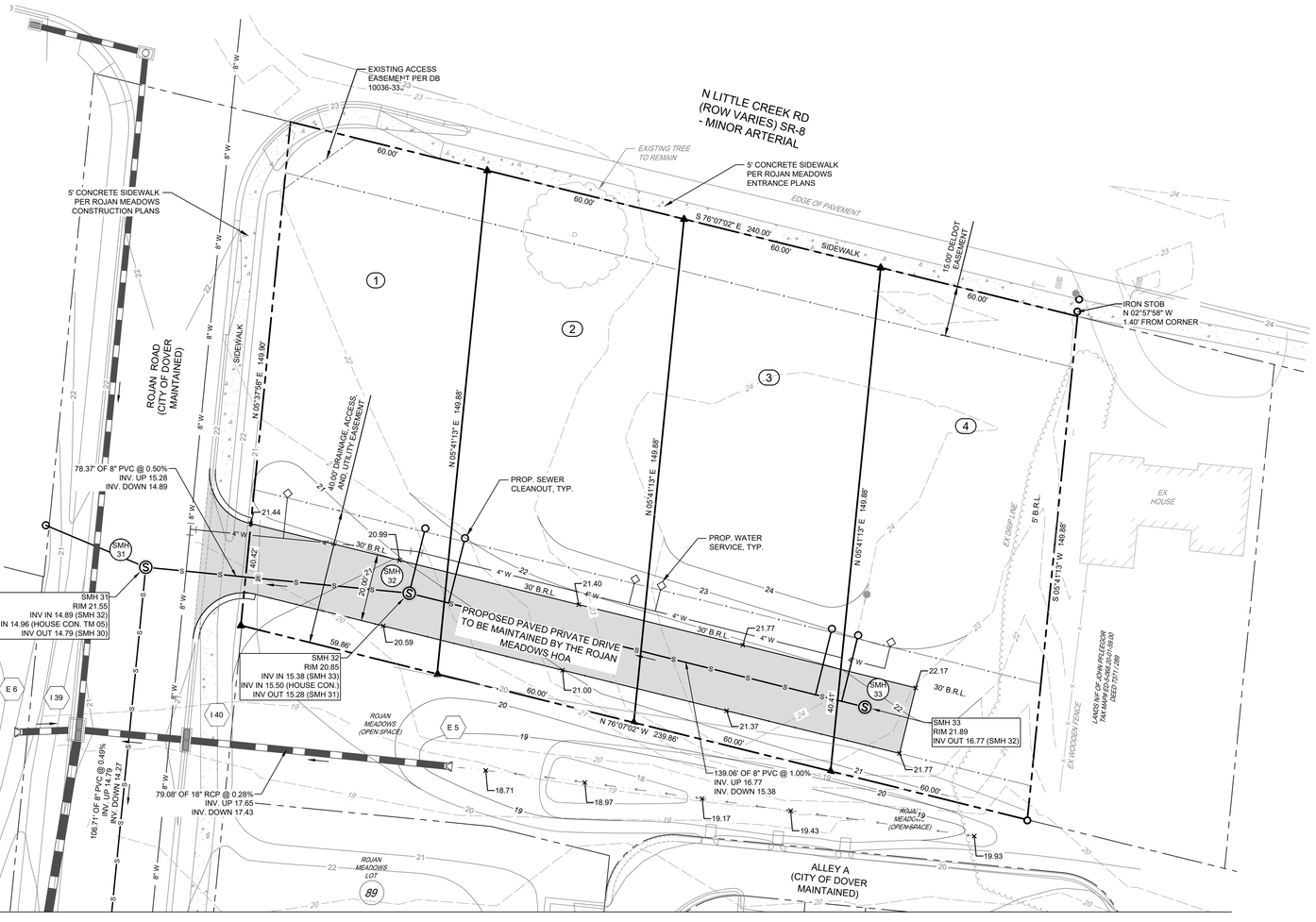
1. HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT.
2. ANY EXISTING WATER LINES NOT TO BE UTILIZED BY THE PROPOSED FACILITY MUST BE PROPERLY ABANDONED AT THE MAINS IN ACCORDANCE WITH THE CITY OF DOVER DEPARTMENT OF WATER & WASTEWATER SPECIFICATIONS AND REQUIREMENTS.
3. THE SITE CONTRACTOR SHALL CONTACT THE CITY OF DOVER 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 THE 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.
4. WATER SERVICE LINES SHALL BE 1.0" DIAMETER SDR-9 TUBING, AND INSTALLED 15' TO THE LEFT OF THE SEWER LATERAL AS VIEWED FROM THE CENTER LINE OF THE STREET. THE CURB STOP AND WATER METER SHALL BE INSTALLED BEHIND THE CURB AS SHOWN ON THE PLAN.

EXISTING UNDERGROUND UTILITIES COORDINATION

1. BEFORE ANY EXCAVATION IS PERFORMED, CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-282-8555) AT LEAST 48 HOURS PRIOR TO EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.
2. THE LOCATION OF UNDERGROUND UTILITIES AS INDICATED ON PLANS HAS BEEN OBTAINED FROM EXISTING RECORDS AND MISS UTILITY MARKOUTS. NEITHER THE OWNER NOR THE ARCHITECT/ENGINEER ASSUMES ANY RESPONSIBILITY WHATSOEVER IN RESPECT TO ACCURACY, COMPLETENESS, OR SUFFICIENCY OF THE INFORMATION SHOWN. THERE IS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED THAT THE LOCATIONS, SIZE AND TYPE OF MATERIALS OF EXISTING UNDERGROUND UTILITIES INDICATED ARE REPRESENTATIVE OF THOSE TO BE ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH UTILITIES, INCLUDING SERVICE CONNECTIONS TO UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER OF HIS OPERATIONAL PLANS. IN THE EVENT OF AN UNEXPECTED UTILITY INTERFERENCE DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER. ANY SUCH MAINS AND/OR SERVICES DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED IMMEDIATELY AT HIS EXPENSE.
3. PRIOR TO PERFORMING ANY EXCAVATION GREATER THAN 6 INCHES, THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF DOVER DEPARTMENT OF WATER & WASTEWATER AND ALL PRIVATE UTILITY COMPANIES TO DETERMINE THE LOCATION OF UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL ORGANIZATIONS THAT CONTROL EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA OR WOULD BE AFFECTED BY CONSTRUCTION WORK AROUND THE EXISTING UTILITIES.
4. THE CONTRACTOR SHALL NOT START EXCAVATION UNTIL ALL UTILITY LINE LOCATIONS HAVE BEEN STAKED OR OTHERWISE CLEARLY MARKED AND DOCUMENTATION FURNISHED TO THE OWNER. ALL MARKINGS SHALL BE CONSIDERED APPROXIMATE, AND UTILITIES OTHER THAN THOSE SHOWN SHALL BE CONSIDERED TO EXIST.
5. WHERE EXISTING UNDERGROUND UTILITIES OR OTHER CONSTRUCTION ARE EXPECTED TO BE IN PROXIMITY TO PROPOSED CONSTRUCTION, OR WHEN APPROACHING EXISTING UTILITIES OR STRUCTURES FOR CONNECTIONS, THE CONTRACTOR SHALL DIG TEST PITS TO DETERMINE THE EXACT LOCATION AND INVERTS OF THE EXISTING UTILITY TO ALLOW FOR POSSIBLE CHANGES TO THE PROPOSED UTILITY IN LINE AND/OR GRADE. THE CONTRACTOR SHALL ALSO DIG TEST PITS IN THE LOCATION OF THE PROPOSED CONNECTIONS TO EXISTING UTILITIES AND SHALL MAKE ALL MEASUREMENTS NECESSARY TO ENSURE PROPER CONNECTION. ANY NECESSARY CHANGES IN LINE OR GRADE OF WORK CAUSED BY FAILURE TO TAKE SUCH PRECAUTIONS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
6. WHEN IT IS NECESSARY TO EXCAVATE NEAR OR INTERFERE WITH ANY SEWER LINE, WATER SERVICES, DRAIN PIPE, CATCH BASIN, CULVERT, OR OTHER STRUCTURES, THE CONTRACTOR SHALL MAINTAIN THE SAME IN WORKING ORDER AND SHALL REPAIR AND MAKE GOOD ANY DAMAGE DONE DURING THE PROGRESS OF THE WORK.
7. WHERE EXISTING UTILITIES CROSS THE TRENCH EXCAVATION, THEY SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO CONSTRUCTION. ALL METHODS OF SUPPORTING AND MAINTAINING THESE UTILITIES SHALL BE SUBJECT TO REVIEW BY OWNER. CARE SHALL BE TAKEN TO ENSURE THAT THE EXISTING UTILITY GRADES AND ALIGNMENT ARE MAINTAINED AND THE PIPE JOINTS ARE NOT DISTURBED. ANY DAMAGE OR MISALIGNMENT OF THE UTILITIES DUE TO CONSTRUCTION OR SETTLEMENT SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
8. ANY UNPROTECTED CABLE (DIRECT BURIED) ENCOUNTERED THAT IS VERIFIED AS NOT ABANDONED IN PLACE SHALL BE PROTECTED. THE UTILITY OWNER MAY DIRECT THE CABLE BE PLACED IN SPLIT DUCT OF APPROPRIATE SIZE AND CONCRETE ENCASED THROUGH THE AREA OF CONSTRUCTION. CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO AVOID HAVING TO CUT AND SPLICE DIRECT BURIED CABLE. THE CONTRACTOR SHALL NOTE SPLIT DUCT PORTIONS ON AS-BUILTS.
9. INTERRUPTION OF EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR AT THE DIRECTION OF THE UTILITY OWNER(S).
10. ALL UTILITY EXCAVATION SHALL BE KEPT DRY AT ALL TIMES.

STANDARD WATER/WASTEWATER NOTES AND REQUIREMENTS

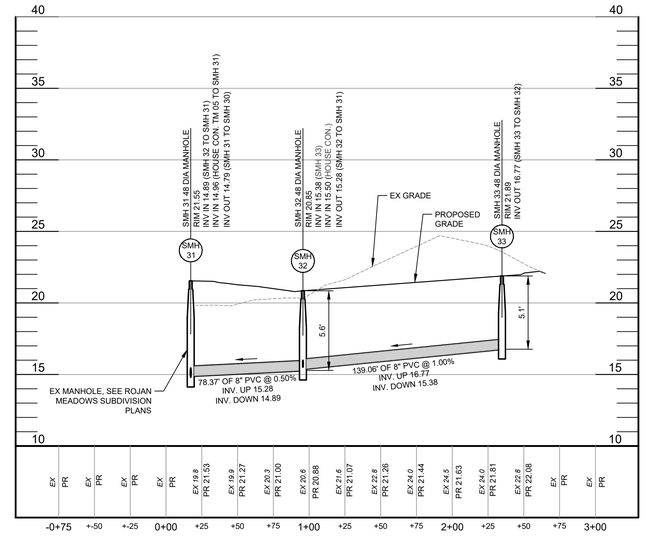
1. HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT.
2. THE SITE CONTRACTOR SHALL CONTACT THE CITY OF DOVER WATER & WASTEWATER CONSTRUCTION & INSPECTIONS MANAGER AT (302) 736-7025 PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER WATER & WASTEWATER DEPARTMENT MUST OBSERVE AND APPROVE ALL CITY OWNED WATER AND SANITARY SEWER INTERCONNECTIONS AND TESTING. ALL WATER TAPS AND SANITARY SEWER CONNECTIONS MUST BE PERFORMED BY A CITY OF DOVER APPROVED CONTRACTOR. THE PROPOSED LOCATION FOR THE CONNECTION MAY NEED TO BE ADJUSTED IN THE FIELD DUE TO CONDITIONS OF THE EXISTING MAIN. POSSIBLE CONDITIONS THAT WOULD REQUIRE TAPPING/CONNECTION 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/CONNECTION LOCATION. THE CITY OF DOVER WILL NOT BE HELD RESPONSIBLE FOR FIELD CONDITIONS REQUIRING ADJUSTMENT OF THE TAPPING/CONNECTION LOCATION OR FOR ANY WORK REQUIRED BY THE CONTRACTOR TO MAKE AN APPROPRIATE AND LAWFUL CONNECTION.
3. ALL WATER UTILITY CONSTRUCTION AND MATERIALS SHALL MEET ALL CITY OF DOVER STANDARDS AND SPECIFICATIONS AS WELL AS CURRENT REQUIREMENTS AND PRACTICES.
4. ALL WATER UTILITY COMPONENTS MUST MEET THE REQUIREMENTS OF THE WATER WASTEWATER HANDBOOK, EFFECTIVE DATE MARCH, 22, 2010. PLEASE CONTACT THE WATER & WASTEWATER DEPARTMENT AT 302-736-7025 FOR MORE INFORMATION.
5. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
6. ALL EXISTING UTILITIES SHALL BE ADJUSTED TO GRADE, AND REPAIRED OR REPLACED WHEN DEEMED NECESSARY BY THE WATER & WASTEWATER DEPARTMENT, IN ALL AREAS OF DISTURBANCE ASSOCIATED WITH CONSTRUCTION.
7. ANY EXISTING WATER OR WASTEWATER UTILITY LINES NOT TO BE UTILIZED BY THE PROPOSED PROJECT SHALL BE PROPERLY ABANDONED AT THE MAINS BY THE DEVELOPER/OWNER IN ACCORDANCE WITH CITY OF DOVER DEPARTMENT OF WATER & WASTEWATER SPECIFICATIONS AND REQUIREMENTS.
8. ALL NON-METALLIC WATER LINES (MAINS AND SERVICES) SHALL BE INSTALLED WITH A TRACER WIRE AND IDENTIFICATION TAPE. THE WIRE SHALL BE A MINIMUM OF TWELVE (12) GAUGE BLUE COATED SOLID COPPER WIRE, WRAPPED AROUND THE PIPE, AND EXTENDING UP INTO ALL VALVE AND CURB BOXES. THE IDENTIFICATION TAPE SHALL BE SIX-INCHES (6") WIDE, LAID ONE FOOT (1') ABOVE THE PIPE, WITH THE FOLLOWING TEXT: "CAUTION: BURIED WATER LINE BELOW".
9. ALL NON-METALLIC WASTEWATER LINES (MAINS AND LATERALS) SHALL BE INSTALLED WITH A TRACER WIRE AND IDENTIFICATION TAPE. (TRACER WIRE IS NOT REQUIRED ON GRAVITY MAINS). THE WIRE SHALL BE A MINIMUM OF TWELVE (12) GAUGE GREEN COATED SOLID COPPER WIRE, WRAPPED AROUND THE PIPE. THE IDENTIFICATION DETECTOR TAPE SHALL BE SIX-INCHES (6") WIDE, LAID ONE FOOT (1') ABOVE THE PIPE, WITH THE FOLLOWING TEXT: "CAUTION: BURIED SEWER LINE BELOW".
10. NO TREES MAY BE PLANTED WITHIN TEN FEET (10') OF WATER AND WASTEWATER UTILITY INFRASTRUCTURE.
11. NO STRUCTURES, INCLUDING PERMANENT SIGNAGE, MAY BE LOCATED WITHIN TEN FEET (10') OF WATER AND WASTEWATER UTILITY INFRASTRUCTURE.
12. WATER AND WASTEWATER LINES MAY NOT BE LOCATED NEAR ANY POTENTIAL SOURCE OF CONTAMINATION.
13. ALL EXISTING UTILITIES SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH CURRENT CITY OF DOVER REQUIREMENTS AND PRACTICES.



PLAN VIEW

SCALE: 1" = 20'

0 20' 40'



SMH 31 - SMH 33

SCALE: HORZ: 1" = 50'
VERT: 1" = 5'

LEGEND

- IRON PIPE FOUND
- CAPPED IRON PIPE TO BE SET
- PROPERTY LINE
- PROPERTY LINE ADJ.
- PROPERTY LINE TO BE ABANDONED
- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- EXISTING CONTOUR (49)
- PROP. CONTOUR ROJAN MEADOWS (49)
- PROP. CONTOUR (49)

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UTILITY AND GRADING PLAN

LANDS OF ROJAN MEADOWS, LLC SUBDIVISION PLAN

TAX MAP# 2-05-77.00-02-3.00 N LITTLE CREEK RD (SR 8)
CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

ISSUE / REVISION BLOCK
5/30/23 - CITY OF DOVER - PRELIMINARY
6/2/23 - CITY OF DOVER

SCALE	PROJECT #	DRAWN BY
AS NOTED	22-149	DMH

DRAWING NUMBER **2**

SHEET 2 OF 2

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Z:\PROJECTS\Bay Developers - Engineering\22-149 - Rojan Meadows Stakeout\Design\PlN\22-149 - New Sub Grading & Utility.dwg PLOTTED: 6/2/2023 12:23 PM, BY: Dave Hallwalk PLOTSTYLE: _SiteWorks-BW.ctb

By-Laws of the Planning Commission

of the City of Dover

Objectives

Section 1 The objectives and purposes of the Planning Commission of the City of Dover, Delaware, are those set forth in Chapter 7, Title 22 of the Delaware Code annotated, and amendments, supplements, thereto, and those powers and duties delegated to the Planning Commission by the City Council of the City of Dover pursuant to state statute.

Powers, Duties and Procedures

Section 2 The duties, powers and procedures of the Planning Commission be as set forth in the following documents:

(a) The resolution of the City Council establishing such Planning Commission;
(b) The Building Zone Ordinance as to matters relating to amendments to site plan approval;
(c) The Subdivision Regulations as to the review and approval of subdivision plats;
(d) As to the regulations set forth herein for all other matters for which the Commission has the responsibility.

Officers

Section 3.1 The officers of the Planning Commission shall consist of a Chairman and Vice-Chairman.

Section 3.2 The Chairman shall preside at the meetings and hearings of the Planning Commission and shall have the duties usually conferred upon a presiding officer. He shall continue to exercise the prerogatives of an individual member of the Commission while performing the duties of presiding officer.

Section 3.3 The Vice Chairman shall be the presiding officer in the absence of the Chairman.

Recording and Corresponding Secretary

Section 4 The Commission shall appoint a Secretary who shall not be a member of the Commission or an officer, and shall have the following duties and responsibilities:

(a) Prepare agenda for all meetings with the Chairman and provide notice of meetings to Commission members.
(b) Keep minutes of all meetings, and record of the Commission.
(c) Act as agent for the Commission in receiving submissions, applications, correspondence, etc.
(d) Act as agent for the Commission in arranging for notice of public hearings and notifying interested parties of Commission actions as authorized by the Commission.

Official Records

Section 5 The City Clerk shall be the official custodian of the records of the Commission and shall make them available to the public as provided by law. He may designate the office of the Secretary of the Commission or the Planning Office as the place where such records shall be kept.

Elections of Officers

Section 6.1 The officers shall be elected by the Commission at the annual organization meeting which shall be the regular scheduled meeting in July of each year. Election of officers shall be held by secret ballot.

Section 6.2 A candidate receiving a majority vote of the entire membership of the Planning Commission shall be declared elected and shall serve for one year or until his or her successor shall take office.

Section 6.3 Vacancies in offices shall be filled by the Commission at any scheduled or special meeting.

Section 6.4 The Chairman and Vice Chairman shall be limited to four consecutive one-year terms. A former Chairman or Vice Chairman who has held four consecutive terms in such position may be elected to that position after vacating the position for a period of one year.

Meetings

Section 7.1 The Commission shall hold one public meeting during each calendar month.

Section 7.2 The monthly meeting date for the coming year shall be established by a majority of the Commission at its organization meeting of the year. The date of the public meeting can be changed during the year by a majority of the Commission

Section 7.3 The Commission will receive all applications concerning matters within its jurisdiction only at its public meetings. All times to be submitted for consideration at any public meeting shall be submitted in complete and final form for Commission consideration not less than thirty days prior to said meeting. No items submitted subsequent to this time shall be placed upon the Agenda except by a majority vote of the Commission members present at such meeting. The official date of receipt of any matter presented to the Commission shall be the date of the first public meeting at which such matter is received for consideration. Any maximum time periods established by the Zoning Ordinance or other local laws limiting the time for consideration of any matter by the Planning Commission shall commence on such date of the receipt.

Section 7.4 A majority of the membership of the Commission shall constitute a quorum. The Commission may act on any matter by a majority vote of such quorum.

Section 7.5 All formal votes to record the decision of the Commission on any matter referred to it shall be taken only by a quorum at a public meeting. By a majority vote of those members present the Commission may convene in executive session. However, all formal votes to record the Commission's decision shall only be taken during periods in which such meetings are open to the public.

Section 7.6 Special meeting may be called by the Chairman or by a majority of the Commission, providing that not less than 24 hours notice by writing or telephone is given to each member of the Commission. Such meetings shall be executive sessions at which no formal votes shall be taken.

Section 7.7 All public and special meetings shall be held in City Hall or other public facility with proper public notification.

Agenda

Section 8 The Secretary shall prepare the proposed Agenda for each public meeting, with the Chairman not less than ten days prior to the date of such meeting, and shall transmit a copy of the Agenda to each Commission member on such date of preparation. No items will appear on such proposed Agenda except those for which applications or written requests have been received not less than thirty days prior to the date of the public monthly meeting as set forth in Section 7 above. The Commission may amend the proposed Agenda by a majority vote of those members present.

Section 9.1 The order of business at public meetings shall be as follows:

(a) Roll Call.
(b) Adoption of Minutes of previous meetings.
(c) Approval of Agenda
(d) Communications
(e) Report of Officers and Committees
(f) Old Business
(g) New Business
(h) Referrals, Administrative Reviews, Petitions, Applications and Other Matters presented by the public.

Section 9.2 The order of business at special meetings shall be as determined by the Commission.

Section 9.3 At all meetings and hearings attended by the public, the Chairman shall make a brief statement indicating the nature of each item on the Agenda, except that in the case of petitions, applications and other matters presented by the public, such statement shall be made by the person introducing the matter.

Section 9.4 Minutes of all public and special meetings of the Commission shall form part of the records of the Commission and shall be available to the public when duly adopted by the Commission.

Committees

Section 10.1 There may be a Subdivision Committee appointed by the Chairman with the approval of the Commission at the annual organization meeting. It shall consist of three members who shall serve until the next annual meeting. The Chairman may make appointments to bring the committee to full strength in the event of temporary absence of committee members.

Section 10.2 Other Committees may be appointed by the Chairman from time to time with the approval of the Commission.

Public Hearings

Section 11.1 The Commission shall hold public hearings as required by statute and applicable ordinances of the City. In addition to those required by law, the Commission may at its discretion hold public hearing when it considers that such hearings will be in the public interest.

Amendments

Section 12 These By-Laws may be amended at any time by a majority vote of the entire membership of the Commission.

Adopted September 15, 1959
Amended November 17, 1975
Amended March 16, 1981
Amended March 19, 1981
Amended June 17, 1991
Amended January 25, 1995
Amended April 26, 1995
Amended August 16, 2010
Amended August 20, 2018

Appointment of the Architectural Review Oversight Subcommittee of Planning Commission

As part of the Annual Meeting of the Planning Commission, one of the responsibilities of the Planning Commission is to appoint the Architectural Review Oversight Subcommittee. The following excerpt from the *Zoning Ordinance* is provided.

Appendix B: Zoning Ordinance, Article 10 Section 2. Site development plan approval.

2.28 Consideration shall be given to the physical orientation and architectural characteristics of proposed buildings, the relationship of proposed buildings to existing buildings and to other proposed buildings, and their contributions to the overall image of the immediate vicinity by considering the building and architectural design guidelines as set forth in article 5, section 19. Design characteristics of proposed buildings and building additions shall not detract or devalue existing buildings in the immediate vicinity.

(A) If the planning commission determines that the proposed physical orientation and architectural characteristics of the proposed buildings do not meet the intent and objectives of this section, then the planning commission shall refer the proposal to the architectural review oversight subcommittee for review and comment.
(B) The subcommittee shall meet and review the proposal with the applicant, and return its comments to the planning commission by the next regularly scheduled meeting.
(C) The architectural review oversight subcommittee shall be appointed by the commission at its annual meeting, and membership shall consist of two planning commission members, and two design professionals with experience in construction, and the mayor or the mayor's designee. Two alternate design professionals with experience in construction shall also be appointed.

At the August 15, 2022 Meeting of the Planning Commission, the following individuals were appointed to the Architectural Review Oversight Subcommittee of Planning Commission.

- Kathleen Welsh, Planning Commission member
- Kenneth Roach, Planning Commission member
- Mayor or Mayor’s designee

The Planning Commission at their August 15, 2022 also acted regarding the appointment two Design Professional members to the Subcommittee pending confirmation of their availability. Planning Staff was directed to confirm their availability and to report back to the Planning Commission. No other Design Professionals as Alternates were appointed. Their availability was confirmed by Planning Staff and reported at the September 19, 2022 and October 17, 2022 Planning Commission Meetings.

- Dr. R.J. Chandler, Faculty member of Architecture program at DelTech Community College, Design Professional
- Ms. Sarah Keifer, Director of Planning Services for Kent County, Design Professional

The Planning Commission as part of their Annual Meeting must act to appoint the membership of the Architectural Review Oversight Subcommittee.