CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, October 20, 2025 at 7:00 PM

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

REVISED AGENDA

This Agenda was Revised to add a second Request for Extension of Planning Commission Approval as Item #4 for S-23-21 BHD Operations Facility at Garrison Oak Drive. The subsequent agenda items were then renumbered. The Meeting start time was also corrected.

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

IN-PERSON and VIRTUAL MEETING NOTICE

The Planning Commission Meeting for October 20, 2025 will be held at City Hall in City Council Chambers at 7:00 PM and as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. The public is welcome to attend. See participation information below to join by phone or computer.

PUBLIC PARTICIPATION INFORMATION
City of Dover Planning Commission Meeting of October 20, 2025

Join By Phone: Dial +1-650-479-3208
Access Code: 253 444 89376
Password from Phones: 3683772

Join Online: https://bit.ly/PCMeeting10202025
Webinar Number: 2534 448 9376
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 as REVISED

APPROVAL OF MINUTES

1. Adoption of Minutes of September 15, 2025

COMMUNICATIONS & REPORTS

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

Update on City Council Actions

Department of Planning & Inspections Updates

EDUCATION AND TRAINING OPPORTUNITIES

2. The IPA Planning Education Certificate Series is being offered by the University of Delaware Institute for Public Administration on Tuesdays, October 14, 2025 thru November 18, 2025 9:00AM to 12 Noon at the Kent County Levy Court Building. Contact the Planning Office for registration.

   2025 Delaware Planning Conference and Annual Meeting by the APA DE - American Planning Association Delaware Chapter on December 3, 2025 from 8:30AM to 4:30PM at the Bally's Dover Casino Resort - Rollins Center.

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Requests for Extension of Planning Commission Approval

3. S-23-20 Cold Storage Warehouse at 451 Garrison Oak Drive - Request for a One-Year Extension of the Planning Commission Approval granted November 20, 2023 of the Site Development Plan for a 165,000 SF Warehouse with associated site improvements. The site is located at Lot 8 of the Garrison Oak Business & Technology Park. The property is zoned IPM-2 (Industrial Park Manufacturing Zone – Business and Technology Center) and partially subject to the SWPOZ (Source Water Protection Overlay Zone: Tier 2 Primary Wellhead Protection Area). The property of 11.53 acres is located on the south side Garrison Oak Drive. The owner of record is the City of Dover; and the equitable owner is SLS Equity Partners. Property Address: 451 Garrison Oak Drive. Tax Parcel: LC-05-068.00-02-08.00-000. Council District 3. *Waiver Requests Approved: Partial Elimination of Upright Curbing and Reduction of Parking Requirement. Approved: Performance Standards Review Application. The site was granted two variances to reduce setbacks related to building height and to increase the maximum lot coverage to 71% (Board of Adjustment Application V-23-05).*

4. S-23-21 BHD Operations Facility at 250 Garrison Oak Drive - Request for a One-Year Extension of the Planning Commission Approval granted November 20, 2025 of a Site Development Plan for a 6,000 SF Office Building with 4,000 SF Truck Maintenance Garage,

parking and storage area for collection trucks and containers, a refueling station, and with associated site improvements. The site is located at Lot 11 of the Garrison Oak Business & Technology Park. The property is zoned IPM-2 (Industrial Park Manufacturing Zone – Business and Technology Center). The property of 10.755 acres is located on the west side of Garrison Oak Drive. The owner of record is Trash Gurls, Inc. Property Address: 250 Garrison Oak Drive. Tax Parcel: LC-05-068.00-02-11.00-000. Council District 3. Approved*: Performance Standards Review Application.*

NEW APPLICATIONS

5. Z-25-01 Lands of Bayhealth Medical Center, Inc. at 600 South State Street: Rezoning RGO/SWPOZ to IO/SWPOZ - Public Hearing and Review for Recommendation to City Council of a Rezoning application for a parcel of land consisting of 1.0053 acres +/-. The property is zoned RGO (General Residence and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The proposed zoning for the property is IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The property is located at the southwest corner of South State Street and South Street. The owner of record is Bayhealth Medical Center, Inc. Property Address: 600 South State Street. Tax Parcel: ED-05-077.13-01-48.00-000. Council District 2. Ordinance #2025-15. *The First Reading of the Proposed Ordinance occurred on September 22, 2025 and Public Hearings are scheduled for Planning Commission on October 20, 2025 and City Council on November 10, 2025.*

6. S-25-12 Blue Hen Corporate Center Pad Sites Master Plan (as Revised) - Public Hearing and Review of a Site Development Master Plan application for three parcels of land with frontage on Bay Road consisting of a total of 23.61 acres ±. The properties are zoned SC-2 (Community Shopping Center Zone) and with certain areas subject to the SWPOZ (Source Water Protection Overlay Zone Tier 3 – Excellent Recharge Areas). The proposed project would set the sites for four 8,000 SF buildings (Buildings 1 – 4) and associated 450 parking spaces to be placed on the pad sites located at the Blue Hen Corporate Center. Development is proposed in no specific phase order because it will be built to suit as tenants approach the developer. The property is located on the east side of Bay Road and south of Blue Hen Boulevard. The owners of record is Blue Hen CC, LLC, and Blue Hen Mall, LLC. Property Addresses: 631 Bay Road and 655 Bay Road and another listed as 655 Bay Road (S-10). Tax Parcels: ED-05-077.00-01-19.08-000, ED-05-077.00-01-19.04-000, and ED-05-077.00-01-19.05-000. Council District 2. *Waiver Requested: Partial Elimination of Upright Curbing.*

7. S-25-14 LivSmart Extended Stay Hotel at 530 and 540 Bay Road – Public Hearing and Review of Site Development Plan for new 5-story hotel of 113 rooms as a Hilton LivSmart Extended Stay Hotel and with associated parking lot and site improvements. The project will involve the consolidation of two parcels totaling 2.20 acres +/-. The properties are zoned C-4 (Highway Commercial Zone) and are located at the southwest corner of Miller Road and Bay Road with Martin Street to the west. The owners of record are Bay Road Four, LLC and Bay Road Three, LLC and the equitable owner is Weathervane Capital Partners. Property Addresses: 530 Bay Road and 540 Bay Road. Tax Parcels: ED-05-077.00-01-45.00-000 and ED-05-077.10-01-10.02-000. Council District 2. *Waiver Requests: Reduction of Arterial Street Buffer and Elimination of Loading Berth. The most recent application was S-21-05 Bay Road Office Park Master Plan (Revised) granted conditional approval by the Planning Commission in May 2021; it is expired.*

8. S-25-15 7-Eleven with Fuel Pumps at 736 and 738 N. DuPont Highway and 1021 & 1027 N. State Street – Public Hearing and Review of Site Development Plan for redevelopment of four parcels (to be consolidated) for a 4,816 SF convenience retail store with fuel pumps under a canopy and associated site improvements. The existing buildings on the properties will be demolished. The properties are located on the east side of North State Street and west of DuPont Highway. The properties are zoned C-4 (Highway Commercial Zone). The owner of record is Harrington Four Seasons, LLC and the equitable owner is Dover DuPont State, LLC. Property Addresses: 736 N. Dupont Highway, 738 N. DuPont Highway, 1021 N. State Street and 1027 N. DuPont Highway. Tax Parcels: ED-05-068.09-01-07.00-000, ED-05-068.09-01-06.00-000, ED-05-068.09-01-04.01-000 and ED-05-068.09-01-04.00-000. Council District 3. *Waiver Requests: Reduction of Arterial Street Buffer and Partial Elimination of Upright Curbing.*

NEW BUSINESS

9. Update on Appointments to the Architectural Review Oversight Subcommittee of Planning Commission

ADJOURN

Posted Agenda: October 10, 2025
Posted Revised Agenda: October 13, 2025

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

CITY OF DOVER PLANNING COMMISSION
September 15, 2025

The Meeting of the City of Dover Planning Commission was held on Monday, September 15, 2025, at 6:00 PM as an In-Person Meeting and also using the phone/videoconferencing system Webex. The Meeting Session was conducted with Chair Mr. Witham presiding. Members present were Mr. Michael Lewis, Mr. Roach (virtual – arrived at 7:15PM), Mrs. Denney (arrived at 6:45PM), Mrs. Maucher, Mr. Baldwin, Dr. Jones, Mr. Reaves (virtual), and Mr. Witham. Mrs. Welsh was absent.

Staff members present were Mrs. Dawn Melson-Williams, Ms. Sharon Duca, Mr. Dan Griffith; City Solicitor, Mr. Jason Lyon (virtual) and Mrs. Kristen Mullaney.

APPROVAL OF AGENDA

Mrs. Melson-Williams stated that application Site Development Master Plan S-25-12 Blue Hen Corporate Center Pad Sites Master Plan has been deferred. They received a request from the applicant involving S-25-12 Blue Hen Corporate Center Pad Sites Master Plan. The applicant made that request and the letter was included in your meeting packet. They asked to defer consideration of that application until the next meeting in October. We thought that at this point, since part of their public notice was completed, we needed to take action on it during your adoption of the Agenda. It will be rescheduled for an upcoming meeting, which they believe will be the October meeting and they will have to complete public notice again for that application.

Mrs. Maucher moved to approve the Agenda as presented, less the application S-25-12 Blue Hen Corporate Center Pad Sites Master Plan, seconded by Dr. Jones and the motion was carried 6-0 with Mr. Roach, Mrs. Denney, and Mrs. Welsh absent.

APPROVAL OF MEETING MINUTES OF JULY 21, 2025

Mrs. Maucher moved to approve the Planning Commission Meeting Minutes of July 21, 2025, seconded by Mr. Baldwin and the motion was carried 6-0 with Mr. Roach, Mrs. Denney, and Mrs. Welsh absent.

COMMUNICATIONS & REPORTS

Mrs. Melson-Williams stated that the next Planning Commission regular meeting is scheduled for Monday, October 20, 2025, at 7 PM. We do have applications for that evening so please mark your calendars.

Mrs. Melson-Williams provided an update on the regular City Council and various Committee meetings held on July 28 & 29, 2025, August 11 & 12, 2025, and September 8 & 9, 2025.

Mrs. Melson-Williams stated that in case you haven't noticed, we are missing a Planning person yet again. Mr. Chris Salzano who had been with us this summer as a Planner II, resigned his position in late August and moved to the private sector and a shorter commute. We are once again looking for a Planner II. We do have a new member of our Planning Staff and that is Mrs. Debbie O'Brien who is joining us. She will be taking over the Community Development Manager position as Mrs. Tracey Harvey will be retiring later this year. There is some overlap

there for training purposes.

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

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

OLD BUSINESS

Requests for Extensions of Planning Commission Approval: None

NEW BUSINESS

SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC (Ekaman Subdivision): Conceptual Subdivision Plan - Public Hearing and Review of a Conceptual Subdivision Plan to create five (5) lots and one residual lot from 2 existing parcels totaling 4.5754 acres to be known as Ekaman Subdivision. The proposed subdivision is to consist of five residential lots with the residual for stormwater management area. The proposal includes the extension and addition of a cul-de-sac to the existing street right-of-way of Jefferson Terrace. The larger parcel is zoned R-10 (One Family Residence Zone), and the additional parcel is zoned R-8 (One Family Residence Zone) with both being located south of but not adjacent to Wyoming Avenue and west of Monroe Terrace. Property Address: unaddressed on Jefferson Terrace extension (part of which is referenced as 3.8904 acres of Wyoming Avenue Rear). Property Owners: Wyoming, LLC and Functional Properties, LLC. Tax Parcels: ED-05-077.17-06-02.01-000 & ED-05-077.17-06-13.00-000. Council District 2. *Waiver Requested: Percentage of Lots on a cul-de-sac. This property was reviewed in 2013-2015 as SB-13-06 Jefferson Terrace Subdivision; however, the plan was never finalized. Application for Conceptual Subdivision Plan SB-23-01C was conditionally approved by the Planning Commission in March 2023; previous waiver requests were unsuccessful, and the plan expired. The properties were examined again under Conceptual Subdivision Plan SB-24-01 and were denied by the Planning Commission on August 19, 2024.*

Representatives: Mr. Troy Adams, Mountain Engineering Services Inc.; Mr. Emanuel Ehize, property owner (online)

Mr. Witham stated that there has been a request by a resident to delay this process (for SB-25-02). *(The Chair allowed the resident to speak.)*

Mr. Stephen LeBoon – 1025 Westview Terrace Dover, DE 19901

Mr. LeBoon stated that he submitted a formal postponement request to allow all parties time. He thinks it is the most crucial and critical thing to do at this time. Me and my neighbors are waiting on the Davis, Bowen and Friedel engineer's report of the recent study of the extraordinary water issues in our development. He thinks it's prudent that we receive this Report and its findings in totality so that he and his neighbors can look at it and then we can perceive forward with formal objections regarding this application. This application was denied last year by this same Commission. This has been ongoing for 14 years which is a long time. He would like to get this Report, and so do his fellow neighbors, from the architects and engineers; so, he asks for the postponement.

Mr. Witham asked if he was speaking on behalf of his neighbors. Responding to Mr. Witham, Mr. LeBoon stated yes. He believes that Ms. Joan Siple notified this Commission and there are other neighbors like the Beikers, and Ralph and Jean Taylor who live next door to him. He does not want to revisit this right now; he would just like to get the postponement and then make formal objections like they did last year.

The Chair allowed others to speak on the Request to postpone.

Mr. Tom Frasier – 1102 Monroe Terrace Dover, DE 19901
Mr. Frasier stated that this parcel buts up to his land and he supports the request to postpone this matter.

Mr. Ronald Rhodes – 1112 Monroe Terrace Dover, DE 19901
Mr. Rhodes stated that he has two properties that but up and adjoin the road that crosses Jefferson Terrace Extension. He has some concerns about the water too and how they would put the roadway through the two lots that he owns that join up with property being six to eight feet below those road grades. He also supports the postponement of this application.

Mr. Griffith stated that this is just a reminder to the Commission, but the Commission does not vote on applications from members of the public. There can be a motion made by a member of the Commission for postponement that Commission members can act on. But members of the public can make requests to make public comments, but the Commission does not vote on applications from members of the public.

Mr. Lewis asked that given the fact that we already approved the agenda which includes the hearing, are we even allowed to postpone it? Responding to Mr. Lewis, Mr. Griffith stated that you can still vote to postpone the application. Again, it would have to be on a motion made by the member of the Commission.

Mr. Witham asked if the applicant for this application was present. Responding to Mr. Witham, Mrs. Melson-Williams stated yes, he is. Planning Staff stands ready to begin the presentation as we do with all applications with the Staff summary and then there are representatives of the application here. Their engineer is here in the room and the property owner has joined us online.

Mr. Witham stated that they will ask the property owner to state his/her position. He believes that the property owner submitted a letter in opposition. Responding to Mr. Witham, Mrs. Melson-Williams stated that the property owner of the application did not submit a letter. When we would get to public comments, there written public comments that Staff received and we would enter at that time, those items into the record. There are two of those comments that are basically requesting postponement of consideration of the application and then there is a letter of support from another individual that was provided to our office.

Mr. Witham stated that what he is trying to do is allow the folks who are moving forward with this application to state their position on the record. If they do not wish to do so, then he will turn it over to the Commission to decide on this particular application. There may be a person who represents a number of individuals who lives in the community or around the community, who

may oppose this application for the acceptance of this subdivision hearing.

Mr. Adams stated that he is a little bit confused. He is here to represent this application tonight. Responding to Mr. Adams, Mr. Witham stated that he gave him an opportunity to come forward and make an opposition.

Mr. Adams stated that he is not making a statement in opposition. He is here to represent in favor of it. I'm the professional representing the application.

Mr. Witham stated that we have a request for the postponement of the public participation of this application. If you are here to represent the applicant on the conceptual plan, then the question is to you have a position with respect to the request made by the other individuals to postpone this hearing.

Mr. Adams stated that he disagrees with them. Responding to Mr. Adams, Mr. Witham stated so you do oppose.

Mr. Adams stated that he does oppose the postponement.

Mrs. Maucher stated that she doesn't know if this is jumping ahead, but she is curious about the Study and what information it would or would not provide that would generally lead to our decision. If the Study would support or otherwise demonstrate that it's not a good project, then she might be inclined but she doesn't know enough about the Study. If the engineer is available and would like to speak to that or if we go through the whole process and then get to that. She doesn't know the proper process.

Mr. Witham stated let's turn to our Planner who may explain the process. This is the first step of the detailed process that will take place if the Commission hears the preliminary application.

Mrs. Melson-Williams stated that before you this evening there is an application for a Conceptual Subdivision Plan. That Conceptual Subdivision Plan has a review report. Normally, the process includes the opportunity for Staff to summarize that report and then the applicant to speak to their application and then there would be a public hearing. After which time, the Planning Commission could ask questions and then take action in regards to the application. The process for a Subdivision involves this first step, which is this Conceptual Subdivision Plan Review. There is a second step which is a Preliminary Subdivision Plan Review process; again, that requires an application and public hearing before this body. As a second step, it is a more detailed type of submission for that second step.

Mrs. Denney arrived at the meeting.

Mrs. Melson-Williams stated that basically for a Subdivision, it is really a three step process. This Conceptual Subdivision Plan review, the Preliminary Subdivision Plan review, and then the third step is an administrative process to deal with the Final Plat. This evening, it is consideration of a Conceptual Subdivision Plan. What Mr. Witham has been trying to put into the record is the consideration of the request that we have received from a member of the public to postpone

consideration of this application. As noted by the Solicitor, you cannot vote on that action to postpone specifically. It would have to be a motion coming from a Planning Commission member to then act upon.

Mrs. Maucher stated that her question was more to the Report mentioned in the request to postpone. What is that Report? What information would that give us? At this point, are those details necessary? She understands that it's a three step process. This Report that is mentioned is an onsite analysis at the end of all of this.

Mr. Witham stated that we do not have this Report. Responding to Mr. Witham, Mrs. Maucher stated she understand that we are waiting for the Report, hence the request by a resident that is impacted by this development to postpone pending the results of that Study. But she doesn't understand what that Study is.

Mrs. Melson-Williams stated that the member of the public references a Drainage Improvement Study that is underway for the Westview Terrace area which is located to the west of the subject property that is seeking subdivision consideration. The reference to Davis, Bowen and Friedel is an engineering consultant that she believes is under contract with the City to develop that Study. It is called the Drainage Improvement Engineering Support for the Woodbrook Development. Again, that is located to the west. She is not sure if Mr. Jason Lyon can elaborate on what that Study is but she believes that is focuses on an area to the west of where this subdivision is proposed.

Mr. Lyon stated that this Study is to evaluate the drainage concerns of Woodbrook. The scope is to the west of this application. It is west of Westview Terrace; inclusive is the pond that is adjacent to Westview Terrace and upstream of that pond towards the northwest. It should be noted that when this pond drains, it does drain under Westview Terrace to the east to the area of this development.

Mr. Witham further stated that as our Planner indicated, the only way that this application can't be considered is if there is a motion to approve the delay. There is no motion to delay so we will have to proceed.

Mr. LeBoon stated that last time, this project was denied. He is trying to give this gentleman his benefit of the doubt to allow the inspection of the findings of this Report. I am being very fair. I think I should be commended for that. If the postponement is not granted, then hopefully we will seek it from Council in the next few weeks. He just thinks it is in the best interest for this party and all of the neighbors. It says it right here, this project aims to address long standing flooding. He has already said it to this Commission; the Governor's Order has prohibited his property from being built on or near a floodplain. So, I hope you would grant it. Responding to Mr. LeBoon, Mr. Witham stated that you do understand that this isn't part of it. This is a process. The only thing that is before the Commission today is the public hearing of the Conceptual Subdivision Plan. It is not a final application.

Mr. LeBoon stated true, but he is just trying to wait for the Report. If the Report says there is no flooding in the area and contradicts the engineer and 80 years of history, so be it. But he thinks

that is why they have rushed this application. They rushed to get it in here because they know this Report is pending.

Mrs. Denney stated that she is coming in late but she has gone over everything and she is obviously familiar with this application. The last time they were here, she felt that she should have made a motion or at least brought something up for discussion and she didn't. Of course now, it is back again and she is reminded of that. Managing the Town of Camden, being on Board of Adjustment and being involved with the County, and many other things that she has been involved in that involve Planning, the one way that we can get Kent Conservation in there doing what they are supposed to do is to do an evaluation. If need be and the word comes down from Kent Conservation that there needs to be a stormwater management pond or whatever done there, then that comes from the people who know. In doing that, it doesn't always make everybody happy because they tend to be inundated and it takes longer. So, that is never the desire of the developer or the property owners who are trying to do something different. But, if it were to move forward, then Kent Conservation can come in and pretty much the people who will say this can be done and manage the stormwater. Or if there are too many wetlands or whatever the issue is, Kent Conservation is the place to find out. They are not going to find out while we sit around and twiddle our thumbs because they have such a full plate like every other agency. They are not going to go out and do it just because we would like to have information. She just wants to throw that out to the members of the Commission as a food for thought.

Mrs. Melson-Williams stated that Mr. Reaves has indicated that he wishes to speak. She is not sure that he has that ability; if not, she can read what he placed in the chat. She is not hearing Mr. Reaves. Through the chat, he indicates the following: "I believe that the engineer report is crucial to the decision of the Planning Commission. I have a question about the non-receipt of the engineer report."

Mr. Reaves moved to approve the delay of SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC (Ekaman Subdivision): Conceptual Subdivision Plan pending the review of the engineer report based on their request for the waiver, seconded by Dr. Jones.

Mrs. Denney asked if the delay will be until the Report comes in so that we, with Report in hand, can then make a better decision. Is it delayed or tabled? Responding to Mrs. Denney, Mr. Witham stated that since Mr. Reaves made the motion, he will ask whether that is a friendly amendment to his motion.

Mr. Adams stated that typically he has seen it where he has the ability to testify and represent the application and not get blindsided by this gentleman bringing up something that has been brought up about three times before about stormwater. You have not even heard the fact that there is a Puncheon Run Study that has been done. And if you look in the notes that are here, the Conservation District is okay with the approach of how we are handling the stormwater which satisfies the requirements of the Puncheon Run Study. This community has done this every single time and it is just to confuse the situation. His job as a civil engineer is to project the client. That is part of his duty. Also, he is supposed to meet the intent of the Code and also present a technically acceptable plan that is reviewed by those particular agencies that are experts in those particular areas. We have done that. We meet the intent of the Code. We are on track to

meet all of the technical requirements. That is not an issue. In the Report (Puncheon Run Study) that I just read there is not a problem. So his client, who bought this property in 2022, had a delay at least three times to this point dealing with the stormwater. There is nothing more that he can do. This gentleman has spent his money, paying taxes here, wants to develop this property and, it's an infill situation that is just sitting there. He is going to make all of the improvements. If they are willing to buy the property; great, take it off of his hands but that is not what we are here to do.

Mr. Witham stated that he notes that the Report of the Kent Conservation District is a part of the DAC notes and its advice would be to the applicant. It states that the approved stormwater plans have expired due to construction never taking place. A new set of plans adhering to the current stormwater regulations will need to be submitted for approval. That indicates to him, that in some point in time, we are going to have to hear this engineer report before we can get final approval to your construction plans. As he has said before, this is the first step. He realizes that there have been earlier denials of this project, but this is the first step as a Conceptual Plan. You are going to have to come before this body again as you know because you have done this before. He is pointing out that this is a new plan and it starts again. It is only a preliminary application at this point in time.

Mrs. Denney stated that in the letter that is before us on the screen which comes from Kent Conservation, it does say "they (Kent Conservation District) will be reviewing stormwater management plan for the proposed Ekaman Subdivision. The conceptual layout of the plan appears to align with the recommendation approach for managing the stormwater site for development based on the findings of the Puncheon Run Flood Study. But it says before the proposed plan is approved, Kent Conservation District will complete a detailed plan review and verify that the proposed stormwater management plan meets the requirements of the Puncheon Run Flood Study." While she is certainly empathetic to the fact that this land owner probably feels as though it is the never ending story, but getting just a letter from Kent Conservation is indicative to the fact that they are working on trying to come up with a plan. The other thing that she just wants to add and again, she should have said this when we addressed this before; when Kent Conservation gets in there and makes a stormwater management plan, it is not just going to be for these five lots. It may add great relief to everybody else in that development because there will be room for the water that is now causing issues for the people in that development.

Mrs. Melson-Williams stated that Mr. Reaves did clarify his motion as she thinks that was what you were looking for at one point.

Mr. Reaves moved to table SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC (Ekaman Subdivision): Conceptual Subdivision Plan until the Report is furnished and the community has had ample time to review and bring this action forward.

Mrs. Melson-Williams stated that she believes that he is referring to the Report that is related to the Woodbrook improvements.

Mr. Witham stated that we will turn to our City Solicitor for comments.

Mr. Griffith stated that this is a very technical point. A "motion to table" requires that it is to be taken up at the very next meeting. You are considering something that may or may not be available for the next meeting. The correct term or be a motion to "postpone" the application.

Mr. Reaves moved to postpone SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC (Ekaman Subdivision): Conceptual Subdivision Plan until the engineersing report (Report for the Woodbrook Development Improvement Study) is furnished and the community has had ample time to review and bring this action forward, seconded by Dr. Jones and the motion was carried 5-2 with Mr. Roach and Mrs. Welsh absent. Mr. Reaves voting yes. Mr. Lewis voting no; in consideration of the fact that this is step one of a multi-step process. We are going to have to be back here at some point anyway. We have somebody at least ready to talk about it. We have multiple studies to still to wait. He says we can at least get started with it. Mrs. Denney voting yes; to give this Commission any opportunity to see the reports and have a better idea of what the engineers are thinking with regard to the stormwater management. Mrs. Maucher voting yes. Mr. Baldwin voting yes; he thinks we should be able to see the reports from the engineer before we can make a decision. Dr. Jones voting yes; she too believes that they should have every bit of information that we possibly can have and if the residents can have as much information as possible in order to make an informed decision. Mr. Witham voting no; he thinks this slows the process down because this is a part of a multi-step process in gaining approval. Eventually, we are going to have to have this Report in before we can finally approve the plan for construction. He knows this has been an ongoing matter and it has been a thorn in their sides for quite some time. It seems to him that any further delay will not be beneficial for the citizens of Dover.

S-25-01 Revised Dover Mobility Center Garage at 133 S. Governors Avenue – Public Hearing and Review of a Revised Site Development Plan Application, Parcel Consolidation Plan, and associated Revised Architectural Review Certification for construction of a four story, multi-purpose parking garage structure to be known as the Dover Mobility Center Garage. The structure is revised to consist of 329 parking spaces, welcome and retail space, a management office, and retail and storage spaces. There have been architectural changes as designed, including the removal of the S Bradford Street garage entrance. The subject site involves a series of parcels in the block between S. Governors Avenue and S. Bradford Street north of Minor Street Alley. The properties are zoned C-2 (Central Commercial Zone) and subject to the H (Historic District Zone). The owners of record are the Downtown Dover Partnership, City of Dover, Capital City Transformation Alliance, and Main Street – Dover Inc. Property Addresses: 133 S. Governors Avenue, 139 S. Governors Avenue, 145 S. Governors Avenue, 136 S. Bradford Street, 148 S. Bradford Street, 150 S. Bradford Street, and 132 S. Bradford Street, Dover. Tax Parcels: ED-05-077.09-02-10.00-000, ED-05-077.09-02-09.00-000, ED-05-077.09-02-08.00-000, ED-05-077.09-02-24.00-000, ED-05-077.09-02-25.00-000, ED-05-077.09-02-27.00-000, and ED-05-077.09-02-23.00-000. Council District 4. *Previously Approved: Tree Mitigation Plan. For Consideration: Revised Parking Strategy Statement. This Revised project was the subject of HI-24-09 Revised for Historic District Commission Review and Recommendation on the Architectural Review Certification on August 21, 2025. The project is also associated with MI-24-10 Request for Alley Abandonment: Part of Alley Between S. Governors Avenue and S. Bradford Street.*

Representative: Mr. Mike Riemann, Becker Morgan Group; Mr. Michael Cane, Core States; Mr. JD Bartlett, EDiS Company (virtual); Mr. Todd Stonesifer, President of the Board for the

Downtown Dover Partnership (virtual)

Mrs. Melson-Williams stated that this is S-25-01 Revised Dover Mobility Center Garage. The main address location is 133 S Governors Avenue. It actually makes up a series of lots that span the width of the block between S. Bradford Street and S. Governors Avenue. This is just to the north of the Minor Street Alley which is about a half a block north of Loockerman Street. This application was previously before the Planning Commission earlier this year; however, there have been some revisions to the Plan itself. Specifically, architectural changes as to the design of the building that removed one of the garage entrances, the one that was joining to S Bradford Street. So, in doing so Staff, per your *Zoning Ordinance*, has recognized this as a substantial change so the project has most recently been back to the Historic District Commission at their August 21, 2025 because this building is proposed within the Historic District. So, part of the action is associated with an Architectural Review Report. The property is zoned C-2 (Central Commercial Zone) and is located in the H (Historic District Zone). The overall design has predominantly stayed the same. There have been some changes to what they programmed for the first floor of the building. There is a larger welcome and retail/office space that will take up some of the first floor which is all associated with the redesign of the garage entrance to only be served by the S. Governors Avenue entry.

Mr. Roach arrived (virtually) at 7:15PM.

Mrs. Melson-Williams stated that the Development Advisory Report Committee made use of the original report and then they did the update to it. The C-2 (Central Commercial Zone) has some bulk standards. They are complying with those including stepping back of the front façade. The Architectural Review Certification for this project does have one consideration and that is for alternative bulk standards related to the side yard setback. We find that side yard setback along the south and north property lines; so along the Minor Street Alley and then the northern property line. In the case of the C-2 (Central Commercial Zone) it would require a side yard setback of 5 (five) feet; however, given the slightly parallelogram, the building when placed on the property then the setback from property lines ranges from less than 1 (one) foot to just over 5 (five) feet depending where you are along those property lines. We made a recommendation that previously the Planning Commission granted this relief for that as part of that Architectural Review Certificate. With this project, they provided a parking summary. Really, it's a garage and it includes bicycle parking as well. The project will include an area for dumpsters that are built into the building. They are working through that design. But the building architecture shown on the image on the screen shows the S. Governors Avenue view of the building. It tends to have brick elements on the lower floors and then transitions to a concrete system for what are the upper floors of the parking garage. It's meant to be a building that focuses as much on the pedestrian and their street level experience for this building. The project also requires a Tree Mitigation Plan as the building pretty much takes up the entire property. As previously approved, the Tree Mitigation Plan will be them planting the required trees which there are 13 (thirteen) that are required for this project, somewhere here in the Downtown area on land that either the Downtown Partnership already owns or in working with the City as to finding places for those required tree plantings. There is the Development Advisory Committee Report with a series of Code reviews that the Planning Office did and the other regulatory agencies providing comments as well. Ultimately, they will have to satisfy all of those agencies. Included in your packet is also the Architectural Review Staff Report that provides the recommendation from the Historic

District Commission from their August 21, 2025 meeting. The Historic District Commission recommended approval of the Revised Architectural Review Certificate for the project and that Report goes on to detail the elements of their project proposal and how the project has changed with its most recent design change regarding the entry to a garage itself. So, those are the kind of the key Report items for this application. Tonight, you are considering a Site Development Plan, as part of that the revisions and the Revised Architectural Review Certification including the alternative side yard setbacks, confirming again, the Tree Mitigation Plan, and the consideration and recognition of their Parking Strategy Statement as it was revised.

Mr. Riemann stated that they have members of their project team here if there are specific questions and we need to bring somebody up to answer those questions. They are here to present a revision to the Dover Mobility Garage that this body previously approved with many of the elements that Mrs. Melson-Williams has outlined. The revision, while here as considered a major revision in terms of requirements to come back before the body, really is pretty minor. This comes from really interest and outreach that this project has done since they were before this body. Obviously, the word is out about the project and what is happening in Downtown Dover which is very positive with respect to this project and the project that we are going to talk about after this. As a result of that interest outreach and some of the visibility that this project has had, we've had an opportunity to bring a tenant immediately into this building. The revision stems from accomplishing that and modifying the interior of the building. Most of the modifications are related to the interior portions of the building. The building itself still sits in the general location it did the last time you approved it. All of the setbacks that Mrs. Melson-Williams was referring to are the same as what they were last time that we were here before you. What we did was add some additional retail/office space that we are in negotiations with a tenant for that space right now and that is really the reason for the revisions to these plans. It is very positive news and he thinks what they all hoped for this interest to bring some employment to Downtown. They added about 13,000 SF of retail/office space on the ground floor. We have also modified the access. The blue area on the screen is representing the office space. A lot of the elements are still there with the bike rental and bike shop and all of those things that we talked about last time that everyone recalls. The access to Bradford Street has been eliminated with this change so we do have access solely on Governors Avenue. We have met with DelDOT and worked through that with them. No concerns there; they have commented the same in the Report that you have in front of you. We did have to go back to the Historic District Commission with this change to look at the exterior of the building. They did recommend a conditional approval. We did implement all of their recommendations regarding the exterior. With the image on the screen, the bottom elevation is looking south towards the garage and the top elevation is looking north. Its a lot of the similar elements that you would have seen before. No major changes from that standpoint but we did go back to the Historic District Commission and present the project to them. We have reviewed the Staff Report which is always very thorough. We have no concerns with the recommendations that are in there; everything is to be expected. Those are really the majority of the changes for this project and he is happy to answer any questions. Our team is here and we are looking forward to moving onto the next steps.

The next image on the screen shows looking from S Bradford Street. So, you can see where the access to Bradford is removed and that provides that connection of that retail office space to Bradford Street.

Mrs. Maucher asked why they removed the Bradford Street exit/entrance. Responding to Mrs. Maucher, Mr. Riemann stated that with the retail space there now, connecting all of that retail space there really, that flow no longer worked. So, we felt it was necessary.

Mrs. Maucher stated that since they are kind of tied together; this project and the next project, will spaces be permitted in this parking garage for residents and businesses. Responding to Mrs. Maucher, Mr. Riemann stated that it is expected that the residents would use parking spaces in this garage. As far as arrangements of how that will work, he would ask someone else to comment on that if there are more specifics. But yes, we are expecting that residents will use the parking garage.

Mr. Witham asked for the reason for the reduction in 400 spaces to 319 spaces. Responding to Mr. Witham, Mr. Riemann stated that it is a function of adding the ground floor (areas). We lost some parking spaces on that floor.

Mr. Witham stated that he has a question about the windows. There was some discussion from the Historic District Commission about the windows. Are the windows designed to stand up to the sun? He is concerned because we experienced some deterioration in the windows at the new Kent County Court House. There is a fog that is now inside the windows. He wants to know if any of those issues are taken into consideration for this project. Responding to Mr. Witham, Mr. Cane stated that their intended purpose is to specify the most energy efficient and code specific windows for this project; so yes, they will take that into account. He is not sure on the specifics of those windows specifically, but they are intending to provide the best windows that they can. In terms of one of the Staff comments, these are not going to be reflective. These were just a regular transparent glass window for these office spaces.

Mr. Witham asked if they could also explain the lighting on the site, particularly from a safety standpoint and for the benefit of your customers. Responding to Mr. Witham, Mr. Cane stated that obviously all of the lighting they are designing will be aligned with the standards of the Historic District. We want to make sure that they align aesthetically with the surroundings and also provide the safety and lighting that is required for a building such as this.

Mr. Witham opened the public hearing.

Mr. Zach Prebula – Kent Economic Partnership 555 Bay Road Dover DE 19901

Mr. Prebula stated that they are in support of this project. That faster that we get this project in motion, the faster we will be able to attract businesses and have more people walking the Downtown Area and improve the area.

Ms. Chelle Paul – Dover, DE resident

Ms. Paul stated that she had a few quick questions. The actual adjustments that were made was that those adjustments that rectify the question of the land issue? If that information was never provided, do you have that information on file with regard to the question about the issue with the ownership of the land? Responding to Ms. Paul, Mrs. Melson-Williams asked if she was asking about the ownership of the property.

Ms. Paul stated that the question is did the changes that were made, did that resolve the issue

with regards to the ownership of the property. There were questions about if the City of Dover actually owned that property and if they were actually able to provide the information with regards to ownership of the property. Responding to Ms. Paul, Mrs. Melson-Williams stated that this subject site is made up of six different parcels and then an additional parcel. There are a series of them that are currently owned by the City of Dover but by resolution action by City Council, will be transitioning to the Downtown Dover Partnership. She is not sure if the project team has some additional information on that.

Ms. Paul stated that she thinks the question with the parcel was, was the ownership actually sent over? Was the legal process followed the proper way in order to take over ownership? Responding to Ms. Paul, Mr. Riemann stated that he thinks this is all stemming back to the alley discussions that we had. That issue has been put to bed. It has been through Council. It has been through the right processes. Yes, all legal channels have been followed. In our opinion, this issue is resolved; and this is completely unrelated to that.

Ms. Paul stated that you stated that it was resolved, but she will deal with that on a different day. As far as the changes and things of that nature, that's fine. We just wanted to make sure the matter of the property was worked out. Responding to Ms. Paul, Mrs. Melson-Williams stated that she will note for the record that there is Council Resolution #2024-08 that was a Resolution authorizing the donation of a series of City owned properties to the Downtown Dover Partnership. That was acted upon by City Council on September 23, 2024. It was almost a year ago that it moved through a Council review process. There are a series of what are the existing parking lots at this project site that were in City ownership at the time of the beginning of this project.

Mr. Witham seeing no one wishing to speak and no written correspondence, closed the public hearing.

Mrs. Maucher moved to approve S-25-01 Revised Dover Mobility Center Garage at 133 S. Governors Avenue revisions inclusive of the Revised Architectural Review Certification with the Alternative Side Yard Setbacks, the Tree Mitigation Plan and the recognition of the Revised Parking Strategy Statement, seconded by Mrs. Denney.

Mrs. Melson-Williams asked if Mrs. Maucher is also including by reference the DAC Report and its recommendations. Responding to Mrs. Melson-Williams, Mrs. Maucher stated yes, that would be the basis of her motion.

Mrs. Maucher moved to approve S-25-01 Revised Dover Mobility Center Garage at 133 S. Governors Avenue revisions inclusive of the Revised Architectural Review Certification with the Alternative Side Yard Setbacks, the Tree Mitigation Plan, the recognition of the Revised Parking Strategy Statement and the DAC Report and its recommendations, seconded by Mrs. Denney and the motion was carried 8-0 with Mrs. Welsh absent. Mrs. Maucher voting yes; based on DAC comments and Staff recommendations. Mr. Baldwin voting yes. Dr. Jones voting yes; it is a welcomed addition. Mr. Reaves voting yes. Mr. Lewis voting yes. Mr. Roach voting yes. Mrs. Denney voting yes; she thinks the changes that were made in accordance with the recommendations are fine. She thinks this is a really good project doing good use. Mr. Witham

voting yes; based upon the DAC comments and the presentation.

S-25-11 The Governor: Mixed Use Building at 120 S Governors Avenue – Public Hearing and Review of a Site Development Plan Application, Parcel Consolidation Plan and Architectural Review Certification for the construction of a four story, 169,080 SF Mixed Use Building including a grocery, retail and restaurant spaces, a child day care, 120 apartment units, and a roof-top courtyard with site improvements of a parking lot, a courtyard, and landscaping. The main parcel contains 1.70 +/- acres. The property is zoned C-2 (Central Commercial Zone) and subject to H (Historic District Zone). The property is located on the west side of South Governors Avenue and halfway between Reed Street and West Loockerman Street. The owners of record are Downtown Dover Development Corporation c/o Downtown Dover Partnership and The City of Dover. Property Addresses: 120 S. Governors Avenue, 105 S. New Street, 111 S. New Street, and 115 S. New Street. Dover. Tax Parcels: ED-05-077.09-01-44.00-000, ED-05-077.09-01-37.00-000, ED-05-077.09-01-42.00-000, ED-05-077.09-01-43.00-000. Council District 4. *Waiver Requests: Opaque Barrier – Fence Component and Tree Mitigation Plan. For Consolidation: Parking Strategy Statement. This project was the subject of HI-25-02 for Historic District Commission Review and Recommendation on the Architectural Review Certification on July 17, 2025.*

Representatives: Mr. Mike Riemann, Becker Morgan Group; Mr. Michael Cane, Core States; Meagan Whetstone, Mosaic Development Partners; Mr. Bob Bloczynski, Core States (virtual); Mr. Todd Stonesifer, President of the Board for Downtown Dover Partnership (virtual); Mr. J.D. Bartlett, EDiS Company (virtual); Ms. Leslie Smallwood, Mosaic Development Partners

Mrs. Melson-Williams stated that this is likewise a Site Development Plan. This is its first appearance here with the Planning Commission. It is located on the west side of S. Governors Avenue and in this case, extends across to New Street. The main parcel is 120 S. Governors Avenue, known to most as the Acme Site; the Acme grocery store building is no longer there. But this project also encompasses three related properties which are three properties that have frontage on S. New Street and those include 105, 111 and 115 S. New Street. Those are currently vacant lots. The City is the owner of two of those lots and has signed the application for submission here for this Site Development Plan Review. The project is zoned C-2 (Central Commercial Zone) and falls in the H (Historic District Zone). It is a building of 4 (four) floors and has a number of uses that are proposed with the first floor encompassing things such as retail space, child day care center, and other retail opportunities on that first floor. Then moving to upper floors, we do see a rooftop courtyard on the second floor and then the remaining portions of that floor and the upper floors are residential apartment units from a mix of one to three bedroom units as currently proposed for a total of 120 residential dwelling units. The property as noted again is in the C-2 (Central Commercial Zone). There are some provisions and design standards in the C-2 (Central Commercial Zone) and they have complied with those. The idea for a child day care facility is technically considered a Conditional Use in this zone and that is when a child day care center is serving more than 13 (thirteen) children in the facility. You will be considering that as part of the application this evening. There are parking requirements and outdoor play space requirements associated with the day care facility. With the project being located within the H (Historic District Zone), it is subject to the Architectural Review Certification process. For this property, it visited the Historic District Commission at their meeting on July 17, 2025. There is the Architectural Review Staff Report which also includes the

recommendation from the Historic District Commission in regards to the project. The Historic District Commission did recommend approval of the Architectural Review Certificate subject to the comments and information in that Review Report. We will talk about the architecture in a moment. The project, since it is a Site Plan, has a number of site elements. The building, while it has a main front on S Governors Avenue, for the New Street side of the building, it being U-shaped, has an outer court area where you can also access the building. There is a small surface parking lot that is accessed off of S. New Street which also gives access to a loading area at the rear of the proposed grocer location; so, that is at the bottom of the image on the screen. There is a series of development pieces for those three parcels to the north. That is where you would find the concept for a playground space, a dog run, and some connecting walking systems there. Both frontages will have the requirements for sidewalks. The applicant has also presented information about the trash strategy for this building which is a little unique in having to deal with the multiple users. There is one site related waiver request and that is focused on the opaque barrier requirements. This is subject to being implemented on part of the northern property line of the main part of the building. The next slide shows the Landscape Plan. An opaque barrier occurs when there is a non-residential use adjacent to a residential use. There is a residential use to their north on S Governors Avenue. They are going to implement the landscape screening that's required but is seeking relief to eliminate the fence component in that area finding that the landscaping should be sufficient. That is a hedge planting interspersed with trees. There is a fairly short distance between that property line and that north side of the building where you find a sidewalk to access some of the facilities off of that side as well.

As noted with this being for a residential project, they are required to have an Active Recreation Area Plan. That Active Recreation Area Plan was heard by the Parks, Recreation and Community Enhancement Committee last week. That Committee recommended approval of their Active Recreation Plan, subject to the Recreation Area Report. Because of this location of the project in the Downtown, it is required to have 75 feet of active recreation per dwelling unit. That means they need a minimum of 9,000 SF. They are providing well above that in a series of amenities, including that courtyard as a wellness area. There is some seating and open space opportunities there for probably fitness activities. There is the park area that she just mentioned that includes the playground, the dog run, and the connection walkway. Inside the building, we continue to find amenities in that there is a fitness center and other community spaces on the first floor of that building and then that rooftop courtyard that wraps part of the second floor at the site. Additionally, there is bicycle parking and they actually are including interior bicycle parking opportunities so we have noted that as part of the recreation amenities for the project. By reference, she will refer you to the Recreation Plan Review Report.

This project is required to do tree planting. They do as part of this, have a proposal to plant some of the trees onsite; however, they are seeking a request for a Tree Mitigation Plan to allow some of those required tree plantings to be planted as street trees along the frontage of the subject property rather than actually onsite. So, their tree planting is proposed to be a mix of onsite and then also the adjacent street frontages. With this, they have also identified their Parking Strategy Statement. That is probably of interest to the Commission members as parking is limited here but parking in the C-2 (Central Commercial Zone) does not have a minimum requirement based on the zone or the use and parking can be considered as a variety of alternatives. In this case, they are focusing on the nearby parking garage, the ability to utilize various modes of transportation

and the bicycle parking that they are providing as an increased measure on this project site. The next image shows the view from S. Governors Avenue. You can see that it is a four story building, again, and a mix of materials. We see use of brick masonry, again focusing on the pedestrian level and the first floor and then becoming more animated with the push and pull of that front façade including some balcony areas for some of the units on this face of the building reflecting its mixed uses as it goes forward.

Mr. Riemann asked if there were any questions because that was pretty thorough. It is always tough to follow Mrs. Melson-Williams and not feel repetitive with all of the information so he is going to try to hit some of the highlights. Like before, we have members from our entire project team either present here or online to answer any specific technical questions that there may be. As Mrs. Melson-Williams stated, we are dealing with a couple of acres here in Downtown Dover. It is zoned C-2 (Central Commercial Zone). This property has been vacant for a couple of years now at this point and he will say that the onset is somebody who has worked in Downtown Dover for about 25 years, it's just exciting to be here and talk about this application and see the things that are happening in Downtown Dover. He has got to give the Downtown Dover Partnership a lot of credit for that and the City as well for their leadership and for looking for ways to transform our Downtown and make it more vibrant. These are the exact kind of projects that do that. These are the types of projects that a lot of people talk about doing but we don't see them happen very often and tonight we are going to see that happen hopefully here in Dover. It is just very exciting for him personally and professionally.

As Mrs. Melson-Williams stated, the project is a four story mixed use project totaling about 140,000 SF. There is a mix of about 120 apartments, a 16,800 SF grocery store, a 5,500 SF day care, a 1,000 SF coffee shop, and about 2,400 SF of retail on this property. The main façade of the building fronts on Governors Avenue. That creates the presence on the street of Governors Avenue. Obviously, more of a commercial corridor where you will start to enter and proceed towards Loockerman Street. Then we have the rear of the site which accesses off of New Street. You can see the access lanes in and out there along with some additional on-site parking. We have about 13 parking spots located on-site and those will be for the everyday consumers utilizing the services that are on this site. The project does consist of a lot of active recreation as Mrs. Melson-Williams has indicated. He is not going to go through those again, but he wants to point out that from the Code standpoint, the active recreation requirement is about 9,000 SF. When you tally all of those uses up, we are at about 30,000 SF so nearly triple the requirement of active recreation on this site. We have met with DelDOT about this project and there are no concerns and that is reflected in the DAC Report that you have. We have also worked through some of the fire lane coverage. This project does meet all of the fire lane coverage throughout the project and that is indicated in the Report. This ends up also being a reduction of impervious coverage on the site as the site is almost totally impervious now. We have worked with the Kent Conservation District on how to address stormwater there and this will actually reduce stormwater because of the reduction in impervious by going from essentially almost an all impervious site to adding lots of grass and park space. We do have loading area there. It is a little tough to see on the slide but may be easier to see in your packets on the south side of the project and then we do have some trash location on the north side of the site accessing directly off the drive aisle along with some interior trash storage. Mrs. Melson-Williams did mention the opaque barrier so he just wants to talk about that a little bit. With the waiver on the north side of the

property, we are going to landscape that but we wanted to avoid an opaque barrier or a wall there for a couple of reasons. One being that there are some existing trees that sit just on the other side of the property line on our neighbor's property. So if we were going to install a wall or barrier there, it could impact those trees and we don't want to do that. So, in lieu of a wall or fence, we are thinking landscaping might be the more appropriate use for those reasons. In addition, the neighbor's property drains onto us so if we were to put some kind of wall or fence there, it could potentially block drainage and we don't want to do that. We are going to make sure that we pickup that drainage and bring it into our drainage system and not impede the drainage that is happening today. So for those reasons, that is why we submitted the request for the opaque barrier but we will still have the landscaping. So visually, we are going to accomplish the intent and objective of the Code. For tree mitigation, this is similar to the Mobility Garage where we are going to do tree mitigation along the street in lieu of on-site. The site is primarily taken up by the building itself in this case. We have gone through the Staff recommendations and we have no concerns. There was commentary about a crosswalk. As he has mentioned in the previous application, we would have mainly residents parking in the garage and then crossing Governors Avenue to come into the site. There was a recommendation from MPO talking about HAWK signals. He is not sure a HAWK signal makes the most sense, but we do think that a specific crosswalk with some sort of flashing lights. Ultimately, it is DelDOT's decision. They are going to decide exactly how to do that as they have done this before a few times. You can picture the Bayhealth crosswalk that exists with flashing lights or if you have ever been on Main Street in Newark. They have a specific crosswalk with certain design elements that really makes it safe for people to cross in those instances. We will work with DelDOT to achieve that as we go through the detailed entrance plan process. We have no issues with that recommendation as its written and we plan to work to implement that. This project is going to provide housing that is much needed; not just in Dover, but throughout the State and throughout the Country. We have seen a massive housing shortage nationally and everybody has felt the ramifications of that. Affordability is the major issue for everyone, not just a select subset of our population at this point. This project is going to help deliver that to Dover. As was mentioned, we have gone through the Historic District. They have recommended a conditional approval. He does have with him Mr. Michael Cane again, from Core States and just walk through a little bit of the architectural elevations with you.

Mr. Cane stated that he would also like to make a comment about how excited they are that this project has reached its milestone. He remembers co-authoring the Master Plan a few years back and this is really one of the first major steps of implementing that plan. Mimicking the Master Plan and the Mobility Center across the street, we really put an emphasis on the material palate to make sure that what we design or what we propose is the best design solution for Downtown Dover and something that fits well with its neighbors and helps continue the story of this City. We are also making sure that we achieve all setback standards. According to the new C-2 (Central Commercial Zone), with this being a four story structure it doesn't necessarily need a setback but we understand with the architecture and this building being so large, we have a setback to help mitigate the larger bulk and continue the neighborhood feel of this section of Governors Avenue. What you see at the top of the screen is the New Street elevation and what you see below is the Governors Avenue elevation. Designing this structure, we do recognize that we have two front doors. We wanted to make sure that we put the best step forward and be the best neighbor for both New Street and Governors Avenue so really putting as much detail and

attention to both elevations were paramount to us. What you can see that is similar to the Mobility Center is the public pedestrian experience is in a continuation of the Dover brick of Downtown. That's really the emphasis of wanting to drive down the height of the building to fit with its neighboring structures and then above, we translate to a more contemporary palette but still reminiscent of the historic palette itself. It is complimenting rather than replication. He would like to also point out that on Governors Avenue, we really have two forces that we are addressing both to the south with its more commercial district and larger scale buildings and then on the north, a residential situation. So what we wanted to do visually is step down the building to not be too jarring to the residents to the north. Then with the commercial down below, we wanted to match their scale and provide something that really negotiates between the two but also providing an iconic look to this building to add to the enhanced streetscape that we are proposing. The next slide shows the south elevation. When you are traveling north, this is the elevation you will see and then below, the elevation is traveling south down Governors Avenue toward Loockerman Street. The largest design decisions based off of the Historic District Commission were that we continued the brick on this elevation to the right up top to really continue that language visually. Then its the same below having a continuation around the corner. This is a similar strategy we also had recommended for the Mobility Center and we are continuing that for The Governor across the street. The next slide shows the inter courtyard where you still see brick but the really dark up top is red brick; the line work just does not appear really well when projected. The same architectural gestures, recognizing our neighbors on New Street and it really begins to become still brick on the ground floor but that palate of more contemporary materials fold into these courtyard situations. What we see below are the two courtyard elevations both the north and south twinned together just to give you a full breath of the grocery store entrance as well as the elevation at the lower left of courtyard space going into the amenity space of the ground floor for the residents. The next slide shows the elevation rendering of S Governors Avenue showing it in a more photo real manor of the elevation itself. The next slide is a perspective looking southwest on Governors Avenue. In the forefront, you see one of the smaller retail opportunities. This is our proposed café activating the northern section of our parcel and then feeding as you go left, down to the amenity spaces of the building itself and then terminating at the lower left; the small retail opportunities to continue the energy towards Loockerman Street. The next slide shows what they are proposing for S New Street. Being the best neighbor that we can, they also want to make sure that this is a comfortable experience for the New Street corridor by really providing a lot of activity and also a safe experience traveling to the park space, which would be to the left of this image and then travel to the right of this image back down to Loockerman. You see this is the entrance to the grocery store as well as that courtyard space that was described earlier. On the left is also the day care facility as outlined on the Site Plan. Lastly, this is another New Street image looking north just showing that entry to the small parking lot itself and another vista of how this "U" shape presents itself.

Ms. Whetstone thanked the Commission for hearing their vision for this project tonight. We are thrilled to continue the conversation about how to infuse this kind of vision into your Downtown to further strengthen your existing fabric. As we started to think about this project, we wondered who is coming here? Who are the people? It's a building. It's going to have all of these impacts and it's going to look like this, but what does it mean to attract the people that Dover, then also wants to be here. She thinks what has been really exciting is that as we have talked to area

stakeholders like DSU, Bayhealth and the Air Force Base. Everyone is starting to see how their recent graduates, their new staff, all of these different emerging professionals start to come up with this idea of what they need for housing. And it's an amenity rich, wellness focus space to have a community. It is mixed income because when you are starting off, you might not have the most or you do have the income for the market amenities, and you want to be close to a community that's vibrant. Visioning for this space is the ability to both connect as Mr. Cane said to that New Street side where you are in the residential. You're really part of that walkable street but also you are connected to the Governors Avenue part of that larger zoning vision that you guys have where really maintaining that tall commercial corridor so that you really feel that you are in a dense space. They are really hoping that this becomes a strong kind neighbor to the area and also inspires future investment to start to attract other people to really make these kinds of spaces for people to land and then hopefully stay.

Dr. Jones stated that there was a day care center there prior to the demolition. Can you tell me what lead you to want another day care center there? Responding to Dr. Jones, Ms. Meagan Whetstone stated that what lead us to envision a day care center in the project was honestly because of all of the community feedback that we received. In those visioning sessions, we heard from a lot of people that a new child care facility would be really welcomed in this area especially with the types of professionals or young families perhaps that are going to come to this project. This is a small yet large center, she thinks the maximum number of kids that can be serviced by a Delaware childcare facility is 50. So, it is kind of small sized and we are trying to provide a really high quality experience by using those three additional parcels for a playground where they get to be with nature and have a more well-rounded educational experience.

Dr. Jones asked if there will be available street parking both on Governors Avenue and New Street that will serve this facility. Responding to Dr. Jones, Mr. Reimann stated right now, there is parking onsite, there is parking in the garage, there is parking on Governors Avenue, and there is parking allowed on New Street although it's not striped for it on portions of it.

Dr. Jones stated that she is very familiar with those areas, she was just sort of wondering. As a scenario, you have a childcare center that you are hoping will attract about 50 children and their parents. Has there been any consideration to providing designated parking spots for parents because there is a concern; they run in and they run out. You have these grocery stores and whatever businesses you have. She is wondering what kind of considerations there have been. Responding to Dr. Jones, Ms. Whetstone stated that there are thirteen (13) spots. She knows that it doesn't sound like a lot but because there could be people coming in and wanting to be able to stop. We wanted to make sure that those spots were allocated more for someone popping in and then continuing to move. The employees of all of the different functions of the building are envisioned to park at the parking garage across the street. But what we are envisioning is that the parents and everybody would drop off in that kind of back area on New Street.

Dr. Jones stated that is sort of what she would think as well but in her reading, there are so many parking spaces that have to be available for the employees. You say that that's going to work well with them parking in the garage? Responding to Dr. Jones, Mr. Riemann stated that the garage is a major factor in the revitalization of this whole area. When we look at the total parking counts, there is going to be about 384 net parking spaces essentially. When we look at what will

be used for the residential, the day care, some of the retail, the employees of the grocery store, etc., there is still going to be about 177 parking spaces left for the public. That is not counting on-street parking in the area.

Dr. Jones stated that she is a little uncomfortable with the thought that the parents are going to have to cross the street when they pick up their kids. Responding to Dr. Jones, Mr. Riemann stated that he thinks the drop off is going to happen on-site in the back. There is a dual lane drive that goes around the back with those thirteen (13) spots so the drop off should happen there, not in the garage.

Mr. Witham asked, exactly where are the fire lanes going? Responding to Mr. Witham, Mr. Riemann stated that Governors Avenue can be used as a fire lane. In addition to that, the Site Plan on the screen shows that horseshoe lane in the back; that provides a fire lane and then we have a fire lane that comes up the middle. Also, in the courtyard we are designing a hardscape that comes up. It's going to be designed to look like hardscape but it's going to be designed to allow a fire truck to come up in that courtyard area if needed to provide additional access.

Mr. Witham further asked if these areas were going to be marked as such. Responding to Mr. Witham, Mr. Riemann stated yes, in accordance with the regulations.

Mrs. Denney stated that obviously the apartments will have sprinkler systems. Responding to Mrs. Denney, Mr. Riemann stated that is correct.

Mr. Witham opened the public hearing

Ms. Karen Speakman – NeighborGood Partners 223 West Division Street Dover, DE 19901
Ms. Speakman stated that they are very much in favor of this proposal for this development. This will provide 70 units of affordable housing which is desperately needed in our City for both affordable low and moderate income families and workforce housing as well. We also recognize that by providing a grocer, a day care and a coffee shop it is in accordance with also their "Restoring Central Dover Plan" and which is calling for more economic development in the Downtown Area. So we are very pleased to see that as well. We actually built the four houses that are across the street on New Street that are now new homeowners. They are very attractive houses. We are very pleased with the approach that they are making off S. New Street as well. Just to share, between Habitat and ourselves, we have built over 70 houses Downtown with all homeowners. We love to see more rentals; we need more rental housing in Dover and we need it more Downtown too. We really applaud this application.

Mr. Zach Prebula – Kent Economic Partnership 555 Bay Road Dover DE 19901
Mr. Prebula stated that they are in support of this project. This project not only revitalizes a vacant area, but also provides much needed resources that Dover and Kent County need such as the housing, child care, and along with creating job opportunities.

Mr. Witham closed the public hearing.

Mr. Lewis stated that whatever pull you have with DelDOT, he would highly recommend having

some sort of well-marked crosswalk between the garage and the apartment complex. He has worked his share of late night shifts. If you are attracting people from the Base and Bayhealth to reside there, not everyone is going to be coming home at 5PM. He can attest that you get a little blurry-eyed when you are driving home at midnight or 1PM and with parking and everything. If there is some aspect or some way to have some sort of warning section there in the crosswalk between the garage and the apartment complex.

Mr. Witham stated that he echoes with his follow Commissioner; that section of Dover is very busy right now and it's going to get busier with this development. So, any safety concerns need to be addressed and he is sure you will do that.

Mrs. Maucher asked if they need to also include the Conditional Use approval for the day care. Responding to Mrs. Maucher, Mrs. Melson-Williams stated that they might want to specifically note that they recognize that the child day care facility is a Conditional Use with the motion.

Mr. Witham stated that it was already stated that they have to approve the Architectural Review Certification as well.

Dr. Jones moved to approve S-25-11 The Governor: Mixed Use Building at 120 S Governors Avenue with the following waiver requests for the elimination of the fence component, Tree Mitigation Plan for off-site tree plantings and with due consideration for the Architectural Review Certification, Parking Strategies Statement, Active Recreation Area Plan as well as the Conditional Use for the day care center, seconded by Mrs. Denney.

Mrs. Melson-Williams asked if you are also referring to the associated Development Advisory Committee Report and the recommendation reports in making your motion. Responding to Mrs. Melson-Williams, Dr. Jones stated yes.

Dr. Jones moved to approve S-25-11 The Governor: Mixed Use Building at 120 S Governors Avenue with the following waiver requests for the elimination of the fence component, Tree Mitigation Plan for off-site tree plantings and with due consideration for the Architectural Review Certification, Parking Strategies Statement, Active Recreation Area Plan, as well as the Conditional Use for the day care center, and the associated Development Advisory Committee Report and the recommendation reports, seconded by Mrs. Denney and the motion was carried 8-0 by roll call vote with Mrs. Welsh absent. Dr. Jones voting yes; she thinks it's a great project. She is a little concerned about the safety and would hope that the applicant would keep the safety of the residents as well as the day care center foremost in mind. Mr. Reaves voting yes; for the reasons previously stated. Mr. Lewis voting yes. Mr. Roach voting yes; there are some beautiful renderings and a welcomed addition. Mrs. Denney voting yes; she thinks this is an excellent project and the housing, the day care, and the jobs she thinks will add a great deal to the Downtown Dover Area. Mrs. Maucher voting yes; based on comments made in the motion. Mr. Baldwin voting yes; for the reasons stated. Mr. Witham voting yes; based upon the presentation presented as well as incorporating the DAC comments and the comments of our Commissioners.

NEW BUSINESS

Update on Appointments to Architectural Review Oversight Subcommittee

Mrs. Melson-Williams stated that she has not yet confirmed the availability of the two individuals that you had suggested for being appointed as the design professionals on the Architectural Review Oversight Committee. She will endeavor to find out their responses prior to your next meeting. Just a reminder that as part of your Annual Meeting, that is a Subcommittee of the Planning Commission that is described in the *Zoning Ordinance*. You did at your last meeting place Ms. Kathleen Welsh and Mr. Kenneth Roach as the two Planning Commission members on that Subcommittee and then the Mayor whose designee serves. Additionally, there are two design professionals that need to be appointed to that Committee. You have put forth the names of Dr. R.J. Chandler and Ms. Sarah Keiffer; both who have served in the past. Planning Staff will be working to confirm their availability for that and report back to the Commission.

Mr. Witham stated that he assumes we can defer that until the next meeting. Responding to Mr. Witham, Mrs. Melson-Williams stated yes, in your motion previously was that Staff was to reach out to those individuals to seek their availability. Since we have not heard at the moment, she has nothing to report.

PUBLIC COMMENTS OPPORTUNITY

Mrs. Melson-Williams stated that Planning Staff will be including this on all of your meetings going forward. It gives a Public Comment Opportunity to provide comments to the Planning Commission. This would be outside of any particular application that is presented before you. If you read the FOIA Provisions at State level, all open meetings should have an opportunity for public comment.

Dr. Jones stated that she would like to take this opportunity; she is speaking for herself but hopefully on behalf of the Commission, to thank Mrs. Melson-Williams for really doing a fantastic job. She appreciates that Mrs. Melson-Williams is always there to answer the questions. She is on top of everything and we do appreciate that in terms of guiding us through this process. She wants to say thank you so very much.

Meeting adjourned at 8:38 PM.

Sincerely,

Kristen Mullaney
Secretary

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Dave Edgell, AICP
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Contact Chase Barnes at cebarnes@udel.edu with questions about this training series.

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2025 Delaware Planning Conference and Annual Meeting

Healthy by Design:
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Wednesday, December 3, 2025

8:30 AM to 4:30 PM - Followed by Social Hour

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Bally's Dover Casino Resort—Rollins Center
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Conference and Meeting Agenda

8:30 AM	Registration, Continental Breakfast, & Networking
9:00 AM	**Welcome & Opening Remarks: Michael Tholstrup**, AICP, DE-APA Chapter President; **Tricia K. Arndt**, AICP, Councilwoman, City of Dover
9:15 AM	**Keynote Address: Rita Landgraf**. Managerial Strategic Advisor for Healthy Communities Delaware (.5 CM)
10 :00 AM	Session 1: **Health, Wellness, and Planning—Vital Conditions Framework in Planning** (1 CM)
11:15 AM	Session 2: **Planning Ethics: Delaware Planning Thespians** (1 CM-Ethics)
12:15 PM	**Lunch, Annual Meeting, Awards**—featuring guest speaker **Nikko Brady**, Deputy Chief of Staff for Climate, Food Systems, and Planning, Office of the Governor (.5 CM)
2:15 PM	Session 3: **Delaware Law Review: Max Walton**, Attorney and Partner at Connolly Gallagher (1 CM-Law)
3:30 PM	Session 4: **Advancing Affordable Housing in Delaware: Policy, Zoning, and Action** (1 CM)
4:30 PM	Social Hour

For more info and to REGISTER, visit link below:

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September 29, 2024

Ms. Dawn Melson-Williams, AICP
City of Dover
Department of Planning and Inspections
P.O. Box 475
Dover, DE 19903-0475

RE: **Request for Planning Commission Extension**
COLD STORAGE WAREHOUSE LOT 8 (S-23-20)
2009076.09

Dear Dawn:

On behalf of our client, SLS Equity Partners, we are hereby submitting a request for a one-year extension of the Site Plan Approval for the above-referenced project. Please make the request to the Planning Commission at its next available meeting. With the project only receiving approval in September, the owners will need additional time to find a contractor and end users. As a result, they will not be able to pull permits by the end of November. For that reason, we request a one (1) year extension on Planning Commission Approval.

Please let me know if you require any additional information.

Sincerely,

BECKER MORGAN GROUP, INC.

Jonathan N. H. Street
Senior Associate

JNS

Enclosures

Cc: Shira Weisz, SLS Partners

2009076.09-ltr-COD-ext.

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Integrated Planning
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October 10, 2025

Dawn Melson-Williams
City of Dover, Planning and Zoning

RE: BHD Operations Facilities – Extension Request

Dear Dawn,

On behalf of Trash Gurls, LLC, owner of parcel 4-05-06800-02-1100-00001, we respectfully request a six-month extension of the preliminary site plan approval for the BHD Operations Facility. The site plan received preliminary site plan approval at the November 20th, 2023 Planning and Zoning Commission Meeting.

Following preliminary approval, the project proceeded through the engineering phase and has since received approvals from Kent Conservation District, the City of Dover Public Works and Fire Department, Delaware Division of Heath and Social Services, and the Army Corp of Engineers. A check print for the Final Site Plan was submitted to the City of Dover on December 28th, 2024, and again on March 28th, 2025.

On June 11th, 2025, our office received correspondence from the City of Dover indicating that the project was ready for Final Site Plan approval. Signed and sealed final site plans were submitted to the City of Dover on June 23rd, 2025. As of the date of this letter, we have not received any further site plan comments or formal site plan approval from the City.

On August 6th, 2025, the building plans were submitted for review. On August 25th, 2025, the building impact calculation fee was completed.

Given the substantial progress made and the fact that all outside agency approvals have been obtained – with only final sign-off from the City pending – we respectfully request a six-month extension of the preliminary site plan approval to allow time for the City to complete its final review process.

To our knowledge, there have been no significant changes in the surrounding neighborhood including zoning maps, comprehensive plans, or other items that would impact the validity of the approved site plan.

We appreciate your time and consideration of this request and look forward to completing the final steps of the final approval process. Please do not hesitate to contact us if additional information is required.

Sincerely,

Jim Eriksen

Jim Eriksen, PE
Solutions, IPEM

• T: 302.297.9215
• T: 410.572.8833
• E: ideas@solutionsipem.com

303 North Bedford Street • 3003 Merritt Mill Road
Georgetown, DE 19947 • Salisbury, MD 21804

City of Dover

PETITION TO AMEND ZONING DISTRICT
First Reading before the Dover City Council on September 22, 2025
Development Advisory Committee Review – Applicant DAC Meeting of October 8, 2025
Public Hearing Before the Planning Commission on October 20, 2025

Application:	Lands of Bayhealth Medical Center, Inc. at 600 South State Street Rezoning RG-O/SWPOZ to IO/SWPOZ
Owner:	Bayhealth Medical Center, Inc.
Address:	600 South State Street, Dover DE
Location:	Located at the southwest corner of South State Street and South Street
Tax Parcel:	ED-05-077.13-02-48.00-000
Size:	1.0053 +/- acres
Present Use:	Office Building
2019 Comprehensive Plan – Land Use Category:	Institutional
Present Zoning:	RG-O (General Residence and Office Zone) SWPOZ (Source Water Protection Overlay Zone)
Proposed Zoning:	IO (Institutional and Office Zone) SWPOZ (Source Water Protection Overlay Zone)
Reason for Request:	Rezoning the property for a future hospital expansion
File Number:	Z-25-01
Ordinance Number:	2025-15

I. APPLICATION SUMMARY:

This Rezoning Application is for 600 South State Street as a parcel of land consisting of 1.0053 acres +/-. The property is zoned RG-O (General Residence and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The proposed zoning for the property is IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The property is located at the southwest corner of South State Street and South Street. The owner of record is Bayhealth Medical Center, Inc. Property Address: 600 South State Street. Tax Parcel: ED-05-077.13-01-48.00-000. Council District 2. Ordinance #2025-15.

See submitted Rezoning Plan sheet (print date 10/8/2025) for site location and information.

The First Reading was completed by the City Council on September 22, 2025 referring the Application to the Planning Commission for Public Hearing, Review, and Recommendation.

Existing Property:
The property currently includes a two-story brick building originally built as a residence and later converted to offices upon purchase by Bayhealth. It is at the corner of South State Street and South Street. This Application only seeks rezoning of the property from RG-O to IO; the SWPOZ (Source Water Protection Overlay Zone) zoning designation will remain. The applicant is seeking rezoning to allow for future development of the property as associated with the Bayhealth Medical Center – Kent Campus. Any redevelopment of the site will be subject to a separate application submission for plans or permits.

Surrounding Land Uses
The surrounding parcels are zoned a mix of institutional and residential: IO (Institutional and Office Zone), and R-8 (One Family Residence Zone). The City's Historic District Zone involves properties fronting on South State Street north of South Street and continuing north towards The Green and beyond. The property to the north across South Street is the location of the large surface parking lot for the Hospital and another multi-story professional office building zoned IO. To the northeast there are several single family detached residences facing South State Street and then more residential buildings along Elm Terrance. Surrounding the subject site on the west and south is the main parcel of the Bayhealth Medical Center hospital zoned IO. Also zoned IO across South State Street is another parking lot, day surgery building, and child day care associated with the Hospital along Scull Terrace and the Holy Cross Church and School property.

II. COMPREHENSIVE PLAN COMPLIANCE REVIEW

In the *2019 Comprehensive Plan*, the Land Development Plan (Map 12-1) recommends that this property be used for Institutional Land Uses. The discussion of this Land Use category and the associated goals and policies are listed in the *2019 Comprehensive Plan* excerpts presented below (pages 12-14 and 12-15); see excerpt below:

GOVERNMENT AND INSTITUTIONAL LAND USES

As the capital city and County seat of government, Dover has an above average amount of land area dedicated to government use. The City of Dover has its facilities here as well (See Chapter 8 for more detailed discussion). The Delaware Legislature and all major departments of State Government except the Department of Agriculture are headquartered within the City limits. Dover is also home to the offices of the Kent County Levy Court and to numerous Federal agency offices.

All branches of the judiciary are represented in central Dover including the State Supreme Court, Delaware Court of Chancery, Kent County Superior Court, Delaware Family Court, and the Justice of the Peace Court.

As a central City, Dover is also the location of a growing medical services community with Bayhealth Medical Center (Kent General Hospital) at its center and with a growing array of services and facilities across a wide spectrum of health care specialties.

The City has experienced a prolonged period of growth and development, and numerous other institutions including colleges and public schools within the community have expanded and many others have plans for future expansion. Several charter and private schools are also located within the City.

Assumptions: Government and Institutional Land Uses

1. As the State Capital and County Seat, Dover projects a prominent public image as a center of government.

2. Dover will continue to be the home of major institutions including hospitals and medical centers, places of learning, and agencies providing services to its citizens.

3. Employment in the government, education, and medical sectors will continue to play an important role in Dover's economic vitality.

Goal: Government and Institutional Land Uses

Maintain and improve the City's position as a center of government, education, and medicine through support of existing institutions and encouraging well-designed campuses that are integrated into the community and have room to expand.

Policies: Government and Institutional Land Use

1. Preserve and promote the long-term vitality of major institutions and governmental entities through appropriate zoning, providing protection from incompatible uses, and providing ample land for future expansion.

2. Promote alternative modes of access to government facilities and institutions by requiring pedestrian and bicycle amenities, and bus shelters. Ensure that these areas are visually appealing with appropriate landscaping.

3. In cooperation with the State of Delaware continue planning for the "Capital Complex" that would establish locations for State office expansion and public improvements in central Dover.

4. Participate in the "master planning" process for the development of strategies and vision plans for institutional facilities and campuses. Also encourage approval by the Planning Commission of Master Plans for multi-phased construction projects as outlined in the *Zoning Ordinance.*

5. Recognize the importance of higher education facilities, employees and students to the economy of Dover and their value as a college community,

Recommendations: Major Institutional and Governmental

The Land Development Plan recommendations for major institutional and governmental uses are presented in the following paragraphs:

Hospital Complex

Bayhealth Medical Center (Kent General Hospital) is a major Institutional land use within the central area of Dover. The Land Development Plan designates the hospital proper and associated hospital properties including the South Street parking lot, Central Facilities Building, day surgery center, the Scull Mansion and hospital day care center for Institutional use.

The Land Development Plan also recommends inclusion of the Holy Cross Church and School complex in the Institutional use designation in recognition of the existing use of the premises and its adjacency to the hospital properties referenced above.

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

Institutional	IO (Institutional and Office) Institutional uses may be conditionally permitted in residential zones

III. ZONING REVIEW

Request for IO (Institutional and Office Zone) Zoning

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

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

10.1 *Uses permitted.* In an institutional and office zone (IO), no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following:

(a) Business, professional, or governmental offices.

(b) Banks.

(c) Research, design, and development laboratories.

(d) Public and institutional uses including hospitals, medical clinics, libraries, police stations, courthouses, transit centers, schools, colleges, universities, places of public assembly, philanthropic and charitable institutions, parks, playgrounds, public indoor recreation centers, athletic fields.

(e) Public utility rights-of-way and structures necessary to serve areas within the city.

(f) Child day care centers, provided they are established in accordance with all applicable state regulations pertaining to child care and provided that they are established and maintained in accordance with article 5, section 14 of this ordinance.

(g) Emergency shelters and transitional housing.

(h) Adult day care facilities provided they are established in accordance with all applicable state regulations pertaining to adult care and provided that they are established and maintained in accordance with article 5, section 22 of this ordinance.

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

(a) Firearm ranges, prisons, and correctional facilities.

(b) Public incinerators.

(c) Hotels and restaurants.

10.3 *Accessory uses.* The following uses shall be permitted accessory to other permitted uses on a lot.

(a) Clinics, cafeterias, and recreational facilities.

(b) Motor vehicle storage and repair facilities accessory to a public or institutional use.

(c) Restaurants that are on a campus and intended to support users of the campus.

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

(a) Landfills, dumps.

10.5 *Enclosed buildings.* All permitted uses and all storage accessory thereto, other than offstreet parking, shall be carried on in buildings fully enclosed on all sides, except for outdoor eating areas associated with restaurants approved by the city planner.

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

10.7 *Site development plan approval.* Site development plan approval in accordance with article 10, section 2 hereof shall be required prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change of use.

SWPOZ (Source Water Protection Overlay Zone)

The property is partially located within the SWPOZ (Tier 3: Excellent Recharge Area) found in Article 3 Section 29.7 of the *Zoning Ordinance*. The SWPOZ does include a prohibition of certain uses where the activity may be harmful to water resources; see *Zoning Ordinance*, Article 3 §29.51. However, this project site is within the Downtown Redevelopment Target Area which is exempted from the SWPOZ requirements and restrictions as per *Zoning Ordinance,* Article 3 §29.79.

IV. RECOMMENDATION OF THE PLANNING STAFF:

This Request is to rezone lands from RG-O (General Residence and Office Zone) to IO (Institutional and Office Zone) and to remain within the SWPOZ (Source Water Protection Overlay Zone). The current RG-O zone allows for a mix of residential, office, and some limited commercial uses especially within areas also location within the H (Historic District zone); some of these uses are permitted uses while others require conditional use review. The RG-O zone while permitting offices does not allow hospitals. See *Zoning Ordinance,* Article 3 §9.

The IO Zone generally does not allow residential dwelling units instead focusing on offices, public buildings, places of public assembly, institutional uses, and recreation related facilities. The additional uses in the IO zone beyond office uses are schools and institutional buildings. The IO zone also allows for uses including Child Day Care Centers and Adult Day Care Facilities that would be allowed in any zone per the *Zoning Ordinance*, Article 5 §22. In the IO zone, the allowable residential uses are related to institutional facilities like housing at colleges, emergency shelter facilities, and transitional housing (allowed by definition in a single-family house setting). The SWPOZ has provisions to protect underground water resources.

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

> Article 10 § 5.22 *City planner report.* For each proposed zoning text amendment, the city planner shall issue a report to the planning commission and city council, including comments from other reviewing agencies, that evaluates the following factors:
>
> (A) Whether such change is consistent with the aims and principles embodied in the ordinance as to the particular zones concerned; and
>
> (B) Whether such proposed amendment is consistent with the aims of the comprehensive plan of the city.

Staff recommends that the Rezoning be granted to IO (Institutional and Office Zone). The proposed zoning is consistent with the *Comprehensive Plan* for the Institutional Land Use Category classification, as it fits the goals of the Comprehensive Plan by grouping similar institutional activities together as this entire City block is the location of the hospital facility and looks toward opportunities for future expansion. Rezoning to IO is one of the possible zoning districts eligible for consideration in this Land Use Category classification. The IO zone permits the institutional use as the hospital.

Staff also recommends that the property remains subject to the SWPOZ (Source Water Protection Overlay Zone). The purposes of the SWPOZ will help to protect underground water resource and aquifers of our water supply.

The *2019 Comprehensive Plan* encourages the long-term vitality of existing major institutions such as the hospital/medical care facilities. These land holdings over an area of potential expansion. There is existing infrastructure for water, sanitary sewer, and electric services in the vicinity of the property (and could be expanded if necessary); and the police, fire, and emergency medical services already service the area.

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

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

V. PLANNING COMMISSION REVIEW FOR RECOMMENDATION

This Rezoning Application is a request for a zoning map amendment which changes the zoning district of a property. The Planning Commission as part of their public hearing and review process will provide a recommendation on the rezoning request to City Council. As part of the

process outlined in *Zoning Ordinance*, Article 10 Section 5, the Planning Commission must evaluate the following factors when considering the request:

> Article 10 § 5.36 *Report of the planning commission.* Regarding each application for a zoning map amendment, the planning commission shall provide a report to the city council stating a recommended action with regards to the proposed amendment, along with the commission's evaluation of the following factors:
>
> (A) Whether the uses permitted by the proposed change would be compatible with the existing uses and zones in the area concerned;
>
> (B) Whether adequate public services and infrastructure exist or can be created or expanded to serve the needs of any additional demand as a result of such change; and
>
> (C) Whether the proposed change is in accordance with the city's current comprehensive plan.

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

VI. ADVISORY COMMENTS TO THE APPLICANT:

1) The applicant shall be aware that approval of any Rezoning application does not represent Site Development Plan or Subdivision Plan. Following any decision made by City Council regarding this Rezoning, then an application for a Site Plan, Subdivision Plan, and/or appropriate Building Permits must be submitted to the Planning Department prior to the establishment of a new use, redevelopment activity, or any construction activity on the site. The applicant should contact the Planning Staff to determine the appropriate review process for any proposed projects.

2) The property is subject to certain requirements of the SWPOZ (Source Water Protection Overlay Zone) related to development.

3) The applicant shall be aware that approval of any Rezoning application does not represent a Building Permit, Demolition Permit, Sign Permit, or other construction activity permit approval. A separate application submission is required before issuance of permits by the City of Dover.

4) The applicant shall be aware that any future use and/or buildings may be subject to separate permitting or licensing processes through the City of Dover Licensing and Permitting Division. All businesses operating in the City of Dover are required to obtain a City of Dover Business License. Certain types of uses also require a Public Occupancy Permit or Rental Dwelling Permits.

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

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: OCTOBER 1, 2025

APPLICATION: **Lands of Bayhealth Medical Center, Inc. @ 600 South State Street: Rezoning RGO/SWPOZ to IO/SWPOZ**

FILE #: **Z-25-01**

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

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

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

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

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. Our office has no objections to the proposed rezoning of tax parcel ED-05-077.13-01-48.00-000. Any redevelopment shall adhere to the City of Dover Water/Wastewater Handbook and the Specifications, Standards & Procedures for Public Works Construction. Impact fees may be applied to this property. Future development shall comply with all aspects of the City of Dover's Cross Connection Control Program.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. None

ADVISORY COMMENTS TO THE APPLICANT

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. None

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

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: OCT 1, 2025

APPLICATION:	**Lands of Bayhealth Medical Center, Inc. at 600 South State Street: Rezoning RGO/SWPOZ to IO/SWPOZ**
FILE #:	**Z-25-01**
REVIEWING AGENCY:	**City of Dover Electric Department**
CONTACT PERSON:	**Shawn Burgett, Engineering Services & System Ops Superintendent**
CONTACT PHONE #:	**302-674-7568**
CONTACT EMAIL #:	**sburgett@dover.de.us**

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

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

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

Our office has no objection to the rezoning of: ED-05-077.13-01-48.00-000, Council District 2.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

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

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

1. None.

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

Z-25-01

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 10/01/25

CITY OF DOVER FIRE MARSHAL

APPLICATION: Lands of Bayhealth Medical Center Inc at 600 South State Street

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

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

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

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

CITY AND STATE CODE REQUIREMENTS:

1. Proposal is a rezoning application. This office has no objections.

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

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

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

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

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

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

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

*property line or driveway, 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)

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. N/A

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

D E L D O T

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APPLICATION: Lands of Bayhealth Medical Center, Inc.

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

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

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

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

CITY & STATE CODE REQUIREMENTS:

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. The Department has no objections to the rezone.

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
OCTOBER 2025

APPLICATION: Lands of Bayhealth Medical Center, Inc. 600 South State Street

FILE #: Z-25-01

REVIEWING AGENCY: Kent Conservation District

CONTACT PERSON: Cullen Baker

PHONE: (302) 608 – 5370

EMAIL: stormwater@kentcd.org

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

Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

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

ADVISORY COMMENTS TO THE APPLICANT:

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

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

ADVISORY BRIEF

D.A.C. MEETING DATE: 10/8/2025

Dover/Kent County Metropolitan Planning Organization

Z-25-01 Lands of Bayhealth Medical Center, Inc. at 600 South State Street: Rezoning RGO/SWPOZ to IO/SWPOZ

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

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

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

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

City of Dover Planning Commission
Zoning Review

Z-25-01 Lands of Bayhealth Medical Center, Inc. at 600 South State Street: Rezoning RGO/SWPOZ to IO/SWPOZ

Dover Kent MPO does not have any objections to the proposed rezoning. Further comments regarding pedestrian connectivity, vehicle access, freight implications, and other transportation aspects will be provided if changes to the site take place at a later date.

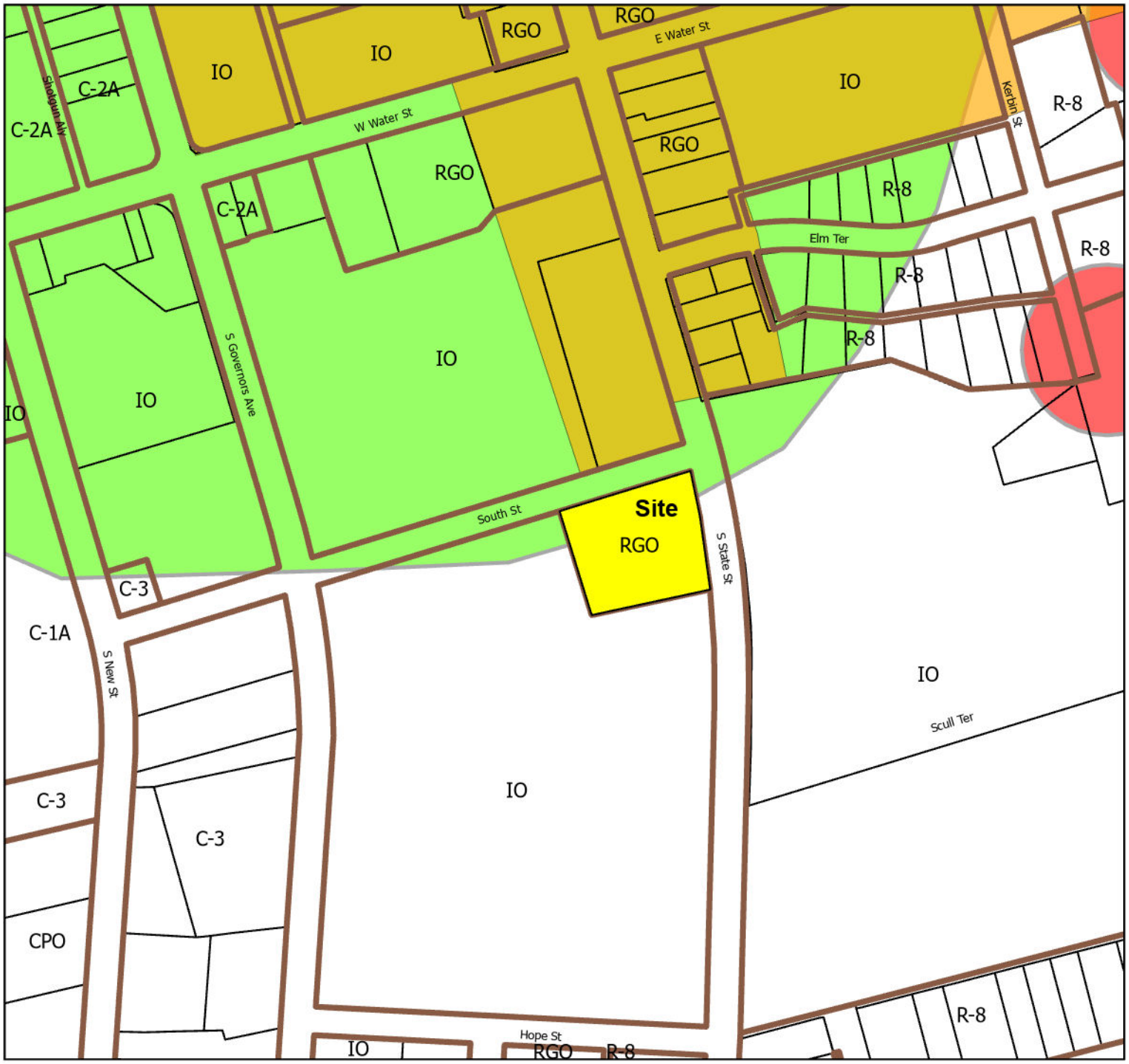
If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.

DOVER/KENT COUNTY MPO
METROPOLITAN PLANNING ORGANIZATION

City of Dover
Department of Planning & Inspections

Application No.: Z-25

Item 5.



Title: Rezoning Lands of Bayhealth Medical Center Inc
Ordinance #: 2025-15
Addresses: 600 South State Street
Parcel ID: ED05-077.13-01-48.00
Existing Zoning: RGO (General Residence & Office Zone)
Proposed Zoning: IO (Institutional & Office Zone)
Owner: Bayhealth Medical Center, Inc.
Date: 9/22/2025

N
W E
S

0 200 400 800 Feet

Legend
- Subject Property
- Dover Boundary
- Zoning
- Kent County Parcels
- Dover Parcels
- SWPOZ Tier 1
- SWPOZ Tier 3
- Historic District

City of Dover

FIRST READING

PROPOSED ORDINANCE #2025-15

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER CHANGING THE ZONING DESIGNATION OF PROPERTY LOCATED AT 600 SOUTH STATE STREET

WHEREAS, the City of Dover has enacted a zoning ordinance regulating the use of property within the limits of the City of Dover; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property below from RGO (General Residence and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone) to IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from RGO (General Residence and Office Zone) and partially subject to the SWPOZ (Source Water protection Overlay Zone) to IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone) on that property located at 600 South State Street (on the southwest corner of South State Street and South Street), consisting of 1.0053 acres$^{+/-}$, owned by Bayhealth Medical Center, Inc.

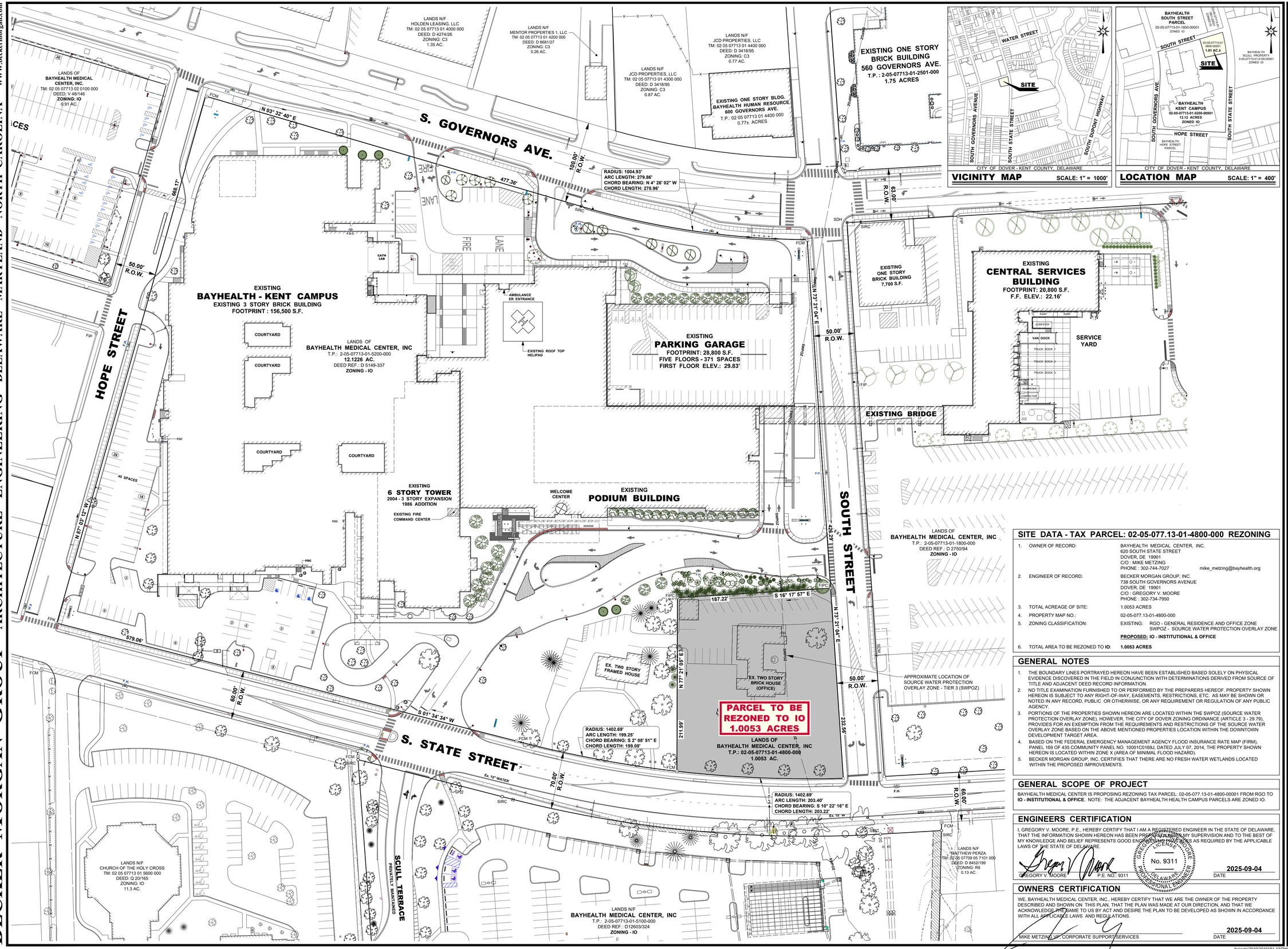
   (Tax Parcel: ED-05-077.13-01-48.00-000; Planning Reference: Z-25-01; Second Council District)

ADOPTED: *

Action History
09/22/2025 – Scheduled for First Reading – City Council

DRAFT

BECKER MORGAN GROUP ARCHITECTURE - ENGINEERING DELAWARE - MARYLAND - NORTH CAROLINA www.beckermorgan.com



SITE DATA - TAX PARCEL: 02-05-077.13-01-4800-000 REZONING

1.	OWNER OF RECORD:	BAYHEALTH MEDICAL CENTER, INC. 620 SOUTH STATE STREET DOVER, DE 19901 C/O : MIKE METZING PHONE : 302-744-7027 mike_metzing@bayhealth.org
2.	ENGINEER OF RECORD:	BECKER MORGAN GROUP, INC. 738 SOUTH GOVERNORS AVENUE DOVER, DE 19901 C/O : GREGORY V. MOORE PHONE : 302-734-7950
3.	TOTAL ACREAGE OF SITE:	1.0053 ACRES
4.	PROPERTY MAP NO.:	02-05-077.13-01-4800-000
5.	ZONING CLASSIFICATION:	EXISTING: RGO - GENERAL RESIDENCE AND OFFICE ZONE SWPOZ - SOURCE WATER PROTECTION OVERLAY ZONE **PROPOSED: IO - INSTITUTIONAL & OFFICE**
6.	TOTAL AREA TO BE REZONED TO **IO**:	**1.0053 ACRES**

GENERAL NOTES

1. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
2. NO TITLE EXAMINATION FURNISHED TO OR PERFORMED BY THE PREPARERS HEREOF. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
3. PORTIONS OF THE PROPERTIES SHOWN HEREON ARE LOCATED WITHIN THE SWPOZ (SOURCE WATER PROTECTION OVERLAY ZONE). HOWEVER, THE CITY OF DOVER ZONING ORDINANCE (ARTICLE 3 - 29.79), PROVIDES FOR AN EXEMPTION FROM THE REQUIREMENTS AND RESTRICTIONS OF THE SOURCE WATER OVERLAY ZONE BASED ON THE ABOVE MENTIONED PROPERTIES LOCATION WITHIN THE DOWNTOWN DEVELOPMENT TARGET AREA.
4. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM), PANEL 169 OF 435 COMMUNITY PANEL NO. 10001C0169J, DATED JULY 07, 2014, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
5. BECKER MORGAN GROUP, INC. CERTIFIES THAT THERE ARE NO FRESH WATER WETLANDS LOCATED WITHIN THE PROPOSED IMPROVEMENTS.

GENERAL SCOPE OF PROJECT

BAYHEALTH MEDICAL CENTER IS PROPOSING REZONING TAX PARCEL: 02-05-077.13-01-4800-00001 FROM RGO TO **IO - INSTITUTIONAL & OFFICE.** NOTE: THE ADJACENT BAYHEALTH HEALTH CAMPUS PARCELS ARE ZONED IO.

ENGINEERS CERTIFICATION

I, GREGORY V. MOORE, 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.

GREGORY V. MOORE P.E. NO.: 9311 — 2025-09-04 DATE

GREGORY V. MOORE — No. 9311 — STATE OF DELAWARE — PROFESSIONAL ENGINEER

OWNERS CERTIFICATION

WE, BAYHEALTH MEDICAL CENTER, INC., HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO US BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

MIKE METZING, VP, CORPORATE SUPPORT SERVICES — 2025-09-04 DATE

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Dover, DE
309 S. Governors Ave.
Dover, DE 19904
Ph. 302.734.7950
Fax 302.734.7965

Salisbury, MD
312 West Main St. Suite 300
Salisbury, MD 21801
Ph. 410.546.9100
Fax 410.546.5824

Wilmington, NC
3205 Randall Parkway, Suite 211
Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

BAYHEALTH MEDICAL CENTER, INC

TAX PARCEL:
02-05-077.13-01-4800-000

600 SOUTH STATE STREET
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

REZONING PLAN

C.O.D. NO: Z-25-01

0 25 50 100
SCALE: 1" = 50'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
1	10-06-25	Revised per DAC comments dated 10/01/2025.

LAYER/STATE: 30.00mm

PROJECT NO.: 2019-184.50
DATE: 2025-10-08
SCALE: AS SHOWN
DRAWN BY: M.A.R. PROJ. MGR.: M.A.R.
SHEET 1 OF 1

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City of Dover

DATA SHEET FOR SITE DEVELOPMENT MASTER PLAN REVIEW CERTIFICATION

DEVELOPMENT ADVISORY COMMITTEE MEETING OF August 27, 2025

PLANNING COMMISSION MEETING OF September 15, 2025

Plan Title:	Blue Hen Corporate Center Pad Sites Master Plan, S-25-12
Plan Type:	Site Development Master Plan
Location:	East side of Bay Road, south of Blue Hen Boulevard
Owners:	Blue Hen CC, LLC and Blue Hen Mall, LLC
Addresses:	631 Bay Road, 655 Bay Road, and 655 Bay Road (S-10)
Tax Parcels:	ED-05-077.00-01-19.08-000, ED-05-077.00-01-19.04-000, and ED-05-00-01-19.05-000
Size:	Building 1 Lot: 2.31 acres Building 2 Lot: 18.20 acres Parking Lot Area (previous Buildings 3 and 4) Lot: 3.10 acres Total Area: 23.61 acres +/-
Present Uses:	Parking Lots
Proposed Use:	Commercial Pad Sites (for future building development)
Zoning:	SC-2 (Community Shopping Center Zone) SWPOZ (Source Water Protection Overlay Zone): Tier 3 – Excellent Recharge Area
Building Area:	Total of 16,000 SF (2 buildings at 8,000 SF each) as revised
Off Street Parking:	515 vehicle parking spaces as revised
Sewer & Water:	City of Dover
Waiver Request:	Partial Elimination of Upright Curbing

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: August 27, 2025

City of Dover Planning Office

APPLICATION: Blue Hen Corporate Center Pad Sites Master Plan

FILE #: S-25-12 REVIEWING AGENCY: City of Dover Planning

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

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

It is noted that a Revised Plan was received October 8, 2025 which revised the concept for the Lot 3 area (Parcel ED-05-077.00-01-19.08-000) from locations of proposed Building 3 and Building 4 to an improved large Parking Lot Area.

I. PLAN SUMMARY

This Application is for review of a Site Development Master Plan application for three parcels of land with frontage on Bay Road consisting of a total of 23.61 acres ±. The properties are zoned SC-2 (Community Shopping Center Zone) and with certain areas subject to the SWPOZ (Source Water Protection Overlay Zone Tier 3 – Excellent Recharge Areas). The proposed project would set the sites for two 8,000 SF buildings (Buildings 1 – 2) and associated 515 parking spaces to be placed on the pad sites located at the Blue Hen Corporate Center. Development is proposed in no specific phase order because it will be built to suit as tenants approach the developer. The property is located on the east side of Bay Road and south of Blue Hen Boulevard. The owners of record are Blue Hen CC, LLC, and Blue Hen Mall, LLC. Property Addresses: 631 Bay Road and 655 Bay Road and another listed as 655 Bay Road (S-10). Tax Parcels: ED-05-077.00-01-19.08-000, ED-05-077.00-01-19.04-000, and ED-05-077.00-01-19.05-000. Council District 2.

The applicant has also requested a waiver of the required upright concrete curbing along the front drive and parking area in order to allow for the sheet flow of runoff from the parking areas to the existing storm drain infrastructure located on the west side of the property.

Previous Applications

The project site has been associated with previous applications for Rezoning, Administrative Site Plans, and Minor Lot Line Adjustment Plans. The collection of parcels previously known as the Blue Hall Mall was rezoned from SC-3 to SC-2 with Rezoning Application Z-15-02 approved in June 2015; the eastern area was rezoned to RG-2 along with an adjacent parcel which led to the development of the Blue Hen Apartments complex. A Minor Lot Line Adjustment Plan divided the southern portion of the main building at a different location. The most recent Administrative Site Plan focused on Parking Lot Improvement at the south end of the building for Bayhealth.

II. PROJECT DESCRIPTION

The application (as revised 10/8/2025) proposes setting the sites for two 8,000 SF buildings (Buildings 1 – 2) and associated 515 parking spaces to be placed on the pad sites located at the Blue Hen Corporate Center. The developer plans to phase construction and site improvements by beginning with the removal of the existing pavement to install landscaping to enhance the current appearance of the Blue Hen Corporate Center and then proceed with the development of the pad sites for buildings and an improved parking lot area. As noted previously, the 8,000 SF buildings will be built to suit as tenants approach the developer. The subject properties are located along the frontage of Bay Road and are zoned as SC-2 (Community Shopping Center Zone) with one overlapping the SWPOZ (Source Water Protection Overlay Zone: Tier 3 – Excellent Recharge Areas).

Surrounding Land Uses

As previously noted, all parcels are zoned SC-2 (Community Shopping Center Zone) with a portion of the site subject to the SWPOZ (Source Water Protection Overlay Zone Tier 3 – Excellent Recharge Areas). Properties immediately adjacent to the subject project locations are also zoned SC-2 (Community Shopping Center Zone), with other nearby properties zoned IO (Institutional/Office Zone) and C-4 (Highway Commercial Zone). The main Blue Hen Corporate Center Building sites to the east of the pad site areas. An auto care/service facility is located between Blue Hen Boulevard and the northernmost proposed Building 1. The second northernmost proposed Building 2 is situated between a car rental retailer to the north, and restaurant to the south. The southernmost parcel proposed for an improved parking lot is located between the south entrance to the Blue Hen Corporate Center and an empty lot zoned as C-4 (Highway Commercial Zone) that fronts on Bay Road and Energy Lane.

III. ZONING REVIEW

SC-2 (Community Shopping Center Zone)

The subject property area is zoned SC-2 (Community Shopping Center Commercial Zone) and the overall combination of parcels working together as the Blue Hen Corporate Center comply with the 15-acre requirement for the SC-2 zone. The description of the SC-2 (Community Shopping Center Zone) zoning district is provided in Article 3 §17 of the *Zoning Ordinanc*e and provisions identify the allowable (permitted) uses and the related bulk standards for the SC-2 (Community Shopping Center Zone). The SC-2 (Community Shopping Center Zone) allows for:

Article 3, Section 17.32

1. All uses permitted in the neighborhood shopping center zone SC-1;
2. Banks, theaters and restaurants;
3. Outlets and pickup stations for laundries and cleaning establishments. Except in self-service, automatic laundry establishments containing not more than 30 washing machines, washing of wearing apparel on the premises is prohibited. Except for incidental removal of spots with flammable solvent, cleaning of wearing apparel or household effects on the premises is permitted only if nonflammable solvent is used.
4. 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:
    (a) 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;
    (b) Except in connection with clothes pressing, electrical power not exceeding a total of five rated horsepower and steam pressure not in excess of 60 pounds of pressure per square

inch shall be used exclusively;
(c) Not more than four employees are engaged in such production or processing.

5. Hotels and clubs.
6. Light motor vehicle service accessory to a permitted use, provided that all work is completed inside a building and that no automobiles are stored outside.

The zoning references back to the SC-1 and C-1 zones also allow for the following uses: Business, professional, and governmental offices, public libraries, banks, retail and service establishments, one-family residences, apartments, and multi-family dwellings. The subject properties will have frontage on Bay Road. The SC-2 (Community Shopping Center Zone) requires a 50-foot minimum setback from the right-of-way and also a 50-foot setback from non-residential properties. According to the Plan Sheets, the proposed building locations fulfill this requirement.

Since the proposed project would only set the site for two 8,000 SF buildings and development will be built to suit tenants as they approach the developer, there are not yet building plans. The southern parcel was revised to propose an improved Parking Lot. The height and number of stories for the future buildings must be in compliance with the SC-2 (Community Shopping Center Zone) design requirements. SC-2 (Community Shopping Center Zone) areas are subject to the same design requirements as C-4 (Commercial Highway Zone), unless otherwise stated in *Zoning* Ordinance, Article 3 Section 17. The maximum lot coverage permitted for C-4 (Commercial Highway Zone) properties is 75 percent.

SWPOZ (Source Water Protection Overlay Zone)

The majority of the Parcel 19.08 which is proposed as a Parking Lot (previous showed Buildings 3 and 4 on this parcel) is within the SWPOZ – Tier 3 Excellent Recharge Area. The requirements related to the SWPOZ are found in the *Zoning Ordinance* Article 3 §29. According to Article 3 §29.73:

> Article 3 Section 29.73 *Redevelopment.* Site modification which requires site development plan approval must create a 15-percent reduction in the amount of impervious surface on the site when compared to pre-redevelopment conditions.
>
> (a) If the 15-percent reduction would require a site to go below the 30-percent maximum impervious surface provision of section 29.72, then the maximum impervious surface cover for the site is 30 percent.
>
> (b) If stormwater is infiltrated within the excellent recharge area as per section 29.72 then only an amount of reduction in impervious surface which is necessary to meet the 60-percent maximum will be required.

The development of these pad sites is considered redevelopment since the existing condition is a paved (parking lot) area. The parcel location will be required to reduce the impervious surfaces.

Site Development Master Plan

The plan for this project is submitted for review under the Site Development Master Plan process (See *Zoning Ordinance*, Article 10 §2.44 listed below). This process allows for a series of construction phases to be outlined in a Master Plan for the Planning Commission review and approval. Prior to each Phase of construction, a Site Plan specific to that phase is submitted for Administrative Site Plan review.

> Article 10 Section 2
> 2.44 *Site development master plans.* Conceptual site development master plans shall be reviewed by the planning commission in accordance with the provisions of subsection 2.43. Conceptual site

development master plans shall depict a site development proposal that reflects general compliance with the provisions of the zoning ordinance and shall also reflect the following information on the plan:

(A) *Conceptual master plan.* Conceptual master plan shall include the proposed general layout of building, streets, parking, open space, landscape concepts, and stormwater management areas.

(1) Detailed site construction plans, details, and specifications are not required as part of a site development master plan submission.

(2) The plan shall illustrate distinct phase boundaries for each proposed construction phase and shall depict proposed construction and site improvements planned for each phase. Bulk quantities and area totals for each construction phase, and for the total site, shall be tabulated in a data column on the plan.

(3) Each construction phase shall be enumerated in sequential order on the site development master plan according to the order of construction contemplated by the plan. Phases shall be implemented in accordance with the approved site development master plan unless the city planner approves an alternate phasing.

(4) Each construction phase represented on the master plan shall be planned and designed to function independent of construction and site improvements contemplated in future construction phases in all respects, including but not limited to bulk area provisions of the zoning district in which the site is located, off-street parking requirements, site entrances, emergency access requirements, site utilities, and stormwater management improvements except where the requirements and needs of a later phase are met and remain met by a previous phase of completed construction.

(5) Any special agreements or conditions of approval relative to the overall development that have been specified by regulatory agencies shall be documented on the site development master plan.

(B) *Phased site plan approval.* Individual phased components of the conceptual master plan are to be reviewed and approved as an administrative site plan. Final site construction plans, including detailed site grading, paving, utilities, stormwater management, and tree planting and preservation plans shall be submitted for final approval by the city planner and/or authorized designee, and to other agencies having jurisdiction, on a phase by phase basis in accordance with the approved site development master plan, and all regulations of the City of Dover governing the approval of site plans as set forth in subsections 2.4 and 2.5.

The project has submitted a Phasing Strategy Statement dated 8/1/2025 which does not identify a specific order of phases. It only describes a series of construction actions beginning with removal of the existing pavement and installation of landscaping and then development of the pad sites.

IV. PARKING SUMMARY

Per *Zoning* Ordinance, Article 3 Section 17.5, all shopping centers must have no less than one parking space for every 300 square feet of gross leasable area. See the following table for a summary of the parking requirements compared to proposed parking. Each parking lot area will also have to provide handicapped accessible parking spaces. The proposed Parking Lot only parcel only included striped islands at the end of each row.

Proposed Building	Square Feet	Parking Spaces Required	Parking Spaces Proposed
Building No. 1	8,000	27	189
Building No. 2	8,000	27	56
Parking Lot Area	--	--	270
Total	**16,000 SF**	**54**	**515**

Bicycle Parking

Bicycle parking shall be provided for parking spaces at a rate of one (1) bicycle parking space for every twenty (20) parking spaces. The following table provides a summary of the required bicycle

parking spaces per building/parking lot location. The location of the bicycle racks is not shown on the plan.

Proposed Building	Parking Spaces Proposed	Bicycle Parking Spaces Required
Building No. 1	189	9
Building No. 2	56	3
Parking Lot	270	14
Total	**450**	**26**

V. SITE CONSIDERATIONS

Access
The overall Blue Hen Corporate Center has two main access points (one is fully signalized) from Bay Road. There is also access from Blue Hen Boulevard.

Lighting
Lighting of commercial uses shall provide no less than 1½ footcandles at grade. Light shall not be distracting to traffic on adjacent roads. The owner and contractors of the future buildings and Parking Lot area will coordinate final lighting locations; as currently shown, the lighting is placed within select parking lot islands.

Dumpsters
Each property requires two dumpsters. According to the Preliminary Cover Sheet and General Notes, each building has a dumpster enclosure to house the required dumpsters which must accommodate trash and recycling.

Sidewalks
Sidewalks are required for all street frontages of a site. The plan does not show any sidewalks for the frontages along Bay Road. Connecting sidewalks are also needed from the street frontage sidewalk to the interior site circulation. In the SC-2 zone, the pedestrian traffic must be separated from vehicle circulation on the interior portions of the site. If the applicant is seeking to eliminate the frontage sidewalk/pathway, then a written waiver request is necessary for consideration by the Planning Commission. It is noted that DelDOT may still require the sidewalk/shared use path along the Bay Road frontage.

VI. BUILDING ARCHITECTURE

No building architecture has been provided for review. The Architecture may be required to be submitted for Planning Commission review as a condition of the Administrative Site Plan review process.

VII. TREE PLANTING AND LANDSCAPE PLAN

Tree Planting Requirements
The *Zoning Ordinance* further requires tree planting at a rate of one tree per 3,000 SF of non-woodland development area. The following table summarizes the tree planting requirements for each project location based on the Tree Preservation and Density summary table.

Proposed Building	Non Woodland Development Area (SF)	Trees Required	Trees Proposed
Building No. 1	82,764 SF	28	44
Building No. 2	65,340 SF	22	23
Parking Lot Area	109,771 SF	37	37
Total		**89**	**104**

The Landscape Plan shows tree plantings and shrub plantings within parking lot islands, along the front of the property, and along certain side property lines. The development areas must be confirmed for the tree calculation.

Landscape Requirements

Arterial Street Buffer

Within SC-2 (Community Shopping Center Zone), a landscaped buffer area of no less than ten feet along all lot lines is required, per *Zoning Ordinance*, Article 3 Section 17.7. Additionally, in accordance with Article 5 Section 7.3, all nonresidential zoned properties that front on a principal arterial street must have a minimum buffer of 30 feet in depth from the right-of-way line of the arterial street. The project locations all have a 30-foot buffer from the right-of-way of Bay Road.

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) A minimum of 23 bicycle parking spaces is required: nine at Building 1, three at Building 2, and also with the Parking Lot. The plans submitted do not show bicycle parking. Administrative Site Plans for each building and parking lot area must show bicycle parking locations.

2) The construction of the site entrances and street improvements must comply with the requirements of DelDOT, including the installation of sidewalks or Shared Use Pathways along South Bay Road.
   a) A written waiver request must be submitted to consider elimination of such sidewalks/pathways.
   b) The parcels must also include connections from the street frontage sidewalk leading into the site towards each building.

3) The overall pedestrian network for the Blue Hen Corporate Center must be clearly identified and include any traffic control markings.

4) Update the data columns on the plan sheets to reflect SWPOZ (Source Water Protection Overlay Zone: Tier 3 – Excellent Recharge Areas) and add this zoning line the plan sheets.

5) Revise the development plan of Parcel 19.08 (Proposed improved Parking Lot area) to reflect the required 15 percent reduction in impervious cover to satisfy the SWPOZ redevelopment provisions. And ensure it also complies with the maximum lot coverage limitations.

6) Correct the front setback in the Site Data Table on Sheet C-001 and the BRL (building restriction line) on all applicable sheets to reflect the 50-foot setback minimum front setback from the right-of-way. Also update the side yard setback of 50 feet on Parcel 19.08 southern boundary.

7) Correct the zoning designations of Tax Parcels 19.06 (Wayback Burgers), 19.00 (Enterprise), and 19.02 (Firestone) to read "SC2" instead of "SC3".

8) Revise the data columns to provide the existing and proposed impervious area and total lot coverage for all parcels. The SC-2 zone is subject to the lot coverage limitation of C-4 zone at 75%.

9) Landscape Plan, Sheet L-101:
   a) Correct the number of required trees for Parcel 19.05 to be 28 instead of 30.
   b) Add a landscaped buffer area of no less than ten feet along the south lot line of Parcel 19.04, to ensure compliance with Article 3 Section 17.7.
   c) Confirm compliance with the requirement for the percentage of landscaping of parking areas. This is especially needed on the parcel proposed as only a Parking Lot.
   d) Ensure that tree plantings do not conflict with lighting poles or utility lines.

10) The Administrative Site Plan will need to include:
   a) Provide all details for elements on the plan such as curbing, handicapped parking, accessible ramps, striping, Dumpster enclosures, tree plantings, lighting, etc.
   b) Provide easements for utilities, access, etc.

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

12) The Final Plan set and individual administrative site plans must include notes documenting any action taken by the Planning Commission on the requested waivers and must list any additional conditions of approval.

13) The building architecture must be submitted for review by the Planning Commission as part of the Administrative Site Plan review process.

14) This overall site appears to be eligible for consideration of a Unified Comprehensive Signage Plan. That is a separate application to the Planning Commission.

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 - Elimination of Upright Curbing: In accordance *Zoning Ordinance,* Article 6, Section 3.6(b) of the City of Dover zoning standards, the City Planner grants approval of the request to eliminate select areas of the curbing for the parking lot areas if needed for the proposed stormwater management design to allow for sheet flow of runoff to the existing storm drain infrastructure located near South Bay Road. Parking bumpers must be added for any locations where the curbing at the head of the parking space has been eliminated.

2) Pedestrian Circulation: The pedestrian circulation must be more clearly delineated for the overall site of the Blue Hen Corporate Center. Also identify any of the transit stops at the site and ensure pedestrian circulation connections are made from the pad site buildings and parking lot to the main corporate center building.

3) Landscaping: It is recommended that a greater mix of tree species be considered for the frontage plantings to avoid loss on all trees if a species is affected. The addition of more landscape areas for tree planting is recommended for the proposed Parking Lot on parcel 19.08 and also for the large parking lot area east of the development area on Parcel 19.05. There may be an opportunity to increase the size of parking lot islands and medians to add plantings and pedestrian circulation.

4) Streetscaping: The design of the sidewalks along South Bay Road must be evaluated with sidewalk construction standards and streetscape designs for the street and should match the streetscape for each street. This should be coordinated with DelDOT. Planning Staff does not recommend consideration of eliminating sidewalk/pathway in this area as studies have identified gaps in the pedestrian circulation in this area.

5) Parking Lot Area: For the proposed Parking Lot area (parcel), Staff recommends the implementation of parking lot islands with upright curbing as a traffic circulation control mechanism and as a planting location for trees. This parcel must reduce impervious coverage due to its location with the SWPOZ (Source Water Protection Overlay Zone) and as otherwise required for lot coverage limitations.

6) Interconnection: With the previous development of the adjacent parcel to the south, a circulation connection (easement) was established to connect to the Blue Hen Corporate Center. With this project the continue north of the drive aisle interconnection should be finalized.

7) Electric Vehicle Charging Stations: In the individual Administrative Site Plans, please identify if the project is planning for the installation of Electric Vehicle Charging Stations in the parking lot. Currently, the *Zoning Ordinance* does not require them, but many other jurisdictions have implemented such requirements. Electric Vehicle Charging Stations formats include EV-Capable, EV-Ready, and EV-Installed.

X. ADVISORY COMMENTS TO THE APPLICANT:

1) The Planning Commission should act upon the request for waivers as part of any motion regarding this project application, or as a separate motion as necessary. Note: All waivers are at the discretion of the Planning Commission. The Commission may approve or deny waiver requests.

2) In the event, that major changes and revisions to the Site Master Plan concepts occur in the finalization of the Plan contact the Department of Planning and Inspections. Examples include relocation of site components like paving and increases in building footprint. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regard to the Plan.

3) Following Planning Commission approval of the Site Development Master Plan, each phase of the Master Plan is subject to Administrative Site Plan review and approval. The Administrative Site Plans must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted.

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

5) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate Site Plan approvals, Pre-Construction meetings, site inspections and permits are required.

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

7) The applicant shall be aware that Site Master Plan approval does not represent a Building Permit and associated construction activity permits. A separate application process is required for issuance of a Building Permit from the City of Dover. Building Permits will be required for each building.

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

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

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: AUGUST 27, 2025

APPLICATION: **Blue Hen Corporate Center Pad Sites Master Plan**

FILE #: **S-25-12**

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

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

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

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

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL

1. Our office has no objection to the master plan. Further requirements will be provided if additional development plans are submitted, this specifically refers to the sanitary sewer plan.

TYPICAL CITY AND STATE CODE REQUIREMENTS REQUIRED FOR EACH FUTURE ADMINISTRATIVE SUBMISSION

STORMWATER

1. 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.
2. 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.

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. Sidewalk and curb shall be installed for the width of the project scope.
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.

SANITATION

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

WATER

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
   a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
   b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
   c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan.
4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed building. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.
5. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended.
6. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. The Department of Water & Wastewater will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90°) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
7. A minimum of fifteen feet (15') shall be provided between the fire hydrant and fire hydrant valve.

8. On October 24, 2022, City of Dover Council approved the new Cross Connection Control Program. This program requires certain backflow prevention assemblies on water service connections to the city's distribution system. Please provide a specific description of the activities in this building.

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 Public Works 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. Depending on the effluent flow, the downstream pump station may be required to be evaluated by the developer / engineer to verify it can handle the additional effluent flow.

GENERAL

1. All existing utilities shall be adjusted to final grade in accordance with current City of Dover requirements and practices. This must be included as a note on the plan.
2. No trees may be planted within ten feet (10') of utility infrastructure.
3. 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

STORMWATER / SANITATION / WATER / WASTEWATER / GENERAL

1. None

STREETS

1. A multi-use path should be installed throughout the frontage of this property to provide connectivity to the north and south of this lot.

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.
5. The water lines within the site are privately owned by the property owner.

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, the sanitary sewer system plans may be required to be submitted to the DNREC, Division of Water Resources, Surface Water Discharges Section for review and approval. The owner/developer is responsible for providing all application fees, completed forms and plan sets directly to DNREC.
3. Wastewater impact fees will be required to be paid prior to Certificate of Occupancy for this project.
4. Additional requirements will be required if a building is proposing to use a grinder pump for the service.

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. This project will require a State Utility Permit to be submitted to Delaware Department of Transportation. This application shall be created by the developer.
3. 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.

STORMWATER / STREETS / SANITATION

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: AUG 27, 2025

APPLICATION: **Blue Hen Corporate Center Pad Sites Master Plan**

FILE #: **S-25-12**

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

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

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

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

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

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

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

1. The roadway and curbing must be in.
2. The right-of-way must be within 6" of final grade.
3. The property corners must be staked.
4. Owner is responsible for locating all existing underground electric, communications and water facilities.
5. Owner is responsible for installing all conduits and equipment pads per the City of Dover Engineering Department specifications.
6. Owner is responsible for site and/or street lighting.
7. Meter locations will be determined by City of Dover Engineering Department.
8. Load sheets and AutoCAD compatible DXF or DWG diskettes of site plans, including driveways, are required prior to receiving approved electrical construction drawings.
9. Any relocation of existing electrical equipment will be engineered by the City of Dover Electric Department. Developer may be required to perform a quantity of the relocation. Any work performed by the City of Dover will be at the owner's expense.
10. Prior to construction, owner is responsible for granting an easement to the City of Dover Electric Department. Easement forms will be furnished and prepared by the City of Dover Electric Engineering Department.
11. Fees will be assessed upon final site plans. The owner will be responsible for fees assessed prior to construction. Owner is required to sign off plans prepared by the Electric Department.
12. Must maintain 10' clearance around all electrical equipment, unless pre-approved by the City of Dover Electric Engineering Department.

13. Prior to the completion of any/all designs and estimates, the owner is responsible for providing the Electric Engineering Department with a physical address of the property.
14. All Engineering and design for Dover Electric will be engineered upon final approved plans. All Engineering work will be furnished by the City's Electric Engineering Department.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

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

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

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

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

S-25-12

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 08/27/25

APPLICATION: Blue Hen Corporate Center Pad Sites Master Plan

FILE #: S-25-12 REVIEWING AGENCY: City of Dover, Office of the Fire Marshal

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

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

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

CITY AND STATE CODE REQUIREMENTS:

1. Proposal is for pad sites

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 TBD 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 TBD of the proposed building.

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

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

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

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

7. All Fire Lanes shall be marked as follows:

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

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

9. Fire lane signs shall be located as follows:

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

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

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

11. All access roadways shall be paved and be a minimum of 20 feet clear width for two-way traffic and 14 feet clear width for one-way traffic. The paved width of access roadway shall be measured from edge of parking spaces, or face of curb for vertical curb and back of curb for mountable curb, or edge of pavement if there is no curbing.(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 5.2)

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

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

14. 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

15. 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.

16. 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.

17. 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

18. NFPA 72 compliant Fire Alarm System TBD per occupancy code requirements.

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

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

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

19. Sprinkler system TBD. System is to be monitored by an approved Fire Alarm System.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20. 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)

21. 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)

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

23. 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.

24. All standpipe and sprinkler connections shall be marked as prescribed within the appropriate section of this regulation and as illustrated by the appropriate figures of this regulation. All standpipe and sprinkler connections shall have minimum of four inch (4") solid yellow demarcation lines to define specific areas, Solid yellow demarcation lines shall be measured from the center line of the connection and extend for a distance of four feet (4') on both sides, and

where parking is allow between the building and the street or fire lane the solid yellow demarcation lines shall extend from the end of the sidewalk surface to the street or fire lane (Markings shall not be required on the sidewalk surface).

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

25. 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)

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

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

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

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

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

color; each building, numbers 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)

27. 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

28. 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

29. Project to be completed per approved Site Plan.

30. Full building and fire plan review is required.

31. 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.

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

33. 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.

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

35. 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. Additional information is needed to determine exact requirements for each pad site.

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: Blue Hen Corporate Center Pad Sites Master Plan

FILE#: S-25-12 REVIEWING AGENCY: DelDOT

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

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

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

CITY & STATE CODE REQUIREMENTS:

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. Please contact the TIS group to schedule a scoping meeting.

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

CITY OF DOVER
ADMINISTRATIVE SITE PLAN REVIEW
SEPTEMEBER 2025

APPLICATION: Blue Hen Corporate Center Pad Site Master Plan
FILE #: S-25-12
REVIEWING AGENCY: Kent Conservation District
CONTACT PERSON: Cullen Baker
PHONE: (302) 608 - 5370
EMAIL: stormwater@kentcd.org

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

Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

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

ADVISORY COMMENTS TO THE APPLICANT:

1. Refer to Delaware 5101 Sediment and Stormwater Regulations 5.6.2.4 for guidance in reduction of impervious for RPv Compliance. Proposed Building 2 will become an issue, since this is not a separate parcel and is a part of the larger parcel for the site.
2. Since the site is reducing the impervious coverage, we can assume that there will be a reduction of flow for the Cv and Fv storm events with no adverse impact, resulting in no need for a stormwater BMP to control the Cv and Fv storm events.
3. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
4. As a reminder, the Kent Conservation District is required to verify that a Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under a NPDES General Permit has been received by DNREC prior to District approval.
5. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

ADVISORY BRIEF

D.A.C. MEETING DATE: 9/3/2025

Dover/Kent County Metropolitan Planning Organization

S-25-12 Blue Hen Corporate Center Pad Sites Master Plan

FILE # S-25-12 REVIEWING AGENCY: Dover/Kent County MPO

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

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

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

City of Dover Planning Commission
Site Development Plan Review

S-25-12 Blue Hen Corporate Center Pad Sites Master Plan

This site plan needs to include pedestrian facilities along the frontage of each of the properties. Bay Road is a major commercial corridor, with businesses and places of employment drawing in substantial pedestrian and bicycle traffic as well as vehicle traffic. As discussed in Dover Kent MPO's *Bay Road Pedestrian Path and Walking Trail Study*, the road acts as a barrier to pedestrian connectivity, as there are several key gaps in the sidewalk network and crossing the road is also a challenge.[1] Furthermore, in the recently completed *Kent County Safety Action Plan*, Bay Road was identified as a part of Kent County's "High-Injury Network." This means the corridor has experienced a disproportionately high number of fatalities and serious injuries.[2] Bay Road has a Level of Traffic Stress (LTS) of 3 and 4, indicating the average bicyclist would not be comfortable using it.

[1] *Bay Road Pedestrian Path and Walking Trail Study*. Dover/Kent County MPO (2023). https://doverkentmpo.delaware.gov/files/2023/09/Bay-Road-Pedestrian-Path-and-Walking-Trail-Study-Final-09192023-Web.pdf.
[2] *Kent County Safety Action Plan*. Dover/Kent County MPO (2025). https://doverkentmpo.delaware.gov/files/2025/06/Kent-County-Safety-Action-Plan-FINAL-June-2025.pdf.

The applicant should follow both the City of Dover Code for sidewalks[3] and the DelDOT specifications for pathways,[4] to make sure the requirements of both entities are met. A 10-foot-wide shared use path is already built on the frontage of the property to the south, and another path is available in front of the Kent County Levy Court building. The most logical means of adding pedestrian facilities would be to build a 10-foot-wide path between the property to the south and Blue Hen Boulevard, linking the two existing paths. This would lead to a nearly complete connection on the eastern side of Bay Road. These improvements should also include a crosswalk with ADA ramps across the two driveway entrances, one next to the Enterprise building and the other next to the Firestone building.

The plan includes accessible parking spaces for each of the properties. These should be accompanied by ADA ramps connecting to the entrances of the buildings. Crosswalks should also be used within the parking lots whenever possible, which will allow motorists to move safely between the buildings and their vehicles.

The trees and landscaping proposed around the parking lots will help in improving the aesthetics of the properties. However, the number of parking spaces in the plan greatly exceeds the minimum parking requirement in the City Code, equaling more than four (4) times the minimum number. The applicant should consider reducing the number of parking spaces and including additional landscaping. This would further enhance the properties by minimizing wasted space, reducing runoff, and managing the urban heat island effect.

Finally, the applicant should ensure that bicycle racks are included in the plan, in order to meet the City of Dover's requirements on bicycle parking. This should be done at a rate of one (1) bicycle parking space for every twenty (20) vehicle parking spaces.[5] The inclusion of bicycle parking would be especially beneficial to the corridor after a shared use path is completed. If more information on specific types of bicycle racks is needed, please contact Dover Kent MPO.

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

[3] "Dover Code: Appendix B, Article 5, Section 18." City of Dover, DE. https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZO_ART5SURE_S18PEBIMUDAACRE.

[4] *Pedestrian Accessibility Standards Manual*. Delaware Department of Transportation (DelDOT) (2021). https://deldot.gov/Publications/manuals/pedestrianAccessibility/pdfs/2021/Pedestrian-Accessibility-Standards-for-Facilities-in-the-Public-Right-of-Way-2021-Edition.pdf.

[5] "Dover Code: Appendix B, Article 6, Section 3.10." City of Dover, DE. https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZO_ART6OREPADRLOFA_S3REOREPASP.

WAIVER REQUEST

CITY OF DOVER
BLUE HEN PAD SITES
CURBING REQUIREMENTS

REQUEST: We request that portions of the required upright concrete curbing along the front drive and parking area be waived by the Planning Commission.

EXTENT OF THE REQUEST: By code, all permanent parking areas shall be enclosed with upright concrete curbing at least six (6) inches in height. We are requesting a waiver to eliminate portions of upright curbing to allow for the sheet flow of runoff from the parking areas to the existing storm drain infrastructure located on the west side of the property.

BASIS FOR REQUEST: Article 6, section 3.6 (b) of the City of Dover zoning standards states that the Planning Commission may relax this requirement for a portion of a parking area when there is a demonstrated need to convey stormwater to a proposed or approved stormwater management area. We are proposing that the parking areas be allowed to sheet flow stormwater run-off to the existing storm drain infrastructure.

202505900ae-curb-waiver.doc

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

PLANNING OUR
CLIENTS' SUCCESS

August 1, 2025

City of Dover Planning Commission
c/o Department of Planning and Inspections
P.O. Box 475
Dover, DE 19903-0475

RE: **Project Phasing Strategy Statement**
BLUE HEN CORPORATE CENTER - PAD SITES
Dover, Delaware
2025059.00

Dear Commission Members:

On behalf of our client, Pettinaro Construction Co. Inc., we are hereby submitting this project phasing strategy statement for your consideration for the project to be known as 'Blue Hen Corporate Center - Pad Sites'.

As part of the Site Development Master Plan code requirements, a Site Development Master Plan is required to illustrate distinct phase boundaries for each proposed construction phase and shall depict proposed construction and site improvements for each phase of the project.

At this point in time, the developer does not have a specific order for the phase of development for each one of the pad sites. The pad sites will be built to suit. Therefore, the developer would like to reserve the phasing order for the Administrative Site Plan review period. It is our understanding that the developer is beginning to solicit the pad sites for development to interested parties.

The developer plans to phase construction and site improvements by beginning with the removal of the existing pavement to install landscaping to enhance the current appearance of the Blue Hen Corporate Center. Then proceeding with the development of the pad site.

We believe the 'Blue Hen Corporate Center – Pad Sites' will be a great benefit to the City of Dover. Please consider this statement as part of your review of the project.

Sincerely,

BECKER MORGAN GROUP, INC.

Jonathan D. Richard, P.E.
Senior Associate

JDR/rlh

202505900af-ltr.docx

BECKER MORGAN GROUP, INC.

309 SOUTH GOVERNORS AVENUE
DOVER, DELAWARE 19904
302.734.7950

THE TOWER AT STAR CAMPUS
100 DISCOVERY BOULEVARD, SUITE 102
NEWARK, DELAWARE 19713
302.369.3700

PORT EXCHANGE
312 WEST MAIN STREET, SUITE 300
SALISBURY, MARYLAND 21801
410.546.9100

3333 JAECKLE DRIVE, SUITE 120
WILMINGTON, NORTH CAROLINA 28403
910.341.7600

1942 EAST 7TH STREET, SUITE 240
CHARLOTTE, NORTH CAROLINA 28204
980.270.9100

314 EAST MAIN STREET
CLAYTON, NORTH CAROLINA 27520
919.243.1332

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BECKER MORGAN GROUP

ARCHITECTURE ENGINEERING

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October 9, 2025

Mrs. Dawn Melson-Williams, AICP
City of Dover
Department of Planning and Inspections
P.O. Box 475
Dover, DE 19903-0475

RE: **Revised plans for Site Master Plan Approval**
BLUE HEN CORPORATE CENTER - PAD SITES
Dover, Delaware
2025059.00

Dear Mrs. Melson-Williams:

On behalf of our client, Pettinaro Construction Co. Inc., we are hereby submitting revised Site Master Plans for the above-referenced project. The plans have been updated to reflect the removal of proposed building 3 and 4 from parcel ED-077.00-01-19.08-0000. The parcel is planned to be repaved and restriped as in its current condition.

If you have any questions, please feel free to contact me.

Sincerely,

BECKER MORGAN GROUP, INC.

Jonathan D. Richard, P.E.
Senior Associate

JDR/jdr

Enclosures

Cc: Andrea Finerosky – Pettinaro Construction Co. Inc.

202505900aj-ltr-COD.docx

BECKER MORGAN GROUP, INC.
309 SOUTH GOVERNORS AVENUE
DOVER, DELAWARE 19904
302.734.7950

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919.243.1332

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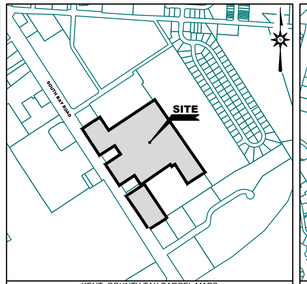
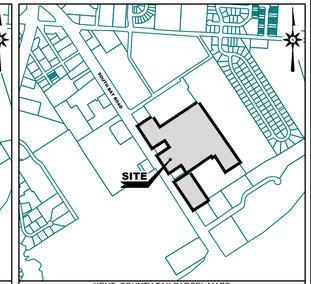
GENERAL NOTES:

1. TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN MAY 2025. VERTICAL DATUM IS BASED ON NGS MONUMENTS. BOUNDARY SURVEY WAS TAKEN FROM A PLAT BOOK REFERENCED AS 0145 0045.
2. 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 CONTRACTORS 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 TIME DELAYS FROM SAID RELIANCE.
3. THIS AREA OF DEVELOPMENT IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAN AS SHOWN ON FIRM 10001C0169J.
4. BECKER MORGAN GROUP CERTIFIES THAT THERE ARE NO FRESH WATER WETLANDS LOCATED WITHIN THE IMPROVED AREA.
5. ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
6. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
7. ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT".
8. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT 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 APPURTENANT.
9. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF DOVER (C.O.D.), KENT CONSERVATION DISTRICT (K.C.D.), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), KENT COUNTY DEPARTMENT OF PUBLIC WORKS AND APPROPRIATE STATE AND COUNTY AGENCIES.
10. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER AND THE STATE OF DELAWARE STANDARDS, KENT COUNTY DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS.



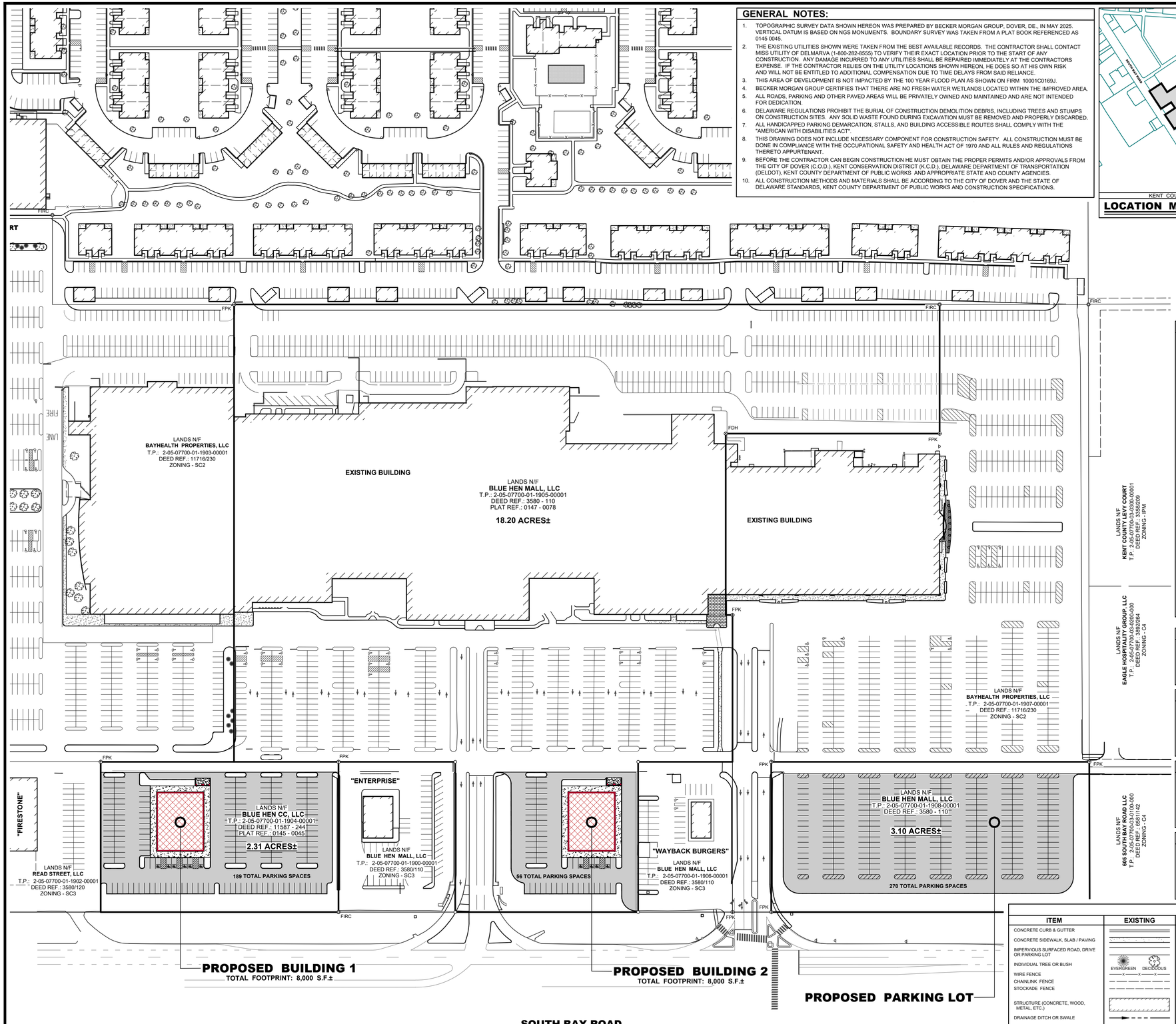
KENT COUNTY TAX PARCEL MAPS

LOCATION MAP SCALE: 1" = 1000'



KENT COUNTY TAX PARCEL MAPS

VICINITY MAP SCALE: 1" = 2000'



SITE DATA

1.	OWNER OF RECORD:	BLUE HEN CC, LLC 234 NORTH JAMES STREET NEWPORT, DELAWARE, 19804 BLUE HEN MALL, LLC 234 NORTH JAMES STREET NEWPORT, DELAWARE, 19804
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302-734-7950
3.	PROPERTY MAP NUMBER:	2-05-07700-01-1904-00001 2-05-07700-01-1905-00001 2-05-07700-01-1908-00001
4.	ZONING CLASSIFICATION:	EXISTING: SC-2 / (CITY OF DOVER) PROPOSED: SC-2 / (CITY OF DOVER)
5.	DEED SUMMARY:	D.R. 3580 - 110 & D.R. 11587 - 244
6.	PLAT REFERENCE:	0145 0045 (1904), 0147 0078 (1905), N/A (1908)
7.	PRESENT USE:	PARKING LOTS
8.	PROPOSED USE:	COMMERCIAL SITE PADS
9.	SITE AREA:	2.31 ACRES (1904) 18.20 ACRES (1905) 3.10 ACRES (1908)
10.	PROPOSED BUILDING:	2 x 8,000 S.F. COMMERCIAL BUILDINGS TOTAL BUILDING SPACE PROVIDED: 16,000 S.F.
11.	PARKING CALCULATIONS:	1 SPACE PER 300 S.F. OF GROSS FLOOR AREA PER ZONING SC-2 REQUIRED: 2 x 8,000 S.F. / 300 S.F. = 54 SPACES PROVIDED: 515 HANDICAP PARKING SPACES: REQUIRED: 3 PROVIDED: 10 LOADING BERTHS: REQUIRED: 2 PROVIDED: 2
13.	SETBACKS:	SC-2 SHOPPING CENTER / C-4 COMMERCIAL ZONING FRONT: 20 FT. SIDE: 15 FT. REAR: 10 FT.
23.	SURVEY BENCHMARK:	NGS MONUMENTS VERTICAL: NAVD 88 - L37 HORIZONTAL: NAD 83 (2011) - DNREC
24.	MONUMENTATION:	EXISTING: 21 FOUND PROPOSED: 0 SET

SHEET INDEX

C-001	MASTER PLAN COVER SHEET AND GENERAL NOTES
C-101	MASTER PLAN EXISTING CONDITIONS & DEMOLITION PLAN
C-201 - C-202	MASTER PLAN PRELIMINARY SIGNAGE AND STRIPING PLANS
C-301 - C-302	MASTER PLAN PRELIMINARY GRADING AND UTILITIES PLANS
L-101 - L-102	MASTER PLAN LANDSCAPE PLANS

OWNERS CERTIFICATION

WE, BLUE HEN CC, LLC, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO US BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE DATE

OWNERS CERTIFICATION

WE, BLUE HEN MALL, LLC, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO US BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE DATE

ENGINEERS CERTIFICATION

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

JONATHAN D. RICHARD P.E. NO. 18832 DATE

LEGEND

ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		N/A
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	
WIRE FENCE	x x x	x x x
CHAINLINK FENCE		
STOCKADE FENCE		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		
DRAINAGE DITCH OR SWALE		N/A
WETLAND BOUNDARY LINE		55
CONTOUR	49	25.15 25.50 T.C. 25.00 B.C.
ELEVATION SPOT SHOT	43.55	N/A
BENCH MARK		
PROPERTY OR RIGHT-OF-WAY LINE		
CENTERLINE		
LIGHT POLE		

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE (**S**) SIZE & FLOW DIRECTION	EX. 10"S	10" S
SANITARY SEWER FORCE MAIN (**F.M.**) SIZE & FLOW DIRECTION	EX. 10" F.M.	12" F.M.
SANITARY SEWER MANHOLE (**S.S.M.H.**)		
SANITARY SEWER CLEANOUT (**C.O.**)		
WATER MAIN & SIZE	EX. 10" W	12" W
FIRE HYDRANT (**F.H.**)	F.H.	F.H.
WATER VALVE (**W.V.**) OR METER (**W.M.**)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (**S.D.M.H.**)		
STORM DRAIN LINE (**CMP**, **RCP**, **HDPE**)		
CATCH BASIN (**C.B.**)		
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (**O.T.**), ELECTRIC (**O.E.**)		
UNDERGROUND ELECTRIC (**U.E.**)	U.E.	U.E.
UNDERGROUND TELEPHONE (**U.T.**)	U.T.	U.T.
UNDERGROUND GAS MAIN (**G**)	EX. 2" G	2" G

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
Dover
302.734.7950
Newark
302.369.3700
Maryland
Salisbury
410.546.9100
North Carolina
Charlotte
980.270.9100
Raleigh
919.243.1332
Wilmington
910.341.7600

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PROJECT TITLE

BLUE HEN CORPORATE CENTER - PAD SITES

S BAY ROAD
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

MASTER PLAN PRELIMINARY COVER SHEET AND GENERAL NOTES

0 40 80 160

SCALE: 1" = 80'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-001

PROJECT NO.: 2025059.00
DATE: 10/09/2025
SCALE: 1" = 80"
DRAWN BY: J.L.M.P. | PROJ. MGR.: J.D.R.

SHEET
C-001

COPYRIGHT 2025

F:\Projects\2025\2025059\00\10_Civil\DWG\2025059-SITE-C3D21-DE.dwg, Oct 09, 2025 - 2:0

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
Dover
302.734.7950
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302.369.3700

Maryland
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410.546.9100

North Carolina
Charlotte
980.270.9100
Raleigh
919.243.1332
Wilmington
910.341.7600

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PROJECT TITLE

BLUE HEN CORPORATE CENTER - PAD SITES

S BAY ROAD
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

MASTER PLAN PRELIMINARY EXISTING CONDITIONS AND DEMOLITION PLAN

0 40 80 160

SCALE: 1" = 80'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-101

PROJECT NO.: 2025059.00
DATE: 10/09/2025
SCALE: 1" = 80"
DRAWN BY: J.L.M.P. | PROJ. MGR.: J.D.R.

SHEET
C-101

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DEMOLITION CONSTRUCTION NOTES

R-1	REMOVE EXISTING CONCRETE.
R-2	REMOVE EXISTING CURBING.
R-3	REMOVE OR RELOCATE EXISTING LIGHT POLES AS REQUIRED.
R-4	REMOVE EXISTING PARKING BUMPERS.

F:\Projects\2025\2025059\00\10_Civil\DWG\2025059-SITE-C3D21-DE.dwg, Oct 09, 2025 - 2:0

LANDS N/F
BAYHEALTH PROPERTIES, LLC
T.P.: 2-05-07700-01-1903-00001
DEED REF.: 11716/230
ZONING - SC2

LANDS N/F
BLUE HEN MALL, LLC
T.P.: 2-05-07700-01-1905-00001
DEED REF.: 3580 - 110
PLAT REF.: 0147 - 0078

S 57° 03' 07" W 304.43'

15' B.R.L.

N 1

FPK

EX. PAVED AREA

EX. PAVED AREA

N 57° 03' 47" E

33'

FPK

399.00'

10' B.R.L.

FIRC

371.28'

S 32° 56' 53" E

FPK

N 32° 56' 52" W

35'

EX. DRIVE AISLE

60'

LOADING SPACE

12'

G-1 G-2 G-4 G-5

T-4

252.25'

18'

32'

"FIRESTONE"

PROPOSED BUILDING 1
FOOTPRINT: 8,000 S.F.±

PROPOSED BUILDING 2
FOOTPRINT: 8,000 S.F.±

32 24' 32 24' 32

15' B.R.L.

G-3 13

24'

9'

T-5 9' 9' G-2

T-1 T-3 T-2 G-1

G-3

T-4

24'

G-3

189 TOTAL PARKING SPACES

56 TOTAL PARKING SPACES

20 G-1 20

G-1

20' B.R.L.

30' ARTERIAL BUFFER

252.25'

S 57° 03' 07" W

N 57° 03' 07" E

LANDS N/F
BLUE HEN CC, LLC
T.P.: 2-05-07700-01-1904-00001
DEED REF.: 11587 - 244
PLAT REF.: 0145 - 0045

"ENTERPRISE"

LANDS N/F
BLUE HEN MALL, LLC
T.P.: 2-05-07700-01-1900-00001
DEED REF.: 3580/110
ZONING - SC3

15' B.R.L.

252.25'

N 57° 03' 07" E

306.89'

N 32° 56' 53" W

FIRC

399.00'

1060.08'

N 32° 56' 53" W

EX. ENTRANCE

EX. ENTRANCE

SOUTH BAY ROAD
VARYING WIDTH ROW
KCR 00007, MINOR ARTERIAL

MATCH LINE A - A, FOR CONTINUATION SEE SHEET C-202

15' B.R.L.

246.43'

12° 56' 53" W

158.28'

S 57° 03' 07" W

"WAYBACK BURGERS"

LANDS N/F
BLUE HEN MALL, LLC
T.P.: 2-05-07700-01-1906-00001
DEED REF.: 3580/110
ZONING - SC3

N 32° 56' 53" W

FPK

GENERAL CONSTRUCTION NOTES

G-1	INSTALL P.C.C. CURB (DELDOT - TYPE 1-6).
G-2	INSTALL 4" THICK, 10' WIDE CONCRETE SIDEWALK.
G-3	INSTALL BITUMINOUS PAVEMENT PER DETAIL SHEET.
G-4	INSTALL REINFORCED CONCRETE PAD AND DUMPSTER ENCLOSURE AT LOCATION SHOWN.
G-5	INSTALL 6" CONCRETE FILLED STEEL PIPE BOLLARD.
G-6	PROPOSED LIGHT LOCATION SHOWN FOR REFERENCE ONLY (TYP.). OWNER AND CONTRACTOR TO COORDINATE FINAL LOCATIONS.

STRIPING & SIGNAGE CONSTRUCTION NOTES

T-1	PROPOSED 4" WIDE SOLID BLUE ACCESSIBLE PARKING STRIPING (TYP.)
T-2	PROPOSED 4" WIDE BLUE ACCESSIBLE CROSS-HATCHED STRIPING @ 45°, 4' O.C. (TYP.).
T-3	PROPOSED PAINTED ACCESSIBLE SYMBOL
T-4	PROPOSED 4" WIDE SOLID WHITE PARKING STRIPING (TYP.)
T-5	PROPOSED 'VAN ACCESSIBLE PARKING' SIGN.

BECKER MORGAN GROUP

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North Carolina
Charlotte
980.270.9100
Raleigh
919.243.1332
Wilmington
910.341.7600

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PROJECT TITLE

BLUE HEN CORPORATE CENTER - PAD SITES

S BAY ROAD
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

MASTER PLAN PRELIMINARY SITE PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: C-201		

PROJECT NO.: 2025059.00
DATE: 10/09/2025
SCALE: 1" = 40"
DRAWN BY: **J.L.M.P.** | PROJ. MGR.: **J.D.R.**

SHEET
C-201

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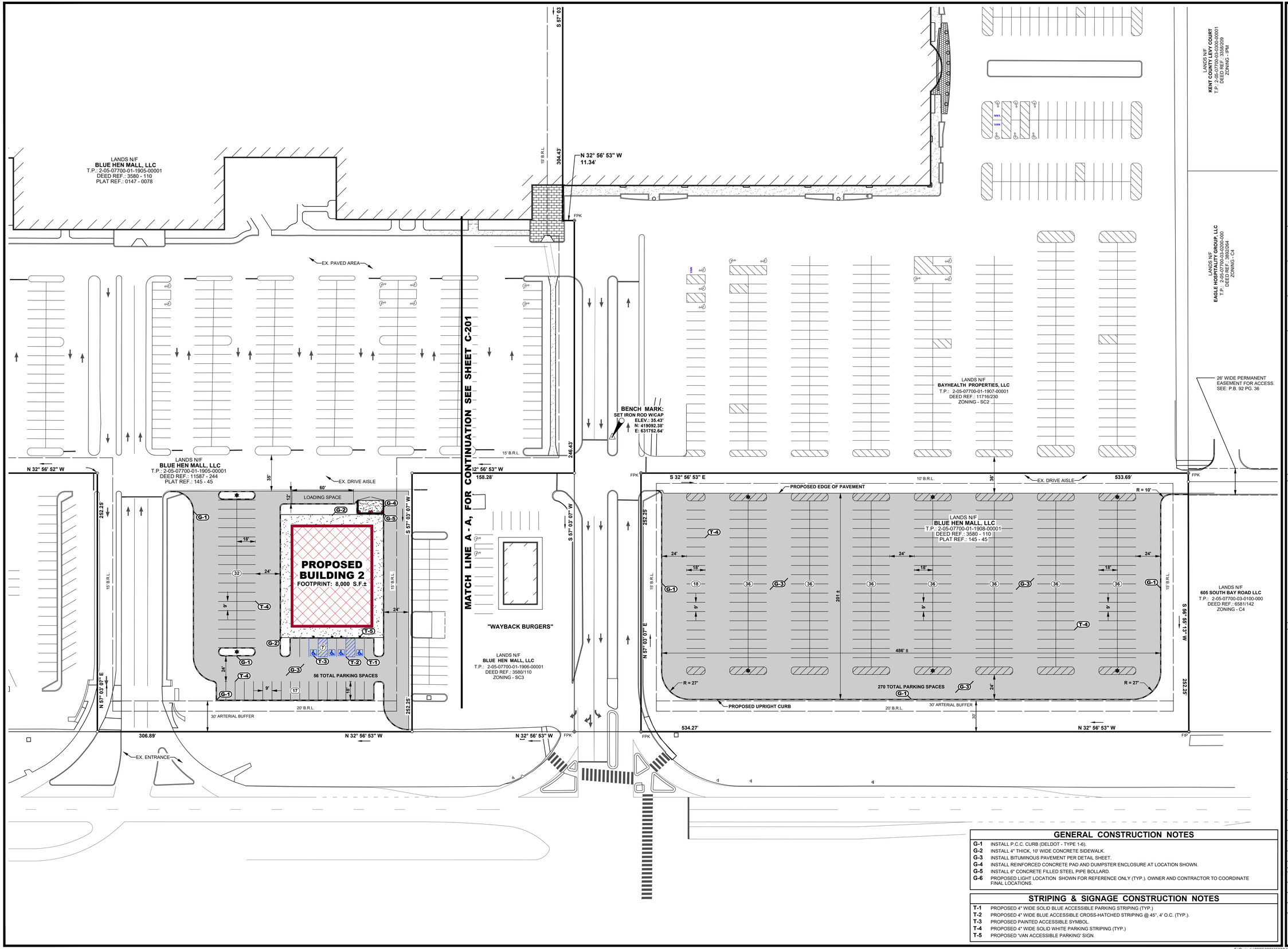

GENERAL CONSTRUCTION NOTES

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PROJECT TITLE

BLUE HEN CORPORATE CENTER - PAD SITES

S BAY ROAD
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

MASTER PLAN PRELIMINARY SITE PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER/STATE: C-202

PROJECT NO.: 2025059.00
DATE: 10/09/2025
SCALE: 1" = 40"

DRAWN BY: J.L.M.P. | PROJ. MGR.: J.D.R.

SHEET

C-202

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LANDS N/F
BAYHEALTH PROPERTIES, LLC
T.P.: 2-05-07700-01-1903-00001
DEED REF.: 11716/230
ZONING - SC2

LANDS N/F
BLUE HEN MALL, LLC
T.P.: 2-05-07700-01-1905-00001
DEED REF.: 3580 - 110
PLAT REF.: 0147 - 0078

LANDS N/F
BLUE HEN MALL, LLC
T.P.: 2-05-07700-01-1905-00001
DEED REF.: 11587 - 244
PLAT REF.: 145 - 45

LANDS N/F
BLUE HEN C/O, LLC
T.P.: 2-05-07700-01-1904-00001
DEED REF.: 11587 - 244
PLAT REF.: 0145 - 0045

LANDS N/F
BLUE HEN MALL, LLC
T.P.: 2-05-07700-01-1904-00001
DEED REF.: 3580/110
ZONING - SC3

LANDS N/F
BLUE HEN MALL, LLC
T.P.: 2-05-07700-01-1906-00001
DEED REF.: 3580/110
ZONING - SC3

"FIRESTONE"

"ENTERPRISE"

"WAYBACK BURGERS"

PROPOSED BUILDING 1
FOOTPRINT: 8,000 S.F.±

PROPOSED BUILDING 2
FOOTPRINT: 8,000 S.F.±

EX. PAVED AREA

LOADING SPACE

EX. DRIVE AISLE

PROPOSED WATER SERVICE

PROPOSED 6" SANITARY SEWER LATERAL

EX. ENTRANCE

EX. 8"S

EX. 10"S

EX. SAN. MH.: RIM EL.: 36.91' INV. IN: INV. OUT:.

EX. SAN. MH.: RIM EL.: 36.44' INV. IN: INV. OUT:.

EX. SAN. MH.: RIM EL.: 36.17' INV. IN: INV. OUT:.

EX. SAN. MH.: RIM EL.: 36.30' INV. IN: INV. OUT:.

EX. SAN. MH.: RIM EL.: 33.54' INV. IN: 26.99' INV. OUT: 26.99'

EX. SAN. MH.: RIM EL.: 31.03' INV.: 26.00"

EX. SAN. MH.: RIM EL.: 30.90' INV.: 26.62'

EX. SAN. MH.: RIM EL.: 30.66' INV.: 27.97'

EX. SAN. MH.: RIM EL.: 32.76' INV.: 29.78'

EX. C.B.: GRATE: 36.43' INV.: 34.45'

EX. C.B.: GRATE: 36.09' INV. IN: 34.11' INV. OUT: 33.92'

EX. C.B.: GRATE: 36.10' INV. IN: 34.30' INV. OUT: 33.42'

EX. C.B.: GRATE: 36.08' INV. IN: INV. OUT:

EX. C.B.: GRATE: 35.95' INV. IN: INV. OUT:

EX. C.B.: GRATE: 35.96' INV. IN: INV. OUT:

EX. C.B.: GRATE: 36.18' INV. IN: 33.62' INV. OUT: 33.43' INV. OUT: 33.31'

EX. C.B.: GRATE: 33.94' INV.: 28.85'

EX. C.B.: GRATE: 33.87' INV. IN: 30.67' INV. IN: 27.44' INV. OUT: 26.98'

EX. C.B. BOX: GRATE: 33.97' INV. IN: 32.12' INV. OUT: 31.94'

EX. C.B. BOX: GRATE: 34.13' INV.: 32.18'

EX. C.B.: GRATE: 29.54' INV. IN: INV. OUT:

EX. C.B.: GRATE: 29.81' INV. IN: 24.51' INV. OUT: 24.26'

EX. C.B.: GRATE: 29.17' INV. IN: 27.27' INV. OUT: 23.06'

EX. C.B.: GRATE: 29.81' INV.: 21.72'

EX. C.B.: GRATE: 28.91' INV. IN: 24.79' INV. OUT: 24.64'

EX. C.B.: GRATE: 31.17' INV.: 21.11'

EX. C.B.: GRATE: 30.85' INV.: 21.88'

EX. C.B.: GRATE: 29.50' INV. IN: INV. OUT:

24" X 36" C.M.P. INV.: 26.33'

24" X 36" C.M.P. INV.:

EX. 18" CMP

G.V.

W.V.

FPK

FIRC

10' B.R.L.

15' B.R.L.

20' B.R.L.

30' ARTERIAL BUFFER

N 57° 03' 47" E

N 57° 03' 07" E

S 57° 03' 07" W

N 32° 56' 52" W

S 32° 56' 53" E

N 32° 56' 53" W

399.00'

37.28'

252.25'

1060.08'

306.89'

158.28'

304.43'

246.43'

6" S

N 1

MATCH LINE A - A, FOR CONTINUATION SEE SHEET C-202

SOUTH BAY ROAD
VARYING WIDTH ROW
KCR 00007, MINOR ARTERIAL

BECKER MORGAN GROUP

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PROJECT TITLE

BLUE HEN CORPORATE CENTER - PAD SITES

S BAY ROAD
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

MASTER PLAN PRELIMINARY SITE GRADING AND UTILITIES PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-301

PROJECT NO.:	2025059.00
DATE:	10/09/2025
SCALE:	1" = 40"
DRAWN BY: J.L.M.P.	PROJ. MGR.: J.D.R.

SHEET

C-301

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LANDS N/F
BLUE HEN MALL, LLC
T.P.: 2-05-07700-01-1905-00001
DEED REF.: 3580 - 110
PLAT REF.: 0147 - 0078

EX. SAN. MH.:
RIM EL.: 36.30'
INV. IN: .
INV. OUT: .

EX. C.B.:
GRATE: 35.95'
INV. IN:
INV. OUT:

EX. C.B.:
GRATE: 35.96'
INV. IN:
INV. OUT:

15' B.R.L.

304.43'

N 32° 56' 53" W
11.34'

FPK

EX. SAN. MH.:
RIM EL.: 36.25'
INV. IN: 32.40'
INV. OUT: 32.30'

EX. SAN. MH.:
RIM EL.: 36.34'
INV. IN: 33.74'
INV. IN: 33.71'
INV. OUT: 33.61'

W.V.
EX. 8"S
EX. C.B.:
GRATE: 36.10'
INV. IN: 34.30'
INV. OUT: 33.42'
EX. C.B.:
GRATE: 36.08'
INV. IN:
INV. OUT:
EX. PAVED AREA
W
LANDS N/F
EAGLE HOSPITALITY GROUP, LLC
T.P.: 2-05-07700-01-1904-00001
DEED REF.: 3893/2004
ZONING - C4
LANDS N/F
BAYHEALTH PROPERTIES, LLC
T.P.: 2-05-07700-01-1907-00001
DEED REF.: 11716/230
ZONING - SC2
26' WIDE PERMANENT EASEMENT FOR ACCESS. SEE: P.B. 92 PG. 36
PROPOSED WATER SERVICE
BENCH MARK:
SET IRON ROD W/CAP
ELEV.: 35.43'
N: 419092.38'
E: 631752.64'
LANDS N/F
BLUE HEN MALL, LLC
T.P.: 2-05-07700-01-1905-00001
DEED REF.: 11587 - 244
PLAT REF.: 145 - 45
N 32° 56' 52" W
252.25'
EX. DRIVE AISLE
LOADING SPACE
PROPOSED BUILDING 2
FOOTPRINT: 8,000 S.F.±
S 57° 03' 07" W
246.43'
N 32° 56' 53" W
158.28'
SEE SHEET C-201 FOR CONTINUATION
MATCH LINE A - A'
S 32° 56' 53" E
533.69'
PROPOSED EDGE OF PAVEMENT
LANDS N/F
BLUE HEN MALL, LLC
T.P.: 2-05-07700-01-1908-00001
DEED REF.: 3580 - 110
PLAT REF.: 145 - 45
N 57° 03' 07" E
252.25'
S 56° 55' 13" W
LANDS N/F
605 SOUTH BAY ROAD LLC
T.P.: 2-05-07700-03-0100-000
DEED REF.: 6581/142
ZONING - C4
"WAYBACK BURGERS"
LANDS N/F
BLUE HEN MALL, LLC
T.P.: 2-05-07700-01-1906-00001
DEED REF.: 3580/110
ZONING - SC3
PROPOSED 6" SANITARY SEWER LATERAL
EX. C.B.:
GRATE: 29.81'
INV.: 21.72'
EX. 24" CMP
30' ARTERIAL BUFFER
20' B.R.L.
306.89'
EX. ENTRANCE
EX. 10"S
EX. C.B.:
GRATE: 28.91'
INV. IN: 24.79'
INV. OUT: 24.64'
EX. C.B.:
GRATE: 31.17'
INV.: 21.11'
EX. C.B.:
GRATE: 30.85'
INV.: 21.88'
24" X 36" C.M.P.
INV.:
EX. SAN. MH.:
RIM EL.: 32.76'
INV.: 29.78'
EX. C.B.:
GRATE: 31.50'
INV. IN: 22.95'
EX. 18" CMP
N 32° 56' 53" W
FPK
534.27'
EX. 15" CMP
PROPOSED UPRIGHT CURB
20' B.R.L.
30' ARTERIAL BUFFER
EX. 15" CMP
N 32° 56' 53" W
EX. F.M.
24" X 36" C.M.P.
INV.: 28.35'
EX. C.B.:
GRATE: 31.85'
INV.: 24.35'
EX. C.B.:
GRATE: 32.40'
INV. OUT: 26.02'
EX. C.B.:
GRATE: 29.50'
INV. IN:
INV. OUT:
EX. SAN. MH.:
RIM EL.: 30.66'
INV.: 27.97'
G.M. G.V.
FIP

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PROJECT TITLE

BLUE HEN CORPORATE CENTER - PAD SITES

S BAY ROAD
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

MASTER PLAN PRELIMINARY SITE GRADING AND UTILITIES PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-302

PROJECT NO.: 2025059.00
DATE: 10/09/2025
SCALE: 1" = 40"
DRAWN BY: **J.L.M.P.** PROJ. MGR.: **J.D.R.**

SHEET
C-302

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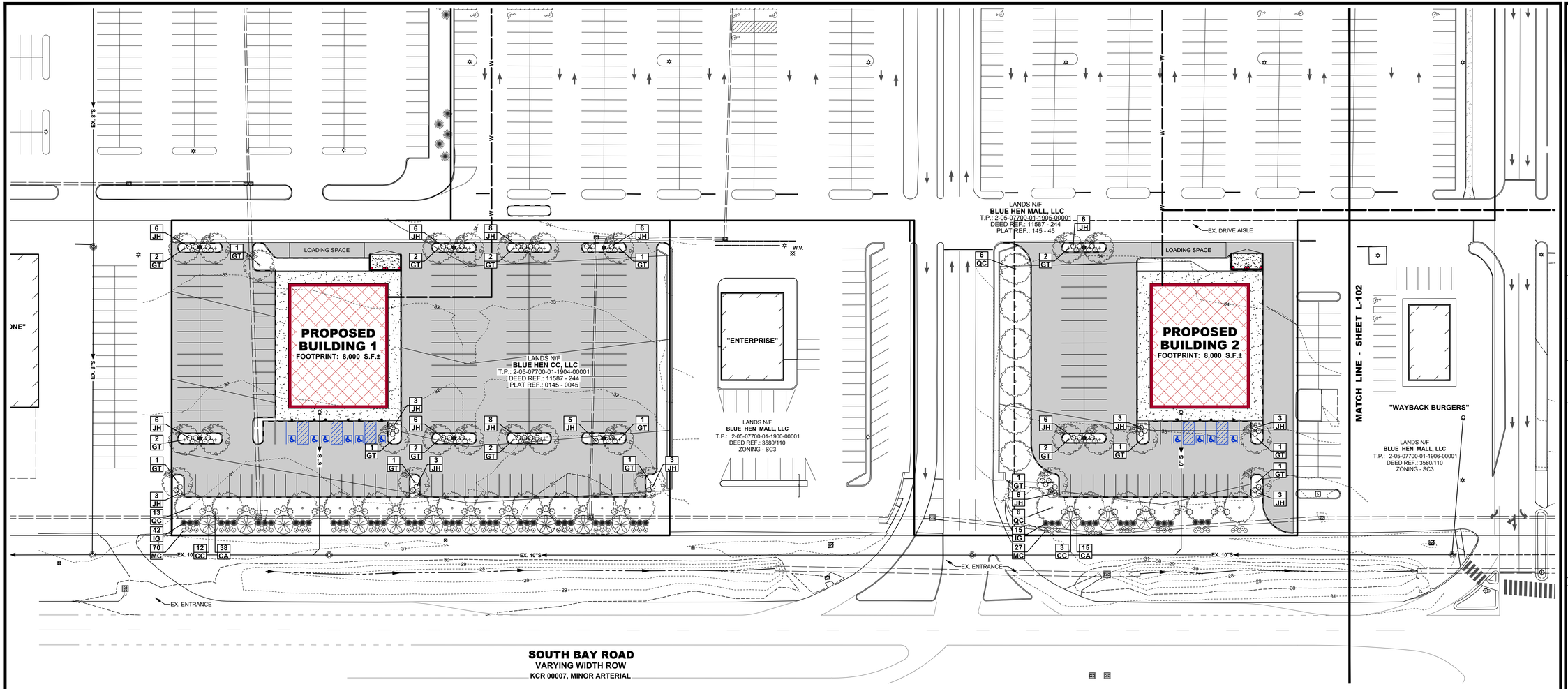

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CANOPY TREES						
GT	35	GLEDITSIA TRIACANTHOS VAR INERMIS 'SHADEMASTER'	THORNLESS HONEYLOCUST	2.5" CAL	B&B	FHV
QC	40	QUERCUS COCCINEA	SCARLET OAK	2.5" CAL	B&B	FHV
UNDERSTORY TREES						
CC	29	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL	B&B	FHV
SHRUBS						
CA	98	CEANOTHUS AMERICANUS	NEW JERSEY TEA	24-36"	CONT.	
IG	105	ILEX GLABRA 'SHAMROCK'	INKBERRY	24-36"	CONT.	
JH	90	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	24-36"	CONT.	
ORNAMENTAL GRASS						
MC	177	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	24-36"	CONT.	

TOTAL: 75 CANOPY TREES, 29 UNDERSTORY TREES, 293 SHRUBS, 177 ORNAMENTAL GRASSES

DELAWARE LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA S1-499 DATE

LANDSCAPE REQUIREMENTS

1. ARTERIAL STREET BUFFERS (SECTION 7.5):
   WHERE NONRESIDENTIAL ZONED PROPERTY FRONTS ON A PRINCIPAL ARTERIAL STREET A LANDSCAPE BUFFER SHALL BE REQUIRED IN ADDITION TO NORMAL LANDSCAPING OF THE STREET RIGHT-OF-WAY. ARTERIAL STREET BUFFERS SHALL BE A MINIMUM OF 30 FEET IN DEPTH, MEASURED FROM THE RIGHT-OF-WAY LINE OF THE ARTERIAL STREET.

   PROVIDED: VEGETATED BUFFER AT A 30 FT. DEPTH WITH A VARIETY OF TREES AND SHRUBS

2. TREE PRESERVATION AND PLANTING IN NONWOODLANDS (SECTION 16.7)
   FOR EACH PROPERTY REQUIRED TO SUBMIT A TREE PRESERVATION AND PLANTING PLAN, A DEVELOPMENT AREA AS DEFINED IN THIS SECTION SHALL BE DELINEATED WITHIN THE NONWOODLAND AREA OF THE PROPERTY. WITHIN THIS DEVELOPMENT AREA, EXISTING TREES MAY BE RETAINED AND NEW TREES SHALL BE PLANTED SUCH THAT THE DEVELOPMENT AREA SHALL ATTAIN OR EXCEED A TREE DENSITY OF ONE TREE PER 3,000 SQUARE FEET OR FRACTION THEREOF.

   SEE TREE PRESERVATION & DENSITY REQUIREMENTS FOR CALCULATIONS

3. BUILDING SETBACKS, BUFFERS, AND LANDSCAPING (SECTION 17.7):
   THERE SHALL BE A LANDSCAPED BUFFER AREA OF NO LESS THAN TEN FEET ALONG ALL LOT LINES. ALL LANDSCAPING SHALL BE PROPERLY MAINTAINED THROUGHOUT THE LIFE OF ANY USE ON THE LOT.

   NO LESS THAN TEN PERCENT OF THE SITE AREA SHALL CONSIST OF LANDSCAPING, PEDESTRIAN MALLS AND COURTYARDS. PARKING AREAS SHALL BE LANDSCAPED.

   PROVIDED: VEGETATED PARKING AREAS WITH CANOPY TREES AND LOW SHRUBS

TREE PRESERVATION & DENSITY REQUIREMENTS

1. PROPERTY MAP NUMBER:	2-05-07700-01-1904-00001
EXISTING WOODLAND AREA :	0 S.F.
WOODLANDS TO BE CLEARED :	0 S.F.
TOTAL WOODLANDS REMAINING :	0 S.F.
TOTAL NON-WOODLAND AREA :	82,764 S.F.
DENSITY: 1 TREE PER 3,000 S.F. OF LOT AREA	
82,764 SF / 3,000 S.F. / TREE = 27.6	30 TREES REQUIRED
EXISTING TREES TO BE RETAINED :	0 TREES
PROPOSED TREES :	44 TREES
TOTAL TREES :	44 TREES
2. PROPERTY MAP NUMBER:	2-05-07700-01-1905-00001
EXISTING WOODLAND AREA :	0 S.F.
WOODLANDS TO BE CLEARED :	0 S.F.
TOTAL WOODLANDS REMAINING :	0 S.F.
TOTAL NON-WOODLAND AREA :	65,340 S.F.
DENSITY: 1 TREE PER 3,000 S.F. OF LOT AREA	
65,340 SF / 3,000 S.F. / TREE = 21.8	22 TREES REQUIRED
EXISTING TREES TO BE RETAINED :	0 TREES
PROPOSED TREES :	23 TREES
TOTAL TREES :	23 TREES
3. PROPERTY MAP NUMBER:	2-05-07700-01-1908-00001
EXISTING WOODLAND AREA :	0 S.F.
WOODLANDS TO BE CLEARED :	0 S.F.
TOTAL WOODLANDS REMAINING :	0 S.F.
TOTAL NON-WOODLAND AREA :	109,771.2 S.F.
DENSITY: 1 TREE PER 3,000 S.F. OF LOT AREA	
109,771.2 SF / 3,000 S.F. / TREE = 36.6	37 TREES REQUIRED
EXISTING TREES TO BE RETAINED :	0 TREES
PROPOSED TREES :	37 TREES
TOTAL TREES :	37 TREES

BECKER MORGAN GROUP

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The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
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302.369.3700

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Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

BLUE HEN CORPORATE CENTER - PAD SITES

S BAY ROAD
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

MASTER PLAN LANDSCAPE PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: L-101

PROJECT NO.: 2025059.00
DATE: 07/08/25
SCALE: 1" = 40"
DRAWN BY: **P.R.R.** PROJ. MGR.: **J.D.R.**

SHEET
L-101

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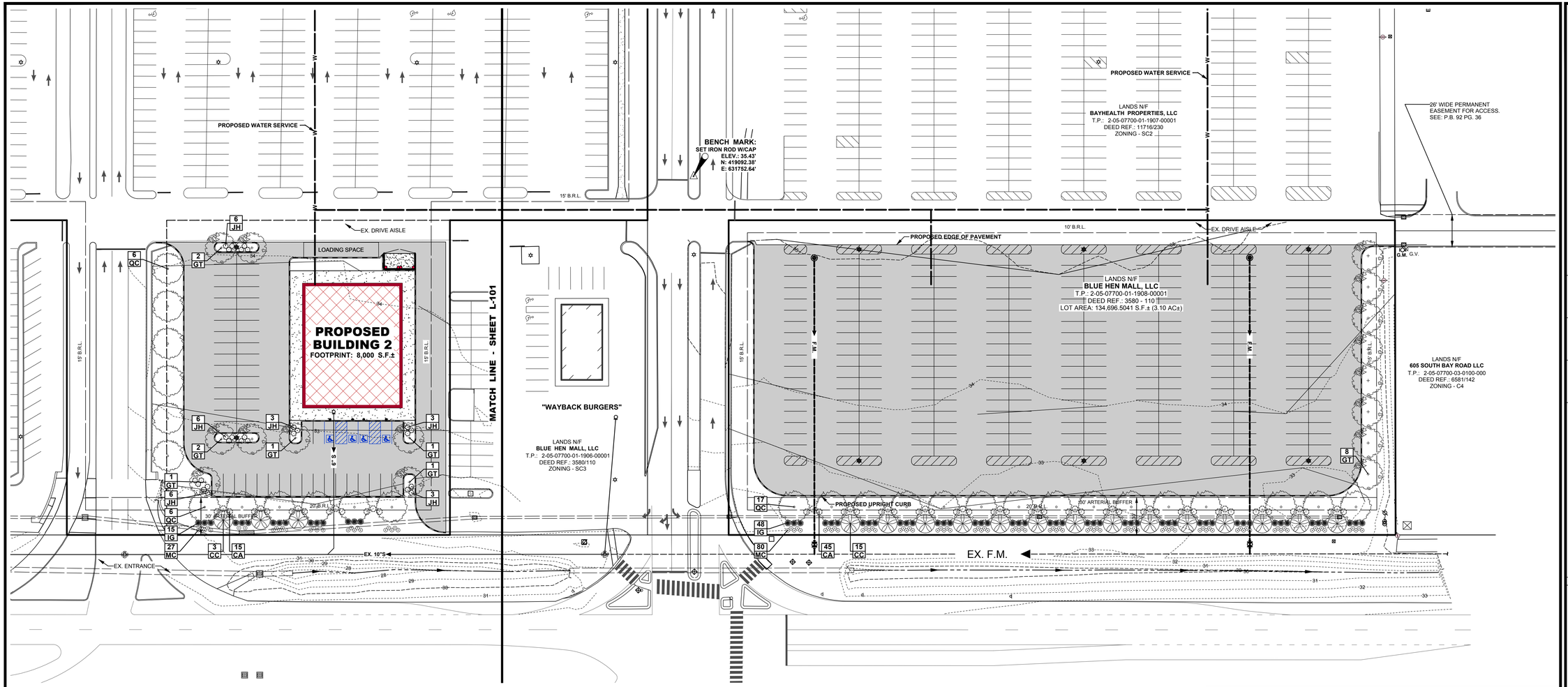
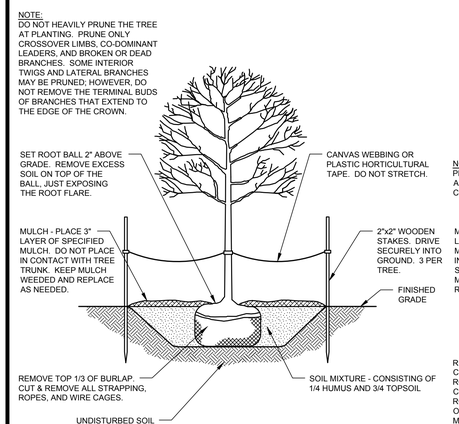
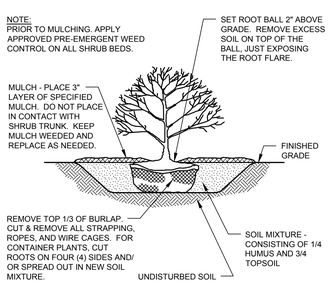




DECIDUOUS TREE PLANTING DETAIL

NO SCALE — BMG NO. : L-01



SHRUB PLANTING DETAIL

NO SCALE — BMG NO. : L-03

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."

   EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.

   ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.

   PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.

   UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLUSED WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.

2. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.

   MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF ½", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.

3. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)

4. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.

5. AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.

6. 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.

7. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.

8. NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.

9. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.

10. ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.

11. 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, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.

12. TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.

13. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.

14. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/ OR THE LANDSCAPE ARCHITECT.

15. ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

BECKER MORGAN GROUP

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PROJECT TITLE

BLUE HEN CORPORATE CENTER - PAD SITES

S BAY ROAD
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

MASTER PLAN LANDSCAPE PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER/STATE: L-102

PROJECT NO.:	2025059.00
DATE:	07/08/25
SCALE:	1" = 40"
DRAWN BY: P.R.R.	PROJ. MGR.: J.D.R.

SHEET

L-102

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City of Dover

DATA SHEET FOR SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF October 8, 2025

PLANNING COMMISSION MEETING OF October 20, 2025

Plan Title:	LivSmart Extended Stay Hotel at 530 and 540 Bay Road, S-25-14
Plan Type:	Site Development Plan
Location:	Lands between S. Bay Road and Martin Street just south of Miller Road
Owners:	Bay Road Four, LLC and Bay Road Three, LLC
Equitable Owner:	Weathervane Capital Partners
Addresses:	530 and 540 S. Bay Road, Dover DE
Tax Parcels:	ED-05-077.00-01-45.00-000, ED-05-077.10-01-10.02-000
Size:	2.20 acres +/-
Present Uses:	Vacant
Proposed Use:	Hotel with parking
Zoning:	C-4 (Highway Commercial Zone)
Building Area:	11,480 square feet (footprint) (Estimated 57,400 SF total floor area)
Off Street Parking:	123 vehicle parking spaces (including 7 handicap spaces)
Sewer & Water:	City of Dover
For Consideration:	Site Plan Review
Waiver Requests:	Reduction of Arterial Street Buffer Elimination of Loading Berth

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: October 1, 2025

City of Dover Planning Office

DRAFT

APPLICATION: LivSmart Extended Stay Hotel at 530 and 540 Bay Road

FILE #: S-25-14 REVIEWING AGENCY: City of Dover Planning

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

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

I. PLAN SUMMARY

This Application is for Review of a Site Development Plan Application to permit construction of a new 5-story hotel of 113 rooms as a Hilton LivSmart Extended Stay Hotel and with associated parking lot and site improvements. The project will involve the consolidation of two parcels totaling 2.20 acres +/-. The properties are zoned C-4 (Highway Commercial Zone) and are located at the southwest corner of Miller Road and Bay Road with Martin Street to the west. The owners of record are Bay Road Four, LLC and Bay Road Three, LLC and the equitable owner is Weathervane Capital Partners. Property Addresses: 530 Bay Road and 540 Bay Road. Tax Parcels: ED-05-077.00-01-45.00-000 and ED-05-077.10-01-10.02-000. Council District 2.

Previous Applications

The original Site Development Master Plan was approved in April of 2018, which planned for offices on a portion of this site under S-17-19 Bay Road Office Park Master Plan (Planning Commission review in July and October 2017). One office building was constructed with Administrative Site Plan S-17-30 Bay Road Office Park Phase 1: Office Building. Final Record Plan Approval was granted on December 18, 2028 for a Minor Subdivision Plan SB-19-8-04 that reconfigured the involved parcels to set each building on a parcel. In 2021, the Master Plan revisited the Planning Commission for review after the additional property at 530 Bay Road was acquired and incorporated into the development plan. On March 23, 2022, Final Site Development Master Plan Approval was granted to application S-21-05 Bay Road Office Park Master Plan Revised for the construction of two additional office buildings and other site improvements for Phases 2 and 3 to the east of the existing two-story office building constructed in Phase 1. Site Development Master Plan S-21-05 expired in May 2023, as construction did not commence and the applicant did not file an extension.

Preliminary Land Use Services Review (PLUS):

The PLUS Review is required by a City of Dover Memorandum of Understanding (MOU) for certain types of projects. This project's building square footage is below the threshold for PLUS review.

II. PROJECT DESCRIPTION

The application proposes construction of a new 5-story hotel of 113 rooms, a Hilton LivSmart Extended Stay Hotel, and associated parking lot and site improvements. The project involves the consolidation of two parcels totaling 2.20 acres +/-. The properties are zoned C-4 (Highway Commercial Zone) and are located at the southwest corner of Miller Road and Bay Road with Martin Street to the west. The owners of record are Bay Road Four, LLC and Bay Road Three, LLC and the equitable owner is Weathervane Capital Partners. Property Addresses: 530 Bay Road and 540 Bay Road. Tax Parcels: ED-05-077.00-01-45.00-000 and ED-05-077.10-01-10.02-000.

The project is seeking two Waiver Requests: Reduction of Arterial Street Buffer and Elimination of Loading Berth. See Plan Set submission (print date 9/3/2025) and architectural elevations drawings.

Surrounding Land Uses

This subject property location is north of the entrance drive (driveway) to 550 S. Bay Road, east of Martin Street, and south of Miller Road. As previously noted, both parcels in the application are zoned C-4 (Highway Commercial Zone). The properties immediately adjacent to the subject project location are zoned C-4 (Highway Commercial Zone), with other nearby properties zoned RG-1 (General Residence Zone) and RG-3 (Group Housing Zone). The residential properties are located along Martin Street, west of the subject site. The property across Bay Road is zoned IO (Institutional and Office Zone) and is the location of the Kent County Administration Building.

III. ZONING REVIEW

C-4 (Highway Commercial Zone)

The subject property is zoned C-4 (Highway Commercial Zone); this zoning designation will remain in place. The description of the C-4 (Highway Commercial Zone) zoning district is provided in Article 3 §16 of the *Zoning Ordinanc*e and provisions identify the allowable (permitted) uses and the related bulk standards for the C-4 zone. The C-4 zone allows for "hotels as a principal use." The subject property, once combined into one parcel, will have frontage on Bay Road.

C-4 zone	**Required**	**Provided**
Lot Width	150 ft.	>150'
Lot Depth	150 ft.	>150'
Front Yard	20 ft.	+/- 150'
Arterial Street Buffer	30 ft.	20 ft. – waiver requested
Side Yard	15 ft.	+/- 50'
Rear Yard	10 ft. or equal to bldg. height	+/- 75'
Building Height	6 stories / 75 ft.	5 stories / 61 ft +/-
FAR	4.0	57,400 total floor area/95,832) = 0.60 FAR
Lot Coverage	75%	(71,152/95,832) = 74.25%

IV. PARKING SUMMARY

Zoning Ordinance, Article 6, §3 details required off street parking for special uses, including hotels or motels. At least one parking space is required for each guestroom, plus one (1) for every 200 ft. of office space, banquet hall, or meeting areas.

- Calculation: 113 rooms x 1 space/room + (750 SF banquet / 200 SF) = 117 parking spaces

The applicant has provided 123 total parking spaces, 7 of which are handicapped spaces.

Bicycle Parking
Bicycle parking shall be provided for parking spaces at a rate of one (1) bicycle parking space for every twenty (20) parking spaces. Based on the 123 parking spaces provided, seven (7) bicycle spaces are required. The Plans submitted do not include any bicycle parking; the applicant has indicated a willingness to find a placement location for a bicycle parking rack. *Zoning Ordinance,* Article 6 §3.10 states "The planning commission may waive the requirement for the bicycle parking if it is demonstrated that bicycle parking would not be appropriate for safety reasons or due to the nature of the use of the site." Unless the Planning Commission waives this requirement, seven (7) bicycle parking spaces are required. No waiver request has been submitted.

V. SITE CONSIDERATIONS

Dumpsters
Dumpsters are required at rate of two dumpsters per non-residential building. This property would require two dumpster units which must include provisions for both trash and recycling collection. Two dumpsters are identified in the proposed plan and appear to be in the front-loaded format. The detail sheet includes a detail for the dumpster pad, but not for the dumpster enclosure.

Lighting
The Plan shows light fixtures around the parking lot areas.

Site Access
Vehicular access is proposed from Miller Road and also from Bay Road via an existing commercial driveway that serves the office building south of the proposed hotel. Access easements currently exist on Martin Street; however, an additional access easement will need to be established/clarified on parcel ED05-077.00-01-11.00-000, owned by Cohen Bay, LLC, to allow access to Bay Road. There is no direct access to Bay Road or Martin Street from the subject site. Martin Street can be accessed from the shared entrance drive.

The application proposes adequate pedestrian access to the site with new sidewalk proposed along Martin Street and Miller Road, new crosswalks proposed across the Century Engineering drive aisle and Miller Road. Both crosswalks tie into existing or proposed pedestrian facilities. The Bay Road frontage includes a multi-modal/shared use path.

Waiver Request: Elimination of Loading Berth
The applicant has requested a waiver to allow for the Elimination of a Loading Berth. *Zoning Ordinance,* Article 6, §4.25 states for hotels, one berth for each 25,000 square feet of floor area, or fraction thereof [is required]. Based on the overall building size, three loading berths would be

required. The applicant notes the proposed 5-story, 113 room Hilton LivSmart Extended Stay Hotel does not contain any restaurant, bar, banquet or meeting facilities, and does not require any major deliveries requiring a stand-alone loading berth. On occasion, linens, vending machine concessions, and some office supplies may be delivered. However, these deliveries will be made using small vehicles and trucks via the front entrance.

VI. BUILDING ARCHITECTURE

The five story building features EIFS, or Exterior Insulation and Finish Systems, multi-layered wall cladding systems featuring a foam insulation board, a reinforced base coat, and a decorative finish coat, applied over the exterior sheathing of a building to provide insulation, moisture resistance, and aesthetic versatility. The elevation plans identify three different exterior wall coat colors (harbor gray, lampblack, and black beauty) and woodgrain accents for the exterior. Louvers, vents, and grills are to be painted/prefinished to match adjacent EIFS color. Picture windows are on all elevations and floors. The bottom floor features an entry canopy and double-framed sliding glass doors on the east elevation. The south, west, and north elevations feature single-frame glass doors. While signage is depicted on the building elevation drawings, all signage is subject to a separate Sign Permit review process.

VII. TREE PLANTING AND LANDSCAPE PLAN

Tree Planting Requirements

The *Zoning Ordinance* further requires tree planting at a rate of one tree per 3,000 SF of non-woodland development area. Based on the total non-woodland area (the entire subject parcels) for the submitted plan of 2.20 acres, 32 trees are required to be planted. The applicant has proposed 41 tree plantings in a mix of species. The tree plantings are proposed around the perimeter of the site including in the Arterial Street Buffer along Bay Road and also in parking lot islands. Several existing trees along the shared entrance drive to the south are proposed to remain.

Woodlands

The plan notes indicate the removal of 0.27 acres of existing woodlands for the construction of a new building and associated parking. The applicant will be re-evaluating if this existing vegetative area on the properties qualifies as “woodland” based on the definition below; it is not believed to meet the woodland definition.

- *Woodland.* An area of contiguous wooded vegetation (7,500 square feet or greater), where trees exist at a density of at least one tree with a caliper dimension of six inches or greater per 375 square feet of land and where the tree branches form a contiguous canopy.

Article 5 § 16.5 of the *Zoning Ordinance* addresses Woodland *preservation* and requires woodland mitigation is clearing is necessary of over 50% of the woodland area. This must be clarified on the plan to determine if the project requires woodland mitigation. See code excerpt below:

> Article 5
>
> 16.51 *Tree preservation and selective clearing plan required.* All site development proposals which involve the development of woodland areas and require planning commission approval shall include a tree preservation and selective clearing plan as part of the submission plan. The tree preservation and selective clearing plan shall be prepared in accordance with the provisions of subsection 16.5, subsection 16.7 and subsection 16.8 of this section.
>
> 16.52 *Limited clearing for site development allowed.* Generally, site development plans for the construction of a new building within existing woodland areas shall limit clearing of the land to those

areas necessary to provide for the placement of the building or group of buildings, adequate access onto the property and to the proposed building or group of buildings, utility placement, off-street parking and yard areas to allow for daylight infiltration and building maintenance.
When woodland areas are proposed to be cleared to allow for new construction, clearing within the area of the proposed construction shall be limited to an area of 30 feet from proposed building foundation, and 15 feet from off-street parking lots, and utility placement.

16.53 *Maximum clearing requirement.* Specifically, no more than 50 percent of a lot, parcel or tract of land occupied by woodland vegetation may be cleared for any purpose.

Waiver Request: Reduction of Arterial Street Buffer

The frontage of Bay Road requires an Arterial Street Buffer 30 feet in width. The applicant has requested a waiver from the Arterial Street Buffer requirement in Article 5, §7.3 to reduce the width to 20 feet while still providing tree and shrub plantings and lawn area in the buffer:

Article 5
7.3 Arterial street buffers. Where nonresidential zoned property fronts on a principal arterial street, as designated by the comprehensive plan, a landscape buffer shall be required in addition to normal landscaping of the street right-of-way. This landscape buffer shall be required when the property is subject to site development plan review or site development master plan review by the planning commission according to appendix B, zoning, article 10, planning commission. Arterial street buffers shall be a minimum of 30 feet in depth, measured from the right-of-way line of the arterial street.

7.31 *Landscaping of* arterial street buffers. At the time of development of the property, the arterial street buffer shall be planted with a variety of trees, shrubs and ground cover. The landscape design and planting plan for these arterial street buffers shall be subject to the approval of the planning commission as an integral part of the site development plan.

7.32 *Standards for* arterial street buffer *landscaping.* Landscaping in arterial street buffers shall follow the landscape guidelines outlined in appendix B, zoning, article 5, supplementary regulations, section 15, landscape guidelines. Landscaping shall be designed to enhance the appearance of the arterial street, complement the architecture of buildings on site, and integrate with adjacent landscape areas. Landscape designs and planting plans which would pose a hazard to traffic on the arterial street, obstruct underground or overhead utilities or infrastructure, or significantly impede visibility of properties from the street shall be prohibited.

7.33 *Planning commission waiver.* The planning commission may approve a buffer less than 30 feet in depth. In approving a lesser amount of buffering, the planning commission shall consider the following factors:

a) Whether there are specific constraints related to existing lot size, lot configuration or the orientation of existing buildings on adjoining properties that would severely limit the development potential of the property if a deep buffer was required.

b) Whether a deep or shallow buffer would cause the property to be out of character with the surrounding built environment.

c) Whether there is significant landscape area within the right-of-way of the arterial street itself that can contribute to the buffer, and whether future road improvement activities are likely to reduce the depth of this area.

d) Whether the landscape design and planting plan for the buffer achieve the standards of subsection 7.32—Standards for arterial street buffer landscaping.

A waiver is being requested from installing a 30-foot Arterial Street Buffer along the Bay Road frontage. Instead, the applicant proposes to install a 20-foot-wide Arterial Street Buffer. The narrower buffer maintains the character along Bay Road (some uses have zero buffer) and the

required landscaping can be achieved in the narrower buffer. In 2017, and reduction of the Arterial Street Buffer to 20 feet was granted for the proposed office park to be located at this location. The applicant notes that in preapplication meeting with DelDOT, it was determined that no additional widening is required along Bay Road. The Planning Commission considers this waiver request.

Parking Lot Screening

Portions of the site are located across the street from residential properties on Martin Street. The *Zoning Ordinance*, Article 5 §7.23 requires that when a parking lot is located across the street then it must be screened with a hedge. The Landscape Plan shows this being implemented.

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) Any Waivers granted by the Planning Commission must be noted on the final plan. The waivers requested for this application include the Arterial Street Buffer width reduction and the elimination of the loading birth requirements

2) The applicant must evaluate the existing vegetation on the properties to determine if it meets the definition of "woodland" found in the *Zoning Ordinance*. If it does meet the definition, then full clearing of this vegetation would require consideration of a Woodland Mitigation Plan for the woodland area above 50% of the amount on the site. A Woodland Mitigation Plan would need to be considered by the Planning Commission. *Note: The applicant has indicated that this vegetation likely does not meet the definition of woodland as it appears to be a hedge-like overgrowth area along the property line.*

3) Construction Plans, Sheet C302:
   a) Site Data:
      i) Update the data column to include building height and number of stories.
      ii) Update the data column to include the full proposed building area, including all floors.
      iii) Update the data column to include FAR calculation.
      iv) Update the data column to include necessary bicycle parking.
      v) Update the data column to include proposed setbacks, not just what is required.

4) Bicycle Parking: Add bicycle parking or a bicycle rack to accommodate the required bicycle parking.

5) Ensure the project continues to comply with the parking requirements as project design is updated to include a generator placement.

6) Clarify the following items in the plan set: fire lane striping/markings, the format of water service connections (why split into 6 inch/2.5 inch so far from building) and valve locations, and distance of parking spaces from the building.

7) The project requires sidewalk/pathway along all street frontages. Any existing sidewalk sections found on these frontages must be reviewed for compliance with current sidewalk/pathway standards.

a) The plan is difficult to read the location and details of sidewalk along portions of Martin Street and at the intersection with Miller Road.

8) Provide construction details for the following items but not limited to, dumpster enclosure, traffic control signage, lighting fixtures, bicycle racks, handicap signage, etc.
   a) Ensure there is adequate access to dumpsters to allow for collection by a refuse contractor.

9) The construction of the site entrances and street improvements must comply with the requirements of DelDOT and the City of Dover Public Works Department based on street maintenance responsibilities.

10) Any Erosion & Sediment Control Plans and Stormwater Management Plans granted approval by the Kent Conservation District must reflect the Site Plan layout and design conditionally approved by the Planning Commission and be in compliance with the *Zoning Ordinance* and technical review requirements of other agencies.
   a) It appears that this property will connect to an existing stormwater management facility.

11) Any signage is subject to a separate sign permit application review process per the City's Sign Regulations of the *Zoning Ordinance*, Article 5 Section 4. And signage depicted in this plan set or architectural submission is not approved as it is subject to further review for compliance.

12) A Record Plan sheet will need to be prepared and reviewed in order to complete the parcel consolidation process. The Record Plan would need to include access and utility easements.

13) The Final Plan set must include notes documenting any action taken by the Planning Commission on the requested waivers 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 – Elimination of Loading Berths: Staff recommends approval of the request to eliminate the loading berths/spaces based on the described functions of the building, i.e. no banquet rooms or large vehicle deliveries. The Plan does include a drop-off area to the hotel main entrance.

2) Waiver Request - Arterial Street Buffer: In accordance with Article 6, §7.3, the applicant has requested a waiver from the 30-foot arterial street buffer, proposing a 20-foot-wide buffer. As this would be consistent with or exceed the arterial street buffer in the adjacent area, Staff recommends approval of this waiver noting that the area will include tree plantings and landscaping.

3) Access Easement: Establish/Clarify a cross-access easement to allow site access via Century Engineering's (550 Bay Road) driveway.

X. ADVISORY COMMENTS TO THE APPLICANT:

1) The Planning Commission should act upon the request for waivers as part of any motion regarding this project application, or as a separate motion as necessary. Note: All waivers are at the discretion of the Planning Commission. The Commission may approve or deny waiver requests.

2) Any conditional approval granted by the Planning Commission is subject to the approval of lot consolidation of the two lots.

3) In the event that major changes and revisions to the Site Plan occur in the finalization of the Plan contact the Department of Planning and Inspections. Examples include relocation of site components like paving and increase in footprint. 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.

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 and the other commenting agencies. Upon determination that the Plan is complete and all agency approvals have been received; copies of the Plan may be submitted for final endorsement (Final Plan Approval).

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

6) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate Site Plan approvals, Pre-Construction meetings, site inspections and permits are required.

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

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. Building Permits will be required for each building.

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

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

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: OCTOBER 1, 2025

APPLICATION: LIVSMART EXTENDED STAY HOTEL @ 530 AND 540 BAY ROAD

FILE #: S-25-14

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

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

CONTACT PHONE #: 302-736-7025

CONTACT EMAIL: jlyon@dover.de.us

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION

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

STORMWATER

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

STREETS

1. Final site plan approval will not be granted until a letter of no objection, 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. Sidewalk and curb shall be installed for the width of the project scope.
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. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
   a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
   b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
   c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan. Please be advised that effective May 1, 2022, water mains can now be constructed using DR 18 PVC.
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 meters must be installed in a pit per City of Dover requirements and manufacturer's recommendations. The meter pit shall be installed in a non-traffic (including pedestrian) bearing location. 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. There shall only be one (1) water service per building. The Department of Water & Wastewater will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90°) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
7. Water services shall be either type K copper or SDR-9. 1. 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". 3M marker balls, model 1423-XR, or approved equal shall be installed at every service line connection to the water main and all bends on the service line.

8. On October 24, 2022, City of Dover Council approved the new Cross Connection Control Program. This program requires certain backflow prevention assemblies on water service connections to the city's distribution system. Please provide a specific description of the activities in this building.
9. Please confirm that the water main in the access way (perpendicular to Bay Road) is connected to the water main in Bay Road. If it is not, it will need to be connected as part of this project.
10. The existing water main in the access way is privately owned and maintained. As this water main will not serve another property, it shall be dedicated to the city for ownership. This water main will need to meet our material requirements and be placed in a utility easement.

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 mains 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. Depending on the effluent flow, the downstream pump station may be required to be evaluated by the developer / engineer to verify it can handle the additional effluent flow.

GENERAL

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

b. Adobe Reader (.pdf format).

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL

1. None.

ADVISORY COMMENTS TO THE APPLICANT

WATER

1. The City of Dover water system is available to this site. The developer is responsible for all costs associated with extending and providing service to the proposed development.
2. Prior to plan approval, the water system plans 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.

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: OCT 1, 2025

APPLICATION: **LivSmart Extended Stay Hotel at 530 and 540 Bay Road**

FILE #: **S-25-14**

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

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

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

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

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

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

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

1. The roadway and curbing must be in.
2. The right-of-way must be within 6" of final grade.
3. The property corners must be staked.
4. Owner is responsible for locating all existing underground electric, communications and water facilities.
5. Owner is responsible for installing all conduits and equipment pads per the City of Dover Engineering Department specifications.
6. Owner is responsible for site and/or street lighting.
7. Meter locations will be determined by City of Dover Engineering Department.
8. Load sheets and AutoCAD compatible DXF or DWG diskettes of site plans, including driveways, are required prior to receiving approved electrical construction drawings.
9. Any relocation of existing electrical equipment will be engineered by the City of Dover Electric Department. Developer may be required to perform a quantity of the relocation. Any work performed by the City of Dover will be at the owner's expense.
10. Prior to construction, owner is responsible for granting an easement to the City of Dover Electric Department. Easement forms will be furnished and prepared by the City of Dover Electric Engineering Department.
11. Fees will be assessed upon final site plans. The owner will be responsible for fees assessed prior to construction. Owner is required to sign off plans prepared by the Electric Department.
12. Must maintain 10' clearance around all electrical equipment, unless pre-approved by the City of Dover Electric Engineering Department.

13. Prior to the completion of any/all designs and estimates, the owner is responsible for providing the Electric Engineering Department with a physical address of the property.
14. All Engineering and design for Dover Electric will be engineered upon final approved plans. All Engineering work will be furnished by the City's Electric Engineering Department.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

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

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

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

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

S-25-14

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 10/01/25

APPLICATION: LivSmart Extended Stay Hotel at 530 and 540 Bay Rd

FILE #: S-25-14 REVIEWING AGENCY: **City of Dover, Office of the Fire Marshal**

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

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

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

CITY AND STATE CODE REQUIREMENTS:

1. Proposed occupancy classification is hotel/residential.

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 100% 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 100% (due to item# 12 listed below) of the proposed building.

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

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

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

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

7. All Fire Lanes shall be marked as follows:

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

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

9. Fire lane signs shall be located as follows:

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

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

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

11. All access roadways shall be paved and be a minimum of 20 feet clear width for two-way traffic and 14 feet clear width for one-way traffic. The paved width of access roadway shall be measured from edge of parking spaces, or face of curb for vertical curb and back of curb for mountable curb, or edge of pavement if there is no curbing.(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 5.2)

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

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

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

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

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

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

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

    NFPA 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*property line or driveway, 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)

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

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

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

Required keys. Keys to be secured in the key box shall include keys to all points of ingress or egress, whether on the interior or exterior of the building, and keys to locked mechanical rooms, electrical rooms, elevator rooms, fire alarm and sprinkler

controls and any area protected by automatic fire detection. Keys to individual residential apartment units are not required.

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

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

Knox Box to be mounted 6 feet above ground level

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

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

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

32. Project to be completed per approved Site Plan.

33. Full building and fire plan review is required.

34. 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. Please show the perimeter access as outlined in item # 4 listed above.
2. Please show the following regarding the Fire Lane as outlined in item# 5 listed above:

a. Fire Lane is 24’
b. Closest edge is at least 15’ from the building
c. Closest edge is no farther than 30’

3. Please show that there is 15’ between parking and the building as outlined in item # 6 listed above
4. Please show the clear width size of the entrances
5. Please show the fire hydrants as outlined in item #’s 15-18 listed above. There should be two, one in the front and one in the rear.
6. Please show the FDC location as outlined in item #s 21-23 listed above.
7. The Knox Box location should follow item # 28 listed above (main entrance)
8. There will need to be one address assigned to the site project
9. This is a midrise building. Please see additional comments listed below from the Delaware State Fire Prevention Regulations.

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.**

"Mid Rise Building" Any building within the following occupancy classification that exceeds 50 feet in height and up to 75 feet in height.

Health Care Occupancies
Ambulatory Health Care
Detention and Correction Occupancies
Residential to include Hotels, Dormitories, Lodging and Rooming Houses, Apartments/Condominiums, Residential Board and Care

Chapter 5 Mid Rise, High Rise and Large Area Buildings

1.0 Application

1.1 This chapter shall apply to all new buildings and this chapter shall apply to all existing buildings that undergo a change in occupancy.

1.2 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.

1.3 Any proposal that is presented to the Office of the State Fire Marshall 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.

Note: It is the intent of this subsection to prevent a submission for review and approval of a project in such stages that would have the effect of being less than the 50% of the square footage, in order to avoid having to have the building, etc., meet current standards.

19 DE Reg. 843 (03/01/16)

2.0 Mid Rise Building Fire Protection Features Required.

2.1 Fire Command Center

2.1.1 Every Mid Rise building shall contain a fire command center for fire department operations in a location reviewed by the responsible Fire Chief and approved by the Office of the State Fire Marshal.

2.1.2 The fire command center shall contain the following:

2.1.2.1 Fire detection and alarm system annunciator panels and smoke management panels
2.1.2.2 Status indicator for elevator and annunciator indicating which elevators are operational
2.1.2.3 Status indicators and controls for air handling
2.1.2.4 Emergency power, light and system controls; and status indicators
2.1.2.5 Telephone and internet access for fire department use
2.1.2.6 Emergency and standby power status indicators

2.1.2.7 Generator supervision devices and manual start and transfer features
2.1.2.8 Controls for unlocking fire exit stairway doors simultaneously
2.1.2.9 Controls required for smoke control
2.1.2.10 Important Keys to include
2.1.2.10.1 Elevator machine room
2.1.2.10.2 Elevator hoistway door access key
2.1.2.10.3 Side access door elevator car key
2.1.2.10.4 Electric room keys
2.1.2.10.5 Fire pump room keys
2.1.2.10.6 Mechanical room keys
2.1.2.10.7 Any master key

2.1.2.11 As built drawings. Specific types and format of drawings to be determined by the Office of the State Fire Marshal at time of plan review.

2.1.3 The Office of the State Fire Marshal may reduce the requirements of §1.1.2 of this Chapter if the Office of the State Fire Marshal determines that a specific item is not necessary for a specific building.

2.1.4 It is not the intent of this section to require a room solely for the purpose of a fire command center. The fire command center can be constructed as part of a lobby, security office, or other accessible gathering area. However, this area must meet the minimum criteria specified in this section for equipment, location, and personnel use.

2.2 Fire Alarm and Detection

2.2.1 Every Mid Rise building shall be provided with a fire alarm and detection system in accordance with the Life Safety Code, (NFPA 101) and other provisions of the Delaware State Fire Prevention Regulations.

2.2.2 Every Mid Rise building shall be provided with a standard manual fire alarm system with audio and visual devices in accordance with the National Fire Alarm Code (NFPA 72).

2.3 Smoke Management

2.3.1 Every Mid Rise building shall have fire exit stair tower pressurization in accordance with NFPA 92 and include Areas of Refuge if located in an enclosed area other than an exit stair tower.

2.3.2 Except for the lobby at main entrance level, all elevators lobbies shall be separated from the remainder of the floor by a smoke barrier. The elevator lobby is permitted to serve additional elevators.

2.3.3 The elevator lobbies shall be permitted to be open to the remainder of the floor in buildings equipped with a mechanical smoke control system that will restrict smoke and hot gases from entering the elevator shaft on the fire floor.

2.4 Standby Power, Light, and Emergency Systems

2.4.1 Every Mid Rise building shall be provided with an emergency power supply.

2.4.2 Standby power, light and emergency systems shall comply with the provisions of NFPA 110, or NFPA 111 as adopted and modified by these Regulations.

2.4.3 The fuel supply located on premises shall be sufficient for not less than two hours of the full demand operation of the system.

2.4.4 The standby system shall have a rated capability needed to simultaneously supply all equipment required to be operational during an emergency.

2.4.5 All required lighting, smoke management pressurization, electrically powered fire pumps and at least one elevator shall be connected to the standby power source. Elevators shall be provided with a selective load switch to allow transfer of power to each elevator. This will permit each elevator to be returned to the lobby and placed out of service except for fire department service.

2.4.6 Emergency Systems. Exit signs, exit illumination, and elevator car lighting shall be considered emergency systems, shall be connected to the standby source and shall operate within ten seconds of failure of the normal power supply.

2.4.7 Areas of Refuge. Areas of Refuge shall be provided in accordance with the requirements of this Regulation, Chapter 3.

13 DE Reg. 629 (11/01/09)

19 DE Reg. 843 (03/01/16)

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

DELDOT

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APPLICATION: LivSmart Extended Stay Hotel

FILE#: S-25-14 REVIEWING AGENCY: DelDOT

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

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

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

CITY & STATE CODE REQUIREMENTS:

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. Continue working with the Department towards plan approval.

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

CITY OF DOVER
ADMINISTRATIVE SITE PLAN REVIEW
OCTOBER 2025

APPLICATION: LivSmart Extended Stay Hotel at 530 and 540 Bay Road
FILE #: S-25-14
REVIEWING AGENCY: Kent Conservation District
CONTACT PERSON: Cullen Baker
PHONE: (302) 608 - 5370
EMAIL: stormwater@kentcd.org

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

Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

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

ADVISORY COMMENTS TO THE APPLICANT:

1. There is an existing wet regional stormwater management facility located within Bay Road Office Park that was designed to include a proposed 16,250 sf office building located at 540 Bay Road. The parcel located at 530 Bay Road was not included in the design of the regional facility. We will need calculations provided to show the existing regional facility would be able to handle the stormwater runoff generated by the impervious of both parcels that are to be consolidated. If the existing regional facility cannot manage the stormwater of both parcels, a separate stormwater facility would be required to manage the increased runoff.
2. The existing regional facility was inspected on 7/24/24 and a letter was drafted and sent to the owner of record on 7/30/24, detailing the requirement for maintenance to be performed. All required maintenance to the stormwater facility would need to be completed prior to KCD plan approval.
3. We will require to hold a pre-application meeting prior to a formal submittal and application for the project.
4. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
5. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

ADVISORY BRIEF

D.A.C. MEETING DATE: 10/8/2025

Dover/Kent County Metropolitan Planning Organization

S-25-14 LivSmart Extended Stay Hotel at 530 and 540 Bay Road

FILE # S-25-14 REVIEWING AGENCY: Dover/Kent County MPO

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

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

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

City of Dover Planning Commission
Site Development Plan Review

S-25-14 LivSmart Extended Stay Hotel at 530 and 540 Bay Road

The site plan shows a continuation of the ten-foot-wide shared use path that is currently located along the frontage of 540 Bay Road. This is an important feature that will have a positive impact on safety and connectivity. Bay Road is a major commercial corridor, with businesses and places of employment drawing in substantial pedestrian and bicycle traffic as well as vehicle traffic. As discussed in Dover Kent MPO's *Bay Road Pedestrian Path and Walking Trail Study*, the road acts as a barrier to pedestrian connectivity, as there are several key gaps in the sidewalk network and crossing the road is also a challenge.[1] Furthermore, in the recently completed *Kent County Safety Action Plan*, Bay Road was identified as a part of Kent County's "High-Injury Network." This means the corridor has experienced a disproportionately high number of fatalities and serious injuries.[2] Bay Road has a Level of Traffic Stress (LTS) of 3 and 4, indicating the average

[1] *Bay Road Pedestrian Path and Walking Trail Study*. Dover/Kent County MPO (2023). https://doverkentmpo.delaware.gov/files/2023/09/Bay-Road-Pedestrian-Path-and-Walking-Trail-Study-Final-09192023-Web.pdf.

[2] *Kent County Safety Action Plan*. Dover/Kent County MPO (2025). https://doverkentmpo.delaware.gov/files/2025/06/Kent-County-Safety-Action-Plan-FINAL-June-2025.pdf.

bicyclist would not be comfortable using it. This heightens the need for separated facilities. Note that the applicant should follow both the City of Dover Code for sidewalks[3] and the DelDOT specifications for pathways,[4] to make sure the requirements of both entities are met.

It would also be beneficial to add a pathway as far north as the intersection with Martin Luther King Jr. Boulevard. This is a distance of less than 500 feet, though it would provide a crucial connection for guests at the hotel who are interested in walking to the nearby businesses. In addition to being examined in the *Bay Road Pedestrian Path and Walking Trail Study*, Bay Road is listed as a high-priority location for new pedestrian facilities in the 2020 *Dover Bicycle and Pedestrian Plan*.[5] In this plan, a pathway that continues all the way to Martin Luther King Jr. Boulevard is recommended to improve pedestrian safety and connectivity.

Other pedestrian improvements depicted in the site plan include a sidewalk along Miller Road, crosswalks across Miller Road and the property entrance, and ADA ramps at key locations. Accessible parking spaces are also used in the plan. Dover Kent MPO supports all of these improvements to the property. The MPO also recommends adding sidewalks to the southern side of the property (along the road leading towards Century Engineering), as well as crosswalks connecting to the building from all sides, so that the property is completely navigable by pedestrians.

Finally, the site plan makes references to bike racks that are to be added to the property. This should be done at a rate of one (1) bicycle parking space for every twenty (20) vehicle parking spaces in order to meet the City of Dover requirements.[6] If more information on specific types of bicycle racks is needed, please contact Dover Kent MPO.

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

[3] "Dover Code: Appendix B, Article 5, Section 18." City of Dover, DE. https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZO_ART5SURE_S18PEBIMUDAACRE.
[4] *Pedestrian Accessibility Standards Manual*. Delaware Department of Transportation (DelDOT) (2021). https://deldot.gov/Publications/manuals/pedestrianAccessibility/pdfs/2021/Pedestrian-Accessibility-Standards-for-Facilities-in-the-Public-Right-of-Way-2021-Edition.pdf.
[5] *Dover Bicycle and Pedestrian Plan*. City of Dover, DE (2020). https://doverkentmpo.delaware.gov/files/2021/04/Dover-Bicycle-and-Pedestrian-Plan-2020-FINAL-1.pdf#page=101.
[6] "Dover Code: Appendix B, Article 6, Section 3.10." City of Dover, DE. https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZO_ART6OREPADRLOFA_S3REOREPASP.

10/1/2025 DAC Meeting Comments

Chesapeake Utilities

Z-25-01 Lands of Bayhealth Medical Center, Inc. at 600 South State Street: Rezoning RGO/SWPOZ to IO/SWPOZ

- No Comments, currently serve existing building.

S-25-14 LivSmart Extended Stay Hotel at 530 and 540 Bay Road

- Natural Gas is in the area. Contact Jared H @ Jhughart@chpk.com prior to construction

S-25-15 7-Eleven with Fuel Pumps at 736 and 738 N. DuPont Highway and 1021 & 1027 N. State Street

- Natural Gas is in the area. Contact Jared H @ Jhughart@chpk.com prior to construction
- NOTE: we do have active services, please contact Chesapeake Utilities in advance for due diligence and planning. There is a potential that some services may need to be relocated or retired. Please contact Ddagg@chpkp.com and Jhughart@chpk.com for this request.

Thank you,

Jared

Applicant: Weathervane Capital Partners

Waiver Request #1: Waiver from City of Dover Code, Appendix B, Article 5, Section 7.3 .

Waiver Requested: Waiver from the 35-foot Arterial Street Buffer requirement along Bay Road.

Project Background Information: The proposed project is located on Bay Road (US113) in Kent County, Delaware, within the limits of the City of Dover. The project also has access from Miller Street and the Century Office entrance drive. The proposed project includes the construction of a 5-story, 113 room Hilton LivSmart Extended Stay Hotel, parking areas, and associated amenities. The site plan is proposing the required tree planning, including screening the residential neighbors at the back of the site.

A waiver is being requested from installing a 35' arterial street buffer along the Bay Road frontage. Instead the applicant proposes to install a 20' wide arterial street buffer. The narrower buffer maintains the character along Bay Road (some uses have zero buffer) and the required landscaping can be achieved in the narrower buffer. In 2017, and reduction of the arterial buffer to 20 feet was granted for the proposed office park to be located at this location. During our preapplication meeting with DelDOT, no additional widening is required along Bay Road.

Waiver Request #2: Waiver from City of Dover Code, Appendix B, Article 6, Section 2.1 .

Waiver Requested: Waiver from providing an off-street loading berth.

Project Background Information: The proposed 5-story, 113 room Hilton LivSmart Extended Stay Hotel does not contain any restaurant, bar, banquet or meeting facilities, and does not require any major deliveries requiring a stand-alone loading berth. On occasion, linens, vending machine concessions, and some office supplies may be delivered. However, these deliveries will be made using small vehicles and trucks via the front entrance.

CONSTRUCTION PLANS

FOR

LIVSMART EXTENDED STAY HOTEL

T.P. 2-05-077.00-01-10.02-00001 & 2-05-077.10-01-45.00-00001

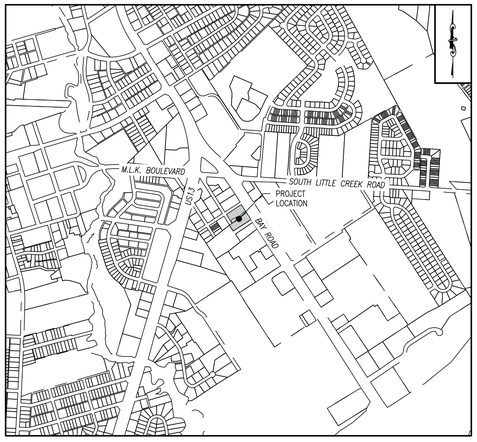
CITY OF DOVER, 19901

KENT COUNTY, STATE OF DELAWARE

LOCATION MAP

0' 400' 800' 1200'

SCALE: 1" = 400'



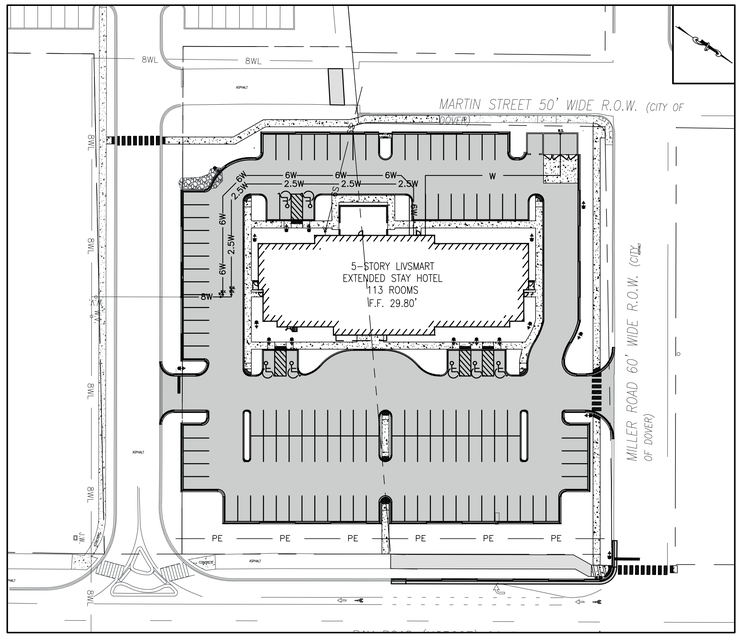
LOCATION MAP

0' 1200' 2400' 3600'

SCALE: 1" = 1200'

SOILS MAP SCALE: NTS

Up – URBAN LAND



SITE MAP

0' 50' 100' 150'

SCALE: 1" = 50'

INDEX OF SHEETS

C300	COVER SHEET
C301	LEGEND
C302	NOTES
C303	EXISTING CONDITIONS PLAN
C304	DEMOLITION PLAN
C305	SITE PLAN
C306	GRADES AND GEOMETRICS PLAN
C307	UTILITY PLAN
C308	SIGNING AND STRIPING PLAN
C309	FIRE MARSHAL PLAN
C310	LANDSCAPING PLAN
C311	SITE LIGHTING PLAN
C312	UTILITY PROFILES
C313	CONSTRUCTION DETAILS
C314	UTILITY DETAILS

CERTIFICATION OF PLAN ACCURACY

I, JAMES L. CURRAN, 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.

09/03/2025

JAMES L. CURRAN, P.E., DE NO. 14560 DATE
CENTURY ENGINEERING, LLC
550 BAY ROAD
DOVER, DE 19901
(302) 734-9188
JCURRAN@KLEINFELDER.COM

CERTIFICATION OF OWNERSHIP

I, FRANCIS X SMYTH, HEREBY CERTIFY THAT BAY ROAD THREE LLC & BAY ROAD FOUR LLC IS 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.

09/03/2025

FRANCIS X. SMYTH
BAY ROAD THREE LLC & BAY ROAD FOUR, LLC
32 WEST ROAD STE 230
TOWSON, MD 21204
(443) 589-2400

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

JAMES L. CURRAN REGISTERED No. 14560 DELAWARE PROFESSIONAL ENGINEER

09/04/2025

PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

COVER SHEET

CITY OF DOVER SUBMISSION

SEPTEMBER 3, 2025

DRAWN	CHK'D/DESIGNER
ZTP	JLC

SCALE	SHEET NO.
AS SHOWN	C300

PROJECT NO. 26000446.001A

L:\Wesftervace Capital Partners LP\26000446.001A-Dover Hotel\Working\CAD\SHEETS\CONSTRUCTION PLANS\C_Cover.dwg, 9/3/2025 6:28 PM

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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 X	
DITCH OR STREAM CENTERLINE	○○	X X	
DIRECTIONAL STREAM FLOW ARROW			
DRAINAGE INLET	C.B.		DI X
DRAINAGE JUNCTION BOX	J.B.		JB X
DRAINAGE MANHOLE	Ⓓ	●	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 UD UD UD		UD X
UNDERDRAIN OUTLET			UDO X

GRADING

FEATURE DESCRIPTION	EXISTING	PROPOSED
CONTOUR		
SPOT ELEVATIONS	○ XX.XX	○ XX.XX

UTILITY FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
CABLE TV DISTRIBUTION BOX	TV	
COMMUNICATIONS – UNDERGROUND	UG–C	UG–C
ELECTRIC – UNDERGROUND	UG–E	UG–E
ELECTRIC MANHOLE	Ⓔ	
ELECTRIC METER	E.M.	E.M.
ELECTRIC TRANSFORMER	E.T.	E.T.
GAS – UNDERGROUND	UG–G	UG–G
GAS MANHOLE	Ⓖ	
GAS METER	G.M.	
GAS VALVE	G.V.	
GAS PUMP – SERVICE STATION	G.P.	
IRRIGATION – UNDERGROUND	IR IR	IR IR
ITMS – UNDERGROUND	ITMS	ITMS
KNOX BOX		
LIGHTING – UNDERGROUND	LI LI	LI LI
LUMINAIRE – POLE MOUNTED		
MANHOLE – UNDETERMINED OWNER	MH	
RAILROAD TRACKS		
SANITARY – UNDERGROUND	S S S	S S S
SANITARY SEWER MANHOLE	Ⓢ	●
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	Ⓣ	
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 – SEE TYPICAL SECTIONS FOR MATERIAL AND DEPTHS	
SHARED USE PATH	
GRAVEL	
CONCRETE	
PERMEABLE PAVEMENT	

NATURAL ROADSIDE FEATURES

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

RIGHT-OF-WAY FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
CAPPED IRON PIPE	C.I.P.	CIP
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	
ACCESSIBLE RAMP	
SAW CUT	SAW

EROSION & SEDIMENT CONTROL FEATURES

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

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
CONVERT TO DRAINAGE INLET	CDI XX
CURB	C XX
CURB RAMP	CR 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

ABBREVIATION SCHEDULE

ABBREVIATION	DEFINITION
ADA	AMERICANS WITH DISABILITIES ACT
ALLOW.	ALLOWABLE
ASD	ALLOWABLE STRESS DESIGN
ALUM	ALUMINUM
BL	BASE LINE
BOTT.	BOTTOM
BRG	BEARING
CAP	CAPACITY
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CONC	CONCRETE
CONN	CONNECTION
CORR	CORRUGATED
CSJ	CONSTRUCTION JOINT
DFM	DIVISION OF FACILITIES MANAGEMENT
DIAG	DIAGONAL
DL	DEAD LOAD
DNREC	DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL
DOL	DEPARTMENT OF LABOR
DOT	DEPARTMENT OF TRANSPORTATION
E.F.	EACH FACE
EL., ELEV	ELEVATION
EQU.	EQUAL
EX., EXIST.	EXISTING
F.F.	FAR FACE
F'c	COMPRESSIVE STRENGH OF CONCRETE
FIN. FL.	FINISHED FLOOR
FIN. GR.	FINISHED GRADE
FND	FOUNDATION
FTG	FOOTING
Fy	YIELD STRENGTH OF STEEL
GABC	GRADED AGGREGATE BASE COURSE
GALV	GALVANIZED
HORIZ	HORIZONTAL
JT	JOINT
KSI	KIPS PER SQUARE INCH
LL	LIVE LOAD
LLV	LONG LEG VERTICAL
LLH	LONG LEG HORIZONTAL
LLBB	LONG LEG BACK TO BACK
LOC	LIMIT OF CONSTRUCTION
LOD	LIMIT OF DISTURBANCE
LRFD	LOAD RESISTANCE FACTORED DESIGN
MHW	MEAN HIGH WATER
MTL	METAL
NO	NUMBER
NOM	NOMINAL
N.F.	NEAR FACE
O.C.	ON CENTER
OHW	ORDINARY HIGH WATER
OPP	OPPOSITE
P.L.	PROPERTY LINE
PL	PLATE
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REBAR	REINFORCING BAR
ROW, RW, R/W	RIGHT OF WAY
SF	SILT FENCE
SIM	SIMILAR
SLBB	SHORT LEG BACK TO BACK
SS	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRAIGHT
T&B	TOP AND BOTTOM
TYP	TYPICAL
UHMW	ULTRA HIGH MOLECULAR WEIGHT
UNIF	UNIFORM
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WSE	WATER SURFACE ELEVATION
WWF	WELDED WIRE FABRIC

NOTE: NOT ALL ABBREVIATIONS INCLUDED IN THESE PLANS

GENERAL NOTE:

ALL ITEMS SHOWN MAY NOT BE PRESENT ON ALL SHEETS, OR PART OF THIS PROJECT.

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

△ DESCRIPTION	DATE

SEAL

JAMES LA CURRA
REGISTERED
No. 14650
DELAWARE
PROFESSIONAL ENGINEER
09/04/2025

PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

LEGEND

CITY OF DOVER SUBMISSION
SEPTEMBER 3, 2025

DRAWN	CHK'D/DESIGNER
ZTP	JLC

SCALE	SHEET NO.
1" = 1'	C301

PROJECT NO.
26000446.001A

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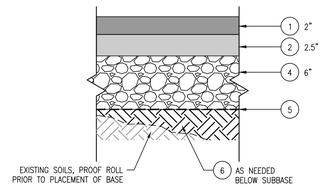
TYPICAL SECTIONS

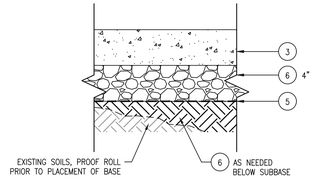
LEGEND:

1. SUPERPAVE TYPE C, PG 64-22, (ITEM NO. 401005)
2. SUPERPAVE TYPE B, PG 64-22, (ITEM NO. 401014)
3. P.C.C. SIDEWALK, 4" (ITEM NO. 705001) OR 6" (ITEM NO. 705002)
4. GRADED AGGREGATE BASE COURSE, (ITEM NO. 301001)
5. GEOTEXTILES, SEPARATION
6. BORROW, TYPE A, MAXIMUM 8" LIFTS, COMPACTION: 95% OF MAXIMUM DENSITY PER MODIFIED PROCTOR TEST (ITEM NO. 209001)

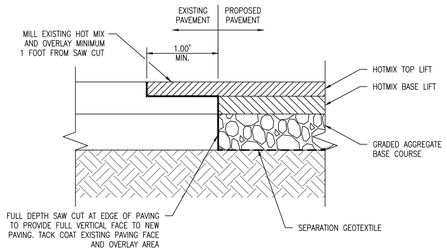
NOTE: ALL ITEM NUMBERS REFERENCE DELDOT STANDARD SPECIFICATIONS/ITEMS.



1 / C302 TYPICAL SECTION - FULL DEPTH PAVEMENT
SCALE: NTS



2 / C302 TYPICAL SECTION - CONCRETE SIDEWALK
SCALE: NTS



3 / C302 SAWCUT DETAIL
SCALE: NTS

PROJECT NOTES

1. THE INTENT OF THIS PROJECT IS TO PROVIDE THE FOLLOWING IMPROVEMENTS AT THE SUBJECT SITE: DOVER HOTEL
   1.1. CONSTRUCTION OF APPROXIMATELY 11,478 SQUARE FOOT FIVE STORY HOTEL INCLUDING UTILITIES
   1.2. CONSTRUCTION OF NEW PARKING LOT FOR VEHICLES.
   1.3. CONSTRUCTION OF NEW SIDEWALK FOR PEDESTRIANS.
   1.4. INSTALLATION OF NEW BIKE RACK.
2. CLEARING AND GRUBBING IS ASSUMED TO EXTEND A MINIMUM OF SIX (6) INCHES BELOW EXISTING GRADE FOR THE CONSTRUCTION OF THE NEW PATH. CLEARING AND GRUBBING WITHIN THE LIMITS OF DISTURBANCE (LOD) SHALL INCLUDE REMOVING AND DISPOSING OF ALL TREES, VEGETATION AND DEBRIS.
3. TREES NOT DESIGNATED TO BE REMOVED SHALL BE PROTECTED FROM CONSTRUCTION EQUIPMENT AND COMPACTION OF SOIL WITHIN THE DRIP LINE WITH FENCING AND AS REQUIRED BY DELDOT STANDARD SPECIFICATIONS.
4. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELAWARE. MISS UTILITY OF DELAWARE SHALL BE NOTIFIED TWO (2) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
5. THESE DRAWINGS DO NOT INCLUDE ANY HAZARDOUS MATERIALS THAT MAY OR MAY NOT EXIST WITHIN THIS SITE. IN THE EVENT THAT HAZARDOUS MATERIALS ARE LOCATED, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND CONTACT THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL EXCESS MATERIAL OFF SITE AND/OR PROVIDING ADDITIONAL FILL MATERIAL AS REQUIRED. THIS PROJECT IS ANTICIPATED TO GENERATE EXCESS MATERIAL.
7. CONVENTIONAL SURVEY AND BASE DRAWING PROVIDED BY CENTURY ENGINEERING.

HIERARCHY OF CONTRACT DOCUMENTS

ELEMENTS UNDER THE CIVIL PLANS SHALL BE CONSTRUCTED UTILIZING THE FOLLOWING INFORMATION IN THE HIERARCHY LISTED BELOW:

1. CONTRACT AGREEMENT BETWEEN OWNER AND CONTRACTOR.
2. APPROVED PLANS.
3. PROJECT MANUAL AND ENCLOSED TECHNICAL SPECIFICATIONS.
4. STATE OF DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL EROSION AND SEDIMENT CONTROL HANDBOOK, JULY 2023 OR MOST CURRENT AT DATE OF ADVERTISEMENT.
5. DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DETAILS, 2025, OR MOST CURRENT AT ADVERTISEMENT.
6. DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION, JANUARY 2025, OR MOST CURRENT AT DATE OF ADVERTISEMENT.

GENERAL NOTES

1. THE TERM "ENGINEER," "STATE," AND/OR "ARCHITECT" NOTED THROUGHOUT THE CONTRACT PLANS AND SPECIFICATIONS SHALL REFER TO THE CITY OF DOVER/STATE OF DELAWARE, OR THEIR APPOINTED REPRESENTATIVE. THE TERM "SITE" MAY BE USED INTERCHANGEABLY THROUGHOUT THESE DOCUMENTS AS A MEANS OF IDENTIFYING THE LEGISLATIVE HALL PARKING GARAGE.
2. THE CONTRACTOR SHALL RESTORE ALL AREAS 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 STATE OF DELAWARE.
3. THE CONTRACTOR SHALL PROVIDE NECESSARY FACILITIES, INCLUDING, BUT NOT LIMITED TO, RESTROOMS DURING CONSTRUCTION. STATE BUILDINGS AND SURROUNDING BUSINESSES SHALL NOT BE USED. EQUIPMENT PARKING AND MATERIAL STAGING SHALL BE LIMITED TO DESIGNATED STAGING & STOCKPILE AREAS.
4. THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ANY DIMENSIONAL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION.
5. THE CONTRACTOR SHALL DESIGNATE A PERSON WHO SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL PLANS, A PERSON WHO SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THE TRAFFIC CONTROL, AND A PERSON WHO SHALL BE RESPONSIBLE FOR WORKER SAFETY. THE PERSON RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL PLANS SHALL BE CERTIFIED BY THE STATE OF DELAWARE FOR EROSION AND SEDIMENT CONTROL RESPONSIBILITY (CERTIFIED CONSTRUCTION REVIEWER).
6. THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE AREA AND EXCAVATIONS WITHIN THE LIMITS OF CONSTRUCTION TO PROHIBIT PUBLIC ACCESS UNTIL COMPLETION OF THE PROJECT. AT A MINIMUM, ALL EXCAVATION SHALL BE BARRICADED WITH ORANGE SAFETY FENCE. THE CONTRACTOR'S PROCEDURE/METHOD FOR LIMITING ACCESS SHALL BE REVIEWED BY, AND COORDINATED WITH THE OWNER PRIOR TO THE START OF WORK. THE COST TO INSTALL, RELOCATE, AND MAINTAIN SITE SECURITY SHALL BE INCIDENTAL TO THE CONTRACT. CONTRACTOR SHALL MAINTAIN PUBLIC ACCESS ON ALL ROADS. IF CONTRACTOR MUST CLOSE ANY ROAD THE CONTRACTOR SHALL PROVIDE NOTICE 48 HOURS IN ADVANCE FOR APPROVAL BY THE ENGINEER.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING OFF-SITE SPOIL AREAS FOR LEGAL DISPOSAL OF ANY EXCESS MATERIAL NOT ACCEPTED BY THE STATE 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.
8. 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.
9. THE CONSTRUCTION PLANS PRESENT A CONCEPT OF THE RELATIONSHIP BETWEEN TRAFFIC CONTROL, EROSION CONTROL, ETC. ANY REVISION TO THE DETAILS OR SEQUENCE SHOWN ON THE CONSTRUCTION PLANS SHALL BE PREPARED BY THE CONTRACTOR ON STANDARD PLAN SHEETS AND SUBMITTED FOR REVIEW AND APPROVAL BY THE ENGINEER. THE PLANS SHALL BE PREPARED IN ACCORDANCE WITH CURRENT STANDARDS FOR TRAFFIC CONTROL, EROSION AND SEDIMENT CONTROL (PREPARED BY A CERTIFIED CONSTRUCTION REVIEWER), STORM WATER MANAGEMENT, ETC. AND SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF DELAWARE. ALL REQUIRED CALCULATIONS, REPORTS, ETC. SHALL ALSO ACCOMPANY THE SUBMISSION. THE NUMBER OF COPIES REQUIRED TO BE SUBMITTED FOR REVIEW SHALL BE DETERMINED BY THE STATE OF DELAWARE, DEPENDING ON THE NATURE OF THE PROPOSED REVISION. THE CONTRACTOR SHALL NOTE THAT THE REVISIONS TO THE CONSTRUCTION PLANS, AS WELL AS REVIEW TIME BY THE STATE OF DELAWARE, WILL NOT JUSTIFY A DELAY IN THE CONSTRUCTION SCHEDULE. REVISIONS INVOLVING UTILITIES WILL REQUIRE THE COMPLETION OF A UTILITY STATEMENT APPROVED BY THE RESPECTIVE UTILITIES AS PART OF THE PLAN DOCUMENTS. ALL COSTS INVOLVED IN PREPARING THE PLAN REVISIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. THESE DRAWINGS DO NOT INCLUDE NECESSARY ELEMENTS OF CONSTRUCTION SAFETY. ALL CONSTRUCTION, INCLUDING EXCAVATION, MUST BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, CFR §1926.652(b)(2), AND ALL FEDERAL, STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SITE SAFETY.
11. NO DEBRIS SHALL BE BURIED OR BURNED ON THE SITE UNLESS SPECIFICALLY NOTED WITHIN THESE PLANS OR SPECIFICATIONS.
12. THE CONTRACTOR SHALL CONTACT MISS UTILITY TWO (2) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, OR AS REQUIRED BY LAW, AT 1-800-282-8555.
13. THE CONTRACTOR SHALL MAINTAIN A CLEAN SET OF AS-BUILT PLANS THAT SHALL ACCURATELY ILLUSTRATE ALL FIELD CHANGES NEATLY DRAWN AND LABELED IN RED INK. FINAL AS-BUILT PLANS SHALL BE DATED AND SIGNED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER AT THE END OF THE PROJECT FOR RECORDATION.
14. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE IN ADVANCE FOR ANY UTILITY DISRUPTION FOR APPROVAL BY THE ENGINEER.

DATA COLUMN

1.	COUNTY TAX MAP:	2-05-077.00-01-10.02-00001	2-05-077.10-01-45.00-00001
2.	APPLICATION NUMBER:		
3.	ADDRESS OF SITE:	540 BAY ROAD DOVER, DE 19901	530 BAY ROAD DOVER, DE 19901
4.	ZONING:	EXISTING: C4-HIGHWAY COMMERCIAL PROPOSED: N/A	EXISTING: C4-HIGHWAY COMMERCIAL PROPOSED: N/A
5.	LOT AREA:	1.10± ACRES	1.10± ACRES
6.	SOURCE OF TITLE:	D.R. 8585-81	D.R. 9492-96
7.	EXISTING USE:	VACANT LAND	VACANT LAND
8.	PROPOSED USE:	HOTEL	HOTEL
9.	DATUM:	EXISTING IRON PIN, SEE SHEET C303 VERTICAL - NAVD88 HORIZONTAL - NAD83	
10.	SETBACK	FRONT: 20'/35' SIDE: 15' REAR: 10'	
11.	MONUMENTS	EXISTING MONUMENTS: 2 EXISTING IRON PIPES: 3 EXISTING REBAR: 2 PROPOSED MONUMENTS: 1	
12.	PARKING RATIONALE:	1 SPACE PER GUEST ROOM: 1 SPACE PER 200 S.F. OF OFFICE SPACE, BANQUET HALL & MEETING AREA: TOTAL REQUIRED PARKING: TOTAL PROVIDED PARKING:	1 X 113 ROOMS = 113 SPACES 750 S.F./200 S.F. = 4 SPACES 117 SPACES 123 SPACES (7 HANDICAP SPACES)

13. PROJECT SITE BREAKDOWN (2.20± ACRE):

EXISTING SITE	
IMPERVIOUS:	27,949± S.F. (0.64± ACRES)
OPEN SPACE:	67,883± S.F. (1.56± ACRES)
OVERALL TOTAL:	95,832± S.F. (2.20± ACRES)
PROPOSED SITE	
IMPERVIOUS:	59,672± S.F. (1.37± ACRES)
OPEN SPACE:	24,680± S.F. (0.57± ACRES)
BUILDING:	11,480± S.F. (0.26± ACRES)
OVERALL TOTAL:	95,832± S.F. (2.20± ACRES)

PROPOSED INCREASE IN IMPERVIOUS AREA: 0.99± ACRES

14. FLOOD PLAIN MAP
    PER FEMA MAP NUMBER 10001C0169J, DATED JULY 7, 2014, THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
15. PURPOSE OF PLAN
    THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 11,478± S.F. FIVE STORY HOTEL AND ASSOCIATED IMPROVEMENTS.
16. DEBRIS DISPOSAL
    NO DEBRIS SHALL BE BURIED ON THE SITE. ANY BURIED DEBRIS ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED FACILITY.
17. BOUNDARY & TOPOGRAPHIC SURVEY
    BOUNDARY SHOWN HEREON PREPARED BY CENTURY ENGINEERING, LLC. (MAY 2022).
18. WETLAND
    A WETLAND INVESTIGATION WAS PERFORMED ON JANUARY 19, 2017 BY CENTURY ENGINEERING, LLC. NO WETLANDS WERE FOUND ON EITHER PARCEL.
19. WATER PROVIDER: CITY OF DOVER
20. SEWER PROVIDER: CITY OF DOVER
21. OWNER/EQUITABLE OWNER
    FRANCIS X. SMYTH
    BAY ROAD THREE, LLC & BAY ROAD FOUR, LLC
    32 WEST ROAD STE 230
    TOWSON, MD 21204
    (443) 589-2400
    FXS@CLEGHORNCAPITAL.COM
22. DEVELOPER/APPLICANT
    WEATHERVANE CAPITAL PARTNERS
    123 BLOOMINGDALE AVENUE, SUITE 303
    WAYNE, PA 19807
    (610) 727-0551
    MMURCHIE44@GMAIL.COM
23. ENGINEER
    CENTURY ENGINEERING, LLC
    550 BAY ROAD
    DOVER, DE 19901
    (302) 734-9188
    JAMES CURRAN, P.E.
    JCURRAN@KLEINFELDER.COM

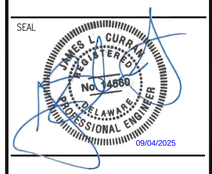
CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL



PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

NOTES

CITY OF DOVER SUBMISSION
SEPTEMBER 3, 2025

DRAWN	CHK'D/DESIGNER
ZTP	JLC

SCALE	SHEET NO.
1" = 1'	C302

PROJECT NO.
26000446.001A

L:\Weathervane Capital Partners LP\26000446.001A - Dover Hotel\Working\CAD\SHEETS\CONSTRUCTION PLANS\C_Notes.dwg, 9/3/2025 5:26 PM

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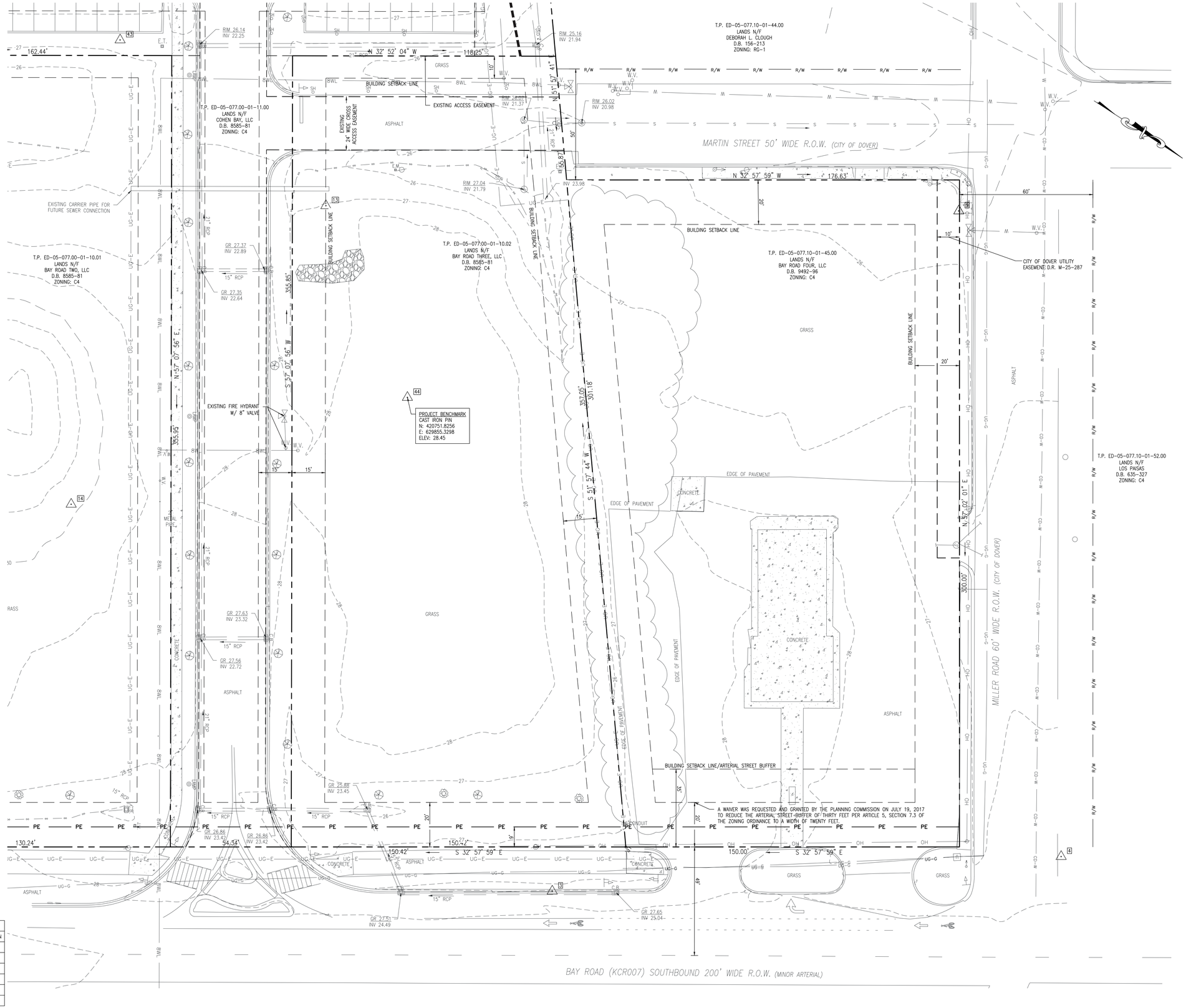

TRAVERSE POINT LAYOUT				
POINT NO.	DESCRIPTION	NORTHING	EASTING	ELEVATION
3	TP3	420927.2950	630006.2214	27.155
4	TP4	421110.7861	629868.6642	27.823
9	TP5	420914.1681	629650.0646	25.406
13	TP 11	420674.1530	629802.9158	26.531
14	TP 13	420651.1423	629977.9203	28.378
44	TP-44	420751.8256	629855.3298	28.447

SOILS:
Up – URBAN LAND (ENTIRE SITE)

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

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

JAMES L. CURRAN III — REGISTERED — No. 14560 — STATE OF DELAWARE — PROFESSIONAL ENGINEER
09/04/2025

PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

EXISTING CONDITIONS PLAN

CITY OF DOVER SUBMISSION
SEPTEMBER 3, 2025

DRAWN	CHK'D/DESIGNER
ZTP	JLC

SCALE	SHEET NO.
1" = 20'	C303

PROJECT NO.
26000446.001A

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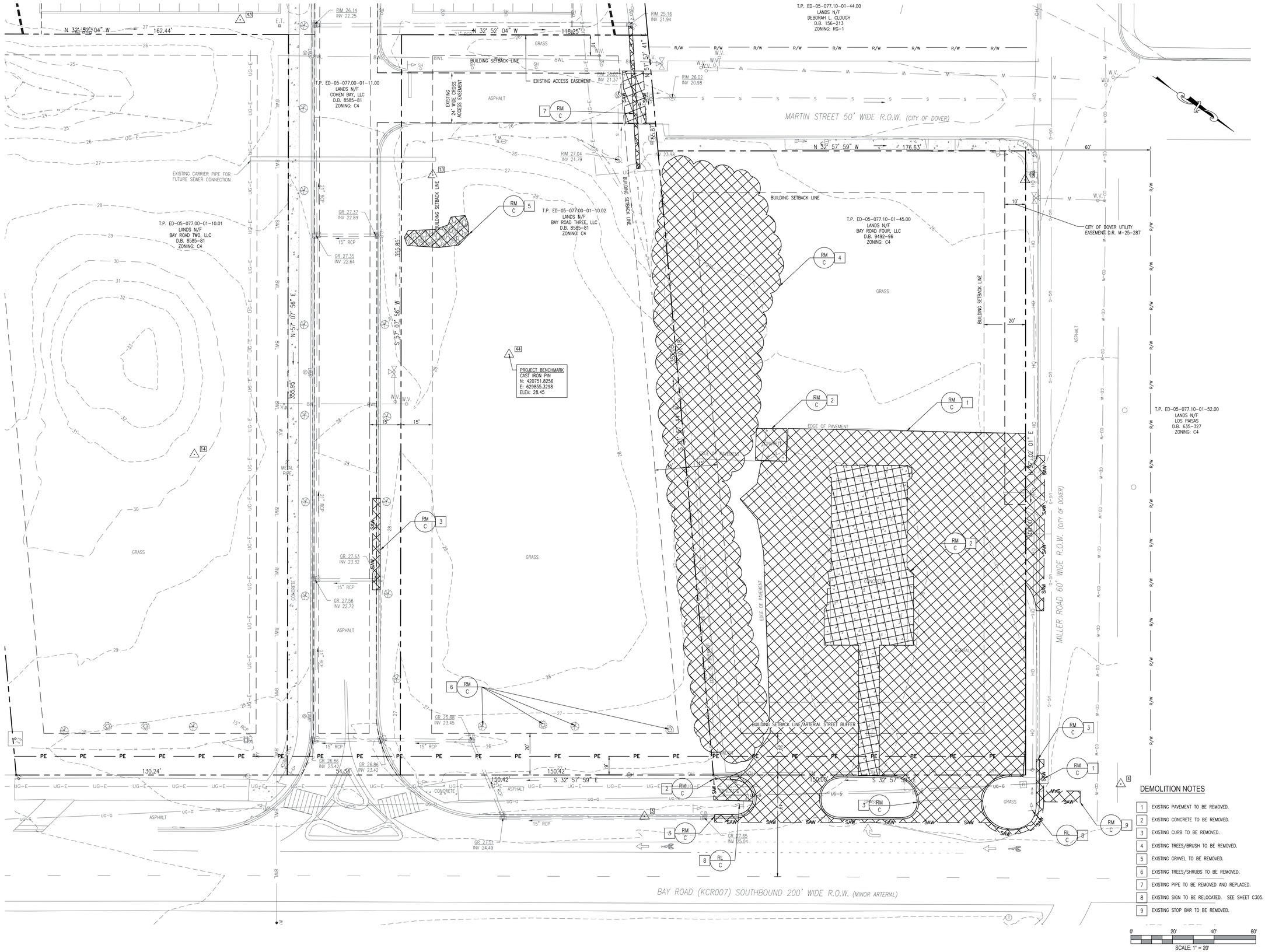

DEMOLITION NOTES

1. EXISTING PAVEMENT TO BE REMOVED.
2. EXISTING CONCRETE TO BE REMOVED.
3. EXISTING CURB TO BE REMOVED.
4. EXISTING TREES/BRUSH TO BE REMOVED.
5. EXISTING GRAVEL TO BE REMOVED.
6. EXISTING TREES/SHRUBS TO BE REMOVED.
7. EXISTING PIPE TO BE REMOVED AND REPLACED.
8. EXISTING SIGN TO BE RELOCATED. SEE SHEET C305.
9. EXISTING STOP BAR TO BE REMOVED.

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

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

JAMES L. CURRAN
REGISTERED
No. 14650
DELAWARE
PROFESSIONAL ENGINEER
09/04/2025

PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

DEMOLITION PLAN

CITY OF DOVER SUBMISSION
SEPTEMBER 3, 2025

DRAWN	CHK'D/DESIGNER
ZTP	JLC

SCALE	SHEET NO.
1" = 20'	C304

PROJECT NO.
26000446.001A

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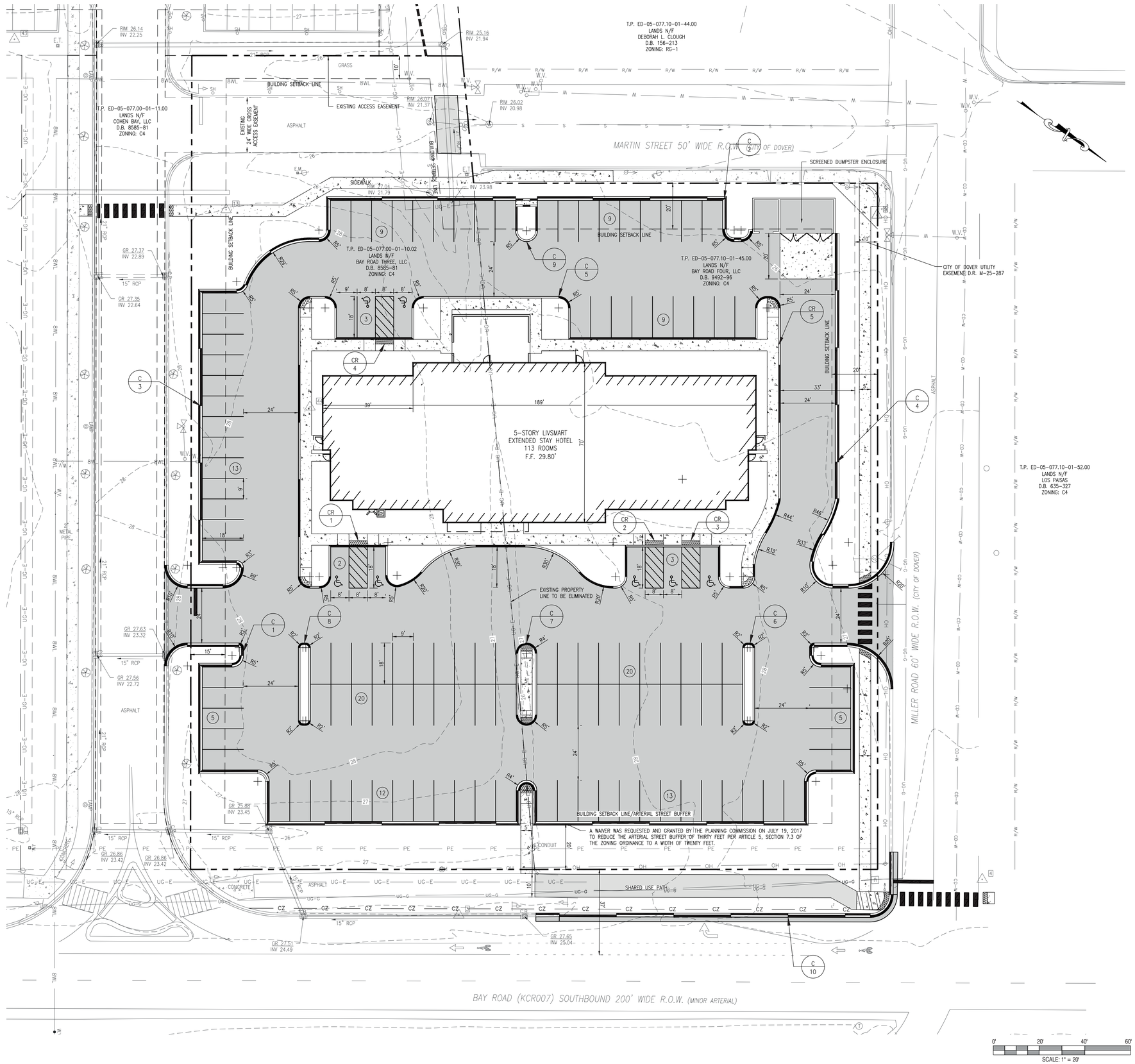

CURB RAMP SCHEDULE	
RAMP ID	TYPE
1	1
2	1
3	1
4	1
5	1

*SEE SHEET C306 FOR CURB RAMP GRADING DETAILS

CURB SCHEDULE		
CURB NO.	ITEM DESCRIPTION/TYPE	LENGTH
1	P.C.C. CURB & GUTTER TYPE 3-6	586'
2	P.C.C. CURB & GUTTER TYPE 3-6	113'
3	P.C.C. CURB & GUTTER TYPE 3-6	345'
4	P.C.C. CURB & GUTTER TYPE 3-6	199'
5	P.C.C. CURB TYPE 1-6	796'
6	P.C.C. CURB TYPE 1-6	80'
7	P.C.C. CURB TYPE 1-6	83'
8	P.C.C. CURB TYPE 1-6	80'
9	P.C.C. CURB TYPE 1-6	120'
10	P.C.C. CURB TYPE 3-8	170'

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

JAMES L. CURRAN
REGISTERED
No. 14560
DELAWARE
PROFESSIONAL ENGINEER
09/04/2025

PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

SITE PLAN

CITY OF DOVER SUBMISSION
SEPTEMBER 3, 2025

DRAWN	CHK'D/DESIGNER
ZTP	JLC

SCALE	SHEET NO.
1" = 20'	C305

PROJECT NO.
26000446.001A

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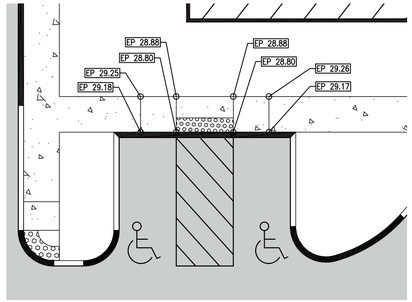
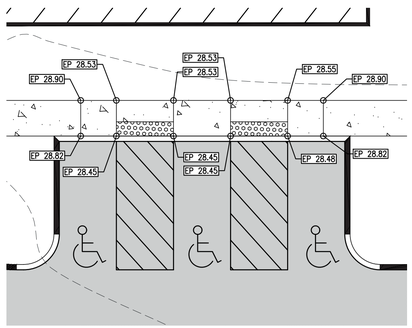
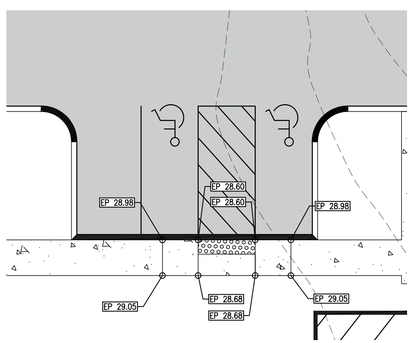


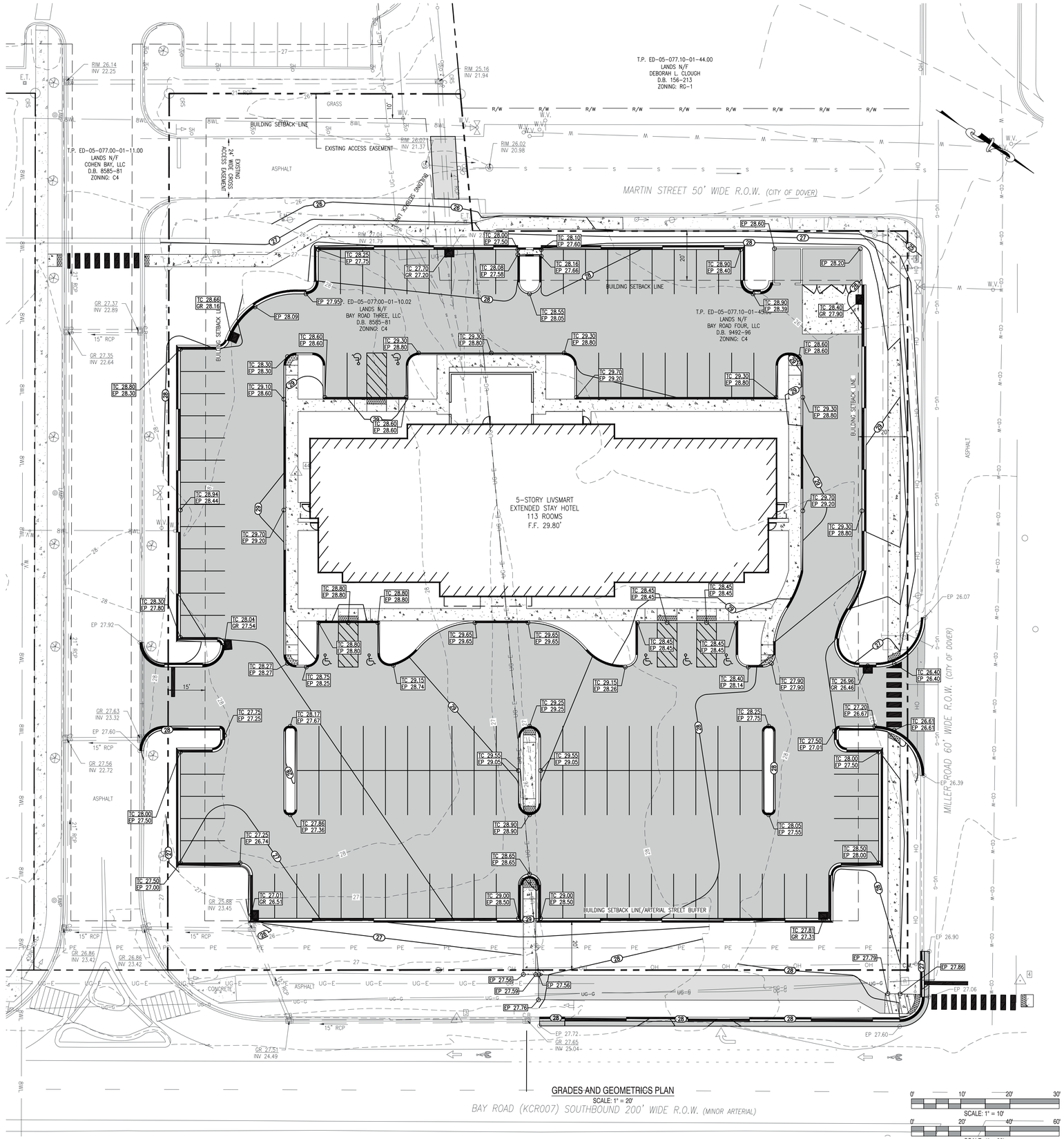
HANDICAP CURB RAMP GRADING
SCALE: 1" = 10'



HANDICAP CURB RAMP GRADING
SCALE: 1" = 10'



HANDICAP CURB RAMP GRADING
SCALE: 1" = 10'



GRADES AND GEOMETRICS PLAN
SCALE: 1" = 20'

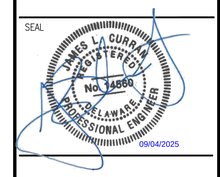
CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL



PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

GRADES AND GEOMETRICS PLAN

CITY OF DOVER SUBMISSION
SEPTEMBER 3, 2025

DRAWN	CHK'D/DESIGNER
ZTP	JLC

SCALE	SHEET NO.
AS SHOWN	C306

PROJECT NO.
26000446.001A

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T.P. ED-05-077.10-01-44.00
LANDS N/F
DEBORAH L. CLOUGH
D.B. 156-213
ZONING: RG-1

T.P. ED-05-077.00-01-11.00
LANDS N/F
COHEN BAY, LLC
D.B. 8585-81
ZONING: C4

MARTIN STREET 50' WIDE R.O.W. (CITY OF DOVER)

MILLER ROAD 60' WIDE R.O.W. (CITY OF DOVER)

BAY ROAD (KCR007) SOUTHBOUND 200' WIDE R.O.W. (MINOR ARCTERIAL)

5-STORY LIVSMART
EXTENDED STAY HOTEL
113 ROOMS
F.F. 29.80'

EXISTING ACCESS EASEMENT

EXISTING 24' WIDE CROSS ACCESS EASEMENT

BUILDING SETBACK LINE

BUILDING SETBACK LINE/ARTERIAL STREET BUFFER

CITY OF DOVER UTILITY EASEMENT D.R. M-25-287

T.P. ED-05-077.10-01-52.00
LANDS N/F
LOS PAISAS
D.B. 635-327
ZONING: C4

RIM 26.14
INV 22.25

RIM 25.16
INV 21.94

RIM 26.07
INV 21.37

RIM 26.02
INV 20.98

RIM 27.04
INV 21.79

INV 23.98

GR 27.37
INV 22.89

GR 27.35
INV 22.64

GR 27.63
INV 23.32

GR 27.56
INV 22.72

GR 25.88
INV 23.45

GR 26.86
INV 23.42

GR 26.86
INV 23.42

GR 27.65
INV 25.04

GR 27.51
INV 24.49

2 45° BENDS

90° BEND

3/4" WATER LINE

SPIGOT

W.S.

EXISTING FIRE HYDRANT W/ 8" VALVE

2.5" WATER METER

8"X2.5" TEE
W/ 2.5" VALVE

8"X8"X6" TEE
W/ 6" VALVE

8"X8"X6" TEE
W/ 8" AND 6" VALVE

15" RCP

ASPHALT

GRASS

CONCRETE

ER PIPE FOR CONNECTION

)1-10.01

LLC

P 1 · P 2 · P 3 · P 4 · P 5 · P 6 · P 7

DI 1 · DI 2 · DI 3 · DI 4 · DI 5 · DI 6 · DI 7

SL-1 · SL-2 · SL-3 · SL-4 · SL-5 · SL-6 · SL-7 · SL-8 · SL-9 · SL-10 · SL-11

GENERAL NOTES:

1. 8" WATER MAIN SHALL BE DUCTILE IRON PIPE
2. 6" FIRE PROTECTION SHALL BE DUCTILE IRON PIPE
3. 2.5" DOMESTIC WATER SHALL BE SDR9
4. 6" SANITARY SEWER MAIN SHALL BE SDR35

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

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

JAMES L. CURRAN · REGISTERED · No. 14660 · DELAWARE · PROFESSIONAL ENGINEER

09/04/2025

PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

UTILITY PLAN

CITY OF DOVER SUBMISSION
SEPTEMBER 3, 2025

DRAWN	CHK'D/DESIGNER
ZTP	JLC

SCALE	SHEET NO.
1" = 20'	C307

PROJECT NO.
26000446.001A

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R7-8 (12" X 18")

R7-8P (18" X 9")

SIGN TYPE DETAIL
SCALE: N.T.S.

R6-1_R(36) (36" X 12")

R1-1(18) (18" X 18")

W21-9P-DE (18" X 12")

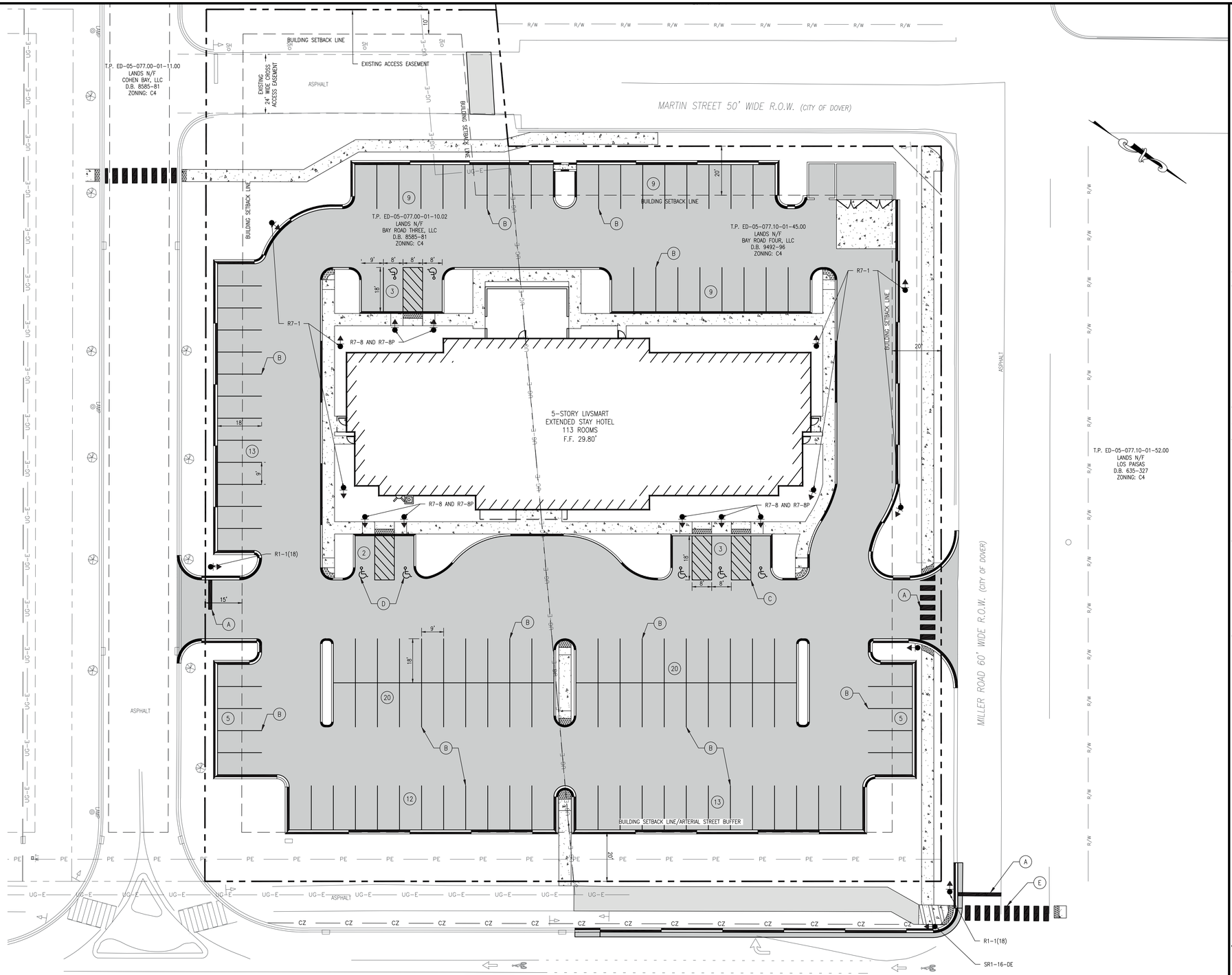
SIGN TYPE DETAIL
SCALE: N.T.S.

SR1-16-DE (24" X 42")

SIGN TYPE DETAIL
SCALE: N.T.S.

R7-1 (12" X 18")

SIGN TYPE DETAIL
SCALE: N.T.S.



PAVEMENT MARKINGS LEGEND	
SYM	ITEM
A	PERMANENT PAVEMENT STRIPING, ALKYD-THERMOPLASTIC, WHITE 16" SOLID (ITEM 862006)
B	PERMANENT PAVEMENT STRIPING, EPOXY RESIN PAINT, WHITE 4" SOLID (ITEM 861001)
C	PERMANENT PAVEMENT STRIPING, EPOXY RESIN PAINT, BLUE 4" SOLID (ITEM 861001)
D	PREFORMED RETROREFLECTIVE MARKINGS, ALKYD-THERMOPLASTIC PEDESTRIAN SYMBOL (ITEM 863001)
E	PERMANENT PAVEMENT STRIPING, ALKYD-THERMOPLASTIC, WHITE 24" SOLID (ITEM 862006)

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

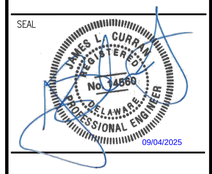
CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL



PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

SIGNING AND STRIPING PLAN

CITY OF DOVER SUBMISSION
SEPTEMBER 3, 2025

DRAWN	CHK'D/DESIGNER
ZTP	JLC

SCALE	SHEET NO.
1" = 20'	C308

PROJECT NO.
26000446.001A

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DATA COLUMN

1.	COUNTY TAX MAP:	2-05-077.00-01-10.02-00001	2-05-077.10-01-45.00-00001
2.	APPLICATION NUMBER:		
3.	ADDRESS OF SITE:	540 BAY ROAD DOVER, DE 19901	530 BAY ROAD DOVER, DE 19901
4.	ZONING:	EXISTING: C4-HIGHWAY COMMERCIAL PROPOSED: N/A	EXISTING: C4-HIGHWAY COMMERCIAL PROPOSED: N/A
5.	LOT AREA:	1.10± ACRES	1.10± ACRES
6.	SOURCE OF TITLE:	D.R. 8585-81	D.R. 9492-26
7.	EXISTING USE:	RETAIL/VACANT LAND	PARKING LOTS
8.	PROPOSED USE:	HOTEL	HOTEL
9.	DATUM:	EXISTING IRON PIN, SEE SHEET C303 VERTICAL – NAVD88 HORIZONTAL – NAD83	
10.	SETBACK	FRONT: 20' SIDE: 15' REAR: 10'	
11.	MONUMENTS	EXISTING MONUMENTS: 1 EXISTING IRON PIPES: 1 PROPOSED MONUMENTS: 1	
12.	PARKING RATIONALE:	1 SPACE PER GUEST ROOM: 1 SPACE PER 200 S.F. OF OFFICE SPACE, BANQUET HALL & MEETING AREA: TOTAL REQUIRED PARKING: TOTAL PROVIDED PARKING:	1 X 113 ROOMS = 113 SPACES 750 S.F./200 S.F. = 4 SPACES 117 SPACES 123 SPACES (7 HANDICAP SPACES)
13.	BICYCLE RATIONALE:	1 SPACE PER 20 PARKING SPACES:	123 PARKING SPACES/20 = 7 SPACES

14. PROJECT SITE BREAKDOWN (2.20± ACRE):

EXISTING SITE	
IMPERVIOUS:	27,949± S.F. (0.64± ACRES)
OPEN SPACE:	67,883± S.F. (1.56± ACRES)
OVERALL TOTAL:	95,832± S.F. (2.20± ACRES)
PROPOSED SITE	
IMPERVIOUS:	59,672± S.F. (1.37± ACRES)
OPEN SPACE:	24,680± S.F. (0.57± ACRES)
BUILDING:	11,480± S.F. (0.26± ACRES)
OVERALL TOTAL:	95,832± S.F. (2.20± ACRES)

PROPOSED INCREASE IN IMPERVIOUS AREA: 0.99± ACRES

15. FLOOD PLAIN MAP
PER FEMA MAP NUMBER 10001C0169J, DATED JULY 7, 2014, THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

16. PURPOSE OF PLAN
THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 11,478± S.F. FIVE STORY HOTEL AND ASSOCIATED IMPROVEMENTS.

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

18. BOUNDARY SURVEY
BOUNDARY SHOWN HEREON PREPARED BY CENTURY ENGINEERING, LLC.

19. FIRE LANE
ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDNACE WITH THE STATE FIRE PREVENTION REGULATIONS.

20. SPRINKLERS
PROPOSED FIVE STORY HOTEL TO BE SPRINKLERED.

21. BUILDING CONSTRUCTION TYPE: HOTEL, NFPA LIFE SAFETY CODE 2021, CHAPTER 28. TYPE III (2,1,1)

22. BUILDING CONSTRUCTION MATERIAL: HOTEL, NFPA LIFE SAFETY CODE 2021, CHAPTER 28. TYPE III (2,1,1)

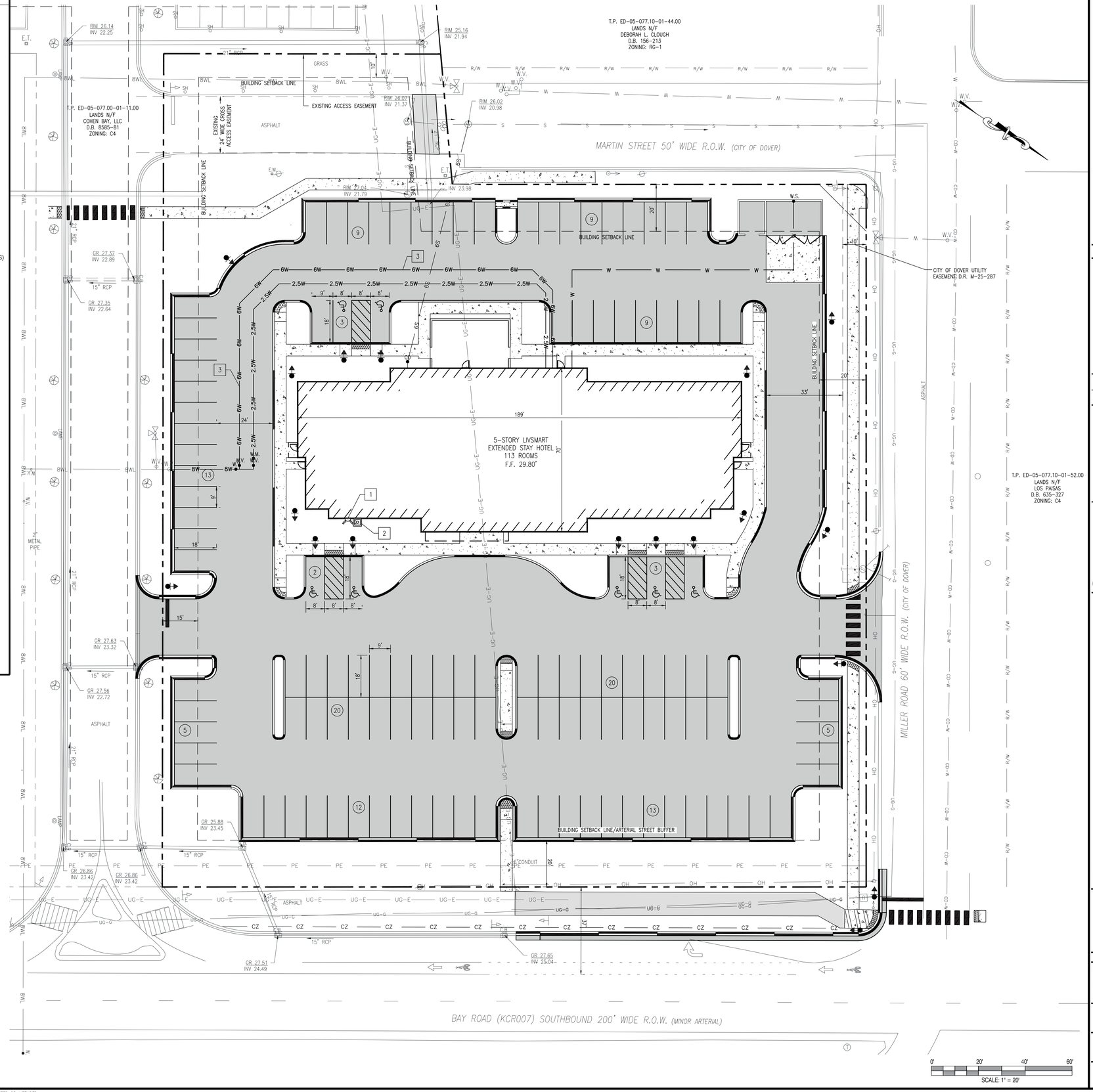
23. MAX BUILDING HEIGHT: 6 STORIES OR 75'

24. WATER PROVIDER: CITY OF DOVER

25. SEWER PROVIDER: CITY OF DOVER

26. OWNER/EQUITABLE OWNER
FRANCIS X. SMYTH
BAY ROAD THREE, LLC & BAY ROAD FOUR, LLC
32 WEST ROAD STE 230
TOWSON, MD 21204
(443) 589-2400

27. ENGINEER
CENTURY ENGINEERING, LLC
550 BAY ROAD
DOVER, DE 19901
(302) 734-9188
JAMES CURRAN, P.E.



APPURTENANCE NOTES:

1. PROPOSED FIRE DEPARTMENT CONNECTION.
2. PROPOSED FIRE DEPARTMENT KNOX BOX, CONTACT CITY OFFICE OF THE FIRE MARSHAL FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.
3. 6" FIRE PROTECTION MAIN.

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

JAMES L. CURRAN
REGISTERED
No. 14560
STATE OF DELAWARE
PROFESSIONAL ENGINEER
09/04/2025

PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

FIRE MARSHAL PLAN

CITY OF DOVER SUBMISSION
SEPTEMBER 3, 2025

DRAWN	CHK'D/DESIGNER
ZTP	JLC

SCALE	SHEET NO.
1" = 20'	C309

PROJECT NO. 26000446.001A

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DATA COLUMN

1.	COUNTY TAX MAP:	2-05-077.00-01-10.02-00001	2-05-077.10-01-45.00-00001
2.	APPLICATION NUMBER:		
3.	ADDRESS OF SITE:	540 BAY ROAD DOVER, DE 19901	530 BAY ROAD DOVER, DE 19901
4.	ZONING:	EXISTING: C4-HIGHWAY COMMERCIAL PROPOSED: N/A	EXISTING: C4-HIGHWAY COMMERCIAL PROPOSED: N/A
5.	LOT AREA:	1.10± ACRES	1.10± ACRES
6.	SOURCE OF TITLE:	D.R. 8585-81	D.R. 9492-96
7.	EXISTING USE:	VACANT LAND	VACANT LAND
8.	PROPOSED USE:	HOTEL	HOTEL
9.	DATUM:	EXISTING IRON PIN, SEE SHEET C303 VERTICAL – NAVD88 HORIZONTAL – NAD83	
10.	SETBACK	FRONT: 20'/35' SIDE: 15' REAR: 10'	
11.	MONUMENTS	EXISTING MONUMENTS: 2 EXISTING IRON PIPES: 3 EXISTING REBAR: 2 PROPOSED MONUMENTS: 1	
12.	PARKING RATIONALE:	1 SPACE PER GUEST ROOM: 1 SPACE PER 200 S.F. OF OFFICE SPACE, BANQUET HALL & MEETING AREA: TOTAL REQUIRED PARKING: TOTAL PROVIDED PARKING:	1 X 113 ROOMS = 113 SPACES 750 S.F./200 S.F. = 4 SPACES 117 SPACES 123 SPACES (7 HC SPACES)

13. FLOOD PLAIN MAP
PER FEMA MAP NUMBER 10001C0169J, DATED JULY 7, 2014, THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

14. PURPOSE OF PLAN
THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 11,478± S.F. FIVE STORY HOTEL AND ASSOCIATED IMPROVEMENTS.

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

16. BOUNDARY & TOPOGRAPHIC SURVEY
BOUNDARY SHOWN HEREON PREPARED BY CENTURY ENGINEERING, LLC. (MAY 2022).

17. WETLAND
A WETLAND INVESTIGATION WAS PERFORMED ON JANUARY 19, 2017 BY CENTURY ENGINEERING, LLC. NO WETLANDS WERE FOUND ON EITHER PARCEL.

18. WATER PROVIDER: CITY OF DOVER

19. SEWER PROVIDER: CITY OF DOVER

20. OWNER/EQUITABLE OWNER
FRANCIS X. SMYTH
BAY ROAD THREE, LLC & BAY ROAD FOUR, LLC
32 WEST ROAD STE 230
TOWSON, MD 21204
(443) 589-2400
FXS@CLEGHORNCAPITAL.COM

21. DEVELOPER/APPLICANT
WEATHERVANE CAPITAL PARTNERS
123 BLOOMINGDALE AVENUE, SUITE 303
WAYNE, PA 19807
(610) 727-0551
MMURCHIE44@GMAIL.COM

22. ENGINEER
CENTURY ENGINEERING, LLC
550 BAY ROAD
DOVER, DE 19901
(302) 734-9188
JAMES CURRAN, P.E.
JCURRAN@KLEINFELDER.COM

TREE DENSITY CALCULATIONS

TOTAL LOT AREA:	2.20 ACRES
TOTAL AREA OF WOODLANDS ON SITE:	0.27 ACRES
TOTAL AREA OF WOODLANDS TO BE PRESERVED:	0.00 ACRES
NON-WOODLAND AREA:	2.20 ACRES (95,832± S.F.)

NEW TREE PLANTINGS REQUIRED:
1 TREE PER 3,000 S.F. OF NON-WOODLAND AREA

95,832 S.F./3,000 S.F. =	32 PLANTINGS REQUIRED
TREE PLANTINGS PROPOSED:	41 TREES

GENERAL NOTES

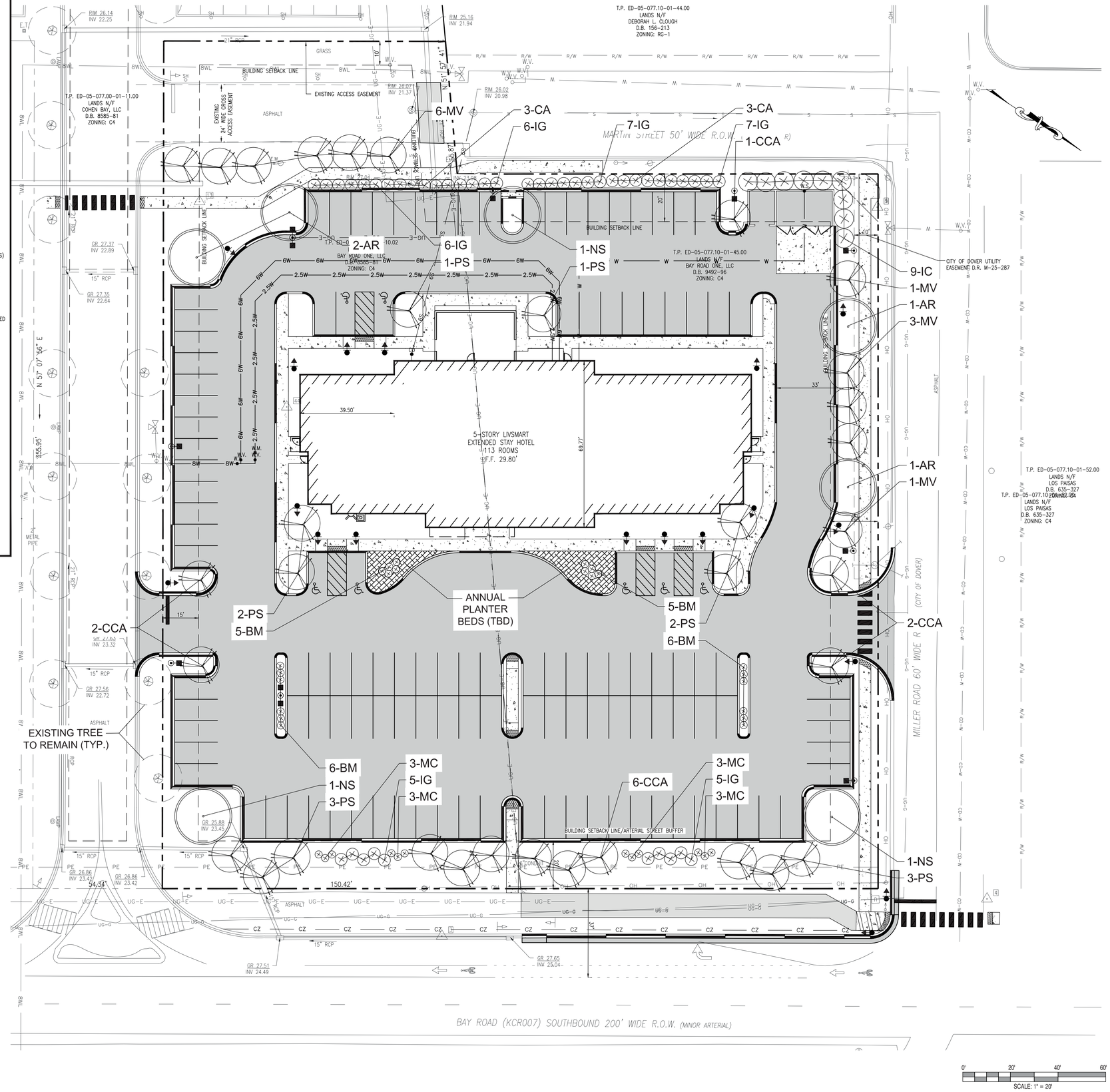
1. INTERIOR LOT LINE TO BE REMOVED AND LOTS TO BE CONSOLIDATED.
2. NO EXISTING VEGETATION ONSITE WILL BE PRESERVED.
3. ALL NEW TREE AND SHRUB PLANTINGS SHALL BE MULCHED TO PREVENT EROSION AROUND NEW PLANTINGS.
4. ALL NEW PLANTINGS SHALL HAVE A ONE YEAR REPLACEMENT GUARANTEE.
5. TREES SHALL BE LIMBED TO 12-FEET OR ABOVE AT MATURITY.

CERTIFICATION OF PLAN ACCURACY

I, MICHAEL J. PIERANUNZI, HEREBY CERTIFY 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 THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

_____ DATE

MICHAEL J. PIERANUNZI, ASLA, RLA
CENTURY ENGINEERING, INC.
10710 GILROY ROAD
HUNT VALLEY, MD 21031
(443)-589-2400



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

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

MICHAEL J. PIERANUNZI
No. S1-0010648
REGISTERED LANDSCAPE ARCHITECT
STATE OF DELAWARE

PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

LANDSCAPE PLAN

CITY OF DOVER SUBMISSION
SEPTEMBER 3, 2025

DRAWN	CHK'D/DESIGNER
CG	MJP

SCALE	SHEET NO.
1" = 20'	C310

PROJECT NO.
26000446.001A

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LANDSCAPE SPECIFICATIONS

1. All plants shall be identified in accordance with the latest Edition of Hortus Third, by "The Staff of the Hortorium".
2. 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.
3. Landscape specifications shall conform to Landscape Contractors Association Specification Guidelines for Maryland, Washington, D.C., and Virginia, latest edition and Century Engineering, Inc. specifications. All nursery stock shall be planted in accordance with the procedures outlined in the guidelines.
4. Three (3) inches of topsoil on all disturbed areas to be landscaped, seeded or sodded is required.
5. Inspections: A minimum of two (2) inspections will be required. No inspections shall be finalized from November 1st to March 1st. To be considered acceptable, no more than ⅓ of a plant may be dead.
   - 5.1. Initial Inspection: This inspection shall be performed by the County when planting is completed to verify compliance with the approved planting plan.
   - 5.2. Final Inspection: This inspection shall be performed by the County 12 months after the initial planting.

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. The contractor shall notify Delmarva 811, (800-282-8555) a minimum of three working days prior to planting and construction.
8. Contractor shall test pit prior to plant installation.

IRRIGATION METHODS

1. The use and maintenance of drip irrigation bags or rings around the trunks of newly-planted trees.
2. Hand watering, with water sources provided through either or both of the following methods:
   - 2.1. Exterior faucets on a building, located so that the farthest planting can be reached by a length of hose (100 feet recommended).
   - 2.2. A quick-coupling system, with connections located so that the farthest planting can be reached by a length of hose (100 feet recommended).
   - 2.3. A water tank or truck.
3. An automatic irrigation system with a moisture-sensing device and-or rain shut-off switch. If using an automatic irrigation system, the following requirements shall be met:
   - 3.1. All irrigation systems shall be designed to minimize vandalism.
   - 3.2. Sprinklers must not over-spray onto pavement. Sprinkler and spray heads are not permitted for planting areas less than eight (8) feet in width, to prevent overspray and run-off. Other irrigation methods shall be specified in such areas.
   - 3.3. Place lawn areas in a separate irrigation zone from shrub and groundcover beds so that each planting type can receive adequate irrigation without over-watering areas with lower irrigation needs.
   - 3.4. Drip irrigation is recommended for shrub and groundcover beds. Drip irrigation shall be used in areas smaller than five (5) feet in any direction.
4. The use of rainwater harvesting techniques combined with the use of harvested rainwater for landscape irrigation is encouraged.

NON-INVASIVE NOTE

1. Non-invasive vegetation that is native or regionally appropriate for local growing conditions has been selected to promote biodiversity.

MINIMUM LANDSCAPE MAINTENANCE REQUIREMENTS

1. The owner of any property on which landscaping has been installed pursuant to this chapter shall maintain the landscaping in good condition in perpetuity. A Landscape Maintenance Agreement shall be required. Failure to replace dead or dying PUs or the removal of any installed PUs is a violation of this chapter.
2. A two year plant replacement warranty and two years of maintenance are required by the County.
3. 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.
4. All curbs and walks shall be edged as needed.
5. All lawn areas adjacent to building faces or structures shall be trimmed.
6. 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.
7. Lime shall be applied at the rate determined by a soils report.
8. 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.
9. 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.
10. Insecticides and fungicides are recommended for insect and disease contol.
11. Reseed bare areas of lawn as necessary. Yearly aeration is recommended.
12. All trash, litter, and debris shall be removed from lawn areas, parking lots, and shrub beds as needed.
13. Mulch all shrub and groundcover beds yearly with 3 inches of shredded hardwood bark.
14. Permit shrubs and trees to grow and enlarge to their design size. Consult project Landscape Architect for details.
15. Prune trees in accordance with Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas.
16. Maintenance of landscape areas includes, but is not limited to weeding, mulching, mowing, trimming, pruning, edging, cultivation, seeding, fertilization, watering, pest control, and any other maintenance necessary to ensure healthy, vigorous plant growth and well-kept property condition.
17. Landscaping elements such as walls and fences shall be constructed in a sound workmanlike manner with adequate support or footings and must be repaired or replaced as needed to preserve an attractive appearance and to function as intended.
18. Any dead plants or plants which fail to show healthy growth must be removed and replaced within 60 days of identification of deteriorated health or notification by the County. Replacement may be delayed until the next growing season only if the 60 day period occurs during a time of year not suitable for planting.
19. All replacement plants must meet the size and other characteristics of newly planted material as required in the manual.
20. Trees and large shrubs must be adequately supported, when necessary to insure proper growth. Tree staking must be removed prior to final inspection, with the exception of plants replaced during the warranty period and not yet established.
21. It is desirable to avoid excessive use of fertilizers and pesticides to minimize impacts on water quality. It is recommended that fertilizer application be need-based rather than as an automatic component of maintenance schedules and when appropriate, slow-release or natural fertilizers be selected over highly-soluble chemical fertilizers.
22. The implementation of an Integrated Pest Management (IMP) program is recommended to prevent and treat pest problems.

INSTALLATION

Standards to conform to the most recent version of the ANSI A300 Standards Part 6. Transplanting and Landscape Specifications Guidelines of the Landscape Contractors Association, Maryland, District of Columbia, and Virginia.

Planting on individual lots shall be installed upon final grading inspection. No final grading approval shall be given on the building permit until landscaping is complete.

TIMETABLE FOR PLANTING

All B&B and container planting shall be done between March 25 and April 30, for spring planting, and between October 15 and December 1 for fall planting.

PLANT MATERIAL

See plant list for each planting area.

PLANTING SITE PREPARATION

Contractor shall eradicate all invasive plant material within planting areas prior to planting. Once the planting area is clear of invasive species, prepare a planting pit for each tree and shrub. The area disturbed for the pit is to be mulched with a shredded hardwood product. Soil testing is recommended for macronutrient deficiencies and pH levels. Proper soil amendments should be made if deemed necessary.

PLANT MATERIAL STORAGE

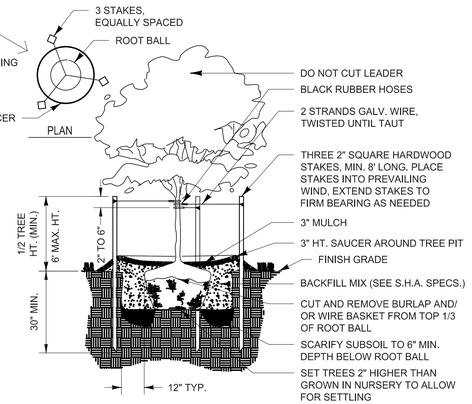
It is recommended that planting occur within 24 hours of delivery to the site. Plant materials left unplanted for more than 24 hours shall be protected from direct sun and weather and kept moist. Plant material should not be left unplanted for more than two weeks.

PLANTING METHOD

See planting details for each type of plant material used. All trees shall be installed with tree shelters.

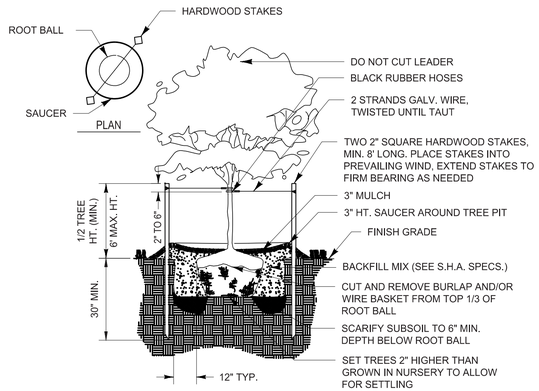
PLANT SCHEDULE

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
			MAJOR DECIDUOUS TREES			
AR	4	*Acer rubrum 'Franksred' RED SUNSET*	Red Sunset Red Maple	2" - 2 ½" cal.	30' O.C.	B&B
NS	3	*Nyssa sylvatica*	Black Gum	2" - 2 ½" cal.	30' O.C.	B&B
TOTAL	7					
			MINOR DECIDUOUS TREES			
CCA	11	*Cercis canadensis*	Eastern Redbud	1" - 1 ½" cal.	25' O.C.	B&B
MV	11	*Magnolia virginiana*	Sweet Bay Magnolia	1" - 1 ½" cal.	20' O.C.	B&B; Multi-stem, 3 cane min.
PS	12	*Prunus serrulata "Okame'*	Flowering Cherry	1" - 1 ½" cal.	20' O.C.	B&B
TOTAL	34					
			SHRUBS & VINES			
BM	22	*Buxus microphylla 'Winter Gem'*	Japanese Boxwood	18" - 24" ht.		Container
CA	6	*Clethra alnifolia 'Sixteen Candles'*	Summer Sweet Sixteen Candles	24" - 36" ht.		Container
IC	9	*Ilex crenata*	Japanese Holly (seedless)	24" - 36" ht.		Container
IG	36	*Ilex glabra 'Shamrock'*	Inkberry	18" - 24" ht.		Container
MC	12	*Muhlenbergia capillaris*	Pink Muhly Grass	18" - 24" ht.		Container
TOTAL	85					



DECIDUOUS TREE PLANTING

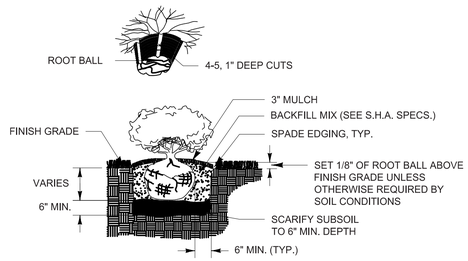
Not To Scale



FLOWERING 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

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

MICHAEL J. PIERANUNZI No. S1-0010645 STATE OF DELAWARE REGISTERED LANDSCAPE ARCHITECT

PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

LANDSCAPE NOTES & DETAILS

CITY OF DOVER SUBMISSION
SEPTEMBER 3. 2025

DRAWN	CHK'D/DESIGNER
CG	MJP

SCALE	SHEET NO.
N.T.S.	C311

PROJECT NO. 26000446.001A

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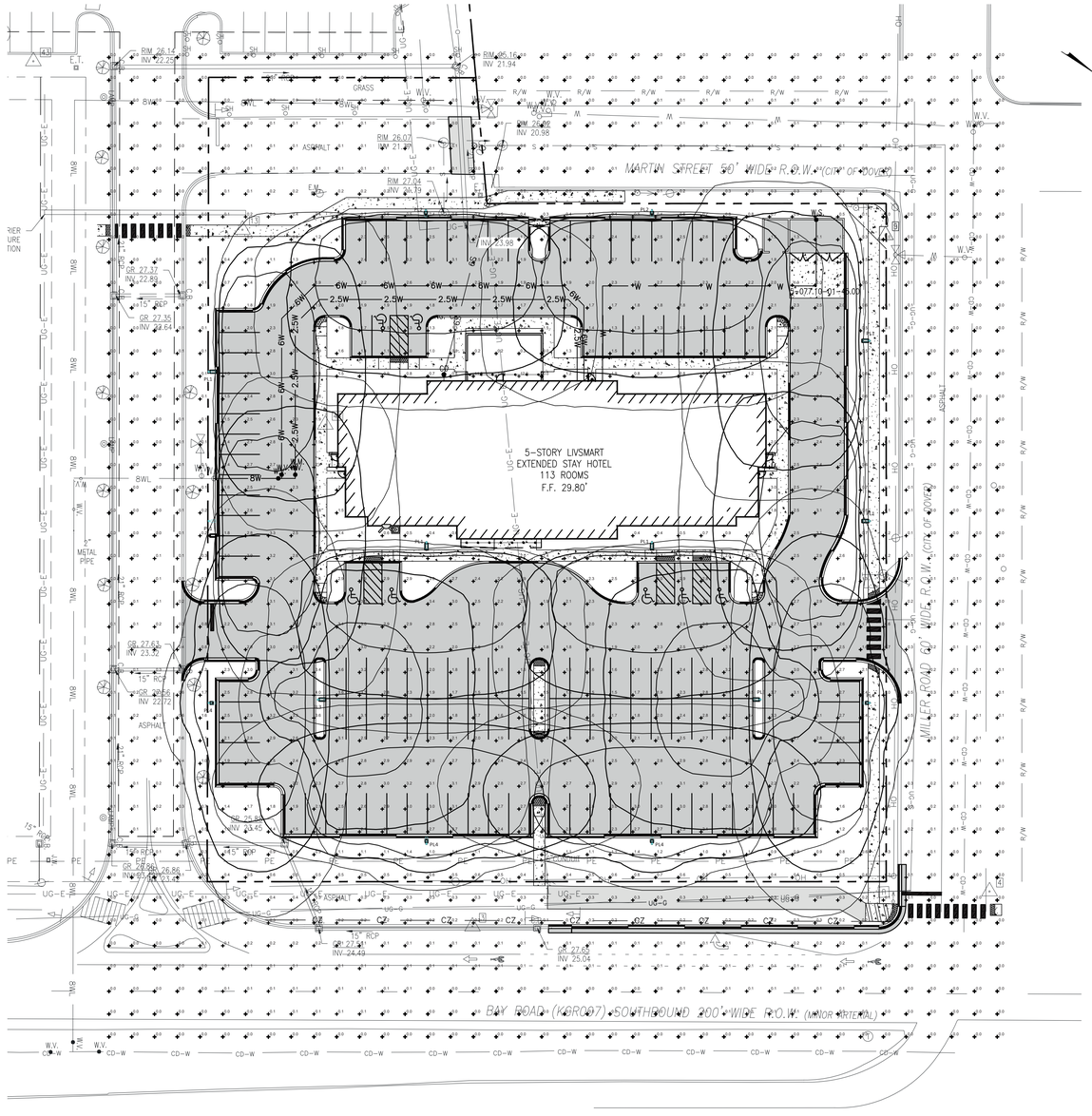

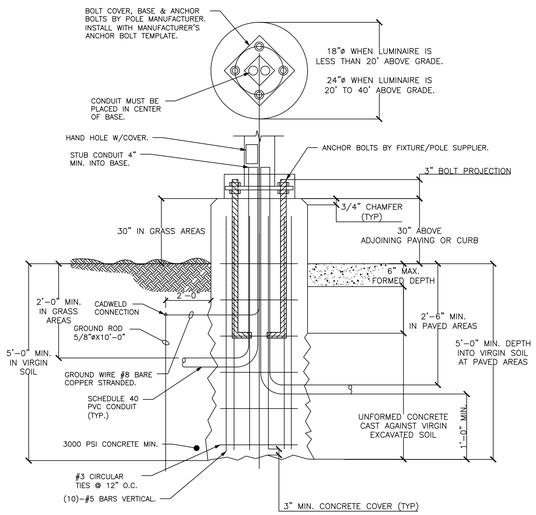

POLE BASE DETAIL WITH REINFORCING STEEL

NOT TO SCALE

SITE LUMINAIRE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMP DATA					BALLAST TYPE	VOLTAGE	MOUNTING		NOTES
				QTY	LAMP TYPE	COLOR TEMP.	WATTAGE	LUMENS			TYPE	HEIGHT	
PL1	SINGLE POLE MOUNTED AREA LIGHT WITH TYPE 4 DISTRIBUTION AND BACKLIGHT CONTROL WITH DARK BRONZE FINISH	LITHONIA	DSX1-LED-P5-40K-80CRI-BLC4-MVOLT-SPA	1	LED	4000	138.0	13245	ELECTRONIC	120	POLE (SINGLE)	25'-0"	–
PL2	SINGLE POLE MOUNTED AREA LIGHT WITH TYPE 4 DISTRIBUTION AND BACKLIGHT CONTROL WITH DARK BRONZE FINISH	LITHONIA	DSX1-LED-P7-40K-80CRI-BLC4-MVOLT-SPA	1	LED	4000	184.0	16685	ELECTRONIC	120	POLE (SINGLE)	25'-0"	–
PL3	SINGLE POLE MOUNTED AREA LIGHT WITH MEDIUM FORWARD THROW DISTRIBUTION WITH DARK BRONZE FINISH	LITHONIA	DSX1-LED-P4-40K-80CRI-TFTM-MVOLT-SPA	1	LED	4000	124.0	16384	ELECTRONIC	120	POLE (SINGLE)	25'-0"	–
PL4	SINGLE POLE MOUNTED AREA LIGHT WITH MEDIUM TYPE 2 DISTRIBUTION AND HOUSE SHIELD WITH DARK BRONZE FINISH	LITHONIA	DSX1-LED-P5-40K-80CRI-T2M-MVOLT-SPA-HS	1	LED	4000	138.0	13245	ELECTRONIC	120	POLE (SINGLE)	25'-0"	–

0' 30' 60' 90'

SCALE: 1" = 30'

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

JAMES LA CURRA
REGISTERED
No. 14660
PROFESSIONAL ENGINEER
DELAWARE
09/04/2025

PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

SITE LIGHTING PLAN

CITY OF DOVER SUBMISSION
SEPTEMBER 3, 2025

DRAWN	CHK'D/DESIGNER
ZTP	JLC

SCALE	SHEET NO.
1" = 30'	C311

PROJECT NO.
26000446.001A

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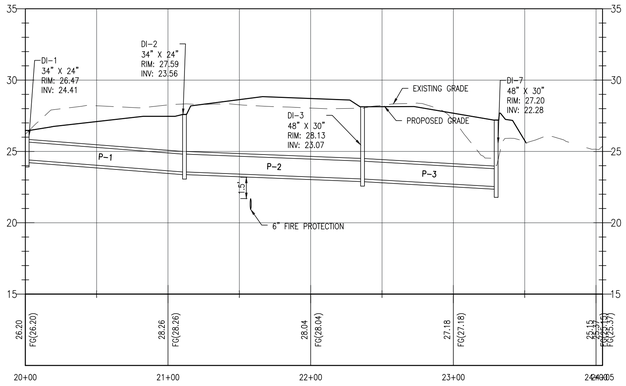
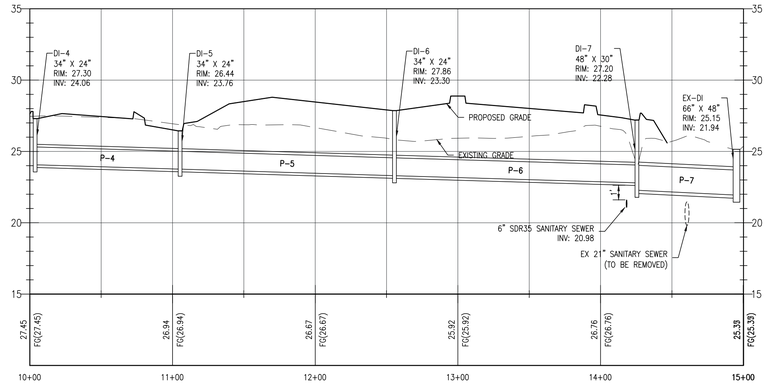
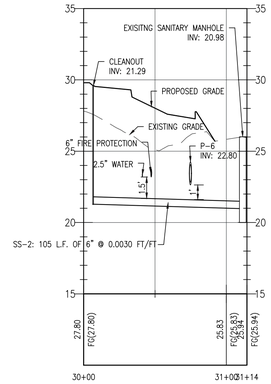


1 C312 PROFILE DI-1 TO DI-7
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



2 C312 PROFILE DI-4 TO DI-7
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



3 C312 PROFILE SANITARY SEWER LATERAL
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

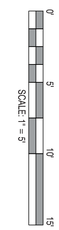
DRAINAGE INLET SCHEDULE

DI NO.	SIZE	GRATE	TOP ELEV.	PIPE INVERT
DI-1*	34" X 24"	TYPE 2	26.47	24.41
DI-2	34" X 24"	TYPE 2	27.59	23.56
DI-3	48" X 30"	TYPE 2	28.13	23.07
DI-4*	34" X 24"	TYPE 2	27.30	24.06
DI-5*	34" X 24"	TYPE 2	26.44	23.76
DI-6	34" X 24"	TYPE 2	27.86	23.30
DI-7	48" X 30"	TYPE 2	27.20	22.28

* TEMP REBAR REQUIRED

DRAINAGE PIPE SCHEDULE

PIPE ID	LENGTH	SIZE	TYPE	CLASS	SLOPE	INLET INVERT	OUTLET
P-1	108'	15"	HDPE	–	0.0031	24.32	23.99
P-2	123'	15"	HDPE	–	0.0030	23.99	23.62
P-3	91'	15"	HDPE	–	0.0030	23.62	23.35
P-4	100'	15"	HDPE	–	0.0086	25.12	24.26
P-5	148'	15"	HDPE	–	0.0030	24.26	23.86
P-6	166'	15"	HDPE	–	0.0049	23.82	23.00
P-7	66'	21"	HDPE	–	0.0145	22.90	21.94



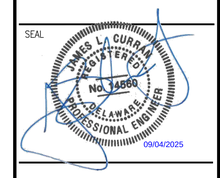
CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL



PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

UTILITY PROFILES

CITY OF DOVER SUBMISSION
SEPTEMBER 3, 2025

DRAWN	CHK'D/DESIGNER
ZTP	JLC
SCALE	SHEET NO.
AS SHOWN	C312

PROJECT NO.
26000446.001A

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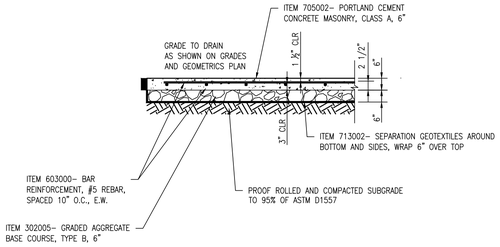
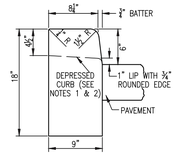


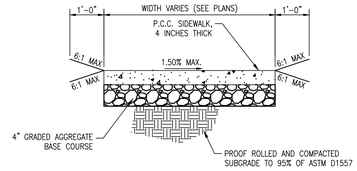
1 C313 DUMPSTER PAD DETAIL
SCALE: N.T.S.



NOTES:
1). THE DEPRESSED CURB DIMENSIONS (INCLUDING 1" LIP) ON THIS SHEET ARE FOR USE AT ENTRANCES ONLY. FOR CURB DEPRESSIONS AT CURB RAMPS, SEE NOTE 2.

2). AT CURB RAMPS, DEPRESS CURB FLUSH WITH THE PAVEMENT (WITH NO LIP). SLOPE THE TOP OF THE CURB 8.3% OR FLATTER IN THE DIRECTION OF PEDESTRIAN TRAVEL.

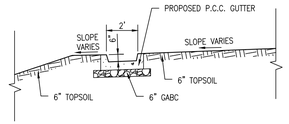
2 C313 PCC CURB TYPE 1-6
SCALE: N.T.S.



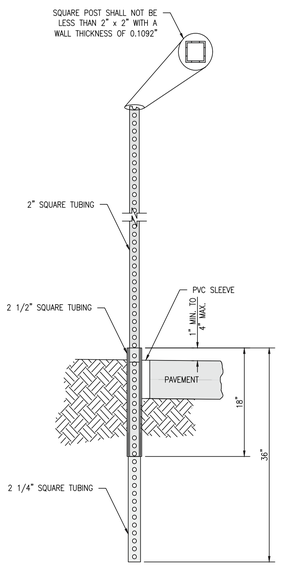
NOTES:

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.

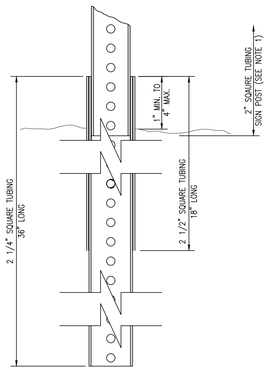
3 C313 4" SIDEWALK DETAIL
SCALE: N.T.S.



4 C313 TYPICAL CONCRETE CURB ISLAND CHANNEL
SCALE: 1" = 5'



BREAK-AWAY ASSEMBLY ELEVATION VIEW
SCALE: N.T.S.



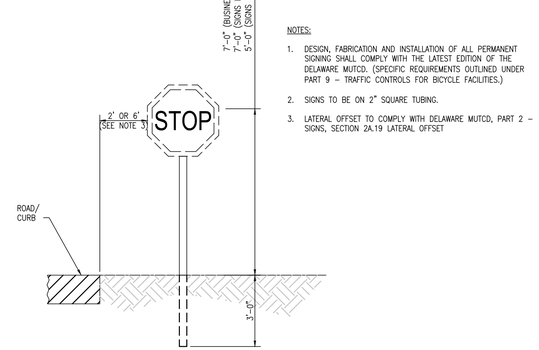
BREAK-AWAY ASSEMBLY SECTION VIEW
SCALE: N.T.S.

NOTES:

1. SQUARE TUBES ARE TO BE FORMED FROM GALVANIZED SHEET STRUCTURAL (PHYSICAL) QUALITY, ASTM A446, GRADE A COATING DESIGNATION G90, REGULAR SPANGLE, OR HOT ROLLED CARBON SHEET STEEL STRUCTURAL (PHYSICAL) QUALITY, ASTM A57, GRADE 33.
2. NOMINAL OUTSIDE DIMENSIONS ARE AS FOLLOWS:
   A) 2" x 2" ± 0.008
   B) 2 1/4" x 2 1/4" ± 0.010
   C) 2 1/2" x 2 1/2" ± 0.010
3. ALL FOUR SIDE ARE TO HAVE EVENLY SPACED 7/16" DIAMETER HOLES ON 1" CENTERS THE ENTIRE LENGTH OF THE TUBE.
4. STANDARD CORNER RADIUS SHALL BE 5/32".
5. THE FASTENERS TO BE SUPPLIED UNDER THIS SPECIFICATIONS SHALL BE 5/16", GRADE 5 UNC CORNER BOLTS WITH CADMIUM OR ZINC PLATING. INSTALLATION OF SIGNS SHALL BE 3/8" x 2 1/2" BOLT WITH LOCKNUT AND WASHER.
6. THE CONTRACTOR SHALL PROVIDE AND INSTALL PVC SLEEVES (4" INSIDE DIAMETER MINIMUM, 6" INSIDE DIAMETER MAXIMUM) IN PROPOSED CONCRETE SIDEWALKS, ISLANDS, AND MEDIANS FOR FUTURE TRAFFIC SIGN POSTS AS DIRECTED BY THE ENGINEER. THE LOWER END OF THE SLEEVE SHALL BE SET ON TOP OF THE SOIL.
7. THE SIGN POST SHALL EXTEND A MINIMUM OF 4" INTO THE 2 1/2" SQUARE TUBING.

DELDOT ITEM 819001 GALVANIZED TELESCOPING STEEL SIGN POSTS, 12' X 2", COMPLETE WITH BASE POSTS AND HARDWARE.

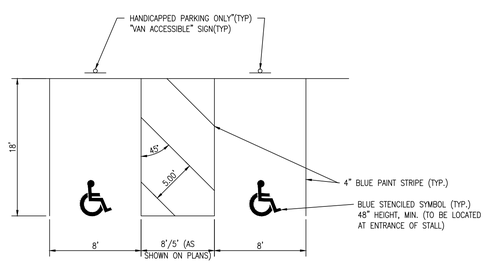
5 C313 TELESCOPING STEEL SIGN POST BREAKAWAY ASSEMBLY
SCALE: N.T.S.



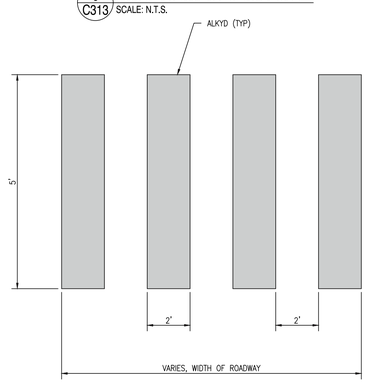
NOTES:

1. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL COMPLY WITH THE LATEST EDITION OF THE DELAWARE MUTCD. (SPECIFIC REQUIREMENTS OUTLINED UNDER PART 9 – TRAFFIC CONTROLS FOR BICYCLE FACILITIES.)
2. SIGNS TO BE ON 2" SQUARE TUBING.
3. LATERAL OFFSET TO COMPLY WITH DELAWARE MUTCD, PART 2 – SIGNS, SECTION 2A.19 LATERAL OFFSET

6 C313 TYPICAL SIGN PLACEMENT DETAIL
SCALE: N.T.S.



7 C313 TYPICAL ACCESSIBLE PARKING DETAIL
SCALE: NTS



8 C313 TYPICAL CROSSWALK DETAIL
SCALE: NTS

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

JAMES L. CURRAN III — REGISTERED — No. 14850 — DELAWARE — PROFESSIONAL ENGINEER
09/04/2025

PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

CONSTRUCTION DETAILS

CITY OF DOVER SUBMISSION
SEPTEMBER 3, 2025

DRAWN	CHK'D/DESIGNER
ZTP	JLC
SCALE	SHEET NO.
AS SHOWN	C313

PROJECT NO.
26000446.001A

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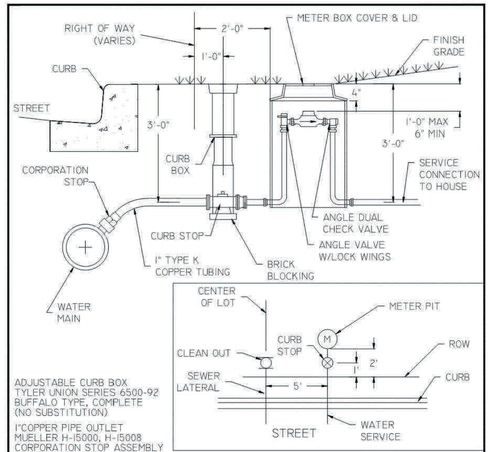


ADJUSTABLE CURB BOX
TYLER UNION SERIES 6500-92
BUFFALO TYPE, COMPLETE
(NO SUBSTITUTION)

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

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

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

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

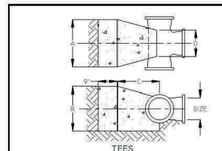
A DUAL METER PIT SHALL BE MANDATORY FOR ALL SERVICES THAT INCLUDE A DOMESTIC SERVICE AND AN IRRIGATION SERVICE.

City of Dover

RESIDENTIAL WATER SERVICE & METER PIT INSTALLATION

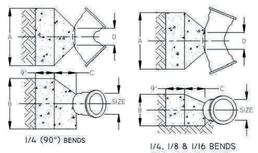
DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 12-09-03
CK'D: RJH/REM	SCALE: NONE
APRV'D: SJD	DWG. NO: W-1



DETAIL OF STANDARD
THRUST BLOCKS FOR TEES & Y'S.
NOT TO SCALE

SIZE OF BEND	DIMENSIONS A	B	C	D	CONC. CYD
6"	2'-6"	1'-0"	1'-3"	1'-0"	0.15
8"	3'-0"	2'-0"	1'-4"	1'-0"	0.33
12"	4'-0"	3'-0"	1'-10"	1'-4"	0.86
16"	5'-0"	4'-0"	2'-9"	1'-10"	1.95
20"	6'-0"	5'-0"	4'-5"	2'-6"	3.99



SIZE OF BEND	DEGREE OF BEND	DIMENSIONS A	B	C	D	CONC. CYD
6"	90°	2'-6"	1'-9"	1'-0"	0'-9"	0.23
8"	90°	3'-4"	2'-4"	1'-0"	1'-2"	0.44
12"	90°	5'-0"	3'-6"	1'-4"	1'-8"	0.90
16"	90°	5'-6"	4'-6"	2'-0"	2'-3"	1.96
6"	45°	2'-4"	1'-8"	0'-10"	0'-9"	0.19
8"	45°	2'-4"	2'-0"	1'-0"	1'-4"	0.27
12"	45°	3'-6"	2'-6"	1'-4"	1'-6"	0.53
16"	45°	5'-0"	3'-10"	1'-9"	2'-0"	1.07
20"	45°	6'-0"	3'-9"	2'-0"	2'-0"	1.65
6"	22-1/2°	2'-0"	1'-6"	0'-9"	0'-9"	0.16
8"	22-1/2°	2'-2"	1'-6"	0'-9"	1'-2"	0.16
12"	22-1/2°	2'-6"	2'-0"	1'-0"	1'-4"	0.27
16"	22-1/2°	3'-4"	2'-6"	1'-3"	1'-8"	0.58
20"	22-1/2°	4'-0"	3'-0"	1'-3"	1'-8"	0.88
6"	11-1/4°	2'-0"	1'-3"	0'-9"	0'-9"	0.12
8"	11-1/4°	2'-0"	1'-3"	0'-9"	1'-2"	0.12
12"	11-1/4°	2'-3"	1'-9"	1'-0"	1'-4"	0.22
16"	11-1/4°	3'-0"	2'-3"	1'-6"	1'-6"	0.44
20"	11-1/4°	3'-6"	2'-6"	1'-6"	1'-8"	0.53

STANDARD NOTES:
1. ALL FITTINGS SHALL BE RAPPED IN POLYETHELYNE PRIOR TO PLACEMENT OF BUTTRESS.
2. CARE MUST BE EXCERCISED IN THE PLACING OF CONCRETE TO INSURE THAT SUFFICIENT SPACE IS ALLOWED FOR THE TIGHTENING AND OR REMOVAL OF ALL BOLTS IN THE MECHANICAL JOINT.
3. ALL REACTION BACKING TO BE A MINIMUM OF 3500 P.S.I. (CLASS"B") CONCRETE.
4. ALL REACTION BACKING TO EXTEND TO UNDISTURBED EARTH.

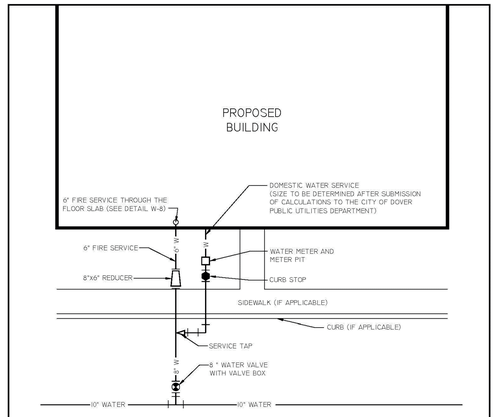
DETAIL OF STANDARD
THRUST BLOCKS FOR BENDS
NOT TO SCALE

City of Dover

BUTTRESSES - FOR WATER MAINS

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 04.30.08
CK'D: RJH/REM	SCALE: NTS
APRV'D: SJD	DWG. NO: W-6



NOTES:

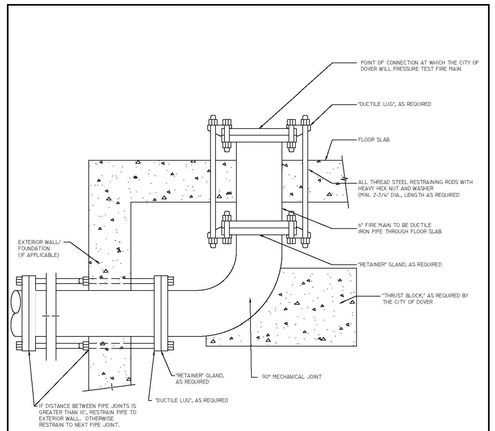
1. THE PURPOSE OF THIS DETAIL IS TO ILLUSTRATE A TYPICAL FIRE SERVICE CONNECTION. THE DESIGNER SHALL BE RESPONSIBLE FOR MODIFICATIONS OF THIS DETAIL PER THEIR PARTICULAR SITE PLAN.
2. THE CITY OF DOVER PUBLIC UTILITIES DEPARTMENT RESERVES THE RIGHT TO MODIFY THIS DETAIL PER THE LAYOUT OF THE SITE.

City of Dover

DOMESTIC AND FIRE SERVICE CONNECTION

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 04.30.08
CK'D: RJH/REM	SCALE: NTS
APRV'D: SJD	DWG. NO: W-7



NOTES:

1. THE PURPOSE OF THIS DETAIL IS TO RESTRAIN THE FIRE MAIN COMING THROUGH THE FLOOR SLAB TO THE DEGREE NECESSARY TO ENSURE PIPE AND JOINT INTEGRITY DURING TESTING AND NORMAL CONDITIONS. THIS IS A GENERAL DETAIL, THE CITY OF DOVER PUBLIC UTILITIES DEPARTMENT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO EACH SPECIFIC CASE.
2. WATER MAIN TO BE DUCTILE IRON PIPE, CEMENT LINED, CLASS 52 WHEREVER CROSSING THROUGH CONCRETE.

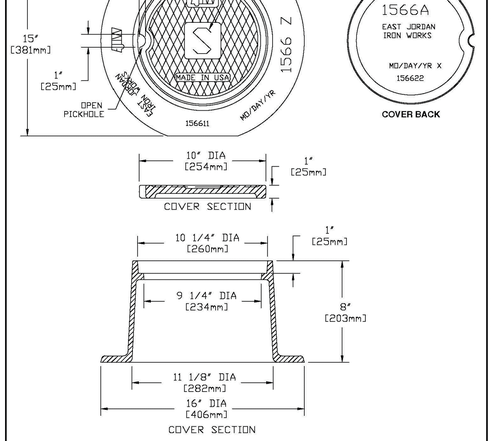
"X" DISTANCE BETWEEN PIPE JOINTS IS GREATER THAN 10', RESTRAIN PIPE TO EXTERIOR WALL. OTHERWISE RESTRAIN TO NEXT PIPE JOINT.

City of Dover

FIRE MAIN PIPE RESTRAINT DETAIL

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 04.30.08
CK'D: RJH/REM	SCALE: NTS
APRV'D: SJD	DWG. NO: W-8



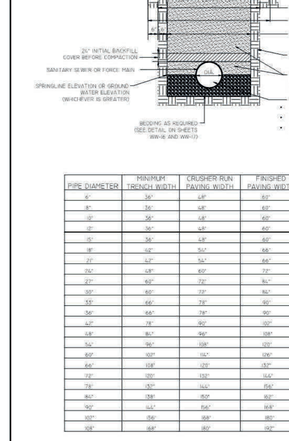
DETAIL HAS BEEN PROVIDED BY EAST JORDAN IRON WORKS, INC.

City of Dover

SANITARY SEWER CLEANOUT DETAIL

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 12.01.08
CK'D: REM/RJH	SCALE: NTS
APRV'D: SJD	DWG. NO: WW-9



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

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

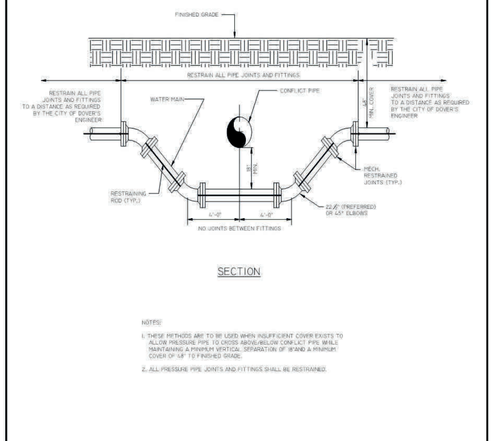
ORIGINAL DETAIL PROVIDED BY KENT COUNTY DEPARTMENT OF PUBLIC WORKS.

City of Dover

TRENCH PAVEMENT WIDTH

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 03.03.09
CK'D: REM/RJH	SCALE: NTS
APRV'D: SJD	DWG. NO: WW-15



SECTION

NOTES:

1. THESE METHODS ARE TO BE USED WHEN INSUFFICIENT COVER EXISTS TO ALLOW PRESSURE PIPE TO CROSS ABOVE/BELOW CONFLICT PIPE WHILE MAINTAINING A MINIMUM VERTICAL SEPARATION OF 18"AND A MINIMUM COVER OF 18" TO FINISHED GRADE.
2. ALL PRESSURE PIPE JOINTS AND FITTINGS SHALL BE RESTRAINED.

City of Dover

UTILITY CONFLICT RELOCATION DETAIL

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 03.03.09
CK'D: REM/RJH	SCALE: NTS
APRV'D: SJD	DWG. NO: WWW-1

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CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

JAMES LA CURRA REGISTERED No. 14600 PROFESSIONAL ENGINEER DELAWARE
09/04/2025

PROJECT

CONSTRUCTION PLANS
FOR
LIVSMART EXTENDED STAY HOTEL
T.P. 2-05-077.10-01-45.00-00001 & 2-05-077.00-01-10.02-00001
CITY OF DOVER, 19901
KENT COUNTY, STATE OF DELAWARE

SHEET TITLE

UTILITY DETAILS

CITY OF DOVER SUBMISSION
SEPTEMBER 3, 2025

DRAWN	CHK'D/DESIGNER
ZTP	JLC

SCALE	SHEET NO.
NONE	C314

PROJECT NO. 26000446.001A

EXTERIOR FINISH SCHEDULE

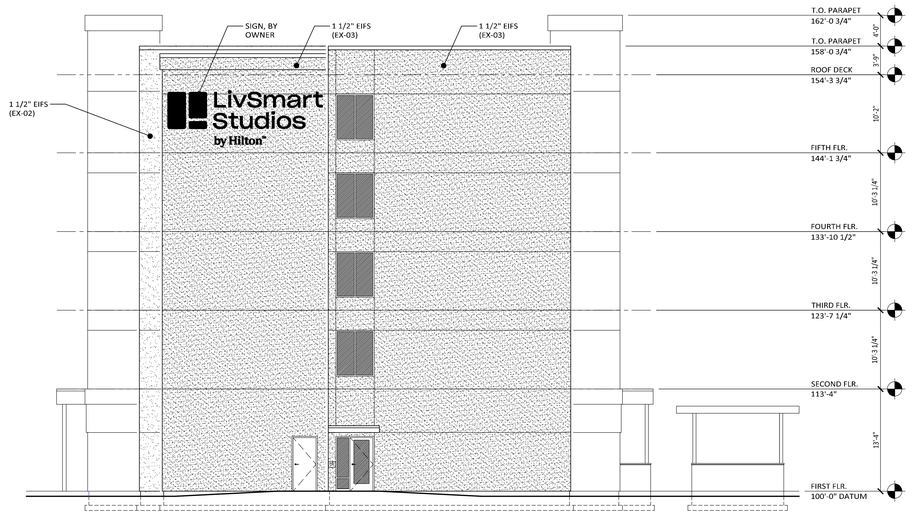
SYM.	NO.	PRODUCT	COLOR	TEXTURE
	EX-01	EIFS AT EXTERIOR WALLS	BENJAMIN MOORE AC-25 HARBOR GRAY	MEDIUM SAND FINISH
	EX-02	EIFS AT EXTERIOR WALLS	BENJAMIN MOORE CW-695 LAMPBLACK	MEDIUM SAND FINISH
	EX-03	EIFS AT EXTERIOR WALLS	BENJAMIN MOORE 2128-10 BLACK BEAUTY	MEDIUM SAND FINISH
	EX-04	WOODGRAIN EIFS ACCENT	SEE SPECIFICATIONS	-
	EX-05	ACCENT PAINT	BENJAMIN MOORE 2128-10 BLACK BEAUTY	-

SCHEDULE NOTES:

ALL EIFS IS 1 1/2" THICK, TYP. (U.N.O.) ON ELEVATIONS OR WALL SECTIONS

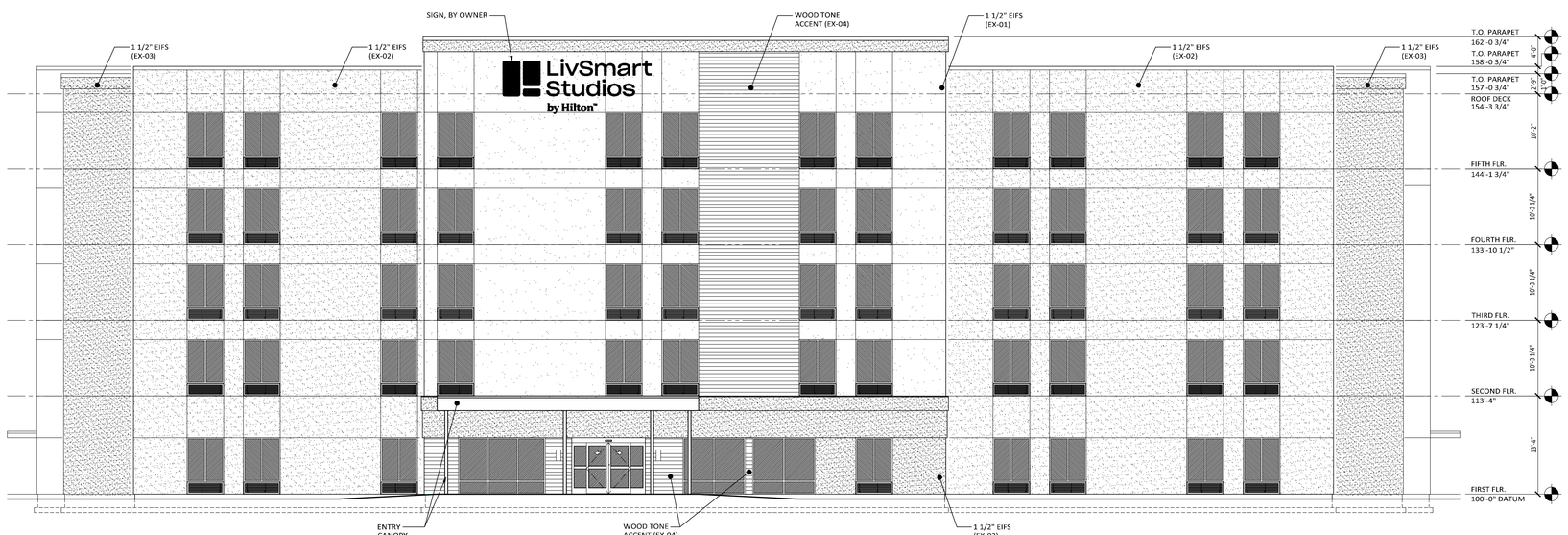
USE HIGH IMPACT EIFS AT _____

ALL LOUVERS, VENTS, AND GRILLS ARE TO BE PAINTED/PREFINISHED TO MATCH ADJACENT EIFS COLOR



NORTH ELEVATION

1/8" = 1'-0" RIGHT SIDE ELEVATION



EAST ELEVATION

1/8" = 1'-0" FRONT ELEVATION

PROGRESS PRINT NOT FOR CONSTRUCTION (8/22/25)

Job No: 2311
Drawn: S. Dobbins
Checked:

Revisions:

No:	Date:
No:	Date:
No:	Date:
No:	Date:
No:	Date:
No:	Date:

NEWCOMER ASSOCIATES
architecture + engineering
1105 Shelley Avenue Chambersburg, PA 17201 Tel: 717 263 0101 Fax: 717 263 7360 www.newcomerassociates.com

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by Hilton
.
Dover, Delaware

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Drawing Title:
EXTERIOR ELEVATIONS

Sheet No.
A201

Date: MM/DD/YY

EXTERIOR FINISH SCHEDULE

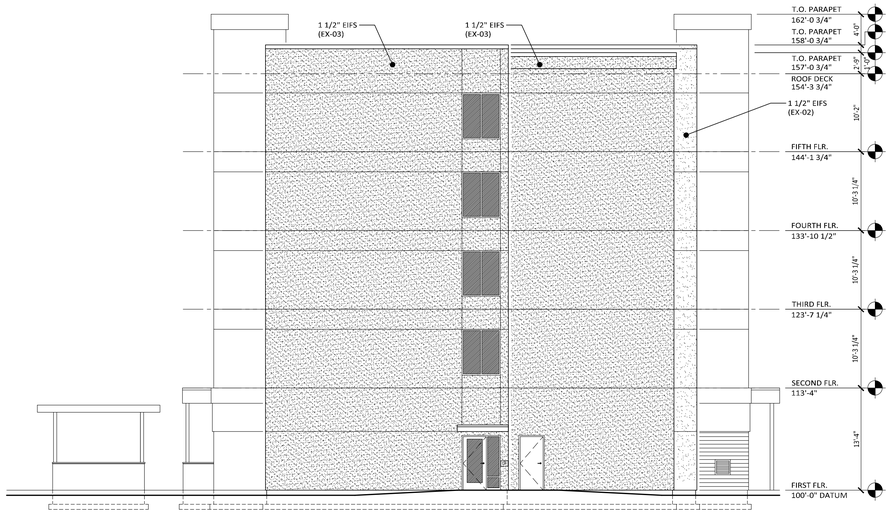
SYM.	NO.	PRODUCT	COLOR	TEXTURE
	EX-01	EIFS AT EXTERIOR WALLS	BENJAMIN MOORE AC-25 HARBOR GRAY	MEDIUM SAND FINISH
	EX-02	EIFS AT EXTERIOR WALLS	BENJAMIN MOORE CW-695 LAMPBLACK	MEDIUM SAND FINISH
	EX-03	EIFS AT EXTERIOR WALLS	BENJAMIN MOORE 2128-10 BLACK BEAUTY	MEDIUM SAND FINISH
	EX-04	WOODGRAIN EIFS ACCENT	SEE SPECIFICATIONS	-
	EX-05	ACCENT PAINT	BENJAMIN MOORE 2128-10 BLACK BEAUTY	-

SCHEDULE NOTES:

ALL EIFS IS 1 1/2" THICK, TYP. (U.N.O.) ON ELEVATIONS OR WALL SECTIONS

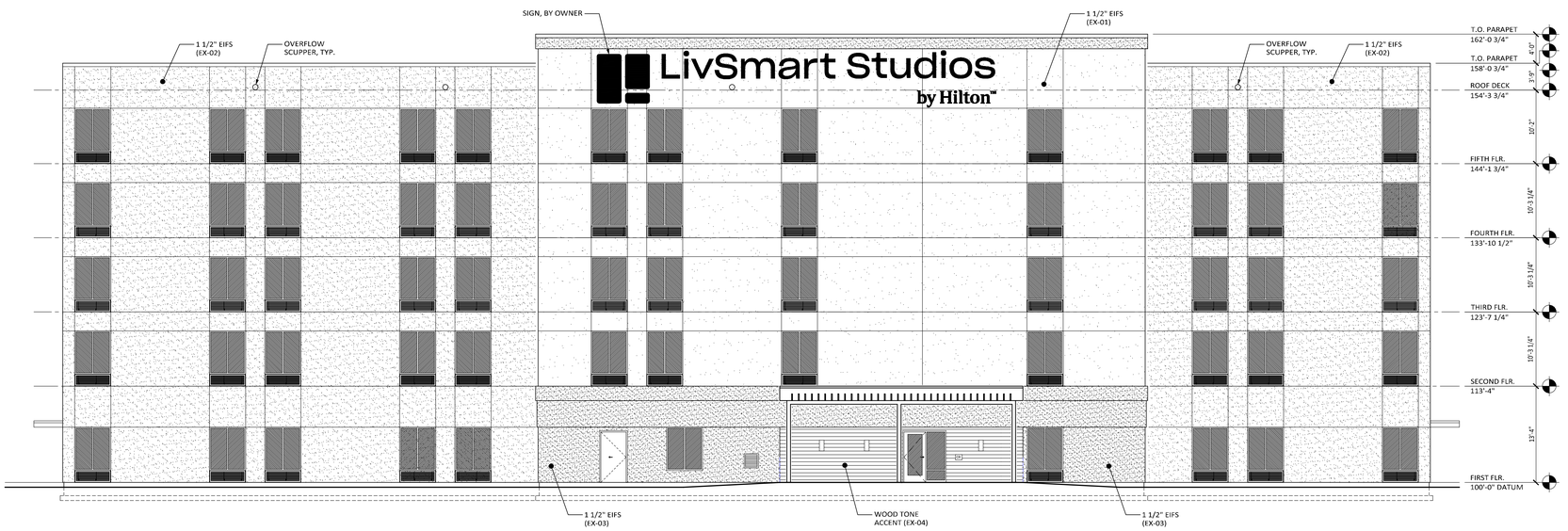
USE HIGH IMPACT EIFS AT _____

ALL LOUVERS, VENTS, AND GRILLS ARE TO BE PAINTED/PREFINISHED TO MATCH ADJACENT EIFS COLOR



SOUTH ELEVATION

1/8" = 1'-0" LEFT SIDE ELEVATION



WEST ELEVATION

1/8" = 1'-0" REAR ELEVATION

PROGRESS PRINT NOT FOR CONSTRUCTION (8/22/25)

Job No: 2311
Drawn: S. Dobbins
Checked:

Revisions:

No:	Date:
No:	Date:
No:	Date:
No:	Date:
No:	Date:
No:	Date:

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Drawing Title:
EXTERIOR ELEVATIONS

Sheet No.
A202

Date: MM/DD/YY

City of Dover

DATA SHEET FOR SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF October 8, 2025

PLANNING COMMISSION MEETING OF October 20, 2025

Plan Title:	7-Eleven with Fuel Pumps- 736 North Dupont Highway S-25-15
Plan Type:	Site Development Plan
Location:	North end of the peninsula at Route 13 (North Dupont Highway) and North State Street just south of Leipsic Road
Owner:	Harrington Four Seasons, LLC & Asher Four Seasons LLC (738 N Dupont)
Addresses: (Related Properties)	736 North DuPont, Dover DE 19901 738 North DuPont Highway;1021 North State Street; 1027 North State Street
Tax Parcel: (Related Properties)	ED05-068.09-01-07.00-000 ED05-068.09-01-06.00-000 ED05-068.09-01-04.01-000, ED05-068.09-01-04.00-000
Size:	72,251 +/- square feet (1.6587 +/- acres) Gross Area -5,922 +/- square feet (0.1360 acres) for ROW Dedication 66,329 +/- square feet (1.5227 +/- acres) Net Site Area
Present Uses:	Several commercial businesses – Universal Assembling Enterprise, LLC (handyperson), Harrington Realty, Inc, and Auto for You (used car sales/lot) & a single-story building (1021 North State St)
Proposed Use:	Convenience retail store with fuel pumps
Zoning:	C-4 (Highway Commercial Zone)
Building Area:	9,763 +/- SF in Total Building - 4,816 +/- SF Fuel Canopy – 4,947 +/- SF
Onsite Parking:	30 total vehicle parking spaces: 28 standard parking spaces, 2 handicap parking spaces, and 5 bicycle spaces (1 rack); Parking Rationale attached
Sewer & Water:	City of Dover
Waiver Requests:	Partial Elimination of Upright Curbing Reduction of Arterial Street Buffer

City of Dover Planning Office

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: October 8, 2025

APPLICATION: 7-Eleven with Fuel Pumps, Review of a Site Development Plan at 736 N DuPont Hwy

FILE #: S-25-15 REVIEWING AGENCY: City of Dover Planning

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

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

I. PLAN SUMMARY

This Application is for Review of a Site Development Plan to permit construction of a convenience retail store with fuel pumps in the City of Dover, to be located on the north end of the peninsula at Route 13 (North Dupont Highway) and North State Street just south of Leipsic Road in Dover, DE. The proposal includes demolition of existing buildings on the property and construction of a 1-story, 4,816 SF convenience store and 4,947 SF fuel island canopy, with 30 vehicle parking spaces, landscaping, and stormwater management features. The 1.5227 +/- acre property is currently occupied with single-story properties: Universal Assembling Enterprise, LLC (handyperson), Harrington Realty, Inc, and Auto for You (used car sales/lot) & a 736 SF building (1021 North State St). The property is zoned C-4 (Highway Commercial Zone). The current owners of record are Harrington Four Seasons, LLC and Asher Four Seasons LLC. Property Addresses: 736 North DuPont Highway, 738 North DuPont Highway, 1021 North State Street; 1027 North State Street, Dover DE 19901. Tax Parcels: ED05-068.09-01-07.00-000, ED05-068.09-01-06.00-000, ED05-068.09-01-04.01-000, ED05-068.09-01-04.00-000. Council District 3.

Preliminary Land Use Services Review (PLUS):
The PLUS Review is required by a City of Dover Memorandum of Understanding (MOU) for certain types of projects. As the proposed structure area is not equal to or exceeds 75,000 SF, this project was not required to complete PLUS Review process.

II. PROJECT DESCRIPTION

The application proposes construction of a 7-Eleven convenience store with fuel pumps in the City of Dover. The property is located on the north end of the peninsula at Route 13 North Dupont Highway and North State Street just south of Leipsic Road in Dover, DE. The 4,816 SF single-story

structure is being designed to include a 4,947 SF fuel island canopy, a 30-vehicle parking space lot, landscaping, and stormwater management features. The proposed site access will connect to N. DuPont Highway to N. State Street on each side of the site.

The 7-Eleven will be located directly between Commerce Bank (north side) and Valvoline Instant Oil Change (south side) on North DuPont Highway and the Silver Lake Beauty Salon/Family Dollar/Planet Fitness shopping plaza (south side) on North State Street.

Surrounding Land Uses

The subject property is located near the intersection of North DuPont Highway and North State Street. The site is bordered by North DuPont Highway to the east and North State Street to the west. As previously noted, the applicant is seeking to consolidate four abutting parcels (ED05-068.09-01-07.00-000, ED05-068.09-01-06.00-000, ED05-068.09-01-04.01-000, ED05-068.09-01-04.00-000) as a single lot. Each of the parcels are zoned C-4 (Highway Commercial Zone). Properties immediately adjacent to the subject project location are also zoned C-4. The subject parcel properties have structures from previous commercial businesses that will be demolished prior to proposed construction: Universal Assembling Enterprise, LLC (handyperson), Harrington Realty, Inc, and Auto for You (used car sales/lot) & a single-story building (1021 North State St). Surrounding uses are also zoned C-4 (Highway Commercial Zone). The abutting commercial businesses are Commerce Bank (north side) and Valvoline Instant Oil Change (south side) on North DuPont Highway and the Silver Lake Beauty Salon/Family Dollar/Planet Fitness shopping plaza (south side) on North State Street. A Tim Horton's Restaurant is under construction across North DuPont Highway to the east and an apartment complex is located across North State Street to the west.

III. ZONING REVIEW

C-4 (Highway Commercial Zone)

The subject property is zoned C-4 (Highway Commercial Zone). Article 3 §16 of the *Zoning Ordinanc*e details the permitted uses within the C-4 (Highway Commercial Zone). Based upon the uses permitted in this zone, the proposed use as a retail use with automobile service (fuel pumps) is permitted. Article 4, §4.15 provides the bulk standards for the C-4 zone. See compliance summary below. The subject property fronts on two streets, north DuPont Highway and North State Street.

C-4 Zone	**Required**	**Provided**
Lot Width	150 ft.	166 ft.
Lot Depth	150 ft.	316 ft.
Front Yard	20 ft.	N. State St. 113 ft. N. DuPont Hwy 170 ft. to bldg. +/- 63 ft. to canopy
Arterial Buffer	30 ft.	20 ft. – waiver requested
Side Yard	15 ft.	61.4 ft. north side 16.3 ft. south side

Rear Yard	10 ft. or equal to bldg. height	N/A – no rear yard
Building Height	6 stories / 75 ft.	1 story/24 ft. 8 in.
FAR	4.0	0.14
Lot Coverage	75%	70.4%

The plan as presented does not currently comply with design standards for motor vehicle service facilities found in the *Zoning Ordinance,* Article 3 §16(m)(2) in that portions of the southeast driveway on North Dupont Highway are within 10 feet of the southern property line, as stated below:

> (2) Entrance and exit driveways shall have an unrestricted width of not less than 16 feet, shall be located not nearer than ten feet from any property line and shall be so laid out as to avoid the necessity of any vehicle leaving the property to back out across any public right-of-way or portion thereof.

The applicant has indicated that the design of this exit (right-out only) to DuPont Highway will be modified to satisfy the 10-foot requirements. See the Colored Site Exhibit set, page 3 with red line alterations to entrance designs.

IV. PARKING SUMMARY

The C-4 (Highway Commercial Zone) includes a minimum parking requirement. Article 4 §15 of the *Zoning Ordinance* requires that parking is calculated at 1 parking space per 300 SF floor area. Available handicap parking is calculated at 2% of the required standard parking spaces. Based on the submitted plans of the proposed Convenience Store area (4,816 SF), a minimum of 16 standard parking spaces and 1 handicap space would be required. The Plans submitted include 30 total parking spaces: 28 standard and 2 handicap parking spaces.

Bicycle Parking

Bicycle parking shall be provided for parking spaces at a rate of one (1) bicycle parking space for every twenty (20) parking spaces. Based on the 30 parking spaces provided, 2 bicycle spaces are required. The Plans submitted include 5 bicycle parking spaces (1 bicycle rack) on the north side of the northern drive aisle.

V. SITE CONSIDERATIONS

Site Access

The site layout provides vehicle access on to the site from North State Street and North DuPont Highway. The access to North State Street is shown as a 40-foot-wide driveway designed for two-way traffic. The access to North DuPont Highway is shown on the plan as two 30-foot-wide access points, with ingress shown at the north access and egress shown at the southern access location. The entrance plans for North State Street and North DuPont Highway are subject to review and approval by the Delaware Department of Transportation (DelDOT). See also updated Colored Site Exhibit set.

Pedestrian Site Access

The site plan shows existing sidewalk on North State Street. On the Site Plan, no sidewalk is shown on the North DuPont Highway frontage of the site; however, the applicant intends to implement a

sidewalk as proposed on the Colored Site Exhibit Set and include the connecting sidewalk into the site for pedestrian access. A frontage sidewalk is required on all street frontages. A connecting sidewalk into the site is also shown from North State Street.

Dumpster/Trash Collection

This site will utilize private trash collection. The *Zoning Ordinance* requires two (2) dumpsters per property for nonresidential uses. The applicant proposes two (2) external dumpsters near the North State Street driveway. Trash collection must be provided for trash and recycling.

Waiver Request: Partial Elimination of Upright Curbing

The applicant has submitted an attached request to permit parking spaces and sidewalks adjacent to the building to be set flush at the same grade elevation, omitting an upright curb as required by Article 6 §3.6(b) of the *Zoning Ordinance.* The applicant is proposing to install bollards between the parking spaces and the building to permit an accessible transition from parking spaces to the sidewalk surrounding the building. Other convenience stores in Dover have used these flush walkway configurations to provide increased accessibility between the parking spaces and the walkway for building entry.

VI. BUILDING ARCHITECTURE

The application proposes a convenience store building. The proposed 4,816 SF single-story building is being designed to include an adjacent 4,947 SF fuel island canopy with six fuel pumps. The proposed one-story building will be 24 feet 8 inches tall with a flat roof. The proposed building will feature two main material palettes. The first includes a beige/tan with matte black metal trim and window frames. The second includes warm brown tones from the vertical plank along the front/front-left sides. The building facing North DuPont Highway includes windows along the building front and a canopy that extends along 62 feet of the building's front wall. This is designed as the building's front entrance, with a variety of materials and colors. Signage is proposed along with the color branding along over the front door and above and in line with the canopy. The building face that fronts North State Street includes an entrance door with branding signage above it, and a blank wall with little architectural relief.

The separate canopy structure over the fuel pumps is 17 feet six inches tall, with an open area of 14 feet six inches. The three-foot tall canopy roof fascia includes the 7-Eleven branding striping on all four sides and signage on the front. Under this canopy are six dual sided fuel pumps (for 12 dispensers).

The branding and signage shown on the architectural elevations is not considered as part of the Site Plan review. A separate application for Sign Permits is required. All signage must comply with the requirements of *Zoning Ordinance,* Article 5 §4 Sign Regulations. While all signage submitted has not been reviewed for compliance with Article 5 §4, please note the following:

- The sign shown as P2 on page 1 of 22 of the Architecture and Signage package is a pylon sign which is not permitted on North State Street. A monument sign of up to 32 square feet in sign area and seven (7) feet in height is permitted in this location.
- The Sign Regulations permit two wall signs per frontage. As this property has two frontages, four (4) wall signs are permitted. The canopy signs are considered wall signs.
- Gas station signage provisions are provided in the *Zoning Ordinance,* Article 5 §4.9 (C):
  1. Canopy signs.

(a) Canopy sign height shall not exceed 30 feet.
(b) Canopy sign copy shall be directed toward a public street.
(c) Canopy sign area shall be limited to no greater than 20 percent of the area of the canopy face to which the sign is applied.

2. *Exempt signs.*

(a) State or federal required price per gallon signage shall not count towards overall sign area for the site, unless they exceed 32 square feet in size.
(b) Price per gallon signs not exceeding two square feet, located on the pump itself.

VII. TREE PLANTING AND LANDSCAPE PLAN

Tree Planting Requirements

The *Zoning Ordinance* further requires tree planting at a rate of one tree per 3,000 SF of non-woodland development area. Based on the total non-woodland area for the submitted plan of 66,329 SF, 23 trees are required to be planted. The applicant has proposed to preserve trees if possible and will plant 59 new trees and 40 shrubs as part of landscape development. The proposed tress are located primarily along the north property line, on the west side of the property along the North State Street frontage, and along the south property line on the west side of the property. There are also trees proposed along the North DuPont Highway frontage. Shrubs are shown between the stormwater pond and North State Street and in the Arterial Street Buffer along North DuPont Highway.

Because this property is across the street (North State Street) from residential, it is subject to the landscaping standards for parking lots described in the *Zoning Ordinance*, Article 5 §7.23 as follows:

> Article 5
> 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 Site Plan as submitted includes this required buffer with the landscaping (row of shrub plantings) between the stormwater management pond and North State Street.

Waiver Request: Arterial Street Buffer

The applicant has submitted an attached request to permit an Arterial Street Buffer width of 23 feet from the right-of-way instead of the required 30 feet under Article 5 §7.3 of the *Zoning Ordinance*. The Waiver Request states that the dedication of the additional buffer would create a hardship and that other properties along North Dupont Highway have mixed buffering ranges from what appears to be no buffer up to 20 feet from the back of the sidewalk. As the site currently has no buffer, the proposed plan would create a landscape buffer along North DuPont Highway, which is classified as a Principal Arterial Street.

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) Any waivers granted by the Planning Commission (and City Planner) must be noted on the Final Plan. Waivers requested include the Arterial Street Buffer and Partial Elimination of Upright Curbing.

2) The proposed building area is calculated using the proposed convenience store (4,816 SF) and the fuel canopy (4,947 SF). The current listed building area is 9,766 SF +/-, while it should be 9,763 SF +/-; please clarify. This update should be applied to all sheets.

3) Property owner is currently listed as Harrington Four Seasons, LLC; however, the parcel at 738 N DuPont Hwy is shown in the Kent County property records with the owner Asher Four Seasons, LLC. Prior to consolidation, all four of the parcels must be listed under the same titled owner.

4) Provide a Record Plan sheet that shows lot consolidation and right-of-way dedication, and other easements if required.
   a) Confirm width of required right-of-way dedication along North DuPont Highway frontage.
   b) Confirm what site elements, i.e. signage and landscaping, can be allowed in any permanent easement required by DelDOT.

5) The construction of the site entrances and street improvements must comply with the requirements within Article 3 §16(m)(2). The portions of the exit driveway on the SE side of North DuPont Highway are currently planned within 10 feet of the property line on the south side; this must be revised to comply with the *Zoning Ordinance.* This should be coordinated with the DelDOT review process for Entrance Plan approvals. *Note: The applicant has provided a Colored Site Exhibit set showing the proposed design revision to accommodate the 10-foot setback for the entrance and other striping for traffic control measures at the entrances.*

6) A frontage sidewalk is required along the frontage of North DuPont Highway. The sidewalk/pathway format should be coordinated with DelDOT review. *Note: The applicant has provided a concept to implement this sidewalk.*

7) The architectural elevations include signage. Signage is not approved as part of the Site Development Plan review and must be applied for through separate sign permits.

8) Provide construction details for the following items but not limited to, dumpster enclosure, traffic control signage, lighting fixtures, bicycle racks, handicap signage, etc.

9) The construction of the site entrances and street improvements must comply with the requirements of DelDOT.

10) Erosion & Sediment Control Plans and Stormwater Management Plans granted approval by the Kent Conservation District and Delaware Sediment and Stormwater Management regulations 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.

11) The Final Plan set must include notes documenting any action taken by the Planning Commission on the requested waivers 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 - Arterial Street Buffer: In accordance with Article 6, §7.3, the applicant has requested a waiver from the 30-foot Arterial Street Buffer, proposing a 23-foot-wide buffer. As this would be consistent with or exceed the Arterial Street Buffer in the adjacent area, Planning Staff recommends approval of this waiver. Additional greenspace will be located within the right-of-way between the property line and paved travel lanes.

2) Waiver Request - Elimination of Upright Curbing: In accordance Article 6, §3.6 (b) of the City of Dover *Zoning Ordinance*, upright curbing is not required in areas for handclapped access. As the plan proposes the elimination of curbing between the parking spaces and building perimeter sidewalk to facilitate access, the City Planner has granted the waiver for upright curbing in this area.

3) Bicycle Parking: While the presence of the bike rack meets the Bike Parking requirements for the site, Staff recommends that the bike rack location to be moved closer to the building to minimize pedestrians/cyclists crossing across the interior drive aisle and increase safety.

4) Building Architecture – The rear building elevation, which fronts on North State Street, is a blank building face with little architectural relief. Staff recommends that some of the architectural elements/ material changes proposed for the front and left elevations be carried to this rear elevation, which is also a second building front, to provide more visual appeal.

X. ADVISORY COMMENTS TO THE APPLICANT:

1) The Planning Commission should act upon the request for waivers as part of any motion regarding this project application, or as a separate motion as necessary. Note: All waivers are at the discretion of the Planning Commission. The Commission may approve or deny waiver requests.

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

3) 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).

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

5) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate Site Plan approvals, Pre-Construction meetings, site inspections and permits are required.

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

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

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

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

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: OCTOBER 1, 2025

APPLICATION:	**7-ELEVEN WITH FUEL PUMPS @ 736 & 738 N DUPONT HIGHWAY & 1021 & 1027 N STATE STREET**
FILE #:	**S-25-15**
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 EMAIL:	**jlyon@dover.de.us**

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION

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

STORMWATER

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

STREETS

1. Final site plan approval will not be granted until a letter of no objection, 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. Sidewalk and curb shall be installed for the width of the project scope.
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-fre

access ramping at points of intersection with street crossings and at other locations so as to afford reasonable barrier-free pedestrian movement and site access.

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

WATER

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
   a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
   b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
   c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan. Please be advised that effective May 1, 2022, water mains can now be constructed using DR 18 PVC.
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 meters must be installed in a pit per City of Dover requirements and manufacturer's recommendations. The meter pit shall be installed in a non-traffic (including pedestrian) bearing location. 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. There shall only be one (1) water service per building. The Department of Water & Wastewater will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90°) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
7. Water services shall be either type K copper or SDR-9. 1. 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". 3M marker balls, model 1423-XR, or approved equal shall be installed at every service line connection to the water main and all bends on the service line.

8. On October 24, 2022, City of Dover Council approved the new Cross Connection Control Program. This program requires certain backflow prevention assemblies on water service connections to the city's distribution system. Please provide a specific description of the activities in this building.

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. The minimum difference between a cleanout rim and invert shall be three-feet (3').
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 mains 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. Depending on the effluent flow, the downstream pump station may be required to be evaluated by the developer / engineer to verify it can handle the additional effluent flow.

GENERAL

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL

1. None.

ADVISORY COMMENTS TO THE APPLICANT

WATER

1. The City of Dover water system is available to this site. The developer is responsible for all costs associated with extending and providing service to the proposed development.
2. Prior to plan approval, the water system plans 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.

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: OCT 1, 2025

APPLICATION: **7-Eleven with Fuel Pumps at 736 and 738 N. Dupont Highway and 1021 and 1027 N. State Street**

FILE #: **S-25-15**

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

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

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

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

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

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

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

1. The roadway and curbing must be in.
2. The right-of-way must be within 6" of final grade.
3. The property corners must be staked.
4. Owner is responsible for locating all existing underground electric, communications and water facilities.
5. Owner is responsible for installing all conduits and equipment pads per the City of Dover Engineering Department specifications.
6. Owner is responsible for site and/or street lighting.
7. Meter locations will be determined by City of Dover Engineering Department.
8. Load sheets and AutoCAD compatible DXF or DWG diskettes of site plans, including driveways, are required prior to receiving approved electrical construction drawings.
9. Any relocation of existing electrical equipment will be engineered by the City of Dover Electric Department. Developer may be required to perform a quantity of the relocation. Any work performed by the City of Dover will be at the owner's expense.
10. Prior to construction, owner is responsible for granting an easement to the City of Dover Electric Department. Easement forms will be furnished and prepared by the City of Dover Electric Engineering Department.
11. Fees will be assessed upon final site plans. The owner will be responsible for fees assessed prior to construction. Owner is required to sign off plans prepared by the Electric Department.
12. Must maintain 10' clearance around all electrical equipment, unless pre-approved by the City of Dover Electric Engineering Department.

13. Prior to the completion of any/all designs and estimates, the owner is responsible for providing the Electric Engineering Department with a physical address of the property.
14. All Engineering and design for Dover Electric will be engineered upon final approved plans. All Engineering work will be furnished by the City's Electric Engineering Department.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

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

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

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

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

S-25-15

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 10/01/25

CITY OF DOVER FIRE MARSHAL

APPLICATION: 7 Eleven with Fuel Pumps at 736 and 738 N DuPont Hwy and 1021 and 1027 N State St

FILE #: S-25-15 REVIEWING AGENCY: **City of Dover, Office of the Fire Marshal**

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

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

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

CITY AND STATE CODE REQUIREMENTS:

1. Proposed occupancy classification is mercantile.

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% (25% if 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.

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

6. 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

7. 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.

8. 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.

9. 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

10. NFPA 72 compliant Fire Alarm System TBD per occupancy code requirements.

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

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

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

11. 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)

12. Every house, building or structure used or intended for use as living quarters or as a place for conducting business, and having any wall facing or abutting any public or private street or alley,

shall have displayed on that wall, in legible, easily read characters which are of contrasting color to the background, the proper street number for such house, building, or structure in accordance with the following:

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

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

Commercial, industrial and office buildings, height, the numbers shall measure a minimum of 12 inches in height, *location generally*, 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)

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

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

Location. The secured key system shall be located as close to the main entrance as possible. Should the building design not allow the secured key system to be located

by the main entrance, the fire marshal and fire chief shall come to an agreement as to an alternate location for the key box. A secured key system, once installed, shall not be obstructed from view or obstructed by any means that would delay the fire department access to the box.

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

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

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

Knox Box to be mounted 6 feet above ground level

14. 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

15. Project to be completed per approved Site Plan.

16. Full building and fire plan review is required.

17. 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.

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

19. 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.

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

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

    Section 1. - Building permits.
    No building or structure in any district shall be erected or structurally altered without a building permit duly issued upon application to the building inspector. No building permit shall be issued unless the proposed construction or use is in full conformity with all the provisions of this ordinance. Any building permit issued in violation of the provisions of this ordinance shall be null and void and of no effect, without the necessity for any proceedings for revocations or nullification thereof, and any work

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

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

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

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

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

(Ord. of 7-12-1993, § 3)

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. Please show the perimeter access as outlined in item # 4 listed above
2. A discussion is needed in reference to where the closest fire hydrant is and if one will be needed on site.
3. There will need to be one address assigned to the project site
4. DNREC approval will be needed for the fuel tanks

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: 7-Eleven with Fuel Pumps at 736 N DuPont Hwy

FILE#: S-25-15 REVIEWING AGENCY: DelDOT

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

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

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

CITY & STATE CODE REQUIREMENTS:

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. Continue working with the Department towards plan approval.

KENT CONSERVATION DISTRICT

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

CITY OF DOVER
ADMINISTRATIVE SITE PLAN REVIEW
OCTOBER 2025

APPLICATION: 7-Eleven with Fuel Pumps at 736 & 738 N. DuPont Highway and 1021 & 1027 N. State Street

FILE #: S-25-15

REVIEWING AGENCY: Kent Conservation District

CONTACT PERSON: Cullen Baker

PHONE: (302) 608 - 5370

EMAIL: stormwater@kentcd.org

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

Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

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

ADVISORY COMMENTS TO THE APPLICANT:

1. KCD held a stormwater assessment study / pre-application meeting with Atwell on 7/30/25.
2. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
3. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

ADVISORY BRIEF

D.A.C. MEETING DATE: 10/8/2025

Dover/Kent County Metropolitan Planning Organization

S-25-15 7-Eleven with Fuel Pumps at 736 and 738 N. DuPont Highway and 1021 & 1027 N. State Street

FILE # S-25-15 REVIEWING AGENCY: Dover/Kent County MPO

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

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

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

City of Dover Planning Commission
Site Development Plan Review

S-25-15 7-Eleven with Fuel Pumps at 736 and 738 N. DuPont Highway and 1021 & 1027 N. State Street

Dover Kent MPO believes the property entrances proposed in the site plan need to be improved significantly. These wide entrances are a notable safety concern, as there will be no clear direction for motorists entering or exiting the property. This can be dangerous for motorists as well as bicyclists and pedestrians. One strategy for addressing this concern would be to tighten and channelize the two US13 (N. DuPont Highway) entrances. If the northern entrance only allowed righthand turns onto the property, and the southern entrance only allowed righthand turns out of the property, there would be far fewer conflict points and a reduced risk of crashes, which would make this segment of US13 safer for all roadway users. Defined entrances with crosswalks are explicitly recommended in Dover Kent MPO's *US13 Sidewalk Gaps* study.[1]

[1] *US13 Sidewalk Gaps*. Dover/Kent County MPO (2023). https://doverkentmpo.delaware.gov/files/2023/06/US13-Sidewalk-Gaps-Final-6-2023.pdf#page=36.

The entrance onto State Street could be improved in several ways. First, a connection to the property to the north (TD Bank) would benefit customers of both businesses, as it would allow them to easily travel between the two properties without having to use State Street. A shared entrance with TD Bank should also be considered, as this would reduce the potential for a crash on State Street and improve the overall flow of traffic. If this were to be done, further discussions with DelDOT, the City of Dover, and the neighboring property would be needed.

Sidewalks need to be added to the frontage of the property, particularly on the eastern side of the property along US13. This road is extremely dangerous for pedestrians, with a posted speed limit of 40 mph, an average annual daily traffic (AADT) of 36,248, and wide driveway entrances with no crosswalks. There are also many commercial destinations on US13, leading it to experience a high volume of pedestrian traffic. In the recently completed *Kent County Safety Action Plan*, both US13 and State Street in front of the property were identified as part of Kent County's "High-Injury Network." This means both roads have experienced a disproportionately high number of fatalities and serious injuries.[2] Dover Kent MPO's *US13 Sidewalk Gaps* study also identifies the gap in front of the property, and complete sidewalks with crosswalks and ADA ramps are recommended at this location.

The applicant should follow both the City of Dover Code for sidewalks[3] and the DelDOT specifications for pathways,[4] to make sure the requirements of both entities are met. These improvements should include a crosswalk with ADA ramps across all of the driveway entrances. Also note that this segment of State Street contains newly installed sidewalks; therefore, any sidewalks that are damaged or removed during the construction process should be replaced.

Finally, the site plan makes references to bike racks that are to be added to the property. This should be done at a rate of one (1) bicycle parking space for every twenty (20) vehicle parking spaces in order to meet the City of Dover requirements.[5] If more information on specific types of bicycle racks is needed, please contact Dover Kent MPO.

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

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[2] *Kent County Safety Action Plan*. Dover/Kent County MPO (2025). https://doverkentmpo.delaware.gov/files/2025/06/Kent-County-Safety-Action-Plan-FINAL-June-2025.pdf.

[3] "Dover Code: Appendix B, Article 5, Section 18." City of Dover, DE. https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZO_ART5SURE_S18PEBIMUDAACRE.

[4] *Pedestrian Accessibility Standards Manual*. Delaware Department of Transportation (DelDOT) (2021). https://deldot.gov/Publications/manuals/pedestrianAccessibility/pdfs/2021/Pedestrian-Accessibility-Standards-for-Facilities-in-the-Public-Right-of-Way-2021-Edition.pdf.

[5] "Dover Code: Appendix B, Article 6, Section 3.10." City of Dover, DE. https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZO_ART6OREPADRLOFA_S3REOREPASP.

10/1/2025 DAC Meeting Comments

Chesapeake Utilities

Z-25-01 Lands of Bayhealth Medical Center, Inc. at 600 South State Street: Rezoning RGO/SWPOZ to IO/SWPOZ

- No Comments, currently serve existing building.

S-25-14 LivSmart Extended Stay Hotel at 530 and 540 Bay Road

- Natural Gas is in the area. Contact Jared H @ Jhughart@chpk.com prior to construction

S-25-15 7-Eleven with Fuel Pumps at 736 and 738 N. DuPont Highway and 1021 & 1027 N. State Street

- Natural Gas is in the area. Contact Jared H @ Jhughart@chpk.com prior to construction
- NOTE: we do have active services, please contact Chesapeake Utilities in advance for due diligence and planning. There is a potential that some services may need to be relocated or retired. Please contact Ddagg@chpkp.com and Jhughart@chpk.com for this request.

Thank you,

Jared

NORTH STATE STREET (K-3)
MINOR ARTERIAL - 24 MPH - WIDTH VARIES
DEDICATED TO PUBLIC USE - DELDOT MAINTAINED

EX. RIGHT OF WAY

LANDS N.O.F.
COMMERCE BANK/DELAWARE, N.A.
D.R. 634-74
T.P.# 2-05-06809-01-0100-00001
C4

SWM
AREA #1
548 SF (0.013 Ac)

EX. RIGHT OF WAY

NORTH DUPONT HIGHWAY (K-7)
MINOR ARTERIAL - 40 MPH - WIDTH VARIES
DEDICATED TO PUBLIC USE - DELDOT MAINTAINED

OH

SWM AREA #2
2,779 SF (0.064 Ac)

LANDS N.O.F.
OF
M AND S LIMITED PARTNERSHIP
D.R. 13356-174
T.P.# 2-05-06809-01-0903-00001
ZONE: C4

EX. RIGHT OF WAY

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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CLIENT
DOVER DUPONT STATE, LLC

7-ELEVEN - 736 NORTH DUPONT

736 N. DUPONT HWY, DOVER, DE 19901
CITY OF DOVER, KENT COUNTY, DELAWARE

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN

LANDSCAPE PLAN

DATE
AUGUST 15, 2025

REVISIONS

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

DR. JG | CH. MJK
P.M. MJK
JOB NO. 25002424
SHEET NO.
W05

CAD FILE: W05 SITE RENDERING.DWG 10/9/2025

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736 N. DUPONT HWY., DOVER, DE 19901
CITY OF DOVER, KENT COUNTY, DELAWARE

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LANDSCAPE PLAN

DATE
AUGUST 15, 2025

REVISIONS

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

DR. JG	CH. MJK
P.M. MJK	
JOB NO. 25002424	
SHEET NO. W05	

CAD FILE: W05 SITE RENDERING.DWG 10/7/2025

Know what's **below.**
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CLIENT
DOVER DUPONT STATE, LLC

7-ELEVEN - 736 NORTH DUPONT

736 N. DUPONT HWY., DOVER, DE 19901
CITY OF DOVER, KENT COUNTY, DELAWARE

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN

LANDSCAPE PLAN

DATE
AUGUST 15, 2025

REVISIONS

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0 10' 20'

DR. JG | CH. MJK
P.M. MJK
JOB NO. 25002424
SHEET NO.
W05

CAD FILE: W05 SITE RENDERING.DWG 10/7/2025

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN

7-ELEVEN - 736 NORTH DUPONT

CITY OF DOVER - KENT COUNTY, DELAWARE

SITE DATA & GENERAL NOTES:

1. **SITE ADDRESS:** / **TAX PARCEL** / **SOURCE OF TITLE**
   - 1027 NORTH STATE STREET, DOVER DE 19901 — 2-05-06809-01-0400-00001 — DB 2318-38
   - 1021 NORTH STATE STREET, DOVER DE 19901 — 2-05-06809-01-0401-00001 — DB 2402-297
   - 738 NORTH DUPONT HIGHWAY, DOVER DE 19901 — 2-05-06809-01-0600-00001 — DB 9683-115
   - 736 NORTH DUPONT HIGHWAY, DOVER DE 19901 — 2-05-06809-01-0700-00001 — DB 2405-57
2. **PROPERTY OWNER:** HARRINGTON FOUR SEASONS, LLC, 516A JEFFERIC BLVD, DOVER, DE 19901
   DEVELOPER: DOVER DUPONT STATE, LLC, 901 NORTHPOINT PARKWAY, SUITE 200, WEST PALM BEACH, FL 33407
3. **ZONING DISTRICT:** C-4 (HIGHWAY COMMERCIAL)
4. **DATUM:** HORIZ.: DELAWARE STATE PLANE - NAD83-2011, USFT; VERT.: NAVD 88 (GEIOD 18)
5. **PROJECT BENCHMARK:** MAG NAIL IN ASPHALT NEAR SOUTHEASTERLY ENTRANCE ONTO NORTH DUPONT HIGHWAY, AS SHOWN ON PLAN. ELEVATION = 25.10
6. **TOPOGRAPHY:** TOPOGRAPHY SHOWN HEREON IS BASED ON A SURVEY BY ATWELL, LLC IN JUNE, 2025.
7. **SITE AREA:**
   - TOTAL GROSS AREA: **72,251**± SF (1.6587± AC)
   - R/W DEDICATION: -5,922± SF (0.1360± AC)
   - NET: 66,329± SF (1.5227± AC)

	EXISTING	PROPOSED
BUILDING AREA:	9,731± SF (0.2234± AC)	9,766± SF (0.2242± AC) (14.7%)
OTHER IMPERVIOUS AREA:	42,896± SF (0.9848± AC)	36,958± SF (0.8484± AC) (55.7%)
OPEN AREA:	13,702± SF (0.3146± AC)	19,605± SF (0.4501± AC) (29.6%)
TOTAL	66,329± SF (1.5227± AC)	66,329± SF (1.5227± AC)

8. **AREA OF PROPOSED DISTURBANCE:** XXXX± SF (X.XX± AC.)
9. **PROPOSED LAND USE:** CONVENIENCE STORE / GAS STATION
10. **AREA AND SETBACK REQUIREMENTS:** C-4 (HIGHWAY COMMERCIAL)

	REQUIRED	PROPOSED
MINIMUM FRONT YARD SETBACK:	20 FT	170 FT (N. DUPONT)
		113 FT (N. STATE)
MINIMUM SIDE YARD SETBACK:	15 FT	16 FT
MINIMUM REAR YARD SETBACK:	10 FT OR EQUAL TO BLDG HT.	N/A (TWO FRONTAGES)
MINIMUM SIDE OR REAR YARD SETBACK WHICH ADJOINS A RESIDENCE ZONE:	30 FT	N/A
MINIMUM LOT WIDTH:	150 FT	166 FT
MINIMUM LOT DEPTH:	150 FT	316 FT
MAXIMUM BUILDING HEIGHT:	6 STORIES OR 75'	1 STORY
MAXIMUM LOT COVERAGE:	75%*	70.4%

*100% COVERAGE ALLOWED FOR BUILDINGS USED EXCLUSIVELY FOR BUSINESS PURPOSES.

11. **PARKING RATIONALE:**

GAS STATION
- TOTAL STANDARD PARKING REQUIRED
  1 SPACE / 300 SF x 4,816 SF = 16 SPACES
- TOTAL HANDICAP PARKING REQUIRED
  2% OF TOTAL = 0.02 x 16 = 1 SPACE
- TOTAL BICYCLE PARKING REQUIRED
  1 SPACE / 20 VEHICLE PARKING SPACES (VPS) / 5 SPACES (1 RACK) = 1 SPACE (1 RACK)

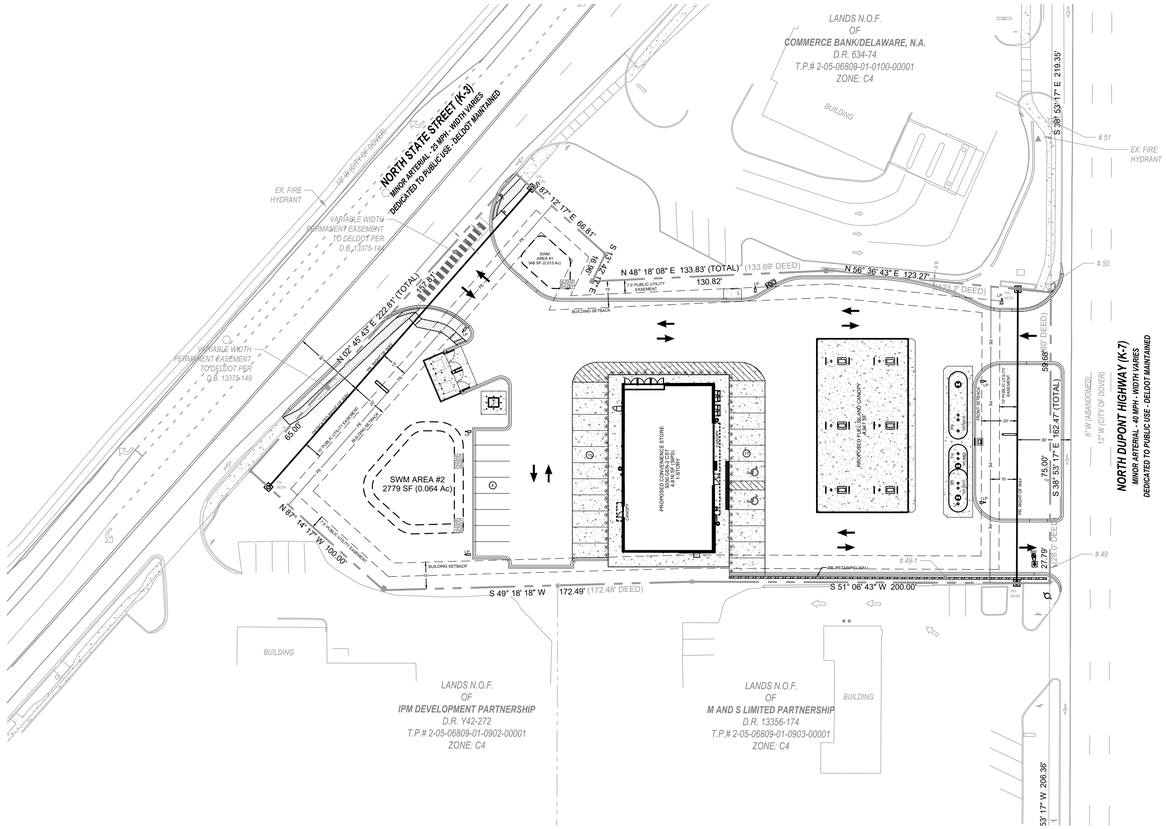
TOTAL PARKING PROVIDED
- STANDARD PARKING (9' x 18') = 30 SPACES
- HANDICAP PARKING = 2 SPACES
- BICYCLE PARKING = 5 SPACES (1 RACKS)

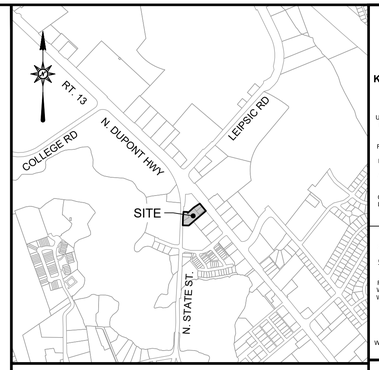
12. **SANITARY SEWER FLOW DATA:**
    - PROPOSED CONVENIENCE STORE = 1,000 GPD
    - PEAK DAILY SEWER FLOW 1,000 GPD x 4 = 4,000 GPD
13. **UTILITIES:**
    WATER SUPPLY: CITY OF DOVER
    WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.

    SANITARY SEWER: CITY OF DOVER
    SEWERAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. THE CITY OF DOVER HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.

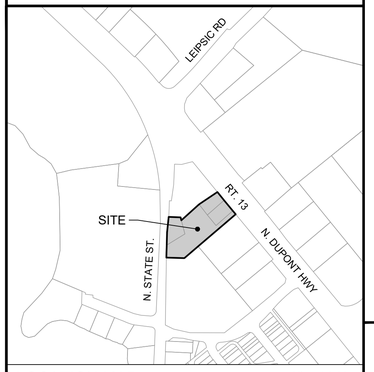
    STORM DRAINAGE:
    ALL ON-SITE DRAINAGE FACILITIES (INCLUDING BUT NOT LIMITED TO SWALES, STORM DRAINAGE SYSTEM, STORMWATER MANAGEMENT FACILITIES, ETC.) SHALL BE PRIVATELY OWNED AND MAINTAINED. DRAINAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE KENT COUNTY DRAINAGE CODE AND THE DELAWARE SEDIMENT AND STORMWATER MANAGEMENT REGULATIONS, DATED FEBRUARY 2019 OR AS LATER AMENDED.

    ELECTRIC: CITY OF DOVER
    ELECTRIC IS SUBJECT TO THE CITY'S APPROVAL.
    NATURAL GAS: CHESAPEAKE UTILITIES
14. **MONUMENTATION:** EXISTING: 9; PROPOSED: 4
15. **FIRE HYDRANTS:** EXISTING: 2; PROPOSED: 0
16. NO DEBRIS SHALL BE BURIED ON SITE.
17. ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATIONS.
18. A 20' UTILITY EASEMENT, 10' RESPECTIVELY ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE, WHERE A SANITARY SEWER, STORM SEWER, WATER OR ELECTRIC IS DESIGNATED FOR PUBLIC USE AND IS OUTSIDE OF THE DEDICATED PUBLIC RIGHT-OF-WAY.
19. DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE, EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESSWAYS, RECREATIONAL FACILITIES AND UTILITIES, AND SELECTIVE THINNING OF EXISTING TREES. SPECIFIC SPECIES OF PLANT MATERIALS AS DESIGNATED ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH A PLAN IS AN INTEGRAL PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION.
20. ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, PUBLIC OPEN SPACE, AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE SANITARY CONDITION.
21. ALL PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS AND TELEPHONE SHALL BE PLACED UNDERGROUND WITHIN THE DEVELOPMENT. SUCH UTILITIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY OR OTHER COMPANY PROVIDING SERVICE, EXCEPT WHERE IT IS DEMONSTRATED TO THE SATISFACTION OF THE CITY OF DOVER THAT UNDERGROUND INSTALLATIONS ARE NOT FEASIBLE BECAUSE OF THE PHYSICAL CONDITIONS OF THE LAND.
22. A LANDSCAPE PLAN PREPARED BY _____, LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE CITY OF DOVER, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
23. SITE LIGHTING SHALL BE HIGH-PRESSURE SODIUM OR LED TYPE FIXTURES.
24. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 10001C0167H, PANEL 167 OF 435, EFFECTIVE DATE MAY 5, 2003, THE SITE FALLS WITHIN ZONE "X" WHICH HAS BEEN DETERMINED TO BE LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
25. WETLANDS NOTE: THIS SITE WAS EXAMINED BY _____ ON _____ AND NO WETLANDS WERE FOUND TO EXIST.
26. SWPA NOTE: THIS SITE IS NOT LOCATED WITHIN A DESIGNATED SOURCE WATER PROTECTION AREA.
27. THE DEVELOPER SHALL CONSTRUCT 5-FOOT WIDE CONCRETE SIDEWALKS AS SHOWN ON THE PLAN.





LOCATION MAP 1"= 1200'



LOCATION MAP 1"= 400'

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO REMOVE THE EXISTING BUILDINGS AND PAVED THE DRIVEWAYS AND PARKING LOCATED ON SITE TO CONSTRUCT A NEW 4,816 SQ FT CONVENIENCE STORE WITH FUEL PUMP ISLAND AND ASSOCIATED PARKING AND DRIVEWAY FACILITIES.

INDEX OF SHEETS

SHEET 1	COVER SHEET
SHEET 2	EXISTING FEATURES / DEMOLITION PLAN
SHEET 3	SITE PLAN
SHEET 4	GRADING AND UTILITY PLAN
SHEET 5	LANDSCAPE PLAN

DELDOT GENERAL NOTES:

REVISED: MARCH 21, 2019

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS DEVELOPMENT OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS DEVELOPMENT. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
7. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
8. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
9. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
10. THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG RT. 13 - N. DUPONT HWY (KCR-7) AND N. STATE ST. (KCR-3), WHICH EACH HAVE A FUNCTIONAL CLASSIFICATION OF MINOR ARTERIAL, RESPECTIVELY, AS DEFINED BY THE STATE OF DELAWARE'S DEPARTMENT OF TRANSPORTATION. PER SECTION 3.6.1 OF THE DELDOT DEVELOPMENT COORDINATION MANUAL (DCM): IT IS THE DEVELOPER'S RESPONSIBILITY TO EVALUATE NOISE LEVELS AND THEIR IMPACTS ON PROPOSED DEVELOPMENT, FOR PROJECTS ADJACENT TO EXISTING TRANSPORTATION FACILITIES WITH THIS FUNCTIONAL CLASSIFICATION. ROADWAYS WITH THIS CLASSIFICATION CAN BE EXPECTED TO GENERATE ELEVATED LEVELS OF ROAD AND TRAFFIC RELATED NOISE, SIMILAR TO WHAT CAN BE EXPECTED IN URBAN AREAS. A DETAILED NOISE ANALYSIS PER DCM 3.6 IS TYPICALLY RECOMMENDED TO HELP GAUGE THE ACTUAL IMPACTS THAT ROADWAY RELATED NOISE MAY HAVE ON VARIOUS POTENTIAL LAND-USES (SUCH AS THOSE DESCRIBED IN DCM FIGURE 3.6.3-A: NOISE ABATEMENT CRITERIA). WITH THE INCLUSION OF THIS NOTE, THE DEVELOPER IS ACKNOWLEDGING THAT THE PROPOSED SITE AND/OR BUILDING LOCATION CAN BE EXPECTED TO EXCEED THE SPECIFIC MAXIMUM NOISE LEVELS FOR CERTAIN COMMERCIAL AND NON-RESIDENTIAL USES AS SHOWN IN DCM FIGURE 3.6.3-A. THE DEVELOPER'S WAIVER OF THE NOISE ANALYSIS AND REVIEW OF POTENTIAL NOISE MITIGATION MEASURES ARE SUPPORTED BY THE INFEASIBILITY OF APPLYING NOISE MITIGATION MEASURES, BASED ON ENGINEERING CONSIDERATIONS AND FACTORS THAT WOULD LIMIT THE ABILITY TO ACHIEVE SUBSTANTIAL NOISE REDUCTION, RELATED TO THE COMMERCIAL USE OF THE SITE AND/OR BUILDINGS. THIS WAIVER ACKNOWLEDGES THAT THE DECIBEL LEVEL FOR THIS PARCEL MAY EXCEED THE APPLICABLE LIMITS FOR SOME CURRENT OR FUTURE PROPOSED USES. THE USE OF THIS NOTE SIGNIFIES THE SUBDIVISION ENGINEER'S CONCURRENCE WITH WAIVING THE DEVELOPER'S COMPLETION OF A DETAILED NOISE STUDY AND SUBSEQUENT REVIEW OF RESULTING NOISE ABATEMENT FINDINGS OR MITIGATION MEASURES. ANY FUTURE COMPLAINTS RELATING TO EXISTING OR FUTURE NOISE LEVELS IMPACTING PROPOSED USES ON THIS SITE AND ALONG THIS EXISTING TRANSPORTATION FACILITY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LAND OWNER OR BOTH.

LEGEND

PROPOSED		EXISTING
	BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
PE PE	BUILDING RESTRICTION LINES	
	EASEMENT	
	ROADWAY CENTERLINE	
CZ CZ	CLEARZONE	
LOD LOD LOD	LIMITS OF DISTURBANCE	
LOC LOC LOC	LIMITS OF CONSTRUCTION	
20	PARKING SPACE NUMBER	
	P.C.C. CURB	
	P.C.C INTEGRAL CURB AND GUTTER	
	WALL	
	SIDEWALK	
	CONTOUR	84
	PARTIAL FOOT CONTOUR	
	SPOT GRADE	31x25
	DRAINAGE FLOW ARROW	
SMH-1 CB-1-1 T-1 P-1-1	STORM SEWER STRUCTURE	
	STORM SEWER PIPE	
FES-1	FLARED END SECTION	
	UTILITY POLE	
	SANITARY STRUCTURE	
	SANITARY SEWER PIPE	
	WATER LINE	
FH	FIRE HYDRANT	
	WATER STRUCTURE	
	MONUMENTATION	
	TREES / TREELINE	
	UTILITY MARKERS	
	SANITARY FORCE MAIN	
GAS GAS GAS GAS	GAS MAIN	
E E E E	ELECTRIC LINE	
	OVERHEAD LINE	
T T T T	COMMUNICATIONS LINE	
	LIGHT POLE	

OWNER'S CERTIFICATION

I,MICHAEL HARRINGTON SR., HEREBY CERTIFY THAT HARRINGTON FOUR SEASONS LLC IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN; THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I AKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

MICHAEL HARRINGTON, SR. — DATE
MANAGING MEMBER

ENGINEER'S CERTIFICATION

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

08-14-2025

MICHAEL J. KASZYSKI, JR., P.E. — DATE
PE# 15284

PLAN APPROVAL

THIS PLAN REFLECTS CONFORMITY WITH ALL APPLICABLE CONDITIONS OF APPROVAL SPECIFIED BY THE CITY OF DOVER PLANNING COMMISSION AT ITS MEETING OF _____.

NAME _____

DATE _____

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302.369.2900

CLIENT: DOVER DUPONT STATE, LLC

7-ELEVEN - 736 NORTH DUPONT
736 N. DUPONT HWY, DOVER, DE 19901
CITY OF DOVER, KENT COUNTY, DELAWARE

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN
COVER SHEET

REVISIONS

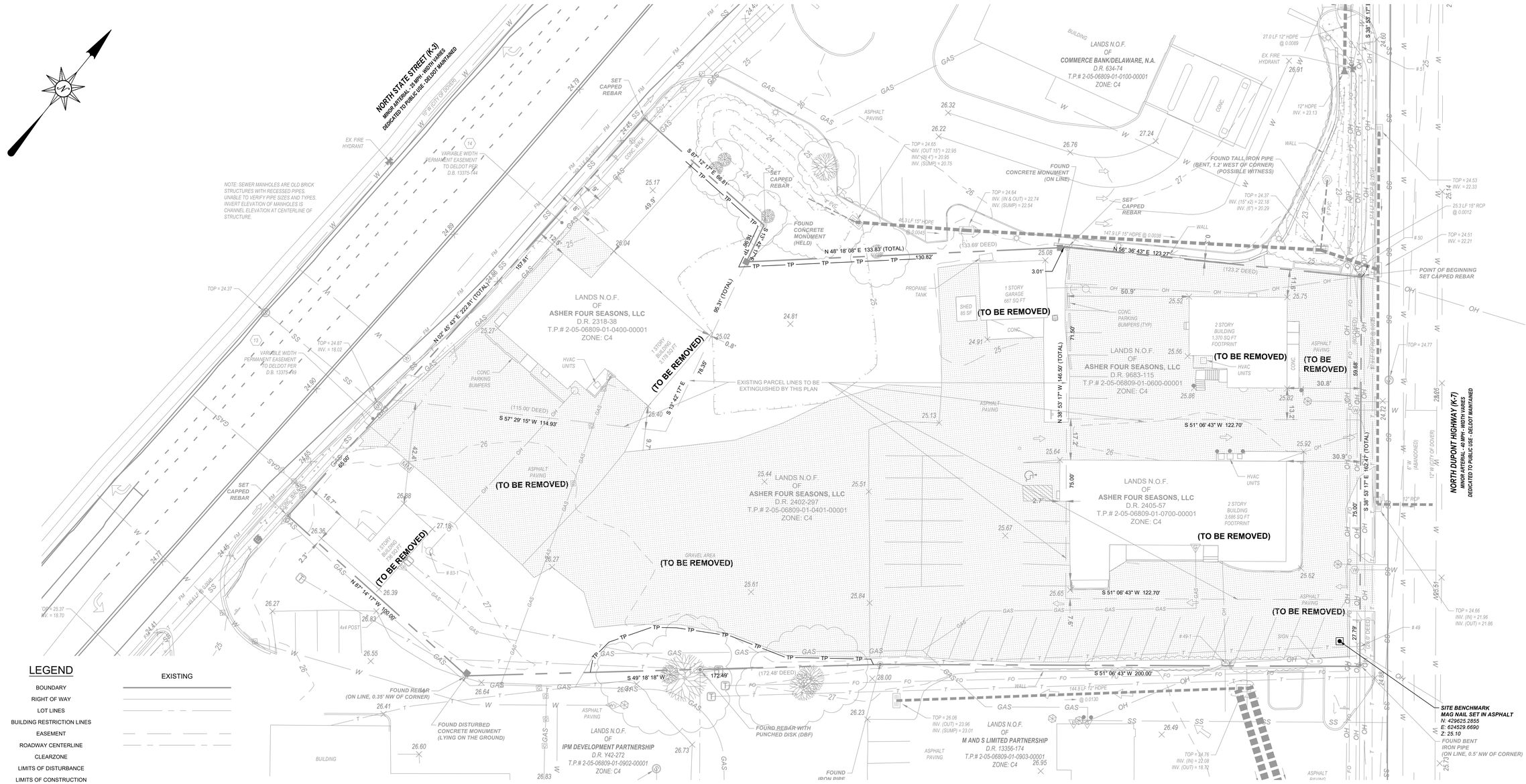
DATE: AUGUST 15, 2025

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

DR. JCG | CH. MJK
P.M. MJK
JOB NO. 25002424
SHEET NO. Q01

08-14-2025

CAD FILE: Q01.DWG 8/14/2025



LEGEND

	EXISTING
BOUNDARY	
RIGHT OF WAY	
LOT LINES	
BUILDING RESTRICTION LINES	
EASEMENT	
ROADWAY CENTERLINE	
CLEARZONE	
LIMITS OF DISTURBANCE	
LIMITS OF CONSTRUCTION	
PARKING SPACE NUMBER	
P.C.C. CURB	
P.C.C INTEGRAL CURB AND GUTTER	
WALL	
SIDEWALK	
CONTOUR	84
PARTIAL FOOT CONTOUR	
SPOT GRADE	31x25
DRAINAGE FLOW ARROW	
STORM SEWER STRUCTURE	
STORM SEWER PIPE	
FLARED END SECTION	
UTILITY POLE	
SANITARY STRUCTURE	
SANITARY SEWER PIPE	SS
WATER LINE	W
FIRE HYDRANT	
WATER STRUCTURE	
MONUMENTATION	
TREES / TREELINE	
UTILITY MARKERS	
SANITARY FORCE MAIN	FM
GAS MAIN	GAS
ELECTRIC LINE	
OVERHEAD LINE	OH
COMMUNICATIONS LINE	T / FO

CAD FILE: G02.DWG 8/14/2025

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CLIENT: DOVER DUPONT STATE, LLC

7-ELEVEN - 736 NORTH DUPONT

736 N. DUPONT HWY, DOVER, DE 19901
CITY OF DOVER, KENT COUNTY, DELAWARE

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN
EXISTING FEATURES / DEMOLITION PLAN

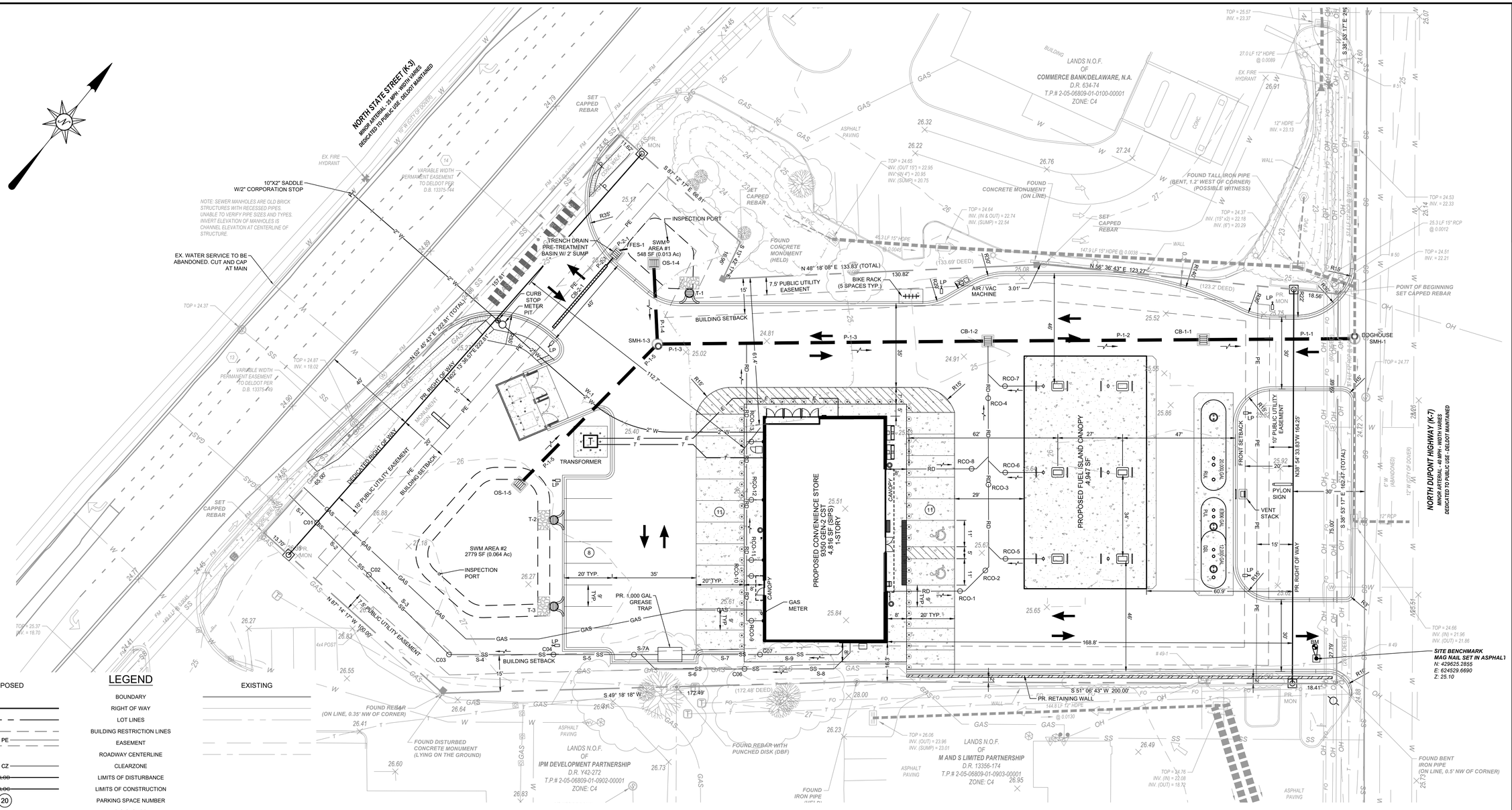
DATE: AUGUST 15, 2025

REVISIONS

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

DR. JCG | CH. MJK
P.M. MJK
JOB NO. 25002424
SHEET NO. Q02

S:\25002424\Engineering\ACAD\Q - Preliminary Plan\Q02.dwg, Q02, 8/14/2025 9:30:05 AM



LEGEND

PROPOSED		EXISTING
	BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINES	
PE	EASEMENT	
	ROADWAY CENTERLINE	
CZ	CLEARZONE	
LOD	LIMITS OF DISTURBANCE	
LOC	LIMITS OF CONSTRUCTION	
20	PARKING SPACE NUMBER	
	P.C.C. CURB	
	P.C.C INTEGRAL CURB AND GUTTER	
	WALL	
	SIDEWALK	
	CONTOUR	84
	PARTIAL FOOT CONTOUR	
	SPOT GRADE	31x25
	DRAINAGE FLOW ARROW	
SMH-1 CB-1-1 T-1 P-1-1	STORM SEWER STRUCTURE	
RD RD	STORM SEWER PIPE	
FES-1	FLARED END SECTION	
	UTILITY POLE	
	SANITARY STRUCTURE	
SS SS SS	SANITARY SEWER PIPE	SS
W	WATER LINE	W
FH	FIRE HYDRANT	
	WATER STRUCTURE	
	MONUMENTATION	
	TREES / TREELINE	
	UTILITY MARKERS	
	SANITARY FORCE MAIN	FM FM
GAS GAS	GAS MAIN	GAS
E E	ELECTRIC LINE	
	OVERHEAD LINE	OH
T T	COMMUNICATIONS LINE	T T FO FO
	LIGHT POLE	

SANITARY SEWER LATERAL STRUCTURE SCHEDULE

STRUCTURE	SIZE	RIM	INVERT	COMMENT
CO1	4" LAT CLEANOUT	27.13	18.55	SEE DETAIL, SHEET 3
CO2	4" LAT CLEANOUT	20.39	19.20	SEE DETAIL, SHEET 3
CO3	4" LAT CLEANOUT	27.73	20.20	SEE DETAIL, SHEET 3
CO4	4" LAT CLEANOUT	27.60	21.12	SEE DETAIL, SHEET 3
CO5	4" LAT CLEANOUT	28.44	21.83	SEE DETAIL, SHEET 3
CO6	4" LAT CLEANOUT	28.35	23.22	SEE DETAIL, SHEET 3
CO7	4" LAT CLEANOUT	28.89	23.01	SEE DETAIL, SHEET 3

SANITARY SEWER LATERAL PIPE SCHEDULE

LINE #	SIZE	TYPE	LENGTH (FT)	SLOPE (FT/FT)	INV. IN	INV. OUT
S-1	4"	SDR 26 PVC	16	0.0212	18.55	18.20
S-2	4"	SDR 26 PVC	31	0.0212	19.20	18.55
S-3	4"	SDR 26 PVC	47	0.0212	20.20	19.20
S-4	4"	SDR 26 PVC	44	0.0212	21.12	20.20
S-5	4"	SDR 26 PVC	34	0.0212	21.83	21.12
S-6	4"	SDR 26 PVC	46	0.0290	23.22	21.89
S-7	4"	SDR 26 PVC	33	0.0209	23.01	22.33
S-7A	4"	SDR 26 PVC	10	0.0249	22.08	21.83
S-8	4"	SDR 26 PVC	51	0.0290	24.70	23.22
S-9	4"	SDR 26 PVC	38	0.0209	23.81	23.01

WATER LATERAL PIPE SCHEDULE

LINE #	SIZE	TYPE	LENGTH (FT)	METER
W-1	2"	HDPE	207	METER

STORM SEWER STRUCTURE SCHEDULE

STRUCTURE NAME	BOX	TOP UNIT	GRATE	TOP OF GRATE	INVERT IN	INVERT OUT
CB-1-1	34"x24"	TYPE A	TYPE 1	25.85	22.47 (P-1-2)	22.47
CB-1-2	34"x24"	TYPE A	TYPE 1	27.43	22.92 (P-1-3)	22.92
DOGHOUSE SMH-1	48" DIA.	MANHOLE	MANHOLE	24.71	22.15 (P-1-1)	
OS-1-4	34"x24"	NONE	TRASH RACK	27.25		23.75
OS-1-5	34"x24"	NONE	TRASH RACK	27.40		23.90
SMH-1-3	48" DIA.	MANHOLE	MANHOLE	27.78	23.60 (P-1-4) 23.60 (P-1-5)	23.60

STORM SEWER PIPE SCHEDULE

NAME	FROM	TO	SIZE	TYPE	LENGTH	CLASS	INVERT UP	INVERT DOWN	SLOPE (FT/FT)
P-1-1	CB-1-1	DOGHOUSE SMH-1	15"	HDPE	63'	-	22.47	22.15	0.00508
P-1-2	CB-1-2	CB-1-1	15"	HDPE	90'	-	22.92	22.47	0.00501
P-1-3	SMH-1-3	CB-1-2	15"	HDPE	138'	-	23.60	22.92	0.00494
P-1-4	OS-1-4	SMH-1-3	15"	HDPE	34'	-	23.75	23.60	0.00445
P-1-5	OS-1-5	SMH-1-3	15"	HDPE	82'	-	23.90	23.60	0.00366

811
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CLIENT
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7-ELEVEN - 736 NORTH DUPONT

736 N. DUPONT HWY, DOVER, DE 19901
CITY OF DOVER, KENT COUNTY, DELAWARE

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN
SITE AND UTILITY PLAN

DATE
AUGUST 15, 2025

REVISIONS

No. 15284
PROFESSIONAL ENGINEER
08-14-2025

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

DR. JCG | CH. MJK
P.M. MJK
JOB NO. 25002424
SHEET NO.
Q03

CAD FILE: Q03.DWG 8/14/2025

NORTH STATE STREET (K-3)
MINOR ARTERIAL - 33'-49'R - WIDTH VARIES
DEDICATED TO PUBLIC USE - DELDOT MAINTAINED

NORTH DUPONT HIGHWAY (K-7)
MINOR ARTERIAL - 80'R - WIDTH VARIES
DEDICATED TO PUBLIC USE - DELDOT MAINTAINED

10"X2" SADDLE
W/2" CORPORATION STOP

EX. WATER SERVICE TO BE ABANDONED. CUT AND CAP AT MAIN

NOTE: SEWER MANHOLES ARE OLD BRICK STRUCTURES WITH RECESSED PIPES. UNABLE TO VERIFY PIPE SIZES AND TYPES. INVERT ELEVATION OF MANHOLES IS CHANNEL ELEVATION AT CENTERLINE OF STRUCTURE.

TRENCH DRAIN PRE-TREATMENT BASIN W/ 2' SUMP

SWM AREA #1
548 SF (0.013 Ac)

INSPECTION PORT

OS-1-4

CURB STOP METER PIT

BUILDING SETBACK

SMH-1-3

P-1-4

P-1-5

P-1-3

P-1-2

P-1-1

CB-1-2

CB-1-1

DOGHOUSE SMH-1

BIKE RACK (5 SPACES TYP.)

AIR / VAC MACHINE

7.5' PUBLIC UTILITY EASEMENT

SET CAPPED REBAR

FOUND CONCRETE MONUMENT (HELD)

FOUND CONCRETE MONUMENT (ON LINE)

FOUND TALL IRON PIPE (BENT, 1.2' WEST OF CORNER) (POSSIBLE WITNESS)

POINT OF BEGINNING SET CAPPED REBAR

LANDS N.O.F. OF COMMERCE BANK/DELAWARE, N.A. D.R. 634-74 T.P.# 2-05-06809-01-0100-00001 ZONE: C4

PROPOSED CONVENIENCE STORE 9350 GEN-2 CST 4,816 SF (SIPS) 1-STORY

FF=29.00

PROPOSED FUEL ISLAND CANOPY 4,947 SF

RCO-1 RCO-2 RCO-3 RCO-4 RCO-5 RCO-6 RCO-7 RCO-8 RCO-9 RCO-10 RCO-11 RCO-12

GAS METER

PR. 1,000 GAL GREASE TRAP

TRANSFORMER

SWM AREA #2
2779 SF (0.064 Ac)

INSPECTION PORT

OS-1-5

T-1 T-2 T-3

SERVICED BY SEPTIC

15' PUBLIC UTILITY EASEMENT

BUILDING SETBACK

FRONT SETBACK

10' PUBLIC UTILITY EASEMENT

PYLON SIGN

VENT STACK

PR. RETAINING WALL

PR. CHAIN LINK FENCE

SITE BENCHMARK
MAG NAIL SET IN ASPHAL
N: 429625.2855
E: 624529.6690
Z: 25.10

FOUND REBAR (ON LINE, 0.35' NW OF CORNER)

FOUND DISTURBED CONCRETE MONUMENT (LYING ON THE GROUND)

FOUND REBAR WITH PUNCHED DISK (DBF)

FOUND BENT IRON PIPE (ON LINE, 0.5' NW OF CORNER)

FOUND IRON PIPE

LANDS N.O.F. OF IPM DEVELOPMENT PARTNERSHIP D.R. Y42-272 T.P.# 2-05-06809-01-0902-00001 ZONE: C4

LANDS N.O.F. OF M AND S LIMITED PARTNERSHIP D.R. 13356-174 T.P.# 2-05-06809-01-0903-00001 ZONE: C4

LEGEND

PROPOSED		EXISTING
	BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINES	
PE	EASEMENT	
	ROADWAY CENTERLINE	
CZ	CLEARZONE	
	LIMITS OF DISTURBANCE	
	LIMITS OF CONSTRUCTION	
20	PARKING SPACE NUMBER	
	P.C.C. CURB	
	P.C.C INTEGRAL CURB AND GUTTER	
	WALL	
	SIDEWALK	
(28)	CONTOUR	84
(28.5)	PARTIAL FOOT CONTOUR	
x12.77 12.47 TC 12.00 EP FF=12.8	SPOT GRADE	31x25
2.0%	DRAINAGE FLOW ARROW	
SMH-1 CB-1-1 T-1 P-1-1	STORM SEWER STRUCTURE	
RD RD	STORM SEWER PIPE	
FES-1	FLARED END SECTION	
	UTILITY POLE	
S	SANITARY STRUCTURE	
SS SS	SANITARY SEWER PIPE	SS
W W	WATER LINE	W
FH	FIRE HYDRANT	
	WATER STRUCTURE	
	MONUMENTATION	
	TREES / TREELINE	
	UTILITY MARKERS	
	SANITARY FORCE MAIN	FM FM
GAS GAS	GAS MAIN	GAS
E E	ELECTRIC LINE	
	OVERHEAD LINE	OH
T T	COMMUNICATIONS LINE	T T FO FO

CAD FILE: Q04.DWG 8"x22"

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736 N. DUPONT HWY., DOVER, DE 19901
CITY OF DOVER, KENT COUNTY, DELAWARE

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN
GRADING PLAN

DATE
AUGUST 15, 2025

REVISIONS

STATE OF DELAWARE
No. 15284
PROFESSIONAL ENGINEER
08-14-2025

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

DR. JCG	CH. MJK
P.M. MJK	
JOB NO. 25002424	
SHEET NO. Q04	

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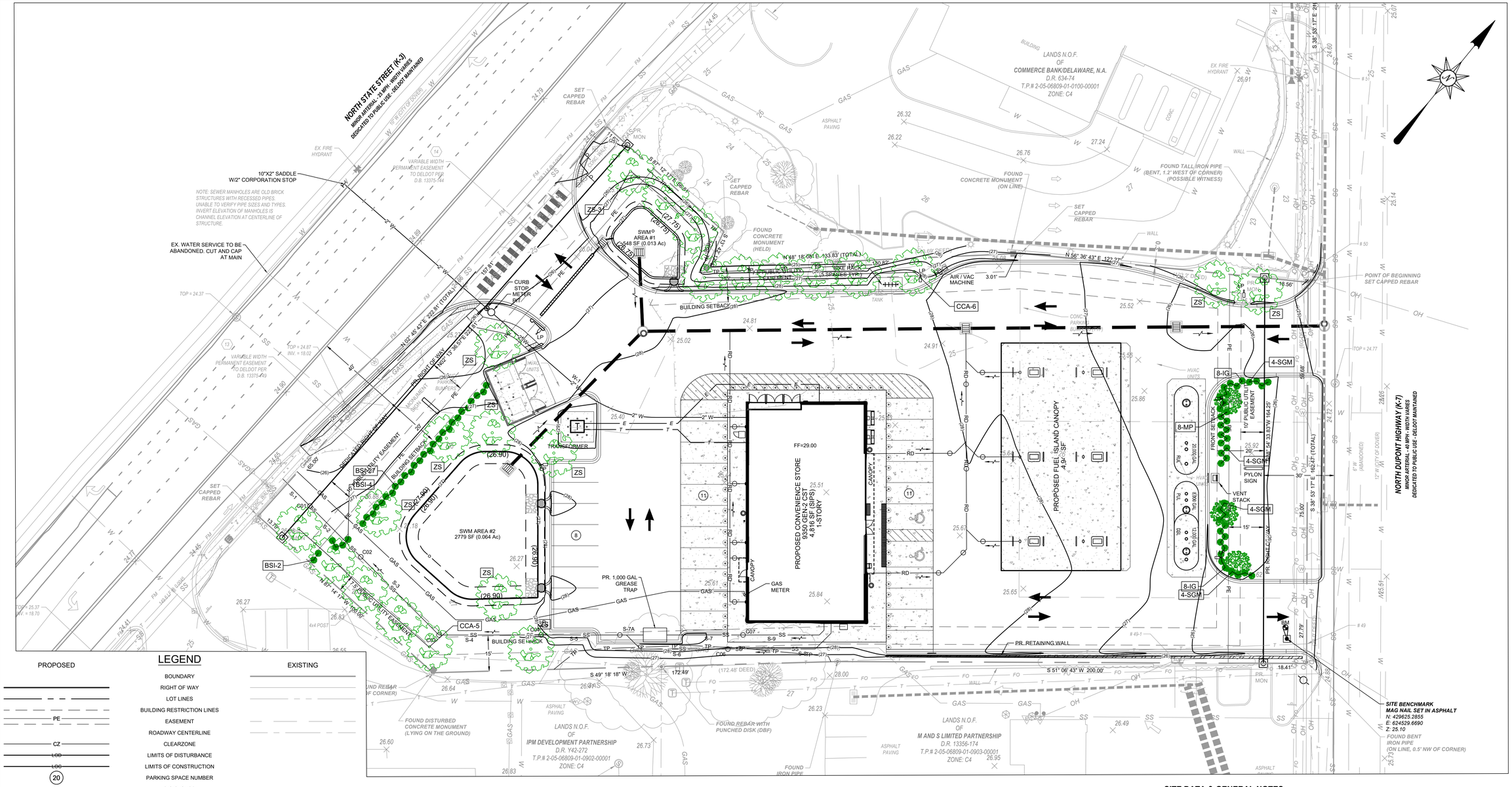
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MINOR ARTERIAL - 25 MPH - WIDTH VARIES
DEDICATED TO PUBLIC USE - DELDOT MAINTAINED
NORTH DUPONT HIGHWAY (K-7)
MINOR ARTERIAL - 40 MPH - WIDTH VARIES
DEDICATED TO PUBLIC USE - DELDOT MAINTAINED
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8350 GEN-2 CST
4,816 SF (SIPS)
1-STORY
FF=29.00
PROPOSED FUEL ISLAND CANOPY
4,956± SF
SWM AREA #1
2548 SF (0.013 Ac)
SWM AREA #2
2779 SF (0.064 Ac)
10" X 2" SADDLE W/2" CORPORATION STOP
EX. WATER SERVICE TO BE ABANDONED. CUT AND CAP AT MAIN
NOTE: SEWER MANHOLES ARE OLD BRICK STRUCTURES WITH RECESSED PIPES. UNABLE TO VERIFY PIPE SIZES AND TYPES. INVERT ELEVATION OF MANHOLES IS CHANNEL ELEVATION AT CENTERLINE OF STRUCTURE.
CURB STOP METER PIT
TRANSFORMER
GAS METER
PR. 1,000 GAL GREASE TRAP
PR. RETAINING WALL
AIR / VAC MACHINE
3.01'
PYLON SIGN
VENT STACK
FRONT SETBACK
BUILDING SETBACK
BUILDING SETBACK
UTILITY EASEMENT
10' PUBLIC UTILITY EASEMENT
VARIABLE WIDTH PERMANENT EASEMENT TO DELDOT PER D.B. 13375-144
SET CAPPED REBAR
FOUND CONCRETE MONUMENT (HELD)
FOUND CONCRETE MONUMENT (ON LINE)
FOUND TALL IRON PIPE (BENT, 1.2' WEST OF CORNER) (POSSIBLE WITNESS)
POINT OF BEGINNING SET CAPPED REBAR
SITE BENCHMARK
MAG NAIL SET IN ASPHALT
N: 429625.2855
E: 624529.6690
Z: 25.10
FOUND BENT IRON PIPE (ON LINE, 0.5' NW OF CORNER)
FOUND DISTURBED CONCRETE MONUMENT (LYING ON THE GROUND)
FOUND REBAR WITH PUNCHED DISK (DBF)
FOUND IRON PIPE
LANDS N.O.F. OF COMMERCE BANK/DELAWARE, N.A. D.R. 634-74 T.P.# 2-05-06809-01-0100-00001 ZONE: C4
LANDS N.O.F. OF IPM DEVELOPMENT PARTNERSHIP D.R. Y42-272 T.P.# 2-05-06809-01-0902-00001 ZONE: C4
LANDS N.O.F. OF M AND S LIMITED PARTNERSHIP D.R. 13356-174 T.P.# 2-05-06809-01-0903-00001 ZONE: C4
N 48° 18' 08" E 133.83' (TOTAL)
N 56° 36' 43" E 122.22'
S 51° 06' 43" W 200.00'
S 49° 18' W
N 02° 45' 43" E 220.81' (TOTAL)
N 02° 13' 38" E 224.51'
S 38° 58' 17" E 260.00'
S 38° 53' 17" E 162.47' (TOTAL)
N 66° 14' 17" W 100.00'
CCA-6
CCA-5
BSI-1
BSI-2
BSI-27
ZS-7
ZS-3
ZS
S-1
S-2
S-3
S-4
S-5
S-6
S-7
S-7A
S-8
S-9
S-9A
C01
C02
C07
C08
C09
C10
C11
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C38
C39
C40
C41
C42
C43
C44
C45
C46

SITE PLAN VERSION: 1057018 Dover, DE - Concept 2.4.25
ELEVATION VERSION: SEI Prelim Elevations - 9350 SIPS

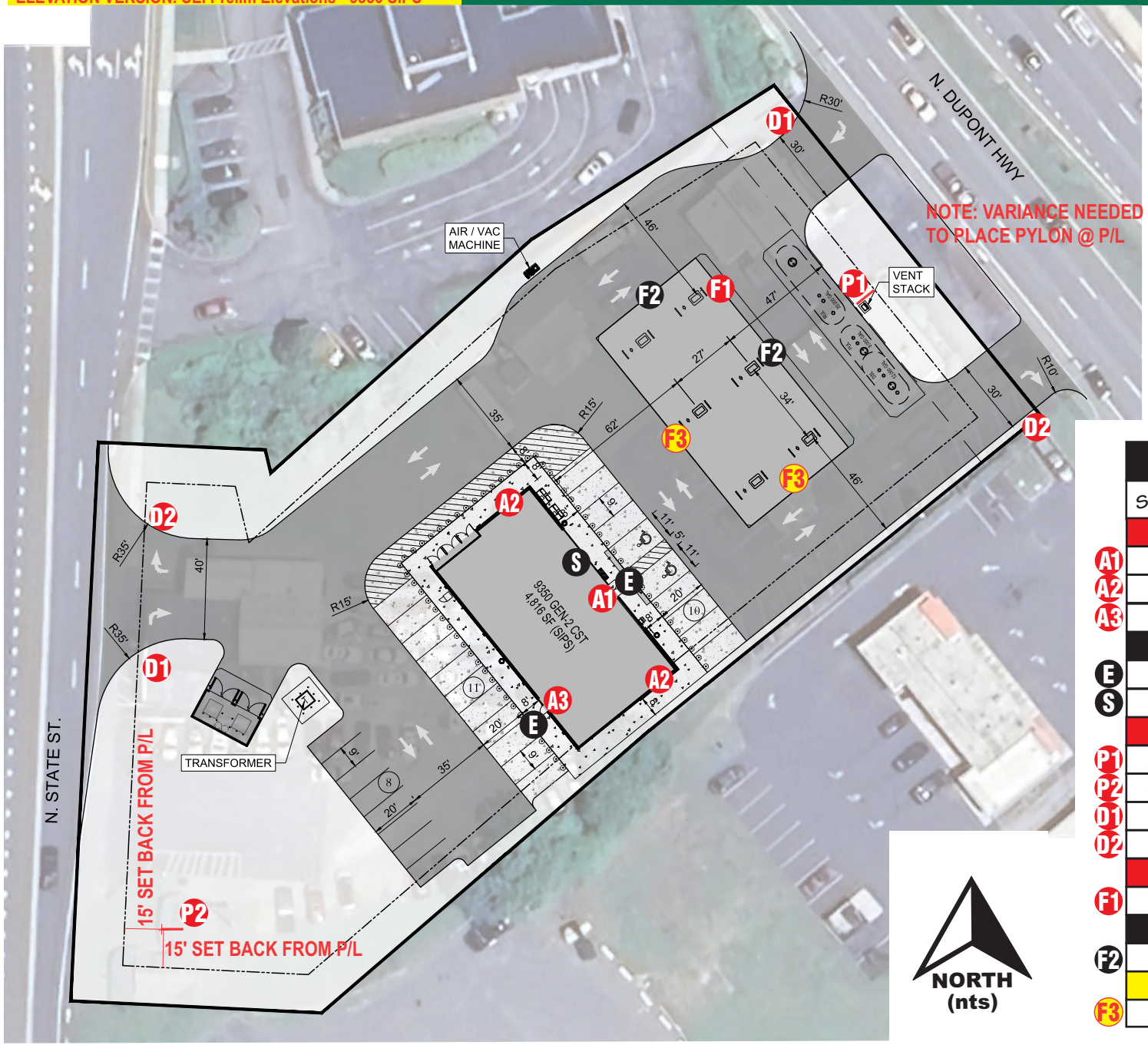
SITE PLAN

Approved By 7-Eleven Construction Manager

Name :

Signed:

Date:



NOTE: VARIANCE NEEDED TO PLACE DIRECTIONALS OUTSIDE OF P/L.

NORTH (nts)

PRODUCT LIST

	SQ. FT.	QTY	ITEM
	EXTERIOR BUILDING SIGNS		
A1	45	1	7' SF KEYSTONE WALL SIGN
A2	48	2	8' WALL CHANNEL LOGOS
A3	27	1	6' WALL CHANNEL LOGO
	ARCHITECTURAL ELEMENTS		
E	N/A	2	WELCOME VINYLS
S	N/A	1	CHANNEL STRIPES SET
	EXTERIOR GROUND SIGNS		
P1	99.6	1	DF PYLON SIGN
P2	99.6	1	DF PYLON SIGN
D1	6	2	DF DIRECTIONAL SIGN (ENTER)
D2	6	2	DF DIRECTIONAL SIGN (EXIT)
	FUEL CANOPY FASCIA SIGNS		
F1	33.3	1	CHANNEL LETTER SET
	FUEL CANOPY FASCIA DECORATION		
F2	N/A	2	CHANNEL STRIPES SETS
	FUEL CANOPY FASCIA ITEMS BY OTHERS		
F3	N/A	2	VINYL STRIPES & DOWN LIGHTING (BY OTHERS)

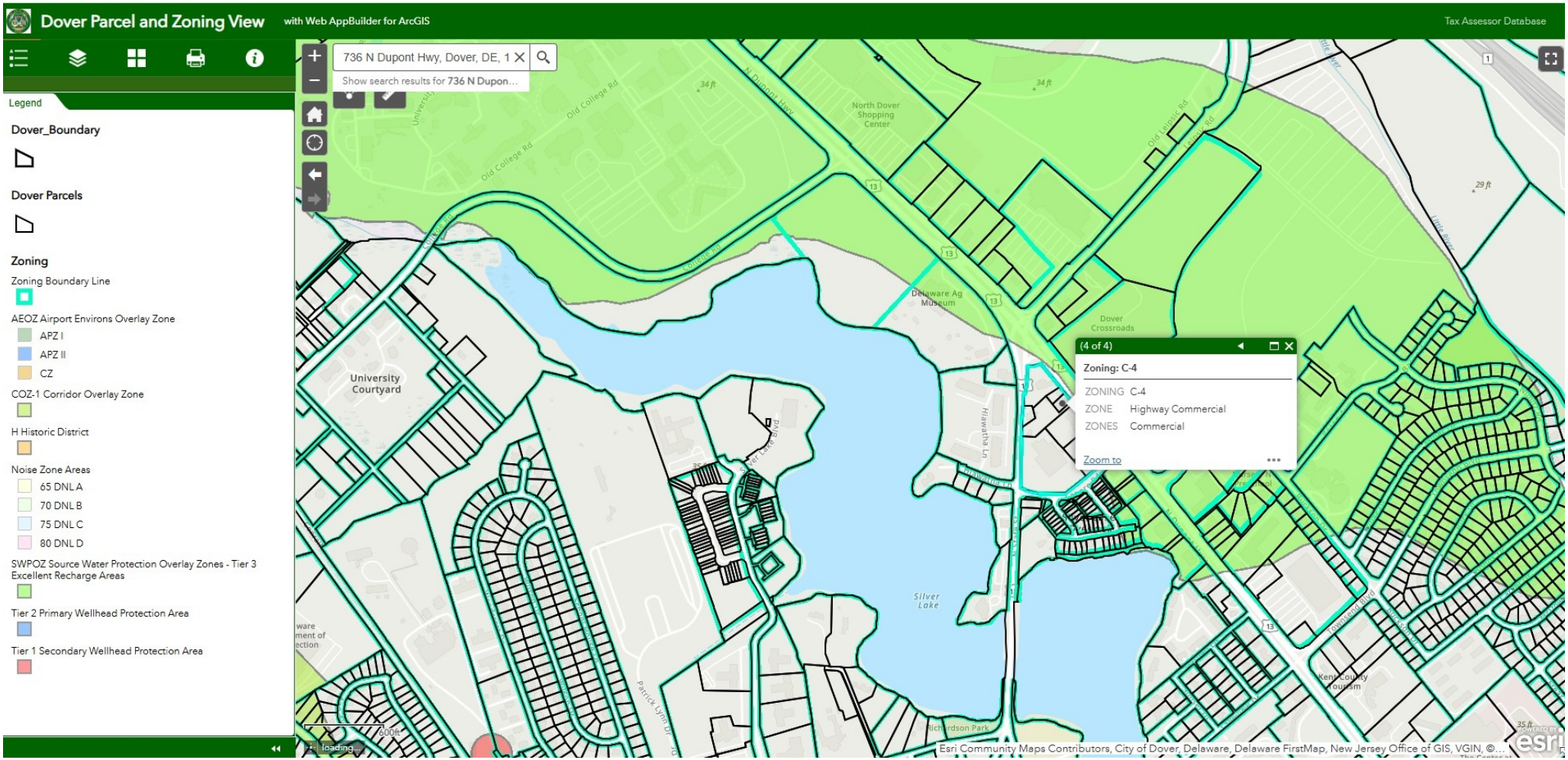
Job Location: Site # 1057018
736 N. Dupont Hwy
Dover DE 19901

Date: February 10, 2025

CUMMINGS

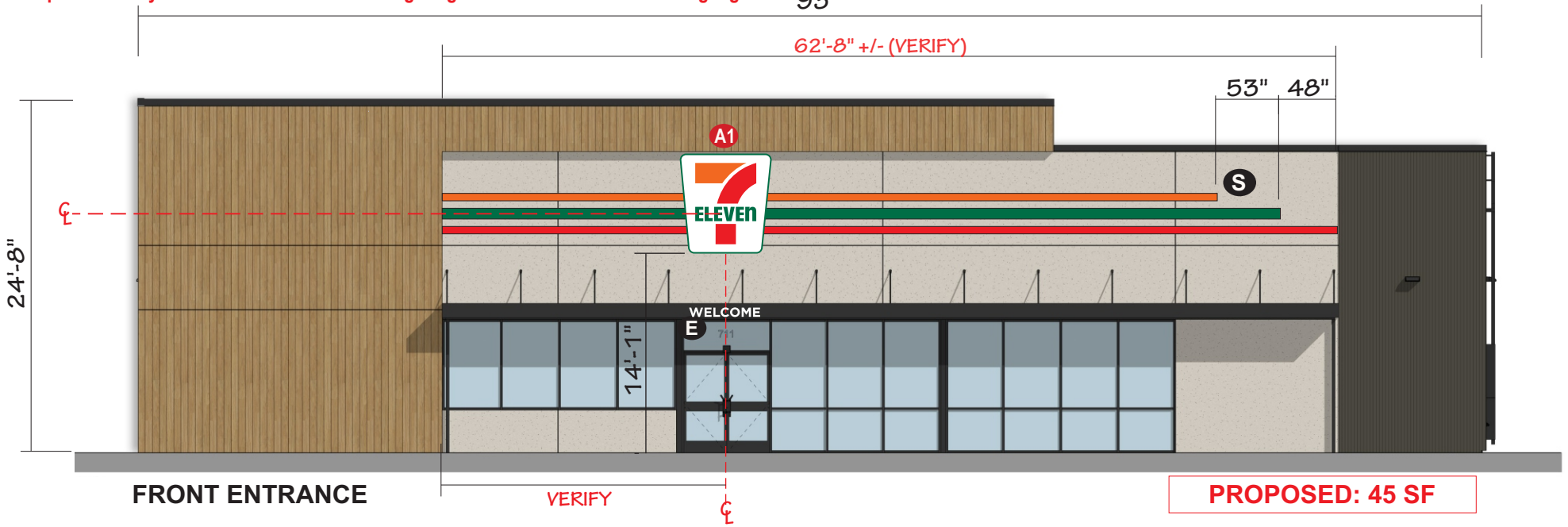
D-ORDER# 1590611591 TdP

Project Mgr.: Michelle Hoffman
michelle.hoffman@cummingssigns.com


Dover Parcel and Zoning View
with Web AppBuilder for ArcGIS
Tax Assessor Database
736 N Dupont Hwy, Dover, DE, 1
Show search results for 736 N Dupon...
Legend
Dover_Boundary
Dover Parcels
Zoning
Zoning Boundary Line
AEOZ Airport Environs Overlay Zone
APZ I
APZ II
CZ
COZ-1 Corridor Overlay Zone
H Historic District
Noise Zone Areas
65 DNL A
70 DNL B
75 DNL C
80 DNL D
SWPOZ Source Water Protection Overlay Zones - Tier 3 Excellent Recharge Areas
Tier 2 Primary Wellhead Protection Area
Tier 1 Secondary Wellhead Protection Area
(4 of 4)
Zoning: C-4
ZONING C-4
ZONE Highway Commercial
ZONES Commercial
Zoom to
North Dover Shopping Center
Delaware Ag Museum
Dover Crossroads
University Courtyard
Silver Lake
Richardson Park
Esri Community Maps Contributors, City of Dover, Delaware, Delaware FirstMap, New Jersey Office of GIS, VGIN, ©...

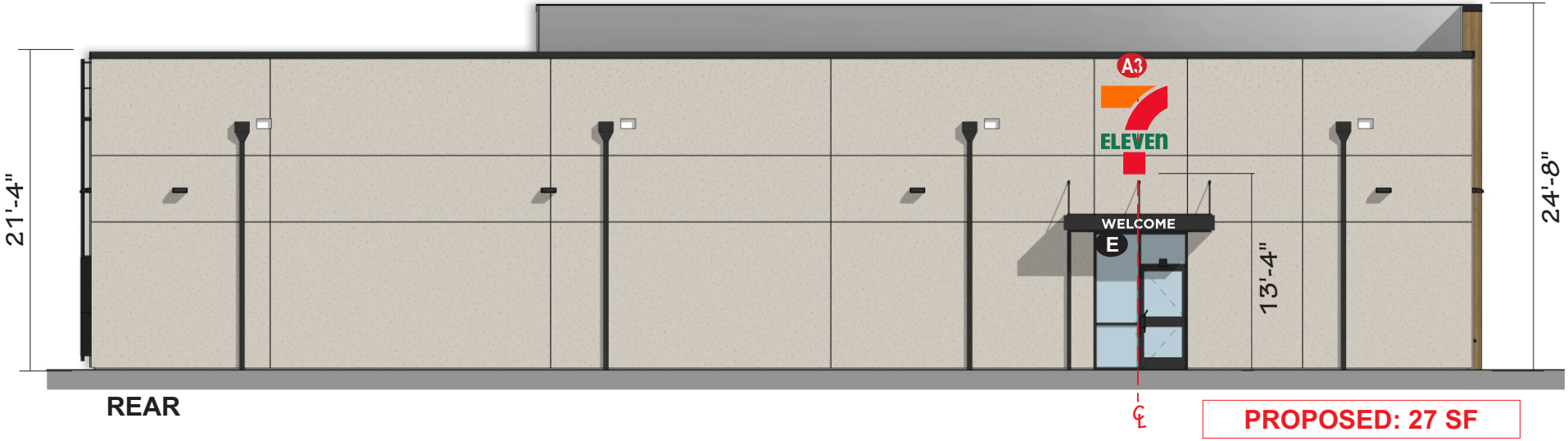
SCALE: 3/32" = 1'-0' — PRELIM. ELEVATIONS (GEN 2) — ELEVATION - WALL SIGNAGE

BUILDING SIGNS -Code: Equal to or less than 15% of total wall area; For purposes of calculating wall area, calculations shall include height of wall from ground level to roofline, then multiplied by width of wall - No Maximum.
Note: Stripes will likely be considered architectural lighting and will not be counted as signage.



FRONT ENTRANCE

PROPOSED: 45 SF



REAR

PROPOSED: 27 SF

Job Location: Site # 1057018
736 N. Dupont Hwy
Dover DE 19901
Date: February 10, 2025

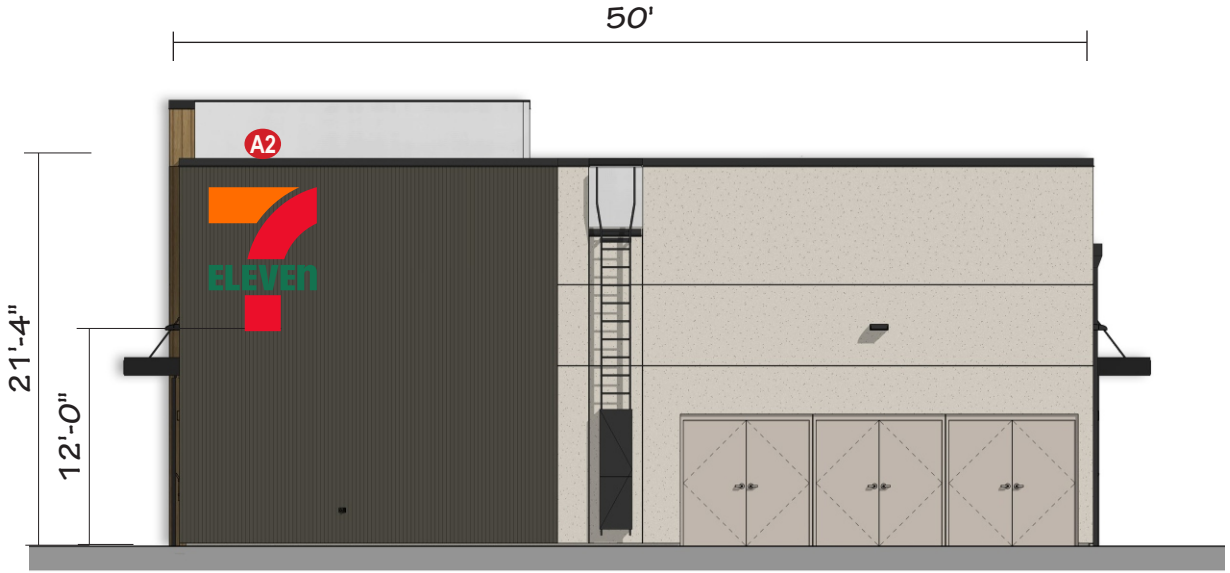
CUMMINGS

D-ORDER# 1590611591 TdP
Project Mgr.: Michelle Hoffr
michelle.hoffman@cummingssigns.

BUILDING SIGNS -Code: Equal to or less than 15% of total wall area; For purposes of calculating wall area, calculations shall include height of wall from ground level to roofline, then multiplied by width of wall - No Maximum.

PROPOSED: 48 SF

LEFT SIDE

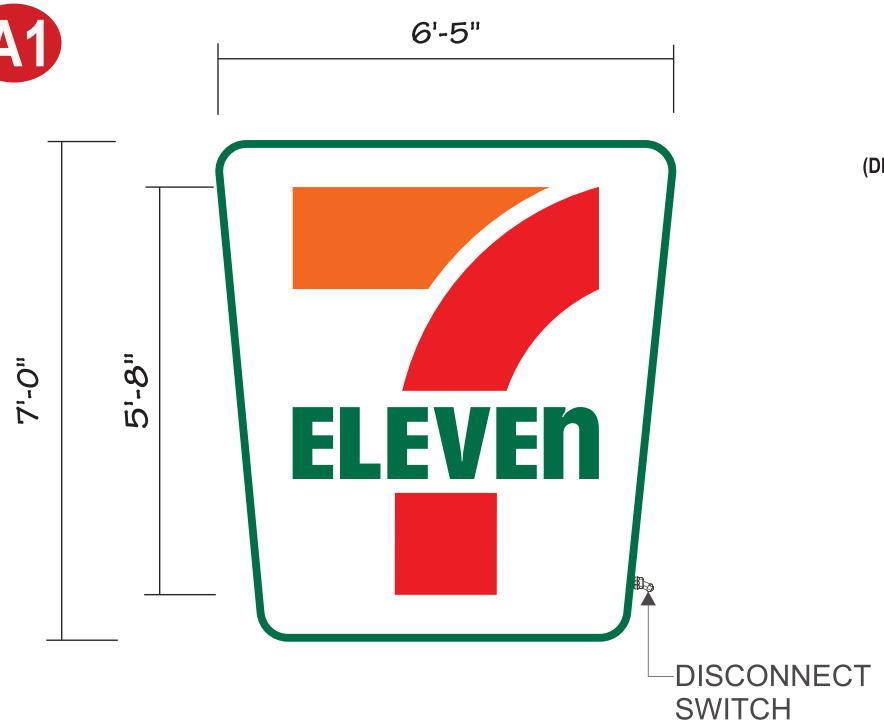


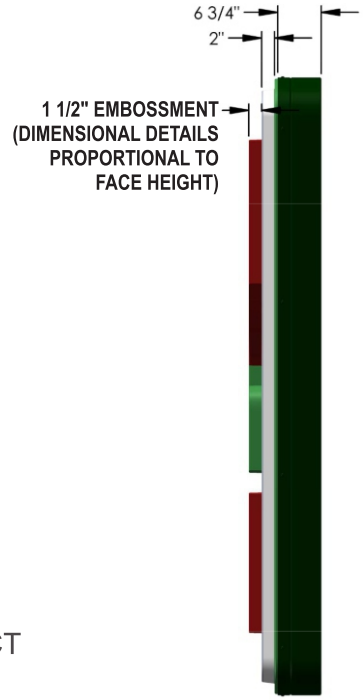
RIGHT SIDE

PROPOSED: 48 SF

7' SF KEYSTONE WALL SIGN - NEW IMAGE 2024

A1



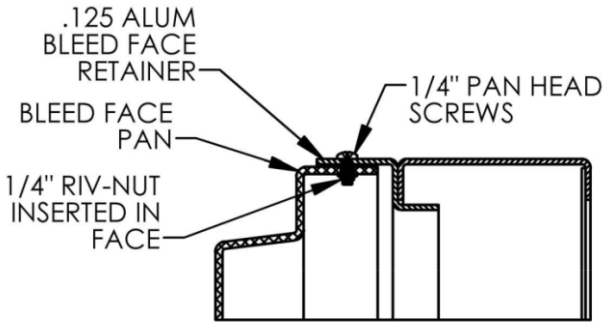


CABINET:
EXTRUDED ALUM. CAB. & RETAINERS
PAINTED GREEN TM PMS 336C

FACE:
PAN-FORMED & EMBOSSED CLEAR POLYCARBONATE, BACK SPRAYED WHITE WITH 2ND SURFACE APPLIED VINYL GRAPHICS.

ILLUMINATION:
WHITE LEDS

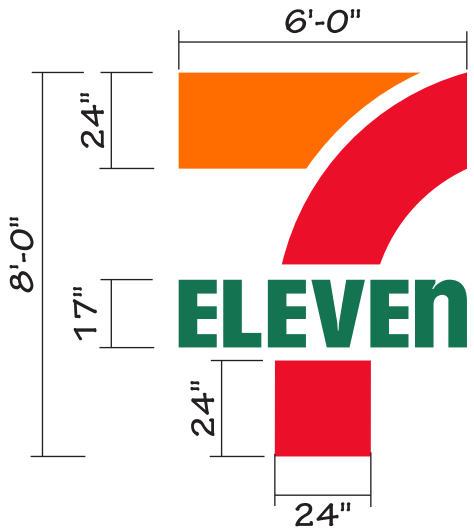
- 3M Scotchcal **3730-3243** Pantone PMS 1505 XGC
- 3M Scotchcal **3730-6537** Pantone PMS 336 C
- 3M Scotchcal **3730-2723** Pantone PMS 2347 XGC



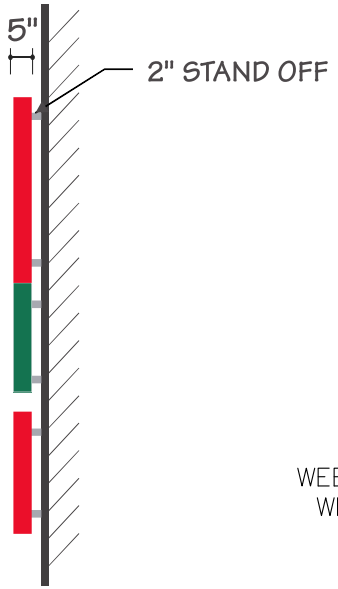
Display Square Footage (Cabinet): 45

8' WALL CHANNEL LOGO (FACE & HALO LIT) - NEW IMAGE 2024

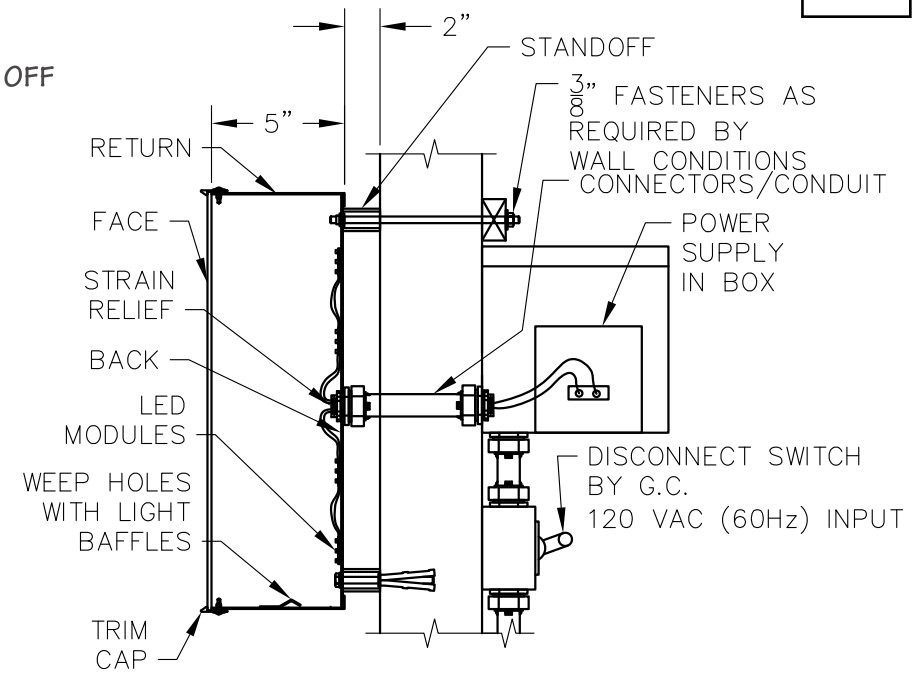
A2



FRONT VIEW



SIDE VIEW



SECTION DETAIL
EQUIPMENT GROUNDED
NOT TO SCALE

FACES:
CLEAR ACRYLIC WITH 2ND SURFACE APPLIED VINYL. (CLEAR ACRYLIC BACKS W/ 36355-30 WHITE FILM)

TRIM CAP:
I" JEWELITE WHITE, PAINT TM RETURN.

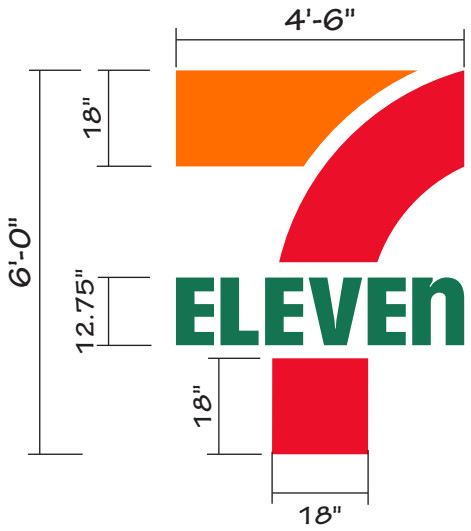
RETURNS:
ALUMINUM PAINTED TM FACE COLOR

ILLUMINATION:
WHITE LEDS

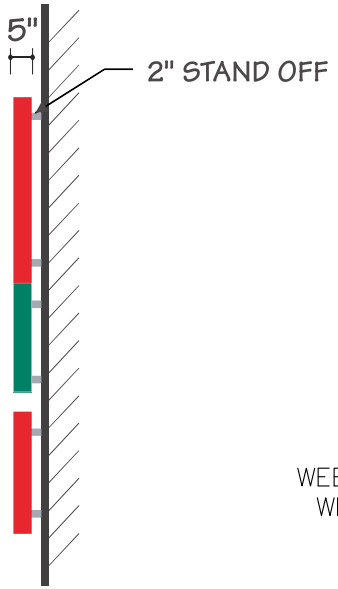
- 3M Scotchcal **3730-3243** Pantone PMS 1505 XGC
- 3M Scotchcal **3730-6537** Pantone PMS 336 C
- 3M Scotchcal **3730-2723** Pantone PMS 2347 XGC

Display Square Footage : 48

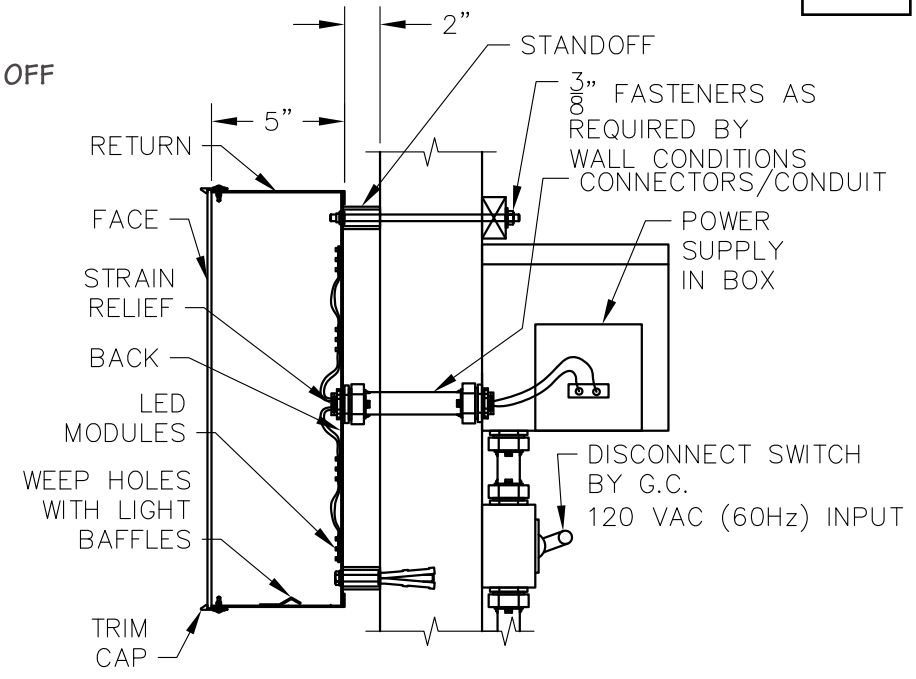
A3



FRONT VIEW



SIDE VIEW



SECTION DETAIL
EQUIPMENT GROUNDED
NOT TO SCALE

FACES:
CLEAR ACRYLIC WITH 2ND SURFACE APPLIED VINYL. (CLEAR ACRYLIC BACKS W/ 36355-30 WHITE FILM)

TRIM CAP:
I" JEWELITE WHITE, PAINT TM RETURN.

RETURNS:
ALUMINUM PAINTED TM FACE COLOR

ILLUMINATION:
WHITE LEDS

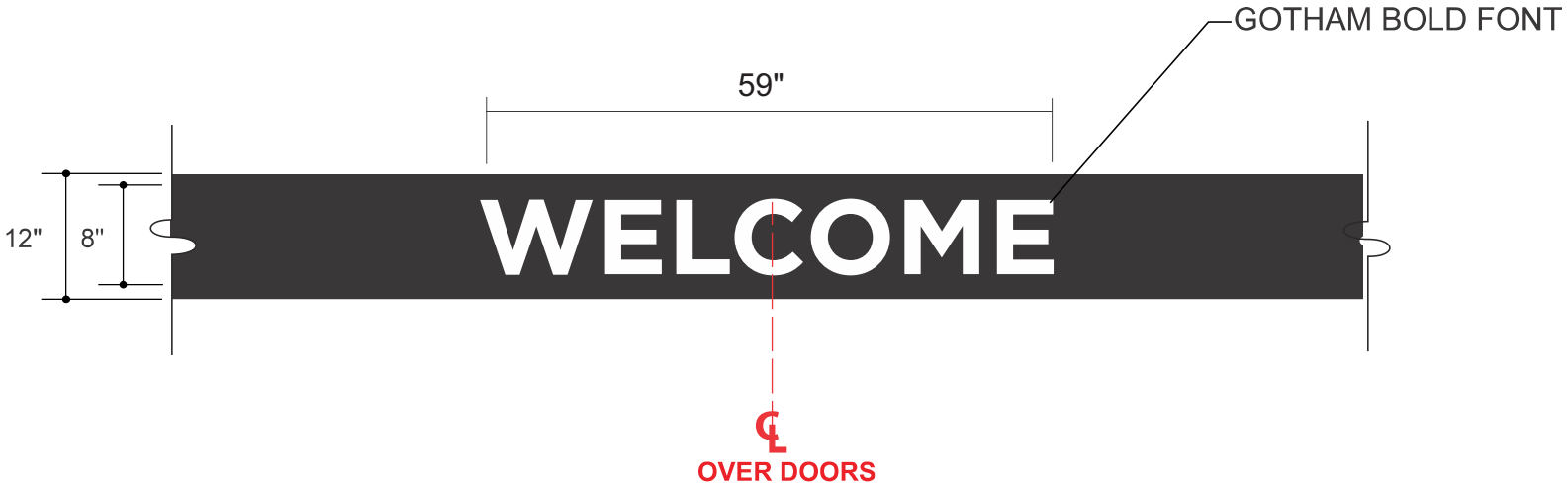
3M Scotchcal **3730-3243**
Pantone PMS 1505 XGC

3M Scotchcal **3730-6537**
Pantone PMS 336 C

3M Scotchcal **3730-2723**
Pantone PMS 2347 XGC

Display Square Footage : 27

E



OPAQUE WHITE WELCOME VINYL LETTERS FOR FIRST SURFACE IN FIELD APPLICATION TO NEW BLDG. CANOPY FACE.

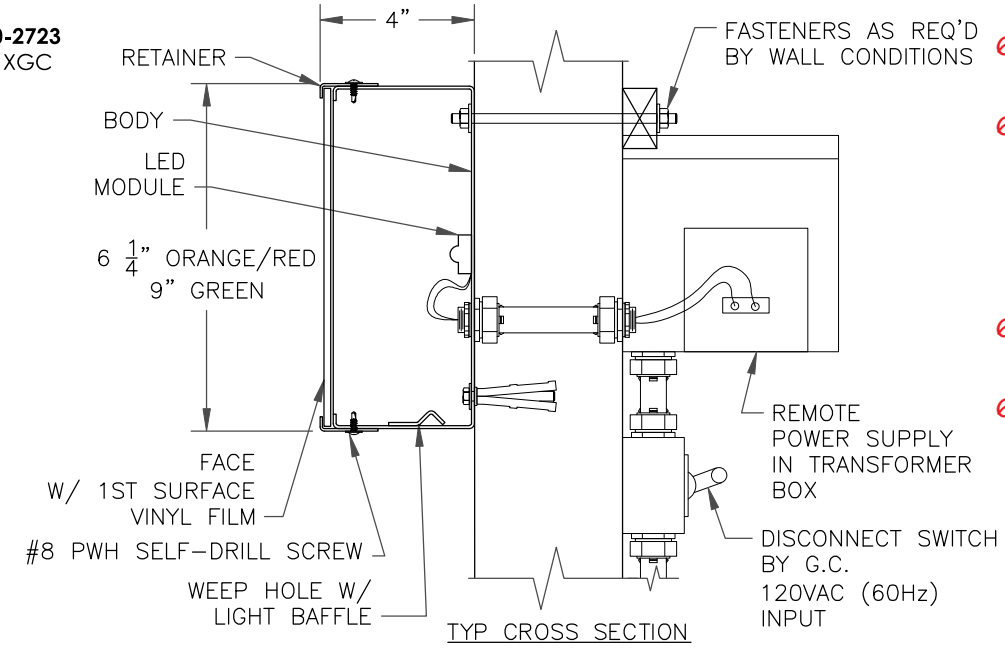
S

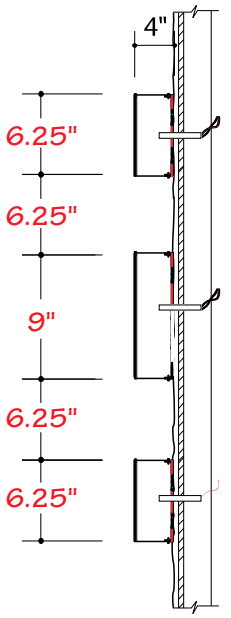
FACES:
CLEAR ACRYLIC WITH 2ND SURFACE APPLIED VINYL. (CLEAR ACRYLIC BACKS W/ 36355-30 WHITE FILM)

STRIPE BODY RETAINER ENDCAP SCREWS – PAINT TO MATCH FACE

ILLUMINATION:
WHITE LEDS

- 3M Scotchcal **3730-3243** Pantone PMS 1505 XGC
- 3M Scotchcal **3730-6537** Pantone PMS 336 C
- 3M Scotchcal **3730-2723** Pantone PMS 2347 XGC



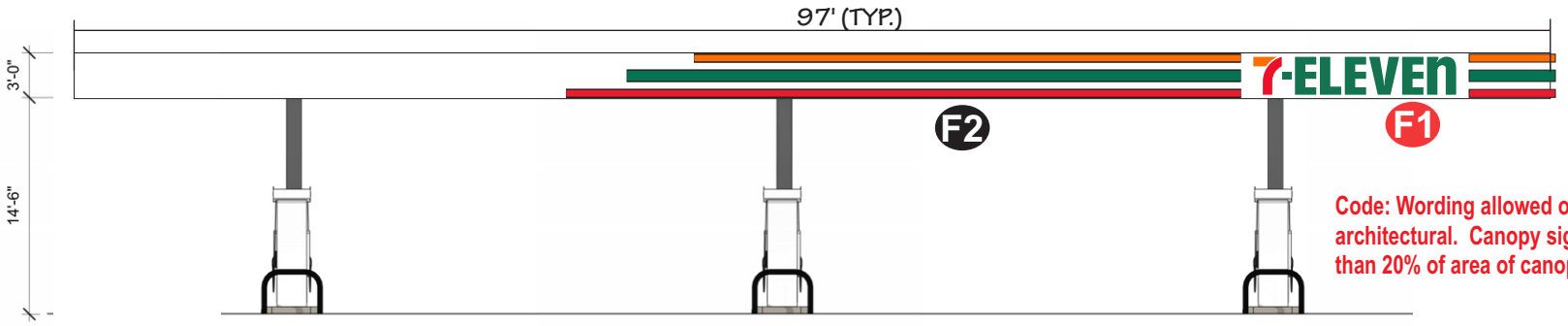


TRI-STRIPE BAND SET

STOP
MORE INFORMATION REQUIRED

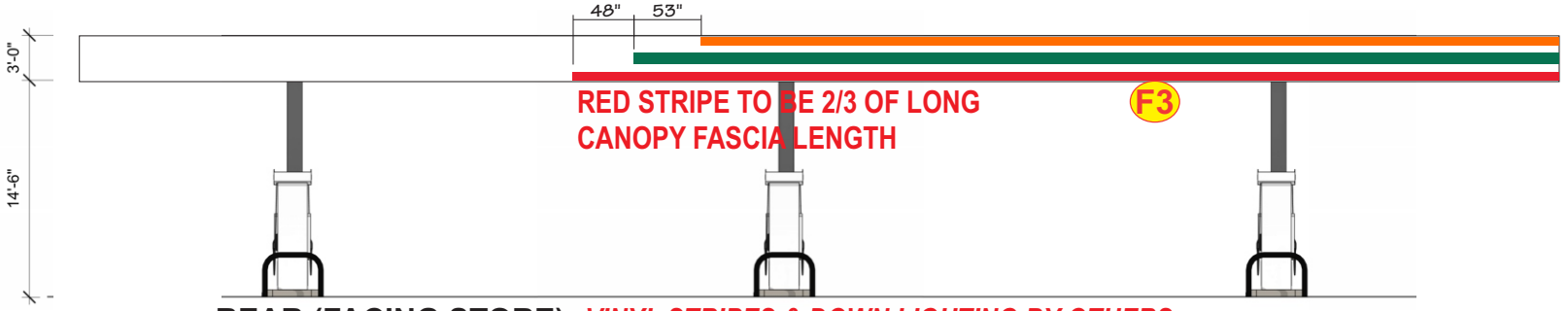
- [x] DIMENSIONS
- [ ] COLORS
- [ ] MATERIAL
- [ ] MOUNTING TYPE
- [ ] OTHER _____

STRIPE LENGTH SIZES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE. ESTIMATES PROVIDED BASED ON THE ABOVE SIZES ARE ALSO SUBJECT TO CHANGE. FIELD SURVEY REQUIRED PRIOR TO MANUFACTURING.



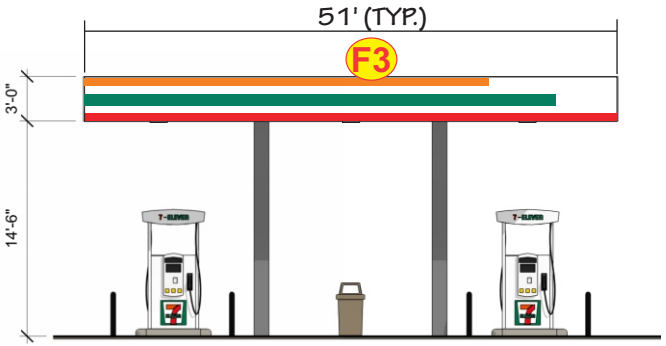
Code: Wording allowed on canopy; stripes likely counted as architectural. Canopy sign area shall be limited to no greater than 20% of area of canopy face which sign is applied.

FRONT (FACING STREET) - ILLUMINATED LETTERS & STRIPES BY CUMMINGS

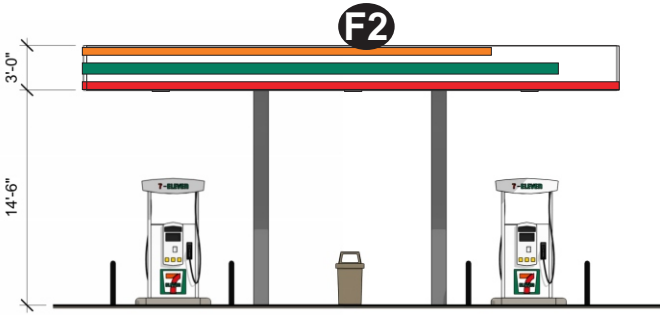


RED STRIPE TO BE 2/3 OF LONG CANOPY FASCIA LENGTH

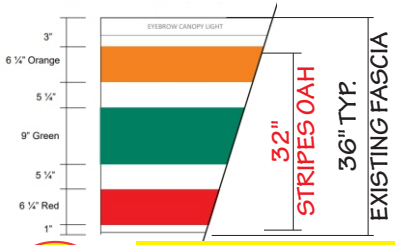
REAR (FACING STORE) -*VINYL STRIPES & DOWN LIGHTING BY OTHERS*



LEFT SIDE -*VINYL STRIPES & DOWN LIGHTING BY OTHERS*



RIGHT SIDE - ILLUMINATED STRIPES BY CUMMINGS

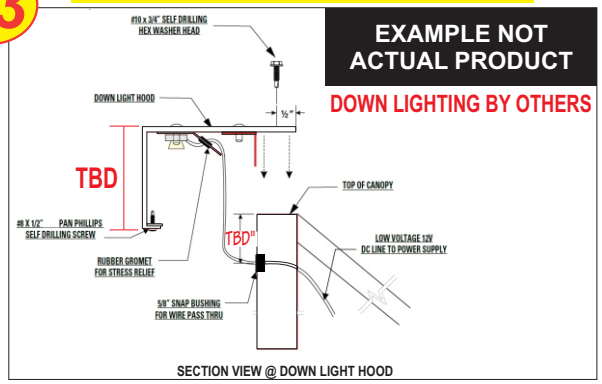


3M Scotchcal **3730-3243** Pantone PMS 1505 XGC

3M Scotchcal **3730-6537** Pantone PMS 336 C

3M Scotchcal **3730-2723** Pantone PMS 2347 XGC

F3 **VINYLS & DOWN LIGTING BY OTHERS**



F1

33.3 SQ. FT.

BACKS: WHITE ACM

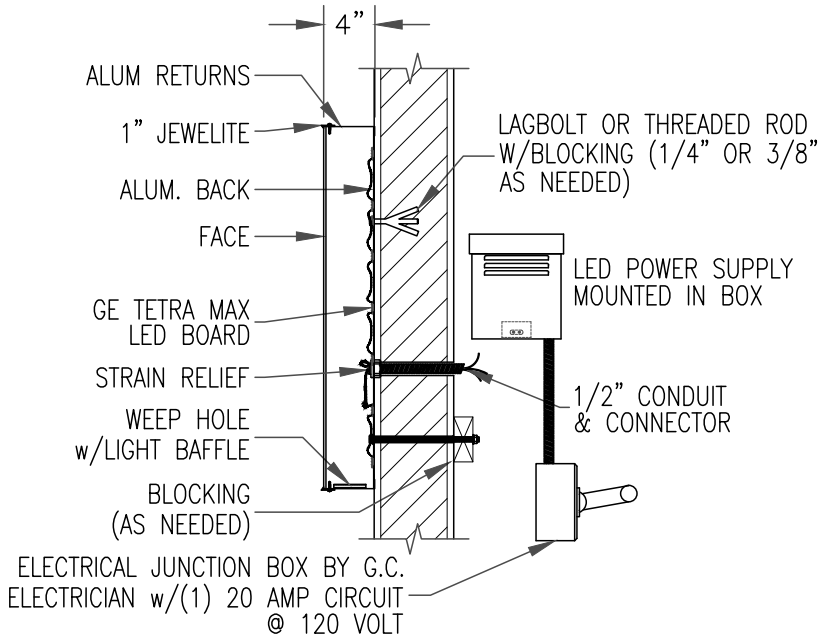
FACES: CLEAR ACRYLIC WITH 2ND SURFACE VINYLS

TRIM CAPS: 1" JEWELITE PAINTED TM FACE COLOR

RETURNS: ALUMINUM COIL PAINTED TM FACE COLOR

ILLUMINATION: (FACE LIT) LED

- 3M Scotchcal **3730-3243** Pantone PMS 1505 XGC
- 3M Scotchcal **3730-6537** Pantone PMS 336 C
- 3M Scotchcal **3730-2723** Pantone PMS 2347 XGC



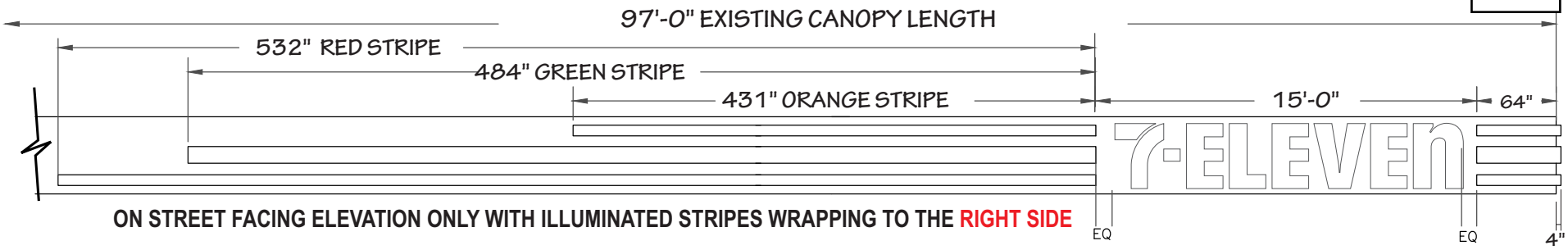
REMOTE LED CHLL LTR CROSS SECTION

SCALE: NTS (REFERENCE ONLY)

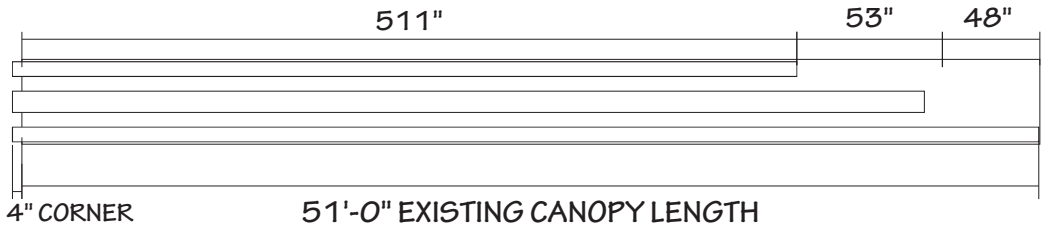
EQUIPMENT GROUNDED

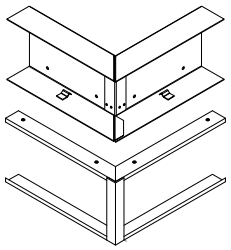
FUEL CANOPY CHANNEL TRI-STRIPE SETS - NEW IMAGE 2024

F2

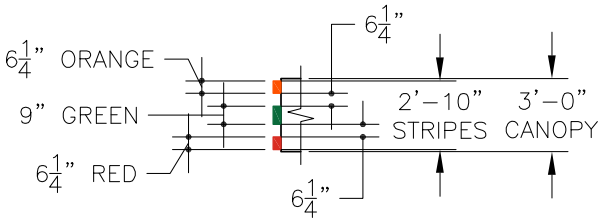


ON STREET FACING ELEVATION ONLY WITH ILLUMINATED STRIPES WRAPPING TO THE RIGHT SIDE





TRI-STRIPE CORNER SECTION



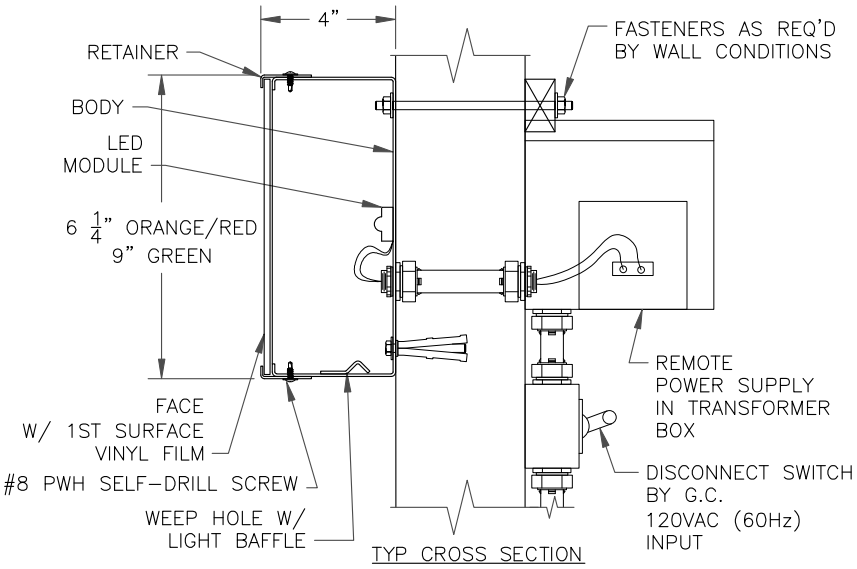
FACES:
CLEAR ACRYLIC WITH 2ND SURFACE APPLIED VINYL. (CLEAR ACRYLIC BACKS W/ 36355-30 WHITE FILM)

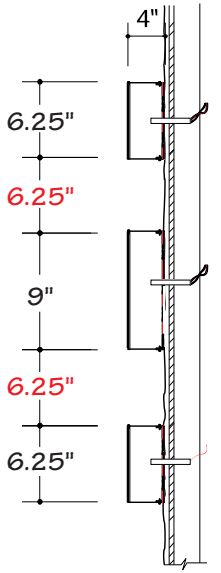
STRIPE BODY RETAINER ENDCAP SCREWS – PAINT TO MATCH FACE

ILLUMINATION:
WHITE LEDS

ELECTRICAL NOTES:
TOTAL AMPS – 3.3 A
TOTAL CIRCUITS – 1 20A REQUIRED
VOLTS – 120V–277V

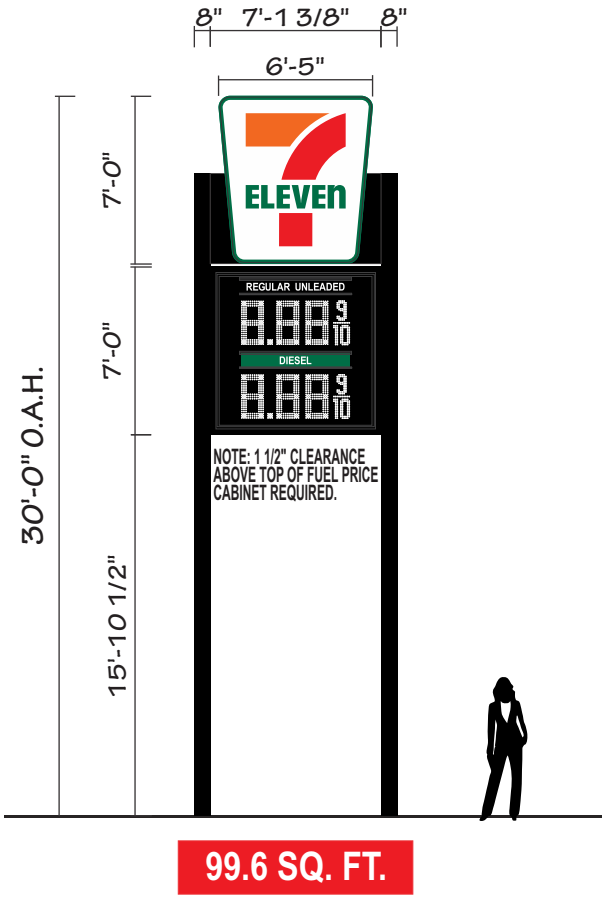
- 3M Scotchcal **3730-3243** Pantone PMS 1505 XGC
- 3M Scotchcal **3730-6537** Pantone PMS 336 C
- 3M Scotchcal **3730-2723** Pantone PMS 2347 XGC



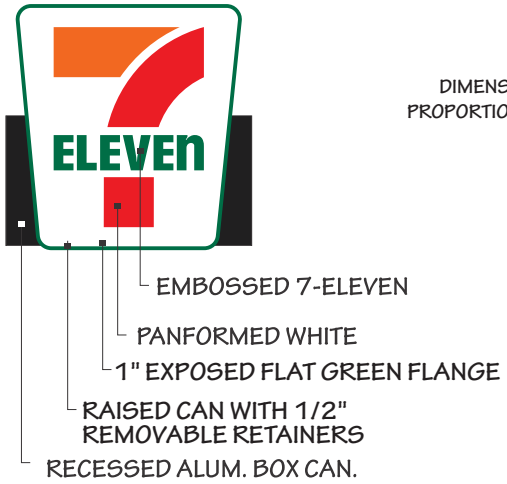


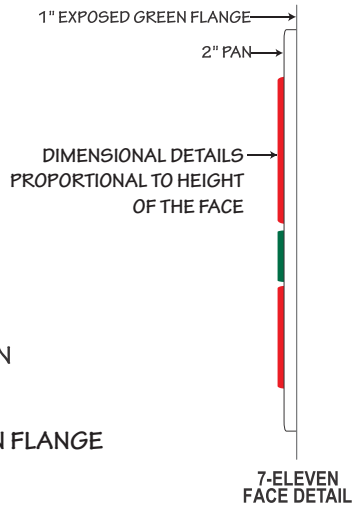
TRI-STRIPE BAND SET

P1



99.6 SQ. FT.





DF INTERNALLY ILLUMINATED PYLON SIGN

7-ELEVEN SIGN HEAD

- 8" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED GREEN.
- PAN-FORMED & EMBOSSED CLEAR POLYCARBONATE FACES W/2ND SURFACE DECORATION
- LED ILLUMINATION
- FABRICATED ALUM. RECESSED BOX CAN TO BE PAINTED TRICORN BLACK.

FUEL PRICE SIGN HEAD

- 8" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINER PAINTED TRICORN BLACK SW 6258
- PAN-FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED BLACK WITH WHITE RECTANGLES FOR FLAT CLEAR ACRYLIC WORD PLATES WITH COPY WEEDED FROM BLACK & GREEN BACK-GROUNDS TO SLIDE INTO 1ST SURFACE APPLIED CLEAR TRACKS.
  FLAT PCU TACK (PWM) 22" WHITE LED DIGITS
- LED ILLUMINATION

WORD PLATES:
7" X 54" CLEAR ACRYLIC W/ 4" COPY WEEDED FROM BLACK VINYL TM FACE.

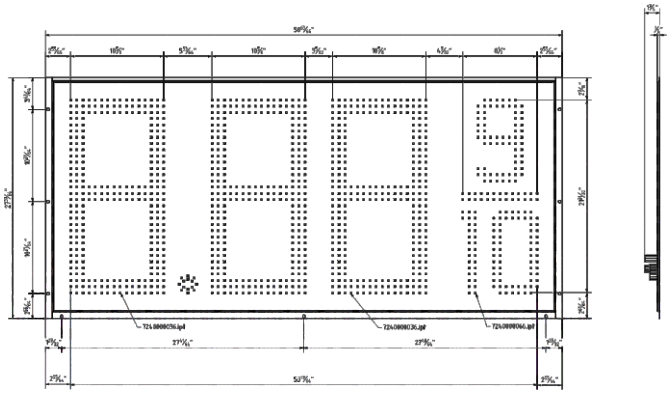
REGULAR UNLEADED

7" X 54" CLEAR ACRYLIC W/ 4" COPY WEEDED FROM GREEN VINYL

DIESEL

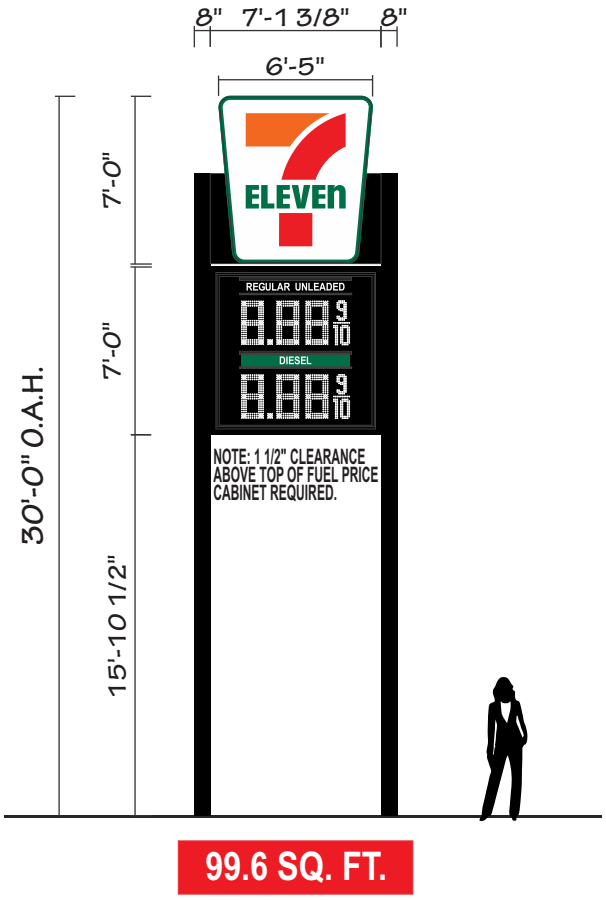
7-ELEVEN COLORS

- 3M Scotchcal **3730-3243** Pantone PMS 1505 XGC
- 3M Scotchcal **3730-6537** Pantone PMS 336 C
- 3M Scotchcal **3730-2723** Pantone PMS 2347 XGC

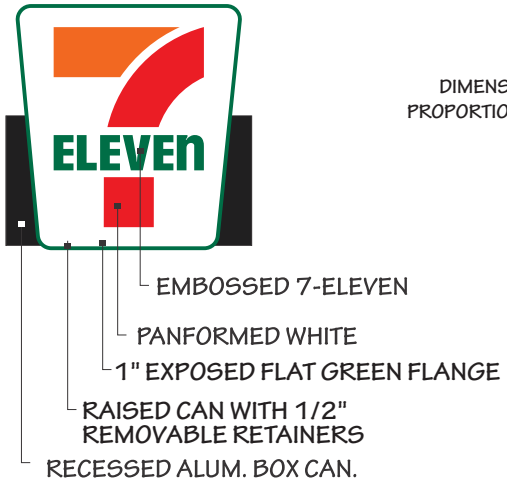


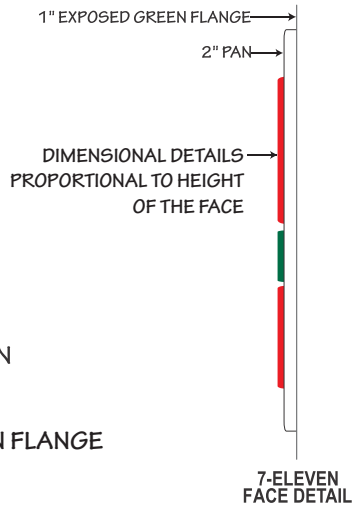
FREESTANDING SIGNAGE -
Code: Monument: 100sf / Setback is minimum of 15' & Pylon: 150SF if setback is 31' or more.
Can have (1) pylon or monument per frontage.

P2



99.6 SQ. FT.





DF INTERNALLY ILLUMINATED PYLON SIGN

7-ELEVEN SIGN HEAD

- 8" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED GREEN.
- PAN-FORMED & EMBOSSED CLEAR POLYCARBONATE FACES W/2ND SURFACE DECORATION
- LED ILLUMINATION
- FABRICATED ALUM. RECESSED BOX CAN TO BE PAINTED TRICORN BLACK.

FUEL PRICE SIGN HEAD

- 8" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINER PAINTED TRICORN BLACK SW 6258
- PAN-FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED BLACK WITH WHITE RECTANGLES FOR FLAT CLEAR ACRYLIC WORD PLATES WITH COPY WEEDED FROM BLACK & GREEN BACK-GROUNDS TO SLIDE INTO 1ST SURFACE APPLIED CLEAR TRACKS.
  FLAT PCU TACK (PWM) 22" WHITE LED DIGITS
- LED ILLUMINATION

WORD PLATES:
7" X 54" CLEAR ACRYLIC W/ 4" COPY WEEDED FROM BLACK VINYL TM FACE.

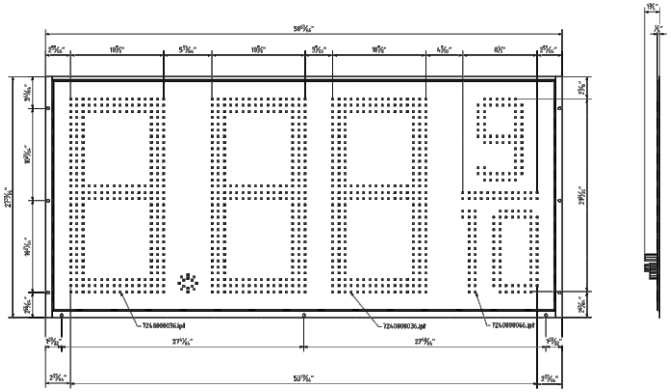
REGULAR UNLEADED

7" X 54" CLEAR ACRYLIC W/ 4" COPY WEEDED FROM GREEN VINYL

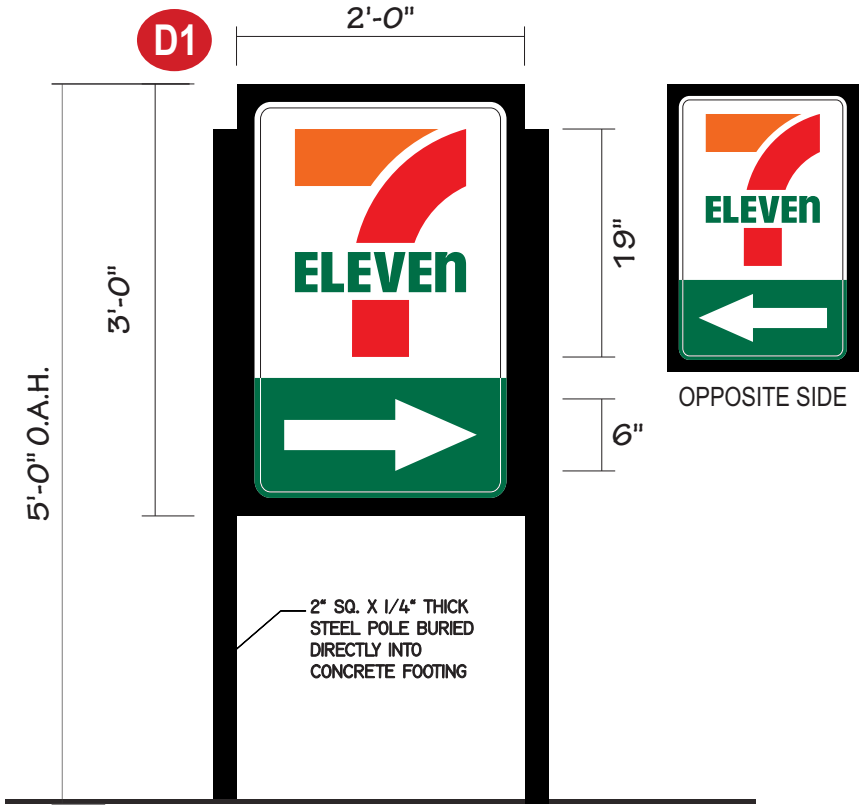
DIESEL

7-ELEVEN COLORS

- 3M Scotchcal **3730-3243** Pantone PMS 1505 XGC
- 3M Scotchcal **3730-6537** Pantone PMS 336 C
- 3M Scotchcal **3730-2723** Pantone PMS 2347 XGC

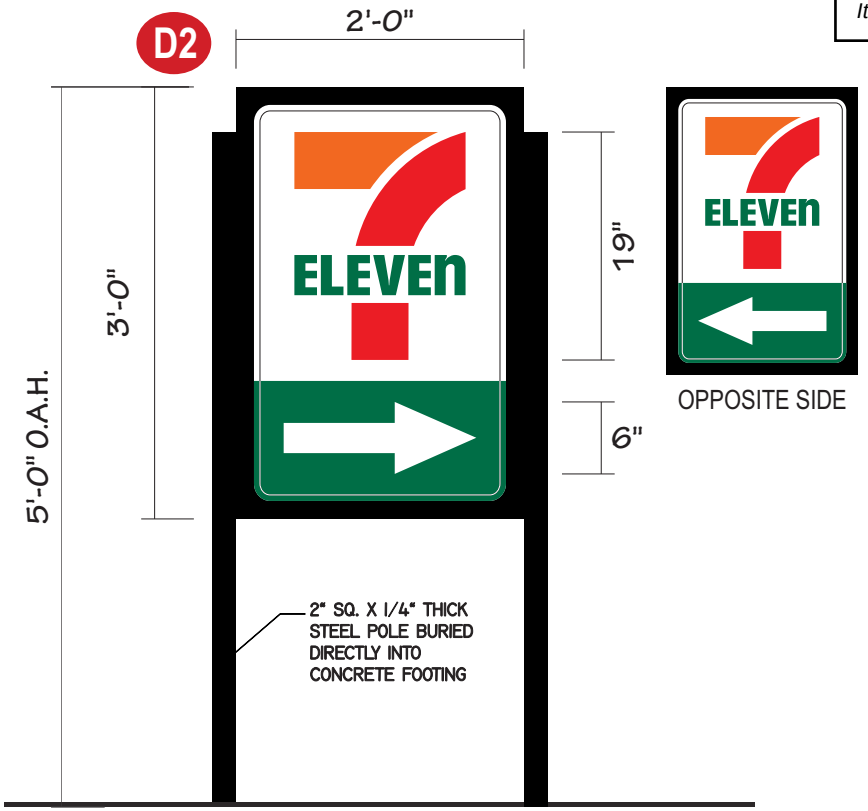


FREESTANDING SIGNAGE -
Code: Monument: 100sf / Setback is minimum of 15' & Pylon: 150SF if setback is 31' or more.
Can have (1) pylon or monument per frontage.



INSTALL NOTE: ENTER DIRECTIONAL

ENTER: ARROWS TO POINT TOWARD PROPERTY.



INSTALL NOTE: EXIT DIRECTIONAL

ARROWS POINT TOWARD STREET OR AWAY FROM PROPERTY.

DIRECTIONAL SIGNAGE -
Code: Allowable area NTE 8sf./4' MAX OAH/max area 5sf. **6 SQ. FT.**

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7-Eleven

Pre-Permit Sign Info

Property ID:	1057018	Completion Date:	12/30/2024
Site Name:			
Address:	736 N Dupont Hwy	MSP/Design Standards?	No, Follow Sign Regs
City, ST Zip:	Dover. DE 19901		

Zoning & Permit

1. Zoning/Class: **C4 - Highway Commercial (Urban Principal Arterial)**
1b. **Overlay:**
2. Contact & Title: **The Department of of Planning & Zoning: Dawn Melson-Williams, Principal Planner**
3. Phone Number: **(302) 736-7010 / 302-736-7196** Email: permitsandlicenses@dover.de.us
4. Address: **15 Loockerman Plaza, Dover DE 19901**
5. Jurisdiction: **City/Town of: City of Dover, DE**
6. Permit Fees: **$0.75 per sq ft with a minimum of $50.00**
7. Time Frame: **up to 15 business days** Expires: **180 days from the date of issuance. One 180-day extension may be granted without additional charge to the permit holder. Additional 180-day extensions may be granted with payment of a renewal fee as specified in Appendix F: Fees and Fines.**
8. Permit for Sign Box replacement? **Yes** Pole/pylon Signs? **Yes**
9. Permit for Face replacement? **Yes** Wall Signs? **Yes**
10. Permit for Static Pricer-to-LED Swap? **Yes** LED light change? **Yes**
11. Permit Req for Sign Relocation? **Yes**
12. Engineer Seals required? **Yes**
13. Other Restrictions?

Wall Signs

1.A. Formula: **equal to or less than 15% of total wall area**

Wall area: For purposes of calculating wall area, the calculations shall include the height of the wall from ground level to the roofline (mansard roofs also count as wall area), multiplied by the width of the wall (including all architectural features).

B. Max. Sq. Ft all Wall signs: **no max**

C. Max.per **SIGN Face Per WALL:** **no max for each sign - follow formula**
Primary: **no max for each sign - follow formula**
Secondary: **no max for each sign - follow formula**
Side: **no max for each sign - follow formula**
Rear: **no max for each sign - follow formula**

D. Calculation Method: **The area of the smallest geometric figure, or the sum of the combination of regular geometric figures.**

E. **Allowable square footage per building face / elevation:**
Primary: **no max for each sign - follow formula**
Secondary: **no max for each sign - follow formula**
Side: **no max for each sign - follow formula**
Rear: **no max for each sign - follow formula**

F. Any allowances transferrable? **In cases where only one wall sign is permitted because the lot has one frontage, the business may choose to locate the sign on any exterior wall of the building to afford the best possible visibility for the traveling public.**

In cases where more than one wall sign is permitted, the city planner or their authorized designee may allow the business to locate the additional wall sign on a different exterior wall of the building to afford the best possible visibility for the traveling public.

2. Illumination: **Internal/External-No flashing, strobing, or movin**

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3. # allowed:	**2 p/ street frontage**
4. Max Letter Ht:	**Not Stipulated**
5. Max. Ht. above grade:	**not extend above roofline or wall to which sign is attached**
6. Channel Letters: Mount style:	**not stipulated**
6b. Color restrictions:	**not stipulated**
6c. Other restrictions:	**As per Daw, stripes will likely be considered architectural features, and not count towards allowable sign sq ft**
7. Internally Lit Cabinet signs allowed:	**not stipulated otherwise**
7b. - Opaque background required?	**not stipulated**
8. Projecting Signs: Max Projection	**considered a projecting sign if projects more than 18" from the wall**
9. Clearance from Grade:	**8' from grade**
10. Gas Pricers allowed on Bldg?	**not stipulated**
11. List prohibited sign types:	

Sign prohibited in all districts.
A. Signs which emit audible sound, vapor, smoke, odor, particles or gaseous matter.
B. Any sign which competes for attention with, or may be mistaken for, traffic signals. Also, any sign that is determined by the city planner to constitute a traffic hazard by reason of size, location, content, color, or type of illumination.
C. Off-premises signs of any type (billboards, temporary signs, directional signs for developments, etc.), except for shared freestanding signs as provided in subsection 4.4—Design requirements, A.5., and subsection 4.9—Supplementary sign provisions, F., of this section.
D. Inflatable signs, except as specifically permitted in subsection 4.9—Supplementary sign provisions, D.3., of this section.
E. Reserved.
F. Signs painted on or attached to trees, fence posts, natural features, or telephone or utility poles.
G. Signs that are flashing, rotating, or that give the appearance of movement, or are illuminated by flashing or intermittent lights, or lights of changing degrees or intensity, except as permitted under subsection 4.4—Design requirements, of this section.
H. Temporary signs made of cardboard, paper, canvas or similar impermanent material, except those permitted in subsection 4.9—Supplementary sign provisions, of this section.
I. Window signs covering more than 50 percent of a window or a door, or mounted above the first floor, except those permitted in subsection 4.9—Supplementary sign regulations, A.5., of this section.
J. Pennants, balloons, streamers, flags, etc. except when permitted in subsection 4.5—Signs permitted in all districts and not requiring permits and in subsection 4.9—Supplementary sign regulations, D.1., of this section.

12. Building-mounted Readerboards allowed: ☐ **Manual** ☐ **LED** ☐ **Both** ☐ **None**

If Allowed, timing, content or other restrictions:

Not stipulated if allowed on building or not

Freestanding Signs

1.A. Formula: **N/A**

B. Max. SqFt/freestanding sign: **Monument or Post & Panel: 100 sq ft / Pylon: 100 s ft if setback is min of 15' setback up to 30' setback - OR - Pylon: 150 sq ft if setback is 31' or more**

C. Max. **Per Face**: **The area of 2-sided signs shall be computed as 50% of the sum of the area of all faces of the sign.**

D. Overall Height: **Monument or Post & Panel: 10' / Pylon: 30'**

E. Min. Clearance:

2. # allowed: **Can have 1 Monument or post and panel per entrance OR 1 pylon p/ frontage**

3. Shared Pylon? **permitted**

4. Min. distance betw. signs: **min 50'**

5. Setbacks:

A. Front: **Monument or Post & Panel: 10' from ROW / Pylon: 15' from ROW**

B. Side:

6. Line of Sight Clearance: **No sign or landscaping in excess of three feet in height above the adjacent street grade, shall be erected, placed or maintained on any corner within the triangular area formed by intersecting right-of-way lines. Two sides of the triangular area shall be 20 feet in length and measured from the point of intersection of the right-of-way lines.**

7. WindLoad: **Dawn didn't know the wind load requirements. I have a call into Buildings and will update once I hear back**

8. Must gas Pricer show Diesel? **not stipulated**

9. Must we show cash/credit pricing? **not stipulated**

10. Minimum height for gas pricer? **within sign allowances**

11. Readerboard types allowed: [ ] **Manual** [ ] **LED** [XD] **Both** [ ] **None**

IF LED's allowed: As deemed appropriate by Planning Board

A. Colors **NOT** allowed: [ ] **Red** [ ] **Amber/Yellow** [ ] **Full Color Allowed** [ ] **No Color Restriction** [ ] **Green** [ ] **Blue**

Other: **not stipulated in code**

B. If certain colors, ie. red, green, yellow are restricted is a full-color unit prohibited? [ ] **Yes** [ ] **No**

Explain:

C. Operating Restrictions: [X] **No Scrolling** [ ] **Community Message Required** [ ] **No Restrictions** [X] **No Flashing** [ ] **Time-Temp Required** [ ] **Interval restrictions**

Changeable signs.
1. Changeable signs may be incorporated into a sign face when the changeable component of the sign face occupies less than 70 percent of the total area of that sign face.
2. Changeable sign area shall be integrated into the sign face and shall be enclosed by a border or similar enclosure so as to form one sign panel.
3. Electronic message centers (EMC):
(a) The following EMC display features and functions are permitted: scrolling, fading and dissolving while transitioning between messages.
(b) EMC's shall have a minimum display time of eight seconds. The transition time between message and/or message frames is limited to one second.
(c) The following EMC display features and functions are prohibited: traveling, flashing, spinning, rotating, any other moving effects, and all dynamic frame effects or patterns of illusionary movement or simulated movement.

Other (Explain)

D. Interval/Frequency _____ **times per** _____ [ ] **Seconds** [ ] **Hour** [ ] **Not Stipulated** [ ] **Minutes** [ ] **Day**

E. Animation [X] **No animation/moving pictures** [ ] **No graphics** [ ] **No Logos** [ ] **No Restrictions**

Other (Explain)

F. Is 24-hour operation of LED readerboard allowed? [ ] **Yes** [ ] **No** [ ] **With Restrictions**

All illuminated signs must comply with the maximum luminance level of 750 cd/m2 or Nits at least one-half hour before Apparent Sunset. All illuminated signs must comply with this maximum luminance level throughout the night, if the sign is energized, until Apparent Sunrise.

G. If special use permit or review board required, explain: **no**

9. Architectural requirements for **not stipulated in code**

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the design of the base?: Not stipulated in code

Hi-Rise Pylon Signs	Not Allowed

1.A. Formula:

B. Max. SqFt/freestanding sign:

C. Max. **Per Face**:

D. Overall Height:

E. Min. Clearance:

2. # allowed:

3. Shared Pylon?

4. Min. distance betw. signs:

A. Front:

B. Side:

6. WindLoad:

7. Must gas Pricer show Diesel?

8. Must show cash/credit pricing?

9. Minimum height for gas pricer?

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Directionals

1. Permit Required?:	if more than 5 sq ft (NTE 8 sqft) each	2. # Allowed:	
3. Allowable Area:	5 sq ft each (NTE 8 sq ft)	4. Copy area Sq Feet?	5 sq ft each
5 Maximum Height:	4'	6. Logo/Copy allowed?	not stipulated

Note: Directional signs limited in area to no more than five square feet per sign, plus one square foot for each additional tenant. A permit is required for directional signs identifying the entrance or exit of a site if over five square feet in sign area. The sign area for these larger directional signs shall not exceed eight square feet and shall not be over four feet in height.

Temporary Signs

1. 'Coming Soon' banner allowed? yes
2. Permit Required? No
3. Allowable time-frame for banner 6 mos
4. Restrictions: Signs noting a tenant, store, building, etc. is "coming soon", which sign shall not exceed 32 square feet and only one sign is permitted on the site. The sign shall be 50 feet from other signs. The sign shall not be placed on the site for more than six months. After six months the sign shall be removed even if the tenant, store, building, etc. has not opened or been constructed.
5. Freestanding Temporary Signs allowed? Yes
6. Permit Required? No
7. Allowable time-frame for freestanding: not stipulated
8. Restrictions: Signs denoting the architect, engineer, developer, or contractor placed on premises where construction, repair, or renovation is in progress, which signs shall not exceed 32 square feet in area. No more than two signs of any type are permitted for any one property or building project. Signs shall be 50 feet from other signs on the site, except where it is not physically possible, then the signs shall be as far away from the other sign as much as possible.

Gas Canopy

See #5 this section

1. Is wording allowed on canopy?	X	Yes		No	Is it part of wall signs?		Yes	X	No	
2. Can existing canopy be refaced?		Yes		No	Does logo count on sq.ft?	X	Yes		No	
3. Custom Logo Allowed:	X	Yes		No	Is Permit Required?	X	Yes		No	Cost:
4. Multi-colored stripes allowed on canopy?					es will likely be considered architectural fea	X	Yes		No	
5. Gas Pricers allowed on Canopy?					not stipulated		Yes		No	not stipulated

5. Formula for Allowance: (a) Canopy sign height shall not exceed 30 feet. (b) Canopy sign copy shall be directed toward a public street. (c) Canopy sign area shall be limited to no greater than 20% of the area of the canopy face to which the sign is applied.
6. Illumination on Canopy? permitted
7. Other sign restrictions? stripes will likely be considered architectural feature

Car Wash

Not Applicable to Site

1. Is "tri-stripe" allowed?
2. Sign Sqft /Façade: Entrance: Exit: Approach: Back:
3. Is the above square footage included in Building signs?
4. Are Non-illuminated way-finding signs allowed & exempt from permit?

Additional Questions

1. LED gas-pricers allowed? If yes, Size Limitations. yes within sign allowances
   If no, is there a process to get LED approved?
   If no, are mechanical/scrolling pricers allowed?
2. Pump signage allowance: Exempt signs. (a) State or federal required price per gallon signage shall not count towards overall sign area for the site, unless they exceed 32 square feet in size. (b) Price per gallon signs not exceeding two square feet, located on the pump itself.
3. If current pylon is grandfathered & we change cabinets/face, must new cabinet/face meet new regulations?
4. Any outstanding violations for this property? N/A
5. When calculating the sqft for sign, is the background color(area the sign is attached to) or any decorative accents/lines outside the logo, included as part of the square footage? The area of the smallest geometric figure, or the sum of the combination of regular geometric figures.
6. Any additional requirements/restrictions for gas station signs? no additional stipulations in code above what I provided on this form

Variance Info

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1. Meeting Date:	3rd Wednesday of each month @ 9am	2. App. Deadline:	1 month				
3. Processing Time:	approximately 2 months - pre-application meeting can be done virtually						
4. Documents Required:	8 + digital # of Sets	Building elevations	X	Installation drawings	X	Legal description	X
5. Likelihood of Success	About 50% (Dawn said % EST	Plot plan	X	Photo of existing		Engineer Seal	X
6. Filing Fee	$625.00 filing fee per application	Graphic Drawings	X	Other			

Area variance. A variance shall be considered an area variance if it relates to bulk standards, signage regulations, and other provisions of the zoning ordinance that address lot layout, buffers, and dimensions. In considering a request for an area variance, the board shall evaluate the following criteria and document them in their findings of fact:
(a) The nature of the zone in which the property lies;
(b) The character of the immediate vicinity and the contained uses therein;
(c) Whether, if the restriction upon the applicant's property were removed, such removal would seriously affect neighboring properties and uses; and
(d) Whether, if the restriction is not removed, the restriction would create unnecessary hardship or exceptional practical difficulty for the owner in his efforts to make normal improvements in the character of that use of the property that is a permitted use under the provisions of the zoning ordinance.

Notes

WINDOW SIGNAGE
1. Three window signs shall be permitted as additional signage on walls fronting on the public right-of-way.
2. Window signs shall not cover more than 50% of any window exclusive of window and/or door frame.
3. Windows principally viewed from drive aisles and parking lots and not prominently visible from the public right-of-way shall be exempt from restrictions on the number of signs, and may be approved by the city planner for a window coverage area greater than 50% when the business elects to have less window signage than permitted on the windows fronting on, or prominently visible from, the public right-of-way.
4. Window signs shall be permitted on windows on the first floor of a building only.
5. The city planner may waive the provisions of this subsection when it has been demonstrated that the proposed window signs are of a unique or superior quality and style, and are intended to complement the architectural design of the building, or when the business elects to use less wall signs than permitted for the purpose of complimenting the architectural design of the building. Signs granted this waiver are not exempt from the requirement to obtain a sign permit.

No permit required: Signs designating the name and address of the occupants, hours of operation, security notices, and business policy statements, and may not exceed 4 sq ft.

Sign criteria is reported as presented to us as of the "Completion Date". This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. It is understood that a permit will be obtained prior to manufacture, if required by authorities.

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Notes

Sign illumination standards.

1. A sign may be illuminated at night. Signs that are illuminated at night may not exceed a maximum luminance level of 750 cd/m2 or Nits, regardless of the method of illumination.

2. Signs that have external illumination, whether the lighting is mounted above or below the sign face or panel, shall have lighting fixtures or luminaries that are fully shielded.

3. All illuminated signs must comply with the maximum luminance level of 750 cd/m2 or Nits at least one-half hour before Apparent Sunset. All illuminated signs must comply with this maximum luminance level throughout the night, if the sign is energized, until Apparent Sunrise.

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 July 21, 2025 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 July 21, 2025 Meeting also considered the appointment of two Design Professional members to the Subcommittee pending confirmation of their availability. Planning Staff will report back to the Planning Commission regarding the two individuals listed below and their availability. No other Design Professionals as Alternates were offered.

- Dr. R.J. Chandler, Faculty member of Architecture program at DelTech Community College, Design Professional (awaiting availability to serve)
- Ms. Sarah Keifer, Director of Planning Services for Kent County, Design Professional (awaiting availability to serve)

The Planning Commission as part of their Annual Meeting must act to appoint the membership of the Architectural Review Oversight Subcommittee.