

**CITY OF DOVER, DELAWARE
HISTORIC DISTRICT COMMISSION MEETING
Thursday, January 19, 2023 at 3:30 PM**

City Hall Conference Room, 15 Loockerman Plaza, Dover, Delaware

AGENDA

VIRTUAL MEETING NOTICE

The Historic District Commission, Meeting for January 19, 2023 will be held in the City Hall Conference Room. The public is welcome to attend in person. Meeting will also be provided as a Virtual Meeting using WebEx audio/video conferencing system as an electronic means of communication. See participation information below to join by phone or computer.

PUBLIC PARTICIPATION INFORMATION

City of Dover Historic District Commission Meeting of January 19, 2023

Dial: +1-650-479-3208

Event number/Access code: 2535 252 6567

Event password: DoverHDC

Event Address: <https://bit.ly/HDCMeeting1192023>

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.

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

WELCOME

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Minutes of November 10, 2022

COMMUNICATIONS & REPORTS

Summary of Activity

- [2.](#) Summary of Applications 2021 and 2022
- [3.](#) Summary of Architectural Review Certificates for 2022

Department of Planning & Inspections Updates

- [4.](#) Historic Preservation Grant Opportunities

NEW APPLICATIONS

- [5.](#) HI-23-01 Lands of Shank Shack, LLC Parking Lot Improvements at 34 The Green – Public Hearing and Review for Action on the Architectural Review Certification associated with parking lot reconfiguration and parking improvements at 34 The Green. The property is zoned RGO (General Residence and Office Zone) and is subject to the H (Historic District Overlay Zone). The project is also associated with the future redevelopment of the western portion of the existing parking lot area (now located on adjoining parcel) that will be part of the Kent County Family Courthouse project; the adjoining area was previously part of the subject parcel and is zoned IO (Institutional and Office Zone) and subject to the H (Historic District Zone). The property located in the southwest corner of The Green and is south of Bank Lane. The owner of record is Shank Shack, LLC. Address: 34 The Green. Tax Parcel: ED-05-077.09-03-35.00-000. The related parcel located on South Governors Avenue owned by the State of Delaware is Tax Parcel ED-05-077.09-03-36.00-000. Council District 4.
Minor Lot Line Adjustment Plan MI-21-09 is associated with this property.

NEW BUSINESS

Review of Permits Referred to Commission

OLD BUSINESS

Certified Local Government (CLG) Program

Implementation of 2019 Comprehensive Plan

ADJOURN

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

MINUTES OF

HISTORIC DISTRICT COMMISSION MEETING

OF NOVEMBER 10, 2022

- The In-Person/Virtual Meeting Minutes of the November 10, 2022, Meeting are still being prepared. These Meeting Minutes will be distributed to the Historic District Commission via email or hand delivered.
- Adoption of the Meeting Minutes may be considered at the January 19, 2023, meeting of the Historic District Commission.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-22-01	Referral of Fence Permit #21-1556 at 506 S. State Street	502 -506 S. State Street and 100 W. Water Street	Fence Permit	Permit #21-1556 referred to HDC by City Planner for consultation on Architectural Review Certification; 1/20/2022 HDC recommended approval of ArchRevCert to allow revised height of 6-feet for black metal fence.	Permit Application received 11/18/2021 and Referred to the HDC for consultation. Permit approved for issuance per HDC action of 1/20/2022. Permit issued 1/24/2022. Fence installed.
HI-22-02	Lands of the State of Delaware at S. Governors Avenue and W. Water Street: Rezoning to H	411 S Governors Avenue, 429 S Governors Avenue, 435 S Governors Avenue, 439 S Governors Avenue/117 W Water Street, 441 S Governors Avenue, 447 S Governors Avenue	Rezoning to H (Historic District Zone)	Public Hearing and Review by HDC on 3/24/2022; Recommended Approval of Rezoning	Request to expand boundary of the Historic District as Rezoning Application HI-22-02/Z-22-01. Public Hearing and Review by Planning Commission on 3/21/2022 - Recommendation of Approval; Public Hearing and Review by Historic District Commission on 3/24/2022 - Recommendation of Approval; and scheduled for Public Hearing and Final Action by City Council on 4/11/2022. Rezoning Approved.
HI-22-03	Kent County Family Courthouse & Parking Garage	415 S. Governors Avenue and 445 S. Governors Avenue; East side of S. Governors Avenue between Bank Lane and W. Water St	Site Plan Review for Architectural Certification	Public Hearing and Review for Recommendation on Architectural Review Certification by HDC on 4/11/2022. Recommended approval of ArchRevCert including reduction of rear yard setback.	Site development plan for new Courthouse Building, Parking Garage Structure, and associated Site Improvements. For Review by HDC completed and recommendation forwarded to Planning Commission. Planning Commission granted conditional approval of S-22-06 and ArchRevCert on June 21, 2022. Check Print Review Process working towards Final Plan Approval.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-22-04	Referral of Permit #22-661 at 527-529 S. State Street	527-529 S. State Street	Permit for Parking Improvements	Permit #22-661 referred to HDC by City Planner for consultation on Architectural Review Certification; HDC recommended ArchRevCert with conditions on screening at 5/19/2022 Meeting	Permit Application received 4/20/2022 and Referred to the HDC for consultation. Project for construction of seven parking spaces on the property. received submission of Revised Plan of parking area for Permit Review. Permit issued 12/27/2022. Project underway.
HI-22-05	Delaware Public Archives: Consultation on Roof Project	121 Martin Luther King Jr. Boulevard North	Architectural Review Certification Consultation	Project referred to HDC by City Planner for consultation on Architectural Review Certification; HDC considered at 5/19/2022 Meeting and made recommendation of roof material options.	Proposed Roof Project Referred to the HDC for consultation. Project design consideration of alternative materials for Roof Replacement Project. Awaiting formal Permit submission.
HI-22-06	Referral of Permit #22-1298 at 43 The Green	43 The Green, John Bell House	Permit for Accessory Structure (Restroom & Storage)	Permit #22-1298 referred to HDC by City Planner for consultation on Architectural Review Certification; at 8/18/2022 HDC recommended approval of ArchRevCert to allow accessory structure construction and reduction of rear setback requirement.	Permit Application received 7/25/2022 and Referred to the HDC for consultation. Project for construction of accessory structure on the property. Permit approved by Planning Office for issuance per HDC action of 8/18/2022. Permit pending review by Public Works/Water & Wastewater Department.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-22-07	Referral of Demolition Activities at 235-239 W. Loockerman St	235-239 West Loockerman Street	Update on Dangerous Building Designation and Demolition Activities	Project referred to HDC by City Planner for update on building and proposal for Demolition of Dangerous Building; at 10/10/2022 Meeting HDC considered Determination of Demolition by Neglect and Architectural Review Certification for Demolition	Building declared Dangerous by City Council on 8/15/2022. Following no action by property owner, the City is progressing with Bid Process for Demolition; Bid Opening was 10/26/2022 and award made. HDC determined "Demolition By Neglect" for the Building and pertaining to Architectural Review Certification the HDC's motion requested continued evaluation of the building for the potential of saving it acknowledging potential buyer interest. Determination by City Solicitor that City Council Action governs. Demolition Permit #22-1902 issued 12/5/2022. Demolition Activities underway.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-21-01	Referral of Sign Permit #21-188 The Peoples Church at 46 S Bradford St	46 S Bradford Street, The Peoples Church	Sign Permit	Permit #21-188 referred to HDC by City Planner on 3/9/2021 for consultation on Architectural Review Certification; 3/18/2021 HDC recommended approval of ArchRevCert subject to conditions	Permit Application received 3/2/2021. Resubmission of revised Sign Design per HDC recommendation received in order to process Permit subject to conditions. Permit issued 5/17/2021.
HI-21-02	Referral of Fence Permit #21-147 at 4 The Green	4 The Green, Mixed Use Building	Fence Permit	Permit #21-147 referred to HDC by City Planner on 3/9/2021 for consultation on Architectural Review Certification; 3/18/2021 HDC recommended approval of ArchRevCert for revised material choice	Permit Application received 2/16/2021. Applicant revised fence material choice on 3/16/2021 to black metal picket style fence and HDC recommended approval. Permit review completed per ArchRevCert and issued 3/25/2021. Fence installed.
HI-21-03	Referral of Demolition Permit #21-316 Building at 129 S Bradford St	129 S Bradford St	Demolition Permit - Building	Permit #21-316 referred to HDC by City Planner on 4/6/2021 for consultation on Architectural Review Certification; 4/15/2021 HDC recommended approval to allow for demolition.	Permit Application received 4/1/2021 on demolition of entire building. Referred to HDC for Review on 4/15/2021. Permit review completed per ArchRevCert and issued 5/6/2021. Demolition complete.
HI-21-04	Lands of King of Clubs, LLC: Parking Lot Improvements	30 The Green (and 123 Bank Lane)	Site Plan for Parking Lot Improvements	Review for Architectural Review Certification of Site Plan; Public Hearing and Review scheduled for HDC on 7/15/2021	Site Plan filed for review by Historic District Commission. Administrative Site Plan review is underway: Final Plan approval pending. Improvements are associated with future Kent County Family Court Project.
HI-21-05	Referral of Demolition Permit #21-1036 Building at 401 S. Governors Ave	401 S. Governors Avenue	Demolition Permit - Building	Permit #21-1036 referred to HDC by City Planner on 8/11/2021 for consultation on Architectural Review Certification; scheduled for 8/19/2021 HDC Meeting	Permit Application received 8/6/2021 for demolition of entire building and site. HDC reviewed on 8/19/2021 and granted approval of the Architectural Review Certification. Permit Issued 9/8/2022 and Demolition occurred 10/2022.

FILE#	PLAN NAME	LOCATION	TYPE	ACTION	STATUS
HI-21-06	Referral of Building Permit #21-1501 Drainage Improvement at the Peoples Church at 46 S Bradford St	46 S Bradford Street, The Peoples Church	Administrative Building Permit	Permit #21-1501 referred to HDC by City Planner on 11/9/2021 for consultation on Architectural Review Certification; scheduled for 11/18/2021 HDC Meeting	Permit Application received 11/8/2021. Reviewed by HDC on 11/18/2021 and granted Architectural Review Certification per Staff Recommendations. Permit issued 2/9/2022. Project underway.

Summary of Permit Applications with Architectural Review Certification
2022 - Updated Thru 12-31-2022

Item 3.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
1/24/2022	21-1556	506 S State St, Office Buildings	Fence Permit	Referral of Permit to HDC for Consultation 1/20/2022. Revised project granted ArchRevCert.	Installation of new black metal fence revised to be 6-feet in height. HI-22-01. Fence Installed.
1/13/2022	22-74	147 S New Street, Tastee's Chicken & Seafood Restaurant	Administrative Building Permit	Building Inspector Approval only. No ArchRevCert required for interior work.	Replacement Permit for Permit #19-1579 related to tenant fit-out for restaurant use.
2/9/2022	21-1501	46 S Bradford Street, The People's Church	Administrative Building Permit	Referral of Permit to HDC for Consultation 11/18/2021. Project granted ArchRevCert.	Drainage Improvements including stormwater management facility in side yard. HI-21-06
2/8/2022	22-96	201 W Lookerman Street, Dove's Restaurant	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior renovations for tenant fit-out of kitchen, etc. for restaurant and second floor office.
3/24/2022	21-1304	5 E Reed Street, Weyant Hall	Fence Permit	Staff Approval.	Installation of black metal fence around utility equipment (generator) area.
4/27/2022	22-175	145 S New Street	Building Permit - Interior Renovations	Staff Approval.	Interior renovations for residential apartments. New Permit to replace expired Permit for project.
4/20/2022	22-561	54 S State Street, Presbyterian Church	Building Permit - Shed	Staff Approval.	Placement of shed at rear of building near alley. Not visible from
4/13/2022	22-616	307 S State Street, Office	Sign Permit	Staff Approval.	Installation of projecting sign on existing bracket.
4/20/2022	22-617	527 S State Street A	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior renovations to existing apartment unit and common space in basement area.
4/20/2022	22-618	527 S State Street B	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior renovations to existing apartment unit.
5/3/2022	22-625	150 E Water Street, Del-One Buildings	Building Permit - Window Replacement	Staff Approval.	Replacement of windows within existing openings and retaining precast detailing.

Summary of Permit Applications with Architectural Review Certification
2022 - Updated Thru 12-31-2022

Item 3.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
7/19/2022	22-589	304 South State Street	Building Permit - Renovations	Staff Approval.	Exterior and interior renovations to reconstruction the front façade wall and other structural support work. New wall to replicate brick wall with window openings and reinstallation of cast iron window headers and other detailing.
7/26/2022	22-1114	144 Kings Highway SW, Governors Club Building	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior renovations to kitchen and dining room areas of Restaurant.
7/11/2022	22-1115	501 South State Street, Christ Church	Temporary Sign Permit	Staff Approval.	Installation of Banner as Temporary Sign.
8/15/2022	22-1317	411 Legislative Avenue, Legislative Hall	Building Permit - Exterior Renovations	Staff Approval.	West exterior stair project with reconstruction and snow melt system.
8/17/2022	22-1321	152 S Governors Avenue	Fence Permit	Staff Approval.	Replacement of white picket fence and required to be 4 feet in height or less.
9/8/2022	21-1036	401 S Governors Avenue	Demolition Permit	Referral of Permit to HDC for Consultation 8/19/2021. HDC granted ArchRevCert.	Demolition of Building and site for property associated with future Kent County Family Courthouse project development.
9/8/2022	22-180	429 S Governors Avenue	Demolition Permit	Staff Approval.	Demolition of Building for property associated with future Kent County Family Courthouse project development.
9/8/2022	22-181	435 S Governors Avenue	Demolition Permit	Staff Approval.	Demolition of Building for property associated with future Kent County Family Courthouse project development.

Summary of Permit Applications with Architectural Review Certification
2022 - Updated Thru 12-31-2022

Item 3.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
9/8/2022	22-183	447 S Governors Avenue	Demolition Permit	Staff Approval.	Demolition of Building for property associated with future Kent County Family Courthouse project development.
9/13/2022	22-1379	150 E Water Street near Del- One Building	Building Permit	Staff Approval.	Replacement deck (wood to metal) at Air Quality Monitoring Station.
10/13/2022	22-1555	411 Legislative Avenue, Legislative Hall	Roof Permit	Staff Approval.	Roof replacement of steep slope roof with tile system and flat roof with membrane; other trimwork repairs and painting.
11/18/2022	22-1681	150 S Bradford St	Roof Permit	Staff Approval.	Roof replacement of flat roof area adjacent to Minor Street Alley. Minimum visibility except for drip edge.
11/8/2022	22-1712	500 W Loockerman St, Office Building	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior Renovations to office space within building.
11/18/2022	22-1810	500 W Loockerman St, Office Building	Building Permit - Interior Renovations	Staff Approval. No ArchRevCert required for interior work.	Interior Renovations to office space within building.
12/27/2022	22-661	527-529 S State St	Building Permit - Parking Lot	Referral of Permit to HDC for Consultation 5/19/2022. Project granted ArchRevCert with conditions.	HI-22-04. Revised Plan for parking lot received for 6 spaces and additional screening per HDC Review. Permit reviewed and issued. Construction underway.
12/15/2022	22-1826	38 The Green, Kent County Courthouse	Building Permit	Staff Approval.	Water Infiltration Renovations project along south end of Old Courthouse section for wall waterproofing, regrading, exterior drainage system, and relay brick pavers. Limited visibility of area.

Summary of Permit Applications with Architectural Review Certification
2022 - Updated Thru 12-31-2022

Item 3.

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
12/5/2022	22-1902	235-239 W Loockerman St	Demolition Permit	Staff Approval of Permit noting determination of Demolition by Neglect and Dangerous Building Declaration.	HI-22-07: Referral of Demolition Activities considered by HDC 10/20/22 and 11/10/2022. City Bid Demolition of Building. Demolition is underway.
12/28/2022	22-1949	6 S State Street	Building Permit	Staff Approval.	Replacement of front porch deck flooring subject to conditions of material format.
12/16/2022	22-1979	502 S State Street	Building Permit	No Review by Planning Staff.	Structural repairs interior to parking garage area.
12/28/2022	22-2015	43 The Green, John Bell House	Building Permit	Staff Approval.	Construction of new entry steps of wood clad landing/floor and wrought iron metal railing.
12/16/2022	22-2028	40 The Green, Century Club Building	Temporary Sign Permit	Staff Approval	Temporary signage for "Sanctuary on the Green" event on 12/17/2022.

Delaware Preservation Fund

Small Grants Program Guidelines

Applications are now invited for the 2023 grants round. Click [here](#) to access the online form. All applications must be submitted using this online form. **The closing date for applications will be February 3, 2023.**

Since its establishment in 2000, the Delaware Preservation Fund has awarded more than 300 small grants throughout Delaware. The program is especially directed to those who would not normally qualify for other forms of financial assistance. Corporations, partnerships, individuals, non-profit and religious organizations, and governmental entities within Delaware are all eligible to receive grants.

In the past the Fund's grants have been primarily for works of a "bricks and mortar" nature. Under **new guidelines, the DPF is also accepting applications for non-capital projects including restoration planning projects, architectural/engineering studies, and contracting professional consultants to prepare National Register or local district nominations.**

If you have any questions after reading the guidelines below, please contact Vince Murphy at dpf@dca.net or 443-504-2049.

Available funding

Most grants range from \$2,000 to \$5,000. The maximum grant is \$10,000. For grant requests over \$5,000, the DPF must be satisfied the proposal and resource is of major significance, the resource will be at risk if the work is not carried out, the likely benefits well exceed the anticipated costs, and/or the work is unlikely to take place without the Fund's assistance. Because funds are limited, projects are selected for their ability to make a significant difference for the small investment offered. As a rule, the DPF requires a minimum 50% match from the applicant. In-kind contributions may be credited towards the match.

Eligibility

Historic resources located in Delaware are eligible for a grant if they are either:

- on or determined eligible for listing on the National Register of Historic Places
- a contributing element to a National Register Historic District, or
- determined by a county or local government to be locally significant

Proposals for the following will be accepted:

- Capital projects regarding restoration of historic buildings and built elements, as well as historic objects such as ships and statuary
- Plaques and signage if they are of an interpretive nature
- Restoration planning, architectural/engineering studies (maximum grant \$10,000, or 50% of project cost, whichever is less).
- Documentation projects:
 - Preparation of new, individual nominations for listing on the National Register (maximum grant \$5,000, or 50% of project cost, whichever is less).
 - Preparation of nominations for new or amended National Register historic districts (maximum grant \$10,000, or 50% of project cost, whichever is less). Historic district amendments would include boundary expansions and the addition of resources through a particular period of significance, as well as documentation of a more robust nature.
 - Proposals for inclusion within a new or expanded local historic district (maximum grant of \$5,000, or 50% of project cost, whichever is less).
 - Archaeological documentation (maximum grant \$10,000, or 50% of project cost, whichever is less).

Ineligible Proposals:

Certain categories of work are precluded because they fall outside the concept of preservation, as defined by the Secretary of the Interior's standards, including reconstruction of the majority of an historic structure, a new building recreated to look historic, partial demolition and facade retention only. The moving of historic structures from their historic location is also precluded by these standards, but there may be circumstances where allowances may be made.

The following specific items are ineligible for grant funding:

- Construction of new buildings or additions
- Acquisition of properties
- Acquisition of collections
- Conservation or display of collections
- Lobbying or advocacy activities

- Direct or indirect administrative costs

Application requirements

The application must include:

- A detailed project narrative, including a scope of work and cost estimates/proposal(s) from a qualified contractor
- A contractor proposal with estimates, broken down as needed
- An outline as to how the relevant Secretary of the Interior Standards will be met
- Good quality photos of the resource including adequate photos of the area requiring attention
- For National Register listed historic properties please provide a copy of the listing
- For locally designated resources, provide a copy of local government documentation
- For resources not listed on the National Register or locally, submit a letter of support or determination of eligibility letter from a qualified architectural historian or archaeologist, the State Historic Preservation Office, a local preservation planner (city, town or county), or the University of Delaware Center for Historic Architecture and Design attesting to the eligibility of the resource.

Assessment criteria

The following criteria are applied in the assessment of applications. Considerations are not limited to these criteria, and not all criteria need to be met. The Board will weigh these factors regarding each individual case. All decisions are at its absolute discretion.

- Availability of funds
- The relative historic significance of the resource
- The degree to which the resource is otherwise threatened with loss, compromise, or significant deterioration
- The geographical distribution of applications across the State
- The extent of benefit to the surrounding neighborhood
- The extent of matching funds including the applicant's own resources.

Preference will always be given to first time applicants. The DPF will consider any previous grant(s) awarded to the applicant, what the grant was for, and how long ago it was awarded.

The Fund strives to disperse grant money evenly throughout the State of Delaware. An application of otherwise lesser merit may be given preference if it comes from a location that is under-represented in applications for that particular year.

A grant may be awarded for work already completed within the previous twelve months as applicants are encouraged to expedite urgent work, rather than put off important preventative or remedial work. Photographs must be provided showing both the “before” and “after” situation.

Conditions

All grants are subject to conditions which applicants must agree to prior to accepting the grant funds.

Any construction work funded all or in part with DOF funds must meet the Secretary of the Interior’s Standards for Treatment of Historic Properties. Copies of the Standards are available on the National Park Service website at: <http://www.nps.gov/history/hps/tps/standguide/index.htm>

Grants are in the form of reimbursements once work is completed and proof of expenditure is submitted to the DPF together with photographs of the finished work and a brief written report. The Fund must be satisfied that the work meets the Secretary of the Interior’s standards, and all local government requirements.

If awarded a grant from the Delaware Preservation Fund, the applicant agrees to complete the project within a year of grant notification. Grants allow a twelve-month period for work to be completed, but may be extended for a further twelve months if good cause is shown. A grant will automatically lapse if not extended, and an extended grant will automatically expire after two years with no further extension possible.

Grant money is not automatically transferable. If the ownership of a property changes, the new owner must apply to have the grant transferred to their name.

Preservation Delaware, Inc (PDI) and the Delaware Preservation Fund, Inc (DPF) reserve the right to publicize the names and locations of the grant recipients as well as publicize photographs of the properties.

All grant application properties are subject to scheduled visits by employees or Board members of PDI or DPF.

Click [here](#) to access the online application form. Applications are due February 3, 2023.

<https://preservationde.org/small-grants-program>



ARCHITECTURAL REVIEW STAFF REPORT

Before Dover Historic District Commission

January 19, 2023

Application: Shank Shack LLC: Parking Lot Improvements, HI-23-01

Project Location: Southwest corner of The Green and is south of Bank Lane

Property Addresses: 34 The Green, Dover, DE

Tax Parcels: ED05-077.09-03-35.00 -000

Owner: Shank Shack LLC

Present Zoning: RGO (General Residence and Office Zone)
H (Historic District Zone)

Existing Uses: Office Building with Parking Lot

Proposed Uses: Office Building with Parking Lot Improvements

Site Acreage: 0.342 acres

Project Description:

The Historic District Commission will act on a recommendation for an Architectural Review Certificate for the Parking Lot Improvements project at 34 The Green. It is associated with an Administrative Site Plan.

This application consists of a project involving the construction associated with parking lot reconfiguration and parking improvements at 34 The Green. The property is zoned RGO (General Residence and Office Zone) and is subject to the H (Historic District Overlay Zone). The project is also associated with the future redevelopment of the western portion of the existing parking lot area (now located on adjoining parcel) that will be part of the Kent County Family Courthouse project; the adjoining area was previously part of the subject parcel and is zoned IO (Institutional and Office Zone) and subject to the H (Historic District Zone). The property located in the southwest corner of The Green and is south of Bank Lane. The owner of record is Shank Shack, LLC. Address: 34 The Green. Tax Parcel: ED-05-077.09-03-35.00-000. The related parcel located on South Governors Avenue owned by the State of Delaware is Tax Parcel ED-05-077.09-03-36.00-000. Council District 4. *Minor Lot Line Adjustment Plan MI-21-09 is associated with this property.*

Property Information:

The project site is located with the local Historic District Zone (H) and subject to the provisions of the *Zoning Ordinance*, Article 3 §21 and referenced sections. The building on the property is known as the Captain Wilds House, built in 1870. The main section of the building faces directly onto The Green with a front porch and has rear additions extending to the west. A south side addition first appears in the 1919 Sanborn Maps. The rear of the property extends to mid block

(as revised by Lot Line Adjustment made with MI-21-09). To the west of the building, this property includes a lawn area and an existing parking lot dating back to at least 1980. The subject site is adjacent to the proposed Kent County Family Courthouse Projects S-22-06 and HI-22-03. The property immediately to the north is in the final stages of approvals for another parking lot improvement project HI-21-04.

This building is located within the boundaries of a National Register of Historic Places Historic District, specifically the Dover Green Historic District. It is listed as a contributing resource of the National Register Historic District. Provided below is the building summary from the building inventory listing found within the National Register nomination completed for the Dover Green Historic District (nomination completed 1973-76, amended 1979, 1984). This federal designation focuses on the area immediately around The Green and extends for several blocks to its south. The nomination recognizes “the significance of the evolution of Dover during the eighteenth and early nineteenth centuries.” In the subject area, a series of contributing and non-contributing resources were listed in the inventory for the National Register nomination. The resources were predominately dwellings of the 19th century through mid-twentieth century. A more detailed architectural description is given in the nomination.

The building is identified as K-394.38 and as K-211 in the Delaware Cultural Resource Survey.

K-394.38 34 The Green - Captain James P. Wilds House - 1870; frame, 2½ story, 5-bay dwelling in the Second Empire style. A frame, 1-story, 2-bay office wing was added to the south side of the house between 1897 and 1919. The concave mansard roof of the main block is covered with hexagonal slates. There is a bracketed cornice. Exterior walls are sheathed in German siding with wood panel quoining detail. A projecting central tower section on the facade has a modified form of Palladian window at the second floor level. The window has a small hood roof which echoes the curve of the mansard roof. It is supported on brackets and has sawn scalloped decorative wood trim. The 2/2 sash windows on the first and second floors have bracketed cornices.

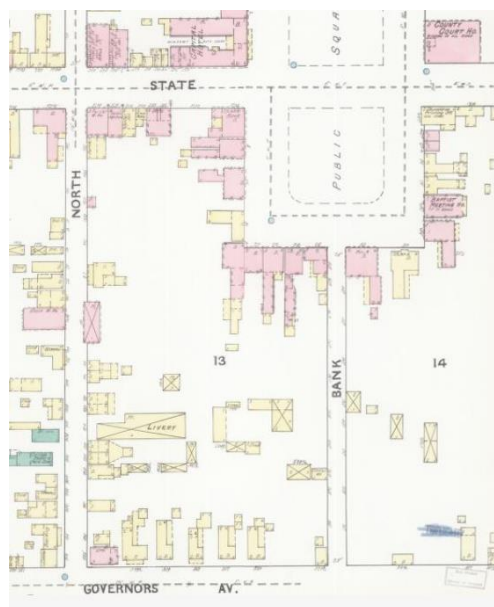


Figure 1(1891) Sanborn Fire Insurance Map from Dover, Kent County, Delaware. Sanborn Map Company, Aug. [Map] Retrieved from the Library of Congress, https://www.loc.gov/item/sanborn01208_002/.

The 1891 Sanborn Map of this property shows that the property extended down to S. Governors Avenue and includes a small outbuilding at the back of the property. By 1902, the property was purchased by Mr. Thomas Clayton. The first maps showing the left addition on the south side of the property appeared between Maps dated 1910 and 1919. The garage first appears on the Sanborn Maps in 1919. There is no garage on the property currently.

It appears that the parking lot was first paved in 1980 according to the City of Dover Tax Assessor records as an improvement. The property was inventoried in 1984 as part of the National Registry contributing inventory; however, the parking lot and previously existing garage are not mentioned.

This property was previously reviewed and granted a Historic Property Tax Credit in 1999 (H-99-02).

PROJECT PROPOSAL (Drawings dated 12/16/2022):

The application proposes construction to reconfigure the existing parking lot in the backyard area of 34 The Green. These Parking Lot Improvements are related to a future project for development of the Kent County Family Court Project on the adjacent parcel is where the property currently has parking. The elements of the project are as follows:

1. Parking Lot Improvements - Reconfigure and Expand: The current Parking Lot area does not have parking space lines. The improved design allows for 11 spaces, including a handicapped space, with 2 turn around areas. It relocates the signage and installs 2 bike racks. The parking spaces have concrete parking bumpers, handicapped signage, and parking space lines and handicapped parking painted symbols.
2. Waiver Request: Elimination of Upright Curbing: The upright curbing for parking lots and drive aisles is required the requirements of Appendix B Article 6 Section 3.6(b) of the *Zoning Ordinance*. As no upright curbing is proposed for the parking lot (other than the island in the NW corner, a series of concrete parking bumpers are placed at the head of each parking space. Planning Staff approves this Waiver recognizing the lack of upright curbing for the parking lot areas as an existing condition and also as more appropriate for the character of the area. It also helps to facilitate stormwater management for runoff to grassy areas
3. Tree Planting and Landscaping: The Parking Lot improvements will include landscaping and trees to the south side of the parking lot, giving at least 20% of the parking area in the Dover Historic District to landscaping and unpaved area. The proposal includes removal of 2 large existing trees on the south side of the parking lot. The Landscape Plan includes 3 new Thornless Honey Locust trees and 37 bushes between the south side of the parking lot and their portion of a parking island that connects to 30 The Green and 123 Bank Lane.

Review of DESIGN STANDARDS AND GUIDELINES

The subject project site is in the Dover Historic District Zone within The Green Historic Context. The Green Historic Context is described on pages 2-3 through 2-5 of the *Design Standards and Guidelines for the City of Dover Historic District Zone*. Locations within the Dover Historic District Zone requires proposals for demolition, new construction, additions, and certain renovation or rehabilitation activities to existing buildings to receive an Architectural Review Certificate.

As stated in the *Design Standards and Guidelines for the City of Dover Historic District Zone*, an Architectural Review Certificate will be granted “if it is found that the architectural style, general design, height, bulk and setbacks, arrangement location and materials affecting the exterior appearance are generally in harmony with neighboring structures and complementary to the traditional architectural standards of the historic district.” In accordance with Article 10 §3.2, the Historic District Commission will provide a recommendation regarding the project’s compliance with the architectural review standards.

This proposal should be reviewed for conformity with the design criteria and development guidelines found in the *Design Standards and Guidelines* of Chapter 3: Maintenance, Repair, Preservation, and Restoration of Existing Historic Buildings. More specifically the sections on *Design Guidelines* for Landscaping and Site Amenities, Fencing and Walls, Paving and Bordering, and Parking Lots found on pages 3-24 through 3-27. These guidelines highlight the consideration that should be given to the areas surrounding buildings including the choice of materials. The *Design Guidelines* recommend that 20% of parking lots should be unpaved and planted.

STAFF COMMENTS AND RECOMMENDATIONS

The following are Staff comments and recommendations for this application regarding project activities and Architectural Review Certification.

- 1) Staff recommends conditional approval of the Architectural Review Certificate for the Parking Lot Improvements at 34 The Green. The design of the Parking Lot Improvements follows the guidelines for these types of site improvements within the local Historic District. In the case of this project, a portion of the parking area exists, and the applicant is making improvements and adding screening elements which will be more in compliance with the *Design Standards and Guidelines* for such facilities.
- 2) Some of the site improvements/amenities were not specifically described with the application information. Please provide information for consideration and discussion.
 - a. Clarify the west side island mulch material. The Landscape Plan calls for 3” depth shredded hardwood bark mulch at the planting area along the south property line. Confirm the same for the parking island on the west side in the tree planting detail specifications.
- 3) In the event, that major changes and revisions to the design, materials, or site layout occur in the finalization of the plan and/or construction drawings contact the Department of Planning and Inspections. These changes may require resubmittal for review by the

Historic District Commission.

- 4) The plan for this project is also subject to the application and review process for Site Development Plan (Article 10 §2 of the *Zoning Ordinance*) through Administrative Site Plan Review; this review is also underway. The following are Site Plan revisions noted through the start of this initial review:
 - a. The zoning of this property is RGO (General Residences and Office Zone) and H (Historic District). Please correct the Site Data on drawing set #7-Zoning to code “H” from “HD”.
 - b. The Landscape Plan must be prepared and certified by the appropriate design professional per the *Zoning Ordinance*, Article 5 Section 16. An engineer is not qualified preparer of the Landscape Plan.
 - c. Additional technical items for compliance with the *Zoning Ordinance* and other regulations may be identified during the Administrative Plan Review Process.
- 5) The applicant shall be aware that the Building Permit for the Parking Lot Improvement project is required to track the construction activities on the property. The permit applications must comply with the approvals and conditions granted through the Architectural Review Certification and Site Plan Review process.

Historic District Commission Action Required

The Historic District Commission shall consider the proposal and provide a recommendation to in regards to the Architectural Review Certification for the project site development plan for Parking Lot Improvements. The recommendation should reflect consideration of the *Design Standards and Guidelines*.

Attachments:

- Application Submission Letter
- Photograph series of Existing pictures
- Site Plan Set (5 pages: C041, C141, C241, C941, L141)



North West



North East



North East



East



East



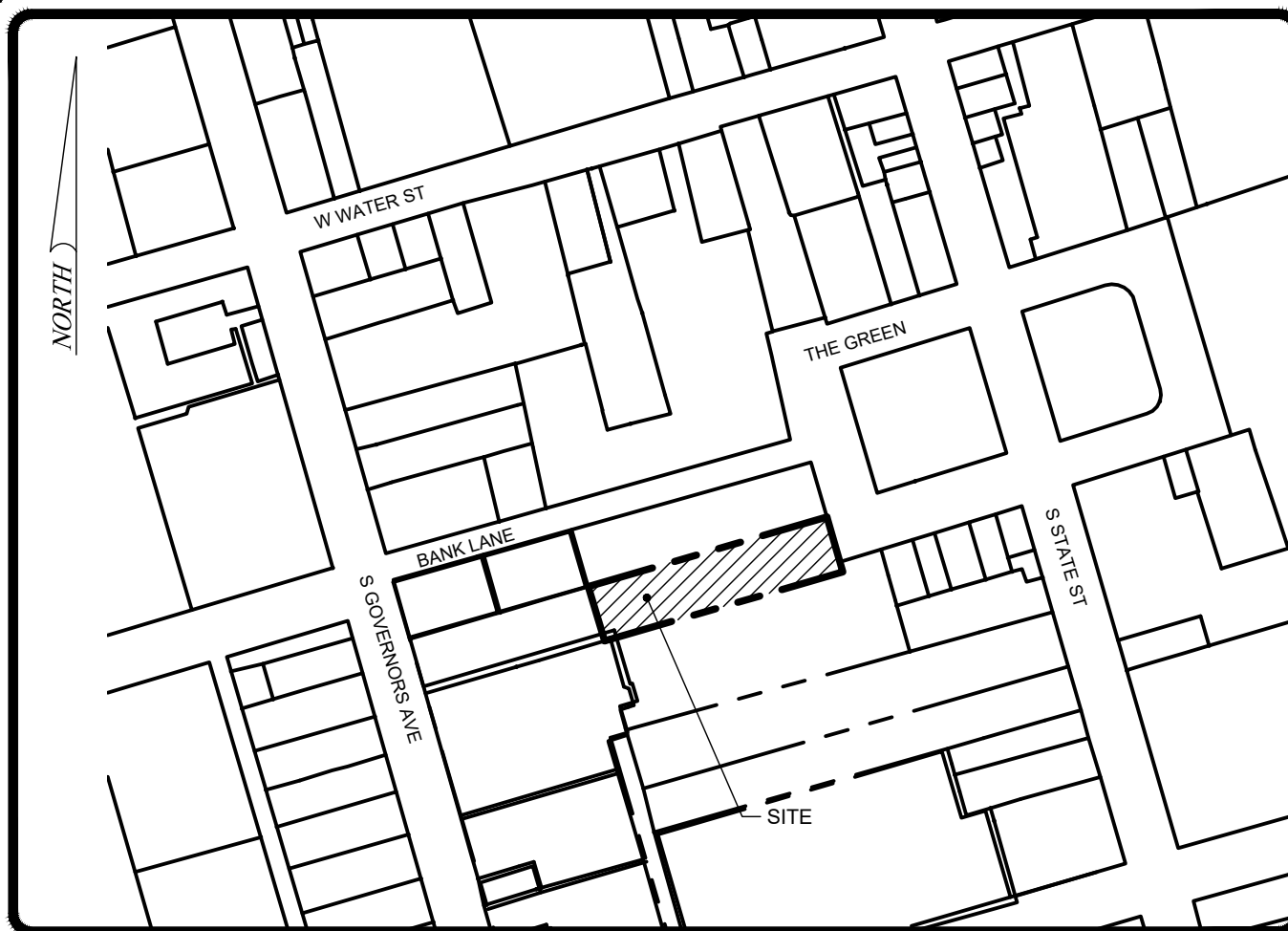
South East



South



South West

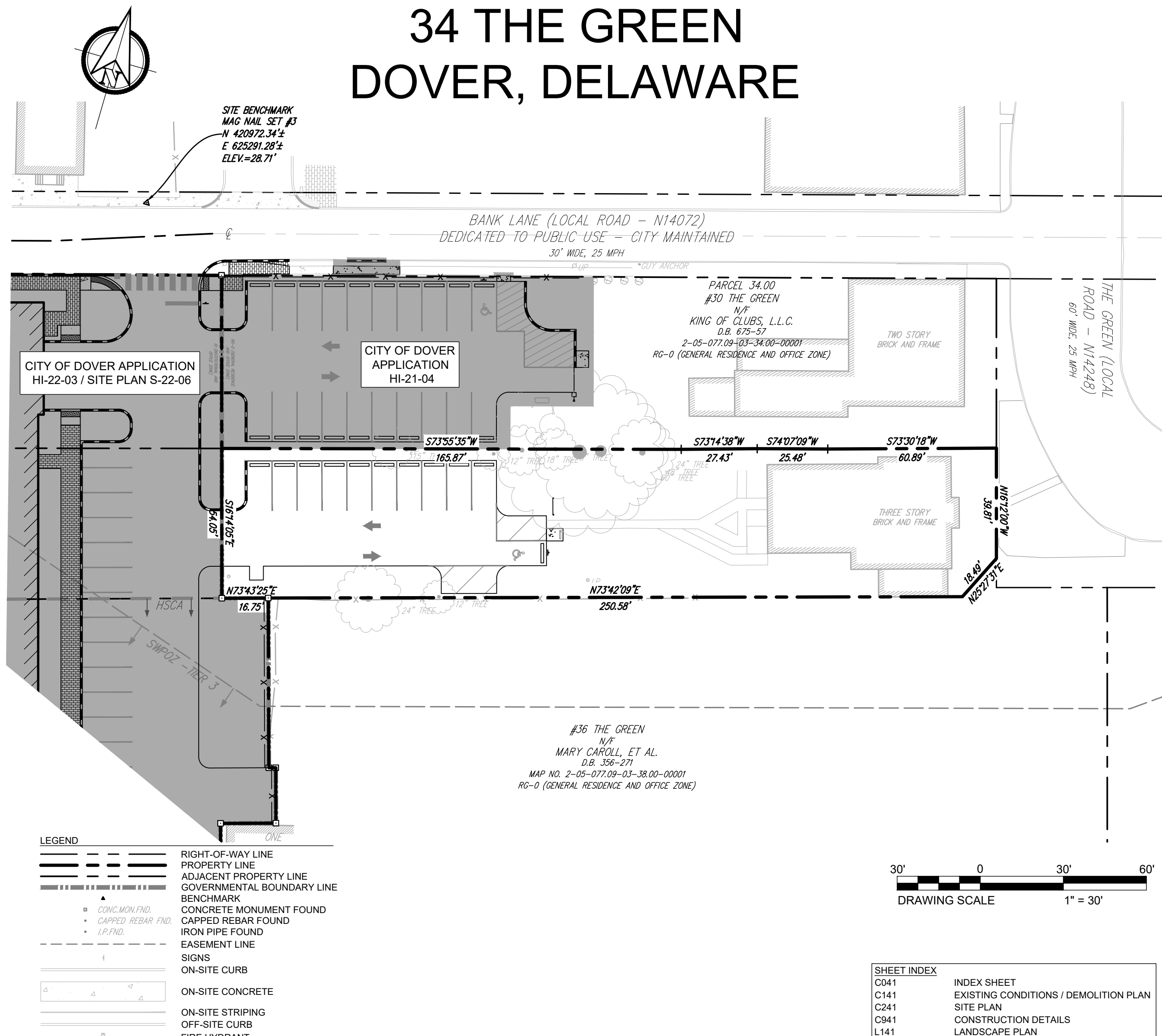


LOCATION MAP

SCALE: 1" = 200'

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OCCUPATIONAL SAFETY LAWS AND THE CITY OF DOVER ROAD CODE AND STANDARD SPECIFICATIONS, MOST CURRENT EDITION.
- EXISTING UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR, BUT THE COMPLETENESS OF ACCURACY OF THE SAME IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND ELEVATION OF EXISTING UTILITIES AT HIS OWN EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES AND REPAIRS TO EXISTING UTILITIES DURING CONSTRUCTION.
- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO THE DELAYS FROM SAID RELIANCE.
- ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTES FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISPOSED.
- ALL HANDICAPPED PARKING DEMARCATION, STALLS AND BUILDINGS ACCESSIBLE ROUTES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND ANSI A117.1-1996 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APURTENANT.
- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION, HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF DOVER, KENT CONSERVATION (KCD), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), AND APPROPRIATE STATE AND COUNTY AGENCIES AS REQUIRED.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER AND THE STATE OF DELAWARE STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.
- THE SITE CONTRACTOR SHALL NOTIFY 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 PUBLIC UTILITIES 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 ENGASEMENTS, CONFLICT WITH OTHER UTILITIES, AND THE LIKE. TEST HOLES MUST BE PERFORMED BY THE CONTRACTOR TO DETERMINE THE BEST TAPPING LOCATION OR FOR ANY WORK REQUIRED BY THE CONTRACTOR TO MAKE AN APPROPRIATE AND LAWFUL CONNECTION.
- 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, CONDENSATE, OR UNPOLLUTED INDUSTRIAL PROCESS WATERS TO ANY SANITARY SEWER. THE CONTRACTOR/DEVELOPER SHALL ENSURE DURING CONSTRUCTION THAT NO ILLEGAL DISCHARGES TO THE SANITARY SEWER SYSTEM ARE CREATED WITH THE SITE IMPROVEMENTS.
- BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HERE WAS PREPARED BY TRANSITION ENGINEERING SURVEYING DATED FEBRUARY 16, 2021.
- THE ENTIRE SITE IS LOCATED WITHIN FLOOD ZONE X AS DEPICTED ON FEMA MAP #10001C0169J, DATED JULY 7, 2014.
- THIS SITE IS NOT LOCATED WITHIN A SOURCE WATER PROTECTION OVERLAY ZONE (SWPOZ).
- THE PROPOSED IMPROVEMENTS ARE EXEMPT FROM STORMWATER MANAGEMENT SINCE THE DISTURBANCE IS LESS THAN 5,000 SF.
- A WAIVER FROM THE UPRIGHT CONCRETE CURBING REQUIREMENT HAS BEEN SUBMITTED TO THE CITY PLANNER AND THE CITY OF DOVER HISTORIC COMMISSION IN ACCORDANCE WITH ARTICLE 6 SECTION 3.6.B.
- ALL EXISTING UTILITIES SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH CURRENT CITY OF DOVER REQUIREMENTS AND PRACTICES.



SITE DEVELOPMENT PLAN

SHANK SHACK, LLC

PARKING LOT

34 THE GREEN
DOVER, DELAWARE



LOCATION MAP

SCALE: 1" = 800'

SITE DATA:

- APPLICATION NO.: 2-05-077.09-03-35.00-0001
- TAX PARCEL NOS.: 34 THE GREEN DOVER, DE 19901
- SITE ADDRESS: D 5068 0065
- SOURCE OF TITLE: SHANK SHACK, LLC 34 THE GREEN DOVER, DE 19901
- LEGAL OWNER: SHANK SHACK, LLC 34 THE GREEN DOVER, DE 19901
- SITE ACREAGE: EXISTING: 0.34224 ACRES PROPOSED: 0.34224 ACRES
- ZONING: RG-O (GENERAL RESIDENCES AND OFFICE ZONE) HD (HISTORIC DISTRICT)
- LAND USE: EXISTING: OFFICE PROPOSED: OFFICE
- NUMBER OF LOTS: EXISTING: 1 PROPOSED: 1
- DATUM: HORIZONTAL: NAD 83 DE STATE PLANE VERTICAL: N.A.V.D. 1988
- BENCHMARK: MAG NAIL SET #3 N 420972.34 ± E 625291.28 ± ELEV = 28.71'
- DISTRICT AND BULK STANDARDS (RG-O):

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH:	100 FT	54 FT
MINIMUM FRONT YARD SETBACK:	30 FT	13 FT
MINIMUM SIDE YARD SETBACK:	15 FT	0 FT
MAXIMUM BUILDING HEIGHT:	35 FT	35 FT
MAXIMUM GROSS FAR:	0.50	0.42
LOT COVERAGE:	85%	50.31%
- LAND DEVELOPMENT DATA:

	EXISTING BUILDINGS:	EXISTING OTHER IMPERVIOUS:	EXISTING OPEN SPACE:	EXISTING STORMWATER MANAGEMENT AREAS:	EXISTING TOTAL:
	2,694 S.F.	10,0618 AC. (18.98%)	4,582 S.F.	10,1052 AC. (26.66%)	7,630 S.F.
	4,804 S.F.	10,1103 AC. (32.02%)	7,408 S.F.	10,1701 AC. (29.00%)	14,906 S.F.
	0 S.F.	0.0000 AC. (0.00%)	0 S.F.	0.0000 AC. (0.00%)	14,906 S.F.
- GROSS FLOOR AREA: 6,239 ± SF
- PARKING:

	REQUIRED:	PROVIDED:
	6,239 SF (OFFICE TO REMAIN) @ 1 PS PER 300 SF	= 21
	ON SITE	= 11 (1 ADA VAN ACCESSIBLE)
	ON CONSOLIDATED PARCEL AS PART OF APPLICATION HI-22-03 / SITE PLAN S-22-06 PROPERTY = 16	
	TOTAL	= 27
- LIMIT OF DISTURBANCE = 2,553 SF

CERTIFICATION OF OWNERSHIP:

I, ADAM PERZA, 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 OF THE STATE OF DELAWARE.

DATE _____ ADAM PERZA
SHANK SHACK, LLC

CERTIFICATION OF PLAN ACCURACY:

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

DATE _____ KENNETH JAMES TAYLOR, JR., P.E.
REGISTRATION #21140
DUFFIELD ASSOCIATES, LLC.

SITE DEVELOPMENT PLAN

INDEX SHEET

SHANK SHACK, LLC PARKING LOT

34 THE GREEN

CITY OF DOVER ~ KENT COUNTY ~ DELAWARE

DUFFIELD ASSOCIATES
Soil, Water & the Environment

5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6634
FAX: 302.239.8485

OFFICES IN DELAWARE, MARYLAND,
PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFINET.COM
E-MAIL: DUFFIELD@DUFFINET.COM

DESIGNED BY: DPM

DRAWN BY: DPM

CHECKED BY: KIT

FILE NAME: SHANK-Index-1588CE

KENNETH JAMES TAYLOR, JR., P.E.

STATE: DELAWARE

P.E. #21140

DATE: 12/16/2022

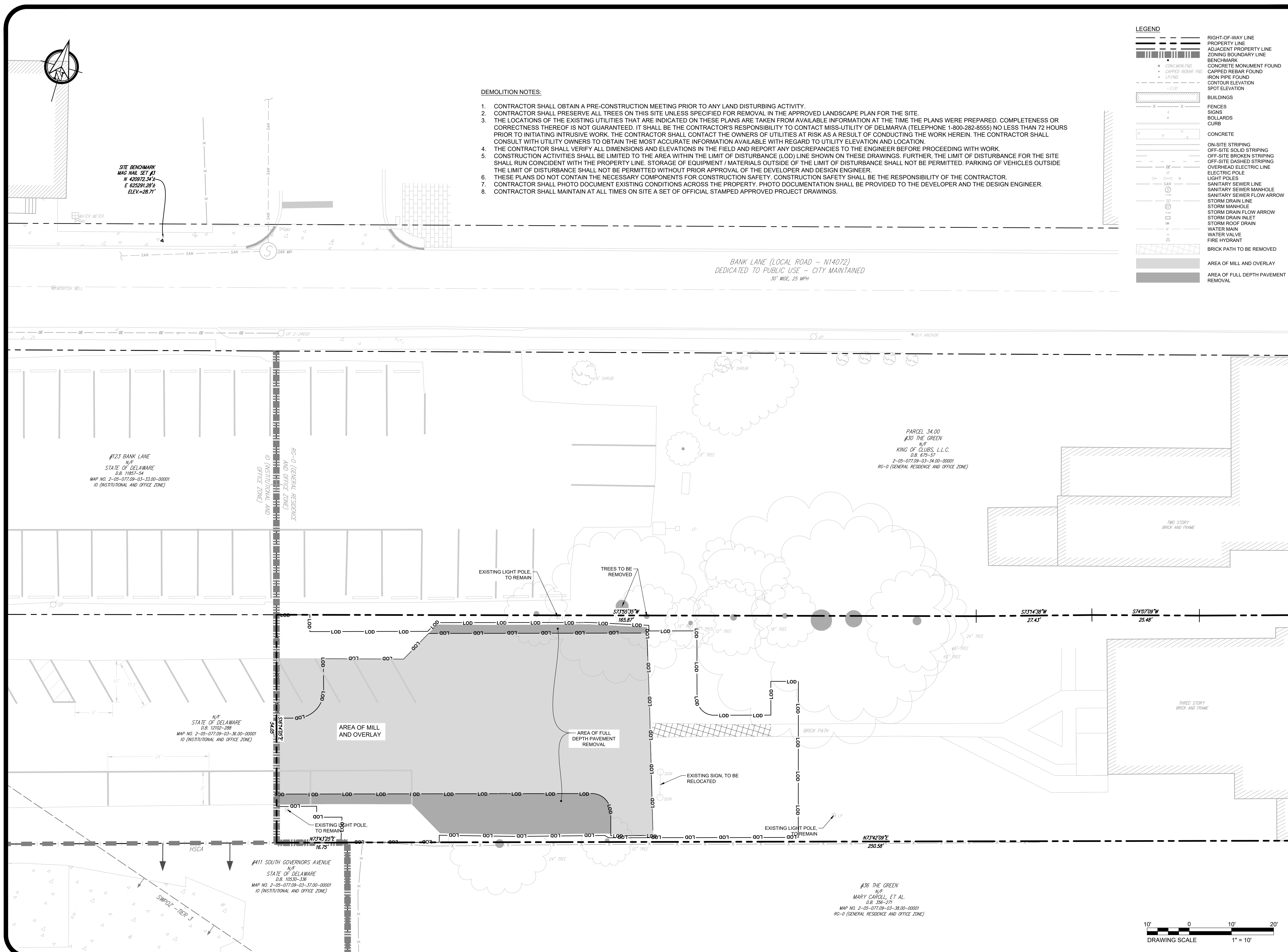
PROFESSIONAL

DATE: DECEMBER 16, 2022

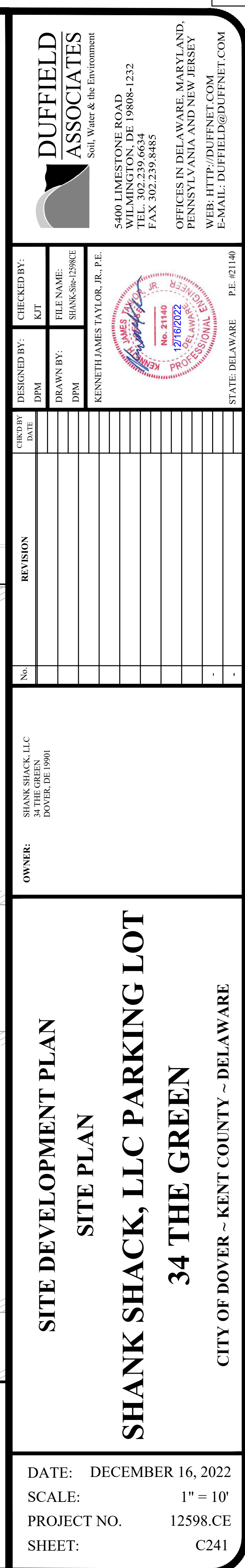
SCALE: 1" = 30'

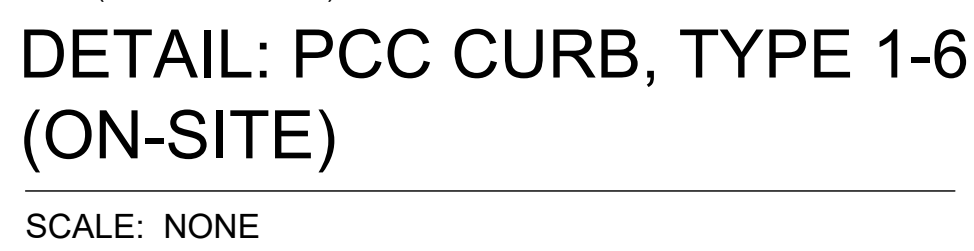
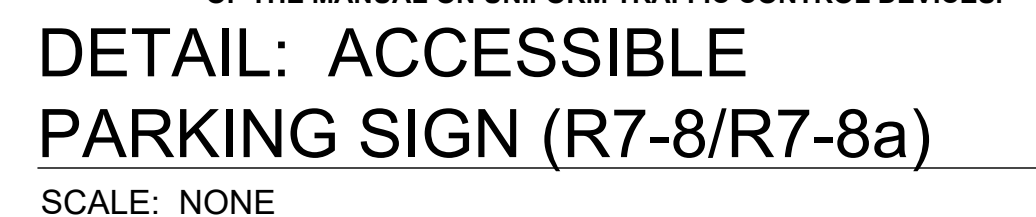
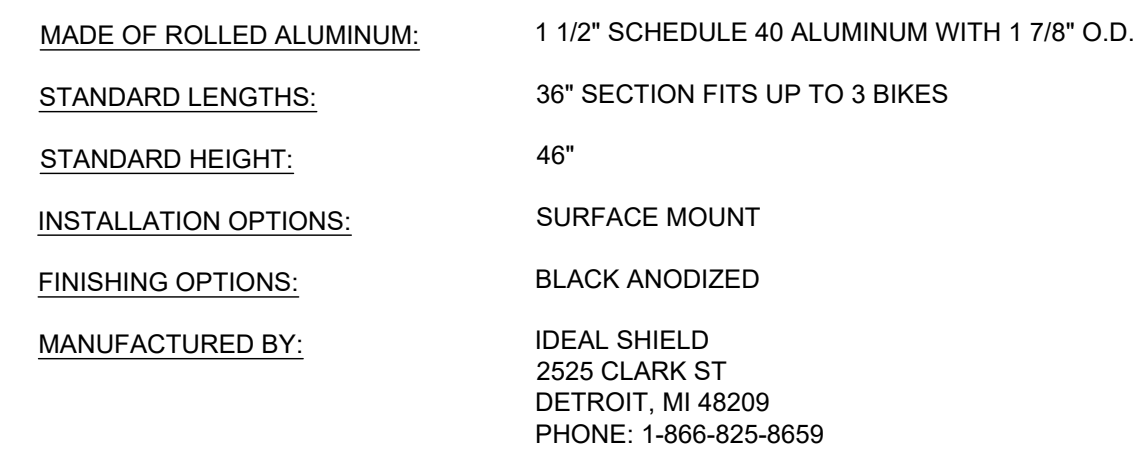
PROJECT NO. 12598.CE

SHEET: C041



OWNER:		SHANK SHACK, LLC 34 THE GREEN DOVER, DE 19901	
DATE:		DECEMBER 16, 2022	
SCALE:		1" = 10'	
PROJECT NO.		12598.CE	
SHEET:		C141	
SITE DEVELOPMENT PLAN			
EXISTING CONDITIONS / DEMOLITION PLAN			
SHANK SHACK, LLC PARKING LOT			
34 THE GREEN			
CITY OF DOVER ~ KENT COUNTY ~ DELAWARE			
STATE: DELAWARE P.E. #21140			
DESIGNED BY: DPM			
CHECKED BY: KJT			
DRAWN BY: DPM			
FILE NAME: SHANK-EXISTENCE			
KENNETH JAMES TAYLOR, JR., P.E.			
5400 LIMESTONE ROAD WILMINGTON, DE 19808-1232 TEL. 302.239.6634 FAX 302.239.8485			
OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY WEB: HTTP://DUFFNET.COM E-MAIL: DUFFIELD@DUFFNET.COM			
DUFFIELD ASSOCIATES Soil, Water & the Environment			



10/27/2014

STATE: DELAWARE P.E. #21140

No.	REVISION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			</
-----	----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

OWNER: SHANK SHACK, LLC
34 THE GREEN
DOVER, DE 19901

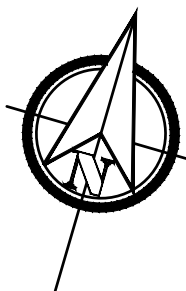
**SITE DEVELOPMENT PLAN
CONSTRUCTION DETAILS**

SHANK SHACK, LLC PARKING LOT

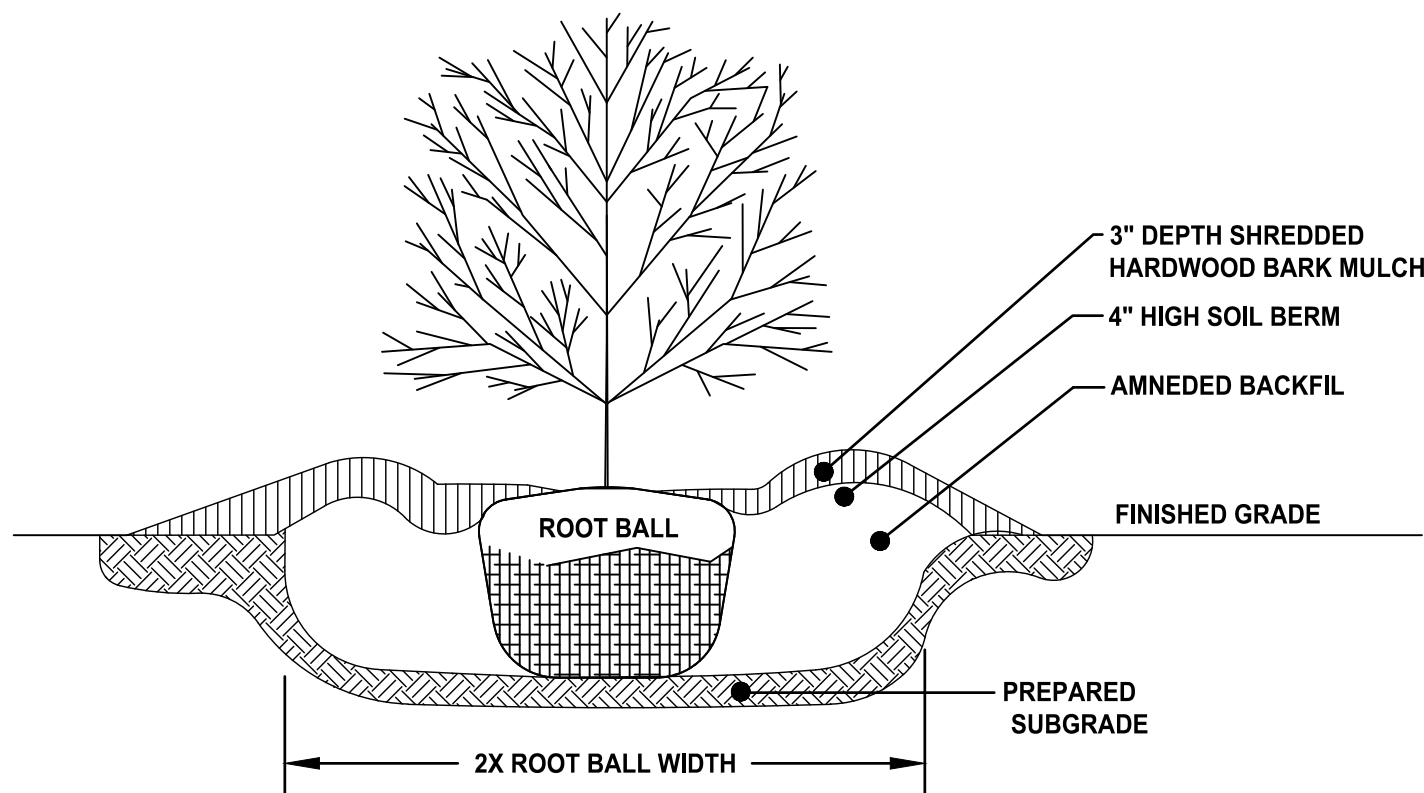
34 THE GREEN

CITY OF DOVER ~ KENT COUNTY ~ DELAWARE

DATE: DECEMBER 16, 2022
SCALE: NOT TO SCALE
PROJECT NO. 12598.CE
SHEET: C941



PLANT SCHEDULE						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
TREES						
GT2.5	3	GLEDITSIA TIRCANTHOS INERMIS	THORNLESS HONEY LOCUST	2.5" CAL.	#25 CONT.	AS SHOWN
SHRUBS						
CA24H	8	CLETHRA ALNIFOLIA	SUMMERSWEET	24" HT.	# 5 CONT.	4' O.C.
IG24H	9	ILEX GLABRA 'GEM BOX'	GEM BOX INKBERRY	24" HT.	# 5 CONT.	4' O.C.
IV24H	20	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENR VIRGINIA SWEETSPIRE	24" HT.	# 5 CONT.	3' O.C.

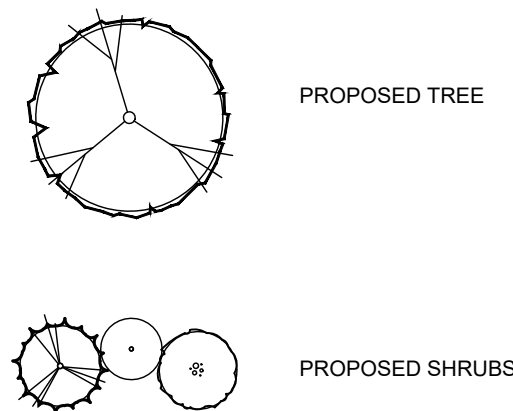


SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

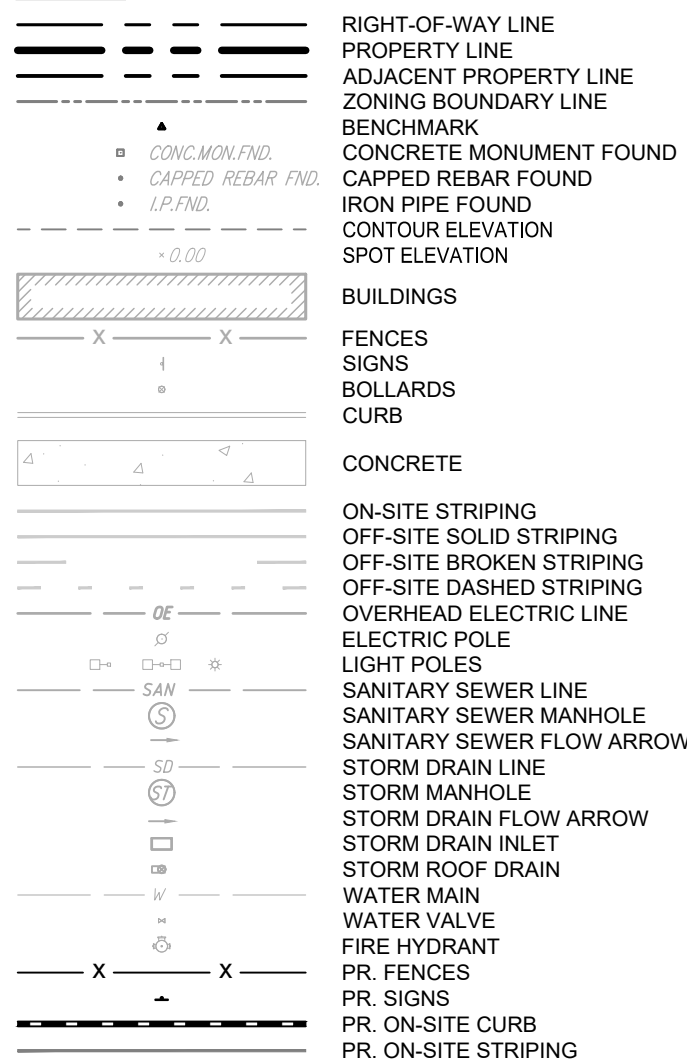
NOTES:

1. BLACK POSTS SHALL BE USED FOR ALL SIGNAGE ELEMENTS ATTACHED TO POSTS.
2. ALL LIGHT FIXTURES/POLES, BICYCLE PARKING RACKS AND FENCING SHALL UTILIZE A BLACK FINISH COLOR.

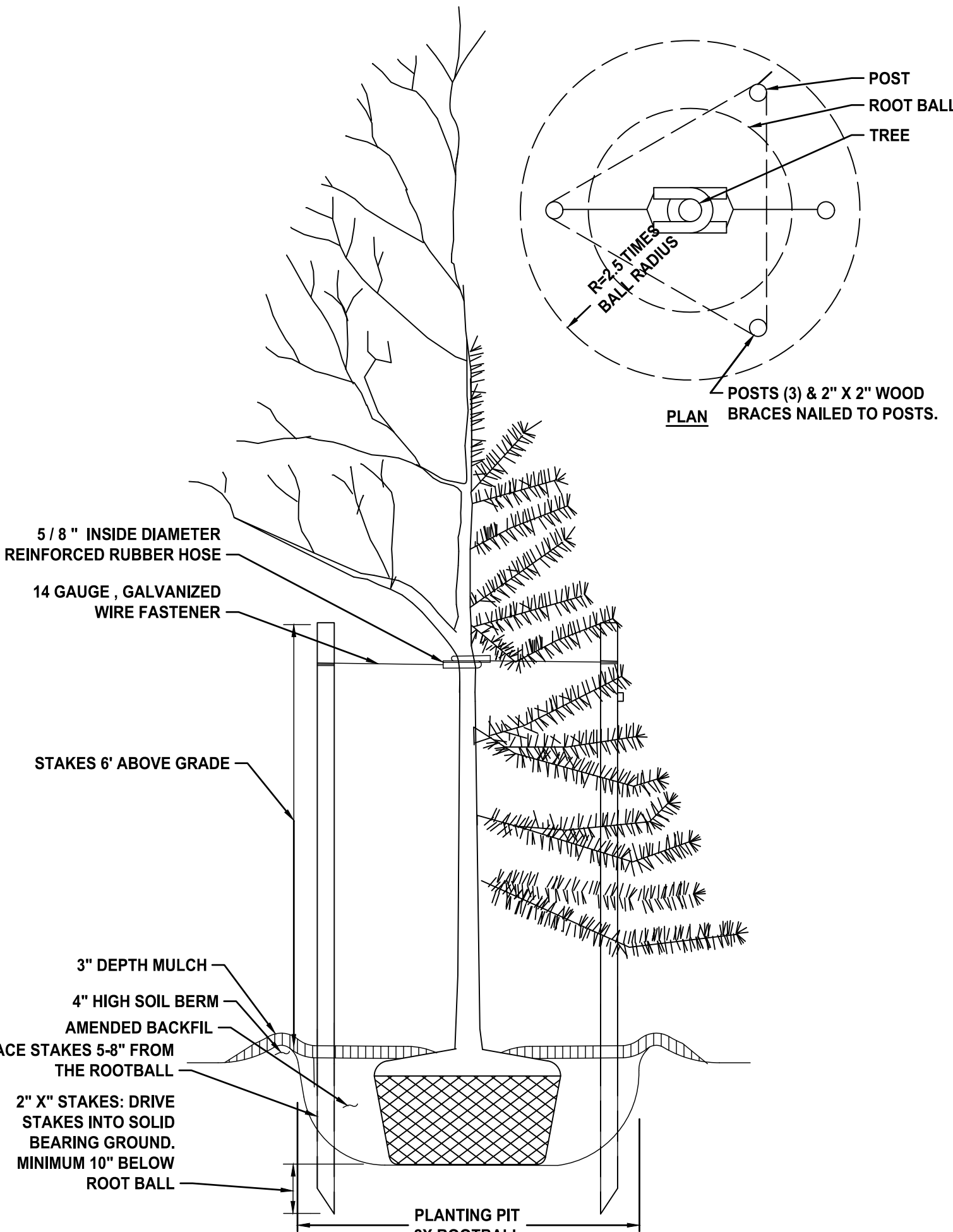
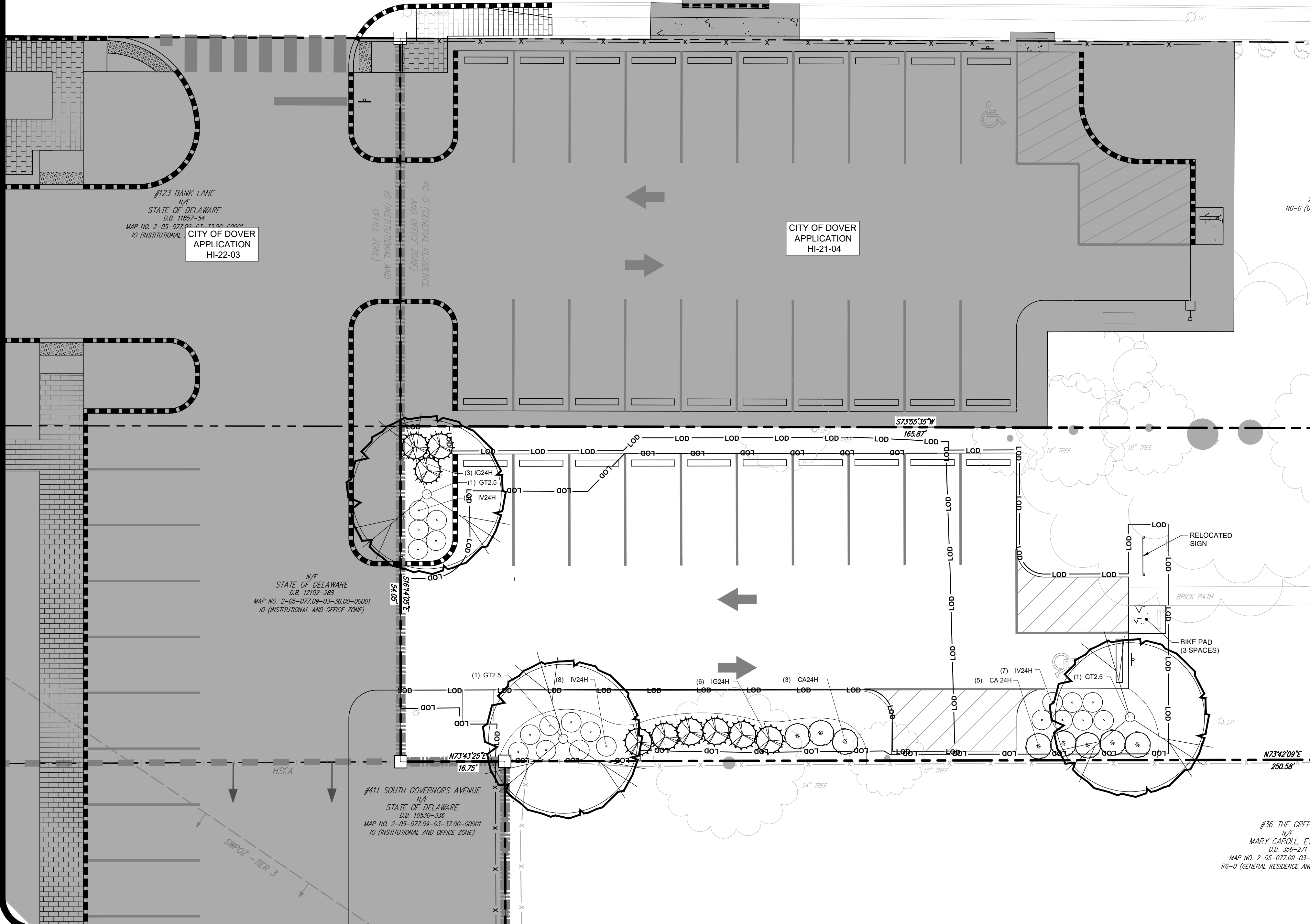
LANDSCAPE LEGEND



LEGEND



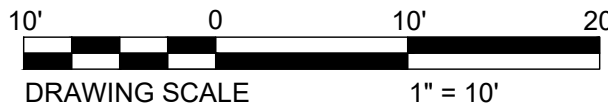
BANK LANE



TREE PLANTING DETAIL
SCALE: NOT TO SCALE

PLANTING NOTES:

1. CROWN OF ROOT BALL SHALL BE AT OR SLIGHTLY ABOVE (1-2") FINISH GRADE.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE SUPPORT POSTS.
3. REMOVE STAKING AND WIRE GUYING AT END OF GUARANTEE PERIOD (OR NO LONGER THAN 12 MONTHS).



DUFFIELD ASSOCIATES
Soil, Water & the Environment

5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6634
FAX: 302.239.8485
OFFICES IN DELAWARE, MARYLAND,
PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFNET.COM
E-MAIL: DUFFIELD@DUFFNET.COM

CHECKED BY: KIT

DESIGNED BY: DPM

DRAWN BY: DPM

FILE NAME: SHANK-Land-12598.CE

KENNETH JAMES TAYLOR, JR., P.E.

STATE OF DELAWARE

PROFESSIONAL

No. 21140

12/16/2022

12/16/2022

12/16/2022

12/16/2022

12/16/2022

12/16/2022

12/16/2022

SITE DEVELOPMENT PLAN

LANDSCAPE PLAN

SHANK SHACK, LLC PARKING LOT

34 THE GREEN

CITY OF DOVER ~ KENT COUNTY ~ DELAWARE

DATE: DECEMBER 16, 2022

SCALE: 1" = 10'

PROJECT NO. 12598.CE

SHEET: L141