CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Tuesday, January 20, 2026 at 6:00 PM

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

AGENDA

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

IN-PERSON AND VIRTUAL MEETING NOTICE

The Planning Commission Meeting for January 20, 2026 will be held at City Hall in City Council Chambers at 6:00PM 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

PUBLIC PARTICIPATION INFORMATION
City of Dover Planning Commission Meeting of January 20, 2026 at 6:00PM

Join By Phone: 1-650-479-3208
Access Code: 253 801 08831
Password from Phones: 3683772

Join Online: https://bit.ly/PCMeeting01202026
Webinar Number: 2538 010 8831
Webinar Password: DoverPC

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Meeting Minutes of December 15, 2025

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is Tuesday, February 17, 2026.

Update on City Council Actions

Department of Planning & Inspections Updates

2. Schedule of Deadlines and Meetings for 2026

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Request Extension of Planning Commission Approval

NEW APPLICATIONS

3. S-26-01 Bayhealth Medical Center, Inc. - Kent Campus: Master Plan Phases 1-3 – Public Hearing and Review of the Site Development Master Plan and Parcel Consolidation Plan for the Bayhealth Medical Center – Kent Campus. The Master Plan outlines three (3) phases (with subphases) of construction as follows: Phase 1A – Emergency Department 2-story Expansion (Overbuild) and Central Services Building 6,000 SF Addition; Phase 1B - Bed Tower 6-story Overbuild; Phase 2A – New 5-story Parking Garage (500 spaces) and Main Entry Addition with Drop-off Area; Phase 2B – Demolition of Existing Parking Garage and a Podium Expansion as 3-story Surgical Pavilion; Phase 2C - Emergency Department 3-story Expansion; and Phase 3 - Demolition of Existing Legacy Building. The properties involved consist of a total land area of 22.55 acres ±. The properties are zoned IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The project is generally located in the block created by South State Street, Hope Street, South Governors Avenue, and South Street with additional project area located on the north side of South Street. The main property address is 640 South State Street. The owner of record is Bayhealth Medical Center Inc. Tax Parcels: ED-05-077.13-01-52.00-000, ED-05-077.13-01-48.00-000, ED-05-077.13-01-18.00-000, ED-05-077.13-01-18.01-000, ED-05-077.13-02-01.00-000, ED-05-077.13-01-02.00-000, and ED-05-077.13-02-12.00-000. Council District 2. *Waiver Request: Reduction of Bicycle Parking Requirement, For Consideration: Parking Adequacy Statement/Reduction of Parking Requirement. The Board of Adjustment on October 15, 2025 granted approval of variances for the front yard setback and to allow a building height of 175 feet (V-25-05).*

4. S-26-02 R.E. Pierson Regional Headquarters (Office, Garage and Contractors yard) at 30 Lafferty Lane – Public Hearing and Review of a Site Plan Application to permit the construction of R. E. Pierson Regional Headquarters to consist of a 9,900 SF Office Building, a 9,600 SF Garage with a fenced Contractors Work Yard (laydown and equipment storage) area, and associated site improvements. The project development area is 5.284 acres of the overall parcel of 29.6135 acres. The property is zoned M (Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone): Accident Potential Zone I (APZ I) and Noise Zone A. The property is located on the south side of Lafferty Lane between Bay Road and Horsepond Road. The owner of record is Richard E. Pierson Construction, Co. Property Address: 30 Lafferty Lane. Tax Parcel Number: ED-05-077.00-01-28.03-000. Council District 2. *Waiver*

Requests: Partial Elimination of Sidewalk, Partial Elimination of Upright Curbing. For Consideration: Performance Standards Review Application.

5. S-26-03 The Enclave Apartments: Revised Walker Road Apartments – Public Hearing and Review of a Site Development Application for the construction of two (2) three story, garden style apartment buildings consisting of twenty-four (24) units each for a total of 48 units. Also proposed are a Clubhouse, parking lot improvements, and four (4) outdoor recreation areas. The property is zoned RM-2 (Medium Density Residence Zone). The subject site consists of one parcel totaling 6.08 acres +/- located on the north side of Walker Road and west of Independence Boulevard. The owner of record is Dover Synergy Group, LLC. Property Address: unaddressed parcel on Walker Road. Tax Parcel: ED-05-067.18-01-71.00-000. Council District 4. *Waiver Request: Partial Elimination of Upright Curbing. For Consideration: Active Recreation Area Plan. The project was previously reviewed as S-23-22 Walker Road Apartments in December of 2023; that plan is being superseded.*

6. S-26-04 DuPont Plaza at 747 N. DuPont Highway: Revised Master Plan – Public Hearing and Review of a Revised Site Development Master Plan with Minor Subdivision Plan to permit phased construction of a retail center known as DuPont Plaza. The center consists of four buildings totaling 44,366 SF and is to be constructed in phases. The buildings proposed include a 7,440 SF Building A - Retail; 12,950 SF Building B - Retail; 2,046 SF Building C – Restaurant; and 21,930 SF Building D – Retail (Tractor Supply). The property consists of 9.954 acres and is proposed to be subdivided into multiple lots. The property is zoned SC-2 (Community Shopping Center Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone). The property is located on the east side of North DuPont Highway and south of Leipsic Road. The owner of record is Rojan 15 DD, LLC. Property Address: 747 North DuPont Highway. Tax Parcel: ED-05-068.05-01-15.00-000. Council District 3. PLUS #2018-02-02. *Waiver Requests: Subdivision Waiver – Lots without Public Street Frontage. This site was subject to S-19-03 Retail Center at 747 N. DuPont Highway: Master Plan reviewed by Planning Commission in 2019 with its Final Plan approval issued in 2021 along with Administrative Site Plan S-19-18 DuPont Plaza: Phase 1; the plans are expired. A proposed Revised Master Plan S-22-12 DuPont Plaza did not complete the review process.*

NEW BUSINESS

PUBLIC COMMENTS OPPORTUNITY

ADJOURN

Posted Agenda: January 9, 2026

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
December 15, 2025

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

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

APPROVAL OF AGENDA

Mrs. Denney moved to approve the Agenda as presented, seconded by Mrs. Welsh and the motion was carried 9-0.

APPROVAL OF MEETING MINUTES OF OCTOBER 20, 2025

Mrs. Welsh moved to approve the Planning Commission Meeting Minutes of October 20, 2025, seconded by Mrs. Denney and the motion was carried 9-0.

COMMUNICATIONS & REPORTS

Mrs. Melson-Williams stated that the next Planning Commission regular meeting is scheduled for Tuesday, January 20, 2026. Monday is a holiday so your meeting will move to that Tuesday. She will let the Commission know that we do have four applications that have been filed for that evening and if there is no objection, she is recommending that we start that meeting at 6PM rather than 7PM. If that seems amenable to the Planning Commission by consensus, we will move forward with that timeframe. (There was no objection.)

Mrs. Melson-Williams provided an update on the regular City Council and various Committee meetings held on October 27 & 28, 2025; November 10, 2025; November 24 & 25, 2025 and December 8 & 9, 2025.

Mrs. Melson-Williams stated that we are winding down the calendar year. We've stayed pretty busy even though the holidays are approaching. One thing that they did prepare for the Commission this evening is a Draft Schedule of Deadlines and Meetings for 2026. This outlines the application deadline process, the involved City Council and various Development Advisory Committee Meetings as well as the Planning Commission Meetings for the year. Your Planning Commission Meetings are scheduled to remain on the third Monday of each month unless that Monday is a holiday which happens in January and February. With this, you can see the schedule for the upcoming year. If there are no concerns with it, we will work to finalize it and work with our applicants as they seek to appear before you.

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

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

OLD BUSINESS

Requests for Extensions of Planning Commission Approval: None

NEW APPLICATIONS

S-25-07 Revised The Old Post at 55 Loockerman Plaza – Public Hearing and Review of a Revised Site Development Plan Application and associated Revised Architectural Review Certification for redevelopment of the Old Dover Post Office property consisting of 1.267 acres for a mixed-use project known as The Old Post. The project involves the demolition of the rear warehouse portion of the existing building and adaptive re-use of part of the front 4,560 SF portion of the building for restaurant, commercial retail or business space and apartment units. In this Revision are proposed increases in apartment unit count from 36 to 42 units and architectural changes consisting of a second floor addition to the front wings of the building and a four-story 43,092 SF building addition proposed for a total forty-two (42) residential apartment units and with parking and other site improvements. The property is zoned C-2 (Central Commercial Zone), subject to the SWPOZ (Source Water Protection Overlay Zone), and subject to the H (Historic District Zone). The property is located on the north side of Loockerman Plaza and adjacent to Innovation Way. The owner of record is Old Post, LLC. Property Address: 55 Loockerman Plaza. Tax Parcel: ED-05-077.05-04-53.00-000. Council District 4. *For Consideration: Revised Parking Strategy Statement and Active Recreation Area Plan. This Revised project is the subject of HI-25-01 Revised The Old Post for Historic District Commission Review and Recommendation on the Architectural Review Certification on November 20, 2025.*

Representative: Mr. Frank DiMondi, Old Post, LLC; Mr. Chad Warren, Davis, Bowen & Friedel; Mr. Sal Leone, Project Manager (virtual), Mr. Freddy Bada, Moonlight Architecture (virtual)

Mrs. Melson-Williams stated that the image on the screen that you see is the proposed concept for the Old Post Project. This is a revised version of that Plan. It's located at 55 Loockerman Plaza. This project appeared before the Commission earlier this year; however, they have made revisions to their Plan, hence needing to reappear before both the Historic District Commission and the Planning Commission. The property at 55 Loockerman Plaza was previously owned by the City of Dover and is now in the ownership of the Old Post LLC, so some of our information may not have fully been updated in our Reports. The property is zoned C-2 (Central Commercial Zone) and is within the H (Historic District Zone). The property also lies within the SWPOZ (Source Water Protection Overlay Zone) for a portion of the site. That does not limit the proposed uses in any way for this project. Tonight, there are a number of things that you will need to consider as part of the application. First, she wants to talk a little bit about the revisions. The proposed project would demolish the rear warehouse portion of the building, keeping the front portion of what we knew as the Post Office, but with additions of a second floor on what she calls the front wings of the building. Then the building would be expanding with a rear addition of four stories. Previously, the rear addition was proposed at three stories and those second floor wings were not part of the concept. In changing the form of the building, they are increasing the number of apartments from 36 to 42 units. With these revisions to the architecture, it did reappear before the Historic District Commission at their November 20, 2025 Meeting for

consideration of its Architectural Review Certification. There was a separate Report that was provided from the Historic District Commission to Planning Commission. The Planning Commission has that in their packet but in summary, the Historic District Commission considered the proposal and is recommending that the Planning Commission grant approval to the Architectural Review Certification for the project, having reviewed the *Design Standards and Guidelines for the City of Dover's Historic District Zone*. The details of their recommendations are found in that separate Report. The next image on the screen shows the colorized version of the Site Plan. She did include that plan on the Commissioner's desks this evening. It was updated most recently associated with the Active Recreation Area Plan. You can see at the top of the page is Innovation Way, an existing street and that it where we take access to the rear parking lot. The building is shown in the "L" red color. It has a rear parking lot and then a parking lot area on its west side. The main front of the building still faces Loockerman Plaza and that is on the right hand side of this image. There are a couple of different access points into the building for focusing on the apartment aspects of it. This image also shows concepts for where there will be green space on the property including tree planting to meet those requirements and then a sense of some of the Active Recreation components that are required for this project. The Active Recreation Area Plan was revised with this Plan. There is a separate Report from when it was considered by the City Council's Parks, Recreation and Community Enhancement Committee. But in summary for the 42 apartments, they need to provide a minimum of 75 SF of Active Recreation per dwelling unit with a minimum of 2,500 SF provided on the site. They are meeting the area requirements by providing the following items. Those include two zen garden areas; one is on the east side of the building and you can see that there is a little bit of a meandering path. There is an intention to place benches and a place for a yoga station. Likewise, on the west side of the building, there is another green space area with benches. Interior to the building, there are places for bike storage and then also a gym space that is located on the second floor of the front portion of the building. With the Active Recreation concepts there, the Committee did, as noted, recommend approval. They noted the proximity of this location to amenities that you could walk to such as the Library and the other path systems that are nearby at Silver Lake. There was some notation about planting the right tree in the right locations, especially if there is over head electric lines in the area. But in general, that Committee recommended to accept the Active Recreation Area Report per the Active Recreation Area Report that prepared by Staff which has some additional comments really about clarifying certain aspects of things like surfaces for a walking path in that yoga area and then just more detailing as the Plan moves forward to clearly identify all of those locations. With this property the one other thing you need to consider is the Parking Strategy Statement. In the C-2 (Central Commercial Zone) per our recent changes to that zone, there is no longer a parking requirement based on use. The applicant, in order to make use of that, has to provide a Strategy Statement and they have done so. There is just over 60 spaces located on the property and then with the transfer of ownership, they also negotiated an easement to allow the use of that easternmost row of parking that's adjacent to their property that's actually on the parcel where the Library stands. So, that is under easement with the City of Dover to allow this property to utilize those spaces. Then of course, this is in the Downtown so there is a variety of other parking opportunities on-street and otherwise in the overall vicinity. The DAC Report does go on to include the comments from the Planning Office directly about the details for the project. There are additional comments from the other reviewing agencies including the Department of Public Works who will have to be looking at the entrance design from Innovation Way, the Department of Water/Wastewater,

and the Office of the Fire Marshal. There was a copy inserted of DelDOT's earlier comments regarding this site and then also comments from the Kent Conservation District and the Dover Kent County MPO. With this, it is a Site Plan for consideration and also involves your feelings on the Parking Strategy Statement as it's been revised, and the Revised Architectural Review Certification which deals with the construction onsite and the building. It also needs to address the parking to building separation reduction that is necessary at the rear of the building. Some of our Codes require that distance to be fifteen (15) feet and they've got something around eleven (11) feet at this point in time. Staff is recommending approval of that by finding where it is on the building and that it allows the continued adapted reuse of an existing building in a Historic District. The last component for consideration is their Active Recreation Area Plan.

Mr. DiMondi stated that they are excited about this project. Obviously, it's been a long time coming for what was going to happen with the old Post Office. He remembers when he used to visit there with his father to get their mail. Some of the other partners have also been in Dover a long time and have had fathers who have had successful businesses in Dover. They did the same thing, so we are kind of excited. When we won the bid, we competed against nine or ten other bidders to get the property and one of the things that we did promise was to try and keep the front of the Post Office looking similar to the way it was when he used to walk in in the 1960's with his father to get the mail. So he thinks that they have kind of kept that to be quite honest. You are going to walk up to the building and it's going to look kind of like the old post office but it's going to have a little bit of a modern touch to it; especially the tower in the back. When you look at it from the side, it will have a much different view but we are pretty excited about the design and how it came out. It's got 42 apartments and downstairs, they have about 4,500 SF of commercial space that will hopefully be a restaurant or two or maybe a meeting space with some patios out front where you could maybe have some outside dining with some umbrellas to help out not only our residents but also our Legislators or people who want to go across the street to have a meeting or get something to eat. We think we've got a pretty good plan. We recognize that it is kind of the gateway; we call it the "new gateway to Dover." It is going to be the first really big new building that you are going to see as you come in down the boulevard. We take a lot of pride in the project and we look forward to getting started.

Mr. Lewis asked the applicant to speak about how they mentioned keeping the front of the building impacted and the parking spaces available by keeping the esthetic of the front; one of the letters here mentions that. Responding to Mr. Lewis, Mr. DiMondi stated that he doesn't think the front staying the same has altered the parking to be quite honest. The parking was on the sides on the east and west wings and then the majority of the parking is from the back and side of the building anyways. It had a large parking area where the trucks were coming in to deliver the mail.

Mr. Warren stated that there are 62 parking spots to the rear of the building and the letter was written in regards to the Fire Marshal and that separation distance. It is just keeping the front and original portion of the Post Office there but constructing our apartment building to the rear. We are really tight with space from the rear of the building to the parking so we are proposing to reduce that distance from fifteen (15) feet down to eleven (11) feet. We have spoken with the Fire Marshal and since there is two doors and three windows that just access the stairs of the building, they weren't too concerned about it. They said their access to the building would be

from the sides; either from Innovation Way or from the parking spaces to the west side of the building. So, the Fire Marshal didn't see any issue with it that we are aware of.

Mrs. Melson-Williams stated that going forward a few slides shows a clearer version of the parking spaces. The row of parking that's there that is where you see the shading for the handicapped spaces is the row we are talking about and its distance to the building. Between that parking and the building, there is a sidewalk and then the steps or the ramp system to get to that door.

Mr. Lewis stated that the reason he brought it up was because it was one the list of things of restrictions that you guys were doing that impacted the parking and he was curious about how something in the front would impact the back.

Mr. Witham asked if there was one major reason or a series of reasons which required you to revise your plans. Responding to Mr. Witham, Mr. DiMondi stated that they had a change in ownership of the LLC which allowed us to kind of go back and look at the original design. One of the things that they are running into was the expense of the project and what we were able to squeeze out of it when it came to apartment sizes and how many apartments we got. So, we kind of went back to the drawing board and decided if they could go up on the wings on the front of the building and pick up some extra apartments which is exactly what we did. Then it became a parking issue if we went up another floor from three to four stories to still get enough parking. Based on what we did, we sort of maximized the site and now we can't fit anything more on there even if we wanted to.

Dr. Jones asked who they plan to market your apartments. Responding to Dr. Jones, Mr. DiMondi stated that they will be priced at market rate.

Dr. Jones stated that they are trying to attract what kind of population. Responding to Dr. Jones, Mr. DiMondi stated that obviously our goal is to support the employment in Downtown Dover. You've got the Courthouse, the Hospital expanding so you may get nurses or doctors. During the DAC Meeting, we heard the Dover Air Force Base get excited saying they would like to have some apartments in Downtown Dover. So maybe some military members would like to live there.

Dr. Jones stated that the restaurant that you are hoping to have; what kind of restaurant? Responding to Dr. Jones, Mr. DiMondi stated it would not be fast food. Obviously, he can't talk too much about it. We have had some conversations but we are kind of a ways off. If we are gracious enough to get your approval tonight, we will maybe start demolition in the late winter or early spring. It's going to take us about a year to build so we are quite a ways out before we can really get into any kind of negotiations but to answer your question, it would be nice to get a breakfast spot or somewhere that serves breakfast and lunch or maybe a coffee shop of some sort or something like that.

Dr. Jones asked if their Active Recreation Area Plan, will it include anything for children or are you certain that there will be no children in the apartments. Responding to Dr. Jones, Mr. DiMondi stated that is a good question because when we changed our design up, we went away

from a bunch of studios and increased it so that we have some two and three bedroom apartments so we do expect that we will get some families in this building. He would have to go back and look at that because that is a great question. Maybe in the gym we can offer something for the kids. He knows that outside there is a little zen garden on the right and they've got benches and stuff out there, but from a recreational standpoint we would have to go back and check that out.

Dr. Jones stated that she would like to see that because with the attraction of perhaps a small family, you would need something.

Mr. Witham stated that he was wondering how they were going to make the adjustment to change the slope on the ramp. How is that going to be configured? Responding to Mr. Witham, Mr. Warren stated that the previous design included some stairs from a large hallway to get into the gym which they had plenty of room and they were able to expand those stairs into a ramp to accommodate access that way.

Mr. Witham asked if there won't be any stairs or is the ramp in addition to the stairs? Responding to Mr. Witham, Mr. Warren stated that it will be mainly a ramp. It will be only a ramp.

Mr. Witham opened a public hearing.

Mr. Zach Prebula – Kent Economic Partnership 555 Bay Road Dover, DE 19901
Mr. Prebula stated that they are the economic development organization for Kent County and we focus on business attraction and also supporting businesses looking to expand. This project would be a great addition to Downtown as it adds commercial space to help attract businesses while also providing additional housing opportunities for residents. And we ask the Commission to please support this project.

Mr. Freddie Bada – Moonlight Architecture
Mr. Bada stated that they are the project architects and they have taken a lot of efforts to try and enhance the look of the building to compliment the Downtown architecture, yet keep the historic aspect of the building. So even though we are tearing off parts of the sides of the building and going up another story, we have tried to keep that historic look at not alter from the Loockerman Street perspective.

Mr. Witham closed the public hearing.

Mrs. Melson-Williams stated that this is noted as a Revised Site Development Plan. For your consideration is their Parking Strategy Statement as revised, the revised Architectural Review Certification including the request to allow that parking to building separation reduction distance. The Architectural Review Certification was recommended by the Historic District Commission subject to that Report and its conditions and then you also have the Revised Active Recreation Area Plan, again as recommended by the Parks and Rec Committee and forwarded to you.

Mrs. Denney moved to approve S-25-07 which would also include the Parking Strategy

Statement as well as the Active Recreation Area Plan. She thinks this is very well thought out and she is sure this was an extra expense to have the brick side and all but, she thinks that this building as we are seeing it just really lends itself to the area, the architecture and the historic aspect of the City of Dover; the Capital City of the State that started the Nation.

Mr. Witham asked Mrs. Denney to clarify in the motion if she approves the revised Architectural Review Certification as well.

Mrs. Denney moved to approve S-25-07 which would also include the Parking Strategy Statement as well as the Active Recreation Area Plan. She thinks this is very well thoughtout and she is sure this was an extra expense to have the brick side and all but, she thinks that this building as we are seeing it just really lends itself to the area, the architecture and the historic aspect of the City of Dover; the Capital City of the State that started the Nation and also including the Architectural Review Certification. The motion was seconded by Mrs. Welsh and the motion was carried 9-0 by roll call vote. Mrs. Denney voting yes; in keeping with her motion. She thinks this is a lovely addition and change and it somewhat saves at least the front façade of the Post Office. Mrs. Maucher voting yes; based on DAC comments. Mr. Baldwin voting yes; it will be a great addition. Dr. Jones voting yes; it seems like it's going to be an exciting project and she hopes there will be consideration for the inclusion of children in the active recreation area. Mr. Reaves voting yes; for reasons previously stated. Mrs. Welsh voting yes; for reasons previously stated. Mr. Lewis voting yes. Mr. Roach voting yes. Mr. Witham voting yes; it's an excellent use of a valuable resource in Dover and as the applicant stated, it opens the gateway to the Downtown Area which he thinks is going to be very helpful. He would love to see a flagpole; he doesn't know whether or not that is in the plans.

NEW BUSINESS

No items of New Business.

PUBLIC COMMENTS OPPORTUNITY

No members of the public spoke.

Meeting adjourned at 7:54 PM.

Sincerely,

Kristen Mullaney
Secretary

City of Dover, Delaware

APPLICATIONS TO PLANNING COMMISSION FOR CONDITIONAL USES, SITE PLANS, SUBDIVISION, & REZONING

Schedule of APPLICATION DEADLINES, DEVELOPMENT ADVISORY COMMITTEE Meeting dates, PLANNING COMMISSION Meeting dates, and CITY COUNCIL PUBLIC HEARING dates for 2026 filing deadlines. A Pre-Application Meeting must be conducted with Planning Staff prior to filing of an Application. The submittal procedures are outlined in *Zoning Ordinance*, Article 10 Sections 1, 2, 3, 4 and 5.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Application Deadline by 4:00pm	~~1/2/26~~ Revised 1/5/26	2/6/26	3/6/26	4/2/26	5/1/26	6/5/26	7/2/26	8/7/26	9/4/26	10/2/26	11/6/26	12/4/26 Rezoning 11/20/26
CITY COUNCIL Rezoning Ordinance First Reading	1/26/26	2/23/26	3/23/26	4/27/26	5/11/26	6/22/26	7/78/26	8/24/26	9/28/26	10/26/26	11/23/26	12/14/26
D.A.C. MEETING (STAFF ONLY)	1/28/26	2/25/26	4/1/26	4/29/26	5/27/26	7/1/26	7/29/26	9/2/26	9/30/26	10/28/26	12/2/26	12/30/26
D.A.C. MEETING (APPLICANT)	2/4/26	3/4/26	4/8/26	5/6/26	6/3/26	7/8/26	8/5/26	9/9/26	10/7/26	11/4/26	12/9/26	1/6/27
PLANNING COMMISSION Public Hearings, Rezoning Recommendation	2/17/26	3/16/26	4/20/26	5/18/26	6/15/26	7/20/26	8/17/26	9/21/26	10/19/26	11/16/26	12/21/26	1/19/27
CITY COUNCIL Action on Rezonings: Consideration of PC Recommendation and Public Hearing/Final Reading – Rezoning Ordinance	3/9/26	4/13/26	5/11/26	6/8/26	7/13/26	8/10/26	9/14/26	10/12/26	11/9/26	12/14/26	1/11/27	2/8/27

***Planning Staff will advise applicants as to the Committee Meetings schedule if applicable to the Application submission. FINAL 12.23.2025

For Information Contact:

City of Dover Department of Planning & Inspections, City Hall, 15 Loockerman Plaza P.O. Box 475, Dover DE 19903
(302)736-7196 Phone (302)736-4217 Fax www.cityofdover.gov compplan@dover.de.us

City of Dover

DATA SHEET FOR SITE DEVELOPMENT MASTER PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF January 7, 2026

PLANNING COMMISSION MEETING OF January 20, 2026

Plan Title:	Bayhealth Medical Center, Inc. – Kent Campus: Master Plan Phases 1-3. S-26-01
Plan Type:	Site Development Master Plan and Parcel Consolidation Plan
Associated Plans:	V-25-05 Variance for Building Height and Front Yard Setback
Property Location:	Located in the block created by South State Street, Hope Street, South Governors Avenue, and South Street with additional project area located on the north side of South Street.
Property Address:	640 South State Street and others
Tax Parcels:	ED-05-077.13-01-52.00-000, ED-05-077.13-01-48.00-000, ED-05-077.13-01-18.00-000, ED-05-077.13-01-18.01-000, ED-05-077.13-02-01.00-000, ED-05-077.13-01-02.00-000, and ED-05-077.13-02-12.00-000
Owner:	Bayhealth Medical Center, Inc.
Present Zoning:	IO (Institutional and Office Zone) SWPOZ (Source Water Protection Overlay Zone): Tier 3 – Excellent Recharge Area
Site Area:	Main Campus: 13.13 acres +/- Total Area: 22.55 acres +/- (includes Hope Street and South Street Parking Lots)
Existing Uses:	Existing Buildings as Hospital, Parking Garage, Office Buildings, and Central Services Building with Surface Parking Lots
Proposed Uses:	Hospital with Building Additions, New Parking Garage, Office Buildings, and Central Services Building with Surface Parking Lots
Master Plan Phases:	Phase 1A – Emergency Department 2-story Expansion (Overbuild) and Central Services Building 6,000 SF Addition Phase 1B - Bed Tower 6-story Overbuild Phase 2A – New 5-story Parking Garage (500 spaces) and Main Entry Addition with Drop-off Area Phase 2B – Demolition of Existing Parking Garage and a Podium Expansion as 3-story Surgical Pavilion Phase 2C - Emergency Department 3-story Expansion Phase 3 - Demolition of Existing Legacy Building.
Waiver Request:	Reduction of Bicycle Parking Requirement
For Consideration:	Parking Adequacy Statement/ Reduction of Parking Requirement

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: January 7, 2025

APPLICATION: Bayhealth Medical Center, Inc. Kent Campus: Master Plan Phases 1-3

FILE #: S-26-01 REVIEWING AGENCY: City of Dover Planning

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

I. PLAN SUMMARY

The Application for Review is the Site Development Master Plan and Parcel Consolidation Plan for the Bayhealth Medical Center – Kent Campus. The Master Plan outlines three (3) phases (with subphases) of construction as follows: Phase 1A – Emergency Department 2-story Expansion (Overbuild) and Central Services Building 6,000 SF Addition; Phase 1B - Bed Tower 6-story Overbuild; Phase 2A – New 5-story Parking Garage (500 spaces) and Main Entry Addition with Drop-off Area; Phase 2B – Demolition of Existing Parking Garage and a Podium Expansion as 3-story Surgical Pavilion; Phase 2C - Emergency Department 3-story Expansion; and Phase 3 - Demolition of Existing Legacy Building. The properties involved consist of a total land area of 22.55 acres ±. The properties are zoned IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The project is generally located in the block created by South State Street, Hope Street, South Governors Avenue, and South Street with additional project area located on the north side of South Street. The main property address is 640 South State Street. The owner of record is Bayhealth Medical Center Inc. Tax Parcels: ED-05-077.13-01-52.00-000, ED-05-077.13-01-48.00-000, ED-05-077.13-01-18.00-000, ED-05-077.13-01-18.01-000, ED-05-077.13-02-01.00-000, ED-05-077.13-01-02.00-000, and ED-05-077.13-02-12.00-000. Council District 2.

Associated Applications:
The Board of Adjustment on October 15, 2025 granted approval of variances for the front yard setback and to allow a building height of 175 feet (V-25-05). These variances are related to the Phase 1B – Bed Tower 6-story Overbuild on the existing four-story Podium Building.

Also in 2025, the property at 600 South State Street was approved for Rezoning from RG-O to IO remaining partially subject to the SWPOZ (Source Water Protection Overlay Zone). The property currently includes a two-story brick building originally built as a residence and later converted to offices upon purchase by Bayhealth. This area at the corner of South State Street and South Street will be consolidated into the main hospital parcel and in proposed for redevelopment in Phase 2A – New Parking Garage.

Previous Applications:

Master Plan S-20-10 Scull Mansion Staff Parking Lot:

This Bayhealth Staff Parking Lot Expansion on the east side of S. State Street in the block between South Street and Scull Terrace was to expand an existing parking from 227 spaces to a total of 680 parking spaces on the area collectively known as the Scull Property. Approved by the Planning Commission in 2021, only Phase 1 of the project was completed involving the construction of approximately 290 parking spaces and the demolition of the Scull Mansion (constructed circa 1864 by Manlove Hayes as a residence then utilized as offices by Bayhealth). Phase 2 and Phase 3 involving area near the Surgery Center and Day Care Center with additional building demolitions for new parking spaces and a connection to S. State Street at the South Street intersection were not completed. Property Addresses: 605 S. State Street, 625 S. State Street, 100 Scull Terrace, and 150 Scull Terrace. Tax Parcel Numbers: ED-05-077.13-01-49.00-000 and ED-05-077.13-01-51.00-000.

Site Plan S-13-05 Lands of KGH Development Corp.

Previously the Scull property site was the subject of Site Plan S-13-05 Lands of KGH Development Corp. at 625 S. State Street: Parking Lot Construction in 2013. In May 2013, the Planning Commission granted conditional approval of the Site Plan S-13-05 for the expansion of the existing parking lot to add one hundred-thirty (130) parking spaces subject to conditions. The action included approval of a Curbing Waiver and also added conditions to require elimination of certain parallel parking spaces along the Scull Terrace entrance drive.

Also, with Site Plan S-13-05, the Planning Commission approved the use of the Joint Parking Facilities provisions of *Zoning Ordinance*, Article 6 §3.7. This allowed the parking to be viewed on a facility-wide approach for the Bayhealth Medical Center properties where the parking lots may serve two or more establishments that are not located on the same parcel. The Commission accepted the information on employee count (for the parking calculation) and the Parking Exhibit Plan giving information existing parking facilities (as of 2013). The new spaces of the parking lot expansion developed under S-13-05 contributed toward the overall parking requirements for the Bayhealth Medical Center facilities.

Master Plan S-06-14 Bayhealth Medical Center:

A Master Plan was previously developed for the main campus area of the Bayhealth Medical Center at 640 South State Street. The project area for the Bayhealth Medical Center Master Plan consisted of multiple parcels of land located between South State Street and South Governors Avenue in the vicinity of South Street and Hope Street. The entire campus was involved in the Unified Comprehensive Signage Plan for the Bayhealth Medical Center facilities (US-11-01).

The Bayhealth Medical Center Kent Campus Master Plan (S-06-14) was approved in June 2006 with a one-year extension to the project in May 2007. Revisions to the Master Plan approved in September 2007 related to a Pedestrian & Utility Bridge over South Street rather than a tunnel as first proposed. The four phases of the Master Plan S-06-14 consisted of the following:

- Phase 1: Central Services Building
- Phase 2: Podium Building, Parking Garage, and Pedestrian & Utility Bridge
- Phase 3: South Street Parking Lot improvements
- Phase 4: Seven-story Bed Tower Building Addition and north Parking Garage

After some revisions to the construction sequencing, the following phases have been completed:

S-08-20 Phase 1- Podium Building and Parking Garage and S-08-42 Phase 2A – Central Services Building and Pedestrian & Utility Bridge. Administrative Site Plan review was completed in August 2009 for S-09-02 Phase 2B – South Street Parking Lot Improvements but not started. A proposed north Parking Garage (in Phase 4) was not built.

II. PROJECT DESCRIPTION

This Site Development Master Plan proposes three (3) phases (with subphases) of the project for the Bayhealth Medical Center – Kent Campus. The total subject area consists of 22.55 acres when the Hope Street Parking Lot and the South Street Parking Lot are added to the main campus block of 13.13 acres. Overall, the project involves the following:

- Phase 1A – Emergency Department 2-story Expansion (Overbuild) and Central Services Building 6,000 SF Addition
- Phase 1B - Bed Tower 6-story Overbuild
- Phase 2A – New 5-story Parking Garage (500 spaces) and Main Entry Addition with Drop-off Area
- Phase 2B – Demolition of Existing Parking Garage and a Podium Expansion as 3-story Surgical Pavilion
- Phase 2C - Emergency Department 3-story Expansion
- Phase 3 - Demolition of Existing Legacy Building

In general, the application proposes construction of building additions as 'overbuilds' on top of existing building footprint of the main hospital building. A key component is the creation of patient rooms with one bed with the goal of transitioning from the existing dual occupancy rooms to single bed rooms and also additional beds. This will change the overall bed count from 266 beds to 360 beds. A new Parking Garage Building is proposed along South State Street to replace the existing Garage Building whose footprint will be an expansion of the existing Podium Building. The final phase involves the demolition of a large portion of the southern part of the hospital building once its functions are relocated into new spaces.

Surrounding Land Uses

The parcels surrounding the Bayhealth Medical Center Kent Campus main block are zoned a mix of institutional and residential: IO (Institutional and Office Zone), and R-8 (One Family Residence Zone). The property to the north across South Street is the location of the large surface parking lot (South Street Parking Lot) for the Hospital and another multi-story professional office building zoned IO. The City's Historic District Zone involves portion of the South Street Parking Lot and other (non-hospital) properties fronting on South State Street continuing north towards The Green and beyond; the main block of the Bayhealth Medical Center campus is not within the Historic District. To the northeast of the hospital area, there are several single-family detached residences facing South State Street and then more residential buildings along Elm Terrance. 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. To the west across South Governors Avenue and property zoned C-3 and IO with automobile dealership and multiple office buildings including some occupied by Bayhealth facilities.

III. ZONING REVIEW

IO Zoning District

The subject properties are zoned IO (Institutional and Office Zone) and subject to the regulations of *Zoning Ordinance*, Article 3 Section 10 and Article 4 Section 4.15. The use as a hospital is an allowable use in the IO zone.

SWPOZ (Source Water Protection Overlay Zone)

Portions of the site along South Street and to the north are located within the SWPOZ (Tier 3: Excellent Recharge Area) found in Article 3 Section 29.7 of the *Zoning Ordinance*. 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 for the Tier 3 area as related to impervious surface requirements.

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 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 §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 subsection 2.4 and 2.5.

IV. PARKING SUMMARY

The parking requirement for a property in the IO zone is one parking space per 300 S.F. of floor area. Previously the IO zone included a parking rate based on employee count but this was removed. It is noted that the minimum off street parking requirement for the hospital use is based on one (1) space per every three (3) beds in the facility (*Zoning Ordinance*, Article 6 § 3.1).

Bayhealth Medical Center Campus Parking Summary:
The applicant listed on the Plan a summary of the overall parking provided for the Bayhealth Medical Center properties on the main campus and the nearby parking lots at the Hope Street Parking Lot and the South Street Parking Lot. The plan lists an existing total of 1,575 parking spaces available for the campus and after all phases a total of 1,704 parking spaces. See Parking Data Summary – Bayhealth Medical Center Campus Chart on Plan Sheet C-001.

This Master Plan on the Bayhealth Medical Center campus includes construction of a new parking garage (replacing the existing parking garage), changes to certain areas of surface parking lots for improvements to existing parking lots. The Master Plan identified the locations of the campus buildings and associated parking facilities. The following table is provided as reference for the various locations

Parking Facilities at Bayhealth Medical Center Campus (from S-26-01 Plan)		
Location	**Address/Location**	Number of Parking Spaces
Bayhealth Hospital (main building/block)	640 South State Street and (600 South State Street and 622 South State Street)	150 spaces in Staff designated lots and near Emergency Department. 371 spaces in Existing Parking Garage to be replaced with 500 spaces proposed in New Parking Garage
South Street Parking Lot	North side of South Street	462 spaces Additional spaces are also available at the Central Services Building and 51 spaces its North Parking Lot.
Hope Street Parking Lot	Southeast corner of Hope Street and South Governors Avenue	168 spaces
Scull Parking Lot	605/625 South State Street	433 total spaces including the 36 spaces required for the Surgery Center Building and 32 spaces for the Child Day Care Center Facility Building. 365 spaces available for Campus Use

Parking Compliance/Allowance for Parking Reduction:
The *Zoning Ordinance* allows for new construction in the Downtown Redevelopment Target Area so that there is no parking requirement based on use. Thus, for the hospital there is no requirement based on the bed count, instead the parking requirement would be based on the floor area calculation. The *Zoning Ordinance* includes provisions for consideration of parking to jointly serve multiple establishments and campus approaches to parking.

The *Zoning Ordinance* allows for adjustments to parking requirements. For the Bayhealth Hospital main campus, a 20% reduction is granted for the property's location in the Downtown Redevelopment Target Area. Based on the total square footage of 623,340 SF, the parking requirement is 2,078 spaces. With the reduction of 20% would mean the requirement is 1,663 parking spaces. With the proposed Parking Garage of 500 spaces and 1,204 surface parking spaces, the campus can provide 1,704 parking spaces.

Additionally, the applicant submitted narrative titled "Synthesized Parking Adequacy Statement" describes the parking needs of the Bayhealth Kent Campus; see submission.

Loading Spaces
Institutional buildings require loading spaces at rate of one space per 10,000 SF and one space per each additional 25,000 SF. The *Zoning Ordinance* can only require a maximum of 3 loading spaces for buildings up to 150,000 SF in size. The campus provided more than 3 loading spaces with the Central Services Building where centralized materials receiving and handling occurs.

Bicycle Parking
Waiver Request: Reduction of Bicycle Parking Requirement
The project is required to provide bicycle parking. The bicycle parking calculation is one for every twenty parking spaces. Each phase would be required to satisfy the bicycle parking coinciding with the number of vehicle parking spaces. Existing bicycle parking space's locations were not identified. A written Waiver Request was received to reduce the required bicycle parking from 85 spaces to the current 38 bicycle parking spaces. The Planning Commission will consider this request. With Master Plan S-20-10, a Waiver Request was granted to relocate the required bicycle parking from that Parking Lot Expansion project on the Scull property to the Bayhealth main campus at 640 S. State Street citing it as the destination of bicycle riders.

Upright Curbing
The upright curbing for parking lots and drive aisles is required per the requirements of Article 6 Section 3.6(b) of the *Zoning Ordinance*. This curb type appears to be utilized throughout the parking lot construction area. The City Planner can consider requests to eliminate curbing when there is a demonstrated need related to stormwater management. This will be reviewed during the Administrative Site Plan process.

V. SITE CONSIDERATIONS

Access
The property is accessed by an entrance drive from each street frontage of the main campus block.

Sidewalks
The project site of the main campus has an existing sidewalk along the street frontages with sidewalk connections onto the site. A pedestrian crosswalk system (pedestrian activated warning lights system) exists for the crosswalk across South State Street to the other parking lot off Scull Terrace.

Lighting
Any proposed lighting must be adequate to safely light all parking and pedestrian areas yet must be shielded and directed as to not create a nuisance on the adjacent properties.

VI. TREE PLANTING AND LANDSCAPE PLAN

The submitted plan includes the Landscaping approach for the overall project. *Zoning Ordinance*, Article 5, Section 16.62 offers the option of the applicant defining a "Development Area" within the overall property for the purpose of tree planting calculations. The applicant has established a "Development Area" for the project s shown on the Landscape Plan (Sheet L-101) as a dashed black line.

With the tree planting requirement of one tree per 3,000 SF of Development Area, the Development Area is estimated to require x new trees. Some existing trees along South State Street will remain. The Landscape Plan is providing a mixture of trees to provide a total of 122 new trees on the site. Mixed Planting of canopy trees, flowering trees, and evergreen trees are proposed.

VII. CITY AND STATE CODE REQUIREMENTS:

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

1) The Master Plan must reflect any changes recommended by the Planning Commission. Add notes for any waivers or conditions acted upon by the Planning Commission.

2) Upright curbing shall be provided in accordance with the *Zoning Ordinance.* A waiver may be granted by the City Planner if necessary, for stormwater management. Specific area requests may also be identified with the Administrative Site Plan submissions for future phases.

3) Bicycle parking must be provided unless a waiver for its relocation or reduction is granted by the Planning Commission. A Waiver Request to reduce this requirement was received for review. The Administrative Site Plan must include details of the improvements to the bicycle parking locations**.**

4) This application needs to comply with parking provisions of *Zoning Ordinance*, Article 6 for the Bayhealth Medical Center campus. It qualifies for a parking reduction based on its location in the Downtown Redevelopment Target Area. A narrative titled "Synthesized Parking Adequacy Statement" provides information on the required parking for the hospital facilities and the existing parking conditions on the campus was provided.

5) A separate Record Plan sheet will be necessary to show parcel consolidations, all right-of-way dedications, any easements, or other items affecting the property lines.

6) Sheet C-001:
   a) List all involved addresses.
   b) Remove reference to parking rate based on employee count as this is not park of the code.
   c) Add date of variance approvals.
   d) Item #8; Check listing labels of Phases.

7) Ensure accessibility ramps provided at intersections of sidewalks with parking and drive aisles.

8) Sheet C-101 – Existing Conditions Plan:
   a) Check parking tally.

9) Sheets C-201 Series: The following items are noted for correction or addition and should be provided on future Administrative Site Plan submissions.
   a) Add accessibility ramps to sidewalk crossing points
   b) Show bicycle parking
   c) Add addresses to building drawing labels to help clarify locations.
   d) Identify the location of any traffic control signage for the parking lots and handicapped parking signage.
   e) Remove curb cuts not utilized along South State Street.
   f) Consider locations for additional pathway connections from street frontage sidewalk to main building entrance from South State Street.
   g) Confirm number of parking spaces in each parking lot. Check the parking counts in the South Street Parking Lot and those spaces displaced by Phase 1A addition to Central Services Building.
   h) Show location of existing Dumpsters that serve the remaining buildings on property in each Phase. Construction of Dumpster enclosures or other screening mechanisms may be required unless centralized services are available.

10) The Administrative Site Plans will need to show the location of existing utilities (water, sewer, stormwater, etc.) to remain. This information will be necessary to determine conflicts with proposed tree planting locations and other site improvements.

11) Construction details for items such as curbing, parking bumpers, traffic control signage, light fixtures, etc. will need to be provided as part of Administrative Site Plan submissions.

12) The following information must be provided on future submissions as related to Landscape Plan in accordance with the plan requirements as listed in *Zoning Ordinance*, Article 5 §16.8:
   a) Information and tree planting calculations will need to be made by Phase.
   b) Provide list of existing trees to remain and check number of existing trees to be retained. Trees must be located on the subject parcels to be counted.
   c) Add line legend key for Development Area line or label as Development Area (rather than Landscape Project Area).
   d) Ensure tree planting locations and landscaping maintain the required spacing distances or access provisions from utility lines, fire hydrants, etc.

e) Identify which existing trees will be removed versus preserved by showing placement location of the tree protection measures. Clarify on a plan drawing like the Existing Conditions Plan/ Demolition Plan.
f) Clarify what surface (grass, stone or mulch) will be utilized for areas.

13) Evaluate any existing pavement conditions to remain. Improvements may be necessary to paving, parking bumpers, and curbing and pavement markings.

14) All signage must comply with Sign Regulations of the *Zoning Ordinance* and is subject to a separate Sign Permit Application. Signs are subject to a separate review and approval process in the City of Dover.

15) Any Erosion & Sediment Control Plans and Stormwater Management Plans granted approval by Kent Conservation District must reflect the Master 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.

16) 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.

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

18) This overall site appears to be eligible for consideration of a Unified Comprehensive Signage Plan; this would update the previous Plan from 2011. That is a separate application to the Planning Commission.

VIII. 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:
    a. Bicycle Parking: Staff recommends approval of the reduction in the bicycle parking requirements to the number currently provided for the hospital campus. Opportunities should be provided for covered parking, such as space within the Parking Garage or otherwise. Location should be identified in the Administrative Site Plan submissions for each phase.

2) Vehicular and Pedestrian Connections: In accordance with *Zoning Ordinance,* Article 10

subsection 2.21 related to safety and convenience of vehicular, transit, bicycle, and pedestrian traffic, Staff recommends the following related to vehicular and pedestrian access:

a. Staff specifically recommends that the Analysis address the impact of increased volumes of vehicles utilizing the existing (and proposed) entrances, considering shift patterns and timing, background traffic volumes on South State Street, pedestrian crossings, adjacent uses, and potential stacking of turning vehicles entering and exiting the site at each phase of completion.
b. The project should ensure it includes the required accessibility routes and ramps from the parking lots and garage parking around and connecting to the main campus. Appropriate pedestrian connections to other hospital facilities not located on the subject site are a key element under the provisions of the use of campuswide parking facilities.

3) Stormwater Management: The plan provides limited information on the strategy for stormwater management. There are known drainage issues in the general vicinity related to the Meeting House Branch (Tar Ditch). This project must not increase the drainage issues. It is recommended that cooperative participation occur and/or improvements be made to help resolving drainage issues. The City is involved in designing and implementing a Meeting House Branch Drainage/Stormwater Management Improvement Project involving the north area of this property.

4) 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 any parking lots or parking garage areas. 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.

Other agencies may recommend additional conditions and safeguards in accordance with their areas of expertise. The Recommended Additional Considerations to Meet Code Objectives may be accepted or rejected by the Planning Commission.

IX. ADVISORY COMMENTS TO THE APPLICANT:

1) The Planning Commission should act upon any requests 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.

2) Demolition of Buildings: With the proposed demolition of the two buildings (Frear Building and Bryan Building), then an evaluation to determine adequate recordation/documentation is recommended to gather information on any potential historic resources (these buildings are over fifty years old). Documentation of the building could include basic cultural resource survey forms, photographs (exterior and interior), drawings, and information on the building's construction in accordance with the *Secretary of the Interior Standards* and guidelines published by the State Historic Preservation Office for "Architectural Surveys in Delaware."

3) If major changes and revisions to the Site Master Plan occur in the finalization of the Plan, contact the Planning Office. Examples include reconfiguration of parking lots, relocation of

site components like stormwater management areas, and changes in demolition plans. 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 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.

5) Construction will have an effect on the visitors to the site, adjacent property owners and nearby streets and site access. Any work requiring the closing or rerouting of owners or visitors shall be minimized and coordinated with the Planning Office and other City Staff as to offer the least amount of inconvenience.

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

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

8) The applicant should be aware of the potential for historic archaeological resources which may include previous building locations, wells, privies, etc. on the property area where demolition is proposed. The State Division of Historical & Cultural Affairs can provide technical assistance when dealing with archaeological resources including previous studies of the subject properties.

9) Following Planning Commission approval of the Site Development Master Plan, the Plan must be revised to document all conditions of approval from the Development Advisory Committee or as otherwise noted. This process involves submission of Check Prints in order to achieve Final Plan approval; the finalization of the Master Plan and the Site Plan for Phase 1 can be achieved together. Then the Site Plan of each construction phase/project area (Phases 2-3) must be submitted for Administrative Site Plan Review by the Planning Office and other agencies. *Zoning Ordinance*, Article 10 §2.44 (D) sets forth the construction timing in relation to approvals.

   Article 10 §2.44
   (D) Expiration of planning commission approval. For projects which are reviewed and approved by the planning commission as conceptual master plans, approval of the conceptual master plan shall remain valid for a period not to exceed five years from the date of planning commission approval, provided that the authorized construction or use has commenced within two years of approval and is proceeding toward completion. In addition, the time between the completion of one phase and the initiation of the next phase shall not exceed a period of two years.

10) 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.

11) 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.

12) The applicant shall be aware that this Master Plan approval does not represent a Building Permit, Demolition Permit, and associated construction activity permits. An Administrative Building Permit will be utilized as a tracking mechanism for site improvements. Demolition Permits are required to demolish any buildings. A separate application process is required for issuance of Permits from the City of Dover.

13) The applicant shall be aware that Master Plan approval does not represent a Sign Permit, nor does it convey permission to place any sign on the premises. Certain types of signage require a Sign Permit from the City of Dover prior to placement of any such sign; please consult with Planning Staff in regard to signage.

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: DECEMBER 31, 2025

APPLICATION:	**Bayhealth Medical Center, Inc. – Kent Campus: Master Plan Phases 1-3**
FILE #:	**S-26-01**
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 / 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.

SANITATION

1. The subject property cannot be serviced by the City of Dover. Provide a note on the plan stating that sanitation services will be provided by a private hauler.

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. Please provide more detail on the proposed connection of this service to the City's water main in Bay Road. Our records indicate that the water line is not connected to the water main in Bay Road.

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. Sanitary sewer services shall be provided to 737 N. DuPont Highway.
8. 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.
9. Please provide calculations that support the existing pump station in this basin can properly accept the proposed flow from this development. If upgrades are required to the pump station, the developer will be responsible.

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 / STREETS / SANITATION / 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, 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.

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.

S-26-01

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: December 31, 2025

CITY OF DOVER FIRE MARSHAL

APPLICATION: Bayhealth Medical Center Kent Campus Master Plan Phase 1-3

FILE #: S-26-01 REVIEWING AGENCY: **City of Dover, Office of the Fire Marshal**

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

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

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

CITY AND STATE CODE REQUIREMENTS:

1. Proposed occupancy classification is hospital/health care and possibly storage.
   - Phase 1A ER overbuild 2 stories and central service addition 6,000 ft2 (central service addition is the possible storage occupancy)
   - Phase 1B Bed Tower 6 story overbuild
   - Phase 2A new 5 story parking garage (storage occupancy) and main entrance expansion and drop off
   - Phase 2B Demo of existing parking garage and a podium expansion as 2 story surgical pavilion
   - Phase 2C ER/ED 3 story expansion
   - Phase 3 demo of existing legacy building

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 (see below) and clearly shown on the plans.
   - Phase 1A hospital 100% storage 50%
   - Phase 1B hospital 100%
   - Phase 2A storage 100% hospital 100%
   - Phase 2B hospital 100%
   - Phase 2C hospital 100%

- Phase 3 N/A

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 (see below) of the proposed building.
   - Phase 1A hospital 75% plus rear access is 100% storage 25%
   - Phase 1B hospital 75% plus rear access is 100%
   - Phase 2A storage 50% including rear access (front and rear complete coverage) hospital 75% plus rear access is 100%
   - Phase 2B hospital 75% plus rear access is 100%
   - Phase 2C hospital 75% plus rear access is 100%
   - Phase 3 N/A

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

14. Gated Areas: Fire Department access shall be provided to the property through the use of a system or device approved by the Fire Marshal. The system or device required shall be located in an area accessible to the fire department and approved by the Fire Marshal. All gates shall be either automatic or manual.

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

    A manual gate shall consist of one manual means to open the gate. The owner or their representative shall meet with the Fire Marshal prior to submission to agree on the means to open. A letter of agreement shall be created and signed by both parties. The letter shall include a detailed description of the manual means to open.
    To be considered accessible for fire department apparatus the actual clear openings shall be not less than 14 feet, the paved surface through the gate shall be not less than 12 feet, and the gate shall be setback from the perpendicular street by at least 50 feet.
    Please contact this office to discuss options available to comply with this requirement.

(2021 Delaware State Fire Prevention Regulations 705, Chapter 5, 2.6)

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. 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.

25. 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)

26. 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)

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

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

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

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

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

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

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

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

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

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

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

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

Secured key systems. When required; exemption. A secured key system shall be required for any new or existing building where a fire alarm or sprinkler system is being installed. It shall be the responsibility of the owner or occupant to keep a set of keys

in the secured key box that are current to the locks of the protected occupancy. Buildings with 24-hour staffing or guard service shall be exempt from this subsection.

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

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

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

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

Knox Box to be mounted 6 feet above ground level

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

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

32. 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.

33. Project to be completed per approved Site Plan.

34. Full building and fire plan review is required.

35. 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.

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

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

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

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

    Section 1. - Building permits.

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

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

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

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

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

    (Ord. of 7-12-1993, § 3)

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. Bayhealth has had this office actively involved in planning meetings (monthly)
2. As of January 1, 2026, the Delaware State Fire Prevention Regulations adopted new editions of NFPA codes.
3. This will be a high-rise building, please see additional comments listed below.
4. Please advise if any floor is over 100,000 ft2. If so, additional comments will apply for large area buildings. Please contact me for those comments.

5. Need to discuss emergency service access during construction
6. Need to discuss valet (current and future)
7. Need to discuss fire lanes, rear access and perimeter access (item #'s 4, 5, 7, and 12 listed above). Especially distances from building to access the building.
8. Need to discuss parking between building and fire lanes (item # 6 listed above)
9. Overhangs need to be in compliance with item # 10 listed above and not interfere with Fire Lanes. (There are at least 2)
10. Need to discuss fire hydrant locations
11. Fire Alarm System and Fire Command Center need to be discussed
12. Sprinkler system and number of and location of FDC's needs to be discussed
13. Standpipe systems need to be discussed
14. Smoke Management system required
15. All fire systems will need to remain in service during renovations
16. State of DE Fire Marshal review required as well due to CMS
17. Need to discuss old helipad
18. Please refer to updated NFPA codes on the parking garage
19. Phase 2A may have a hydrant and FDC that needs to be relocated
20.

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):
2024 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
2024 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
2025 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
2025 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.**

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)

3.0 High Rise Building Fire Protection Features Required.

3.1 Fire Command Center

3.1.1 Every High 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.

3.1.2 The fire command center shall contain the following:

3.1.2.1 Voice alarm and public address panels

3.1.2.2 Fire department communications panel

3.1.2.3 Fire detection and alarm system annunciator panels and smoke management panels

3.1.2.4 Status indicator for elevator and annunciator indicating which elevators are operational

3.1.2.5 Status indicators and controls for air handling systems

3.1.2.6 Controls for unlocking all fire exit stairway doors simultaneously

3.1.2.7 Emergency power, light and system controls; and status indicators

3.1.2.8 Telephone and internet access for fire department use

3.1.2.9 Emergency and standby power status indicators

3.1.2.10 Generator supervision devices and manual start and transfer features

3.1.2.11 Public address system, where specifically required by other sections of this Code

3.1.2.12 Controls required for smoke control

3.1.2.13 Important Keys to include

3.1.2.13.1 Elevator machine room

3.1.2.13.2 Elevator hoistway door access key

3.1.2.13.3 Side access door elevator car key

3.1.2.13.4 Electric room keys

3.1.2.13.5 Fire pump room keys

3.1.2.13.6 Mechanical room keys

3.1.2.13.7 Any master key

3.1.2.14 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.

3.1.3 The fire command center shall be separated from the remainder of the building by one-hour construction and equipped with a heating, ventilating and air conditioning system that will prevent smoke laden air from entering the space.

3.1.4 It is not the intent of this section to require a room dedicated for this purpose, but the area provided must be available for immediate use in case of emergency.

3.1.5 The room shall be a minimum of 96 square feet with a minimum dimension of 8 feet.

3.1.6 The fire command room door shall be clearly identified for use by the fire department.

3.2 Emergency Voice/Alarm Communications and Detection System

3.2.1 Every High Rise building shall be equipped with a voice alarm, communication and detection system which shall be installed in accordance with the applicable codes and standards listed in Regulation 701 of these Regulations; and approved by the Office of the State Fire Marshal.

3.3 Public Address System

3.3.1 A public address communication system shall be part of the Emergency Voice/Alarm Communications System as required in §3.2 of this Chapter. The system shall be designed to be clearly heard by all occupants of the building and shall operate from the fire command center. It shall be established on a selective or general basis to the following terminal areas:

3.3.1.1 Elevators

3.3.1.2 Elevator lobbies

3.3.1.3 Corridors

3.3.1.4 Exit stairways

3.3.1.5 Rooms and tenant spaces exceeding 1,000 square feet in area

3.3.1.6 Dwelling units and guest rooms or suites.

3.4 Fire Department Communication System

3.4.1 A two way fire department communication system in accordance with the *National Fire Alarm Code* (NFPA 72) shall be provided for fire department use.

3.4.2 An alternative fire department radio enhancement system installed within the building shall be permitted in lieu of a two way fire department communications system, when approved by the Office of the State Fire Marshal.

3.5 Door Operation

3.5.1 All fire exit stairway doors which are to be locked from the stairway side shall have the capability of being unlocked simultaneously without unlatching upon a signal from the Fire Command Center.

3.6 Elevators

3.6.1 In every High Rise building at least one elevator service shall be provided for fire department emergency access to all floors.

3.6.2 Except for the main entrance level, all elevators shall open into a lobby (which may serve additional elevators) separated from the remainder of the building by a smoke barrier. Janitor closets, chutes, guest or tenant rooms, and service rooms shall not open into the elevator lobby. In addition, the provisions of ANSI Standard A 17.1 shall apply.

3.6.3 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.

3.7 Smoke Management Systems

3.7.1 In every High Rise building a Smoke Management system shall be installed in accordance with NFPA 92 and approved by the Office of the State Fire Marshal. Such system shall provide the following:

3.7.1.1 Egress Stair Tower Pressurization

3.7.1.2 Area of Refuge Pressurization

3.7.1.3 Horizontal Exit Passageway Pressurization

3.7.1.4 Fire Floor Smoke Exhaust

3.7.1.5 Floor Above and Below Fire Floor Pressurization

3.7.1.6 Other criteria as deemed necessary by the Office of the State Fire Marshal for Unusual Spaces.

3.7.2 Smoke management system operation/actuation shall be approved by the Office of the State Fire Marshal.

Note: As per NFPA 92, the smoke management system shall be provided with a graphic annunciator and manual override panel to be located in the Fire Command Center. The design and operation of the graphic annunciator shall be proposed by the designer and approved by the Office of the State Fire Marshal.

3.8 Standby Power, Light, And Emergency Systems

3.8.1 In every High Rise building an emergency power supply shall be installed.

3.8.2 Standby power, light and emergency systems shall comply with the provisions of the Standard for Emergency and Standby Power Systems, NFPA 110, as adopted and/or modified by these Regulations.

3.8.3 Fuel Supply. An on premises fuel supply sufficient for not less than two hours full demand operation of the system shall be provided.

3.8.4 Generating Capacity. The standby system shall have a capacity and rating that will supply all equipment required to be operational at the same time. The generating capacity need not be sized to operate all the connected electrical equipment simultaneously.

3.8.5 All power, lighting, signal, and communication systems required by this Regulation shall automatically transfer to a standby source. The standby power system shall be connected to all systems listed in the NFPA *101 Life Safety Code*.

3.9 Emergency Systems

3.9.1 Exit signs, exit illumination, and elevator car lighting are classified as emergency systems and shall operate within ten seconds of failure of the normal power supply and must also be connected to the standby source.

3.9.2 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.

3.10 Areas of Refuge. Areas of Refuge shall be provided in accordance with the requirements of Regulation 702, Chapter 3.

13 DE Reg. 629 (11/01/09)

19 DE Reg. 843 (03/01/16)

From: Akbar, Ali (DelDOT)
To: Melson-Williams, Dawn; Purnell, Maretta
Cc: Mobley, Will (DelDOT)
Subject: EXTERNAL: DAC Plan Comments
Date: Friday, January 2, 2026 10:20:10 AM

Some people who received this message don't often get email from ali.akbar@delaware.gov. Learn why this is important

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

Good morning,

Here are the comments from DelDOT for the applications discussed in the DAC Committee Meeting.

S-26-01 Bayhealth Medical Center, Inc. - Kent Campus: Master Plan Phases 1-3
Comments: Schedule a pre-submittal meeting with DelDOT

S-26-02 R.E. Pierson Regional Headquarters (Office, Garage and Contractors yard) at 30 Lafferty Lane
Comments: Schedule a pre-submittal meeting with DelDOT
NOTE: Project appears to have an entrance within the area of a Right Turn Lane on Eastbound Lafferty Lane to Cassidy Drive. Ensure entrance is NOT within the operational area of the RTL.

S-26-03 The Enclave Apartments: Revised Walker Road Apartments
Comments: Schedule a pre-submittal meeting with DelDOT

S-26-04 DuPont Plaza at 747 N. DuPont Highway: Revised Master Plan
Comments: Schedule a pre-submittal meeting with DelDOT

Please let me know if you have any questions.

Ali Akbar
Engineer I
DelDOT, Development Coordination
800 Bay Road
Dover, DE 19901
302-760-2910

KENT CONSERVATION DISTRICT

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

CITY OF DOVER
ADMINISTRATIVE SITE PLAN REVIEW
JANUARY 2026

APPLICATION: Bayhealth Medical Center, Inc. – Kent Campus: Master Plan Phases 1-3
FILE #: S-26-01
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:

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. A pre-application meeting will need to be held with KCD prior to submitting plans for review.
2. This site is within Tar Ditch/Meeting House Branch watershed, where we do not want to manage the 10 year or 100-year storms due to upstream flooding. We would only be reviewing for the RPv storm compliance.
3. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
4. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

ADVISORY BRIEF

D.A.C. MEETING DATE: 1/7/2026

Dover/Kent County Metropolitan Planning Organization

S-26-01 Bayhealth Medical Center, Inc. - Kent Campus: Master Plan Phases 1-3

FILE # S-26-01 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
Site Development Plan Review

S-26-01 Bayhealth Medical Center, Inc. - Kent Campus: Master Plan Phases 1-3

The Bayhealth Master Plan seems to include many of the elements needed to walk safely to and from the site. Sidewalks are already present along the perimeter of the property. Pedestrian paths are also planned for the South Street entrance, as well as a crosswalk linking one side of the entrance to the other. Note that all sidewalks, pedestrian paths, and crosswalks should be accompanied by ADA ramps on each end; this is essential for creating an accessible space for hospital staff and visitors.

The wider connections beyond the site should also be considered. The *Downtown Dover Pathways Plan* identifies Governors Avenue as a high priority for safety improvements, as it has experienced bicycle and pedestrian fatalities in the past.[1] Governors Avenue is a Minor Arterial with an Annual Average Daily Traffic (AADT) of 7,439 and a posted speed limit of 35 mph. Note that Governors Avenue between Division Street and South Steet is included in the High

[1] *Downtown Dover Pathways Plan*. Dover/Kent County MPO (2024). https://doverkentmpo.delaware.gov/files/2024/08/Downtown-Dover-Pathways-Final-Report-2024-07-11.pdf#page=45.

Injury Network, according to the findings from the *Kent County Safety Action Plan*, which heightens the importance of safety improvements on the road.[2] Although the plan does not list specific improvements for Governors Avenue, it does provide general strategies for improving the major roadways in Dover, and it recommends following the outcomes of the *Downtown Dover Pathways Plan*. Improvements to Governors Avenue would also be consistent with the goals laid out in *Capital City 2030: Transforming Downtown Dover,* the City's downtown Master Plan.[3]

Finally, the applicant will need to meet the City of Dover's requirements for bicycle parking on the site. This would best be met by including bike racks near the front of the building for easy access by patrons. These spaces should be included at a rate of one (1) bicycle parking space for every twenty (20) vehicle parking spaces. (See Dover Code – Appendix B, Article 6, Section 3.10.)[4] If more information on various types of bike racks is needed, please contact Dover Kent MPO.

The above comments are based on preliminary observations of the Bayhealth Master Plan. Further comments will be provided by Dover Kent MPO during subsequent phases of the planning process.

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.

[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#page=78.
[3] *Capital City 2030: Transforming Downtown Dover*. Downtown Dover Partnership (DDP) (2023). https://www.downtowndoverpartnership.com/ddp/downtown-dover-strategic-master-plan/.
[4] Dover Code: Appendix B, Article 6, Section 3.10. City of Dover. https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZO_ART6OREPADRLOFA_S3REOREPASP.

BICYCLE PARKING WAIVER REQUEST

BAYHEALTH MEDICAL CENTER, INC.
MASTER PLAN – COD # S-26-01

BICYCLE PARKING REQUIREMENTS

REQUEST: We are requesting a waiver to reduce the total number of bicycle parking spaces required for this project.

EXTENT OF THE REQUEST: By code, the project would be required to have eighty-five (85) bicycle parking spaces for the site. We are requesting a reduction of the required eighty-five spaces and utilize the existing bicycle parking spaces provided on the existing campus.

BASIS FOR REQUEST: Article 6, section 3.10 of the City of Dover zoning standards states Bicycle parking shall be provided for parking spaces at a rate of one bicycle parking space for every twenty parking spaces or a fraction thereof. The planning commission may waive the requirement for 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.

The campus currently has thirty-eight (38) bicycle parking spaces located at various locations throughout the campus and currently they are rarely utilized as monitored by Bayhealth Public Safety, and Transportation Services. Bayhealth will continue to monitor the use and will provide additional spaces if the demand increases.

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

PLANNING OUR
CLIENTS' SUCCESS

December 5, 2025

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

RE: **Synthesized Parking Adequacy Statement**
BAYHEALTH MEDICAL CENTER, INC.
Dover, Delaware

Dear Commission Members:

Bayhealth is redeveloping its Kent Campus to replace more than 600,000 square feet of outdated legacy hospital buildings with a modern, vertically integrated facility that improves patient access, clinical efficiency, and code compliance. As part of this plan, the existing 371-space garage will be replaced with a new, more functional 500-space garage located directly at the main entrance, providing wider stalls, higher clearances, safer maneuvering, and more convenient access for patients and visitors.

The city's IO zoning district historically required hospital parking based on **beds** (1 space per 3 beds), which would require only 89 spaces for the existing 266-bed hospital. A newer code standard based on square footage (1 space per 300 sq ft) would require 2,023 spaces. Bayhealth has long recognized that neither standard reflects actual hospital operations:

- Bed counts underestimate parking demand because a hospital contains many non-bed functions.
- The 1,300 sq. ft. ratio greatly overestimates demand, because patient rooms have very low occupancy densities, hallways and clinical areas are oversized for patient movement, and hospitals operate 24/7 with shifting staff.

Actual usage data is the best reflection of true parking need. Today, the Kent Campus has 1,575 parking spaces serving 607,000 sq. ft., which equates to 1 parking space per 385 sq. ft., a ratio that Bayhealth has monitored and confirmed as adequate through continuous daily parking counts.

Under the masterplan, Bayhealth will remove 310,000 sq. ft. of obsolete legacy space, add modern clinical space, and consolidate the campus into 617,340 sq. ft. by Phase 3. However, significant parking demand will shift offsite to Bayhealth's new Blue Hen Mall facility, including:

- Major outpatient services currently located in legacy buildings, eliminating the need for 200+ patient/visitor spaces onsite.

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

780 LYNNHAVEN PARKWAY
SUITE 400-444
VIRGINIA BEACH, VIRGINIA 23452
757.734.9110

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

www.beckermorgan.com

BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING

- Administrative, HR, Accounting, Marketing, and other departments, reducing onsite staff parking by approximately 100 spaces.

This reduces actual demand on the hospital campus even as new construction is added.

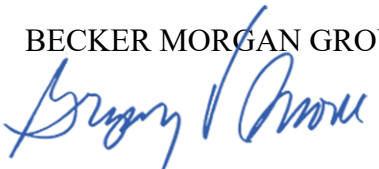
Applying the proven current parking ratio (1 space per 385 sq. ft.) to the post-demolition net functional space (623,340 sq. ft.) results in a need of 1,619 spaces. The Phase 3 masterplan provides 1,704 spaces, which is over 80 spaces more than needed, even before accounting for the offsite relocation of major staff and outpatient uses, which provides an even larger margin of adequacy.

Bayhealth continuously tracks parking utilization as part of its safety and operations program and has confirmed that the planned supply offers more capacity than today, with easier access, improved distribution, and greater visitor convenience due to the new State Street garage.

In summary, the proposed 1,704 parking spaces exceed actual demonstrated parking demand, reflect real operational data rather than outdated formulas, and provide a more functional distribution of parking for patients, visitors, and staff. The masterplan's parking strategy is fully adequate for the campus' long-term needs.

Sincerely,

BECKER MORGAN GROUP, INC.

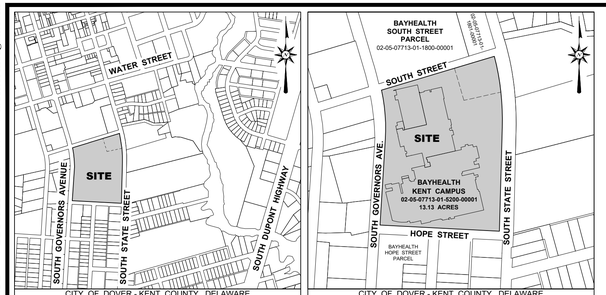


Gregory V. Moore, P.E.
Principal

GVM/rlh

201918450aj-ltr.docx

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



VICINITY MAP SCALE: 1" = 1000'

LOCATION MAP SCALE: 1" = 400'

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 DATE

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 DATE

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.

BUILDING DATA

PHASE	GROSS S.F.	FOOTPRINT S.F.	FLOORS / HEIGHT	BEDS
EXISTING CAMPUS				
HOSPITAL	607,000 S.F.	207,700 S.F.	VARIES - 6 FLOORS: 90'	266
PARKING GARAGE	144,000 S.F.	28,800 S.F.	5 FLOORS: 75'	
PHASE 1				
1A: EMERGENCY DEPT. OVERBUILD	53,140 S.F.	OVERBUILD	FLOORS: 2 - 3: 42'	
1A: CENTRAL SERVICE BLDG. ADDITION	6,000 S.F.	3,000 S.F.	FLOORS: 1 - 2: 60'	
1B: BED TOWER OVERBUILD	219,400 S.F.	1,675 S.F.	FLOORS: 5 - 10 & PENTHOUSE: 175'	66
PHASE 2				
2A: NEW PARKING GARAGE (500 SPACES)	180,000 S.F.	46,310 S.F.	FLOORS: 1 - 4: 60'	
2B: MAIN ENTRY ADDITION	7,100 S.F.	5,680 S.F.	FLOORS: 1 - 2: 30'	
2B: DEMO EXISTING PARKING GARAGE	-116,000 S.F.	-28,800 S.F.	FLOORS: 1 - 5: 75'	
2B: SURGICAL PAVILION	137,500 S.F.	36,415 S.F.	FLOORS: 2 - 3: 60'	28
2C: EMERGENCY DEPART. EXPANSION	25,200 S.F.	6,400 S.F.	FLOORS: 1 - 3: 60'	
PHASE 3				
3: DEMO EXISTING LEGACY BUILDING	-310,000 S.F.	-112,600 S.F.	FLOORS: 1 - 6: 90'	
POST PHASE 3				
HOSPITAL	623,340 S.F.	174,000 S.F.		360
PARKING GARAGE	180,000 S.F.	46,300 S.F.		
CENTRAL SERVICE BLDG. ADDITION	6,000 S.F.	3,000 S.F.		
TOTAL:	809,340 S.F.	223,300 S.F.		

PARKING DATA

EXISTING CAMPUS

PARKING DATA: EXISTING: 371 GARAGE SPACES
1,204 ON-GRADE SPACES
OFF-STREET PARKING PER ARTICLE 4.15: TOTAL: 1,575 SPACES
1 SPACE PER 300 S.F. OF FLOOR AREA OR 1 PER EMPLOYEE (WHICHEVER IS GREATER)
PARKING RATIO PROVIDED: 1,575/607,030 = **1 SPACE / 385 S.F.**

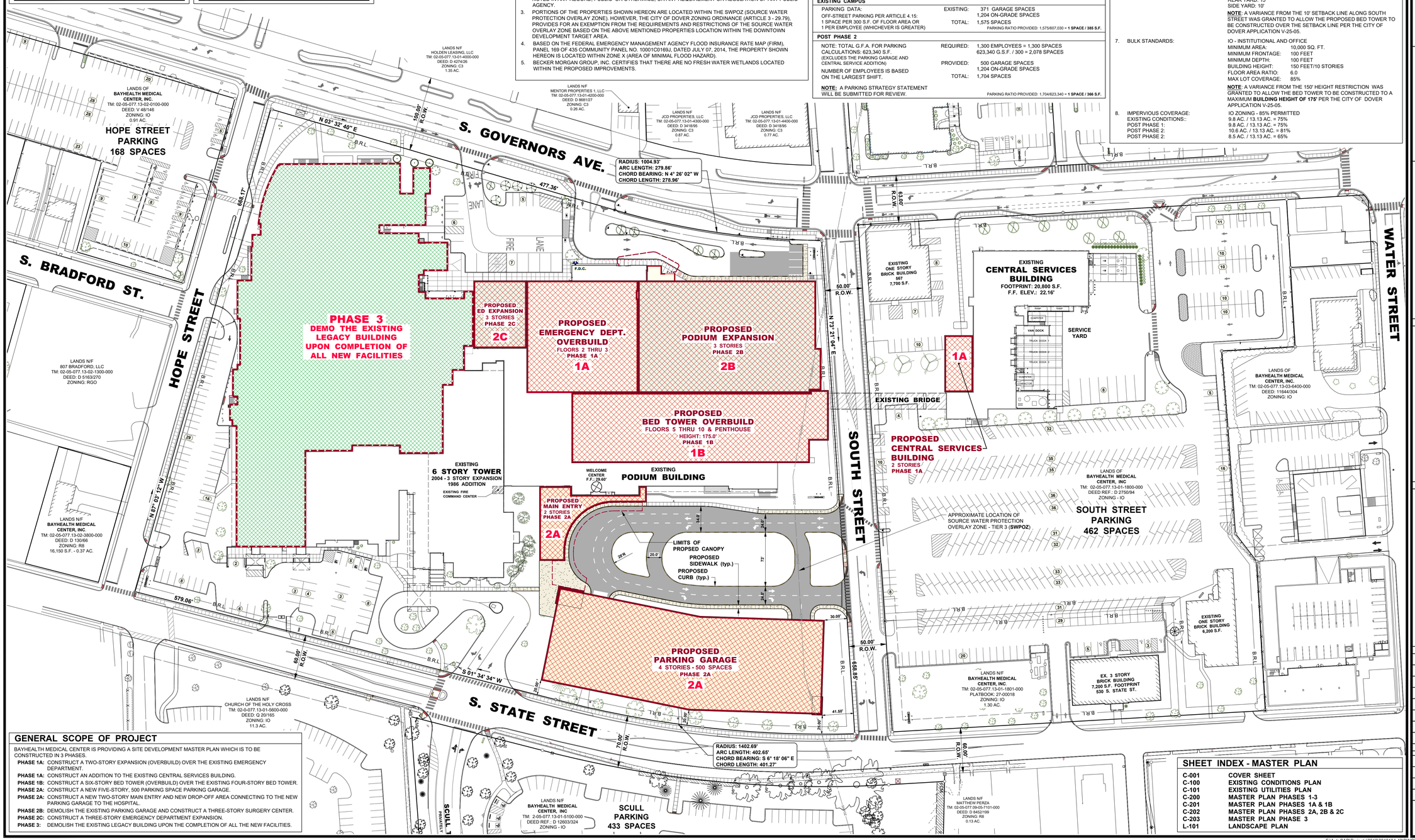
POST PHASE 2

NOTE: TOTAL G.F.A. FOR PARKING CALCULATIONS: 623,340 S.F. (EXCLUDES THE PARKING GARAGE AND CENTRAL SERVICE ADDITION) REQUIRED: 1,300 EMPLOYEES = 1,300 SPACES
623,340 G.S.F. / 300 = 2,078 SPACES
NUMBER OF EMPLOYEES IS BASED ON THE LARGEST SHIFT. PROVIDED: 500 GARAGE SPACES
1,204 ON-GRADE SPACES
TOTAL: 1,704 SPACES

NOTE: A PARKING STRATEGY STATEMENT WILL BE SUBMITTED FOR REVIEW.
PARKING RATIO PROVIDED: 1,704/623,340 = **1 SPACE / 366 S.F.**

SITE DATA - SITE DEVELOPMENT MASTER PLAN

1. OWNER OF RECORD: **BAYHEALTH MEDICAL CENTER, INC.**
640 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 gvmoore@beckermorgan.com
3. PROPERTY MAP NUMBERS:
02-05-077.13-01-5200-000 BAYHEALTH CAMPUS PARCELS
02-05-077.13-01-4800-000 (TO BE CONSOLIDATED)
02-05-077.13-02-0100-000
02-05-077.13-02-0300-000 HOPE STREET PARKING LOT PARCELS
02-05-077.13-02-1200-000
02-05-077.13-01-1800-000 SOUTH STREET PARKING
02-05-077.13-01-1801-000 PARCELS
4. TOTAL ACREAGE OF SITE: **BAYHEALTH CAMPUS: 13.13 ACRES ±** POST CONSOLODATION
HOPE STREET PARKING LOT: 1.49 ACRES ±
SOUTH STREET PARKING LOT: 7.93 ACRES ±
TOTAL AREA: 22.55 ACRES ±
5. ZONING CLASSIFICATION: IO - INSTITUTIONAL & OFFICE
SWPOZ - SOURCE WATER PROTECTION OVERLAY ZONE
NOTE: PARCEL NUMBER: 02-05-077.13-01-4800-000 WAS REZONED TO **IO** PER THE CITY OF DOVER APPLICATION Z-25-01.
6. BUILDING SETBACKS: FRONT YARD: 10'
REAR YARD: 15'
SIDE YARD: 10'
NOTE: A VARIANCE FROM THE 10' SETBACK LINE ALONG SOUTH STREET WAS GRANTED TO ALLOW THE PROPOSED BED TOWER TO BE CONSTRUCTED OVER THE SETBACK LINE PER THE CITY OF DOVER APPLICATION V-25-05.
7. BULK STANDARDS: IO - INSTITUTIONAL AND OFFICE
MINIMUM AREA: 10,000 SQ. FT.
MINIMUM FRONTAGE: 100 FEET
MINIMUM DEPTH: 100 FEET
BUILDING HEIGHT: 150 FEET/10 STORIES
FLOOR AREA RATIO: 6.0
MAX LOT COVERAGE: 85%
NOTE: A VARIANCE FROM THE 150' HEIGHT RESTRICTION WAS GRANTED TO ALLOW THE BED TOWER TO BE CONSTRUCTED TO A MAXIMUM **BUILDING HEIGHT OF 175'** PER THE CITY OF DOVER APPLICATION V-25-05.
8. IMPERVIOUS COVERAGE: IO ZONING - 85% PERMITTED
EXISTING CONDITIONS:: 9.8 AC. / 13.13 AC. = 75%
POST PHASE 1: 9.8 AC. / 13.13 AC. = 75%
POST PHASE 2: 10.6 AC. / 13.13 AC. = 81%
POST PHASE 2: 8.5 AC. / 13.13 AC. = 65%



GENERAL SCOPE OF PROJECT

BAYHEALTH MEDICAL CENTER IS PROVIDING A SITE DEVELOPMENT MASTER PLAN WHICH IS TO BE CONSTRUCTED IN 3 PHASES.

- **PHASE 1A:** CONSTRUCT A TWO-STORY EXPANSION (OVERBUILD) OVER THE EXISTING EMERGENCY DEPARTMENT.
- **PHASE 1A:** CONSTRUCT AN ADDITION TO THE EXISTING CENTRAL SERVICES BUILDING.
- **PHASE 1B:** CONSTRUCT A SIX-STORY BED TOWER (OVERBUILD) OVER THE EXISTING FOUR-STORY BED TOWER.
- **PHASE 2A:** CONSTRUCT A NEW FIVE-STORY, 500 PARKING SPACE PARKING GARAGE.
- **PHASE 2A:** CONSTRUCT A NEW TWO-STORY MAIN ENTRY AND NEW DROP-OFF AREA CONNECTING TO THE NEW PARKING GARAGE TO THE HOSPITAL.
- **PHASE 2B:** DEMOLISH THE EXISTING PARKING GARAGE AND CONSTRUCT A THREE-STORY SURGERY CENTER.
- **PHASE 2C:** CONSTRUCT A THREE-STORY EMERGENCY DEPARTMENT EXPANSION.
- **PHASE 3:** DEMOLISH THE EXISTING LEGACY BUILDING UPON THE COMPLETION OF ALL THE NEW FACILITIES.

SHEET INDEX - MASTER PLAN

C-001	COVER SHEET
C-100	EXISTING CONDITIONS PLAN
C-101	EXISTING UTILITIES PLAN
C-200	MASTER PLAN PHASES 1-3
C-201	MASTER PLAN PHASES 1A & 1B
C-202	MASTER PLAN PHASES 2A, 2B & 2C
C-203	MASTER PLAN PHASE 3
L-101	LANDSCAPE PLAN

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

KENT CAMPUS SITE DEVELOPMENT MASTER PLAN

640 S. STATE STREET
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

COVER SHEET & OVERALL LAYOUT

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER/STATE: C1CNWP

PROJECT NO.:	2019184.50
DATE:	2025-12-04
SCALE:	AS SHOWN
DRAWN BY: M.A.R.	PROJ. MGR.: M.A.R

SHEET

C-001

COPYRIGHT 2025

F:\AutoCAD\Projects\2019\2019184-43\DWG\2019-184-43-BayHealth-Dover-Master.dwg, Dec 04, 2025 - 3:3

LEGEND

ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A
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		
CONTOUR	49	55
ELEVATION SPOT SHOT	43.55	25.50 T.C. 25.00 B.C.
BENCH MARK		25.15
PROPERTY OR RIGHT-OF-WAY LINE		N/A
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

FIRE MARSHAL NOTES

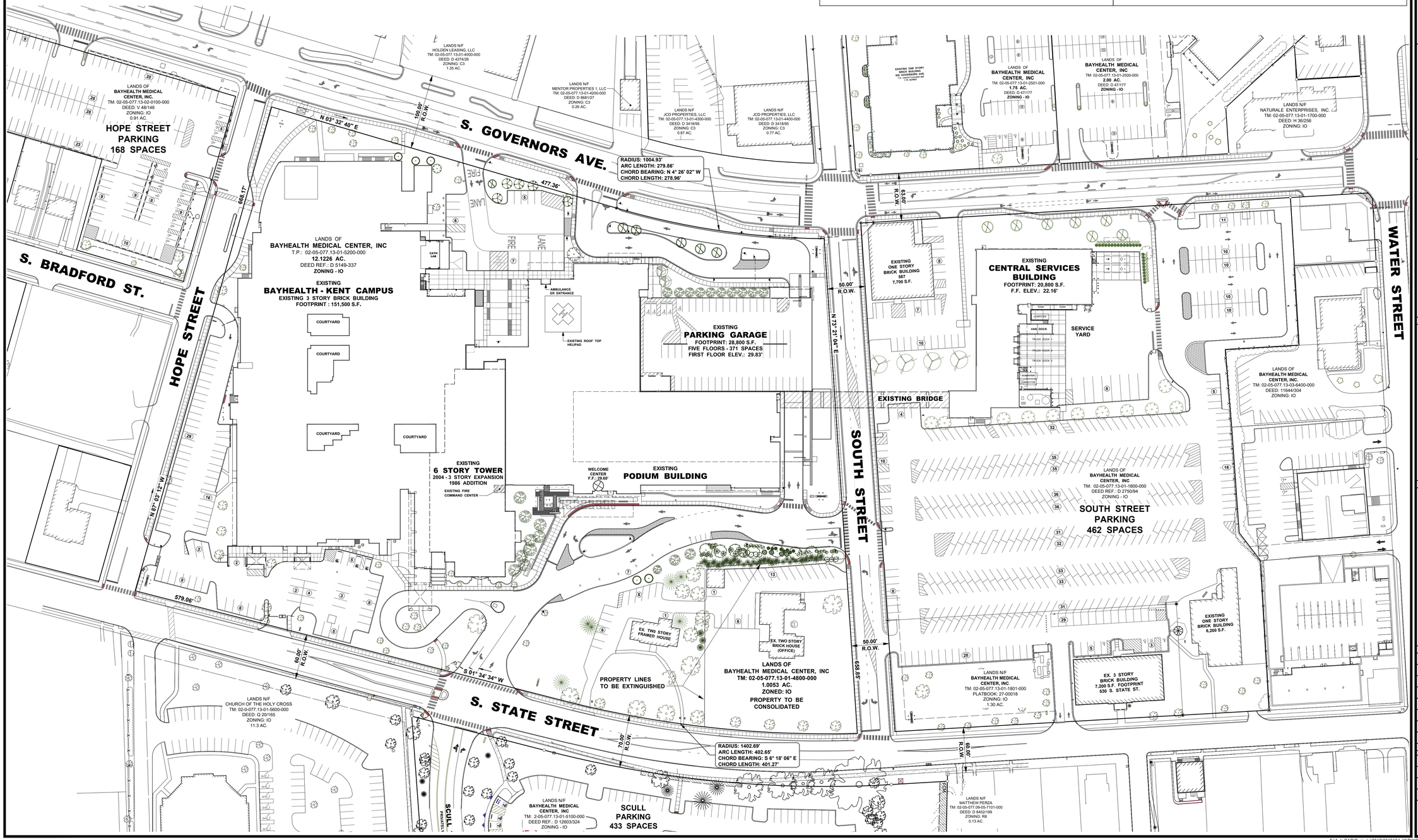
1. FIRE LANES MUST BE PROVIDED AND MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
2. ANY GAS FIRED HVAC EQUIPMENT MUST BE EQUIPPED WITH EMERGENCY CUT OFF SWITCHES REMOTELY LOCATED.
3. ADDRESS NUMBERS OF AT LEAST 12 INCHES IN HEIGHT MUST BE PLACED ON THE STREET SIDE OF THE BUILDING VISIBLE FROM THE STREET.
4. ANY NATURAL OF LP GAS BOTTLES, METERS, REGULATORS, ETC. MUSH HAVE IMPACT PROTECTION.
5. THE PROPOSED BUILDING MUST BE PROTECTED BY A FULL AUTOMATIC FIRE SPRINKLER SYSTEM.
6. A STANDPIPE SYSTEM MUST BE PROVIDED IN THE PROPOSED BUILDING.
7. THE FIRE DEPARTMENT CONNECTION FOR THE SPRINKLER/STANDPIE SYSTEM MUST BE OF THE 5 INCH STORZ WITH A 30 DEGREE ANGLE AND STRAINER. THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN FIFTY (50) FEET OF THE MAIN ENTRANCE IN AN AREA APPROVED BY THE FIRE MARSHAL.
8. THE PROPOSED BUILDING MUST BE PROTECTED WITH A FULL FIRE ALARM SYSTEM WITH VOICE EVACUATION.
9. BOTH THE FIRE ALARM AND SPRINKLER SYSTEMS MUST BE MONITORED BY AN APPROVED METHOD.

GENERAL NOTES:

1. THE BOUNDARY & TOPOGRAPHIC DATA SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY PERFORMED BY BECKER MORGAN GROUP, INC., DOVER, DE. IN APRIL 2020. PROJECT VERTICAL DATUM IS BASED ON NAVD 88 AND PROJECT HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE (NAD83), GPS DERIVED FROM N.G.S. CONTROL MONUMENTS.
2. 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.
3. ALL UTILITY LOCATIONS AND SIZES SHOWN HEREON ARE EITHER MARKED LOCATIONS IN THE FIELD, VISIBLE AND FIELD LOCATED STRUCTURES OR TAKEN FROM UTILITY MAPS PROVIDED BY UTILITY PROVIDERS. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
4. THE AREA OF DEVELOPMENT SHOWN HEREON IS NOT IMPACTED BY THE 100 YEAR FLOOD ZONE AS SHOWN ON KENT COUNTY, DELAWARE FIRM MAP 10001C0169J, PANEL 169, REVISED JULY 7, 2014. PORTIONS OF THE OVERALL PROPERTY ARE LOCATED WITHIN ZONE "AE", AREA OF MINIMAL FLOOD HAZARD.
5. WETLANDS SHOWN HEREON WERE FIELD LOCATED BY BECKER MORGAN GROUP, AS DELINEATED BY BY WATERSHED ECO, LLC. THE AREA OF DEVELOPMENT SHOWN HEREON IS NOT IMPACTED BY FRESHWATER WETLANDS.
6. ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
7. 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.
8. ALL ACCESSIBLE PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT".
9. 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.

GENERAL NOTES:

10. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF DOVER (C.O.D.), DELAWARE DEPARTMENT OF NATURAL RESOURCES (D.N.R.E.C.), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), CITY OF DOVER DEPARTMENT OF PUBLIC WORKS, CITY OF DOVER DEPARTMENT OF PUBLIC UTILITIES AND APPROPRIATE STATE AND COUNTY AGENCIES.
11. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDANACE WITH THE CITY OF DOVER DEPARTMENT OF PUBLIC UTILITIES CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE STATE OF DELAWARE CONSTRUCTION STANDARDS AND SPECIFICATIONS.
12. ALL FIRE LANE DEMARCATION AND FIRE LANE SIGNS SHALL BE IN ACCORDANCE WITH ALL THE STATE FIRE PREVENTION REGULATIONS.
13. EASEMENT AGREEMENT WITH AND FOR THE BENEFIT OF HOLY CROSS CHURCH FOR PURPOSE OF INGRESS AND EGRESS ACROSS LANDS OF KENT GENERAL HOSPITAL, INC. (P. 51.00) SHOWN HEREON, IN DEED BOOK 047 PAGE 063 DATED JANUARY 30, 1987 AND RECORDED IN THE KENT COUNTY OFFICE OF RECORDER OF DEEDS.
14. THE SUBJECT SITE IS WITHIN A DOWNTOWN REDEVELOPMENT TARGET AREA AND THEREFORE, EXEMPT FROM THE REQUIREMENTS AND RESTRICTIONS OF THE SOURCE WATER PROTECTION OVERLAY ZONE (SWPOZ), TIER 3 - EXCELLENT RECHARGE AREA.
15. THE IMPROVEMENTS SHOWN FOR THE PROJECT SITE ARE NOT LOCATED WITHIN THE SOURCE WATER PROTECTION OVERLAY ZONE (SWPOZ), TIER 1 - SECONDARY WELLHEAD PROTECTION AREAS.
16. PARCEL NUMBER: 02-05-077.13-01-4800-000 WAS PREVIOUSLY SUBMITTED TO THE PLANNING COMMISSION AND CITY COUNCIL (APPLICATION Z-25-01) FOR REZONING OF THE PARCEL TO **IO** - INSTITUTIONAL & OFFICE. ON NOVEMBER 10, 2025 THE CITY COUNCIL GRANTED THE REZONING PER ORDINANCE #2025-15
17. THE PROPERTY WAS SUBMITTED TO CITY OF DOVER ZONING BOARD OF ADJUSTMENT (BOA) (APPLICATION NO.: V-25-05) REQUESTING TWO VARIANCES. THE FIRST WAS A VARIANCE FROM THE 150' HEIGHT RESTRICTION TO ALLOW THE BED TOWER TO BE CONSTRUCTED TO A MAXIMUM HEIGHT OF 175'. THE SECOND WAS VARIANCE FROM THE 10' SETBACK LINE ALONG SOUTH STREET TO ALLOW THE PROPOSED BED TOWER TO BE CONSTRUCTED OVER THE SETBACK LINE. THE BOARD OF ADJUSTMENT GRANTED APPROVAL OF BOTH VARIANCE REQUEST DURING THE PUBLIC HEARING ON OCTOBER 15, 2025.



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

KENT CAMPUS SITE DEVELOPMENT MASTER PLAN

640 S. STATE STREET
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

EXISTING CONDITIONS

0 30 60 120

SCALE: 1" = 60'

ISSUE BLOCK		
MARK	DATE	DESCRIPTION

LAYER STATE: CLIENT

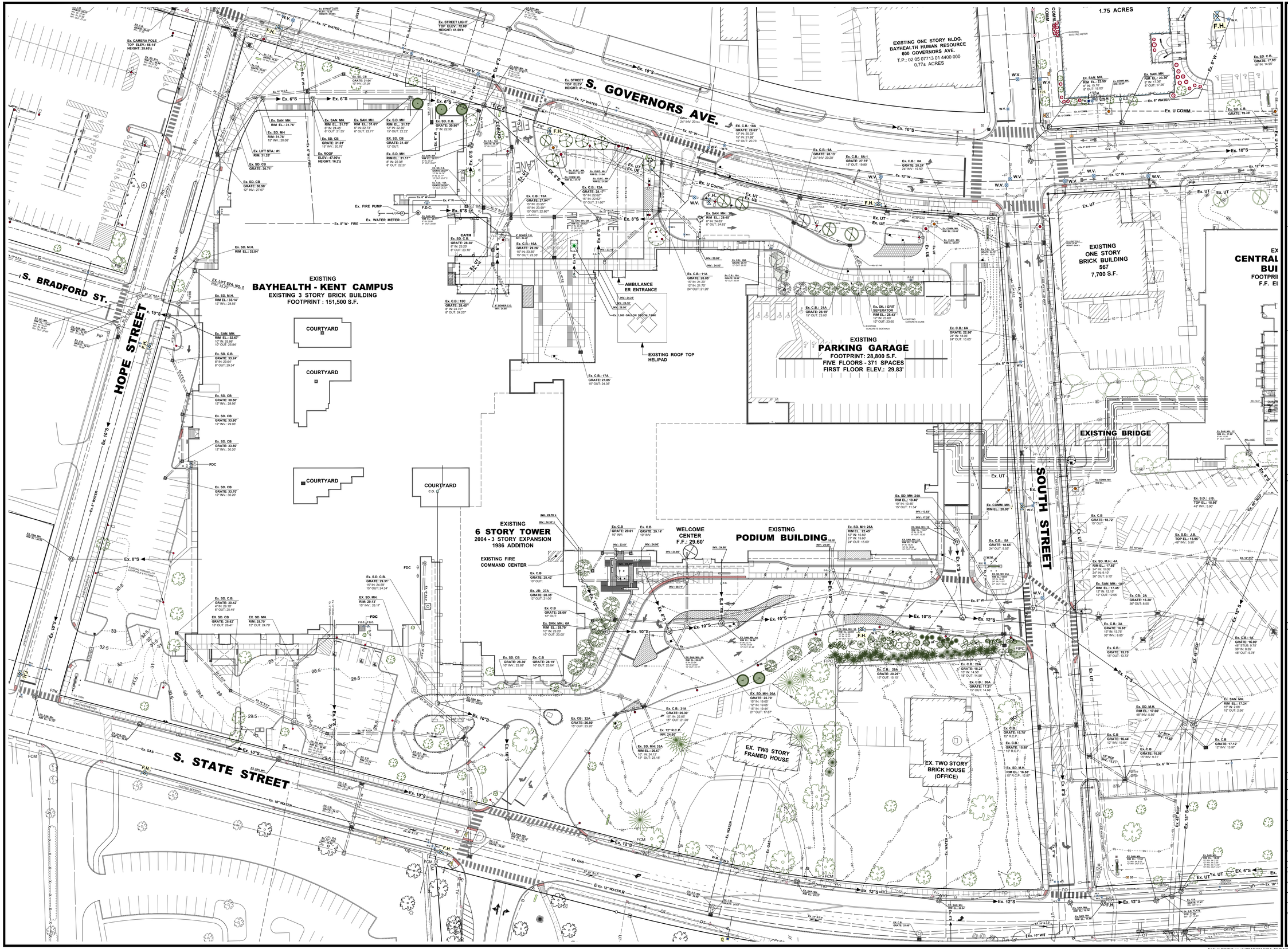
PROJECT NO.:	2019184.50
DATE:	2025-12-04
SCALE:	AS SHOWN
DRAWN BY: M.A.R.	PROJ. MGR.: M.A.R

SHEET

C-100

COPYRIGHT 2025

F:\AutoCAD\Projects\2019\2019184-43\DWG\2019-184-43-BayHealth-Dover-Master.dwg, Dec 04, 2025 - 4:


S. GOVERNORS AVE.
S. BRADFORD ST.
HOPE STREET
S. STATE STREET
SOUTH STREET
EXISTING
BAYHEALTH - KENT CAMPUS
EXISTING 3 STORY BRICK BUILDING
FOOTPRINT : 151,500 S.F.
EXISTING
6 STORY TOWER
2004 - 3 STORY EXPANSION
1986 ADDITION
EXISTING
PODIUM BUILDING
EXISTING
PARKING GARAGE
FOOTPRINT: 28,800 S.F.
FIVE FLOORS - 371 SPACES
FIRST FLOOR ELEV.: 29.83'
EXISTING ONE STORY BLDG.
BAYHEALTH HUMAN RESOURCE
600 GOVERNORS AVE.
T.P.: 02 05 07713 01 4400 000
0.77± ACRES
1.75 ACRES
EXISTING
ONE STORY
BRICK BUILDING
567
7,700 S.F.
EXISTING BRIDGE
EX. TWO STORY
FRAMED HOUSE
EX. TWO STORY
BRICK HOUSE
(OFFICE)
WELCOME
CENTER
F.F.: 29.60'
EXISTING FIRE
COMMAND CENTER
AMBULANCE
ER ENTRANCE
EXISTING ROOF TOP
HELIPAD
COURTYARD
COURTYARD
COURTYARD
CATH
Ex. FIRE PUMP
Ex. WATER METER
F.D.C.
FDC
Ex. 8"W- FIRE
Ex. 6"W- FIRE
Ex. 10"S
Ex. 8"S
Ex. 6"S
Ex. 12"S
Ex. 10"W
Ex. 8"W
Ex. 6"W
Ex. 12"W
Ex. 10" WATER
Ex. 8" WATER
Ex. 6" WATER
Ex. 12" WATER
Ex. GAS
Ex. U COMM.
Ex. UT
Ex. UE
Ex. OHW
Ex. STREET LIGHT
TOP ELEV.: 72.80'
HEIGHT: 41.50'
Ex. CAMERA POLE
TOP ELEV.: 56.14'
HEIGHT: 25.65'
Ex. ROOF
ELEV.: 47.90'±
HEIGHT: 16.2'±
Ex. LIFT STA.: #1
RIM: 31.20'
Ex. LIFT STA. NO. 2
RIM: 33.20'
Ex. SD. M.H.
RIM EL.: 32.64'
Ex. SD. M.H.
RIM EL.: 33.14'
12" INV.: 28.55'
Ex. SAN. MH.
RIM EL.: 32.67'
10" IN: 25.80'
10" OUT: 25.64'
Ex. SD. C.B.
GRATE: 33.24'
8" IN: 29.64'
8" OUT: 29.34'
Ex. SD. CB
GRATE: 30.50'
12" INV.: 28.60'
Ex. SD. CB
GRATE: 33.60'
12" INV.: 29.95'
Ex. SD. CB
GRATE: 33.50'
12" INV.: 28.60'
Ex. SD. CB
GRATE: 33.50'
12" INV.: 30.20'
Ex. SD. CB
GRATE: 33.70'
12" INV.: 30.20'
Ex. SD. CB
GRATE: 30.71'
Ex. SD. CB
GRATE: 30.50'
12" INV.: 27.67'
Ex. SAN. MH.
RIM EL.: 31.76'
6" IN: 24.49'
6" OUT: 21.50'
Ex. SD. MH
RIM: 31.79'
15" INV.: 20.09'
Ex. SD. CB
GRATE: 31.01'
15" INV.: 20.76'
Ex. SAN. MH.
RIM EL.: 31.61'
6" IN: 22.73'
6" OUT: 22.71'
Ex. SD. CB
GRATE: 31.64'
12" INV.: 27.09'
Ex. S.D. MH
RIM EL.: 31.79'
15" IN: 22.30'
15" OUT: 22.22'
EX. SD. CB
GRATE: 31.49'
12" OUT:
Ex. S.D. MH
RIM EL.: 31.11'
8" IN: 22.38'
8" OUT: 22.27'
Ex. SO. C.B.
GRATE: 30.99'
8" IN: 22.39'
Ex. C.B.: 9A
GRATE: 28.13'
24" INV.: 20.20'
Ex. C.B.: 8A-1
GRATE: 27.79'
15" OUT: 19.90'
Ex. C.B.: 8A
GRATE: 23.24'
24" INV.: 19.50'
EX. C.B.: 10A
GRATE: 28.63'
12" IN: 25.03'
15" IN: 21.88'
15" OUT: 20.73'
Ex. C.B.: 12A
GRATE: 28.17'
15" IN: 22.62'
15" IN: 22.62'
15" OUT: 21.60'
Ex. C.B.: 13A
GRATE: 27.94'
15" IN: 23.90'
15" IN: 23.99'
15" OUT: 22.80'
Ex. C.B.: 16A
GRATE: 29.26'
15" OUT: 23.39'
Ex. C.B.: 15C
GRATE: 28.40'
8" IN: 24.20'
8" OUT: 24.25'
Ex. C.B.: 17A
GRATE: 27.85'
15" OUT: 24.39'
Ex. C.B.: 11A
GRATE: 28.59'
15" IN: 21.20'
12" IN: 21.75'
24" OUT: 21.20'
Ex. C.B.: 21A
GRATE: 28.19'
15" OUT: 23.03'
Ex. OIL / GRIT
SEPERATOR
RIM EL.: 28.43'
12" IN: 23.60'
12" OUT: 23.60
Ex. C.B.: 6A
GRATE: 22.90'
24" IN: 18.05'
24" OUT: 10.60'
Ex. SAN. MH.: 3B
RIM EL.: 29.45'
8" IN: 24.82'
8" OUT: 24.63'
Ex. SD. MH: 24A
RIM EL.: 19.46'
10" IN: 13.40'
15" OUT: 11.34'
Ex. SD. MH: 28A
RIM EL.: 22.45'
12" IN: 15.60'
21" IN: 15.60'
24" OUT: 15.60'
Ex. C.B.: 5A
GRATE: 18.60'
24" OUT: 9.55'
Ex. SD. MH.: 4A
RIM EL.: 17.85'
24" IN: 10.00'
24" IN: 9.10'
36" OUT: 9.10'
Ex. SAN. MH.: 1A
RIM EL.: 17.43'
12" IN: 12.15'
12" OUT: 12.05'
Ex. CB: 2A
GRATE: 16.20'
36" OUT: 8.65'
Ex. C.B.: 3A
GRATE: 18.65'
15" IN: 13.73'
36" INV.: 8.85'
Ex. C.B.:
GRATE: 15.75'
15" OUT: 13.73'
Ex. SD. M.H.
RIM EL.: 17.06'
48" INV.: 5.50'
Ex. SAN. MH.
RIM EL.: 17.24'
15" IN: 2.90'
15" OUT: 2.58'
Ex. C.B.
GRATE: 16.44'
12" INV: 13.64'
Ex. C.B
GRATE: 16.06'
15" INV.: 9.31'
Ex. C.B
GRATE: 17.12'
12" INV: 13.07'
Ex. C.B.: 18
GRATE: 16.00'
48" ST.SS: 9.70'
36" IN: 8.30'
48" OUT: 5.70'
Ex. S.D.: J.B.
TOP EL.: 15.90'
48" INV.: 5.90'
Ex. C.B
GRATE: 18.72'
15" OUT:
Ex. SD. C.B.
GRATE: 17.97'
15" IN: 14.95'
Ex. SD. C.B.
GRATE: 19.39'
Ex. SAN. MH.
RIM EL.: 23.59'
8" IN: 19.70'
8" OUT: 13.00'
Ex. SAN. MH.
RIM EL.: 23.56'
8" IN: 17.36'
8" OUT: 17.26'
Ex. COMM MH.
RIM: 23.28'
Ex. COMM MH.
RIM EL.: 20.00'
Ex. SD. M.H.
RIM EL.: 16.55'
15" R.C.P.: 12.83'
Ex. C.B.:
GRATE: 15.70'
15" R.C.P.:
Ex. C.B.:
GRATE: 15.68'
15" R.C.P.:
Ex. C.B.: 28A
GRATE: 20.29'
15" OUT: 15.70'
Ex. C.B.: 29A
GRATE: 15.22'
15" IN: 14.56'
18" OUT: 14.56'
Ex. C.B.: 30A
GRATE: 17.21'
15" OUT: 14.66'
Ex. SD. MH: 29A
GRATE: 25.70'
15" IN: 19.60'
12" IN: 19.60'
15" IN: 19.44'
21" OUT: 17.87'
Ex. C.B.: 31A
GRATE: 26.30'
15" IN: 22.80'
15" OUT: 21.00'
Ex. 12" R.C.P.
INV: 24.50'
Ex. SD. MH: 33A
RIM EL.: 26.67'
15" IN: 24.13'
12" OUT: 23.15'
Ex. CB: 32A
GRATE: 26.80'
15" OUT: 23.20'
Ex. SD. C.B.
GRATE: 28.26'
10" INV.: 25.66'
Ex. C.B
GRATE: 28.19'
10" OUT: 25.04'
Ex. SD. C.B.
GRATE: 29.31'
15" IN: 24.99'
15" OUT: 24.34'
EX. SD. MH.
RIM: 28.13'
15" INV.: 26.17'
EX. SD. CB
GRATE: 28.62'
15" OUT: 26.41'
EX. SD. MH.
RIM: 28.79'
15" OUT: 24.79'
Ex. SD. C.B.
GRATE: 30.42'
4" IN: 29.10'
8" OUT: 25.49'
Ex. C.B
GRATE: 29.01'
10" INV:
Ex. C.B
GRATE: 29.14'
10" INV:
Ex. C.B
GRATE: 28.42'
10" OUT:
Ex. JB: 27A
GRATE: 28.30'
12" OUT: 21.00'
Ex. C.B
GRATE: 28.00'
12" OUT:
Ex. SAN. MH.: 6A
RIM EL.: 28.70'
10" IN: 23.20'
10" OUT: 23.00'
Ex. SD. MH: 26A
RIM EL.: 19.40'
10" IN: 13.40'
15" OUT: 11.34'
Ex. COMM MH.
RIM EL.: 20.00'
Ex. SD. M.H.
RIM EL.: 17.06'
48" INV.: 5.50'
Ex. SAN. MH.
RIM EL.: 17.24'
15" IN: 2.90'
15" OUT: 2.58'
Ex. 48" RCP
Ex. 15" RCP
Ex. 18" RCP
Ex. 24" RCP
Ex. 36" RCP
Ex. 42" RCP
Ex. 48" RCP
Ex. 1,000 GALLON DIESEL TANK
Ex. 6" SEWER F.O.
INV.: 24.50'
6" SEWER F.O.
INV: 24.60'
6" SEWER C.O.
INV: 24.60'
INV.: 24.20'
INV.: 25.50'
INV.: 24.60'
INV.: 25.00'
INV.: 24.60'
INV.: 33.70' ±
INV.: 24.30' ±
INV.: 23.65'
INV.: 24.90'
INV.: 20.70'
INV.: 13.60'
INV.: 17.20'
INV.: 20.50'
INV.: 16.10'
INV.: 20.70'
INV.: 23.10'
INV.: 23.00'
INV.: 20.00'
INV.: 20.50'
INV.: 20.70'
INV.: 20.20'
INV.: 19.50'
INV.: 20.00'
INV.: 20.20'
INV.: 20.50'
INV.: 20.70'
INV.: 20.90'
INV.: 21.10'
INV.: 21.30'
INV.: 21.50'
INV.: 21.70'
INV.: 21.90'
INV.: 22.10'
INV.: 22.30'
INV.: 22.50'
INV.: 22.70'
INV.: 22.90'
INV.: 23.10'
INV.: 23.30'
INV.: 23.50'
INV.: 23.70'
INV.: 23.90'
INV.: 24.10'
INV.: 24.30'
INV.:

HOPE STREET PARKING
168 SPACES

S. BRADFORD ST.

HOPE STREET

N 03° 32' 40" E

668.17'

B.R.L.

S. GOVERNORS AVE.

RADIUS: 1004.93'
ARC LENGTH: 279.86'
CHORD BEARING: N 4° 26' 02" W
CHORD LENGTH: 278.96'

477.36'

FIRE LANE

EXISTING ONE STORY BLDG.
BAYHEALTH HUMAN RESOURCE
600 GOVERNORS AVE.
T.P.: 02 05 07713 01 4400 000
0.77± ACRES

1.75 ACRES

EXISTING
ONE STORY
BRICK BUILDING
567
7,700 S.F.

EX
CENTRAL
BUI
FOOTPRI
F.F. EI

F.D.C.

PHASE 3
DEMO THE EXISTING
LEGACY BUILDING
UPON COMPLETION OF
ALL NEW FACILITIES

PROPOSED
ED EXPANSION
3 STORIES
PHASE 2C
2C

PROPOSED
EMERGENCY DEPT.
OVERBUILD
FLOORS 2 THRU 3
PHASE 1A
1A

PROPOSED
PODIUM EXPANSION
3 STORIES
PHASE 2B
2B

1A

EXISTING BRIDGE

N 73° 21' 34" E

PROPOSED
BED TOWER OVERBUILD
FLOORS 5 THRU 10 & PENTHOUSE
HEIGHT: 175.0'
PHASE 1B
1B

SOUTH STREET

PROPOSED
CENTRAL SERVICES
BUILDING
2 STORIES
PHASE 1A

SOUTH STREET
PARKING
462 SPACES

EXISTING
6 STORY TOWER
2004 - 3 STORY EXPANSION
1986 ADDITION

EXISTING FIRE
COMMAND CENTER

WELCOME
CENTER
F.F.: 29.60'

EXISTING
PODIUM BUILDING

PROPOSED
MAIN ENTRY
2 STORIES
PHASE 2A
2A

LIMITS OF
PROPSED CANOPY
PROPOSED
SIDEWALK (typ.)
PROPOSED
CURB (typ.)

34.0'
24.0'
73'
26'R
20.0'

N 87° 05' 12" W

579.06'

S. STATE STREET

S 01° 34' 34" W

PROPOSED
PARKING GARAGE
4 STORIES - 500 SPACES
PHASE 2A
2A

30.00'
658.85'
41.50'
20.00'
25.00'

RADIUS: 1402.69'
ARC LENGTH: 402.65'
CHORD BEARING: S 6° 18' 06" E
CHORD LENGTH: 401.27'

ON-SITE PAVEMENT SECTION LEGEND

FULL DEPTH PAVEMENT SECTION

CONCRETE PAVING

0 20 40 80

SCALE: 1" = 40'

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

KENT CAMPUS SITE DEVELOPMENT MASTER PLAN

640 S. STATE STREET
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

MASTER PLAN PHASES 1 - 3

ISSUE BLOCK

MARK	DATE	DESCRIPTION

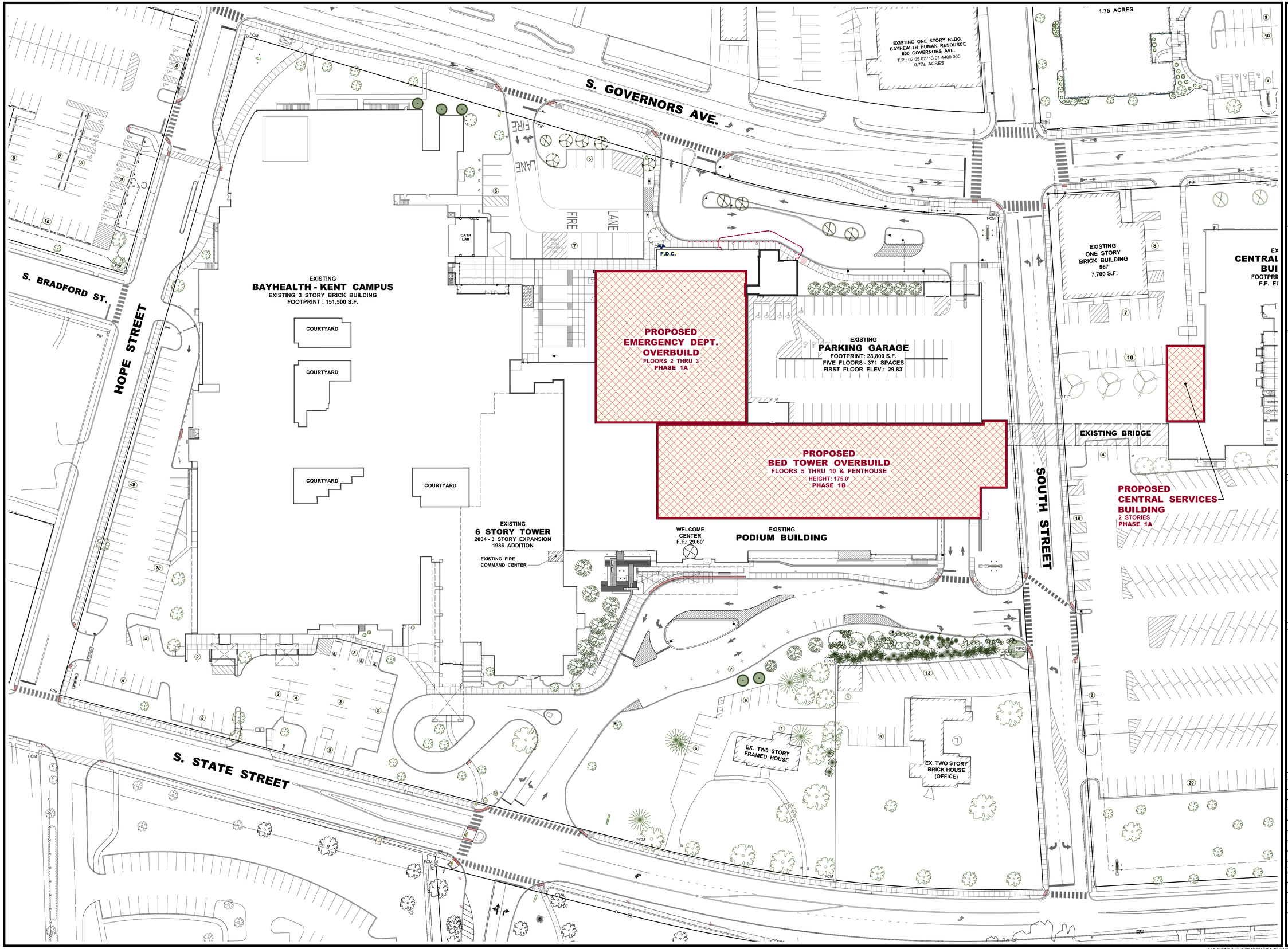
PROJECT NO.:	2019184.50
DATE:	2025-12-04
SCALE:	AS SHOWN
DRAWN BY: M.A.R.	PROJ. MGR.: M.A.R

SHEET

C-200

COPYRIGHT 2025

F:\AutoCAD\Projects\2019\2019184-43\DWG\2019-184-43-BayHealth-Dover-Master.dwg, Dec 04, 2025 - 3:2



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

KENT CAMPUS SITE DEVELOPMENT MASTER PLAN

640 S. STATE STREET
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

MASTER PLAN PHASES 1A & 1B

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.:	2019184.50
DATE:	2025-12-04
SCALE:	AS SHOWN
DRAWN BY: M.A.R.	PROJ. MGR.: M.A.R

SHEET

C-201

COPYRIGHT 2025

F:\AutoCAD\Projects\2019\2019184-43\DWG\2019-184-43-BayHealth-Dover-Master.dwg, Dec 04, 2025 - 3:2

S. GOVERNORS AVE.

S. BRADFORD ST.

HOPE STREET

S. STATE STREET

SOUTH STREET

EXISTING ONE STORY BLDG.
BAYHEALTH HUMAN RESOURCE
600 GOVERNORS AVE.
T.P.: 02 05 07713 01 4400 000
0.77± ACRES

1.75 ACRES

EXISTING
BAYHEALTH - KENT CAMPUS
EXISTING 3 STORY BRICK BUILDING
FOOTPRINT : 151,500 S.F.

COURTYARD

COURTYARD

COURTYARD

COURTYARD

EXISTING
6 STORY TOWER
2004 - 3 STORY EXPANSION
1986 ADDITION

EXISTING FIRE
COMMAND CENTER

CATH LAB

FIRE LANE

FIRE LANE

F.D.C.

WELCOME
CENTER
F.F.: 29.60'

EXISTING
PODIUM BUILDING

PROPOSED
ED EXPANSION
3 STORIES
PHASE 2C

PROPOSED
EMERGENCY DEPT.
OVERBUILD
FLOORS 2 THRU 3
PHASE 1A

PROPOSED
PODIUM EXPANSION
3 STORIES
PHASE 2B

PROPOSED
BED TOWER OVERBUILD
FLOORS 5 THRU 10 & PENTHOUSE
HEIGHT: 175.0'
PHASE 1B

PROPOSED
MAIN ENTRY
2 STORIES
PHASE 2A

LIMITS OF
PROPSED CANOPY

PROPOSED
SIDEWALK (typ.)

PROPOSED
CURB (typ.)

28'R

20.0'

34.0'

24.0'

73'

24.0'

30.00'

PROPOSED
PARKING GARAGE
4 STORIES - 500 SPACES
PHASE 2A

20.00'

20.00'

41.50'

25.00'

EXISTING
ONE STORY
BRICK BUILDING
567
7,700 S.F.

EXISTING BRIDGE

PROPOSED
CENTRAL SERVICES
BUILDING
2 STORIES
PHASE 1A

EX
CENTRAL
BUI
FOOTPRI
F.F. EI

ON-SITE PAVEMENT SECTION LEGEND

FULL DEPTH PAVEMENT SECTION

CONCRETE PAVING

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

KENT CAMPUS
SITE DEVELOPMENT MASTER PLAN

640 S. STATE STREET
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

MASTER PLAN
PHASES 2A, 2B & 2C

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER/STATE: C-TEMP

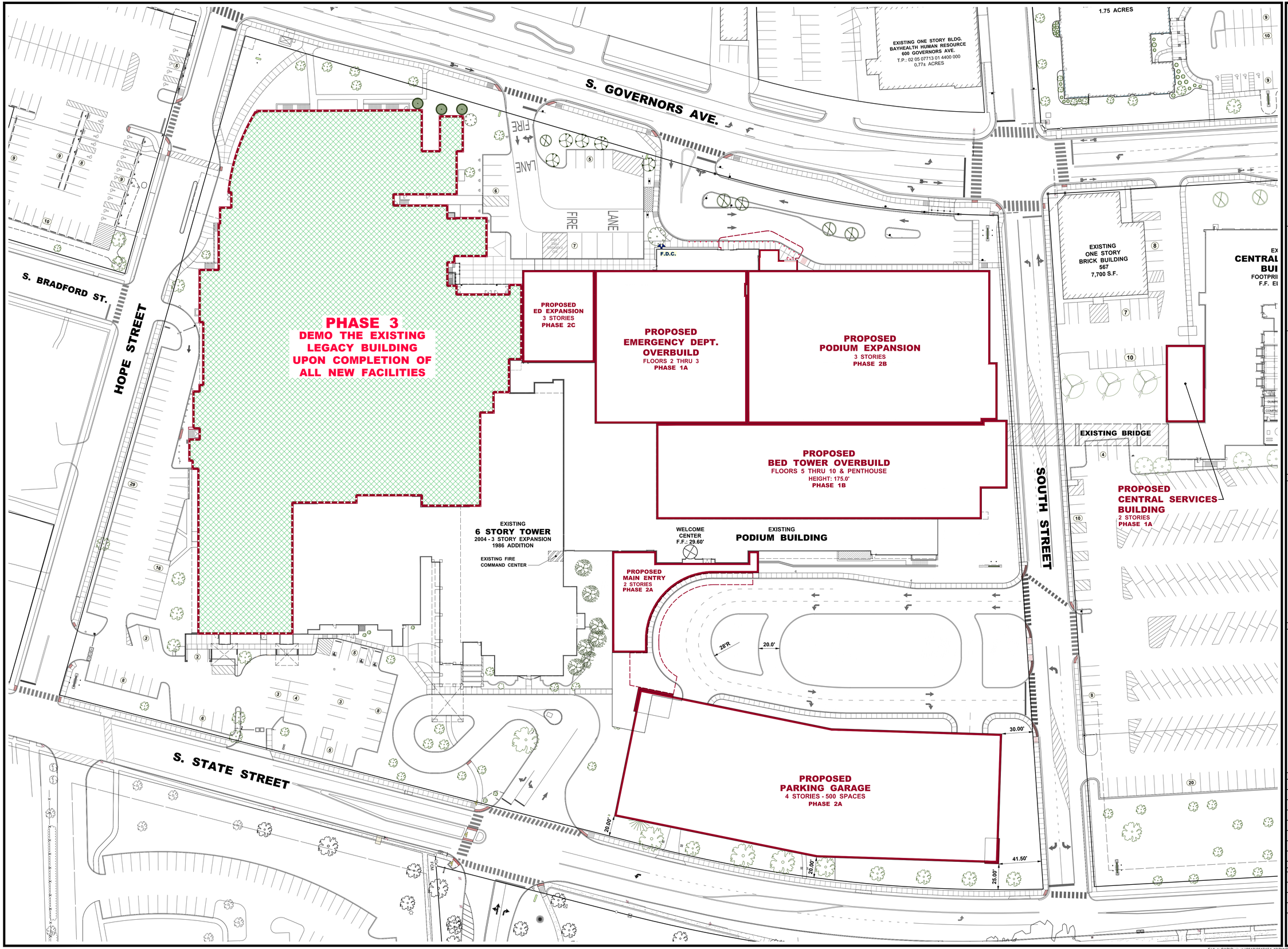
PROJECT NO.: 2019184.50
DATE: 2025-12-04
SCALE: AS SHOWN
DRAWN BY: M.A.R. | PROJ. MGR.: M.A.R

SHEET

C-202

COPYRIGHT 2025

F:\AutoCAD\Projects\2019\2019184-43\DWG\2019-184-43-BayHealth-Dover-Master.dwg, Dec 04, 2025 - 3:3



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

KENT CAMPUS SITE DEVELOPMENT MASTER PLAN

640 S. STATE STREET
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

MASTER PLAN PHASE 3

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

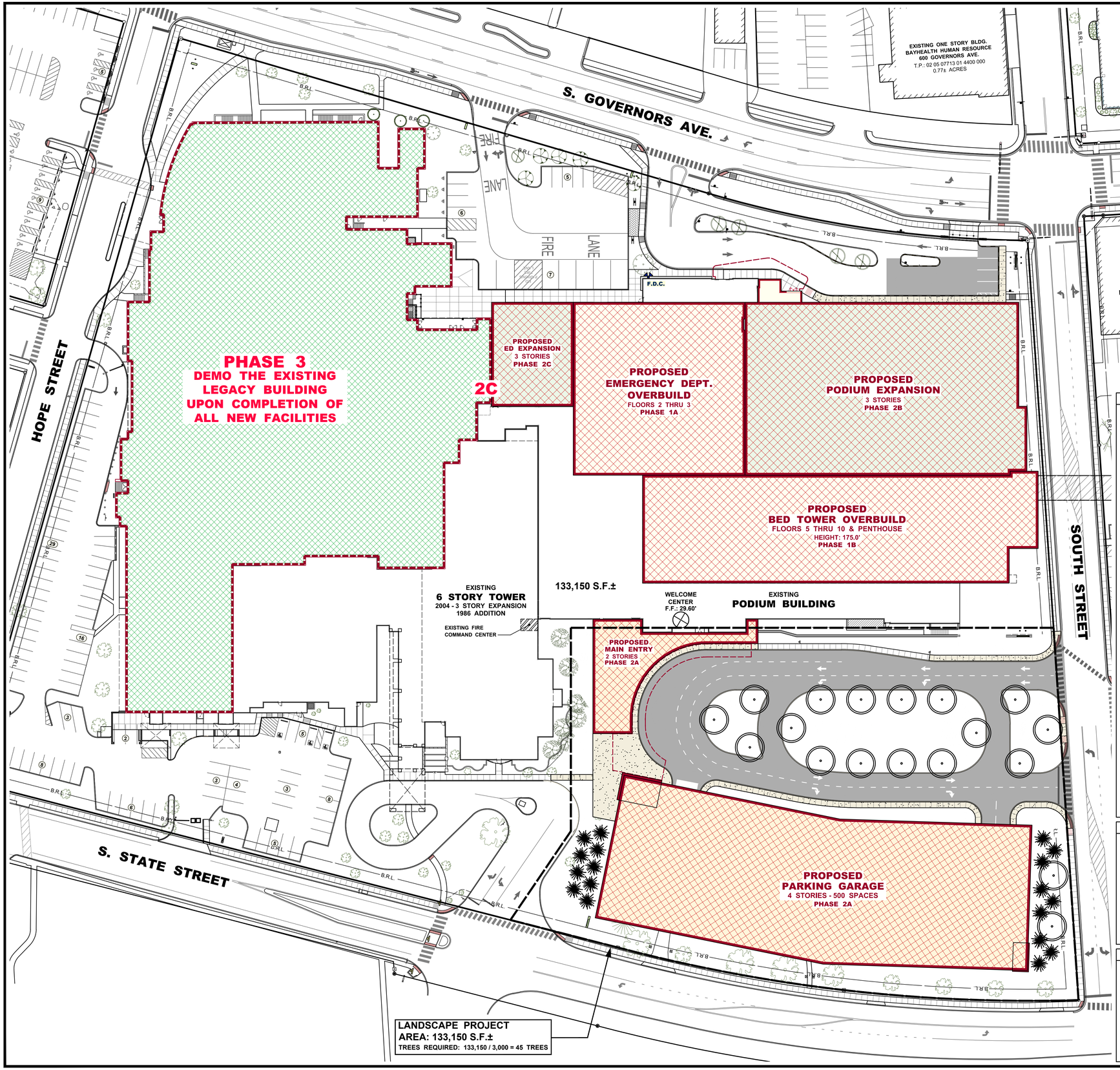
PROJECT NO.:	2019184.50
DATE:	2025-12-04
SCALE:	AS SHOWN
DRAWN BY: M.A.R.	PROJ. MGR.: M.A.R

SHEET

C-203

COPYRIGHT 2025

F:\AutoCAD\Projects\2019\2019184-43\DWG\2019-184-43-BayHealth-Dover-Master.dwg, Dec 04, 2025 - 3:2



LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN TREE

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.

TREE PRESERVATION & DENSITY REQUIREMENTS

1.	EXISTING WOODLAND AREA :	0 S.F.
2.	WOODLANDS TO BE CLEARED :	0 S.F.
3.	TOTAL WOODLANDS REMAINING :	0 S.F.
4.	TOTAL NON-WOODLAND AREA :	133,150 S.F.
5.	DENSITY : 1 TREE PER 3,000 S.F. OF LOT AREA 133,150 / 3,000 S.F. / TREE = 44.38	45 TREES REQUIRED
6.	EXISTING TREES TO BE RETAINED :	9 TREES
7.	PROPOSED TREES :	36 TREES
8.	TOTAL TREES :	45 TREES

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

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

DOVER CAMPUS SITE DEVELOPMENT MASTER PLAN

SHEET TITLE

CONCEPT LANDSCAPE MASTER PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK		
MARK	DATE	DESCRIPTION

LAYER STATE: LSD

PROJECT NO.:	2019184.50
DATE:	2025-12-03
SCALE:	AS SHOWN
DRAWN BY: P.R.R.	PROJ. MGR.: M.A.R

SHEET

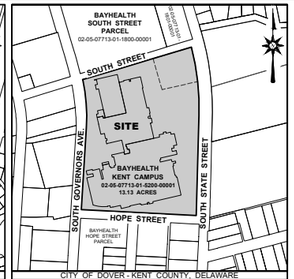
L-101

COPYRIGHT 2025

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



VICINITY MAP SCALE: 1" = 1000'



LOCATION MAP SCALE: 1" = 400'

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 DATE

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 DATE

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.

BUILDING DATA

PHASE	GROSS S.F.	FOOTPRINT S.F.	FLOORS / HEIGHT	BEDS
EXISTING CAMPUS				
HOSPITAL	607,000 S.F.	207,700 S.F.	VARIES - 6 FLOORS: 90'	266
PARKING GARAGE	144,000 S.F.	28,800 S.F.	5 FLOORS: 75'	
PHASE 1				
1A: EMERGENCY DEPT. OVERBUILD	53,140 S.F.	OVERBUILD	FLOORS: 2 - 3: 42'	
1A: CENTRAL SERVICE BLDG. ADDITION	6,000 S.F.	3,000 S.F.	FLOORS: 1 - 2: 60'	
1B: BED TOWER OVERBUILD	219,400 S.F.	1,675 S.F.	FLOORS: 5 - 10 & PENTHOUSE: 175'	66
PHASE 2				
2A: NEW PARKING GARAGE (500 SPACES)	180,000 S.F.	46,310 S.F.	FLOORS: 1 - 4: 60'	
2B: MAIN ENTRY ADDITION	7,100 S.F.	5,600 S.F.	FLOORS: 1 - 2: 30'	
2B: DEMO EXISTING PARKING GARAGE	-116,000 S.F.	-28,800 S.F.	FLOORS: 1 - 5: 75'	
2B: SURGICAL PAVILION	137,500 S.F.	36,415 S.F.	FLOORS: 2 - 3: 60'	28
2C: EMERGENCY DEPART. EXPANSION	25,200 S.F.	6,400 S.F.	FLOORS: 1 - 3: 60'	
PHASE 3				
3: DEMO EXISTING LEGACY BUILDING	-310,000 S.F.	-112,600 S.F.	FLOORS: 1 - 6: 90'	
POST PHASE 3				
HOSPITAL	623,340 S.F.	174,000 S.F.		360
PARKING GARAGE	180,000 S.F.	46,300 S.F.		
CENTRAL SERVICE BLDG. ADDITION	6,000 S.F.	3,000 S.F.		
TOTAL:	809,340 S.F.	223,300 S.F.		

PARKING DATA

EXISTING CAMPUS

PARKING DATA:
OFF-STREET PARKING PER ARTICLE 4.15:
1 SPACE PER 300 S.F. OF FLOOR AREA OR
1 PER EMPLOYEE (WHICHEVER IS GREATER)

EXISTING: 371 GARAGE SPACES, 1,204 ON-GRADE SPACES
TOTAL: 1,575 SPACES
PARKING RATIO PROVIDED: 1,575/607,030 = **1 SPACE / 385 S.F.**

POST PHASE 2

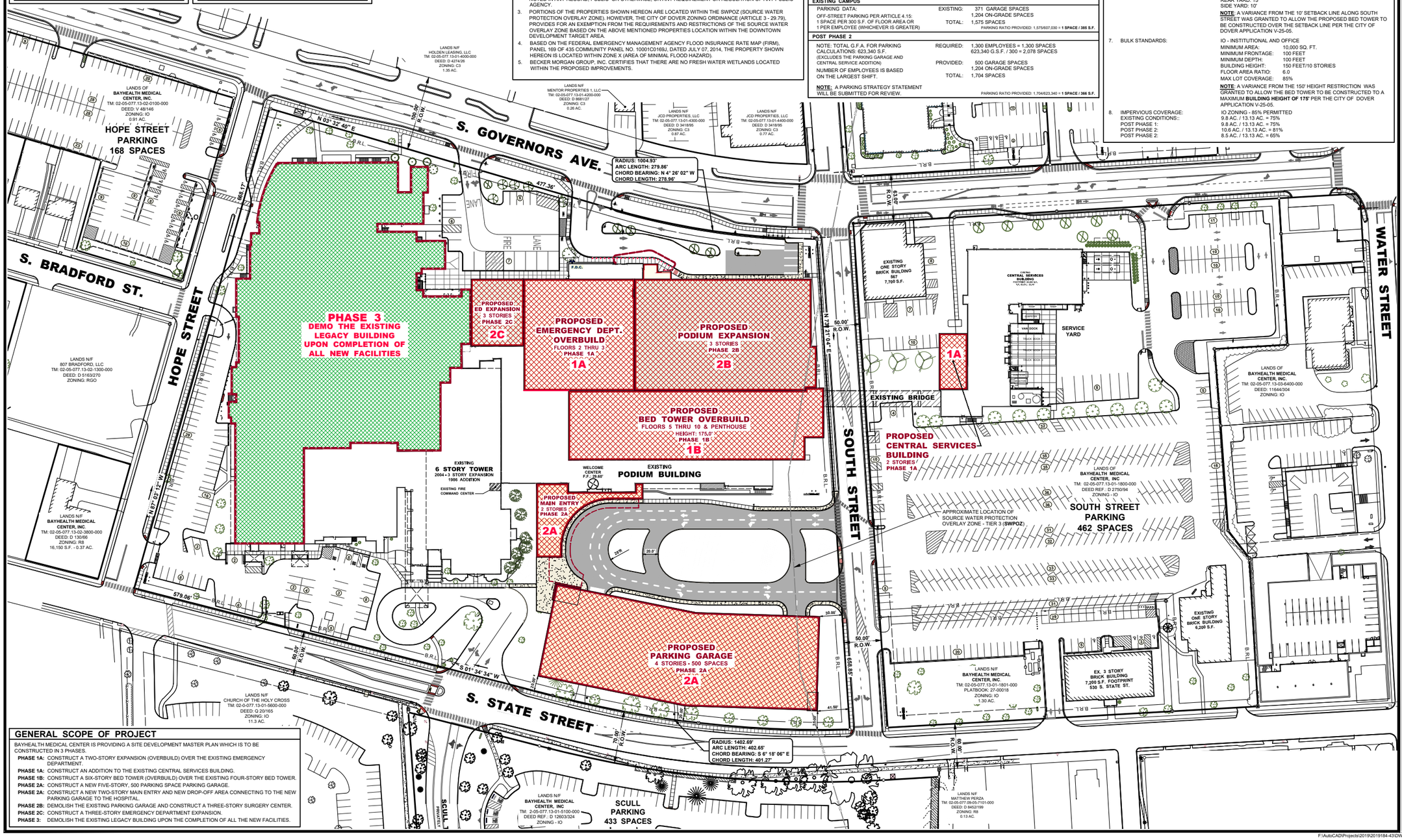
NOTE: TOTAL G.F.A. FOR PARKING CALCULATIONS: 623,340 S.F. (EXCLUDES THE PARKING GARAGE AND CENTRAL SERVICE ADDITION)
NUMBER OF EMPLOYEES IS BASED ON THE LARGEST SHIFT.

REQUIRED: 1,300 EMPLOYEES = 1,300 SPACES
623,340 G.S.F. / 300 = 2,078 SPACES
PROVIDED: 500 GARAGE SPACES, 1,204 ON-GRADE SPACES
TOTAL: 1,704 SPACES

NOTE: A PARKING STRATEGY STATEMENT WILL BE SUBMITTED FOR REVIEW.
PARKING RATIO PROVIDED: 1,704/623,340 = **1 SPACE / 366 S.F.**

SITE DATA - SITE DEVELOPMENT MASTER PLAN

1. OWNER OF RECORD: **BAYHEALTH MEDICAL CENTER, INC.**, 640 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, gvmoore@beckermorgan.com
3. PROPERTY MAP NUMBERS: 02-05-077.13-01-5200-000, 02-05-077.13-01-4800-000, 02-05-077.13-02-0100-000 — BAYHEALTH CAMPUS PARCELS (TO BE CONSOLIDATED); 02-05-077.13-02-0200-000, 02-05-077.13-02-1200-000 — HOPE STREET PARKING LOT PARCELS; 02-05-077.13-01-1800-000, 02-05-077.13-01-1801-000 — SOUTH STREET PARKING PARCELS
4. TOTAL ACREAGE OF SITE:
   BAYHEALTH CAMPUS: **13.13 ACRES ±** POST CONSOLIDATION
   HOPE STREET PARKING LOT: 1.49 ACRES ±
   SOUTH STREET PARKING LOT: 7.93 ACRES ±
   TOTAL AREA: 22.55 ACRES ±
5. ZONING CLASSIFICATION: IO - INSTITUTIONAL & OFFICE; SWPOZ - SOURCE WATER PROTECTION OVERLAY ZONE
   NOTE: PARCEL NUMBER: 02-05-077.13-01-4800-000 WAS REZONED TO **IO** PER THE CITY OF DOVER APPLICATION Z-25-01.
6. BUILDING SETBACKS: FRONT YARD: 10' ; REAR YARD: 15' ; SIDE YARD: 10'
   NOTE: A VARIANCE FROM THE 10' SETBACK LINE ALONG SOUTH STREET WAS GRANTED TO ALLOW THE PROPOSED BED TOWER TO BE CONSTRUCTED OVER THE SETBACK LINE PER THE CITY OF DOVER APPLICATION V-25-05.
7. BULK STANDARDS: IO - INSTITUTIONAL AND OFFICE
   MINIMUM AREA: 10,000 SQ. FT.
   MINIMUM FRONTAGE: 100 FEET
   MINIMUM DEPTH: 100 FEET
   BUILDING HEIGHT: 150 FEET/10 STORIES
   FLOOR AREA RATIO: 6.0
   MAX LOT COVERAGE: 85%
   NOTE: A VARIANCE FROM THE 150' HEIGHT RESTRICTION WAS GRANTED TO ALLOW THE BED TOWER TO BE CONSTRUCTED TO A MAXIMUM **BUILDING HEIGHT OF 175'** PER THE CITY OF DOVER APPLICATION V-25-05.
8. IMPERVIOUS COVERAGE: IO ZONING - 85% PERMITTED
   EXISTING CONDITIONS:: 9.8 AC. / 13.13 AC. = 75%
   POST PHASE 1: 9.8 AC. / 13.13 AC. = 75%
   POST PHASE 2: 10.6 AC. / 13.13 AC. = 81%
   POST PHASE 2: 8.5 AC. / 13.13 AC. = 65%



GENERAL SCOPE OF PROJECT

BAYHEALTH MEDICAL CENTER IS PROVIDING A SITE DEVELOPMENT MASTER PLAN WHICH IS TO BE CONSTRUCTED IN 3 PHASES.

- **PHASE 1A:** CONSTRUCT A TWO-STORY EXPANSION (OVERBUILD) OVER THE EXISTING EMERGENCY DEPARTMENT.
- **PHASE 1A:** CONSTRUCT AN ADDITION TO THE EXISTING CENTRAL SERVICES BUILDING.
- **PHASE 1B:** CONSTRUCT A SIX-STORY BED TOWER (OVERBUILD) OVER THE EXISTING FOUR-STORY BED TOWER.
- **PHASE 2A:** CONSTRUCT A NEW FIVE-STORY, 500 PARKING SPACE PARKING GARAGE.
- **PHASE 2A:** CONSTRUCT A NEW TWO-STORY MAIN ENTRY AND NEW DROP-OFF AREA CONNECTING TO THE NEW PARKING GARAGE TO THE HOSPITAL.
- **PHASE 2B:** DEMOLISH THE EXISTING PARKING GARAGE AND CONSTRUCT A THREE-STORY SURGERY CENTER.
- **PHASE 2C:** CONSTRUCT A THREE-STORY EMERGENCY DEPARTMENT EXPANSION.
- **PHASE 3:** DEMOLISH THE EXISTING LEGACY BUILDING UPON THE COMPLETION OF ALL THE NEW FACILITIES.

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

KENT CAMPUS SITE DEVELOPMENT MASTER PLAN

640 S. STATE STREET
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

COVER SHEET & OVERALL LAYOUT

SCALE: 1" = 150'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

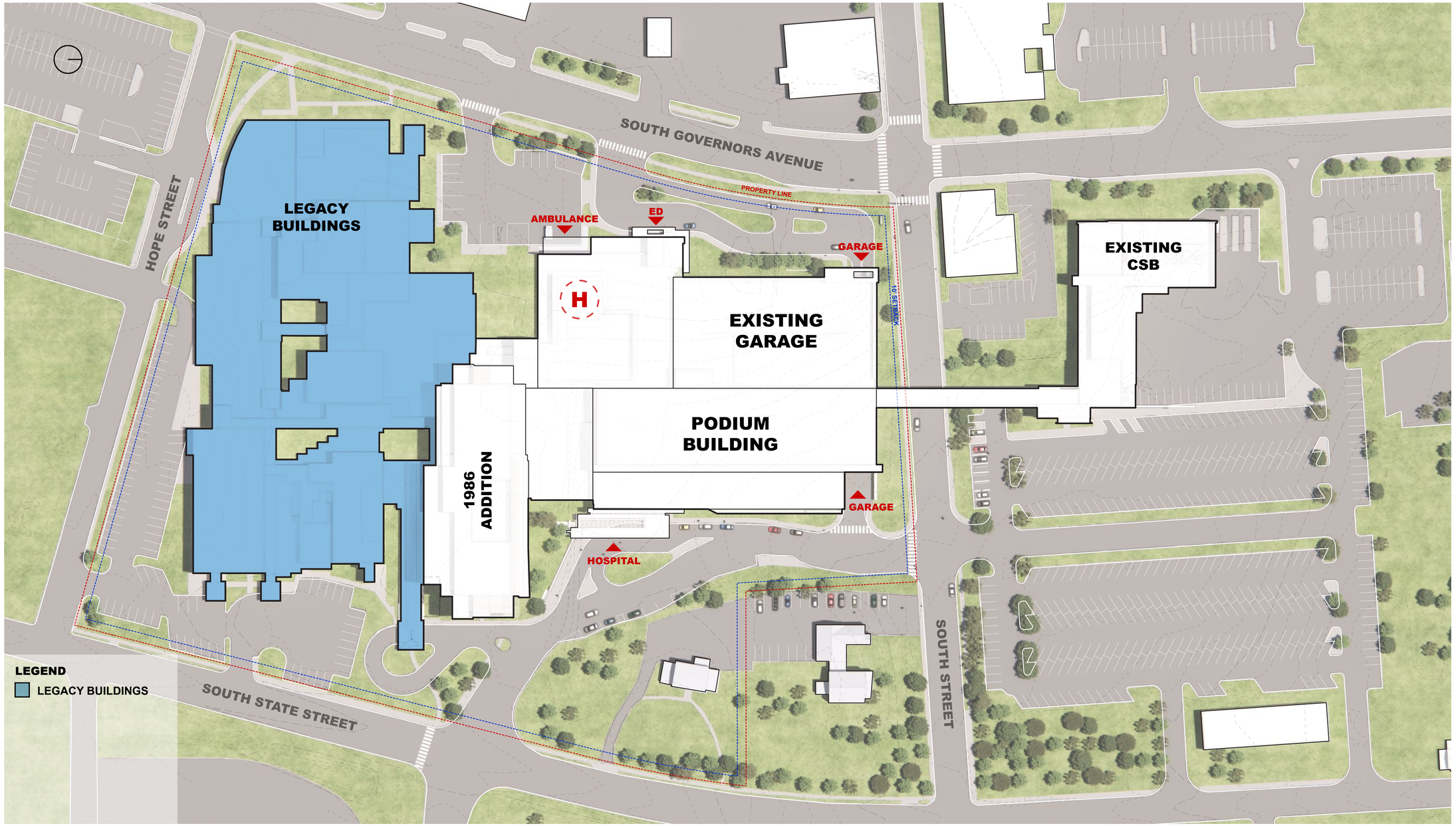
PROJECT NO.:	2019184.50
DATE:	2025-12-04
SCALE:	AS SHOWN
DRAWN BY: M.A.R.	PROJ. MGR.: M.A.R.

SHEET
C-001

COPYRIGHT 2025

F:\AutoCAD\Projects\2019\2019184-43\DWG\2019-184-43-BayHealth-Dover-Master.dwg, Dec 04, 2025 - 1:57pm

MASTER PLAN EXISTING CAMPUS



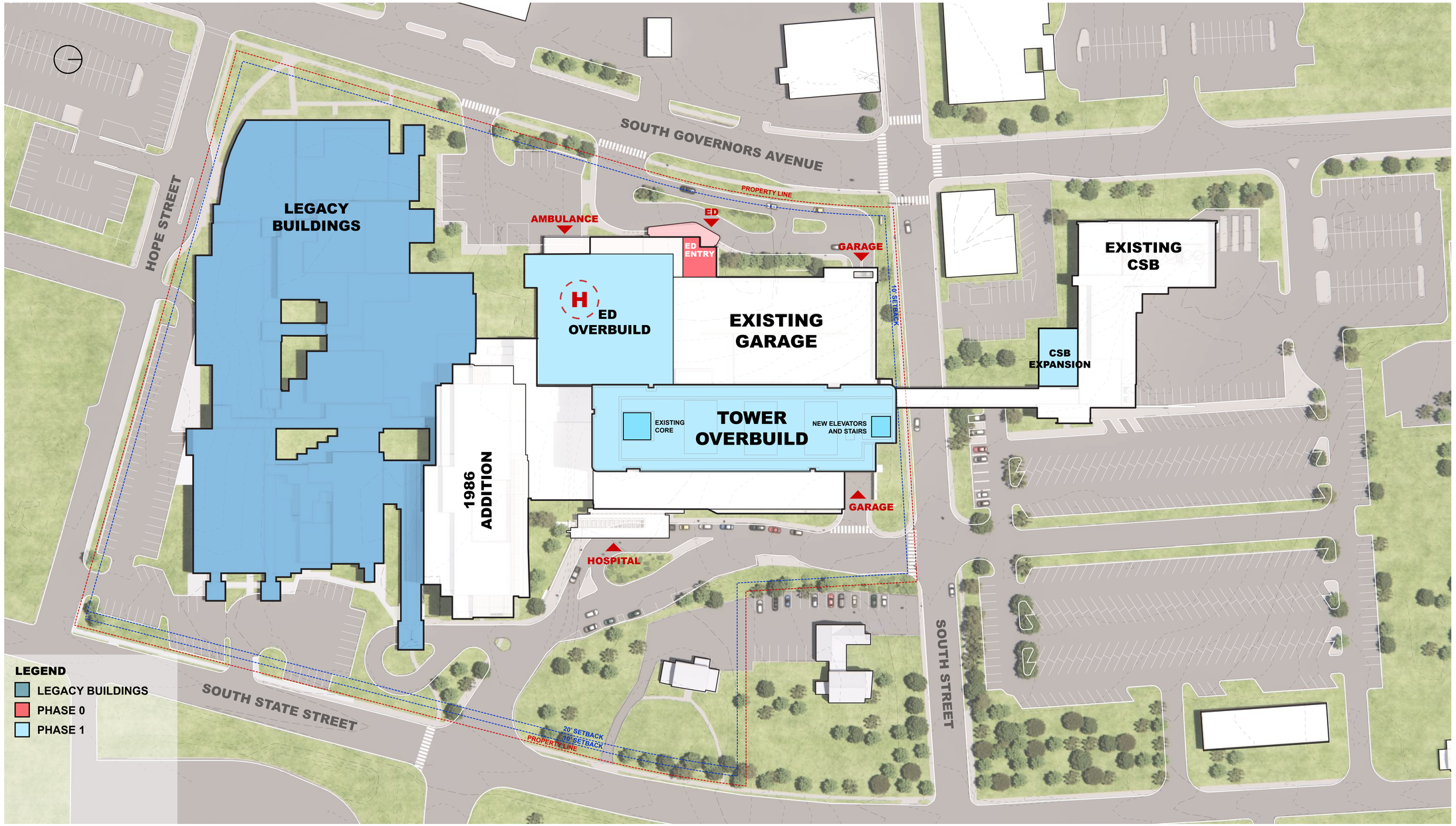
Bayhealth Kent Campus Expansion

Dover, Delaware

MASTER PLAN

EWING COLE

MASTER PLAN PHASE 1



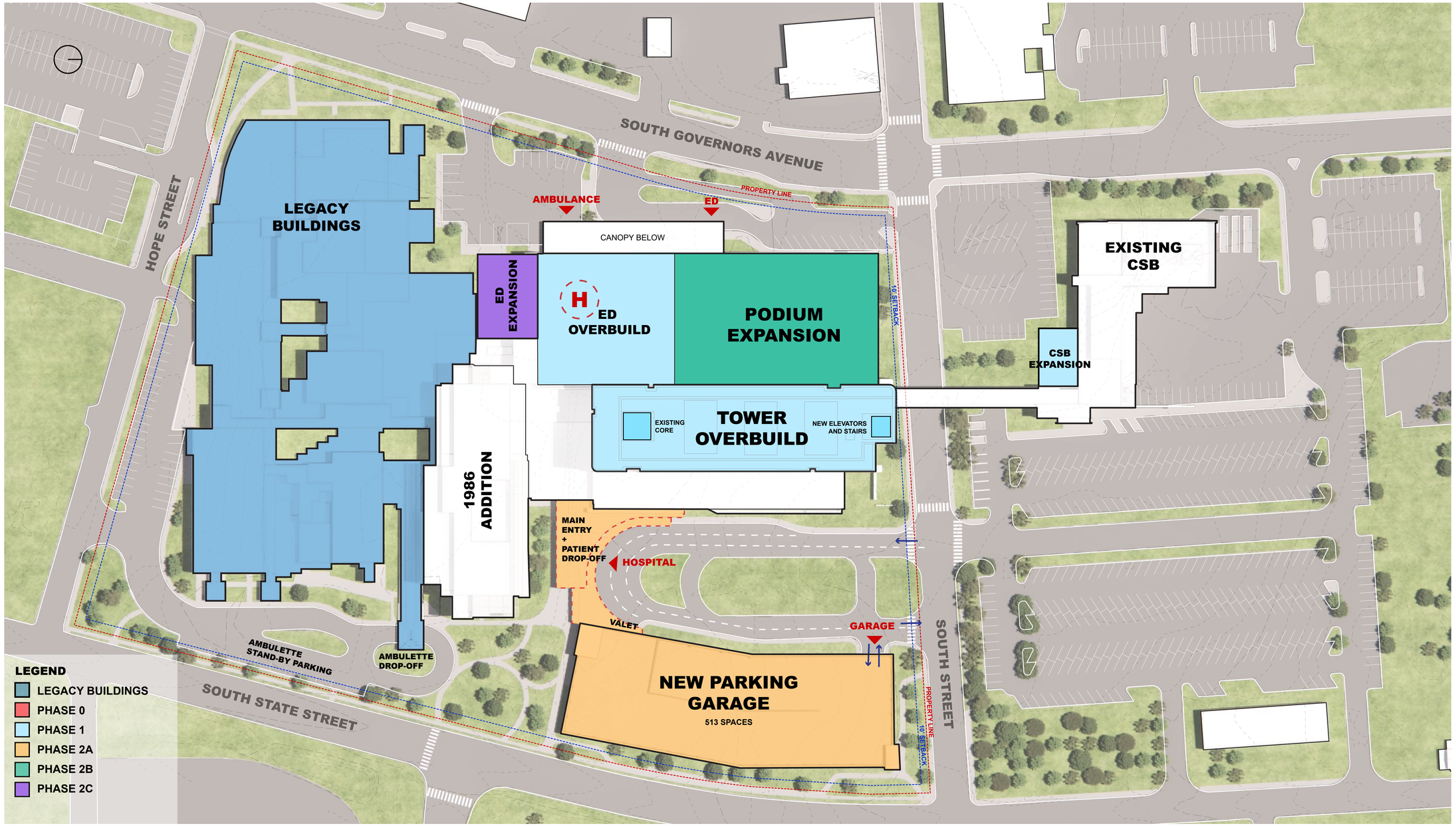
Bayhealth Kent Campus Expansion

Dover, Delaware

MASTER PLAN

EWING COLE

MASTER PLAN PHASE 2



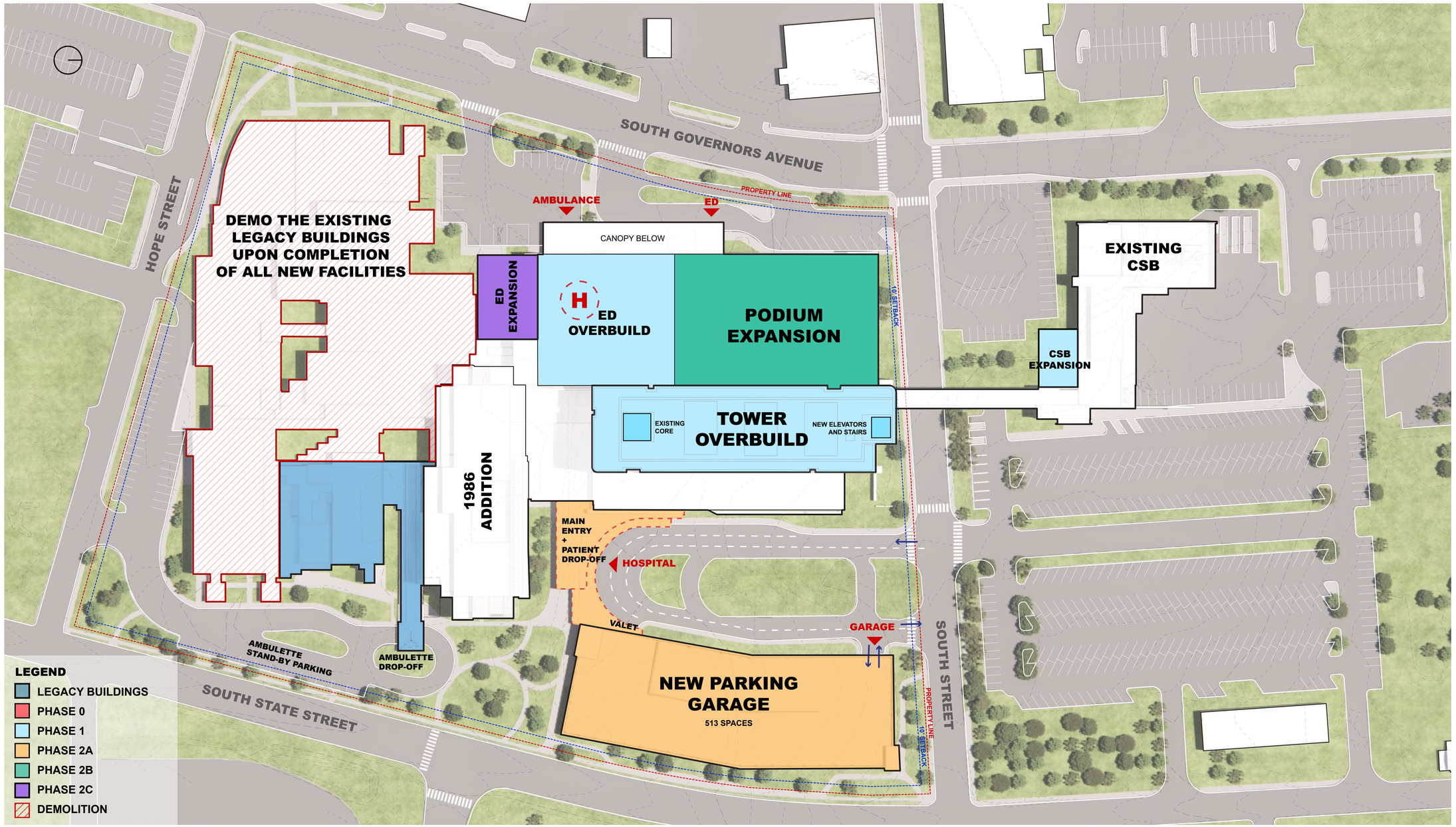
Bayhealth Kent Campus Expansion

MASTER PLAN

Dover, Delaware

EWING COLE

MASTER PLAN PHASE 3 (FINAL STATE)



Bayhealth Kent Campus Expansion

MASTER PLAN

Dover, Delaware

EWING COLE

MASTER PLAN RENDERINGS



Bayhealth Kent Campus Expansion

Dover, Delaware

PHASE 1 TOWER OVERBUILD SE VIEW

EWING COLE

MASTER PLAN RENDERINGS



Bayhealth Kent Campus Expansion

Dover, Delaware

PHASE 2A PARKING GARAGE FROM STATE STREET NORTH

EWING COLE

MASTER PLAN RENDERINGS



Bayhealth Kent Campus Expansion

Dover, Delaware

PHASE 2A PARKING GARAGE FROM
STATE STREET / SOUTH STREET CORNER

EWING COLE

MASTER PLAN RENDERINGS



Bayhealth Kent Campus Expansion

Dover, Delaware

PHASE 2A PARKING GARAGE FROM STATE STREET SOUTH

EWING COLE

MASTER PLAN RENDERINGS



Bayhealth Kent Campus Expansion

Dover, Delaware

PHASE 2B PODIUM EXPANSION FROM GOVERNORS AVE NORTH

EWING COLE

MASTER PLAN RENDERINGS



Bayhealth Kent Campus Expansion

Dover, Delaware

PHASE 2B PODIUM EXPANSION / ED OVERBUILD FROM GOVERNORS AVE SOUTH

EWING COLE

City of Dover

DATA SHEET FOR SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF January 7, 2026

PLANNING COMMISSION MEETING OF January 20, 2026

Plan Title:	R.E. Pierson Regional Headquarters – 30 Lafferty Lane S-26-02
Plan Type:	Site Development Plan
Location:	South side of Lafferty Lane; Northwest corner of Lafferty Lane and Cassidy Drive and southeast of Old Lafferty Road in Dover, DE
Owner:	Richard E. Pierson Construction Co.
Addresses:	30 Lafferty Lane Dover, DE 19901
Tax Parcel:	ED-05-077.00-01-28.03-000
Size:	Full Parcel – 1,289,964 +/- square feet (29.6135 +/- acres) Project Area - 230,184 +/- square feet (5.284 +/- acres)
Present Uses:	Vacant agricultural field
Proposed Use:	Construction contractor office, garage, and Contractor work yard for equipment storage
Zoning:	M (Manufacturing Zone) AEOZ (Airport Environs Overlay Zone) APZ I (Accident Potential Zone I) Noise Zone A
Building Area:	Office: 9,900 SF Garage: 9,600 SF Total: 19,500 SF
Onsite Parking:	19 total vehicle parking spaces: 18 standard parking spaces, 1 ADA parking spaces, and 2 bicycle spaces (1 rack)
Waiver Requests:	Partial Elimination of Upright Curbing Elimination of Sidewalk Installation Requirements
For Consideration:	Performance Standards Review Application

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: January 7, 2026

City of Dover Planning Office

APPLICATION: R.E. Pierson Regional Headquarters, Review of a Site Development Plan at 30 Lafferty Ln, Dover DE

FILE #: S-26-02 REVIEWING AGENCY: City of Dover Planning

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

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

I. PLAN SUMMARY

This Application is for Review of a Site Plan Application to permit the construction of R. E. Pierson Regional Headquarters to consist of a 9,900 SF Office Building, a 9,600 SF Garage with a fenced Contractors Work Yard (laydown and equipment storage) area, and associated site improvements. The project development area is 5.284 acres of the overall parcel of 29.6135 acres. The property is zoned M (Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone): Accident Potential Zone I (APZ I) and Noise Zone A. The property is located on the south side of Lafferty Lane between Bay Road and Horsepond Road. The owner of record is Richard E. Pierson Construction, Co. Property Address: 30 Lafferty Lane. Tax Parcel Number: ED-05-077.00-01-28.03-000. Council District 2.

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 less than 75,000 SF, this project was not required to complete PLUS Review process. It is noted that a previous application for development of the parcel as warehouses was reviewed in PLUS Review #2021-08-04 (C-21-07 Lands of First State Business Center, LLC: Two Buildings at 30 Lafferty Lane).

II. PROJECT DESCRIPTION

The application proposes construction of a contractor construction office with garage warehouse/storage yard in the City of Dover. The property is located on the south side of Lafferty Lane between Bay Road and Horsepond Road. The plan proposes construction of a new 9,900 SF single-story Office Building as the regional headquarters for R.E. Pierson and a 9,600 SF garage with surrounding construction yard behind the office, a 19-vehicle parking lot, landscaping, and stormwater management features. The proposed site access will connect to Lafferty Lane on the north side of the site.

Surrounding Land Uses

The subject property is located northwest of Dover Air Force Base and southeast of the intersection of Lafferty Lane and Old Lafferty Lane. The site is bordered by properties along Cassidy Drive to the east and Lafferty Lane along the north/northwest/west bend. The applicant is seeking to currently develop only the northeast portion of the overall lot, with anticipated development of the remaining parcel area to occur in the future. The parcel is zoned M (Manufacturing Zone) with eastern portions of the parcel within the Airport Environs Overlay Zone (AEOZ) - APZ-I and Noize Zone A (65 DBL Zone). Properties immediately adjacent to the subject project location are also zoned M. The subject parcel is vacant and contains no existing structures and previously was a field in agricultural crop tillage. Surrounding uses are also zoned M (Manufacturing Zone). The closest commercial businesses are located along the east side of Cassidy Drive as part of the Cassidy Commons with four buildings as multi-tenant flex/warehouse spaces. Two residential properties, zoned R-20, are located across from the parcel (392 & 420 Lafferty, respectively), as well as an undeveloped Zone M zoned lot owned by the State of Delaware, and a planned industrial/warehouse that is currently under development referred to as Dover Industrial (Site Plan S-24-13 and S-25-10). The subject property is north of Dover Air Force Base.

Previous Applications

This property was most recently approved for development as C-21-07 Lands of First State Business Center, LLC Two Warehouse Buildings (Dover Logistics Center) at 30 Laferty Lane by Planning Commission in November 2021 and with Final Plan approval in April 2023; the Plan has expired.

This site was previously the subject of applications SB-05-03 Conceptual Subdivision Plan and Preliminary Subdivision Plan which proposed subdivision of the land totaling thirty (30) acres ± into thirteen (13) parcels. These Subdivision Plans were reviewed by the Planning Commission in August 2005 and February 2007. At its meeting of July 16, 2007, the City of Dover Planning Commission granted a six-month extension to the SB-05-03P Preliminary Subdivision Plan for Lands of First State Business Center. However, action was not taken to finalize the Subdivision Plan and it expired in February 2008.

III. ZONING REVIEW

M (Manufacturing Zone)

The subject property is zoned M (Manufacturing Zone). Article 3 §19 of the *Zoning Ordinanc*e details the permitted uses within the M (Manufacturing Zone Zone). Based upon the uses permitted in this zone, the proposed use as a building contractors' yard is permitted. The zoning requires the screening of any outdoor storage areas. Article 4, §4.16 provides the bulk standards for the M zone. The subject property fronts one street, Lafferty Lane.

	Required	Provided (Project Area)
Lot Width	100 ft.	>100 ft.
Lot Depth	150 ft.	>150 ft.
Front Yard Setback	40 ft.	101.75 ft.
Side Yard Setback	20 ft.	>20 ft.

Rear Yard Setback	20 ft.	> 20 ft.
Building Height	No limit/60 ft.	1 story/17.5 ft.
Floor Area Ratio (FAR)	0.5	0.086 (project area) 0.015 (total area)
Impervious (Lot) Coverage	85%	31.43 % (project area) 5.61% (total site)

Airport Environs Overlay Zone (AEOZ)

The eastern half of the subject property is zoned AEOZ (Airport Environs Overlay Zone). Article 3 §22 of the *Zoning Ordinanc*e details the permitted uses within the AEOZ (Airport Environs Overlay Zone). Article 3 Section 22.6 provides a Land Use Compatibility Table that specifically lays out permitted as well as restricted uses within the various Airport Environs Overlay Zones. Based upon the uses permitted in the AEOZ zone, the proposed use is classified as contract construction services under the Standard Land Use Coding Manual (SLUCM) and is permitted with additional restrictions applied. The AEOZ is comprised of two basic regulatory components: accident potential zones (APZ) and noise zones. The project area within the parcel falls within APZ I, which requires contract construction services to:

> (1)"Require NLR of noise zone and building location and site planning, and design and use of berms and barriers can help mitigate outdoor exposure, particularly from near ground level sources. Measures that reduce outdoor noise should be used whenever practical in preference to measures which only protect interior spaces.
> (2) "Facilities shall be low intensity".

The project area within the parcel also falls within Noise Zone A (DNL A), which requires that contract construction services incorporate Noise Level Reduction (NLR) and noise attenuation measures into the design and construction of the structures to achieve an NLR (outdoor to indoor) of 25dB.

Article 3 §22.7(a) states that "all buildings and structures to be constructed or placed within the AEOZ shall be situated on the portion of the lot that affords the least noise impact to the proposed building or structure." Portions of the southeast corner of the Garage Building are within DNL A Zone. Shifting the Garage Building slightly west would remove the building entirely from the DBL Zone and would have less noise exposure.

Article 3 §22.8(f) prohibits "uses that attract birds or waterfowl, such as, but not limited to, landfills, wastewater treatment facilities, and associated settling ponds…" within the APZ I Zone. As the plan shows a stormwater management pond/facility on the site, the pond/facility must be designed to meet this requirement.

IV. PARKING SUMMARY

The Manufacturing Zone includes a minimum parking requirement. Article 4 §19 of the *Zoning Ordinance* requires that parking is calculated at 1 parking space per 800 SF floor area. Available ADA parking is calculated at 1 space if at or below 25 required standard parking spaces. Based on the submitted plans of the proposed Office area (9,900 SF), a minimum of 13 standard parking spaces and one (1) ADA space would be required. The Plans submitted include 19 total parking spaces: 18 standard and one (1) ADA parking space. The Garage Building does not appear to be included in

the parking calculation. This may be authorized if the building usage consists of vehicle/equipment parking and service bays. The paved work yard area surrounding the Garage Building will allow for loading space and storage opportunities. The area is fenced.

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 19 parking spaces provided, one bicycle space is required. The Plans submitted include 2 bicycle parking spaces (1 bicycle rack).

V. SITE CONSIDERATIONS

Site Access
The site layout provides vehicle access from Lafferty Lane. The proposed Site Plan connects to the roadway with a single, dedicated (25-foot-wide) entrance/exit point on Lafferty Lane. Since Lafferty Lane is a Statement maintained roads, Entrance Plan approval for the site entrance is required from DelDOT.

Planning Staff notes that the adjacent property to the east known as Cassidy Commons includes a private street known as Cassidy Drive and a proposed street (named Construction Drive). A portion of Cassidy Drive has been constructed as is privately maintained. Construction Drive, which runs east-west, was to provide cross-access to the adjoining properties such as this one. This street was initially proposed to facilitate access to any potential future developments on the sites immediately to the east and west of the subject site and become part of a larger street network in the general area. Construction Drive has not been built. In the review of Application C-21-01 for the continued buildout of Cassidy Commons, the Planning Commission required the construction of this street prior to issuance of the permits for Building 7 of the Cassidy Commons project; the Plan has not proceeded. Construction Drive was shown labeled as cross-access easement and as a proposed 60 ft. right-of-way on a Record Plan recorded in April 2012 (KCRD Plat Book 117 page 56). This proposed street of Construction Drive offers an opportunity for cross-access between properties; however, it appears to be located south of the current project's development area.

Pedestrian Site Access
The Site Plan shows existing sidewalk on Lafferty Lane, but only to the east of Cassidy Drive. The subject site will provide a sidewalk along Lafferty Lane along the frontage of the project area only. A frontage sidewalk is required on the entire street frontages; however, the applicant has submitted a waiver request to only construct portions of sidewalk in front of the project area and not the entire parcel; see discussion below. The plan shows a sidewalk connecting to the frontage sidewalk to provide access into the site.

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 within the Construction Work Yard at the northeast corner of the garage area.

Waiver Request: Elimination of Sidewalk Installation Requirements
The applicant has submitted an attached request to eliminate the sidewalk installation requirements along the west-side frontage portion of the project under Article 5 §18.2 of the *Zoning Ordinance*. The waiver request would be to limit the required portions of the sidewalk to only the current project area frontage along Lafferty Lane (5.284 acres) and not the entirety of the 29.6135-acre parcel. There

are currently no sidewalks along the southern portion of Lafferty Lane from the Bay Road intersection to the eastern portion of this property line. The remainder of the parcel not in the project area is intended to be left for future development and the applicant requests that those portions of sidewalk be developed when those areas are also developed. Additionally, the applicant states that the proposed project is a contractor office with equipment storage/garage and would likely not generate additional pedestrian traffic that would necessitate sidewalk access.

Waiver Request: Partial Elimination of Upright Curbing

The applicant has submitted an attached request to eliminate portions of the perimeter upright curbing along the driveway to the Garage Building and storage area (once past the parking lot) omitting an upright curb as required by Article 6 §3.6(b) of the *Zoning Ordinance.* The applicant is proposing to keep the curbing along the entrance and into the surface parking area in front of the Office Building. As there is a stormwater management pond onsite, the applicant is requesting the removal of some perimeter curbing to allow for sheet flow off the pavement into the swales and pond, and thus curbing would not be needed in those areas to direct drainage to an inlet.

VI. BUILDING ARCHITECTURE

The application proposes a construction Office Building and Garage/warehouse Building. The proposed one-story office building will be 17 feet 6 inches tall with a standing-seam metal pitched roof centered over the front door. The proposed building will feature two main material palettes for the metal wall panels. The first includes four-foot-tall dark gray tones lower wainscoting around the perimeter with matte black metal trim and window frames. The second includes beige/tan vertical metal panels along the front/sides/back above the dark grey wainscotting. The Office building's front will include a pent roof porch along the entire length with black trim and evenly spaced black posts. The rear entrance will have a black awning only over the door with natural wood-colored posts. The garage has similar material palettes but the roof will not be as steeply pitched. The Garage Building will have two vehicle entrances, each on both the front and rear with large black doors.

Any signage or branding 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 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 near the front site entrance on page C-201 of the proposed Site Plan is listed as a monument sign. Monument signs are "a low freestanding sign that is affixed to a base that is equal to or wider than the sign itself." The height of the sign is to be measured from the finished grade to the top of the sign.

VII. TREE PLANTING AND LANDSCAPE PLAN

Tree Planting Requirements

The *Zoning Ordinance* 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 entire site area of 230,184 SF, 77 trees are required to be planted. The applicant will plant 77 new trees as part of landscape development. The trees are located throughout the development with concentrations along the street frontage, along the entrance drive, and as screening on the west and south sides of the Work yard area, and for part of the east property line. The trees include a variety of deciduous, evergreen, and ornamental

trees. The balance of the property appears to be proposed as a grass planting which may be designated as a meadow area.

VII. PERFORMANCE STANDARDS REVIEW

Uses in the M Zone are subject to the Performance Standards Procedure set forth in the *Zoning Ordinance,* Article 5, Section 8.1 and 8.2 and referenced sections.

> *Article 5 §8.1 Dangerous and objectionable elements.* No land or building in any zone shall be used or occupied in any manner so as to cause any one or more of the following conditions to exist and to be dangerous, injurious, noxious or offensive beyond the boundaries of such premises in such a manner or in such amount as to adversely affect the reasonable use of the surrounding area or adjoining premises: Fire, explosive or other hazard; noise, or vibration; smoke, dust, odor or other form of air pollution; heat, cold, dampness or electromagnetic disturbance; glare, liquid or solid refuse or waste; traffic congestion causing roadways or intersections in the surrounding highway network to fall below acceptable levels of comfort and convenience; or other substance, condition or element (referred to hereinafter as "dangerous or objectionable elements"), provided that any use permitted or not expressly prohibited by this ordinance may be undertaken and maintained if it conforms to the regulations of this section limiting dangerous and objectionable elements at the point of the determination of their existence.

The project's compliance with a series of performance standards for the "dangerous and objectionable elements" had previously considered by the Planning Commission. The "dangerous and objectionable elements" are as follows:

- Fire and explosion hazards (activities with and storage of)
- Radioactivity or electromagnetic disturbance
- Noise (sound pressure level)
- Vibration
- Smoke
- Odors (Odorous gases or odorous matter)
- Fly ash, dust, fumes, vapors, gases and other forms of air pollution
- Glare (from lighting or high temperature processes)
- Liquid or solid wastes
- Traffic congestion (Level of Service E)

The project cannot cause the above conditions to exist so that they adversely affect the surrounding areas or adjoining properties. The specific limits of each performance standard are described in the *Zoning Ordinance*. Where the performance standards conflict with regulations established by other state or local agencies such as the Delaware Department of Natural Resources and Environmental Control (DNREC), the more restrictive regulations apply.

As part of this procedure, a *Performance Standard Review Application* is required to accompany this Plan submission for review and approval. The Applicant has submitted a Performance Standard Review Application Letter indicating how the proposed development would restrict the emission of dangerous and objectionable elements detailed in Article 5, Section 8.5.

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 *Performance Standard Review Application* is required to accompany this Plan submission for review and approval by the Planning Commission. The applicant has submitted a Performance Standard Review Application Letter to the Planning Office indicating how the proposed development would restrict the emission of dangerous and objectionable elements detailed in *Zoning Ordinance,* Article 5, Section 8.5.

2) Since a portion of the required street frontage sidewalk is not shown to be provided, a Waiver Request to eliminate that segment was submitted for consideration by the Planning Commission. Please be aware that DelDOT may have separate requirements regarding this sidewalk/pathway segment.

3) Upright curbing must be provided around all parking areas and circulation drives unless a waiver is granted by the City Planner. The City Planner is accepting the partial elimination of curbing as related to stormwater facility design.

4) Sheet C-001 Cover Sheet and Overall Site Plan
   a) In the Site Data column and the plan, please update the building areas. The proposed building area differs for the size of the Garage as there are references to the office (9,900 SF) and the garage (9,900 SF). The garage area is also listed as 9,600 SF +/- for a total building area of 19,500 SF +/-. The applicant has confirmed the Garage Building size to be 9,600 SF; this correction should be applied to all sheets.
   b) The Site Data column indicates an existing building area of 9,900 SF. There is currently not a building on the site, so this needs to be corrected.

5) Landscape Plan
   a) The street frontage trees should be clearly located on the subject parcel. Ensure tree planting locations do not conflict with fire hydrants and also maintain separation distances from utilities lines. The current plans show potential conflicts with light poles.
   b) Clarify is balance of site is proposed as a meadow area.

6) If easements, right-of-way dedication, or changes to lot lines are included, please provide a record plan sheet. There was a previous Record Plan with C-21-07; this may need to be updated if easements, etc. are changing with this Plan. Currently no subdivision of the property into multiple lots is proposed.

7) Provide construction details for the following items but not limited to, dumpster enclosure, traffic control signage, lighting fixtures, bicycle racks, handicap signage, etc.

8) Consideration should be given to addressing the future multiple buildings on this site in general. This can be proposed in coordination with the City's Tax Office and GIS Section.

9) The construction of the site entrances and street improvements to Lafferty Lane 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.

12) The Building Plans must include designs that provide an NLR (outdoor to indoor) of 25dB.

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 Sidewalk Installation Requirements: In accordance with *Zoning Ordinance,* Article 5 §18.2, the applicant has requested a waiver from the installation of frontage sidewalk along the entire length of the parcel, proposing to limit sidewalk installation to within the project area. Staff notes that Lafferty Lane is a State-maintained road, and DelDOT will likely require a sidewalk along the entire frontage of the property. Even if the Planning Commission grants a sidewalk waiver, the applicant will need to comply with DelDOT requirements. Planning Staff encourages the installation of sidewalk at least within the development area as other property/projects along Lafferty Lane are beginning the construction of a pathway system along this roadway.

2) Waiver Request - Elimination of Upright Curbing: In accordance Article 6 §3.6 (b) of the City of Dover zoning standards, upright curbing requirements can be relaxed for portions of a parking area when there is a demonstrated need to convey stormwater to a proposed SWM area. As the plan proposes sheet flow drainage into onsite swales and a stormwater pond/facility, the City Planner has granted the waiver for upright curbing in these areas.

3) Stormwater Requirement – Dry Pond Design: In accordance with Article 3 §22.8 (f) of the *Zoning Ordinance*, land uses that attract birds or water fowl (such as, but not limited to, landfills, wastewater treatment facilities, and associated settling ponds, artificial marshes, dredge spoil materials, sand and gravel dredging operations and open fish farming) are prohibited within the CZ, APZ I and APZ II zones of the AEOZ. As the plan includes a stormwater/sediment pond within this zone, staff recommends that the pond design be designed as a dry pond so as not to hold water and/or attract birds. The SWM plan would need to confirm all continued stormwater requirements given this design stipulation. Staff recommends that the applicant coordinate with the Dover Air Force Base regarding the pond design.

4) Garage Building Location – Noise Zone: In accordance with Article 3 §22.7 (a) of the *Zoning Ordinance*, buildings should be situated on the portion of the lot that affords the least noise impact to the building whenever practicable. Please evaluate whether the Garage Building could be shifted slightly west to avoid the Noise Zone and clarify the specific uses within this Building.

5) Consideration of Performance Standards Review Application: Planning Staff recommends

approval of the Performance Standards Review, believing it sufficiently demonstrates the intent to comply with the restrictions as provided in *Zoning Ordinance,* Article 5 Section 8.1 and 8.2.

6) Connectivity to Construction Drive (Proposed Street): Staff recommends evaluating the location of the right-of-way for Construction Drive found on the Cassidy Commons property to the east. The subject site could determine the feasibility of a potential connection to the proposed street as part of a larger circulation network for this area on the south side of Lafferty Lane.

X. ADVISORY COMMENTS TO THE APPLICANT:

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

2) The Dover Air Force Base would be a source of information relating to FAA Bird Mitigation for properties in the flight path for the Air Base, population density suggestions in the APZ I & II zones, as well as submission to DelDOT for the State Office of Aeronautics requirements.

3) Land Use Compliance: Any uses of the site and the buildings are subject to compliance with the allowable uses of the M (Manufacturing Zone) and the AEOZ (Airport Environs Overlay Zone) Land Use Compatibility Table. Evaluation of each use will occur as part of the Permit process for construction activity or for establishment of a use and also as part of the Business Licensing program.

4) 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.

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

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

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

8) 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.

9) 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.

10) 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: DECEMBER 31, 2025

APPLICATION: **R.E. PIERSON REGIONAL HEADQUARTERS (OFFICE, GARAGE AND CONTRACTORS YARD) @ 30 LAFFERTY LANE**

FILE #: **S-26-02**

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

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

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

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

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION

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

STORMWATER

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

STREETS

1. Final site plan approval will not be granted until a 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.

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.

S-26-02

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: December 31, 2025

CITY OF DOVER FIRE MARSHAL

APPLICATION: R.E. Pierson Regional Headquarters

FILE #: S-26-02 REVIEWING AGENCY: **City of Dover, Office of the Fire Marshal**

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

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 office/business and possibly storage.

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

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

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

4. Perimeter access shall be 30% for the office/business and 50% for the storage 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. All access roadways shall be paved and be a minimum of 20 feet clear width for two-way traffic and 14 feet clear width for one-way traffic. The paved width of access roadway shall be measured from edge of parking spaces, or face of curb for vertical curb and back of curb for mountable curb, or edge of pavement if there is no curbing.(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 5.2)

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

7. Gated Areas: Fire Department access shall be provided to the property through the use of a system or device approved by the Fire Marshal. The system or device required shall be located in an area accessible to the fire department and approved by the Fire Marshal. All gates shall be either automatic or manual.

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

   A manual gate shall consist of one manual means to open the gate. The owner or their representative shall meet with the Fire Marshal prior to submission to agree on the means to open. A letter of agreement shall be created and signed by both parties. The letter shall include a detailed description of the manual means to open.
   To be considered accessible for fire department apparatus the actual clear openings shall be not less than 14 feet, the paved surface through the gate shall be not less than 12 feet, and the gate shall be setback from the perpendicular street by at least 50 feet.
   Please contact this office to discuss options available to comply with this requirement.
   (2021 Delaware State Fire Prevention Regulations 705, Chapter 5, 2.6)

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

   NFPA 1

   18.5.2 detached one- and two-family dwellings, fire hydrants shall be provided for detached one- and two-family dwellings in accordance with both of the following: 1. the maximum distance to a

fire hydrant from the closest point on the building shall not exceed 600 feet 2. the maximum distance between fire hydrants shall not exceed 800 feet.

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

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

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

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

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

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

12. 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)

13. 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

14. 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)

15. 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)

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

17. 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.

18. 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)

19. 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)

20. 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)

21. 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

22. 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

23. Project to be completed per approved Site Plan.

24. Full building and fire plan review is required.

25. 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.

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

27. 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.

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

29. 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. What is the proposed garage being used for?
2. See item # 7 listed above in reference to gated areas.
3. Need to discuss adding 1-2 fire hydrants

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):
2024 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
2024 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
2025 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
2025 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.**

From: Akbar, Ali (DelDOT)
To: Melson-Williams, Dawn; Purnell, Maretta
Cc: Mobley, Will (DelDOT)
Subject: EXTERNAL: DAC Plan Comments
Date: Friday, January 2, 2026 10:20:10 AM

Some people who received this message don't often get email from ali.akbar@delaware.gov. Learn why this is important

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

Good morning,

Here are the comments from DelDOT for the applications discussed in the DAC Committee Meeting.

S-26-01 Bayhealth Medical Center, Inc. - Kent Campus: Master Plan Phases 1-3
Comments: Schedule a pre-submittal meeting with DelDOT

S-26-02 R.E. Pierson Regional Headquarters (Office, Garage and Contractors yard) at 30 Lafferty Lane
Comments: Schedule a pre-submittal meeting with DelDOT
NOTE: Project appears to have an entrance within the area of a Right Turn Lane on Eastbound Lafferty Lane to Cassidy Drive. Ensure entrance is NOT within the operational area of the RTL.

S-26-03 The Enclave Apartments: Revised Walker Road Apartments
Comments: Schedule a pre-submittal meeting with DelDOT

S-26-04 DuPont Plaza at 747 N. DuPont Highway: Revised Master Plan
Comments: Schedule a pre-submittal meeting with DelDOT

Please let me know if you have any questions.

Ali Akbar
Engineer I
DelDOT, Development Coordination
800 Bay Road
Dover, DE 19901
302-760-2910

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

CITY OF DOVER
ADMINISTRATIVE SITE PLAN REVIEW
JANUARY 2026

APPLICATION: R.E. Pierson Regional Headquarters (Office, Garage, & Contractors Yard) at 30 Lafferty Lane

FILE #: S-26-02

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. A pre-application meeting will need to be held with KCD prior to submitting plans for review.
2. Due to the site being within close proximity to a ground water management zone, the stormwater facility will need to be a dry or infiltrating basin. A wet facility where groundwater is intercepted cannot be used.
3. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
4. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

ADVISORY BRIEF

D.A.C. MEETING DATE: 1/7/2026

Dover/Kent County Metropolitan Planning Organization

S-26-02 R.E. Pierson Regional Headquarters (Office, Garage and Contractors yard) at 30 Lafferty Lane

FILE # S-26-02 REVIEWING AGENCY: Dover/Kent County MPO

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

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

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

City of Dover Planning Commission
Site Development Plan Review

S-26-02 R.E. Pierson Regional Headquarters (Office, Garage and Contractors yard) at 30 Lafferty Lane

First, Dover Kent MPO would like to point out the need for adequate pedestrian facilities in this area. Lafferty Lane is a Minor Collector with an Annual Average Daily Traffic (AADT) of 1,969 and a posted speed limit of 40 mph. Shoulders are present on Lafferty Lane but it is generally not safe for pedestrian use, given the posted speed limit and the curve in the roadway. Although there are limited existing sidewalks at this time, it is possible to connect with the sidewalks in front of Cassidy Commons. While adding sidewalks to the entire frontage of the property would have the best outcome towards safety and connectivity, if this is not done right away, the applicant should be prepared to add the remaining sidewalks when additional segments of the property are developed.

Other pedestrian and bicycle improvements are already present in the site plan. These include internal sidewalks with ADA ramps, crosswalks, bicycle racks, and accessible parking spaces close to the main building. These features will all help improve the experience for visitors to the

property. One place that could also use a crosswalk is at the entrance to the parking area, where the two ADA ramps are located. This would allow for safer movements between Lafferty Lane and the main building.

The planned entrance to the property should not conflict with the righthand turn lane connecting to Cassidy Drive. Note that it might be necessary to add a similar righthand turn lane at the entrance to the property. This would reduce the likelihood of a crash as vehicles turn off of Lafferty Lane. The applicant should work with DelDOT in order to address this need.

Finally, for site plans that involve freight trucks and other large vehicle types, Dover Kent MPO typically recommends adding truck parking and staging to the plan. Doing so will reduce the need for vehicles to park in the road's shoulder or in "undesignated" parking locations. Although this particular property might not be used primarily for freight purposes, it would still be beneficial to designate additional space for large vehicles to use when the garage is at capacity. This could be as simple as using paint to indicate these locations within the paved area of the property. For more information on the City of Dover's goals for truck parking, please refer to the *Dover Freight Plan*.[1]

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.

[1] *Dover Freight Plan*. Dover/Kent County MPO (2025). https://doverkentmpo.delaware.gov/files/2025/04/2025-04_Dover-Freight-Plan_FINAL.pdf.

BECKER MORGAN GROUP

ARCHITECTURE ENGINEERING

PLANNING OUR CLIENTS' SUCCESS

WAIVER REQUEST
R.E. PIERSON REGIONAL HQ
SITE PLAN
CURBING REQUIREMENTS

REQUEST:

We request that the required upright concrete curbing along the drive to the rear building and storage area be waived to allow for sheet flow off the pavement for stormwater management purposes.

EXTENT OF THE REQUEST:

Article 6, section 3.6 (b) state "All permanent parking areas shall be enclosed with upright concrete curbing at least six inches in height."
We are requesting a waiver to eliminate perimeter upright curbing along the drive to the garage and paved storage area (once past the intersection with the parking area drive) to allow for sheet flow to runoff into the perimeter drainage system (swales). Perimeter curb will be installed along the entrance and into the surface parking area in front of the office building.

BASIS FOR REQUEST:

Article 6, section 3.6 (b) of the City of Dover zoning standards states "The city planner 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 intend to sheet flow drainage off of the pavement areas into the swales and the pond and thus curbing is not required to direct drainage to inlets.

202530200ae-curb-waiver.doc

BECKER MORGAN GROUP, INC.

ARCHITECTURE & ENGINEERING

309 SOUTH GOVERNORS AVENUE
DOVER, DELAWARE 19904
302.734.7950
FAX 302.734.7965

RITTENHOUSE STATION
250 SOUTH MAIN STREET, SUITE 109
NEWARK, DELAWARE 19711
302.369.3700

PORT EXCHANGE
312 WEST MAIN STREET, SUITE 300
SALISBURY, MARYLAND 21801
410.546.9100
FAX 410.546.5824

ARCHITECTURE & PLANNING

3205 RANDALL PARKWAY, SUITE 211
WILMINGTON, NORTH CAROLINA 28403
910.341.7600
FAX 910.341.7506

www.beckermorgan.com

BECKER MORGAN GROUP

ARCHITECTURE ENGINEERING

PLANNING OUR CLIENTS' SUCCESS

WAIVER REQUEST
R.E. PIERSON REGIONAL HQ
SITE PLAN
SIDEWALK REQUIREMENTS

REQUEST:

Elimination of sidewalk installation requirements along the portion of the property to the west of the project site due to the nature/size of the parcel, the project location on the property itself and the use of the site as a contractor Headquarters with equipment/materials storage.

EXTENT OF THE REQUEST:

Article 5, Section 18.2, Sidewalks or other pathways according to the requirements of this section shall be installed on a property by the property owner or developer under the following circumstances:
a) When the property is part of a development proposal which is subject to planning commission site development plan review.
We would like to eliminate the requirement for the portion of the sidewalk along the frontage of Lafferty Lane to the west of the project area. Frontage sidewalk would be installed along the frontage of the proposed project area.

BASIS FOR REQUEST:

Article 5, Section 18.5, states "The property owner or developer may request a waiver from the planning commission or city planner, according to the type of plan review required by Appendix B—Zoning, Article 10—Planning Commission, under the following circumstances in order to reduce or eliminate the requirements for pathway installation:
a) When the property is isolated from the existing pathway network, with no existing pathways within the immediate vicinity of the property.
This project proposes to develop 5.28 Acres of the 29.614 acre parcel with the proposed project area located at the east side of the property. The remainder of the parcel is intended to be left for future development. Additionally, no sidewalks exist along the south side of Lafferty Lane from the Bay Road intersection to this property's eastern boundary line. Thus, we request that the remainder of the frontage sidewalk be

BECKER MORGAN GROUP, INC.

ARCHITECTURE & ENGINEERING

309 SOUTH GOVERNORS AVENUE
DOVER, DELAWARE 19904
302.734.7950
FAX 302.734.7965

RITTENHOUSE STATION
250 SOUTH MAIN STREET, SUITE 109
NEWARK, DELAWARE 19711
302.369.3700

PORT EXCHANGE
312 WEST MAIN STREET, SUITE 300
SALISBURY, MARYLAND 21801
410.546.9100
FAX 410.546.5824

ARCHITECTURE & PLANNING

3205 RANDALL PARKWAY, SUITE 211
WILMINGTON, NORTH CAROLINA 28403
910.341.7600
FAX 910.341.7506

www.beckermorgan.com

constructed when the remainder of the property is developed in the future.

b) When the proposed use would not generate or attract additional pedestrian, bicycle, or other non-motorized trips.
The proposed use of the site is a contractors headquarters office and equipment/materials storage areas for conducting construction services. Contractor offices/yards do not generate pedestrian traffic as there is no sales or services provided to the general public at the project site.

c) When physical characteristics of the property are such that pathway installation is impractical or impossible.
N/A for this project

BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING

PLANNING OUR CLIENTS' SUCCESS

December 17, 2025

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

RE: **Performance Standard Review Application**
R.E. PIERSON REGIONAL HQ
Dover, Delaware
2025302.00

Dear Mrs. Melson-Williams:

On behalf of our client, R.E. Pierson Construction Company, we are hereby submitting a Performance Standard Review Application as a supplement to the Application for Site Development Plan Approval for the above-referenced project. This is submitted for consideration at the January 20, 2026 Planning Commission meeting. This project proposes the construction of a 9,900 s.f. contractors office building and a 9,600 s.f. maintenance garage/storage building with associated parking, fenced storage area and other site amenities. The building is not intended for any type of manufacturing processes and thus the majority of the following standards are not applicable. Per your request, responses to the Performance Standards for the structure is provided below.

Buildings

Section 8.51 - Fire and Explosion hazards: The proposed buildings are under the threshold to require fire sprinklers and thus will not be sprinklered in accordance with the Delaware State Fire Prevention Regulations. The buildings will not contain any hazardous or explosive materials nor will there be any fuel storage on the site.

Section 8.52 - Radioactivity or Electromagnetic Disturbance: Not Applicable. The proposed buildings will not contain nor produce radioactivity or electromagnetic disturbance.

Section 8.53 - Noise: Not Applicable - The proposed buildings will not generate any noise beyond that which is consistent with a construction company office and maintenance garage.

Section 8.54 - Vibration: Not Applicable - The proposed buildings will not generate any vibrations.

Section 8.55 - Smoke: Not Applicable - The proposed buildings are not intended for manufacturing and will not generate smoke as part of their operation.

Section 8.56 – Odors: Not Applicable - The proposed buildings will not generate odorous gases or other offensive odorous matter.

Section 8.57 – Fly Ash, Dust, Fumes, Gases, and other forms of Air Pollution: Not Applicable - The proposed building will not generate any of the aforementioned forms of air pollution.

Section 8.58 - Glare: The proposed lighting for the building and parking areas will meet City of Dover lighting requirements.

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

www.beckermorgan.com

BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING

Section 8.59 – Liquid or Solid Wastes: No liquid or solid wastes will be discharged to the public sewer other than normal sanitary sewage from restrooms within the building.

Section 8.60 – Traffic Congestion: The proposed site will take access from Lafferty Lane, which is a DelDOT maintained roadway. The total site trips for the project do not meet DelDOT's threshold for a Traffic Impact Study. As the site is a construction contractor office and maintenance garage, the only trips to the site will be employee trips.

We believe this addresses the requirements for the Performance Standard Review Application. Please attach this application to our Application for Site Development Plan Approval scheduled for review by the Planning Commission and contact me with any questions.

Sincerely,

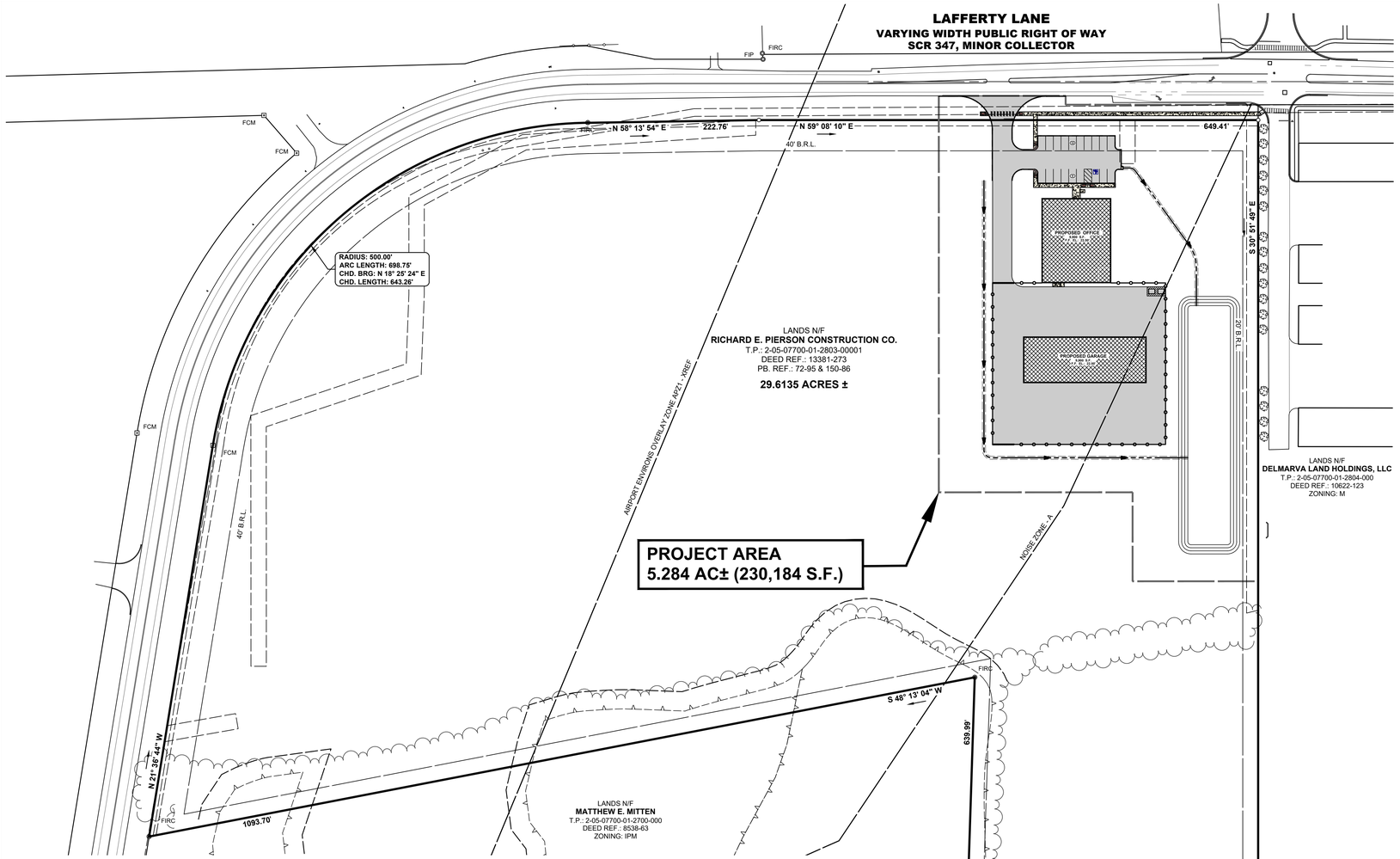
BECKER MORGAN GROUP, INC.

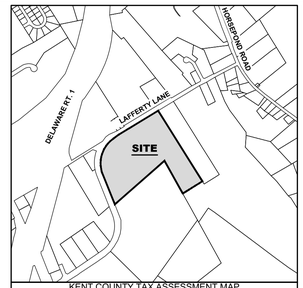
Michael J. Henry, LEED AP
Senior Associate

MJH/

Cc: Nick Hetrick – R.E. Pierson Construction Company

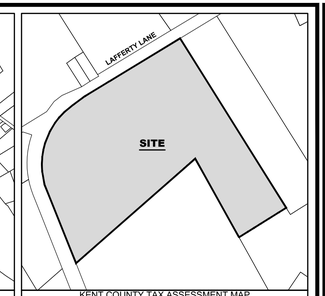
202530200ah-Perf-Rev-ltr.docx





KENT COUNTY TAX ASSESSMENT MAP

VICINITY MAP SCALE : 1" = 1,200'



KENT COUNTY TAX ASSESSMENT MAP

LOCATION MAP SCALE : 1" = 500'

SITE DATA

1.	OWNER OF RECORD:	RICHARD E. PIERSON CONSTRUCTION CO. P.O. BOX 430 WOODSTOWN, N.J. 08098 (856) 769-8244 - EMAIL: NHETRICK@REPIERSON.COM	
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DE. 19904 (302) 734-7950 - EMAIL: mhenry@beckermorgan.com	
3.	PROPERTY MAP NUMBERS:	2-05-07700-01-2803-00001	
4.	PROPERTY ADDRESS:	30 LAFFERTY LANE DOVER, DE. 19901	
5.	PROPERTY LOCATION:	LATITUDE: N 39° 08' 50.81" GRS80 - NAD83 (2011) LONGITUDE: W 75° 29' 31.73" GRS80 - NAD83 (2011)	
6.	ZONING CLASSIFICATION:	EXISTING: M - MANUFACTURING, AEOZ (APZ 1, 65 DNL A) PROPOSED: M - MANUFACTURING, AEOZ (APZ 1, 65 DNL A)	
7.	DEED REFERENCE :	DEED BOOK: 13381/273	
8.	PLAT REFERENCE :	PLAT BOOK: 72/95 AND 150/86	
9.	PRESENT USE: PROPOSED USE:	VACANT OFFICE, GARAGE, CONTRACTOR YARD	
10.	PROPERTY AREAS:	TOTAL: 29.6135 ACRES± (1,289,964 S.F.) PROPOSED PROJECT AREA: 5.284 ACRES± (230,184 S.F.)	
11.	IMPERVIOUS (LOT) COVERAGE:	MAXIMUM ALLOWED: 85% EXISTING: 0 S.F. PROPOSED: 72,341 S.F. = 5.61%	
12.	BULK STANDARDS:	M - MANUFACTURING LOT AREA (MIN.): LOT WIDTH (MIN.): LOT DEPTH (MIN.): FRONT SETBACK: SIDE SETBACK: REAR SETBACK: SIDE/REAR ADJ RESIDENTIAL:	REQUIRED 0.5 ACRES 100 FT. 150 FT. 40 FT. 20 FT. 20 FT. 50 FT.
13.	BUILDINGS:	EXISTING: 9,900 S.F. (OFFICE) PROPOSED: 9,600 S.F. (GARAGE) 19,500 S.F. (TOTAL) HEIGHT: 17.5 FT.+/- (60 FT. (MAX.) STORIES: 1 (NO LIMIT FLOOR AREA RATIO: 0.015 (0.5 (MAX.) NFPA CONSTRUCTION TYPE: TYPE VB	
14.	UTILITIES:	WATER: CITY OF DOVER SEWER: CITY OF DOVER GAS: CHESAPEAKE UTILITIES ELECTRIC: CITY OF DOVER	
15.	PARKING CALCULATIONS :	REQUIRED: 9,900 S.F. / 800 S.F.= 12.4 OR 1/EMP (15) = 15 PROVIDED: 19 HANDICAPPED PARKING REQUIRED : 1 HANDICAPPED PARKING PROVIDED : 1 (VAN ACCESSIBLE) BICYCLE PARKING REQUIRED : 1 BICYCLE PARKING PROVIDED : 2	
16.	LOADING CALCULATIONS :	LOADING BERTHS REQUIRED : 1 LOADING BERTHS PROVIDED : 1	
17.	DUMPSTER CALCULATIONS :	DUMPSTERS REQUIRED : 2 DUMPSTERS PROVIDED : 2	
18.	SIGNAGE :	FUTURE PERMIT SUBMISSION	
19.	OUTDOOR LIGHTING :	LIGHTING SHALL BE 1.5 FOOT CANDLES (MINIMUM) AT GRADE	
20.	SURVEY DATUM:	NGS MONUMENT: VERTICAL: NAVD 88 - CORS HORIZONTAL: NAD 83 (2011) DSP - CORS	
21.	MONUMENTATION:	14 FOUND	
22.	SOILS ON SITE:	FgcA - FALLSINGTON LOAMS, 0 TO 2 PERCENT SLOPES, MID ATLANTIC COASTAL PyA - PINEYNECK LOAM, 0 TO 2 PERCENT SLOPES PyB - PINEYNECK LOAM, 2 TO 5 PERCENT SLOPES WocA - WOODSTOWN LOAM, 0 TO 2 PERCENT SLOPES, MID ATLANTIC COASTAL	
23.	WETLAND AREA:	1.06 ACRES	
24.	ROAD CLASSIFICATION:	LAFFERTY LANE - MINOR COLLECTOR - 40 MPH	

GENERAL NOTES :

1. THE BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM A FIELD RUN SURVEY PERFORMED BY BECKER MORGAN GROUP, INC., DOVER, DE., IN OCTOBER 2025.
2. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OFTITLE AND ADJACENT DEED RECORD INFORMATION.
3. 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.
4. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. ADDITIONALLY, A UTILITY MARK-OUT WAS PROVIDED BY CENTURY ENGINEERING IN SEPTEMBER 2017. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) AND ENGAGE A PRIVATE UTILITY LOCATOR 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.
5. FLOODPLAIN: PARCEL IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, BASED ON FEMA FIRM MAP 10001C0188J, EFFECTIVE DATE JULY 7, 2014.
6. ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
7. 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.
8. ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT" AND ANSI ICC A117.1 - 2017 " ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES"
9. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
10. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF DOVER (C.O.D.), DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) , KENT CONSERVATION DISTRICT (KCD) AND ALL APPROPRIATE STATE AND COUNTY AGENCIES.
11. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER WATER & WASTEWATER DEPARTMENT AND THE STATE OF DELAWARE (DELDOT) STANDARDS AND CONSTRUCTION SPECIFICATIONS.
12. ALL FIRE LANE DEMARCATION AND FIRE LANE SIGNS SHALL BE IN ACCORDANCE WITH ALL STATE FIRE PREVENTION REGULATIONS.
13. ALL WORK WITHIN CITY/DELDOT MAINTAINED ROAD RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT REVISION OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, BY THE DELAWARE DEPARTMENT OF TRANSPORTATION AND ALL CITY OF DOVER REQUIREMENTS.
14. TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. STORMWATER MANAGEMENT AND SEDIMENT / EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION DELAWARE SEDIMENT AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS OF PROPOSED STRUCTURES FOR ALL DIMENSIONS OF BUILDINGS AND FOUNDATIONS. PROPOSED BUILDING FOOTPRINTS, AS SHOWN ON SITE PLAN, SHOULD ONLY BE USED AS A REFERENCE TO THE ABOVE MENTIONED PLANS.
17. HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT.
18. ALL EXISTING SANITARY SEWER LINES, STORM DRAINS, AND WATER LINES NOT USED FOR THE PROPOSED FACILITY MUST BE PROPERLY ABANDONED AT THE MAINS IN ACCORDANCE WITH THE CITY OF DOVER WATER & WASTEWATER DEPARTMENT REQUIREMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
19. PART II, CHAPTER 180, ARTICLE III, SECTION 180-10 OF THE CODE OF KENT COUNTY REQUIRES THAT "NO PERSON SHALL DISCHARGE OR CAUSE TO BE DISCHARGED ANY STORMWATER, SURFACE WATER, UNCONTAMINATED GROUNDWATER, ROOF RUNOFF, SUBSURFACE DRAINAGE, UNCONTAMINATED NONCONTACT COOLING WATER, CONDENSATE, OR UNPOLLUTED INDUSTRIAL PROCESS WATERS TO ANY SANITARY SEWER". THE CONTRACTOR/DEVELOPER SHALL ENSURE DURING CONSTRUCTION THAT NO ILLEGAL DISCHARGES TO THE SANITARY SEWER SYSTEM ARE CREATED WITH THE SITE IMPROVEMENTS.
20. THE SITE CONTRACTOR SHALL NOTIFY THE CITY OF DOVER DEPARTMENT OF WATER AND WASTEWATER CONSTRUCTION MANAGER AT 302-736-7025 PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER DEPARTMENT OF WATER AND WASTEWATER MUST OBSERVE 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 TAP 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.
21. IF THE APPROVED PLAN NEEDS TO BE MODIFIED DUE TO ERRORS OR OMISSIONS OR FIELD CONDITIONS, ADDITIONAL SEDIMENT AND STORM WATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT (KCD).
22. THE KENT CONSERVATION DISTRICT (KCD) RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
23. ALL WATER AND WASTEWATER UTILITY COMPONENTS MUST MEET THE REQUIREMENTS OF THE CITY OF DOVER WATER & WASTEWATER DEPARTMENT SPECIFICATIONS.
24. ALL EXISTING UTILITIES SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH CURRENT CITY OF DOVER REQUIREMENTS AND PRACTICES.
25. PRIOR TO THE START OF CONSTRUCTION OR ORDERING OF MATERIALS, THE CONTRACTOR SHALL ENGAGE A PRIVATE UTILITY LOCATOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE PROJECT EXTENTS AS WELL AS VERIFYING ELEVATIONS OF ALL UTILITIES TO BE CROSSED WITH NEW IMPROVEMENTS. CONTRACTOR SHALL REPORT CONFLICTS/ISSUES TO THE ENGINEER.
26. ALL SUBSURFACE UTILITIES SHOWN HEREON ARE BASED ON BASED ON SURFACE EVIDENCE COLLECTED FROM THE FIELD TOPOGRAPHIC SURVEY AND THE BEST AVAILABLE RECORDS.
27. 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.
28. IN ACCORDANCE WITH APPENDIX A, ARTICLE VI, SECTIONS B.3, ALL SIDEWALKS SHALL ASCEND FROM THE CURBSTONE TO THE BUILDING LINE AT THE RATIO OF ONE-QUARTER 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 RE-LAID.

NOTE:
PRIOR TO THE START OF CONSTRUCTION OR ORDERING OF MATERIALS, THE CONTRACTOR SHALL ENGAGE A PRIVATE UTILITY LOCATOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE PROJECT EXTENTS AS WELL AS VERIFYING ELEVATIONS OF ALL UTILITIES TO BE CROSSED WITH NEW IMPROVEMENTS. CONTRACTOR SHALL REPORT CONFLICTS/ISSUES TO THE ENGINEER.

SHEET INDEX

C-001	COVER SHEET AND OVERALL SITE PLAN
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-201	SITE, UTILITY, GRADING PLAN
L-001	LANDSCAPE PLAN

OWNERS CERTIFICATION

WE, RICHARD E. PIERSON CONSTRUCTION CO, 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 BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

NICK HETRICK, GENERAL MANAGER — DATE

ENGINEERS CERTIFICATION

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

J. MICHAEL RIEMANN, P.E — DATE

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

www.beckermorgan.com

PROJECT TITLE

R.E. PIERSON REGIONAL HQ

30 LAFFERTY LANE
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

COVER SHEET AND OVERALL SITE PLAN

0 40 80 160

SCALE: 1" = 80'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER/STATE: C-001

PROJECT NO.: 2025302.00
DATE: 12-5-25
SCALE: 1" = 80'
DRAWN BY: **A.J.S.** | PROJ. MGR.: **M.J.H.**

SHEET

C-001

COPYRIGHT 2025

F:\Projects\2025\2025302\00\10_Civil\DWG\2025302-SITE-C3D21.dwg, Dec 04, 2025 - 8:

LAFFERTY LANE
VARYING WIDTH PUBLIC RIGHT OF WAY
KCR 347, MINOR COLLECTOR

N 58° 13' 54" E 222.76'

N 59° 08' 10" E 649.41'

EDGE OF PAVEMENT

10' WIDE PERMANENT EASEMENT TO BENEFIT KENT COUNTY LEVY COURT FOR PURPOSE OF SANITARY SEWER (D.R. 612-42)

20' WIDE DRAINAGE EASEMENT TO THE STATE OF DELAWARE PER P.B. 150-86

DELDOT PERMANENT EASEMENT PER P.B. 150-86

EX. GRAVEL ENTRANCE

EXISTING GRAVEL TO BE REMOVED

20' WIDE SEWER EASEMENT TO THE CITY OF DOVER PER P.B. 150-86

BENCH MARK 1
"RAILROAD SPIKE"
ELEV. 24.36
N: 416983.3197
E: 630257.9844

EX. BUILDING

CASSIDY DRIVE

S 30° 51' 49" E

EX. GRAVEL DRIVE

RADIUS: 500.00'
ARC LENGTH: 698.75'
CHD. BRG: N 18° 25' 24" E
CHD. LENGTH: 643.26'

GRASS AREA

LANDS N/F
RICHARD E. PIERSON CONSTRUCTION CO.
T.P.: 2-05-07700-01-2803-00001
DEED REF.: 13381-273
PB. REF.: 72-95 & 150-86
29.6135 ACRES ±

AIRPORT ENVIRONS OVERLAY ZONE APZ1 - XREF

EXISTING SOIL STOCKPILE TO BE REMOVED

STOCK PILE

LANDS N/F
DELMARVA LAND HOLDINGS, LLC
T.P.: 2-05-07700-01-2804-000
DEED REF.: 10623-123
ZONING: M

20' WIDE DRAINAGE EASEMENT TO THE STATE OF DELAWARE PER P.B. 150-86

EX. BUILDING

BENCH MARK 2
"RAILROAD SPIKE"
ELEV. 19.57
N: 417988.6137
E: 629849.0252

NOISE ZONE - A

EDGE OF WOODS

MAPPED WETLAND LINE

25' WETLAND BUFFER

S 48° 13' 04" W

639.99'

LANDS N/F
MATTHEW E. MITTEN
T.P.: 2-05-07700-01-2700-000
DEED REF.: 8538-63
ZONING: IPM

N 21° 38' 04" W

1093.70'

LAFFERTY LANE
VARYING WIDTH PUBLIC RIGHT OF WAY
KCR 347, MINOR COLLECTOR

EDGE OF PAVEMENT

20' WIDE DRAINAGE EASEMENT TO THE STATE OF DELAWARE PER P.B. 150-86

10' WIDE PERMANENT EASEMENT TO BENEFIT KENT COUNTY LEVY COURT FOR PURPOSE OF SANITARY SEWER (D.R. 612-42)

GRASS AREA

EDGE OF WOODS

MAPPED WETLAND LINE

EDGE OF WOODS

EDGE OF PAVEMENT

FOM

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

www.beckermorgan.com

PROJECT TITLE

R.E. PIERSON REGIONAL HQ

30 LAFFERTY LANE
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

EXISTING CONDITIONS AND DEMOLITION PLAN

0 30 60 120

SCALE: 1" = 60'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-101

PROJECT NO.:	2025302.00
DATE:	12-5-25
SCALE:	1" = 60'
DRAWN BY: A.J.S.	PROJ. MGR.: M.J.H.

SHEET

C-101

COPYRIGHT 2025

LAFFERTY LANE
VARYING WIDTH PUBLIC RIGHT OF WAY
KCR 347, MINOR COLLECTOR

PROPOSED OFFICE
9,900 S.F.
F.F. EL.: 22.50'

PROPOSED GARAGE
9,900 S.F.
F.F. EL.: 22.50'

CASSIDY DRIVE

BENCH MARK 1
IRON ROD W/ CAP
ELEV.: 20.26'
N: 418262.3181'
E: 635357.8644'

BENCH MARK 2
IRON ROD W/ CAP
ELEV.: 18.97'
N: 417809.0131'
E: 635568.0252'

LANDS N/F
RICHARD E. PIERSON CONSTRUCTION CO.
T.P.: 2-05-07700-01-2803-00001
DEED REF.: 13381-273
PB. REF.: 72-95 & 150-86
29.6135 ACRES ±

LANDS N/F
DELMARVA LAND HOLDINGS, LLC
T.P.: 2-05-07700-01-2804-000
DEED REF.: 10622-123
ZONING: M

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

www.beckermorgan.com

PROJECT TITLE

R.E. PIERSON REGIONAL HQ

30 LAFFERTY LANE
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

SITE PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER/STATE: C-201

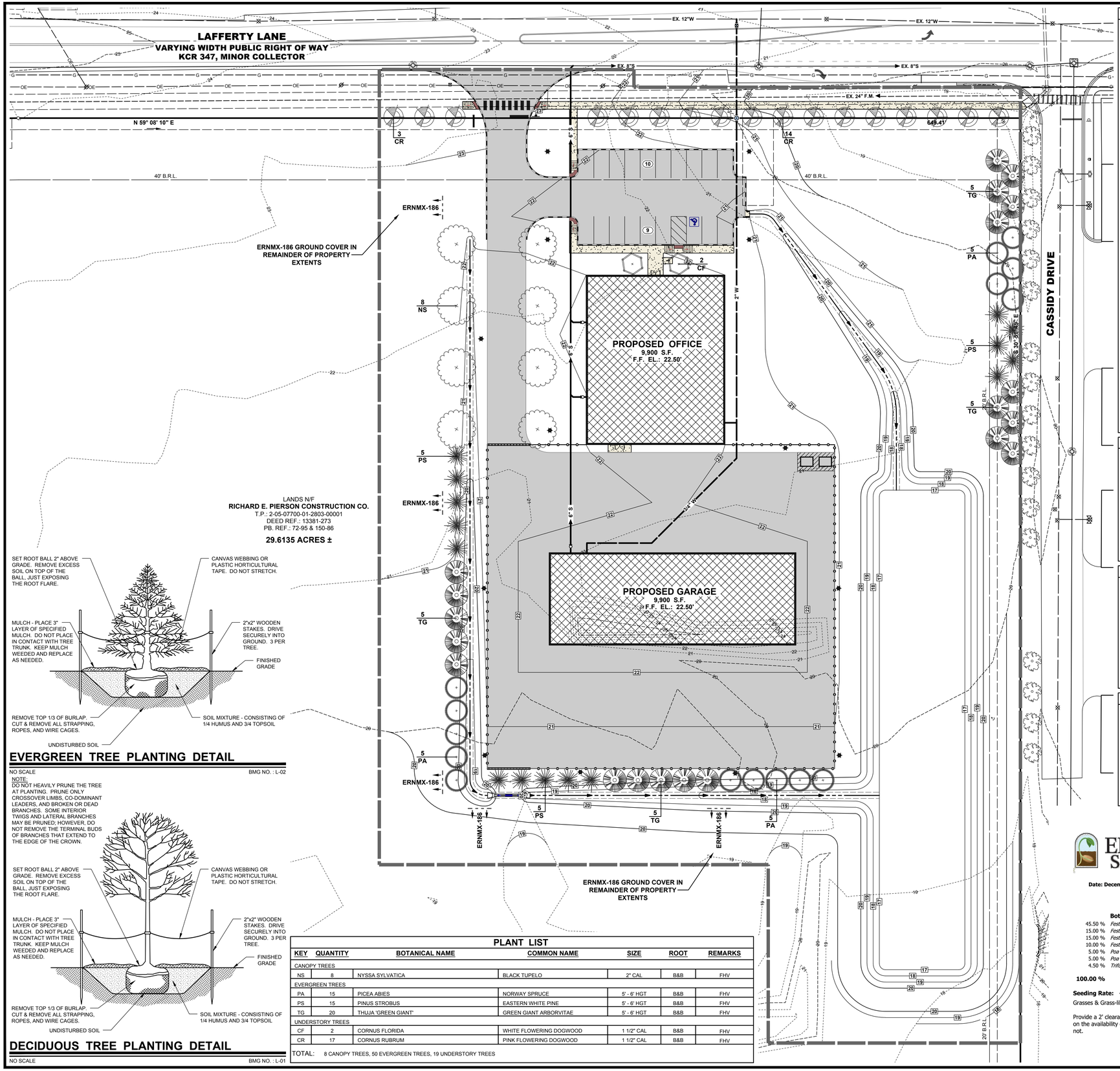
PROJECT NO.:	2025302.00
DATE:	12-5-25
SCALE:	1" = 30'
DRAWN BY: A.J.S.	PROJ. MGR.: M.J.H.

SHEET

C-201

COPYRIGHT 2025

F:\Projects\2025\2025302\00\10_Civil\DWG\2025302-SITE-C3D21.dwg, Dec 04, 2025 - 7



EVERGREEN TREE PLANTING DETAIL

NO SCALE BMG NO. : L-02

NOTE:
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

DECIDUOUS TREE PLANTING DETAIL

NO SCALE BMG NO. : L-01

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CANOPY TREES						
NS	8	NYSSA SYLVATICA	BLACK TUPELO	2" CAL	B&B	FHV
EVERGREEN TREES						
PA	15	PICEA ABIES	NORWAY SPRUCE	5' - 6' HGT	B&B	FHV
PS	15	PINUS STROBUS	EASTERN WHITE PINE	5' - 6' HGT	B&B	FHV
TG	20	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5' - 6' HGT	B&B	FHV
UNDERSTORY TREES						
CF	2	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	1 1/2" CAL	B&B	FHV
CR	17	CORNUS RUBRUM	PINK FLOWERING DOGWOOD	1 1/2" CAL	B&B	FHV

TOTAL: 8 CANOPY TREES, 50 EVERGREEN TREES, 19 UNDERSTORY TREES

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.

SITE DATA

1.	OWNER OF RECORD:	RICHARD E. PIERSON CONSTRUCTION CO. P.O. BOX 430 WOODSTOWN, N.J. 08098 (856) 769-8244 - EMAIL: NHETRICK@REPIERSON.COM
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DE. 19904 (302) 734-7950 - EMAIL: mhenry@beckermorgan.com
3.	PROPERTY MAP NUMBERS:	2-05-07700-01-2803-00001
4.	PROPERTY ADDRESS:	30 LAFFERTY LANE DOVER, DE. 19901
5.	PROPERTY LOCATION:	LATITUDE: N 39° 08' 50.81" GRS80 - NAD83 (2011) LONGITUDE: W 75° 29' 31.73" GRS80 - NAD83 (2011)
6.	ZONING CLASSIFICATION:	EXISTING: M - MANUFACTURING, AEOZ (APZ 1, 65 DNL A) PROPOSED: M - MANUFACTURING, AEOZ (APZ 1, 65 DNL A)

TREE PRESERVATION & DENSITY REQUIREMENTS

1.	EXISTING WOODLAND AREA :	0 S.F.
2.	WOODLANDS TO BE CLEARED :	0 S.F.
3.	TOTAL WOODLANDS REMAINING :	0 S.F.
4.	TOTAL NON-WOODLAND AREA :	230,184 S.F.
5.	DENSITY : 1 TREE PER 3,000 S.F. OF LOT AREA 230,184 / 3,000 S.F. / TREE = 76.72	77 TREES REQUIRED
6.	EXISTING TREES TO BE RETAINED :	0 TREES
7.	PROPOSED TREES :	77 TREES
8.	TOTAL TREES :	77 TREES

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

ERNST SEEDS

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: December 04, 2025

Ernst Solar Farm Seed Mix - ERNMX-186

	Botanical Name	Common Name	Price/Lb
45.50 %	*Festuca rubra*	Creeping Red Fescue	3.58
15.00 %	*Festuca longifolia, 'Sturgeon'*	Hard Fescue, 'Sturgeon'	5.53
15.00 %	*Festuca longifolia, 'Sword II'*	Hard Fescue, 'Sword II'	5.53
10.00 %	*Festuca rubra ssp. commutata*	Chewings Fescue	4.16
5.00 %	*Poa pratensis, 'Baron'*	Kentucky Bluegrass, 'Baron'	4.10
5.00 %	*Poa pratensis, 'Navy'*	Kentucky Bluegrass, 'Navy'	4.10
4.50 %	*Trifolium repens, Dutch*	White Clover, Dutch	9.10
100.00 %		**Mix Price/Lb Bulk:**	**$4.52**

Seeding Rate: 4 lb per 1,000 sq ft

Grasses & Grass-like Species - Herbaceous Perennial; Lawn & Turfgrass Sites; Solar Sites

Provide a 2' clearance between the ground and the solar panels. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

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

www.beckermorgan.com

PROJECT TITLE

R.E. PIERSON REGIONAL HQ

30 LAFFERTY LANE
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

LANDSCAPE PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK		
MARK	DATE	DESCRIPTION

LAYER STATE: L-101

PROJECT NO.:	**2025302.00**
DATE:	**12-5-25**
SCALE:	**1" = 30'**
DRAWN BY: **A.J.D.**	PROJ. MGR.: **M.J.H.**

SHEET

L-101

COPYRIGHT 2025

F:\Projects\2025\2025302\00\10_Civil\DWG\2025302-LSCAPE-C3D21-DE.dwg, Dec 04, 2025 - 9



FRONT (STREET) VIEW



BACK VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW

Wall Material:
- Insulated Metal Wall Panels
- 4 FT tall Wainscoting around perimeter

Roof Material:
- Standing Seam

PROJECT TITLE

R.E. PIERSON REGIONAL HQ

30 LAFFERTY LANE
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

Office Architectural Rendering

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: CONCEPT

PROJECT NO.:

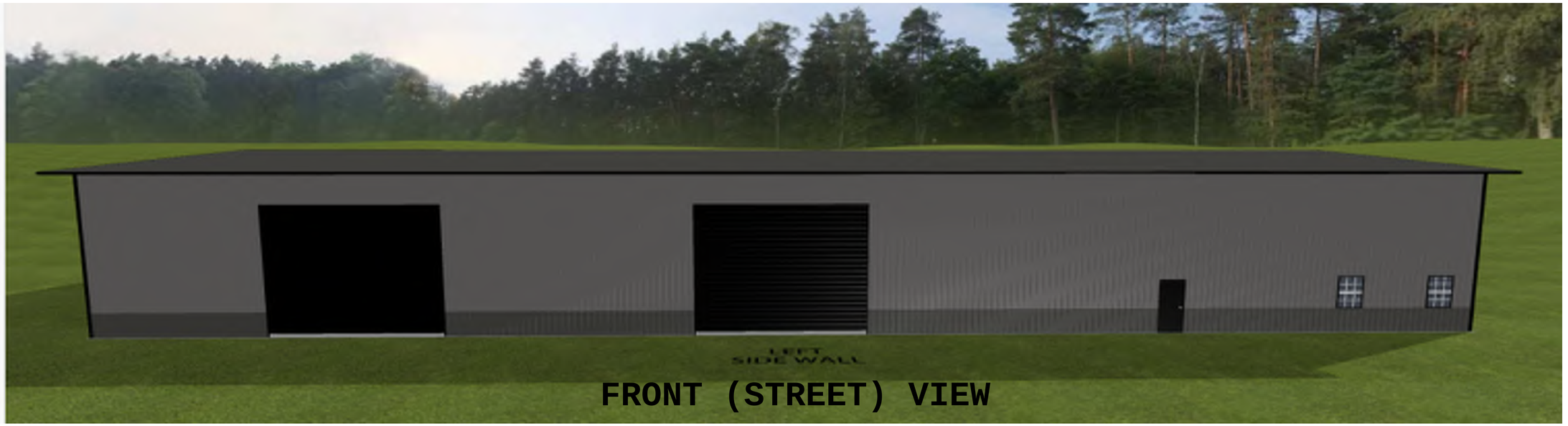
DATE:

SCALE:

DRAWN BY: | PROJ. MGR.:

SHEET

CONCEPT



FRONT (STREET) VIEW



BACK VIEW

Wall Material:
- Insulated Metal Wall Panels
- 4 FT tall Wainscoting around perimeter

Roof Material:
- Standing Seam

PROJECT TITLE

R.E. PIERSON REGIONAL HQ

30 LAFFERTY LANE
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

Shop Architectural Rendering

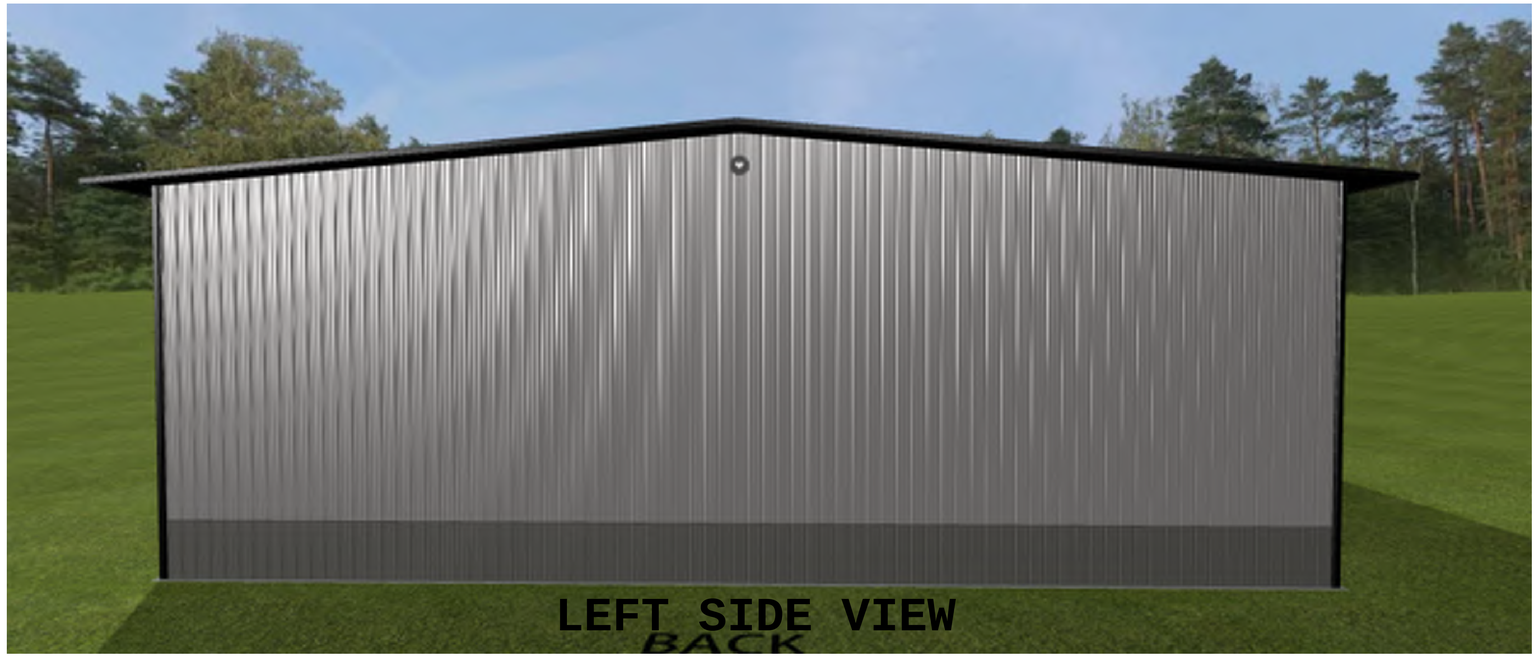
ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: CONCEPT		

PROJECT NO.:
DATE:
SCALE:
DRAWN BY: | PROJ. MGR.:

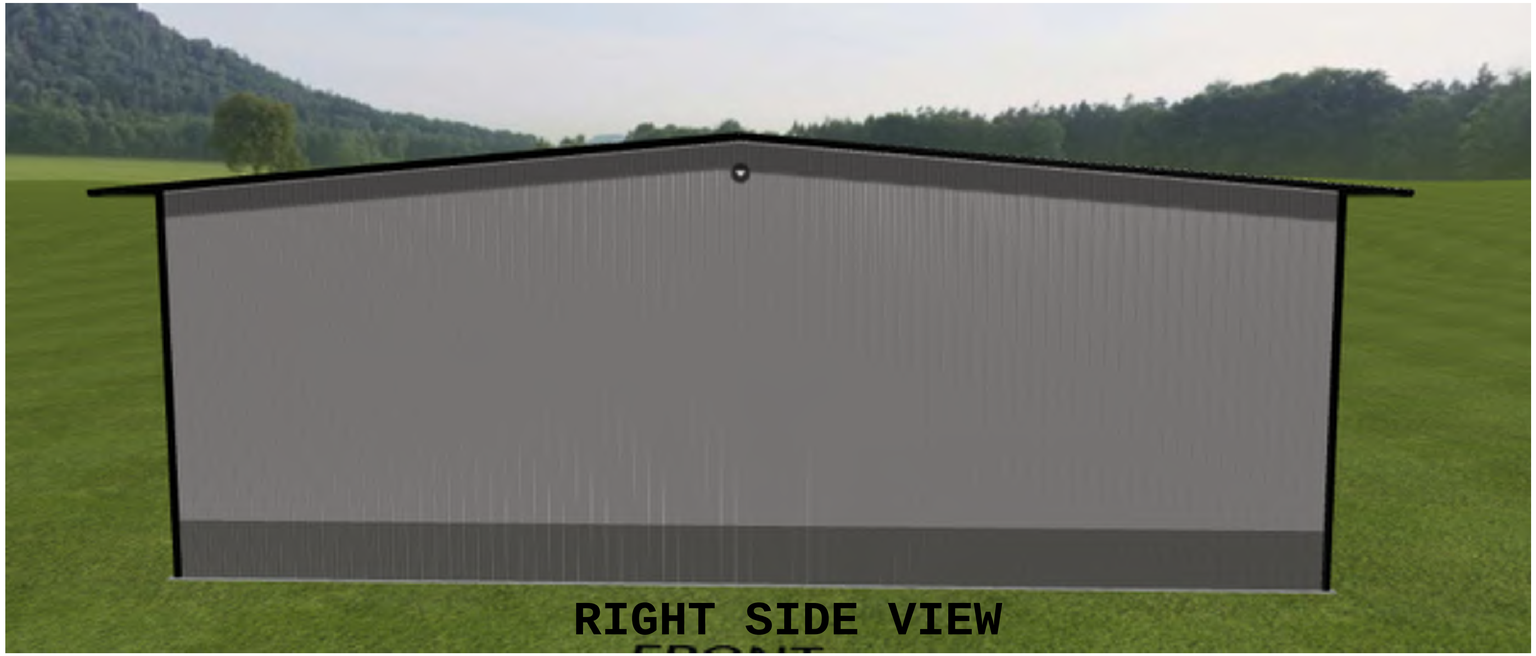
SHEET

CONCEPT



LEFT SIDE VIEW

BACK



RIGHT SIDE VIEW

FRONT

Wall Material:
- Insulated Metal Wall Panels
- 4 FT tall Wainscoting around perimeter

Roof Material:
- Standing Seam

PROJECT TITLE

R.E. PIERSON REGIONAL HQ

30 LAFFERTY LANE
CITY OF DOVER
KENT COUNTY, DE

SHEET TITLE

Shop Architectural Rendering

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: CONCEPT

PROJECT NO.:

DATE:

SCALE:

DRAWN BY: | PROJ. MGR.:

SHEET

CONCEPT

City of Dover

DATA SHEET FOR SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF January 7, 2026

PLANNING COMMISSION MEETING OF January 20, 2026

Plan Title:	The Enclave Apartments (Revised Walker Road Apartments) on Walker Road, Dover, DE S-26-03
Plan Type:	Site Development Plan
Location:	North side of Walker Road; Northeast of the intersection of Kenton Road and Walker Road in Dover, DE between Harmony Road and the Liberty Court Apartments and north of 1325 Walker Road.
Owner:	Dover Synergy Group, LLC
Addresses:	Walker Road, Dover DE 19904 (unaddressed)
Tax Parcel:	ED05-067.18-01-71.00-000
Size:	6.08 +/- acres
Present Uses:	Woodland Forested areas/Undeveloped
Proposed Use:	Apartment Complex – 48 Units
Zoning:	RM-2 (Medium Density Residence Zone)
Parking:	115 total vehicle parking spaces: 106 standard parking spaces, 9 ADA parking spaces, and 16 bicycle spaces (2 racks)
For Consideration: Recreation Area:	Active Recreation Area Plan Required: 10,000 SF Provided: 10,900 SF
Waiver Requested:	Partial Elimination of Curbing

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: January 7, 2026

City of Dover Planning Office

APPLICATION: The Enclave Apartments, Review of a Site Development Plan at Walker Road

FILE #: S-26-03 REVIEWING AGENCY: City of Dover Planning

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

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

I. PLAN SUMMARY

This Application is for Review of a Site Development Application for the construction of two (2) three story, garden style apartment buildings consisting of twenty-four (24) units each for a total of 48 units. Also proposed are a Clubhouse, parking lot improvements, and four (4) outdoor recreation areas. The property is zoned RM-2 (Medium Density Residence Zone). The subject site consists of one parcel totaling 6.08 acres +/- located on the north side of Walker Road and west of Independence Boulevard. The owner of record is Dover Synergy Group, LLC. Property Address: unaddressed parcel on Walker Road. Tax Parcel: ED-05-067.18-01-71.00-000. Council District 4.

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 number of dwelling units is less than 125 units, this project was not required to complete PLUS Review process.

II. PROJECT DESCRIPTION

The application proposes construction of an apartment complex in the City of Dover. The property is located northeast of the intersection of Kenton Road and Walker Road in Dover, DE between Harmony Road and the Liberty Court Apartments and north of the property at 1325 Walker Road. The 6.08-acre complex would include: two 3-story apartment buildings (24 units each/10,350 SF per floor), a Leasing office/Clubhouse, active recreation amenities, a 600 SF storage building, and associated parking lot. The proposed site's access will connect to Walker Road between 1325 Walker Road and 1341 Walker Road.

The property has an adjacent stormwater pond facility in the southeast corner and an existing drainage ditch runs north from the pond. The subject parcel is currently forested and undeveloped. According to the National Wetlands Inventory-Wetlands Mapper, two wetland areas are located on the eastern side of the parcel: a 0.51-acre riverine that runs vertically through the length of the parcel and a 0.36-acre stormwater management pond located in the southeast corner of the property

(currently identified as a 0.82-acre DelDOT stormwater pond). It must be clarified if the stormwater facility is on a separate parcel as our mapping does not show this.

Surrounding Land Uses

The subject property is located near the intersection of Walker Road and Harmony Lane. The site is bordered by residential housing to the east, west, and south and a social organization office/hall to the north. The parcel is zoned RM-2 (Medium Density Residence Zone). Properties immediately adjacent to the subject project location along the south and east side are also zoned RM-2. The homes to the west are zoned RG-2 (General Residence Zone) with a portion closest to the parcel zoned as ROS (Recreational and Open Space Zone) containing picnic tables and recreational spaces associated with the neighboring townhouse development. The facility to the north of the parcel is zoned IO (Institutional/Office Zone). The proposed Enclave Apartments will be located directly between Village at McKee Branch on the west side (S-13-18 Redevelopment of Walker Woods) and Liberty Court Apartments on the east side (S-16-22 Redevelopment of Liberty Court Apartments) on Walker Road and The Most Worshipful Prince Hall Grand Lodge (north side) on College Road. Four single-family properties (1353, 1335. 1341, and 1325 Walker Road) abut the parcel along the frontage of Walker Road and are also zoned RM-2.

Previous Applications

A prior Site Plan application for this site, S-23-22 Walker Road Apartments, was reviewed by the Planning Commission in December 2023. This Site Plan proposed 48 garden-style apartments in two buildings but included a layout where the buildings were in the center of the site, with the parking and drive aisles surrounding them. This plan has since expired.

III. ZONING REVIEW

RM-2 (Medium Density Residence Zone)

The subject property is zoned RM-2 (Medium Density Residence Zone). Article 3 §7 of the *Zoning Ordinanc*e details the permitted uses within the RM-2 (Medium Density Residence Zone). Based upon the uses permitted in this zone, the proposed use as garden apartments is permitted. Article 4, §4.8 provides the bulk standards for the RM-2 zone. The RM-2 zone has a maximum density limitation of eight dwelling units per acre.

	Required	Provided
Lot Area (DU)	3000 SF/ dwelling unit	5,517.6 SF/dwelling unit
Lot Area (Building)	1 acre	3.04 +/- acre
Lot Width	100 ft.	>100 ft.
Lot Depth	125ft.	>125 ft.
Front Yard	30 ft.	Over 145 feet
Side Yard	20 ft.	39 ft. (west)
Rear Yard	30 ft.	59 ft.

Building Height	3 stories / 35 ft.	3 story/24 ft 8in
Lot Coverage	60%	40.7%

IV. PARKING SUMMARY

The RM-2 (Medium Density Residence Zone) includes a minimum parking requirement from Article 6 §1 of the *Zoning Ordinance* which requires that parking is calculated at two (2) parking space per dwelling unit and one (1) for every two hundred (200) square feet of office space and 0.25 per dwelling unit for visitor space. Available ADA parking is calculated at 5 accessible spaces if between 101 to 150 total spaces provided in a parking facility. Based on the submitted plans of the proposed 48 apartment units (48 DU), a minimum of 115 parking spaces is required. The Plans submitted include 115 total parking spaces: 106 standard and 9 ADA parking spaces.

For building with multi-family units, the *Zoning Ordinance*, Article 6 §5.3 requires that the parking spaces be at least 15 feet from the wall of the building and three feet from side and rear property lines. Provide dimensions to confirm compliance.

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 115 parking spaces provided, 6 bicycle spaces are required. The Plans submitted include 16 bicycle parking spaces (4 bicycle racks).

Upright Curbing: Potential Waiver Request for Partial Elimination of Curbing

The upright cubing for parking lots and drive aisles is required by Article 6 Section 3.6(b) of the *Zoning Ordinance*. Locations and type of curbing must be clarified on the Site Plan; it appears to include curbing expect for the rear emergency access drive. A written waiver request has been submitted for consideration.

V. SITE CONSIDERATIONS

Site Access

The site layout provides vehicle access through one entrance on Walker Road. The proposed Site Plan connects to Walker Road with a dedicated (32-foot-wide) entrance drive between the adjoining properties of 1325 Walker Road and 1341 Walker Road.

Pedestrian Site Access

The Site Plan shows existing sidewalk on Walker Road along the frontage entrance area. A frontage sidewalk is required on all street frontages. A crosswalk with associated sidewalk curb ramps is proposed along the front entrance of the project. Pedestrian access into the site is provided with sidewalks on both sides of the site entrance drive. There are sidewalks at the building fronts and at the perimeter of the Parking Lot which lead to each building and clubhouse. There are sidewalks in the parking lot center islands and medians.

Rear Emergency Access

According to Article 5 Section 17 of the *Zoning Ordinance,* an 18-foot-wide Secondary Fire Lane is required for Apartments that are 2-3 stories to serve as rear access. This is to provide access to rear building areas. The plan calls for 18-foot-wide drive aisle around the parking lot perimeter.

The Fire Marshal's Office will also evaluate these fire protection measures as related to the fire lane requirements of the applicable Fire Codes.

Lighting

The Plan shows light poles along the entrance drive, throughout the parking lot, and on the basketball and volleyball courts.

Trash Collection

This site will utilize private trash collection. The *Zoning Ordinance* requires two (2) dumpsters per property for the first 48 apartments. The applicant proposes two (2) external dumpsters: one northwest of the Walker Road driveway and the other northeast of the parking area. The enclosure must provide space for trash and recycling units.

DelDOT Stormwater Management Pond

A DelDOT stormwater management pond is located at the southeast corner of the project site, fronting on Walker Road. The 0.82-acre land area is not included in the total land area for the site. The applicant has indicated that this area is owned by DelDOT via a deed. Parcel records do not show this as a separate parcel nor as road right-of-way.

VI. ACTIVE RECREATION AREA

The *Zoning Ordinance*, Article 5 Section 10 sets out requirements to preserve areas of open space within residential developments which are designed to provide buffer spaces between developing areas, to preserve existing natural and historic features and to establish a network of open spaces within the built environment to provide a balance between developed and undeveloped lands, wildlife habitat conservation, the preservation of scenic view corridors, and to provide residents opportunities to engage in passive recreational activities. *Zoning Ordinance*, Article 5 Section 10.11 notes the purpose of providing Recreation Areas.

> Article 5 §10.1 Recreation areas.
> 10.11 Purpose. The purpose of this section is to ensure that active recreation areas are provided as an integral design element within residential developments and that such facilities are of an adequate scale in relation to the size of the residential development and which provide residents with a variety of active recreational pursuits.

This project qualifies for the "Small development" exemption which sets the Active Recreation Area rate at 150 SF per dwelling unit or a minimum of 10,000 SF of area. The applicant has shown on the submitted plan that there will be four (4) active outdoor recreation areas, and a Clubhouse with leasing offices. These areas are labeled as basketball half court, volleyball court, and active recreation area. No specific plans for the inside of the Clubhouse are provided. See the Active Recreation Area Plan Review Report for a detailed review.

VII. BUILDING ARCHITECTURE

The application proposes an apartment complex with recreation areas. The proposed 6.08-acre complex would include two 3-story apartment buildings (24 units each/10,350 SF per floor) and a 3,613 +/- SF Leasing office/Clubhouse, and a 600 SF accessory storage building, with 115 vehicle parking spaces, landscaping, and an existing stormwater management feature. The proposed apartment buildings will feature two main material palettes. The first includes brick veneer with band board, colored trim and window frames. The second includes horizontal siding for portions of the second and third stories, decorative paneled shutter windows, gable vents, and asphalt shingle

roofs in varying heights and hipped and gable formats. The stairwells will have open arches facing the front entrance over the first floor. The clubhouse has similar materials but is only one story.

Signage shown on the architectural elevations or plan is not considered as part of the Site Plan review. The plan shows freestanding signage at the site entrance. A separate application for sign permits is required. All signage must comply with the requirements of Article 5 §4 Supplementary Sign Regulations. While all signage submitted has not been reviewed for compliance with Article 5, §4, please note the following:

- Monument type signs are low freestanding signs that is affixed to a base that is equal to or wider than the sign itself. The height of the sign is to be measured from the finished grade to the top of the sign.

VIII. TREE PLANTING AND LANDSCAPE PLAN

Zoning Ordinance, Article 5 Section 16, lays out the requirements for tree planting and preservation. A new project is required to provide tree planting at a rate of one (1) tree per 3,000 SF of "Development Area". *Zoning Ordinance* Article 5, Section 16 defines "Woodland" as follows:

> *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.

According to plans, there are 4.19 acres of existing woods, and they propose to remove 2.09 acres of these woods (49.9%) to make way for the building site.

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 3.98 acres, 58 trees are required to be planted. The applicant has proposed to preserve trees if possible and will plant 61 new trees as part of landscape development.

IX. WETLANDS:

Wetland Area

Zoning Ordinance, Article 5 §11.231 requires that site development applications appearing before the Planning Commission must include either a wetland delineation prepared by a licensed/registered soil scientist, wetlands scientist, or professional engineer in accordance with U.S. Army Corps of Engineers standards; or provide a statement from the design professional that no wetlands are present on the site. The plan does not include a wetland delineation; yet the data column indicates a 0.2089-acre wetland area within the parcel boundary.

A 100-foot buffer must be provided from the wetland, if the wetland area exceeds 0.25 acres, and from all water bodies. This can be reduced to 50 feet if a riparian buffer is established consisting of native vegetation and can be reduced to 30 feet if there is bank stabilization that utilizes native vegetation. The plan must avoid any encroachments into this buffer area, even if reduced to 30 feet. The plan, as submitted, shows a 30-foot-wide wetland buffer but does not show details about stabilization of the ditch bank nor the planting of native vegetation in support of the bank stabilization.

X. CITY AND STATE CODE REQUIREMENTS:

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

1) Upright curbing must be provided around all parking areas and circulation drives unless a waiver is granted by the City Planner. The City Planner is accepting the partial elimination of curbing as related to stormwater facility design.

2) The proposed number of buildings listed in the site plan is 2. However, the total building (24.313 SF) area was calculated including the 2 apartment buildings (10,350 SF, each) and the leasing office/clubhouse (3,613 SF). Please correct values on all pages of site plans to like building footprint and total floor area by building.

3) The proposed parking calculation of one space for every 200 SF of office space lists 7 Spaces. However, the 3,613 SF of Office space when subtracting the Clubhouse (-3,000 SF) would be 613 SF of office space and therefore 4 Spaces (613 SF/200 SF). Please provide the Office square footage that would account for the additional 3 spaces that were calculated. The allocation of clubhouse/leasing office space also relates to the Active Recreation Area Plan review.

4) Provide a plan sheet that clearly depicts the existing conditions of the woodland and for the woodland area to be cleared and preserved.

5) For building with multi-family units, the *Zoning Ordinance*, Article 6 §5.3 requires that the parking spaces be at least 15 feet from the wall of the building and three feet from side and rear property lines. Provide dimensions to confirm compliance.

6) Provide a wetland delineation developed by a qualified professional.

7) Landscape Plan (Sheet L-1)

   a) The site plan shows a 30-foot-wide wetland buffer in accordance with Article 5 §11.222. Reduction of the required buffer width from 100 feet to 30 feet requires a buffer be established consisting of native vegetation and that bank stabilization is implemented through the planting of native species. Please include details regarding bank stabilization and native plantings within the Landscape Plan.
   b) Article 5 §16.53 specifies that "no more than 50 percent of a lot, parcel or tract of land occupied by woodland vegetation may be cleared for any purpose." The plan submitted proposes to clear 49.9% of woodland on the parcel. The Landscape Plan must include a Tree Preservation and Selective Clearing Plan, in accordance with Article 5 §16.51. This plan must include tree protection measures in accordance with Article 5 §16.7.

8) Please ensure that internal circulation is ADA accessible. The plan does not identify curb ramp locations or provide details for curb ramps. Please add curb ramps at each transition to the parking drive aisles and provide details on a detail sheet.

9) Please provide a detail sheet that includes such features as signs, curb ramps, bicycle racks, dumpster enclosures, and other site features.
   a) Ensure the Dumpsters as accessible as they appear to be side loading.

b) Dumpster enclosures must provide space for trash and recycling units.

10) 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.

11) Provide construction details for the following items but not limited to, dumpster enclosure, traffic control signage, lighting fixtures, bicycle racks, handicap signage, etc.
    a) The location of the bike racks is recommended to be directly adjacent to a paved/sidewalk area but off set so as to not impede passage.

12) Setbacks: The applicant should be aware that the sport courts require a setback of 30 feet per *Zoning Ordinance*, Article 5 Section 10.156. The recreational courts may need to be moved back to comply with the *Zoning Ordinance*.

13) The construction of the site entrances and street improvements on Walker Road must comply with the requirements of DelDOT. Identify any improvements being implemented with the Kenton Road Improvement project which affect this area.

14) Provide a complete stormwater management plan for the project. 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.

15) 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.

16) The addresses for the new buildings proposed on the property will need to be confirmed with the City's GIS Division and the Tax Assessment Office. Consultation may be necessary to determine if there are numbers available for a Walker Road address for each building or if the apartment complex drive aisle must be named.

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

In accordance with the *Zoning Ordinance*, Article 10 §2.2, the Planning Commission in considering and acting upon Site Development Plans may prescribe appropriate conditions and safeguards so that the public health, safety, and welfare, the comfort and convenience of the public in general, and the residents of the immediate neighborhood in particular shall be taken into consideration. These safeguards may to the maximum extent possible further the expressed intent of the *Zoning Ordinance* and the accomplishment of several objectives in particular listed in subsections 2.21 to 2.28.

1) Waiver Request - Elimination of Upright Curbing: In accordance Article 6 §3.6 (b) of the City of Dover zoning standards, upright curbing requirements can be relaxed for portions of a parking area when there is a demonstrated need to convey stormwater to a proposed SWM area. As the plan proposes sheet flow drainage into onsite swales and a stormwater pond/facility, the City Planner has granted the waiver for upright curbing in these areas.

2) Woodland Clearing: As the estimated wooded area to be cleared (49.9%) is within the margin of the maximum clearing requirement of 50%, Planning Staff recommends identifying additional existing wooded areas for preservation to guarantee project remains under maximum threshold.

3) Wetland Buffer: The easternmost Active Recreation Area is very close to the wetland buffer. Please ensure that the wetland buffer is protected from activities within the recreation area.

4) Bicycle Parking: Planning Staff would encourage some bicycle parking facilities to be either covered or otherwise provided at locations interior to the Apartment Buildings.

5) Electric Vehicle Charging: Planning Staff encourages this project to include the installation of Electric Vehicle Charging Stations in its parking lot. Currently, the *Zoning Ordinance* does not require them, but many other jurisdictions have implemented such requirements. Electric Vehicle Charging Stations formats include EV-Capable, EV-Ready, and EV-Installed. The plan labels 4 parking spaces as EV; identify format.

6) DelDOT Stormwater Management Pond: Planning Staff recommends that the application work with DelDOT to submit a record plan that either separates the 0.82-acre corner of the site from the larger parcel, either as right-of-way or a separate parcel.

7) Active Recreation Area Plan Review: The Active Recreation Area Plan Review report is attached. The Parks, Recreation and Community Enhancement Committee will review this at their meeting on January 13, 2026. The following staff recommendations were provided in the report:

   a) The project plan is required to provide 10,000 SF of Active Recreation Area. The Plan shows a total of 10,900 SF of Active Recreation Area including four Active Recreation features consisting of a basketball half court, a volleyball court, and two Active Recreation areas along with a Clubhouse Building. Staff recommends approval of the proposed Active Recreation Area amenities, subject to the conditions and recommendations below.

   b) Recreation Areas: As a residential development, there is a requirement for Active Recreation area(s). Staff recommends the following regarding these Recreation Area amenities:
      i. Sport Courts:
         1. The recreation areas outlined for specific sports should indicate the materials used for court areas.
         2. Ensure that game courts maintain the 30-foot setback from property lines.
         3. Connecting these areas to the walking paths would allow for wheelchair and stroller access.
      ii. Clubhouse:
         1. There should be specifics on what recreation or activities can transpire in the Clubhouse.
         2. List size of areas with Clubhouse as Leasing Office area does not count.
      iii. Active Recreation Areas:
         1. Provide details for the unspecified active recreation areas as to whether they will be open lawn area or have amenities.
         2. Ensure the unspecified active recreation area east of the parking lot is not located

within the required 30-foot buffer from the wetland boundary.

XII. ADVISORY COMMENTS TO THE APPLICANT:

1) 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.

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

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

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

5) 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.

6) 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.

7) 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.

8) The City of Dover has construction work hours limitations that are outlined in the Noise Ordinance in the *Dover Code of Ordinances*. Staff suggests planning for construction impacts such as notifying adjacent residents on Walker Road with construction schedule/hours to mitigate noise impact and maintenance efforts to clear roadways of sediment & tracking.

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: DECEMBER 31, 2025

APPLICATION:	**The Enclave Apartments: Revised Walker Road Apartments**
FILE #:	**S-26-03**
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. The proposed plan will require private trash collection services. A note to this effect is to be added to the plan. Dumpster locations should also be provided on the plan.

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.
3. Please be advised that easements will not be provided for the stormwater infrastructure on this site, it shall be privately maintained.

STREETS

1. Final site plan approval will not be granted until a copy of the approved entrance plan, signed by DelDOT is submitted to our office.
2. The street network is to be private and will not be maintained by the City of Dover.
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 pipe.
4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed building. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.
5. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically, this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended.
6. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. The Department of Public Works will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90□) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
7. Please call out that the connection to the water main shall be accomplished with a Powerseal 3490AS tapping sleeve and valve.
8. Each building shall have one (1) water service.
9. The water infrastructure within the development shall be privately maintained.
10. 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. A double check valve backflow prevention assembly will be required on each building, please note on plans. The certificate of occupancy will not be provided until the city has proof that the assembly has been installed and tested by a certified tester.

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. The downstream pump station must be evaluated by the developer / engineer to verify it can handle the additional effluent flow. If improvements are required for the pump station, the cost shall be the responsibility of the developer.
9. The wastewater infrastructure within the development will be privately maintained.

GENERAL

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL

1. None.

ADVISORY COMMENTS TO THE APPLICANT

WATER

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

S-26-03

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: December 31, 2025

CITY OF DOVER FIRE MARSHAL

APPLICATION: The Enclave Apartments Revised

FILE #: S-26-03 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 apartments

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

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

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

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

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

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

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

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

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

6. Where parking is located between the building and the fire lane, parking shall not be located closer than 15 feet to the exterior wall.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.4.1)
Where parking is located between the building and the perimeter access area, parking shall not be located closer than 10 feet to the exterior wall for one-story buildings and 15 feet to the exterior wall for building of two or more stories. 2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 3.5.2

7. All Fire Lanes shall be marked as follows:

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

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

9. Fire lane signs shall be located as follows:

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

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

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

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

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

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

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

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

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

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

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

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

    Alley
    12 feet wide

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

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

    NFPA 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

25. 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)

26. 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)

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

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

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

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

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

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

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

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

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

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

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

Knox Box to be mounted 6 feet above ground level

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

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

32. 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.

33. Project to be completed per approved Site Plan.

34. Full building and fire plan review is required.

35. 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.

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

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

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

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

    Section 1. - Building permits.

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

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

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

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

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

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

(Ord. of 7-12-1993, § 3)

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. Need to discuss adding a fire hydrant at the rear of the emergency access lane
2. FDC needs to have clear access

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):
2024 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
2024 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
2025 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
2025 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.**

From: Akbar, Ali (DelDOT)
To: Melson-Williams, Dawn; Purnell, Maretta
Cc: Mobley, Will (DelDOT)
Subject: EXTERNAL: DAC Plan Comments
Date: Friday, January 2, 2026 10:20:10 AM

Some people who received this message don't often get email from ali.akbar@delaware.gov. Learn why this is important

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

Good morning,

Here are the comments from DelDOT for the applications discussed in the DAC Committee Meeting.

S-26-01 Bayhealth Medical Center, Inc. - Kent Campus: Master Plan Phases 1-3
Comments: Schedule a pre-submittal meeting with DelDOT

S-26-02 R.E. Pierson Regional Headquarters (Office, Garage and Contractors yard) at 30 Lafferty Lane
Comments: Schedule a pre-submittal meeting with DelDOT
NOTE: Project appears to have an entrance within the area of a Right Turn Lane on Eastbound Lafferty Lane to Cassidy Drive. Ensure entrance is NOT within the operational area of the RTL.

S-26-03 The Enclave Apartments: Revised Walker Road Apartments
Comments: Schedule a pre-submittal meeting with DelDOT

S-26-04 DuPont Plaza at 747 N. DuPont Highway: Revised Master Plan
Comments: Schedule a pre-submittal meeting with DelDOT

Please let me know if you have any questions.

Ali Akbar
Engineer I
DelDOT, Development Coordination
800 Bay Road
Dover, DE 19901
302-760-2910

KENT CONSERVATION DISTRICT

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

CITY OF DOVER
ADMINISTRATIVE SITE PLAN REVIEW
JANUARY 2026

APPLICATION: The Enclave Apartments: Revised Walker Road Apartments
FILE #: S-26-03
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. A pre-application meeting will need to be held with KCD prior to submitting plans for review.
2. If the intent is to discharge the site's stormwater to an existing DelDOT pond, we will require a shared use agreement between the developer & DelDOT. The agreement should specify the right to discharge to the offsite facility and define who is responsible for maintenance.
3. Hydrology calculations will need to be provided for the existing offsite pond to verify that it will be able to control the increased stormwater runoff from the proposed site.
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: 1/7/2026

Dover/Kent County Metropolitan Planning Organization

S-26-03 The Enclave Apartments: Revised Walker Road Apartments

FILE # S-26-03 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-26-03 The Enclave Apartments: Revised Walker Road Apartments

This site plan includes many of the features needed for pedestrian safety. Sidewalks are already present along the property's frontage, and a network of internal sidewalks is planned for the site. One thing to note is that the sidewalks should contain ADA ramps at each end. This is something the site plan currently does not depict.

In terms of bicycle connectivity, in the *Dover Bicycle and Pedestrian Plan*, Walker Road was identified as a barrier to most bicyclists, due to the heavy traffic, the lack of shoulders, and the lack of alternative routes. The road is a Major Collector with an Annual Average Daily Traffic (AADT) of 6,431 and a posted speed limit of 35 mph. Solutions proposed in the document include uninterrupted shoulders between Saulsbury Road and Kenton Road as well as other measures. Improvements such as these should be considered for the frontage of this property to meet the goals of the *Bicycle and Pedestrian Plan*.[1]

[1] *Dover Bicycle and Pedestrian Plan*. City of Dover (2020). https://doverkentmpo.delaware.gov/files/2021/04/Dover-Bicycle-and-Pedestrian-Plan-2020-FINAL-1.pdf#page=127.

The plan depicts crosswalks connecting each side of the property entrance. Note that painted crosswalks would also be useful within the parking area and connecting to the residential buildings. The crosswalks should include ADA ramps at each end for improved mobility. Similarly, the accessible parking spaces should be accompanied by ADA ramps placed in convenient locations, so that the building entrances are easily accessible.

Bike racks are proposed for the property, and the number of bicycle spaces in the site plan will meet the City of Dover's requirements for bicycle parking. The bike racks should be placed in a secure location that is close to the building entrances.

Given the expected volume of incoming and outgoing vehicle traffic, it may be necessary to add turn lanes into the property from Walker Road. This would help improve the flow of traffic and reduce the likelihood of a crash. The applicant should work with DelDOT to determine the need for such improvements.

Finally, note that a DART bus stop is located on the north side of Walker Road, immediately to the east to the planned property entrance. Any changes to the roadway, sidewalks, and other infrastructure should not impede access to this bus stop.

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.

SCOTT ENGINEERING, INC.
Consulting Engineers ● Surveyors ● Land Planners

January 7, 2026

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

RE: The Enclave Apartments – **WAIVER REQUEST**
Walker Road
Dover, DE
T.M.P. No. ED-05-067.18-01-71.00-000
City of Dover Site Plan Application No. S-26-03
SEI Project No. 3207

Dear Mrs. Melson-Williams:

On behalf of Dover Synergy Group, LLC., our firm submitted a site plan for review and approval by the Planning Commission for the development of two (2) apartment buildings with a total of 48 units, located on the north side of Walker Road and west of Independence Blvd. between Village at McKee Branch on the west side and Liberty Court Apartments on the east side. We are requesting a waiver from Article 6 Section 3.6(b) of the *Zoning Ordinance* that requires upright cubing for parking lots and drive aisles for the drive aisle that wraps around the side and rear of the 2 apartment buildings as submitted to the Planning Commission for their review and action at their January 20, 2026, meeting.

The City of Dover zoning regulations require that curbing be installed around all parking areas and drives. Our client is requesting that a waiver be granted to allow for the elimination of curbing in several areas of the site to alleviate or eliminate the potential drainage problems caused by installing curbing and to allow for better water quality treatment. The areas that a waiver for curbing are being requested are the rear emergency access lanes on the side and rear of each building. The reason for the request is to allow for the implementation of proper drainage off the rear emergency access drive aisle and meet stormwater management quality requirements of the State of Delaware by using Best Management Practices (BMP's).

The paved drive aisles in this area will be designed to sheet flow in lieu of concentrated flow toward the grassy areas adjacent the pavement. This practice will allow the aisle to drain across grass areas to filter and clean the water. When curbing is installed, the water becomes trapped on site and must be handled by catch basins and storm drainage pipe. The site is relatively flat and does not have enough fall to collect the stormwater in storm drain systems along the access drive aisles and drain across the site to the discharge point at the existing stormwater management pond.

Thank you for your consideration in this waiver. Should you have any questions or require additional information please let me know.

Sincerely,

SCOTT ENGINEERING, INC.

Gregory R. Scott, P.E.

Cc: Tolano Anderson

City of Dover

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

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF January 13, 2026
PLANNING COMMISSION MEETING of January 20, 2026

Plan Title:	The Enclave Apartments on Walker Road, S-26-03
Plan Type:	Site Development Plan and Active Recreation Area Plan
Location:	North side of Walker Road and west of Independence Boulevard; northeast of the intersection of Kenton Road and Walker Road in Dover, DE between harmony Road and the Liberty Court Apartments and north of 1325 Walker Road
Address:	Unaddressed off Walker Road
Tax Parcel:	ED-05-067.18-01-71.00-000
Owner:	Dover Synergy Group, LLC
Site Area:	6.08 acres +/-
Zoning:	RM-2 (Medium Density Residence)
Current Use:	Vacant Land (Open Land, Woodland, and Stormwater Pond Area)
Proposed Use: Dwelling Units:	Garden Style Apartments (Multi-family Community) 48 units
Parking:	Required: 115 spaces Proposed: 115 spaces
Water and Sewer:	City of Dover
For Consideration: Recreation Area:	Active Recreation Area Plan Required – 10,000 SF Provided – 10,900 SF

I. PROJECT SUMMARY:

This Application S-26-03 is for Review of a Site Development Application for The Enclave Apartments consisting of the construction of two (2) three story, garden style apartment buildings consisting of twenty-four (24) units each for a total of 48 units. Also proposed are a Clubhouse, parking lot improvements, and four (4) outdoor recreation areas. The property is zoned RM-2 (Medium Density Residence Zone). The subject site consists of one parcel totaling 6.08 acres +/- located on the north side of Walker Road and west of Independence Boulevard. The owner of record is Dover Synergy Group, LLC. Property Address: unaddressed parcel on Walker Road. Tax Parcel: ED-05-067.18-01-71.00-000. Council District 4. *For Consideration: Active Recreation Area Plan.*

Previous Application:

A prior Site Plan application for this site, S-23-22 Walker Road Apartments, was reviewed by the Planning Commission in December 2023. That Site Plan proposed 48 garden-style apartments in two buildings but included a layout where the buildings were in the center of the site with the parking and drive aisles surrounding them and a different active recreation area layout. Site Plan S-23-22 is expired having not achieved final plan approval.

II. ACTIVE RECREATION AREA PLAN SUMMARY:

The Site Development Plan as submitted by the applicant for The Enclave Apartment Complex notes four Active Recreation features consisting of a basketball half court, a volleyball court, and two Active Recreation areas along with a Clubhouse Building including a leasing office.

This project qualifies for consideration as a "small development" and its exemption option for recreation area calculations found in *Zoning Ordinance*, Article 5, Section 10.514. This subject property is less than 10 acres in size and has a density of 7.89 dwelling units per acre. The Active Recreation Area is required at a rate of 150 SF per unit or 10,000 SF (0.23 acres), whichever is greater. With this project of forty-eight (48) units, the Active Recreation Area requirement calculates to 7,200 SF which is less than the 10,000 SF. The Active Recreation Areas proposed are shown on the overall Site Plan, and the calculations are provided in the Data Column on page L-1 Landscape and Active Recreation Plan. See Summary Table below of Active Recreation Areas.

Active Recreation Area (Article 5 §10.514)	
Required	***Provided on Plan***
150 S.F. per dwelling unit or 0.23 acre (10,000 SF) whichever is greater to be provided on site. 48 DU = 7,200 SF (0.23 +/- ac) Required = 10,000 SF *Provided: 10,900 SF** • **Need detailed size of areas within the Clubhouse to confirm*	• Basketball half court (2,500 SF) • Volleyball Court (1,800 SF) • Unspecified Recreation Area (1,600 SF) on west side • Unspecified Recreation Area (2,000 SF) on east side • Clubhouse (3,000 SF as active area)* subject to area future adjustment as part of building is to be the Leasing Office. The overall size of the Clubhouse Building is listed as 3,613 SF.

Article 5 §10.151	*Accessible*	There are sidewalks connecting the Clubhouse to the sidewalk system for the rest of the property. The basketball half court, volleyball court, and one unspecified active recreation area are located near the Clubhouse, with sidewalk access provided. A separate unspecified recreation area is provided east of the parking lot, which is accessible by sidewalk.
10.152	*Pedestrian oriented*	Other than the sidewalks around the parking lot, there are not any recreational walking paths.
10.153	*Age Oriented*	The four types of recreation areas are outlined in the plans. The activity specifics are not listed for the Clubhouse or the Active Recreation open areas. There are not any child-aged playgrounds shown on the plan.
10.154	*Parking*	Parking is provided for the buildings in a central parking lot. The majority of the recreational amenities are shown on the west side of the property. There is sufficient parking provided to support the recreation amenities.
10.155	*Walking, jogging and biking trails*	There are 4 bike racks on the site plan, each can hold 4 bikes. The requirement is 1 bike space for every 20 car spaces (Article 6, Section 3 of the *Zoning Ordinance*). Six minimum bike spaces should be provided in total. There are 16 bike spaces provided.
10.156	*Setbacks*	The game court surfaces must maintain a 30-foot setback from the property lines; the plan appears to just meet this. The recreation area on east side of the site is adjacent to 30-foot buffer from the wetland boundary.
10.157	*Landscaping*	Based on the information provided by the applicant, 58 trees area required. The applicant has proposed planting 61 trees. The Landscape Plan will need to be signed off by a Landscape Architect as per *Zoning Ordinance*. • The woodland areas to remain are shown and no more than 50% of the existing woodland may be cleared for development without a mitigation plan. • There is a Landscape Plan provided for the new tree plantings of deciduous and ornamental trees.
10.158	*Area*	The breakdown of the allotted recreation areas is listed on the plans. We will need clarification on the Clubhouse building interior and the area used for recreation versus that for leasing office area for confirmation.

III. REVIEW PROCESS

The Planning Office has prepared this Active Recreation Area Report outlining the Recreation Area proposal. The Parks, Recreation and Community Enhancement Committee will need to consider the proposed Active Recreation Area and make a recommendation. The Planning Commission must act to accept the Recreation Area Plan as part of the Site Plan review process.

The Parks, Recreation and Community Enhancement Committee will review the Recreation Area Plan at their meeting on January 13, 2026. The Planning Commission Public Hearing and Review of the Site Development Plan S-26-03 is scheduled for January 20, 2026.

IV. CODE CITATIONS:

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

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

10.1 Recreation areas.

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

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

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

10.14 *Recreation area review*….
10.15 *Design guidelines…*

10.16 Area required. All residential developments shall provide recreational areas in a size equal to 275 square feet per dwelling unit or one-half acre of land, whichever is greater. In no case shall the commission require that more than ten percent of the gross area of the development be so dedicated or reserved when the gross area is greater than five acres.

10.5 Exemption to recreation and open space dedication.

10.514 Residential developments of ten (10) or fewer acres with a density over six units per acre. These developments shall be exempt from the area requirements set forth in section 10.16, but shall be required to provide 150 square feet of active recreation area per dwelling unit or 10,000 square feet of active recreation area, whichever is greater. If the commission determines that the construction of some or all of the required active recreation area is not practical or desirable, the commission shall require a cash-in-lieu donation for the active recreation area determined as not practical or desirable. Cash-in-lieu amount shall be in accordance with subsection 10.173 of this article.

V. STAFF RECOMMENDATIONS

The following are comments and recommendations from staff of the Planning Office following review of the Active Recreation Area Plan for The Enclave Apartments.

1) The project plan is required to provide 10,000 SF of Active Recreation Area. The Plan shows a total of 10,900 SF of Active Recreation Area including four Active Recreation features consisting of a basketball half court, a volleyball court, and two Active Recreation areas along with a Clubhouse Building. Staff recommends approval of the proposed Active Recreation Area amenities, subject to the conditions and recommendations below.

2) Recreation Areas: As a residential development, there is a requirement for Active Recreation area(s). Staff recommends the following regarding these Recreation Area amenities:
   a) Sport Courts:
      i. The recreation areas outlined for specific sports should indicate the materials used for court areas.
      ii. Ensure that game courts maintain the 30-foot setback from property lines.
      iii. Connecting these areas to the walking paths would allow for wheelchair and stroller access.
   b) Clubhouse:
      i. There should be specifics on what recreation or activities can transpire in the Clubhouse.
      ii. List size of areas with Clubhouse as Leasing Office area does not count.
   c) Active Recreation Areas:
      i. Provide details for the unspecified active recreation areas as to whether they will be open lawn area or have amenities.
      ii. Ensure the unspecified active recreation area east of the parking lot is not located within the required 30-foot buffer from the wetland boundary.

3) Sidewalk Curb Cuts: No curb cuts or ramps are shown on sidewalks or near street crossings; add accessible ramps.

4) Bicycle Parking:
   a) The location of the bike racks is recommended to be directly adjacent to a paved/sidewalk area but off set to not impede passage.
   b) Consider any opportunities for bicycle parking facilities either to be covered or otherwise provided at interior locations.

5) Landscaping: A Landscape Architect will need to sign off on the Landscape Plan as required by the *Zoning Ordinance*. The amount of woodland clearing is 49.9%, Please ensure that this is correct, as a maximum of 50% of the woodland area is permitted to be cleared. Please identify woodland and tree protection measures for those trees and woodland areas that will be preserved.

VI. ADVISORY COMMENTS

1) This Site Development Plan set depicting the Recreational Areas is to include appropriate improvements, plans, and details of the Active Recreation Area as approved.

2) There shall be provisions which ensure that the community space (all areas under consideration for Active Recreation Areas) shall continue as such and be properly managed and maintained. The developer shall either retain ownership and responsibility for maintenance of the common use areas or provide for and establish one (1) or more organizations for the ownership and maintenance of all common spaces, i.e., a Homeowners Association or other property management entity. The organization shall be responsible for maintenance, insurance, and taxes on the community space.

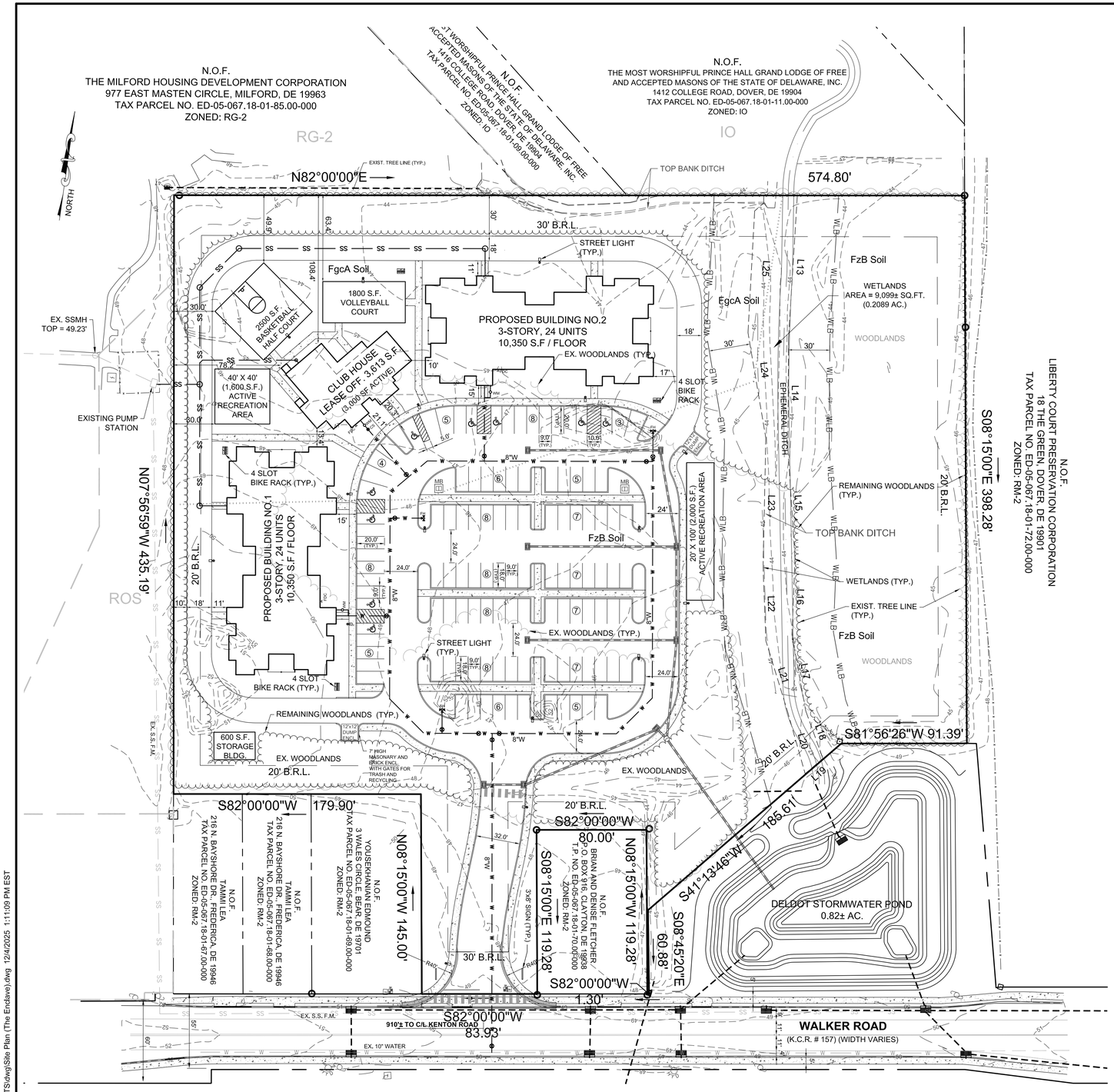
3) In the event that major changes and revisions to the Plan occur in the finalization of the Plan, contact the Planning Office. Examples include reorientation of buildings, relocation of site components, changes in floor area or unit count, or design revisions impacting Active Recreation Areas. These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

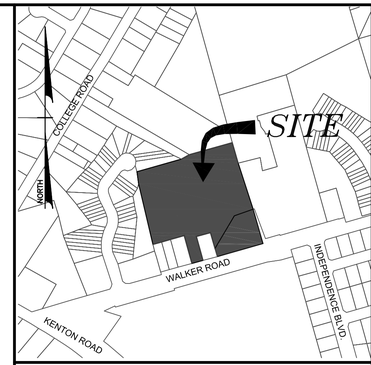
4) The Parks, Recreation, and Community Enhancement Committee shall submit to the Planning Commission a report detailing the recommendations as to the Recreation Area Plan.

Attachments:

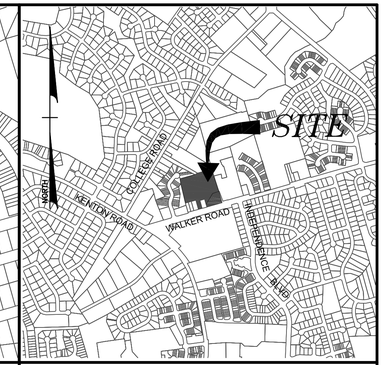
- Excerpt from Site Plan Set S-26-03 The Enclave Apartments: Sheet L-1 Landscape and Active Recreation Plan
- Building Rendering of Clubhouse

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





LOCATION MAP SCALE: 1"=400'



LOCATION MAP SCALE: 1"=1200'

LEGEND

EXISTING		PROPOSED
	FOUND IRON PIPE	
	FOUND REBAR	
	FOUND CONCRETE MONUMENT	
41.10	SPOT ELEVATION	40.66
41	CONTOUR	41
	STORM SEWER	
8"W	WATER MAIN	8"W
F.H.	FIRE HYDRANT	
	FLOW ARROW	
EP	ELECTRIC TRANSFORMER	
E	UNDERGROUND ELECTRIC	E
G	UNDERGROUND GAS LINE	G
	CURB	
SS	SANITARY SEWER	SS
SS	SANITARY FORCE MAIN	
S	SANITARY SEWER CLEANOUT	
	LIGHT STANDARD	
	SIGN	
	HANDICAP	
	SITE PROPERTY BOUNDARY	
	ADJOINER BOUNDARY	
	SET BACK LINE	
	STRUCTURE/BUILDING	
	TREELINE	
	PAVING	
	DRAINAGE FLOW	
FgcA	SOIL LINE	
	SOIL TYPE	
WLB	WETLANDS BUFFER	
	ZONING BOUNDARY	
ROS	ZONING ID	

DATA COLUMN

TAX MAP PARCEL NO.:	ED-05-067.18-01-71.00-000
ZONING:	RM-2
TOTAL LOTS:	1
AREA:	6.08 AC ±
FEMA PANEL NO.:	10001C0166H (DATED 5/5/03)
MONUMENTS FOUND:	2
MONUMENTS PROPOSED:	0
STRUCTURES:	VACANT
DRAINAGE DISCHARGE:	DELDOT STORMWATER POND (0.82 AC.)
YARDS AND SETBACKS:	
GARDEN APARTMENT DWELLINGS	
FRONT YARD:	30 FT.
SIDE YARD:	20 FT.
REAR YARD:	30 FT.
MINIMUM LOT AREA PER BUILDING:	1 AC.
MINIMUM LOT WIDTH:	100 FT.
MINIMUM LOT DEPTH:	125 FT.
MAXIMUM BUILDING HEIGHT PERMITTED:	3 STORY / 35 FT.
MAXIMUM LOT COVERAGE PERMITTED:	60 PERCENT
LOT COVERAGE PROPOSED:	40,7 PERCENT
MAXIMUM DWELLING UNITS PER BUILDING:	24
MAXIMUM DENSITY:	8 DU / AC.
DENSITY PROPOSED:	7,0 DU / AC,
NO. BUILDINGS PROPOSED:	2
NO. UNITS TOTAL PROPOSED:	48
NO. UNITS PER BUILDING PROPOSED:	24
BUILDING AREA:	24,313 S.F.
PARKING REQUIRED:	
TWO (2) PER DWELLING UNIT	96 SPACES
0,25 PER DWELLING UNIT FOR VISITORS	12 SPACES
ONE (1) FOR EVERY 200 S.F. OF OFFICE SPACE	7 SPACES
TOTAL	115 SPACES
PARKING PROVIDED:	
REGULAR	106 SPACES
HANDICAP	9 SPACES
TOTAL	115 SPACES
TYPICAL PARKING SPACE SIZE:	
STANDARD HANDICAP	9' X 18' 8' X 20' WITH 5' STRIPED AREA
BICYCLE PARKING REQUIRED (1 PER 20 VEHICLE SPACES)	6 SPACES
BICYCLE SPACES PROVIDED:	16 SPACES
ACTIVE RECREATION AREA REQUIRED:	10,000 S.F.
ACTIVE RECREATION AREA PROVIDED:	
CLUB HOUSE	3,000 S.F.
BASKETBALL COURT	2,500 S.F.
VOLLEYBALL COURT	1,800 S.F.
ACTIVE PLAYGROUND	3,600 S.F.
TOTAL	10,900 S.F.
WATER SUPPLY:	CITY OF DOVER
SANITARY SEWER COLLECTION:	CITY OF DOVER
RELATION TO GROWTH ZONE:	INSIDE
ROADWAY CLASSIFICATION:	
WALKER ROAD (C.R. # 157)	MAJOR COLLECTOR

MAXIMUM CLEARING REQUIREMENT - NO MORE THAN 50 PERCENT OF A PARCEL OR TRACT OF LAND OCCUPIED BY WOODLAND VEGETATION MAY BE CLEARED FOR ANY PURPOSE.

ESTIMATED WOODED AREA:	4,19± AC,
ESTIMATED WOODED AREA TO BE CLEARED:	2,09± AC, (49,9%)
TREE PLANTING REQUIRED (1 TREE PER 3,000 S.F. OF DEVELOPMENT AREA):	
DEVELOPMENT AREA	3,98 AC.
TREE PLANTING REQUIRED	58 TREES
TREES PROPOSED	58 TREES
WETLANDS AREA:	
MAJOR DITCH	0.2089 AC.
OWNER OF RECORD:	DOVER SYNERGY GROUP, LLC 598 N. DUPONT HWY. #5 DOVER, DE 19901

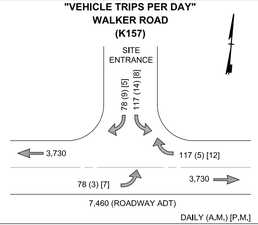
ROAD TRAFFIC DATA:

K157 (WALKER ROAD) - SPEED LIMIT = 35 MPH
AADT= 6,431 TRIPS (FROM 2024 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT: 1,16 X 6,431 = 7,460 TRIPS
10 YEAR PROJECTED AADT + SITE ADT: 7,851 TRIPS
DIRECTIONAL SPLIT: 60% / 40%
PEAK HOUR : 18,35% = 1,369 TRIPS (DESIGN HOURLY VOLUME (DHV))
TRAFFIC PATTERN GROUP - 2
K FACTOR - 11,1
D FACTOR - 56,9
TRUCK PERCENTAGE = 4.2%

SITE TRIPS GENERATED:

SOURCE: ITE TRIP GENERATION MANUAL 12TH EDITION
48 MULTIFAMILY HOUSING (LOW-RISE) (220)
ONE ENTRANCE - FULL MOVEMENT
DESIGN VEHICLE: SU 30
TOTAL SITE ADT = 391 ADT (195 ENTER / 196 EXIT)
A.M. PEAK HOUR TRIPS = 30 (8 ENTER / 22 EXIT)
P.M. PEAK HOUR TRIPS = 31 (19 ENTER / 12 EXIT)
DIRECTIONAL DISTRIBUTION:
60% TO & FROM EAST
40% TO & FROM WEST
PEAK HOUR HV% OF PROPOSED SITE = 5%

TRAFFIC GENERATION DIAGRAM



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

OWNER'S CERTIFICATION:

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

OWNER'S SIGNATURE _____ DATE _____

ENGINEER'S CERTIFICATION:

I GREGORY R. SCOTT, P.E. 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 R. SCOTT, P.E. _____ DATE _____

NOTE:

1. ALL STORMWATER RUNOFF IS TO BE DIRECTED TO THE EXISTING POND AT THE SOUTHEAST CORNER OF THE SITE LOCATED IN THE DELDOT STORMWATER POND AREA PER THE KENT CONSERVATION DISTRICT.
2. A WOODLANDS DETERMINATION WAS PERFORMED BY THE HARBOR GROUP, LANDSCAPE ARCHITECTS, ON JUNE 10, 2024, AS DEPICTED ON THIS PLAN.
3. ACTIVE RECREATION AREAS SHALL BE GYM ROOM, EXERCISE ROOM, BASKETBALL COURT, VOLLEYBALL COURT, AND/OR PLAYGROUND AREA.

SCOTT ENGINEERING, INC.
CONSULTING ENGINEERS
SURVEYORS
LAND PLANNERS
22 RUDNICK LANE, SUITE-2
DOVER, DE 19901
(302)-736-3058
(302)-736-3059 (FAX)
WWW.SCOTTENGINEERING.COM

Scott Engineering, Inc. expressly reserves its common law and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of Scott Engineering, Inc.

REVISIONS
DATE

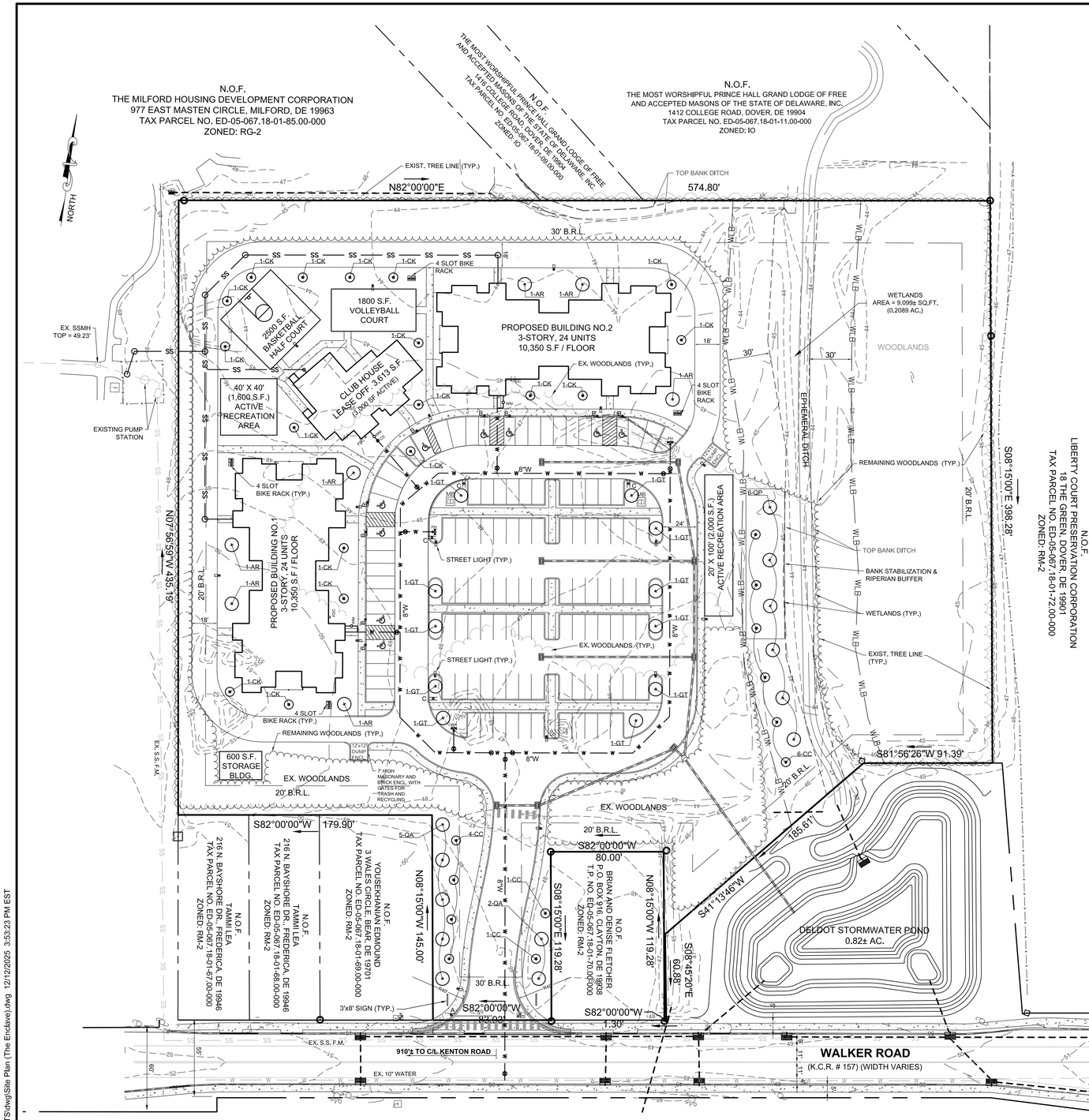
DATE

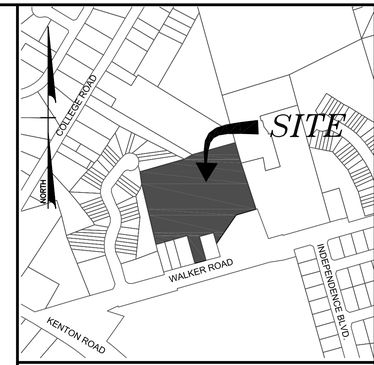
SITE PLAN
FOR
THE ENCLAVE APARTMENTS
DOVER SYNERGY GROUP, LLC PROPERTY
WALKER ROAD, DOVER, DE
SITUATE IN: CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, STATE OF DELAWARE

FOR AGENCY REVIEW

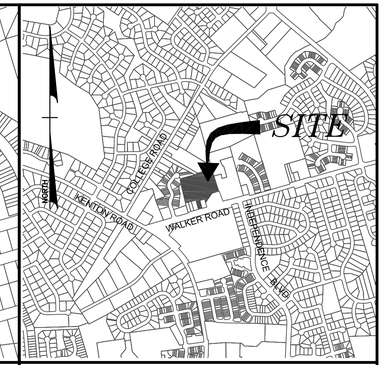
SURVEYED BY:	S.E.I.
DESIGNED BY:	G.R.S.
DRAWN BY:	G.R.S.
CHECKED BY:	G.R.S.
SCALE:	1" = 40'
DATE:	12/05/25
DWG. NO:	3207
SHEET NO.	C-I

L:\3200's\00-49\3207\WALKER ROAD APTS\dwg\Site Plan (The Endave).dwg 12/4/2025 1:11:09 PM EST





LOCATION MAP SCALE: 1"=400'



LOCATION MAP SCALE: 1"=1200'

LANDSCAPE LEGEND

CANOPY TREE (*)

FLOWERING TREE (⊙)

LANDSCAPE SCHEDULE

KEY	BOTANIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	7	2" CAL.	B&B
CC	CERCIS CANADENSIS	REDBUD	11	2" CAL.	B&B
CK	CORNUS KOUSA	KOUSA DOGWOOD	19	2" CAL.	B&B
GT	GLEDITSIA TRIACANTHOSE 'HALKA'	HONEY LOCUST	11	2" CAL.	B&B
QA	QUERCUS ALBA	WHITE OAK	7	2" CAL.	B&B
QP	QUERCUS PHELLOS	WILLOW OAK	6	2" CAL.	B&B
TOTAL			61		

DATA COLUMN

TAX MAP PARCEL NO.:	ED-05-067.18-01-71.00-000
ZONING:	RM-2
TOTAL LOTS:	1
AREA:	6.08 AC ±
FEMA PANEL NO.:	10001C0166H (DATED 5/5/03)
MONUMENTS FOUND:	2
MONUMENTS PROPOSED:	0
STRUCTURES:	VACANT
DRAINAGE DISCHARGE:	DELDOT STORMWATER POND (0.82 AC.)
YARDS AND SETBACKS: GARDEN APARTMENT DWELLINGS	
FRONT YARD:	30 FT.
SIDE YARD:	20 FT.
REAR YARD:	30 FT.
MINIMUM LOT AREA PER BUILDING:	1 AC.
MINIMUM LOT WIDTH:	100 FT.
MINIMUM LOT DEPTH:	125 FT.
MAXIMUM BUILDING HEIGHT PERMITTED:	3 STORY / 35 FT.
MAXIMUM LOT COVERAGE PERMITTED:	60 PERCENT
LOT COVERAGE PROPOSED:	40.7 PERCENT
ACTIVE RECREATION AREA REQUIRED:	10,000 S.F.
ACTIVE RECREATION AREA PROVIDED:	
CLUB HOUSE	3,000 S.F.
BASKETBALL COURT	2,500 S.F.
VOLLEYBALL COURT	1,800 S.F.
ACTIVE PLAYGROUND	3,600 S.F.
TOTAL	10,900 S.F.

MAXIMUM CLEARING REQUIREMENT - NO MORE THAN 50 PERCENT OF A PARCEL OR TRACT OF LAND OCCUPIED BY WOODLAND VEGETATION MAY BE CLEARED FOR ANY PURPOSE.

ESTIMATED WOODED AREA:	4.19± AC.
ESTIMATED WOODED AREA TO BE CLEARED:	2.09± AC. (49.9%)
TREE PLANTING REQUIRED (1 TREE PER 3,000 S.F. OF DEVELOPMENT AREA):	
DEVELOPMENT AREA	3.98 AC.
TREE PLANTING REQUIRED	58 TREES
TREES PROPOSED	61 TREES
WETLANDS AREA:	
MAJOR DITCH	0.2089 AC.
OWNER OF RECORD:	DOVER SYNERGY GROUP, LLC 598 N. DUPONT HWY. #B DOVER, DE 19901

NOTE:

1. A WOODLANDS DETERMINATION WAS PERFORMED BY THE HARBOR GROUP, LANDSCAPE ARCHITECTS, ON JUNE 10, 2024, AS DEPICTED ON THIS PLAN.
2. ACTIVE RECREATION AREAS SHALL BE GYM ROOM, EXERCISE ROOM, BASKETBALL COURT, VOLLEYBALL COURT, AND/OR PLAYGROUND AREA.
3. ALL TREE PLANTINGS TO HAVE A ONE-YEAR FULL PRICE REPLACEMENT GUARANTEE BY THE APPLICANT.
4. TREE PROTECTION AREAS ARE TO BE DELINEATED BY THE DRIPLINE OF A TREE OR GROUP OF TREES THAT ARE TO BE RETAINED SHALL BE ESTABLISHED. TREE PROTECTION AREAS SHALL BE PROTECTED BY FENCING, STAKING, RIBBON, AND/OR SILT FENCE. PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MUST REMAIN UNTIL FINAL LANDSCAPING INSTALLED.

LANDSCAPE ARCHITECT CERTIFICATION:

I, , 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 LANDSCAPE ARCHITECTURAL PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

THE HARBOR GROUP DATE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SCOTT ENGINEERING, INC.
CONSULTING ENGINEERS
SURVEYORS
LAND PLANNERS
22 RUDNICK LANE, SUITE-2
DOVER, DE 19901
(302)-736-3058
(302)-736-3059 (FAX)
WWW.SCOTTENGINEERING.COM

Scott Engineering, Inc. expressly reserves its common law and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of Scott Engineering, Inc.

REVISIONS

DATE

DATE

LANDSCAPE & ACTIVE RECREATION PLAN
FOR
THE ENCLAVE APARTMENTS
DOVER SYNERGY GROUP, LLC PROPERTY
WALKER ROAD, DOVER, DE
SITUATE IN: CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, STATE OF DELAWARE

FOR AGENCY REVIEW

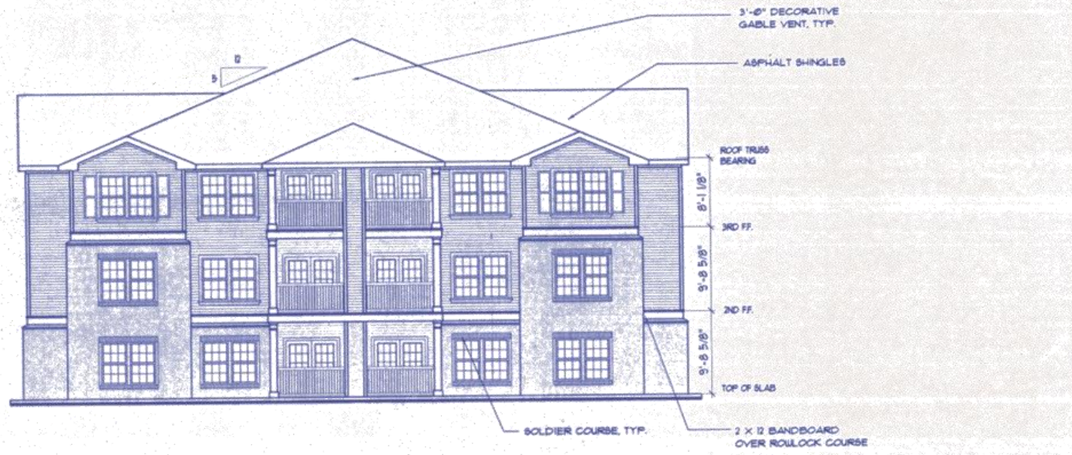
SURVEYED BY:	S.E.I.
DESIGNED BY:	G.R.S.
DRAWN BY:	G.R.S.
CHECKED BY:	G.R.S.
SCALE:	1" = 40'
DATE:	12/05/25
DWG. NO:	3207

SHEET NO. L-I

L:\3200's\00-49\3207\WALKER ROAD APTS\dwg\Site Plan (The Enclave).dwg 12/12/2025 3:53:23 PM EST

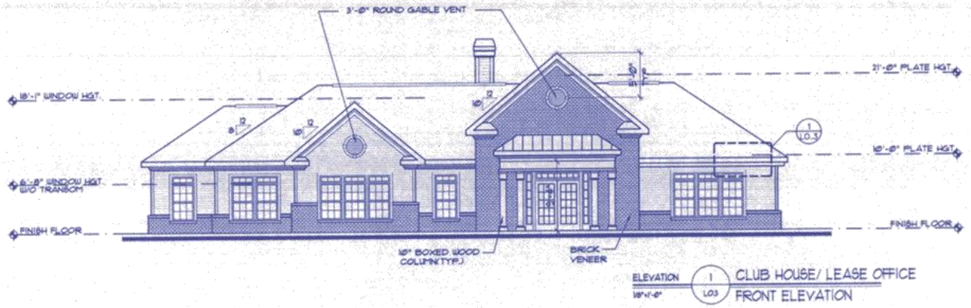


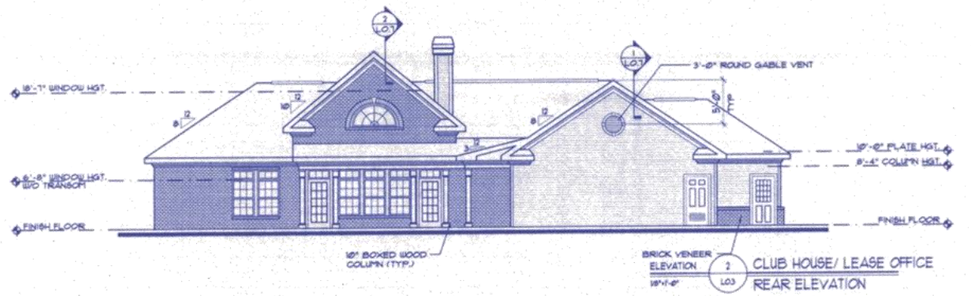
ELEVATION 1 BUILDING 100
1/8"=1'-0" A3.1a FRONT/REAR ELEVATION

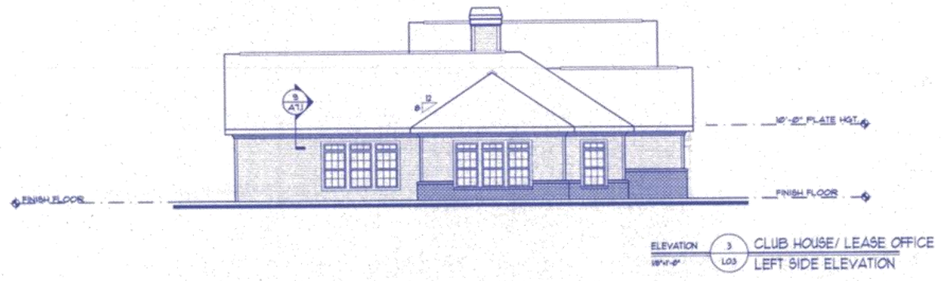


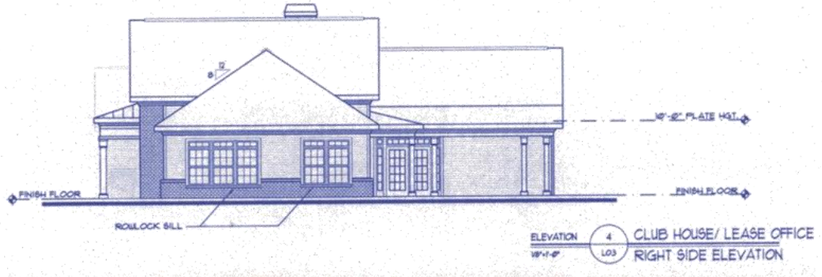
ELEVATION 2 BUILDING 100
1/8"=1'-0" A3.1a SIDE ELEVATION

A RESIDENTIAL COMMUNITY
THE ENCLAVE APARTMENTS
DOVER, DE
N.T.S.









A RESIDENTIAL COMMUNITY
WALKER ROAD APARTMENTS CLUBHOUSE
DOVER, DE

N.T.S.

City of Dover

DATA SHEET FOR SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF January 7, 2026

PLANNING COMMISSION MEETING OF January 20, 2026

Plan Title:	Dupont Plaza - 747 North DuPont Highway S-26-04
Plan Type:	Site Development Master Plan/Minor Subdivision Plan
Location:	East side of N. DuPont Highway at the intersection of Leipsic Road in Dover, DE
Owner:	Rojan DD 15, LLC
Address:	747 North DuPont Highway, Dover DE 19901
Tax Parcel:	ED05-068.05-01-15.00-000
Site Area:	9.95 +/- acres
Present Uses:	Vacant Land
Proposed Use:	Retail plaza (Retail Buildings and Restaurant)
Zoning:	SC-2 (Community Shopping Center) SWPOZ (Source Water Protection Overlay Zone) – Tier 3 Excellent Recharge Area
Impervious Area:	Existing: 335,197 +/- SF (77.4%) Proposed: 310,513 +/- SF (71.6%)
Building Area:	44,619 +/- SF total: 22,183 +/- SF Tractor Supply Company 12,950 SF retail location divided into four separate retail spaces 7,440+/- retail location 2,046 +/- SF restaurant
Onsite Parking:	247 total vehicle parking spaces: 235 standard parking spaces, 12 ADA parking spaces, and 17 bicycle spaces
Sewer & Water:	City of Dover
Waivers Request:	Subdivision Waiver – Lot without Public Street Frontage

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: January 7, 2026

City of Dover Planning Office

APPLICATION: DuPont Plaza Review of a Site Development Plan at 747 N DuPont Hwy

FILE #: S-26-04 REVIEWING AGENCY: City of Dover Planning

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

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

I. PLAN SUMMARY

This Application is for Review of a Site Development Master Plan to permit construction of a retail plaza in the City of Dover, to be located east of the intersection of N State Street and Leipsic Road in Dover, DE. The proposal includes four (4) retail spaces: 21,930 +/- SF tractor supply company, a 12,950 SF retail space, a 7,440+/- SF retail (was to be America's Tire store), and a 2,046 +/- SF restaurant, with 247 total vehicle parking spaces, landscaping, and stormwater management features. The 9.95 +/- acre property is currently vacant (98,204 +/- SF open space) with no building structures and 335,397 +/- SF of impervious space. The current owners of record are Rojan DD 15, LLC. Property Address: 747 North DuPont Highway, Dover DE 19901. Tax Parcel: ED05-068.05-01-15.00. Council District 3.

Preliminary Land Use Services Review (PLUS):
An application (PLUS Review #2018-02-02) related to this property was reviewed on February 28, 2018 by the State's Preliminary Land Use Services, as required by the City of Dover's Memorandum of Understanding (MOU). This MOU requires that non-residential developments of over 75,000 square feet or residential developments containing 125 or more dwelling units complete the PLUS Review process prior to application submission. The development proposal submitted in 2018 by the developers to PLUS envisioned a version of this project that had 76,570 S.F. of commercial space for the 10-acre portion of 747 North DuPont Highway as well as a 240-unit apartment complex for the 15-acre portion. Copies of the PLUS Review Comments are available in the Application file (S-19-03) on record in the Planning Office. 747 North DuPont Highway has gone through the PLUS Review process twice before, once in 2007 (Review #2007-01-06) for the Dover Crossroads project and once in 2014 (Review #2014-04-05) for an 81,118 S.F. shopping center, which was never submitted to the city for review and thus never materialized.

As the proposed structure area is less than 75,000 SF, this project S-26-04 was not required to complete PLUS Review process.

Previous Applications

There have been several applications for redevelopment of this property. In 2007, the site at 747 North DuPont Highway was previously proposed for redevelopment as Dover Crossroads proposing to consist of two (2) major buildings and three (3) pad sites totaling 216,650 S.F. The shopping center would have used the entire 25 acres of the previous 747 North DuPont Highway parcel, instead of just the southern area (approximate 10 acres) as the current project does. The project first involved rezoning the three parcels then comprising 747 North DuPont Highway from C-4 to SC-2 under rezoning application Z-07-05. The project's Site Development Plan S-07-39 was then reviewed by the Planning Commission at their meetings of August 20 and September 17, 2007; and the project received Final Approval on September 8, 2008. Several further steps were taken towards starting the development, including consolidating the three parcels, demolition of the existing buildings on site formerly belonging to Berry Van Lines, and approval of a Unified Comprehensive Sign Plan (US-08-01), but construction ultimately did not commence, and the Site Plan expired.

A Minor Subdivision Plan for 747 North DuPont Highway was reviewed by the Planning Commission at their meeting of February 20, 2018 (SB-18-01) with a one-year extension of approval granted at the Commission's meeting of February 19, 2019. The Minor Subdivision Plan divided the 25-acre parcel into a southern 10-acre parcel and a northern 15-acre parcel. Final Approval and recordation of the Minor Subdivision Plan occurred in February 2020.

In 2019, a Site Development Master Plan S-19-03 was submitted; it was distinguished from the prior 2007 plan by its smaller footprint, different layout of proposed buildings, and proposed cooperation with an adjacent hotel property. The Master Plan was subject to review by Planning Commission in March 2019 and July 2019. S-19-03 Retail Center at 747 N. DuPont Highway: Master Plan proposed construction of a retail center to consist of four buildings totaling 62,260 SF in three phases. The initial version of S-19-03 included three retail structures of 19,200 SF, 19,975 SF, and 11,900 SF respectively and a restaurant building (Golden Corral) of 11,185 SF. The project also involved reconfiguration of the property and parking for the hotel located at 764 Dover Leipsic Road owned by Delmarva Hotels LLC; however, a Master Plan Revision in July 2019 removed the concept of shopping center's integration with the hotel property. The Final Plan approval of the S-19-03 Master Plan was issued in 2021 along with the approval of Administrative Site Plan S-19-18 DuPont Plaza: Phase 1. S-19-03 has since expired.

Most recently, S-22-12 was filed but stopped before the scheduled Planning Commission review in October 2022. This plan included a total of 52,190 SF of building area spread among three buildings. The buildings were proposed as retail uses.

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 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 §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.

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 subsection 2.4 and 2.5.

II. PROJECT DESCRIPTION

The application proposes construction of four (4) commercial buildings (44,618 +/- SF total) to be constructed in four (4) separate phases, comprising a retail plaza in the City of Dover. The property is located on the east side of North DuPont Highway and south of Leipsic Road. Phase 1 includes a 22,183 +/- SF retail building to be occupied by Tractor Supply Company. Phase 2 includes a 7,440+/- SF retail space (identified as American Tire but will not be American Tire). Phase 3 includes a 12,950 SF retail location divided into four separate retail spaces. Phase 4 includes a 2,046 +/- SF restaurant. The plan proposes 247 total vehicle parking spaces, landscaping, and stormwater management facilities. The proposed site access will connect to North Dupont Highway on the southeast side of the site and will also connect to Leipsic Road from a shared driveway/entrance with The Edge Apartments along the northeast side of Comfort Inn & Suites

Surrounding Land Uses

The subject property is located at the southeast corner of the intersection of North DuPont Highway and Leipsic Road. The site is bordered by retail spaces along Leipsic Road (west/northwest side) and restaurant/retail spaces on North DuPont Highway (south/southeast side). The parcel is zoned SC-2 (Community Shopping Center). Properties immediately adjacent to the subject project location on the west and southeast sides are zoned C-4 (Highway Commercial). The Dover International Speedway property to the southeast of the subject property is zoned CPO (Commercial Professional

Office) as and the apartment complex currently under development to the northeast of the parcel is also zoned SC-2. The subject parcel properties had impervious surfaces from previous commercial businesses that were removed prior to the proposed construction. The abutting commercial businesses are Citizens Bank, Pugh's Automotive Service, and Comfort Inn & Suites (west/northwest side).

III. ZONING REVIEW

SC-2 (Community Shopping Center)

The subject property is zoned SC-2 (Community Shopping Center). Article 3 §17 of the *Zoning Ordinanc*e details the permitted uses within the SC-2 (Community Shopping Center). Based upon the uses permitted in this zone, the proposed retail and restaurant uses are permitted. With the exception of minimum setbacks provided in Article 3 §17, Shopping Center zones follow the bulk standards for the C-4 zone, which are listed in Article 4 §4.15. The application, as submitted, complies with the required bulk standards. The subject property fronts only North DuPont Highway but shares an access driveway/entrance at the northwest corner of the parcel with The Edge Apartments.

Minor Subdivision

Subdivision Waiver Request - Lots without Public Street Frontage

The application includes a Minor Subdivision to create three lots. Each lot would meet the dimensional requirements set forth in Article 4 §4.15. The proposed subdivision would create one lot without frontage on a public street and one lot with limited frontage on a public street, which would require a waiver from the requirements of *Dover Code of Ordinances,* Appendix A – Subdivisions, Article VI.E.5, which requires that "All lots in a subdivision shall have frontage on a public street." The applicant has submitted a waiver request to this effect. The Planning Commission will make a recommendation to City Council regarding the waiver request.

SWPOZ (Source Water Protection Overlay Zone)

The parcel is entirely within zone SWPOZ (Source Water Protection Overlay Zone) - Tier 3 Excellent Recharge Areas. This zone's purpose is to protect public health and safety by minimizing contamination of the aquifer and to ensure that the aquifer is property maintained and supplied with clean water through the reduction of impervious surfaces.

The following uses are prohibited in the SWPOZ: Automobile body/repair shop, motor vehicle, boat or farm equipment service & Gas stations and motor vehicle service stations. Therefore, America's Tire is prohibited in this zone. The applicant has indicated that America's Tire is no longer a prospective tenant for this retail space.

Also, a cylindrical feature is shown on the Site Plan above the westernmost "Outdoor Display Area" of the proposed Tractor Supply Company and was not labeled or included in the legend. The applicant has indicated that this will be an above-ground storage tank for a propane filling station. Planning Staff is further evaluating this proposed above-ground storage tank since according to the *Zoning Ordinance*, Article 3 §29.74:

> *Storage tanks.* Underground storage tanks are prohibited within Tier 3 lands. Aboveground storage tanks which use, store, transfer, or dispose of any solid or liquid material or waste having potentially harmful impact on groundwater quality are prohibited within Tier 3 lands.

The Site Data Column indicates that the existing impervious area is 77.4%, and the proposed impervious area is 71.56%. According to the *Zoning Ordinance*, Article 3 §29.77:

> On a site development master plan, when the city engineer certifies that the project utilizes superior infiltration design that maximizes groundwater recharge, impervious cover may be increased to 75 percent.

The applicant will need to work with the City's Department of Water, Wastewater and Engineering Services to demonstrate that the stormwater management plan meets the standard of "superior infiltration design."

IV. PARKING SUMMARY

The SC-2 (Community Shopping Center) includes a minimum parking requirement. Article 3 §17.5 of the *Zoning Ordinance* requires that parking is calculated at 1 parking space per 300 SF of gross leasable area. Available ADA parking is 5 ADA spaces per standard parking spaces between 101 to 150. Based on the submitted plans of the proposed Dupont Plaza building leasable area (42,320 SF) [excluding the proposed restaurant (2,046 SF)], a minimum of 142 standard parking spaces and 5 ADA spaces would be required. Restaurant parking was calculated as one space per four (4) seats for a total of 13 spaces and 1 required ADA space. The Site Plan states that 247 total spaces will be provided. This exceeds the minimum parking requirement by 92 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 247 parking spaces provided, 13 bicycle spaces are required. The Plans submitted include 17 bicycle parking spaces (3 bicycle racks).

V. SITE CONSIDERATIONS

Site Access

The site layout provides vehicle access on both North DuPont Highway and from Leipsic Road but for multiple separate commercial businesses and associated entrance/exit points. The proposed Site Plan connects North DuPont Highway with a 30-foot-wide driveway, providing rights-in/rights-out to and from North DuPont Highway. Access to Leipsic Road is provided via a shared driveway that crosses to the east of the Comfort Inn & Suites, serving the subject site and The Edge Apartments.

Pedestrian Site Access

The site plan shows existing sidewalk on North DuPont Highway frontage of the site. A frontage sidewalk is required on all street frontages. A sidewalk into the site is also shown from the Leipsic Road driveway entrance along the north side opposite the parcel. Pedestrian access into the site is shown from North DuPont Highway with crosswalks and associated curb ramps with early warning detection across the front entrance. Curb ramps with early warning detection are present at the north side entrance, though no interior or exterior crosswalk is present at that location.

Trash Collection

This site will utilize private trash collection. The *Zoning Ordinance* requires two (2) dumpsters for up to three stores, and then 1 per additional retail store. The restaurant requires two (2) dumpsters for the first 3,000 SF of space. The applicant requires a minimum of six (6) retail dumpsters and two (2) dumpsters for the restaurant. The applicant proposes ten (10) dumpsters total for the site, though only 5 for the retail space and none for the restaurant are shown on the Site Master Plan.

VI. BUILDING ARCHITECTURE

The application proposes a Tractor Supply Company retail building. The proposed 22,183 +/- SF single-story building is being designed to include a fenced live goods/garden center with a metal roof/canopy. The proposed one-story building will be 21 feet 4 inches tall with the entrance having a pitched roof. The proposed building will feature three main material palettes. The first includes 4-foot tan masonry banded along the base of the building. The second includes beige tones from the vertical metal planks along the sides and rear of the building with matte red metal trim through the center and along the roof. The third is a 5-foot band of galvanized corrugated metal awning along the front between 5-foot 4-inch bands of beige masonry. The building's front entrance will feature the Tractor Supply Company logo above the door surrounded by the same galvanized metal.

Architectural renderings were not provided for the other proposed buildings.

The branding 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 Article 5, §4 Supplementary Sign Regulations. While all signage submitted has not been reviewed for compliance with Article 5, §4, please note the following:

- 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 - as the proposed designs include lighting fixtures above the front entrance signage.
- 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 - as the proposed designs include external lighting above the front entrance signage.
- The site is eligible for a Unified Comprehensive Signage Plan in accordance with the *Zoning Ordinance*, Article 5 §4.8. A Unified Comprehensive Signage Plan provides flexibility to meet the signage needs unique to a shopping center or multi-building campus.

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 433,601 SF, 145 trees are required to be planted. The applicant proposes to plant 152 trees, 103 of which will be canopy trees and 49 of which will be evergreen trees. An additional five (5) trees are included in the Arterial Street buffer. The Landscape Plan shows 46 shrubs planted throughout the site.

Arterial Street Buffer

The *Zoning Ordinance*, Article 5 §7.3 requires a 30-foot-deep landscape buffer for nonresidential zoned property that fronts on a principal arterial street. The Arterial Street Buffer "shall be planted with a variety of trees, shrubs, and ground cover." The Landscape Plan shows the required Arterial Street Buffer planted with a variety of trees and shrubs.

Required Shopping Center Design Requirements

A 10-foot-wide buffer is required along all lot lines within the Shopping Center Zones. Additionally, at least 10 percent of the site area "shall consist of landscaping, pedestrian malls, and courtyards," and parking must be landscaped.

The plan as submitted complies with these requirements when focusing on the perimeter of the development. Trees and shrubs are planted on landscape islands and sidewalk areas throughout the site. The 10-foot buffer along the lot lines is also proposed to be landscaped with trees and shrubs.

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) Minor Subdivision:
   a) The application includes a Minor Subdivision to create three lots. The proposed subdivision would create lots without frontage on a public street, which would require a waiver from the requirements of *Dover Code of* Ordinances, Appendix A – Subdivisions, Article VI.E.5, which requires that "All lots in a subdivision shall have frontage on a public street." The applicant has submitted a waiver request to this effect. The Planning Commission will make a recommendation to City Council regarding the waiver request.
   b) A record plan is required for the Minor Subdivision.
   c) Easements will be required for cross access, utilities, and stormwater management and must be reflected on the Record Plan.

2) Sheet MP-1:
   a) The scale of the Site Plan shown does not match the 1" =30' scale in the legend.

   b) The Site Plan Data Column states that 247 total spaces will be provided; however, the current Plans submitted show only 228 total parking spaces: 196 standard and 11 ADA parking spaces for the retail areas and 20 standard and one (1) ADA space for the restaurant. Please provide updated calculations and/or site drawings as needed. This update should be applied to all applicable plan sheets.

3) The Site Plan lists ten proposed dumpsters total for the site, though only five dumpsters for the retail space and none for the restaurant are shown on the current Site Plan. The site plans for individual phases must demonstrate compliance with dumpster requirements.

4) The Site Plan lists 17 provided bicycle spaces, though only 15 bicycle spaces (assuming the same size 5-slot bike rack) are shown on the current Site Plan (3 racks). Please provide updated calculations and/or site drawings as needed. The site plans for individual phases must demonstrate bicycle parking that complies with the requirements for the specific phase based on the number of vehicle parking spaces in that phase.

5) The Retail (previous America's Tire) building area shown on Site Plan is 7,440 +/- SF. However, the stated dimensions (115'x60') only equate to 6,900 SF. This discrepancy must be addressed in the site plan for Phase 2.

6) The plan proposes an above-ground storage tank for a propane filling station. Planning Staff is further evaluating this proposed above-ground storage tank for compliance with the SWPOZ (Source Water Protection Overlay Zone) provisions.

7) Please work with the Department of Water, Wastewater and Engineering Services to demonstrate that the stormwater management plan meets the standard for superior infiltration design.

8) The architectural elevations include signage locations. Signage is not approved as part of the Site Development Plan review and must be applied for through separate sign permits.

9) Provide construction details for the following items but not limited to, dumpster enclosure, traffic control signage, lighting fixtures, bicycle racks, handicap signage, etc.

10) Architectural elevations were provided for only one building (Tractor Supply). Architectural elevations must be submitted with each phase and will be referred to the Planning Commission for review.

11) The construction of the site entrances and street improvements must comply with the requirements of DelDOT.

12) 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.

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) Architecture: Staff recommends that the east elevation of the building be improved. Carrying the red band to this side of the building would provide additional architectural relief. The east elevation of the building will be visible from The Edge Apartments.

2) Subdivision Waivers: The applicant has submitted a request for waivers from the requirements of Appendix A – Subdivisions, Article VI.E.5, which requires that "All lots in a subdivision shall have frontage on a public street." The Minor Subdivision Plan submitted would create lots without frontage on a public street.

   Staff recommends in favor of the requested subdivision waivers, based on the applicant's explanation that the shopping center will be subject to cross access easements and a maintenance agreement. Staff recommends that cross access easements and any necessary utility easements be a condition of waiver approvals.

X. ADVISORY COMMENTS TO THE APPLICANT:

1) In the event, that major changes and revisions to the Site Development Master 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.

2) Following Planning Commission approval of the Site Development Master Plan, the Check Print review and Phase 1 Administrative Site Plan may be addressed concurrently. The process for Site Development Master Plans is addressed in the *Zoning Ordinance*, Article 10 §2.44.

3) Once the Site Development Master Plan is approved, each phase will be subject to an Administrative Site Plan. Please work with the Planning Office regarding phases.

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 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 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: DECEMBER 31, 2025

APPLICATION: **DuPont Plaza at 747 N. DuPont Highway: Revised Master Plan**

FILE #: **S-26-04**

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

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

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

CONTACT 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.

SANITATION

1. The subject property cannot be serviced by the City of Dover. Provide a note on the plan stating that sanitation services will be provided by a private hauler.

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. Please provide more detail on the proposed connection of this service to the City's water main in Bay Road. Our records indicate that the water line is not connected to the water main in Bay Road.

9. If the existing water main is installed through multiple properties, an easement must be recorded. Depending on the location of the water main, it will either need to be an easement between parties, or with the City of Dover. If an easement is with the City of Dover, the existing water main must meet current City of Dover standards. Please contact our office to discuss this matter in greater detail.

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. Sanitary sewer services shall be provided to 737 N. DuPont Highway.
8. 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.
9. If the existing wastewater main is installed through multiple properties, an easement must be recorded. Depending on the location of the wastewater main, it will either need to be an easement between parties, or with the City of Dover. If an easement is with the City of Dover, the existing wastewater main must meet current City of Dover standards. Please contact our office to discuss this matter in greater detail.
10. Please provide calculations that support the existing pump station in this basin can properly accept the proposed flow from this development. If upgrades are required to the pump station, the developer will be responsible.

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 / STREETS / SANITATION / 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, 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.

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.

S-26-04

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: December 31, 2024

CITY OF DOVER FIRE MARSHAL

APPLICATION: DuPont Plaza at 747 N DuPont Highway Revised

FILE #: S-26-04 REVIEWING AGENCY: City of Dover, Office of the Fire Marshal

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

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

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

CITY AND STATE CODE REQUIREMENTS:

1. Proposed occupancy classification is :
   a. America Tire
   b. Retail
   c. Restaurant
   d. 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 (see below) and clearly shown on the plans.
   a. America Tire TBD
   b. Retail 50%
   c. Restaurant TBD
   d. Mercantile 50%

   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 (see below) of the proposed building.
    a. America Tire TBD
    b. Retail 25%
    c. Restaurant TBD
    d. Mercantile 50%

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

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

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

    Alley
    12 feet wide

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

15. Fire hydrants shall be installed per the requirements of City of Dover Public Utilities Water/Wastewater Handbook, NFPA requirements, and Delaware State Fire Prevention Regulations. City Ordinance Sec 46-9 (f).
    5.1.1 Hydrant spacing as shown in the Fire Flow Tables shall be used as a general rule. Hydrants shall be located at the direction of the State Fire Marshal so as to minimize friction in fire hose. All hydrant spacing shall be located along available roads or at the direction of the State Fire Marshal. This measurement shall be calculated by way of accessible thoroughfare(s) from the

building to be protected to the hydrant and may not necessarily be a radius. 5.1.3 Additional hydrants shall be provided when the State Fire Marshal deems it necessary based on the configuration of the site, building(s), exposures, construction, occupancy, and/or specific hazard(s).
Fire Flow table 2, hydrant spacing shall be 800 feet on center for one and two family detached dwellings, other residential, rowhouses and townhouses, assembly, health care, business, education, storage, industrial, mercantile, and mini storage. (702, Chapter 6)

NFPA 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 (see below) per occupancy code requirements.

    a. America Tire TBD
    b. Retail required
    c. Restaurant TBD
    d. Mercantile required

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 (see below). System is to be monitored by an approved Fire Alarm System.
    a. America Tire TBD
    b. Retail required
    c. Restaurant TBD
    d. Mercantile required

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. 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.

25. 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)

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*, 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)

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. 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.

31. Project to be completed per approved Site Plan.

32. Full building and fire plan review is required.

33. 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.

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

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

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

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

    Section 1. - Building permits.

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

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

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

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

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

(Ord. of 7-12-1993, § 3)

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. Please confirm the address (741 versus 747)
2. Need to discuss the location of fire hydrants
3. Please confirm the width of the entrance from the highway (at least 14')
4. Need to discuss the restaurant to determine requirements (occupant load, if alcohol will be served…)
5. Need to discuss the America Tire to determine requirements
6. Is the main entrance of the restaurant less than 50' as outlined n item # 2 listed above?
7.

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):
2024 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
2024 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
2025 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
2025 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.**

From: Akbar, Ali (DelDOT)
To: Melson-Williams, Dawn; Purnell, Maretta
Cc: Mobley, Will (DelDOT)
Subject: EXTERNAL: DAC Plan Comments
Date: Friday, January 2, 2026 10:20:10 AM

Some people who received this message don't often get email from ali.akbar@delaware.gov. Learn why this is important

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

Good morning,

Here are the comments from DelDOT for the applications discussed in the DAC Committee Meeting.

S-26-01 Bayhealth Medical Center, Inc. - Kent Campus: Master Plan Phases 1-3
Comments: Schedule a pre-submittal meeting with DelDOT

S-26-02 R.E. Pierson Regional Headquarters (Office, Garage and Contractors yard) at 30 Lafferty Lane
Comments: Schedule a pre-submittal meeting with DelDOT
NOTE: Project appears to have an entrance within the area of a Right Turn Lane on Eastbound Lafferty Lane to Cassidy Drive. Ensure entrance is NOT within the operational area of the RTL.

S-26-03 The Enclave Apartments: Revised Walker Road Apartments
Comments: Schedule a pre-submittal meeting with DelDOT

S-26-04 DuPont Plaza at 747 N. DuPont Highway: Revised Master Plan
Comments: Schedule a pre-submittal meeting with DelDOT

Please let me know if you have any questions.

Ali Akbar
Engineer I
DelDOT, Development Coordination
800 Bay Road
Dover, DE 19901
302-760-2910

KENT CONSERVATION DISTRICT

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

CITY OF DOVER
ADMINISTRATIVE SITE PLAN REVIEW
JANUARY 2026

APPLICATION: DuPont Plaza at 747 N. DuPont Highway: Revised Master Plan
FILE #: S-26-04
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. A pre-application meeting will need to be held with KCD prior to submitting plans for review.
2. The DNREC allows the 2017 site condition can be used for the pre-existing ground cover condition.
3. This site is within the groundwater recharge area so infiltration will need to be used for stormwater management. There is an existing basin on site, that will require maintenance completed and infiltration test performed, to verify it will function as intended.
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: 1/7/2026

Dover/Kent County Metropolitan Planning Organization

S-26-04 DuPont Plaza at 747 N. DuPont Highway: Revised Master Plan

FILE # S-26-04 REVIEWING AGENCY: Dover/Kent County MPO

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

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

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

City of Dover Planning Commission
Site Development Plan Review

S-26-04 DuPont Plaza at 747 N. DuPont Highway: Revised Master Plan

This site plan includes many of the features needed for pedestrian safety. Sidewalks are planned for both the property's frontage and internally, and crosswalks will be located in key locations. Other features such as accessible parking spaces and bicycle parking are also included. Note that the sidewalks and crosswalks should all be accompanied by ADA ramps, which are an important measure for enhancing mobility on the property.

The entrance to the property from US13 is designed in a way that should facilitate the movement of vehicles and reduce conflict points. Dover Kent MPO supports the use of channelized entrances, which are shown to be safer not only for motorists, but also for pedestrians and bicyclists, as it becomes easier to predict the movements of motor vehicles. This strategy is a form of corridor access management, which is one of the Federal Highway Administration's

(FHWA) Proven Safety Countermeasures. Corridor access management can reduce fatal and injury crashes as much as 25-31%.[1]

Finally, the applicant should plan to work closely with the Delaware Transit Corporation (DTC) when carrying out the site improvements. This is because DART bus stops may need to be moved to or added to the property, depending on the anticipated need. Each of these bus stops should contain the necessary features such as shelters and ADA ramps for a better rider experience.

The above comments are based on preliminary observations of the DuPont Plaza Master Plan. Further comments will be provided by Dover Kent MPO during subsequent phases of the planning process.

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.

[1] "Corridor Access Management." Federal Highway Administration (FHWA). https://highways.dot.gov/safety/proven-safety-countermeasures/corridor-access-management.

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

January 8, 2026

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

RE: DUPONT PLAZA – SUBDIVISION WAIVER REQUEST
S-26-04

Dear Dawn,

This letter is to serve as a request for a Subdivision Waiver from Appendix A – Subdivisions, Article VI.E.5 which requires, “All lots in a subdivision shall have frontage on a public street”. Only one of the three proposed lots will have compliant frontage.

The proposed DuPont Plaza site is located at 747 DuPont Plaza, near the southeast corner of Route 13 and Leipsic Road. The parcel is zoned SC-2 Community Shopping Center. The plan is to subdivide the parcel into three commercial lots. All lots would be subject to the same Cross Access Easement and Maintenance Agreement.

The parcel shape is the main contributing hardship for the necessity of the no frontage variance. The parcel only has 364.57’ of frontage and 714.61’ of depth. This makes it very difficult to create viable commercial lots for a parcel that is that deep and 9.954 acres. How the development looks and operates will not change with granting of the waiver. This is very similar to how the Center at Dover was approved and is currently operating.

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

Sincerely,

LARSON ENGINEERING GROUP, INC



Douglas J. Liberman, P.E.
President

REVISED SITE DEVELOPMENT MASTER PLAN

FOR

DuPONT PLAZA

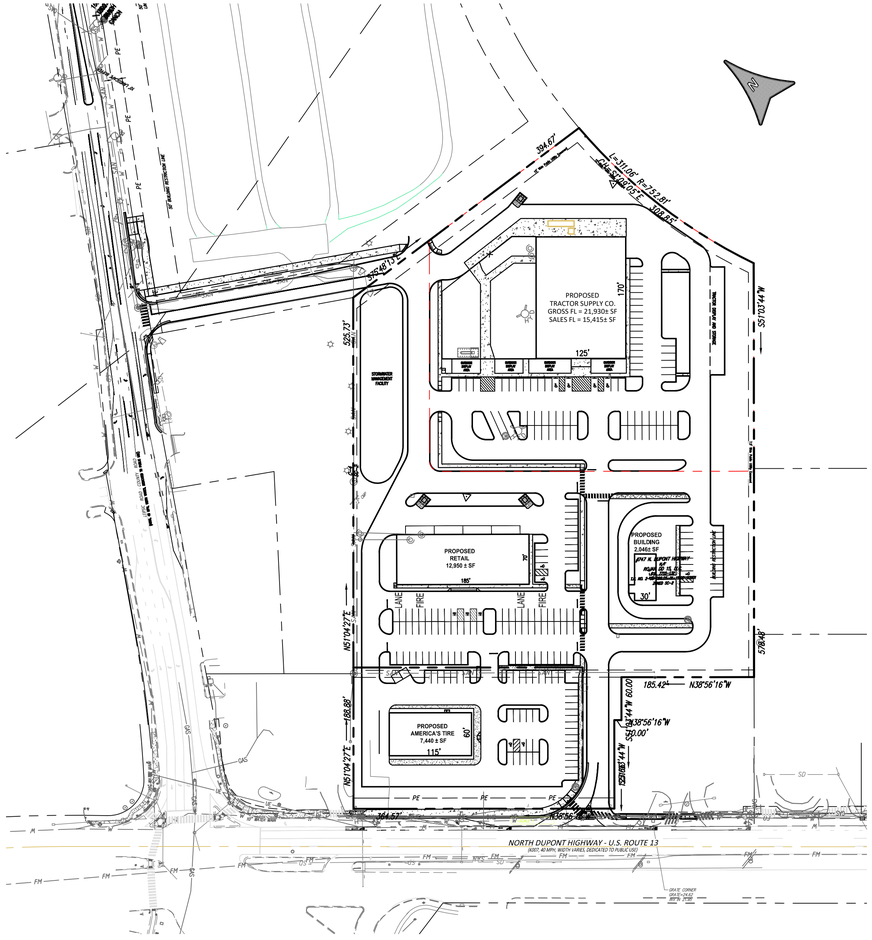
747 NORTH DuPONT HIGHWAY

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OCCUPATIONAL SAFETY LAWS AND THE CITY OF DOVER CODE AND STANDARD SPECIFICATIONS, MOST CURRENT EDITION.
2. EXISTING UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR, BUT THE COMPLETENESS OF ACCURACY OF THE SAME IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND ELEVATION OF EXISTING UTILITIES AT HIS OWN EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES AND REPAIRS TO EXISTING UTILITIES DURING CONSTRUCTION.
3. 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 THE DELAYS FROM SAID RELIANCE.
4. A TRAFFIC IMPACT STUDY WAS COMPLETED BY DUFFIELD ASSOCIATES AND SUBMITTED TO DELDOT ON OCTOBER 2019. DELDOT COMPLETED ITS REVIEW OF THE TIS ON MARCH 4, 2020 AND PROVIDED THE DEVELOPER WITH ITS WRITTEN COMMENTS REGARDING THE RESULTS OF THE TIS.
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 WASTES FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISPOSED.
7. ALL HANDICAPPED PARKING DEMARCATION, STALLS AND BUILDINGS ACCESSIBLE ROUTES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND ANSI A117.1-1998 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
8. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
9. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION, HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF DOVER, KENT CONSERVATION (KCD), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), AND APPROPRIATE STATE AND COUNTY AGENCIES.
10. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER AND THE STATE OF DELAWARE STANDARDS AND CONSTRUCTION SPECIFICATIONS.
11. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
12. ALL WORK WITHIN STATE MAINTAINED ROAD RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT REVISION OF THE STANDARD SPECIFICATIONS FOR THE ROAD AND BRIDGE CONSTRUCTION, BY THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT).
13. TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
14. ALL PROPOSED SIGNAGE (PYLON SIGNS, MONUMENT SIGNS) IS SUBJECT TO A SEPARATE CITY OF DOVER PERMIT AND IS ALSO SUBJECT TO A COMPREHENSIVE UNIFIED SIGN PLAN.
15. STORMWATER MANAGEMENT SEDIMENT/EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT DELAWARE SEDIMENT AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC).
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS OF PROPOSED BUILDING FOOTPRINTS. THE PROPOSED BUILDING FOOTPRINTS, AS SHOWN ON SITE PLAN, SHOULD ONLY BE USED AS A REFERENCE TO THE ABOVEMENTIONED PLANS.
17. WATER SUPPLY, SANITARY SEWER AND STORM DRAIN LINES PROPOSED BY THIS PLAN ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER.
18. THE SITE CONTRACTOR SHALL NOTIFY THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS AT 302-736-7025 PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS MUST OBSERVE AND APPROVE ALL CITY OWNED WATER AND SANITARY SEWER INTERCONNECTIONS AND TESTING. ALL WATER TAPS MUST BE PERFORMED BY A CITY OF DOVER APPROVED CONTRACTOR. THE PROPOSED LOCATION FOR THE WATER CONNECTION MAY NEED TO BE ADJUSTED IN THE FIELD DUE TO CONDITIONS OF THE EXISTING MAIN. POSSIBLE CONDITIONS THAT WOULD REQUIRE TAPPING RELOCATION INCLUDE PROXIMITY TO PIPE JOINTS, OTHER TAPS, CONCRETE ENCASEMENTS, CONFLICT WITH OTHER UTILITIES, AND THE LIKE. TEST HOLES MUST BE PERFORMED BY THE CONTRACTOR TO DETERMINE THE BEST TAPPING LOCATION OR FOR ANY WORK REQUIRED BY THE CONTRACTOR TO MAKE AN APPROPRIATE AND LAWFUL CONNECTION.
19. 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 CONDESATE. SECTION 11-231 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.
20. BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HERE WAS PREPARED BY TRANSITION ENGINEERING SURVEYING IN DECEMBER 2016, WITH ADDITIONAL SURVEY PERFORMED IN APRIL 2020, AND BOUNDARY LINE VERIFIED BY LARSON ENGINEERING GROUP, INC. IN NOVEMBER 2025.
21. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
22. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
23. ALL OPEN SPACES AND STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER WITH THE RESPONSIBILITY OF THE MAINTENANCE TO BEGIN AT THE COMPLETION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES UNTIL THE PROPERTY OWNER TAKES OVER RESPONSIBILITY OF THE MAINTENANCE.
24. THE ENTIRE SITE IS LOCATED WITHIN FLOOD ZONE X AS DEPICTED ON FEMA MAP #10001C0167H, DATED MAY 5, 2003.
25. A WETLAND EVALUATION WAS CONDUCTED BY DUFFIELD ASSOCIATES IN JUNE 2017 AND NO WETLANDS WERE FOUND ON THE SITE.
26. ANY GAS FIRED HVAC EQUIPMENT MUST BE EQUIPPED WITH EMERGENCY CUT OFF SWITCHES REMOTELY LOCATED.
27. ADDRESS NUMBERS OF AT LEAST 12 INCHES IN HEIGHT MUST BE PLACED ON THE STREET SIDE OF THE BUILDING VISIBLE FROM THE STREET, 2 REQUIRED.
28. ANY NATURAL OR LP GAS BOTTLES, METERS, REGULATORS, ETC. MUST HAVE IMPACT PROTECTION.
29. THIS SITE IS LOCATED FULLY WITHIN A SOURCE WATER PROTECTION OVERLAY ZONE (SWPOZ) – TIER 3 EXCELLENT RECHARGE AREA.
30. A 15-FOOT WIDE PERMANENT EASEMENT WAS ESTABLISHED FOR THE STATE OF DELAWARE AS PER "THE MINOR SUBDIVISION PLAT", DATED JANUARY 5, 2018, RECORDED ON FEBRUARY 20, 2020, BOOK 138 PAGE 65.
31. AN ADDITIONAL 6.25 FEET OF RIGHT-OF-WAY WAS DEDICATED TO THE STATE OF DELAWARE PER "THE MINOR SUBDIVISION PLAT", DATED JANUARY 5, 2018, RECORDED ON FEBRUARY 20, 2020, BOOK 138 PAGE 65.
32. A BLANKET CROSS ACCESS AND ENTRANCE EASEMENT BETWEEN TAX PARCEL NO. 2-05-068.05-01-15.01-00001 AND TAX PARCEL NO. 2-05-068.05-01-15.00-00001 WAS ESTABLISHED PER THE MINOR SUBDIVISION PLAT (PLOT BOOK 138 PAGE 65).
33. THIS PLAN SUPERCEDES THE SITE DEVELOPMENT MASTER PLAN APPLICATION S-19-03 APPROVED BY THE CITY OF DOVER PLANNING COMMISSION ON JULY 15, 2019 AND APPROVED AUGUST 12, 2021.

KENT CONSERVATION DISTRICT NOTES:

1. IF THE APPROVED PLAN NEEDS TO BE MODIFIED DUE TO ERRORS, OMISSIONS, OR FIELD CONDITIONS, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
2. THE KENT CONSERVATION DISTRICT (KCD) RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
3. THE OWNER IS RESPONSIBLE FOR PROPER OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ON SITE



SHEET INDEX

INDEX SHEET	MP-1
NOTES SHEET	MP-2
EXISTING FEATURES PLAN OVERALL	MP-3
EXISTING FEATURES PLAN.	MP-4
EXISTING FEATURES PLAN.	MP-5
EXISTING FEATURES PLAN.	MP-6
SITE PLAN.	MP-7
SITE PLAN.	MP-8
SITE PLAN.	MP-9

SITE DATA:

1. APPLICATION NUMBER: _____ MASTER PLAN
   _____ ADMINISTRATIVE SITE PLAN PHASE 1 (TRACTOR SUPPLY COMPANY)
2. TAX PARCEL NO.: 2-05-068.05-01-15.00-00001
3. LEGAL OWNER / DEVELOPER: ROJAN DD 15, LLC
   2213 CONCORD PIKE
   WILMINGTON, DE 19803
   PHONE: (302) 654-6153
4. SITE ADDRESS: 747 NORTH DUPONT HIGHWAY
   DOVER, DE 19903
5. ZONING: SC-2 (COMMUNITY SHOPPING CENTER)
   SWPOZ (SOURCE WATER PROTECTION OVERLAY ZONE)
6. NUMBER OF LOTS: EXISTING: 1 PROPOSED: 4
7. PROPERTY USE: EXISTING VACANT PROPOSED SHOPPING CENTER
8. SITE ACREAGE: EXISTING 9.954± AC (433,601± SF)
   PROPOSED 9.954± AC (433,601± SF)*

*BASED ON MINOR SUBDIVISION PLAN DATED 10/25/2019

9. BULK STANDARDS:

SC-2 (COMMUNITY SHOPPING CENTER):

		REQUIRED	PROPOSED
MIN.	LOT CONTIGUOUS AREA	15 ACRES	9.954 ACRES
MIN.	LOT WIDTH	150 FT	320 FT
MIN.	LOT DEPTH	155 FT	188.88 FT
MIN.	FRONT YARD	50 FT	50 FT
MIN.	BUILDING SETBACK	50 FT (NONRESIDENTIAL ZONE)	50 FT
MAX.	BUILDING HEIGHT	75', 6 STORIES	< 75' 1 STORY
MAX.	FLOOR AREA RATIO	4.0	0.10
MIN.	LANDSCAPE BUFFER	10 FT / 30 FT STREET	10 FT/30 FT STREET
MIN.	OPEN ACTIVE SPACE	NONE REQUIRED	NONE PROPOSED
MAX.	IMPERVIOUS COVERAGE	75% (SWPOZ)*	71.6%

NOTE: PER THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS, THE SITE DEMONSTRATES SUPERIOR INFILTRATION DESIGN, ALLOWING A MAXIMUM IMPERVIOUS SURFACE OF 75% (ZONING ORDINANCE, ARTICLE 3, SECTION 29.77)

10. SITE COVERAGE:

EXISTING:	OPEN SPACE	98,204± SF	(2.25± AC)	22.6%
	BUILDINGS	0± SF	(0.00± AC)	0.0%
	OTHER IMPERVIOUS	335,397± SF	(7.70± AC)	77.4%
	TOTAL	433,601± SF	(9.95± AC)	100.0%
PROPOSED:	OPEN SPACE	123,088± SF	(2.83± AC)	28.44%
	BUILDINGS	44,366 ± SF	(1.02± AC)	10.25%
	OTHER IMPERVIOUS	266,147± SF	(6.10± AC)	61.31%
	TOTAL	433,601± SF	(9.95± AC)	100.0%

11. BUILDINGS: EXISTING: VACANT
    PROPOSED: BUILDING 'A' (RETAIL).....7,440 SF
    BUILDING 'B' (RETAIL).....12,950 SF
    BUILDING 'C' (RESTAURANT).....2,046 SF
    BUILDING 'D' (RETAIL).....21,930 SF
12. PARKING: RETAIL...1 PER 300 SF (42,320 SF/300= 141.07)...142 SPACES
    RESTAURANT BUILDING 'C' – 1 SPACE FOR 4 SEATS (50/4= 12.5)
    13 SPACES
    TOTAL REQUIRED = 155 SPACES
    TOTAL PROVIDED = 247 SPACES
13. BICYCLE PARKING 1 SPACE PER 20 PARKING SPACES, (247/20 = 12.4)
    13 SPACES REQUIRED, 17 PROVIDED
14. LOADING SPACES: 1 FOR 8,000 – 25,000 SF, 1 PER 25,000 SF, THEREAFTER; BUILDINGS UP TO 150,000 SF, MAX 3 REQUIRED
    6 LOADING SPACES PROVIDED
15. SOURCE OF WATER: CITY OF DOVER
16. SOURCE OF SEWER: CITY OF DOVER
17. SOURCE OF ELECTRIC: CITY OF DOVER
18. SOURCE OF GAS: CHESAPEAKE UTILITIES
19. TRASH COLLECTION: PRIVATE
20. DUMPSTER REQUIREMENT:
    RETAIL....2 FOR FIRST 3 STORES; 1 PER STORE, THEREAFTER;
    DUMPSTERS REQUIRED: 6 (7 STORES)
    RESTAURANT....2 FOR FIRST 3,000 SF; 1 PER EACH ADD'L 3,000 SF
    DUMPSTERS REQUIRED: 2 (2,046 SF)
    TOTAL DUMPSTERS REQUIRED: 7
    TOTAL DUMPSTERS PROVIDED: 10
21. BENCHMARK: CAPPED REBAR FND. #51
    ELEVATION= 24.92'
    N: 430719.51' E: 624676.32'
22. DATUM: HORIZONTAL: NAD 83 DE STATE PLANE GRID
    VERTICAL: N.A.V.D. 88
23. TRANSPORTATION IMPROVEMENT DISTRICT: NOT WITHIN A TID
24. INVESTMENT LEVEL AREA: 1
25. FRONTAGE ROAD: NORTH DUPONT HIGHWAY — CLASSIFICATION: MINOR ARTERIAL — POSTED SPEED LIMIT: 40 MPH
    LEIPSIC ROAD — MINOR ARTERIAL — 40 MPH

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

DATE	11/20/2025
JOB NO.	25-027
APPLICATION NO.:	****
APPROVED BY:	DJLiberman
SCALE	1"=30'
DRAWN BY	BDLenhoff
DESIGNED BY:	DJLiberman
CHECKED BY:	DJLiberman

DATE	REVISION

SIGNATURE DATE

INDEX SHEET

FOR

DUPONT PLAZA - TRACTOR SUPPLY COMPANY

EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

PREPARED FOR: MSP-DOVER, LLC.

CADD FILE: MasterPlan_DuPontPlaza

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

SHEET NO.: MP-1

TRAFFIC IMPACT STUDY (TIS) RECOMMENDATIONS:

1. THE DEVELOPER SHOULD PROVIDE A BITUMINOUS CONCRETE OVERLAY TO THE EXISTING TRAVEL LANES ALONG THE EASTBOUND LEIPSIC ROAD SITE FRONTAGE IN THE AREA AFFECTED BY ENTRANCE PLAN CONSTRUCTION, INCLUDING ANY AUXILIARY LANES, AT DELDOT'S DISCRETION. DELDOT SHOULD ANALYZE THE EXISTING LANES' PAVEMENT SECTION AND RECOMMEND AN OVERLAY THICKNESS TO THE DEVELOPER'S ENGINEER, IF NECESSARY.

2. THE DEVELOPER SHOULD PROVIDE A BITUMINOUS CONCRETE OVERLAY TO THE EXISTING TRAVEL LANES ALONG THE NORTHBOUND US ROUTE 13 SITE FRONTAGE IN THE AREA AFFECTED BY ENTRANCE PLAN CONSTRUCTION, INCLUDING ANY AUXILIARY LANES, AT DELDOT'S DISCRETION. DELDOT SHOULD ANALYZE THE EXISTING LANES' PAVEMENT SECTION AND RECOMMEND AN OVERLAY THICKNESS TO THE DEVELOPER'S ENGINEER, IF NECESSARY.

3. THE DEVELOPER SHOULD CONSTRUCT A FULL ACCESS SITE ENTRANCE FOR THE PROPOSED DUPONT PLAZA DEVELOPMENT ON LEIPSIC ROAD, APPROXIMATELY 650 FEET EAST OF THE SOUTHEAST POINT OF TANGENCY OF THE INTERSECTION WITH US ROUTE 13 TO BE CONSISTENT WITH THE LANE CONFIGURATIONS SHOWN IN THE TABLE BELOW:

APPROACH CURRENT CONFIGURATION PROPOSED CONFIGURATION

EASTBOUND LEIPSIC ROAD ONE THROUGH LANE ONE TWO-WAY LEFT TURN LANE, ONE THROUGH LANE, AND ONE RIGHT TURN LANE

WESTBOUND LEIPSIC ROAD ONE THROUGH LANE ONE TWO-WAY LEFT TURN LANE AND ONE THROUGH LANE

NORTHBOUND SITE ENTRANCE APPROACH DOES NOT EXIST ONE SHARED LEFT TURN/RIGHT TURN LANE

BASED ON DELDOT'S DEVELOPMENT COORDINATION MANUAL, THE RECOMMENDED MINIMUM STORAGE LENGTH IS 190 FEET (EXCLUDING TAPER) FOR THE EASTBOUND LEIPSIC ROAD RIGHT TURN LANE. THE RIGHT TURN LANE SHOULD BE DESIGNED AS A CONTINUOUS RIGHT TURN LANE STARTING JUST WEST OF THE COMFORT INN & SUITES HOTEL DRIVEWAY LOCATED APPROXIMATELY 125 FEET WEST OF THE LEIPSIC ROAD SITE ENTRANCE. THE CALCULATED QUEUE LENGTHS FROM THE HCS ANALYSIS CAN BE ACCOMMODATED WITHIN THE RECOMMENDED STORAGE LENGTH.

ADDITIONALLY, THE DEVELOPER SHOULD INSTALL AN APPROXIMATELY 800-FOOT TWO-WAY LEFT-TURN LANE (TWLTL) ALONG LEIPSIC ROAD FROM THE COMFORT INN & SUITES HOTEL ENTRANCE/HOME DEPOT ENTRANCE TO THE ACCESS ROAD LOCATED BEHIND THE HOME DEPOT. THE DEVELOPER SHOULD SUBMIT A PLAN TO DELDOT'S DEVELOPMENT COORDINATION SECTION AND OTHER PERTINENT SECTIONS DEPICTING THE DESIGN AND LIMITS. THE FINAL DESIGN OF THE TWLTL AND THE LEIPSIC ROAD SITE ENTRANCE SHOULD BE DETERMINED DURING THE ENTRANCE PLAN REVIEW PROCESS.

4. THE DEVELOPER SHOULD CONSTRUCT A RIGHTS-IN/RIGHTS-OUT SITE ENTRANCE FOR THE PROPOSED DUPONT PLAZA DEVELOPMENT ON US ROUTE 13, APPROXIMATELY 450 FEET SOUTH OF THE SOUTHEAST POINT OF TANGENCY OF THE INTERSECTION WITH LEIPSIC ROAD/N. STATE ROAD TO BE CONSISTENT WITH THE LANE CONFIGURATIONS SHOWN IN THE TABLE BELOW:

APPROACH CURRENT CONFIGURATION PROPOSED CONFIGURATION

NORTHBOUND US ROUTE 13 THREE THROUGH LANES THREE THROUGH LANES AND ONE RIGHT TURN LANE

WESTBOUND SITE ENTRANCE APPROACH DOES NOT EXIST ONE RIGHT TURN LANE

BASED ON DELDOT'S DEVELOPMENT COORDINATION MANUAL, THE RECOMMENDED MINIMUM STORAGE LENGTH IS 240 FEET (EXCLUDING TAPER) FOR THE NORTHBOUND US ROUTE 13 RIGHT TURN LANE. HOWEVER, THERE IS AN EXISTING CONTINUOUS RIGHT TURN LANE ALONG NORTHBOUND US ROUTE 13 THAT BEGINS AT THE FAIRFIELD INN & SUITES DRIVEWAY AND TERMINATES 125 FEET SOUTH OF THE PROPOSED SITE ENTRANCE. THE DEVELOPER SHOULD RECONFIGURE THE EXISTING CONTINUOUS RIGHT TURN LANE TO TERMINATE AT THE PROPOSED SITE ENTRANCE. A CHANNELIZING ISLAND SHOULD BE PROVIDED AT THE US ROUTE 13 SITE ENTRANCE. THE DEVELOPER SHOULD SUBMIT A PLAN TO DELDOT'S DEVELOPMENT COORDINATION SECTION AND OTHER PERTINENT SECTIONS DEPICTING THE DESIGN ALONG THE SITE FRONTAGE. THE FINAL DESIGN OF THE SITE ENTRANCE SHOULD BE DETERMINED DURING THE ENTRANCE PLAN REVIEW PROCESS.

5. INTERCONNECTIONS OR CROSS ACCESS EASEMENTS TO THE ADJACENT PROPERTIES [764 LEIPSIC ROAD

(COMFORT INN & SUITES HOTEL), 779 N. DUPONT HIGHWAY (PIZZA HUT), 737 N. DUPONT HIGHWAY (SPEEDWAY CAFÉ), 705 N. DUPONT HIGHWAY (TASTY CRABHOUSE), AND 653 JEFFERIC BOULEVARD (PUBLIC STORAGE)] SHOULD BE PROVIDED. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION TO DETERMINE THE LOCATIONS AND FEASIBILITIES OF THE INTERCONNECTIONS.

6. A STUB STREET FOR A FUTURE CONNECTION TO BUCKSON DRIVE SHOULD BE PROVIDED. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION TO DETERMINE THE EXACT LOCATION.

7. THE FOLLOWING BICYCLE, PEDESTRIAN, AND TRANSIT IMPROVEMENTS SHOULD BE INCLUDED:

7.a. A MINIMUM FIFTEEN-FOOT WIDE PERMANENT EASEMENT FROM THE EDGE OF THE RIGHT-OF-WAY SHOULD BE DEDICATED TO DELDOT ALONG THE US ROUTE 13 SITE FRONTAGE.

7.b. THE DEVELOPER SHOULD CONSTRUCT A TEN-FOOT WIDE SIDEWALK TO MATCH THE SIDEWALK RECENTLY COMPLETED AS PART OF THE US 13 SIDEWALK IMPROVEMENTS PROJECT (DELDOT CONTRACT NO. T201601201). THE SIDEWALK SHOULD BE DESIGNED TO MEET CURRENT AASHTO AND ADA STANDARDS. A MINIMUM FIVE-FOOT SETBACK SHOULD BE MAINTAINED FROM THE EDGE OF THE PAVEMENT TO THE SIDEWALK. THE FIRST FIVE-FEET OF SIDEWALK COUNTED INWARD CAN BE INCLUDED WITHIN THE MINIMUM FIVE-FOOT SETBACK. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION DURING THE PLAN REVIEW PROCESS TO IDENTIFY THE EXACT LOCATION OF THE SIDEWALK.

7.c. ADA COMPLIANT CURB RAMPS AND MARKED CROSSWALKS SHOULD BE PROVIDED ALONG THE LEIPSIC ROAD SITE ENTRANCE APPROACH TO LEIPSIC ROAD AND THE US ROUTE 13 SITE ENTRANCE APPROACH TO US ROUTE 13. THE USE OF DIAGONAL CURB RAMPS IS DISCOURAGED.

7.d. MINIMUM FIVE-FOOT WIDE BICYCLE LANES SHOULD BE INCORPORATED IN THE RIGHT TURN LANE AND SHOULDER ALONG THE EASTBOUND LEIPSIC ROAD APPROACH TO THE LEIPSIC ROAD SITE ENTRANCE AND THE NORTHBOUND US ROUTE 13 APPROACH TO US ROUTE 13 SITE ENTRANCE.

7.e. UTILITY COVERS SHOULD BE MOVED OUTSIDE OF ANY DESIGNATED BICYCLE LANES AND ANY PROPOSED SIDEWALKS/SHARED-USE PATHS OR SHOULD BE FLUSH WITH THE PAVEMENT.

7.f. BIKE PARKING SHOULD BE PROVIDED NEAR THE BUILDING ENTRANCES. WHERE THE BUILDING ARCHITECTURE PROVIDES FOR AN AWNING OR OTHER OVERHANG, THE BIKE PARKING SHOULD BE COVERED.

7.g. WHERE INTERNAL SIDEWALKS ARE LOCATED ALONGSIDE OF THE PARKING SPACES, A BUFFER, PHYSICAL BARRIER, OR SIGNAGE SHOULD BE ADDED TO ELIMINATE VEHICULAR OVERHANG ONTO THE SIDEWALK.

7.h. AN 8 TO 10-FOOT WIDE WALKWAY PATH SHOULD BE INSTALLED THROUGH THE SITE TO CONNECT FROM US ROUTE 13 TO LEIPSIC ROAD. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION TO DETERMINE THE EXACT LOCATION OF THE WALKWAY.

7.i. A TYPE 2 BUS STOP SHOULD BE INSTALLED AT THE LEIPSIC ROAD SITE ENTRANCE. THE DEVELOPER SHOULD COORDINATE WITH DART AND DELDOT ON THE LOCATION, DESIGN, AS WELL AS THE AMENITIES TO PROVIDE.

8. THE REMAINDER OF THE SHARED USE PATH ALONG LEIPSIC ROAD SHALL BE INSTALLED WHEN TAX PARCEL NO. 2-05-068.05-01-15.01-00001 DEVELOPS.

DELDOT GENERAL NOTES (EFFECTIVE 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. 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.

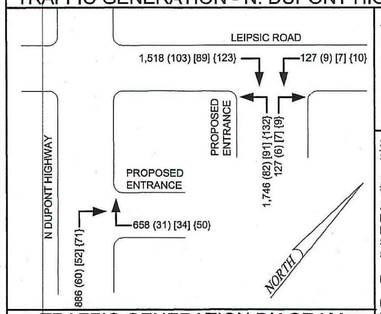
6. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.

7. 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.

8. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.

9. THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG NORTH DUPONT HIGHWAY K07, WHICH HAS A FUNCTIONAL CLASSIFICATION OF MINOR ARTERIAL 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 O

TRAFFIC GENERATION - N. DUPONT HIGHWAY (K07) - RIGHTS IN / RIGHTS OUT & LEIPSIC ROAD (K88) - FULL



TRAFFIC GENERATION DIAGRAM

ADT (AM PEAK HOUR) [PM PEAK HOUR][SATURDAY PEAK HOUR}

ROAD TRAFFIC DATA:

N DUPONT HIGHWAY K07 - MINOR ARTERIAL
POSTED SPEED LIMIT - 40 MPH
AADT - 52,164 (2018 DELDOT TRAFFIC SUMMARY)
10YR. PROJECTED AADT = 1.16 X 52,164 = 60,510 TRIPS
10YR. PROJECTED AADT + SITE ADT (1,544) = 62,054 TRIPS
TRAFFIC PATTERN GROUP - 2 (FROM 2018 DELDOT SUMMARY)
DESIGN HOURLY VOLUME = 10.05% X 62,054 = 6,516 TRIPS
DESIGN VEHICLE = WB-50

LEIPSIC ROAD K88 - MINOR ARTERIAL
POSTED SPEED LIMIT - 40 MPH
AADT - 4,738 (2018 DELDOT TRAFFIC SUMMARY)
10YR. PROJECTED AADT = 1.16 X 4,738 = 5,496 TRIPS
10YR. PROJECTED AADT + SITE ADT (3,519) = 9,015 TRIPS
TRAFFIC PATTERN GROUP - 2 (FROM 2018 DELDOT SUMMARY)
DESIGN HOURLY VOLUME = 10.05% X 9,015 = 908 TRIPS
DESIGN VEHICLE = WB-50

SITE TRAFFIC DATA:

SOURCE: ITE TRIP GENERATION MANUAL - 10TH EDITION

PROPOSED 51,075 SF, RETAIL CENTER
TOTAL ADT = 3,807 TRIPS (50% IN, 50% OUT)
AM PEAK = 178 TRIPS (62% IN, 38% OUT)
PM PEAK = 331 TRIPS (48% IN, 52% OUT)
PM PASS-BY = 34% X 331 TRIPS = -113 TRIPS
SAT PEAK = 365 TRIPS (52% IN, 48% OUT)
SAT PASS-BY = 26% X 113 TRIPS = -95 TRIPS

PROPOSED 11,185 SF, HIGH TURNOVER SIT-DOWN RESTAURANT
TOTAL ADT = 1,255 TRIPS (50% IN, 50% OUT)
AM PEAK = 111 TRIPS (55% IN, 45% OUT)
PM PEAK = 110 TRIPS (62% IN, 38% OUT)
PM PASS-BY = 43% X 110 = -47 TRIPS
SAT PEAK = 126 TRIPS (51% IN, 49% OUT)

NET TRIPS: ADT = 5,062 TRIPS AM PEAK = 289 TRIPS PM PEAK = 281 TRIPS SAT PEAK = 396 TRIPS

DIRECTIONAL DISTRIBUTION (US 13 ENTRANCE):
35% FROM THE SOUTH, 26% TO THE NORTH
DIRECTIONAL DISTRIBUTION (LEIPSIC ROAD ENTRANCE):
60% FROM THE WEST, 69% TO THE WEST, 5% TO AND FROM THE EAST
TRUCK PERCENTAGE: 5%

DATE: 11/20/2025	SCALE: 1"=30'
JOB NO.: 25-027	DRAWN BY: BDLenhoff
APPLICATION NO.: ****	DESIGNED BY: DJLiberman
APPROVED BY: DJLiberman	CHECKED BY: DJLiberman

DATE	REVISION

SIGNATURE DATE

NOTES SHEET

FOR

DUPONT PLAZA - TRACTOR SUPPLY COMPANY

EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

PREPARED FOR: MSP-DOVER, LLC.

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

CADD FILE: MasterPlan_DuPontPlaza

SHEET NO.: MP-2

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

lands n.o.f.
METROPOLITAN 8, LLC
TAX PARCEL NO.: ED-05-068.05-01-15.01
DEED REF.: 12660-289
PLAT REF.: 156-73
LOT 2 – THE EDGE AT DOVER
ZONE: SC-2
LEPSIC RD, DOVER, DE 19901

lands n.o.f.
DOVER MOTOR SPEEDWAY, LLC
TAX PARCEL NO.: ED-05-068.05-01-16.00
DEED REF.: 0.98-CPO
ZONE: CPO
900 LEPSIC RD, DOVER, DE 19901

lands n.o.f.
DELMARVA HOTELS, LLC
TAX PARCEL NO.: ED-05-068.05-01-14.00
DEED REF.: 2274-137
ZONE: C4
764 LEPSIC RD, DOVER, DE 19901

lands n.o.f.
ROJAN DD 15, LLC
TAX PARCEL NO.: ED-05-068.05-01-15.00
DEED REF.: 12045-286
DEED REF.: 138-188
ZONE: SC-2
N DUPONT HWY, DOVER, DE 19901

#747 N. DUPONT HIGHWAY
N/F
ROJAN DD 15, LLC.
D.B. 7715-132
T.P. NO. 2-05-068.05-01-15.00-00001
ZONED SC-2

lands n.o.f.
STORAGE EQUITIES/PS PARTNERS: DELPENN I
TAX PARCEL NO.: ED-05-068.05-01-8.02
DEED REF.: 0.98-248
ZONE: C4
653 JEFFERIC BLVD, DOVER, DE 19901

lands n.o.f.
PUSHPS SERVICE INC.
TAX PARCEL NO.: ED-05-068.05-01-11.00
DEED REF.: R53-347
DEED ZONE: C4
728 LEPSIC RD, DOVER, DE 19901

lands n.o.f.
BRACKENVILLE ENTERPRISE, LP.
TAX PARCEL NO.: ED-05-068.05-01-10.00
DEED REF.: 4780-38
ZONE:
779 N DUPONT HWY, DOVER, DE 19901

lands n.o.f.
737 N. DUPONT HWY, LLC
TAX PARCEL NO.: ED-05-068.05-01-13.01
DEED REF.: 1421-180
ZONE: C4
737 N DUPONT HIGHWAY, DOVER, DE 19901

lands n.o.f.
MDR & SONS, INC.
TAX PARCEL NO.: ED-05-068.05-01-8.01
DEED REF.: 653-232
ZONE: C4
705 N DUPONT HIGHWAY, DOVER, DE 19901

NORTH DUPONT HIGHWAY - U.S. ROUTE 13
(K007, 40 MPH, WIDTH VARIES, DEDICATED TO PUBLIC USE)

LEPSIC ROAD - COUNTY ROAD (K82, 30 MPH, WIDTH VARIES, DEDICATED TO PUBLIC USE)

S75°48'15"E 525.73'
S14°01'45"W 594.67'
L=311.06' R=232.86'
Δ=76°32'08"
CH=S75°05'19"E 288.06'
N13°04'27"E 188.88'
S57°01'44"W 185.42'
N38°56'16"W 10.00'
S57°01'44"W 123.66'
N13°04'27"E 364.57'
N38°56'16"W 578.46'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
33	CONTOUR LINE	
	SPOT ELEVATION	
	CURB ELEVATION	
	SOILS LINE/DESIGNATION	
SS	SANITARY SEWER MAIN	
S	SANITARY SEWER MANHOLE	
W	WATER MAIN	
	SIDEWALK	
	CURBLINE	
SD	STORM DRAIN	
	STORM MANHOLE	
	SIGN	
	HANDICAP PARKING STALL	
	HANDICAP RAMP	
	CAPPED PIN MONUMENT	

SOIL DATA: HkB – HAMBROOK – URBAN LAND COMPLEX – 0 TO 5 PERCENT SLOPES – NO SPECIFIED HYDROLOGIC SOIL GROUP

NOTE: IF ANY MONITORING WELLS ARE STILL PRESENT ON SITE, A DELAWARE-LICENSED WELL DRILLER MUST ABANDON THEM PRIOR TO REDEVELOPMENT.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

DATE: 11/20/2025	SCALE: 1"=30'
JOB NO.: 25-027	DRAWN BY: BDLenhoff
APPLICATION NO.: ****	DESIGNED BY: DJLiberman
APPROVED BY: DJLiberman	CHECKED BY: DJLiberman

DATE	REVISION

SIGNATURE DATE

EXISTING FEATURES PLAN OVERALL

FOR

DUPONT PLAZA - TRACTOR SUPPLY COMPANY

EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

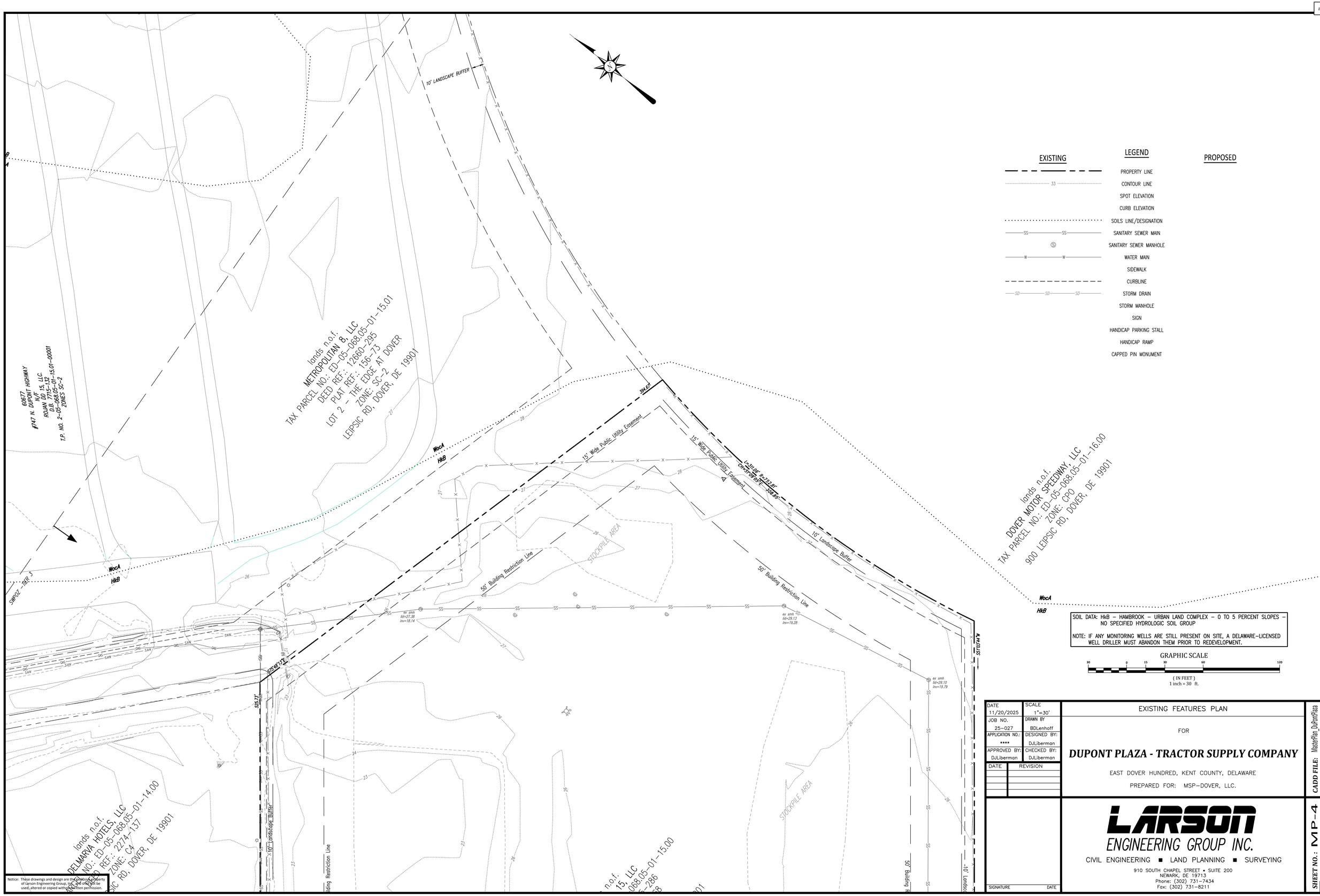
PREPARED FOR: MSP–DOVER, LLC.

CADD FILE: MasterPlan_DuPontPlaza

SHEET NO.: MP-3

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

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



EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
33	CONTOUR LINE	
	SPOT ELEVATION	
	CURB ELEVATION	
	SOILS LINE/DESIGNATION	
SS SS	SANITARY SEWER MAIN	
Ⓢ	SANITARY SEWER MANHOLE	
W W	WATER MAIN	
	SIDEWALK	
	CURBLINE	
SD SD SD	STORM DRAIN	
	STORM MANHOLE	
	SIGN	
	HANDICAP PARKING STALL	
	HANDICAP RAMP	
	CAPPED PIN MONUMENT	

SOIL DATA: HkB – HAMBROOK – URBAN LAND COMPLEX – 0 TO 5 PERCENT SLOPES – NO SPECIFIED HYDROLOGIC SOIL GROUP

NOTE: IF ANY MONITORING WELLS ARE STILL PRESENT ON SITE, A DELAWARE–LICENSED WELL DRILLER MUST ABANDON THEM PRIOR TO REDEVELOPMENT.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DATE	11/20/2025
SCALE	1"=30'
JOB NO.	25-027
DRAWN BY	BDLenhoff
APPLICATION NO.:	****
DESIGNED BY:	DJLiberman
APPROVED BY:	DJLiberman
CHECKED BY:	DJLiberman

DATE	REVISION

SIGNATURE DATE

EXISTING FEATURES PLAN

FOR

DUPONT PLAZA - TRACTOR SUPPLY COMPANY

EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

PREPARED FOR: MSP–DOVER, LLC.

CADD FILE: MasterPlan_DuPontPlaza

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

SHEET NO.: MP-4

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

MATCHLINE: SEE SHEET MP-4

MATCHLINE: SEE SHEET MP-6

lands n.o.f.
PUGH'S SERVICE INC.
PARCEL NO.: ED-05-068.05-01-11.00
DEED REF.: R53-347
ZONE: C4
728 LEIPSIC RD, DOVER, DE 19901

lands n.o.f.
BRACKENVILLE ENTERPRISE, L.P.
TAX PARCEL NO.: ED-05-068.05-01-10.00
DEED REF.: 4780-58
ZONE: C4
779 N DUPONT HWY, DOVER, DE 19901

lands n.o.f.
737 N. DUPONT HWY, LLC
TAX PARCEL NO.: ED-05-068.05-01-13.01
DEED REF.: 13421-180
ZONE: C4
737 N DUPONY HIGHWAY, DOVER, DE 19901

lands n.o.f.
STORAGE EQUITIES/PS PARTNERS-DELPENN I
TAX PARCEL NO.: ED-05-068.05-01-8.02
DEED REF.: O 38-248
ZONE: C4
653 JEFFERIC BLVD, DOVER, DE 19901

#747 N. DUPONT HIGHWAY
N/F
ROJAN DD 15, LLC.
D.B. 7715-132
T.P. NO. 2-05-068.05-01-15.00-00001
ZONED SC-2

lands n.o.f.
ROJANN DD 15, LLC.
PARCEL NO.: ED-05-068.05-01-15.00-00001
DEED REF.: 7715-132
DEED REF.: 1004-138
LOT 1
ZONE: SC-2
N DUPONT HWY, DOVER, DE

TAX PARCEL NO.: ED-05-068.05-01-15.00-00001

50' Building Restriction Line

50' Building Restriction Line

10' Landscape Buffer

7.5' Wide Public Utility Easement

30' Landscape Buffer

EXISTING 15' PERMANENT EASEMENT FOR THE STATE OF DELAWARE PER MINOR SUBDIVISION PLAT 138-65

UTILITY EASEMENT (VOLUME #54 PAGE 19) RECORDED 2/21/1994 FOR THE BENEFIT OF THE CITY OF DOVER

GRASS BASIN

BUILDING

N51°04'27"E 182.88'

N51°04'27"E 394.57'

N38°56'16"W 185.42'

S51°03'44"W 60.00'

N38°56'16"W 10.00'

S51°03'44"W 123.66'

N38°56'16"W 572.46'

NORTH DUPONT HIGHWAY - U.S. ROUTE 13
(K007, 40 MPH, WIDTH VARIES, DEDICATED TO PUBLIC USE)

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
33	CONTOUR LINE	
	SPOT ELEVATION	
	CURB ELEVATION	
	SOILS LINE/DESIGNATION	
SS	SANITARY SEWER MAIN	
	SANITARY SEWER MANHOLE	
W	WATER MAIN	
	SIDEWALK	
	CURBLINE	
SD	STORM DRAIN	
	STORM MANHOLE	
	SIGN	
	HANDICAP PARKING STALL	
	HANDICAP RAMP	
	CAPPED PIN MONUMENT	

SOIL DATA: HkB – HAMBROOK – URBAN LAND COMPLEX – 0 TO 5 PERCENT SLOPES – NO SPECIFIED HYDROLOGIC SOIL GROUP

NOTE: IF ANY MONITORING WELLS ARE STILL PRESENT ON SITE, A DELAWARE-LICENSED WELL DRILLER MUST ABANDON THEM PRIOR TO REDEVELOPMENT.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DATE	SCALE
11/20/2025	1"=30'
JOB NO.	DRAWN BY
25-027	BDLenhoff
APPLICATION NO.:	DESIGNED BY:
****	DJLiberman
APPROVED BY:	CHECKED BY:
DJLiberman	DJLiberman

DATE	REVISION

SIGNATURE DATE

EXISTING FEATURES PLAN

FOR

DUPONT PLAZA - TRACTOR SUPPLY COMPANY

EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

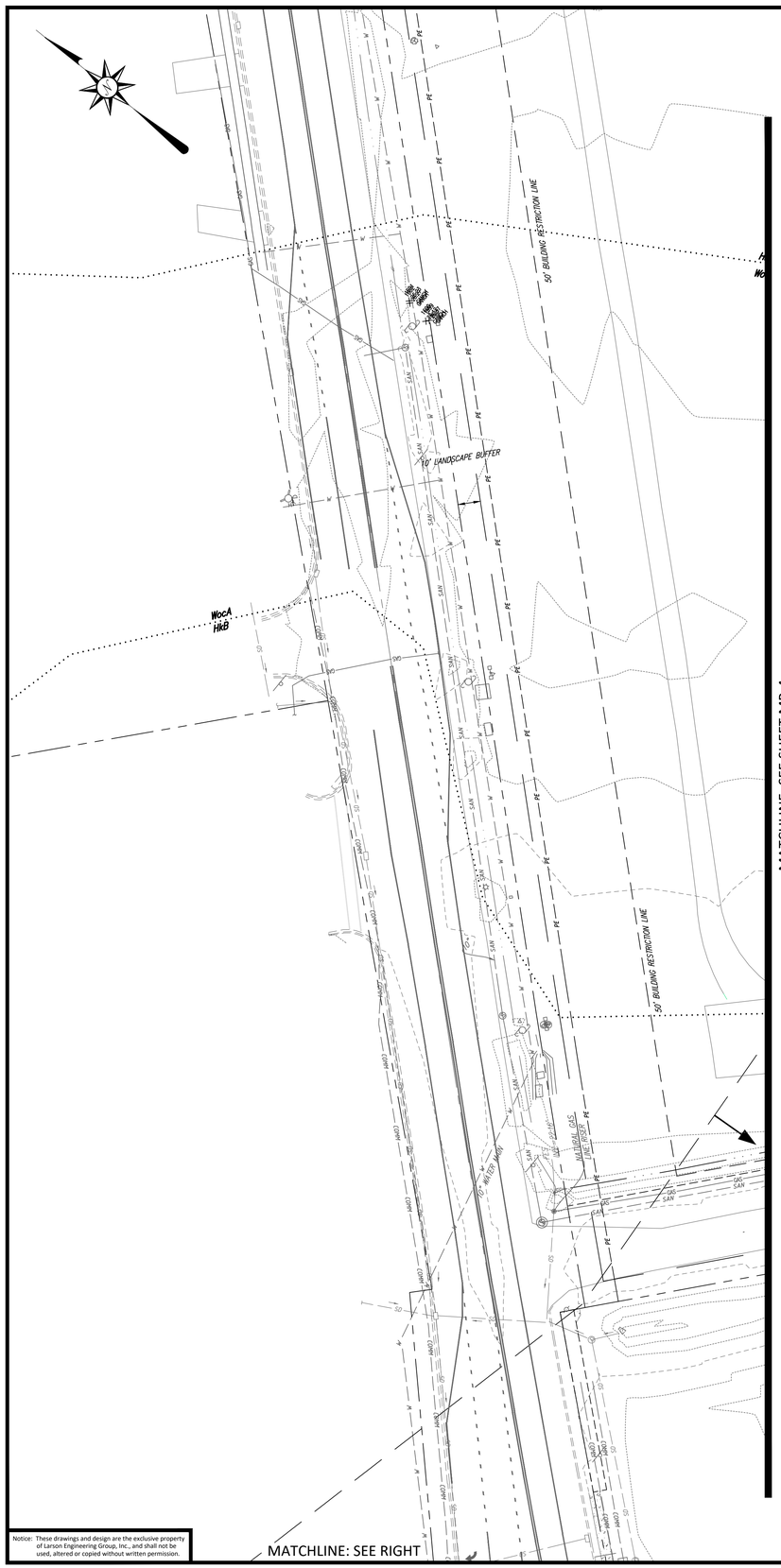
PREPARED FOR: MSP-DOVER, LLC.

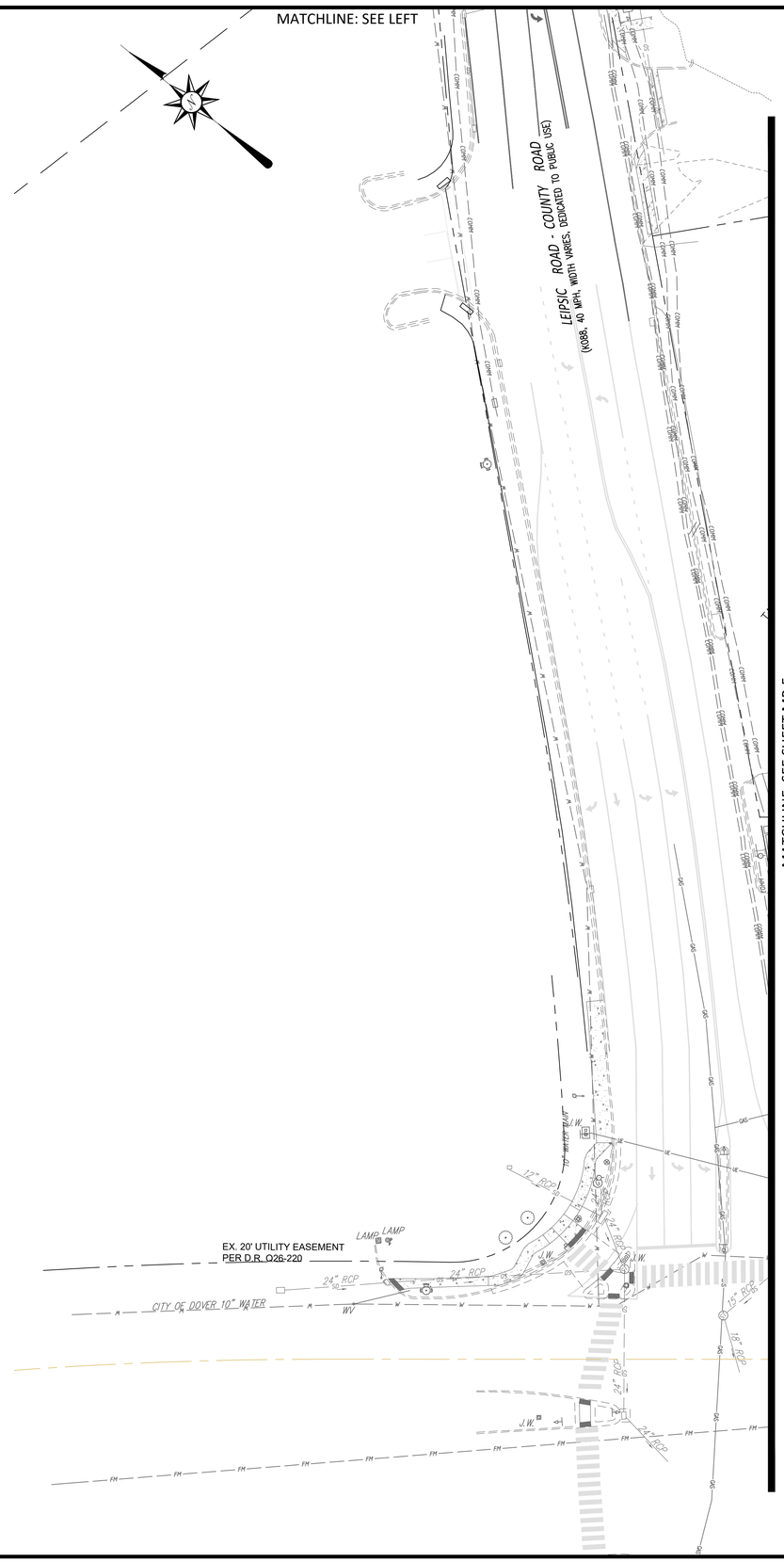
CADD FILE: MasterPlan_DuPontPlaza

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

SHEET NO.: MP-5

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





LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
33	CONTOUR LINE	
	SPOT ELEVATION	
	CURB ELEVATION	
	SOILS LINE/DESIGNATION	
SS	SANITARY SEWER MAIN	
Ⓢ	SANITARY SEWER MANHOLE	
W	WATER MAIN	
	SIDEWALK	
	CURBLINE	
SD	STORM DRAIN	
	STORM MANHOLE	
	SIGN	
	HANDICAP PARKING STALL	
	HANDICAP RAMP	
	CAPPED PIN MONUMENT	

SOIL DATA: HkB – HAMBROOK – URBAN LAND COMPLEX – 0 TO 5 PERCENT SLOPES – NO SPECIFIED HYDROLOGIC SOIL GROUP

NOTE: IF ANY MONITORING WELLS ARE STILL PRESENT ON SITE, A DELAWARE–LICENSED WELL DRILLER MUST ABANDON THEM PRIOR TO REDEVELOPMENT.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DATE: 11/20/2025	SCALE: 1"=30'
JOB NO.: 25–027	DRAWN BY: BDLenhoff
APPLICATION NO.: ****	DESIGNED BY: DJLiberman
APPROVED BY: DJLiberman	CHECKED BY: DJLiberman

DATE	REVISION

SIGNATURE DATE

EXISTING FEATURES PLAN

FOR

DUPONT PLAZA - TRACTOR SUPPLY COMPANY

EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

PREPARED FOR: MSP–DOVER, LLC.

CADD FILE: MasterPlan_DuPontPlaza

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

SHEET NO.: MP–6

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

MATCHLINE: SEE SHEET MP-6

lands n.o.f.
METROPOLITAN 8, LLC
TAX PARCEL NO.: ED-05-068.05-01-15.01
DEED REF.: 12660-295
PLAT REF.: 156-73
LOT 2 - THE EDGE AT DOVER
ZONE: SC-2
LEIPSIC RD, DOVER, DE 19901

lands n.o.f.
DOVER MOTOR SPEEDWAY, LLC
TAX PARCEL NO.: ED-05-068.05-01-16.00
ZONE: CPO
900 LEIPSIC RD, DOVER, DE 19901

lands n.o.f.
DELMARVA HOTELS, LLC
TAX PARCEL NO.: ED-05-068.05-01-14.00
DEED REF.: 2274-137
ZONE: C4
LEIPSIC RD, DOVER, DE 19901

MATCHLINE: SEE SHEET MP-4

10' LANDSCAPE BUFFER

15' WIDE PUBLIC UTILITY EASEMENTS ALONG ALL REAR YARD LINES

PROPOSED
TRACTOR SUPPLY CO.
GROSS FL = 21,930± SF
SALES FL = 15,415± SF

170'

125'

OUTDOOR DISPLAY AREA

OUTDOOR DISPLAY AREA

OUTDOOR DISPLAY AREA

OUTDOOR DISPLAY AREA

TRACTOR DISPLAY AND STORAGE

BIKE RACK (FIVE SPACES)

15' WIDE PUBLIC UTILITY EASEMENTS ALONG ALL REAR YARD LINES

STORMWATER MANAGEMENT FACILITY

10' Landscape Buffer

50' Building Restriction Line

15' WIDE UTILITY EASEMENT

S75°46'13"E 525.70'

S75°46'13"E 309.85'

ex smh
tld=27.38
inv=18.14

ex smh
tld=29.13
inv=19.28

ex smh
tld=29.10
inv=19.79

WocA
HkB

SWP12" - INST 3

EXISTING

LEGEND

PROPOSED

LEGEND	EXISTING	PROPOSED
PROPERTY LINE		
CONTOUR LINE	33	33
SPOT ELEVATION		33x33
CURB ELEVATION		TC=56.05 FL=55.55
SOILS LINE/DESIGNATION		
SANITARY SEWER MAIN	SS	
SANITARY SEWER MANHOLE	Ⓢ	Ⓢ
WATER MAIN	W	W
SIDEWALK		
CURBLINE		
STORM DRAIN	SD	
STORM MANHOLE		Ⓓ
SIGN		
HANDICAP PARKING STALL		♿
HANDICAP RAMP		
CAPPED PIN MONUMENT		⊡

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DATE	11/20/2025
SCALE	1"=30'
JOB NO.	25-027
DRAWN BY	BDLenhoff
APPLICATION NO.:	****
DESIGNED BY:	DJLiberman
APPROVED BY:	DJLiberman
CHECKED BY:	DJLiberman

DATE	REVISION

SIGNATURE DATE

SITE PLAN

FOR

DUPONT PLAZA - TRACTOR SUPPLY COMPANY

EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

PREPARED FOR: MSP-DOVER, LLC.

CADD FILE: MasterPlan_DuPontPlaza

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

SHEET NO.: MP-7

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

MATCHLINE: SEE SHEET MP-4

MATCHLINE: SEE SHEET MP-6

TAX PARCEL NO.: ED-05-068.05-01-11.00
DEED REF.: 138
ZONE: SC-2
N DUPONT HWY, DOVER, DE

lands n.o.f.
ROJAN DO 15, LLC.
D.B. 7715-132
T.P. NO. 2-05-068.05-01-15.00-00001
ZONED SC-2

#747 N. DUPONT HIGHWAY

lands n.o.f.
STORAGE EQUITIES/PS PARTNERS-DELPENN I
TAX PARCEL NO.: ED-05-068.05-01-8.02
DEED REF.: O 38-248
ZONE: C4
653 JEFFERIC BLVD, DOVER, DE 19901

lands n.o.f.
PUGH'S SERVICE INC.
PARCEL NO.: ED-05-068.05-01-11.00
DEED REF.: R53-347
ZONE: C4
728 LEIPSIC RD, DOVER, DE 19901

lands n.o.f.
BRACKENVILLE ENTERPRISE, L.P.
TAX PARCEL NO.: ED-05-068.05-01-10.00
DEED REF.: 4780-58
ZONE: C4
779 N DUPONT HWY, DOVER, DE 19901

lands n.o.f.
737 N. DUPONT HWY, LLC
TAX PARCEL NO.: ED-05-068.05-01-13.01
DEED REF.: 13421-180
ZONE: C4
737 N DUPONT HIGHWAY, DOVER, DE 19901

PROPOSED RETAIL 12,950 ± SF

PROPOSED BUILDING 2,046± SF

PROPOSED AMERICA'S TIRE 7,440 ± SF

FIRE LANE

UTILITY EASEMENT (VOLUME #54 PAGE 19) RECORDED 2/21/1984 FOR THE BENEFIT OF THE CITY OF DOVER

10' Landscape Buffer

50' Building Restriction Line

30' Landscape Buffer

7.5' Wide Public Utility Easement

Triction Line

CROSS-FALL

L=1633.17'
R=15.00'
CH=N6°03'44"E 21.21'

N38°56'16"W 578.46'

N38°56'16"W 185.42'

S51°03'44"W 60.00'

N38°56'16"W 10.00'

N51°56'16"W 384.87'

123.66'

NORTH DUPONT HIGHWAY - U.S. ROUTE 13
(K007, 40 MPH, WIDTH VARIES, DEDICATED TO PUBLIC USE)

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
33	CONTOUR LINE	33
	SPOT ELEVATION	33x33
	CURB ELEVATION	TC=56.05 FL=55.55
	SOILS LINE/DESIGNATION	
SS	SANITARY SEWER MAIN	
S	SANITARY SEWER MANHOLE	S
W	WATER MAIN	W
	SIDEWALK	
	CURBLINE	
SD	STORM DRAIN	
	STORM MANHOLE	D
	SIGN	
	HANDICAP PARKING STALL	
	HANDICAP RAMP	
	CAPPED PIN MONUMENT	

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DATE	SCALE
11/20/2025	1"=30'
JOB NO.	DRAWN BY
25-027	BDLenhoff
APPLICATION NO.:	DESIGNED BY:
****	DJLiberman
APPROVED BY:	CHECKED BY:
DJLiberman	DJLiberman

DATE	REVISION

SIGNATURE DATE

SITE PLAN

FOR

DUPONT PLAZA - TRACTOR SUPPLY COMPANY

EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

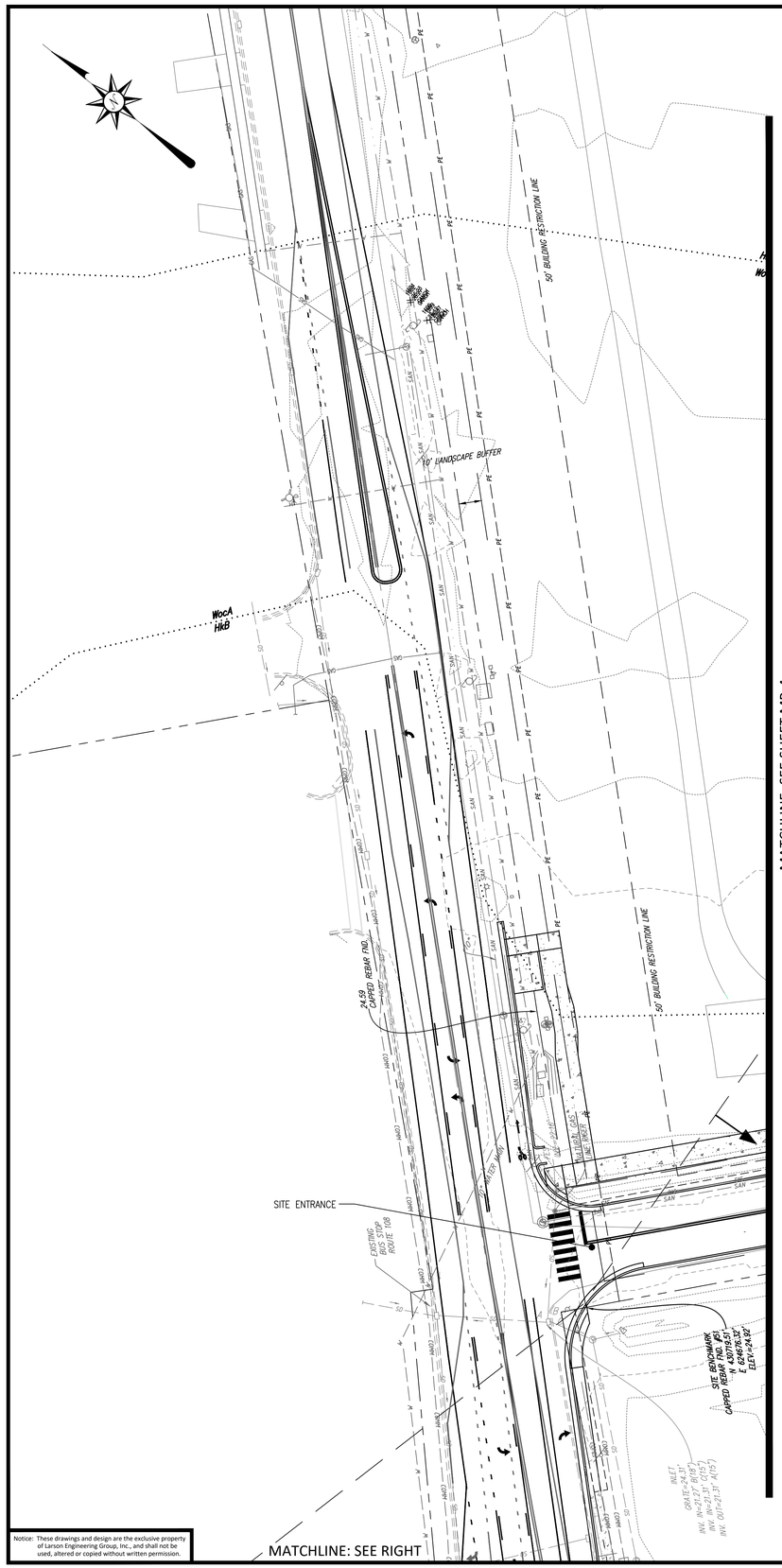
PREPARED FOR: MSP-DOVER, LLC.

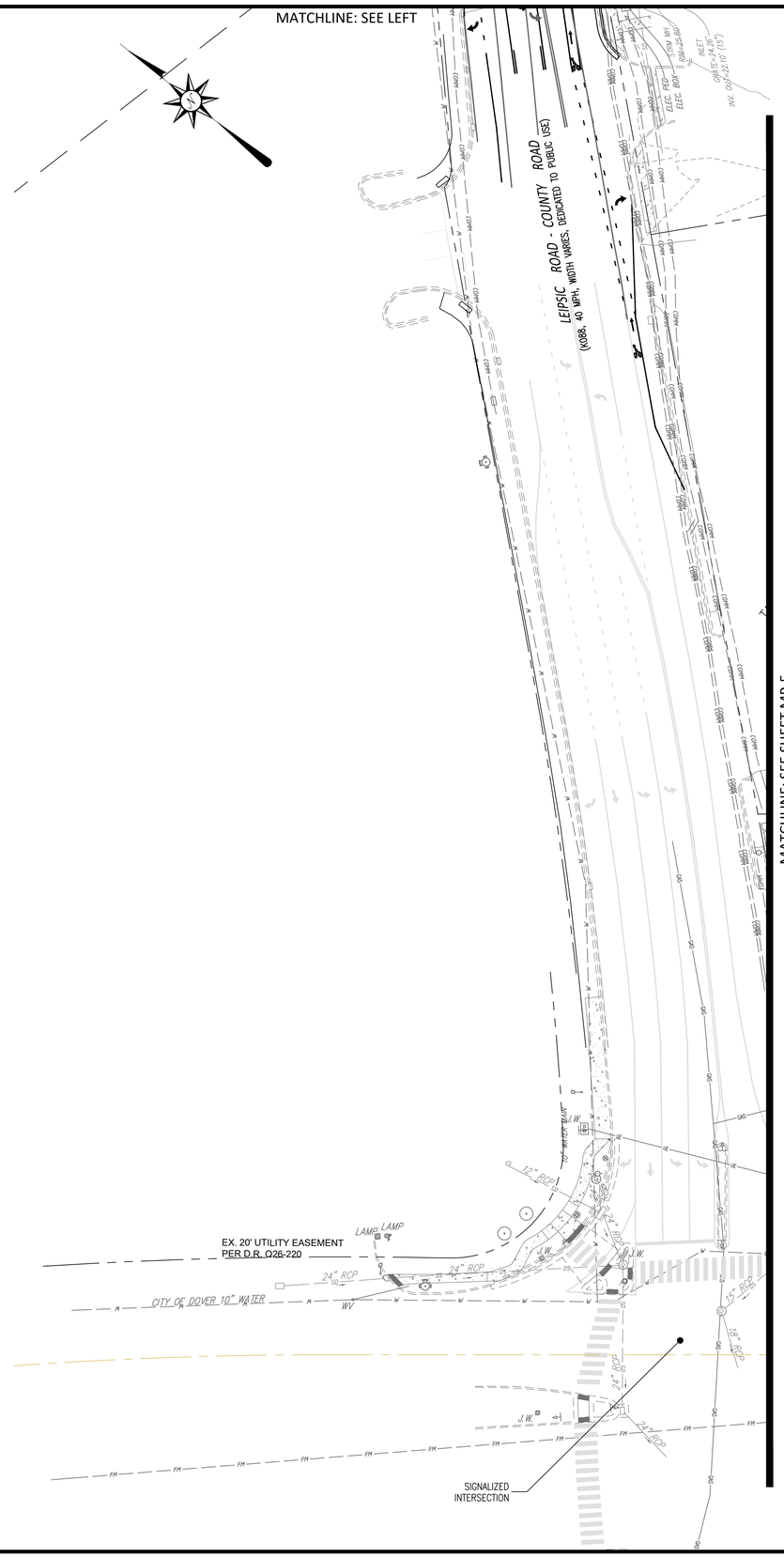
CADD FILE: MasterPlan_DuPontPlaza

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

SHEET NO.: MP-8

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





EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
33	CONTOUR LINE	33
	SPOT ELEVATION	33x33
	CURB ELEVATION	TC= 56.05 FL= 55.55
	SOILS LINE/DESIGNATION	
SS SS	SANITARY SEWER MAIN	
S	SANITARY SEWER MANHOLE	S
W W	WATER MAIN	W W
	SIDEWALK	
	CURBLINE	
SD SD SD	STORM DRAIN	
	STORM MANHOLE	D
	SIGN	
	HANDICAP PARKING STALL	
	HANDICAP RAMP	
	CAPPED PIN MONUMENT	

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DATE: 11/20/2025	SCALE: 1"=30'
JOB NO.: 25-027	DRAWN BY: BDLenhoff
APPLICATION NO.: ****	DESIGNED BY: DJLiberman
APPROVED BY: DJLiberman	CHECKED BY: DJLiberman

DATE	REVISION

SIGNATURE DATE

SITE PLAN

FOR

DUPONT PLAZA - TRACTOR SUPPLY COMPANY

EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

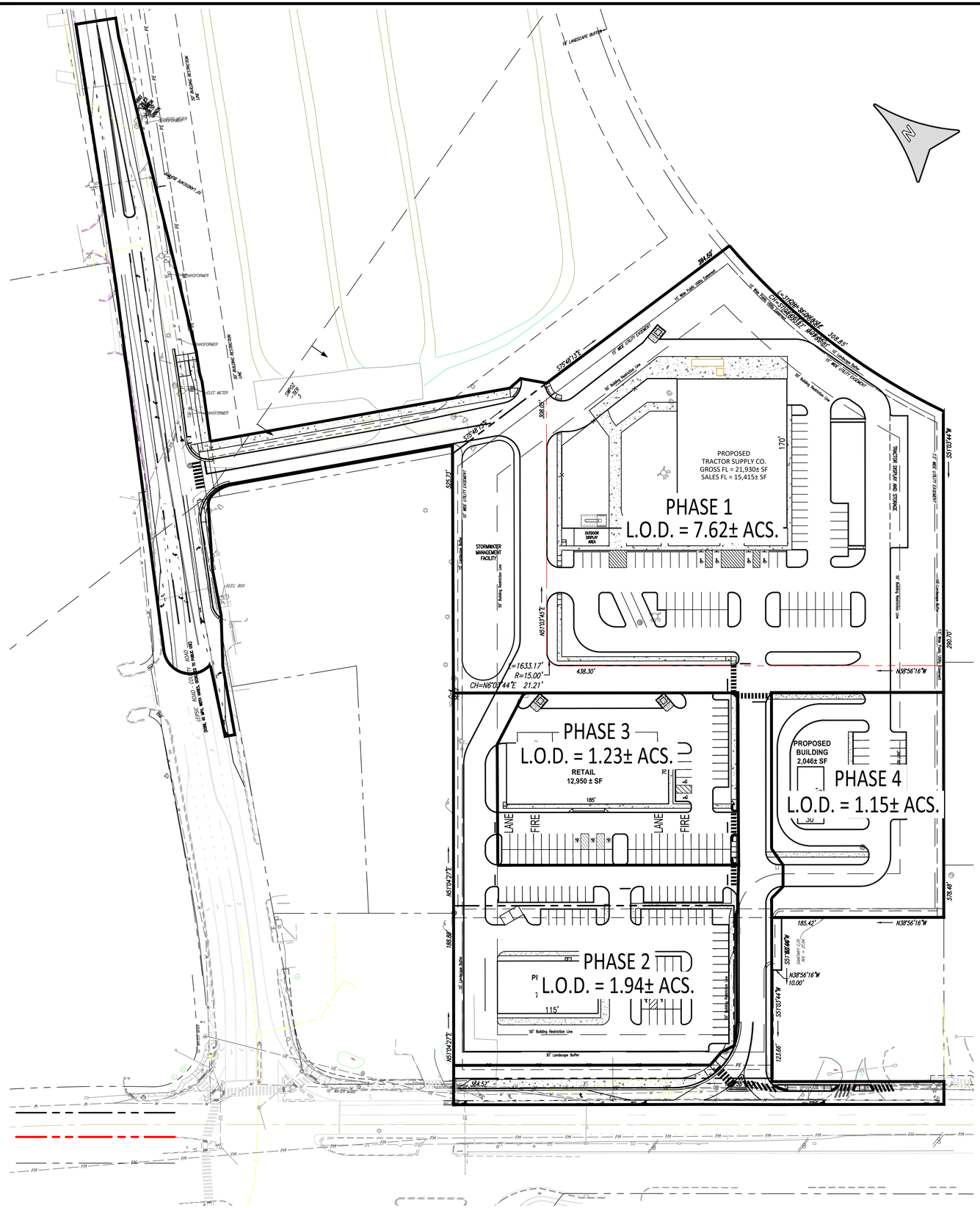
PREPARED FOR: MSP-DOVER, LLC.

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

CADD FILE: MasterPlan_DuPontPlaza

SHEET NO.: MP-9

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



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

DATE 10/10/25	SCALE 1"=60'
JOB NO.	DRAWN BY CC
APPLICATION NO.:	DESIGNED BY:
APPROVED BY:	CHECKED BY: DJLiberman

DATE	REVISION

SIGNATURE DATE

PHASING PLAN

FOR

DUPONT PLAZA

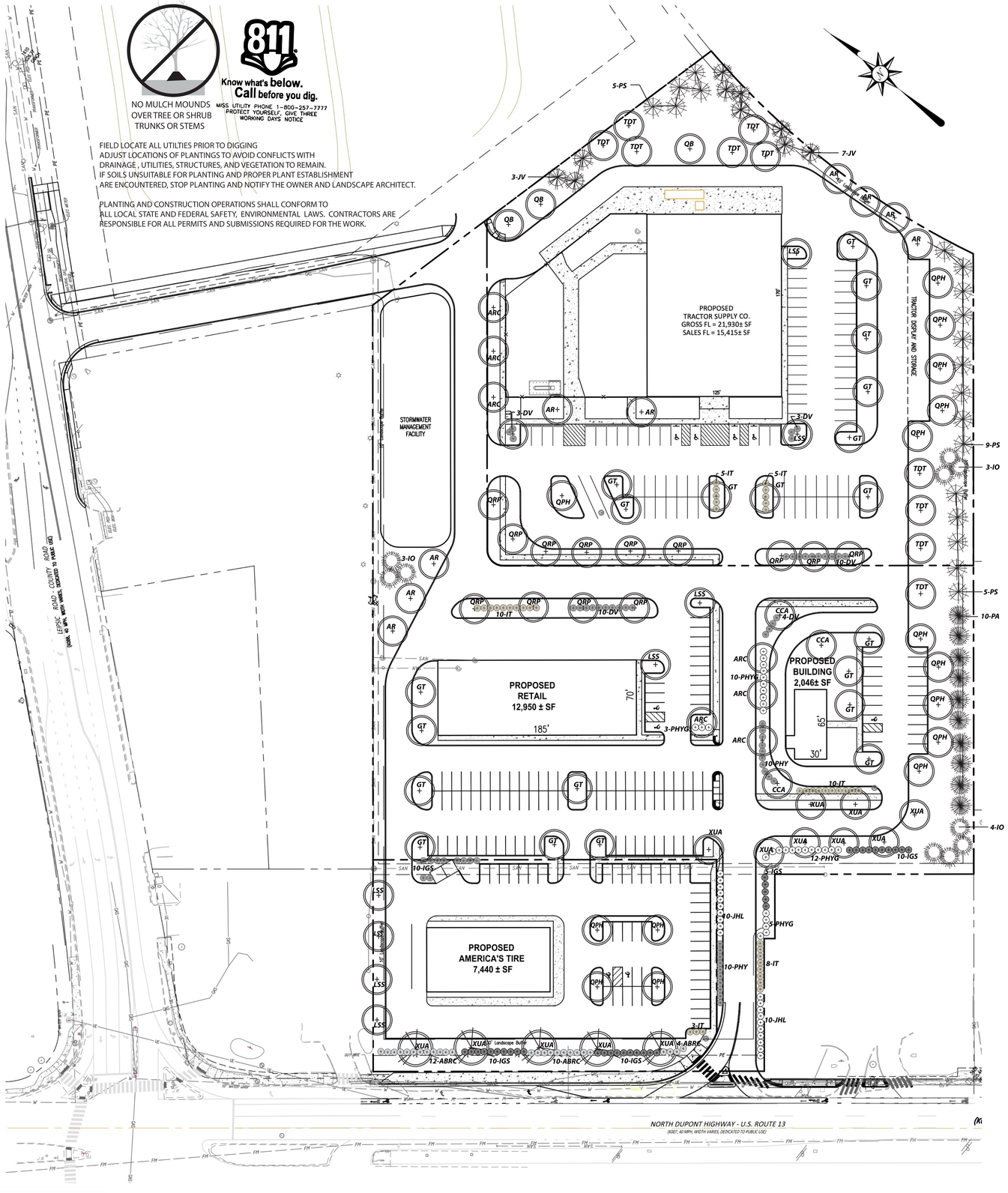
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

PREPARED FOR: AERENSON

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

CADD FILE: PhasingPlan_DuPontPlaza

SHEET NO.: CON-1



PLANTING SCHEDULE

TYPE	KEY	#	BOTANICAL AND COMMON NAME	MINIMUM SIZE

Note: Substitions or variations from the materials specified requires Landscape Architect's written approval prior to installation

T	ARC	7	ACER RUBRUM 'ARMSTRONG' - COLUMNAR RED MAPLE	2.5"-3" CAL. BB
T	AR	10	ACER RUBRUM RED SUNSET - RED SUNSET MAPLE	2.5"-3" CAL. BB
T	GT	21	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER- HONEY LOCUST	2.5"-3" CAL. BB
T	LSS	8	LIQUIDAMBAR STYRACIFLUA ' SLENDER SILHOETT - COLUMNAR SEEDLESS SWEET GUM	2.5"-3" CAL. BB
T	QB	3	QUERCUS BICOLOR - SWAMP WHITE OAK	2.5"-3" CAL. BB
T	QPH	15	QUERCUS PHELLOS - WILLOW OAK	2.5"-3" CAL. BB
T	QRP	13	QUERCUS REGAL PRINCE' -'REGAL PRINCE OAK	2.5"-3" CAL. BB
T	CCA	3	CARPINUS CARLOLINIANA - IRONWOOD	2.5"-3" CAL. BB
T	TDT	10	TAXIODIUM DISTCHIUM - BALD CYPRESS	2.5"-3" CAL. BB
T	XUA	13	ULMUS AMERICANA CREOLE QUEEN UASNZ - CREOLE QUEEN AMERICAN ELM	2.5"-3" CAL. BB
E	IO	10	ILEX OPACA 'JERSEY PRINCESS' - FEMALE AMERICAN HOLLY	5'-6' BB
			PROVIDE ONE ASILEX OPACA 'JERSEY KNIGHT' -MALE AMERICAN HOLLY	5'-6' BB
E	JV	10	JUNIPERUS VIRGINIANA EMERALD SENTINEL - E.S. JUNIPER	5'-6' BB
E	PA	10	PICEA ABIES - NORWAY SPRUCE	5'-6' BB
E	PS	19	PINUS STROBUS - EASTERN WHITE PINE	5'-6' BB
S	ABRC	26	ABELIA X GRANDIFLORA ROSE CREEK - ROSE CREEK ABELIA -	24" - 24" CONT.
S	DV	30	DIERVIELLA X KODIAK ORANGE- BUSH HONEY SUCKLE	24" - 36" CONT.
S	IGS	45	ILEX GLABRA DENSA -GEM BOX OR STRONG BOX INKBERRY	3 GAL CONT.
S	IT	41	ITEA VIRGINICUS 'LITTLE HENRY'/ FISSY MISSY - ITEA	18" - 36" CONT.
S	JHL	20	JUNIPERUS HORIZONTALIS 'LIMEGLOW' - LIME GLOW JUNIPER	18" - 24" CONT
S	PHY	20	PHYSOCARPIS OPULIFOLIUS ' ***TINY WINE*** ' - DWARF NINEBARK	18" - 24" CONT
S	PHYG	30	PHYSOCARPIS OPULIFOLIUS ' ***TINY WINE GOLD*** ' - DWARF NINEBARK	18" - 24" CONT
X	XX	-	NOTE PLAN DRAWING FOR PLANT MATERIAL QUANTITIES IN REQUIREMENT AREAS SHALL SUPERSEDE THE SCHEDULE - SUBSTITUTIONS ALLOWED WITH THE LANDSCAPE ARCHITECTS APPROVAL	

KEY - T = TREE, E = EVERGREEN TREE ST = STREET TREE O = UNDERSTORY TREE S = SHRUB P = PERENNIAL
G = GRASSES, GC = GROUND COVER H = HERBACEOUS RF = REFORESTATION B = BULBS V = VINES

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

CODE REQUREMENTS - AS PROVIDED BY PRIOR APPROVED PLAN

BULK TABLE TP #2-05-068.05-01-15.00-00001 (ZONE SC-2)			
ITEM	REQUIRED/ALLOWED	PROVIDED	PLANT/TYPE
ON LOT			
	1 PLANT TREE/3,000 SQUARE FEET 433,601 SF/3,000 = 145 TREES	152	103 CANOPY TREES 49 EVERGREEN TREES
BUFFERYARDS			
BUFFERYARD A	10 FT / 30 FT STREET	10 FT / 30 FT STREET	5 CANOPY TREES 46 SHRUBS

PROVIDED BY THIS PLAN

103 CANOPY TREES *49 EVERGREEN TREES* *152 TOTAL*
5 CANOPY TREES *46 SHRUBS*

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DATE: 12-3-25	SCALE: 1"=50'
JOB NO.	DRAWN BY
APPLICATION NO.:	DESIGNED BY:
APPROVED BY:	CHECKED BY:

DATE	REVISION

LANDSCAPE PLAN

FOR

DUPONT PLAZA

EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

PREPARED FOR: ROJAN DD 15, LLC

CADD FILE: Landscape Plan TCS Dupont.dwg

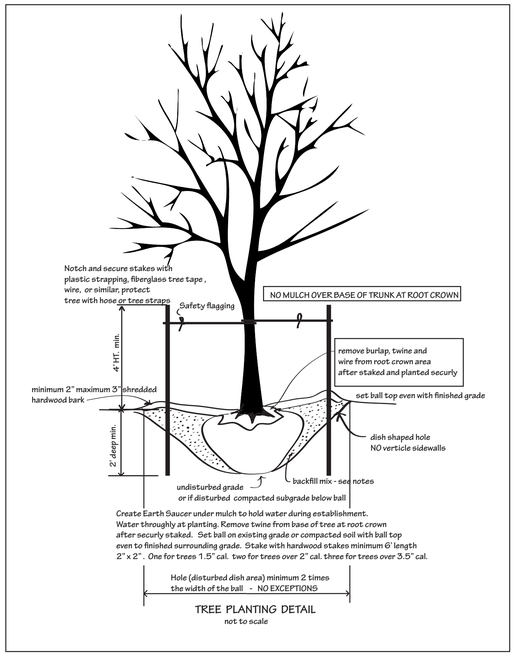
ELLEN TRACEY No. 134-E STATE OF DELAWARE REGISTERED LANDSCAPE ARCHITECT

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

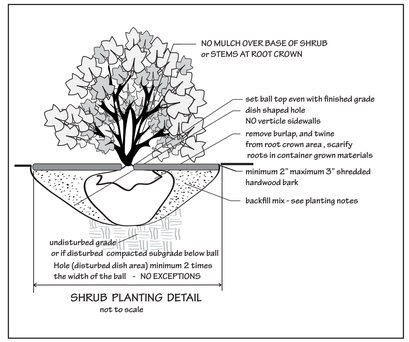
DESIGNSetc
1901 Hickory Hill Road
Chadds Ford PA 19317
610-348-7786
ellentraceyDESIGNSetc@gmail.com

sheet 1 of 2

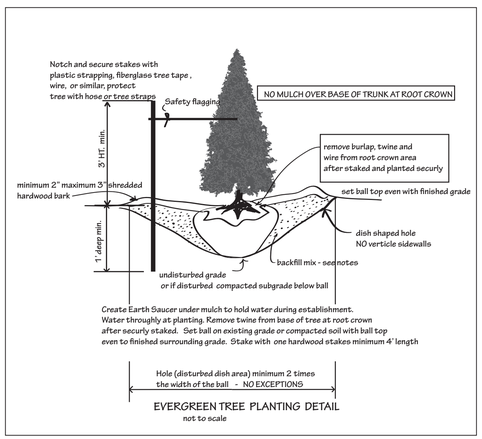
Notice: These drawings and design are the exclusive property of Larson Engineering Group, Inc., and shall not be used, altered or copied without written permission.



TREE PLANTING DETAIL
not to scale



SHRUB PLANTING DETAIL
not to scale



EVERGREEN TREE PLANTING DETAIL
not to scale

NO MULCH MOUNDS OVER TREE OR SHRUB TRUNKS OR STEMS

Know what's below. Call before you dig.
MISS UTILITY PHONE 1-800-257-7777
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

FIELD LOCATE ALL UTILTIES PRIOR TO DIGGING
ADJUST LOCATIONS OF PLANTINGS TO AVOID CONFLICTS WITH DRAINAGE , UTILITIES, STRUCTURES, AND VEGETATION TO REMAIN.
IF SOILS UNSUITABLE FOR PLANTING AND PROPER PLANT ESTABLISHMENT ARE ENCOUNTERED, STOP PLANTING AND NOTIFY THE OWNER AND LANDSCAPE ARCHITECT.

PLANTING AND CONSTRUCTION OPERATIONS SHALL CONFORM TO ALL LOCAL STATE AND FEDERAL SAFETY, ENVIRONMENTAL LAWS. CONTRACTORS ARE RESPONSIBLE FOR ALL PERMITS AND SUBMISSIONS REQUIRED FOR THE WORK.

PLANTING NOTES:
1 - PLANT IN ACCORDANCE WITH THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND THE AMERICAN STANDARD FOR NURSERY STOCK.
2- LOCATE OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO PLANTING. FIELD ADJUST PLANT LOCATIONS AS NEEDED TO AVOID CONFLICT WITH SWALES, PIPES, DRAINAGE STRUCTURES, WIRES, UTILITY BOXES TRANSFORMERS, EXISTING VEGETATION THAT REMAINS, ETC. STOP PLANTING AND CONTACT THE LANDSCAPE ARCHITECT AND OWNER IF SOIL CONDITIONS ARE ENCOUNTERED THAT ARE UNSUITABLE FOR PROPER PLANT GROWTH.
3- FIELD LOCATION PLANTS TO AVOID CONFLICT WITH SWALES, DRAINAGE AND UTILITIES ABOVE AND BELOW GROUND, EXISTING VEGETATION ETC.
4 - PLANTING BACKFILL MIX: ONE PART PEAT HUMUS, TO ONE PART TOPSOIL TO ONE PART EXISTING SOIL.
AMENDMENTS: MIX INTO SOIL PRIOR TO BACKFILLING, .25 LBS ORGANIC FERTILIZER 5-10-5 ORGANIC FERTILIZER .75 LBS OF BONE MEAL, AND 1 LB OF ORGANIC DECOMPOSED COW MANURE PER CUBIC FOOT OF BACKFILL. SET BALL OR CONTAINER SOIL TOP EVEN WITH FINISHED GRADE.
5- THE QUANTITIES OF PLANTS ON THE PLAN DRAWING FOR CODE REQUIRED AREAS SHALL REMAIN WITH THE SPECIFIC AREA (IE: BUFFERYARDS, PARKING AREAS ETC) BUT SHALL BE FIELD LOCATED TO AVOID UTILITIES OR OBSTRUCTIONS AND SHALL GOVERN OVER THE SCHEDULE TO MEET MINIMUM CODE REQUIREMENTS.

LANDSCAPE WORK
RELATED DOCUMENTS
Drawings, special provisions, and general provisions of the contract.
SUMMARY
This specification includes provisions for:
Planting trees, shrubs and ground covers.
QUALITY ASSURANCE
Landscape work shall be performed by a firm specializing in landscape work of this type.
Do not make substitutions, if specified material is not available submit proposal of equivalent material for Landscape Architects approval.
TREES, SHRUBS, PLANTS AND MATERIALS
Provide plants and materials as specified on the plan drawings. All materials, plants, and procedures shall comply with the recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy vigorous stock free of insects and disease.
INSPECTIONS
The owner's representative may inspect work and materials at any time during the installation of the project, for compliance with scheduled requirements.
The Owner's representative retains the right to reject unsatisfactory material at any time.
Remove rejected materials immediately from the site.
DELIVERY, STORAGE, and HANDLING
Deliver plant materials after preparation for planting is completed, and plant immediately.
Protect materials from deterioration during delivery, and while stored at the site.
JOB CONDITIONS
Locate all utilities prior to digging. Protect utilities from damage during work.
The contractor shall repair and or replace any utilities damaged during the planting procedures.
PRODUCTS
Provide plants and materials as specified on the plan drawings, and in the planting and soil amendment schedules. Provide plants to the size and type specified and apply soil amendments, and mulches in the amounts shown on the details. Provide Mulch free of mold, mildew, trash, weeds,and insects.
SUBMITTALS
Submit source data for all plants and planting materials. Provide a one gallon sample of shredded hardwood bark mulch for owners approval prior to delivery of any mulch to site.
EXECUTION
Prepare tree and shrub pits for planting soil. Place the tree and shrubs and backfill around the balls to the depths indicated on the plan details. Compact soil and secure around the ball. Mix soil amendments prior to backfilling.
Mulch the trees, shrubs and ground cover materials. Do not heap mulch over root crowns.
Till surface areas for ground cover plantings to the depths indicated on the details with the soil amendments.
Plant and mulch ground cover plants in soil and do not cover with mulch after planting.
Water plants thoroughly after planting.
Prune branches on parking area and Street trees to allow clear passage to a height of 6' above grade.
Prune back top growth one third at planting on all shade trees greater than 2" cal.
Remove and replace in Kind missing or dead plants at the end of the warranty period.
Remove stakes and guys after two growing seasons.

WARRANTY
Warranty all plants and materials for a period of one year from owner's acceptance.
Replacement materials shall be installed per the original specifications, during the appropriate growing season.

.

PERMANENT - no 11, AND TEMPORARY - no. 5 SEED MIXTURES

Standard Detail & Specifications
Vegetative Stabilization

PERMANENT SEEDING AND SEEDING DATES (cont.)

Mix No.	Seeding Mixtures: Certified Seed[3] / Poorly Drained Soils	Seeding Rate[1]: lb/Ac	lb/1000 sq.ft.	Optimum Seeding Dates[2] (O = Optimum Planting Period, A = Acceptable Planting Period): Coastal Plain 2/1-4/30	Coastal Plain 5/1-8/14	Coastal Plain 8/15-10/31	Piedmont 3/1-4/30	Piedmont 5/1-7/31	Piedmont 8/1-10/31	All[4] 10/31-2/1	Remarks
9	Redtop Creeping Bentgrass Sheep Fescue Rough Bluegrass	75 35 30 45	1.72 0.8 0.69 1	O	A[7]	O	O	A[7]	O	Add 100 lbs./ac. Winter Rye	Quick stabilization of disturbed sites and waterways
10	Switchgrass[6]	10	0.23	A		O	A		O		Good erosion control, wildlife cover and wetland revegetation.
	Tall Fescue Perennial Ryegrass Kentucky Bluegrass Blend	100 25 30	2.3 0.57 0.69	O	A[7]	O	O	A[7]	O		High value, high maintenance, light traffic, irrigation necessary. Well drained soils, full sun.
12	Tall Fescue Perennial Ryegrass Sheep Fescue	100 25 25	2.3 0.57 0.57	O	A[7]	O	O	A[7]	O		Moderate high maintenance, low maintenance, traffic tolerant
13	Creeping Red Fescue Chewings Fescue Rough Bluegrass Kentucky Bluegrass	50 50 20 20	1.15 1.15 0.4 0.4	O	A[7]	O	O	A[7]	O		Shade tolerant, moderate traffic tolerance, moderate maintenance.
14	Creeping Red Fescue Rough Bluegrass **or** Chewings Fescue	50 90	1.15 2.1	O	A[7]	O	O	A[7]	O		Shade tolerant, moisture tolerant.
15	K-31 Tall Fescue	150	3.5	O	A[7]	O	O	A[7]	O		Monoculture, but performs well alone in lawns. Discouraged.

1. When hydroseeding is the chosen method of application, the total rate of seed should be increased by 25%.
2. Winter seeding requires 3 tons per acre of straw mulch. Planting dates listed above are average for Delaware. These dates may require adjustment to reflect local conditions.
3. All seed shall meet the minimum purity and minimum germination percentages recommended by the Delaware Department of Agriculture. The maximum % of weed seeds shall be in accordance with Chapter 15, Title 3 of the Delaware Code.
4. Turftype species may be planted throughout summer if soil moisture is adequate or seeded area can be irrigated.
5. It is recommended that all leguminous seed be inoculated.
6. Warm season grass mix and Switchgrass cannot be mowed more than 4 times per year.
7. Warm season grasses require a soil temperature of at least 50 degrees in order to germinate and will remain dormant until then.

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

Source:	Symbol:	Detail No.
Delaware ESC Handbook		**DE-ESC-3.4.3** Sheet 3 of 4 Effective July 2023

1. WHEN HYDROSEEDING IS THE CHOSEN METHOD OF APPLICAITON, THE TOTAL RATE OF SEED SHOULD BE INCREASED BY 25%
2. WINTER SEEDING REQUIRES 3 TONS PER ACRE OF STRAW MULCH. PLANTING DATES LISTED ABOVE AREA AVERAGE FOR DELAWARE THESE DATES MAY REQUIRE ADJUSTMENT TO REFLECT LOCAL CONDITIONS.
3. ALL SEED SHALL MEET THE MINIMUM PURITY AND MINIMUM GERMINATION PERCENTAGES RECOMMENDED BY THE DELAWARE DEPARTMENT OF AGRICULTURE. THE MAXIMUM % OF WEED SEEDS SHALL BE IN ACCORDANCE WITH SECTION 1 CHAPTER 24 TITLE 3 OF THE DELAWARE CODE.
4. COOL SEASON SPECIES MAY BE PLANTED THROUGHOUT THE SUMMER IF SOIL MOISTURE IS ADEQUATE OR SEEDED AREA CAN BE IRRIGATED.
5. ALL SUGMINOUS SEED MUST BE INOCULATED.
6. WARM SEASON GRASS MIX AND REED CANARY GRASS CANNOT BE MOWED MORE THAN 4 TIMES PER YEAR.
7. WARM SEASON GRASSES REQUIRE A SOIL TEMPERATURE OF AT LEAST 50 DEGREES IN ORDER TO GERMINATE AND WILL REMAIN DORMNAT UNTIL THEN.

Standard Detail & Specifications
Vegetative Stabilization

TEMPORARY SEEDING BY RATES, DEPTHS AND DATES

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

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

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

Source:	Symbol:	Detail No.
Delaware ESC Handbook		**DE-ESC-3.4.3** Sheet 1 of 4 Effective July 2023

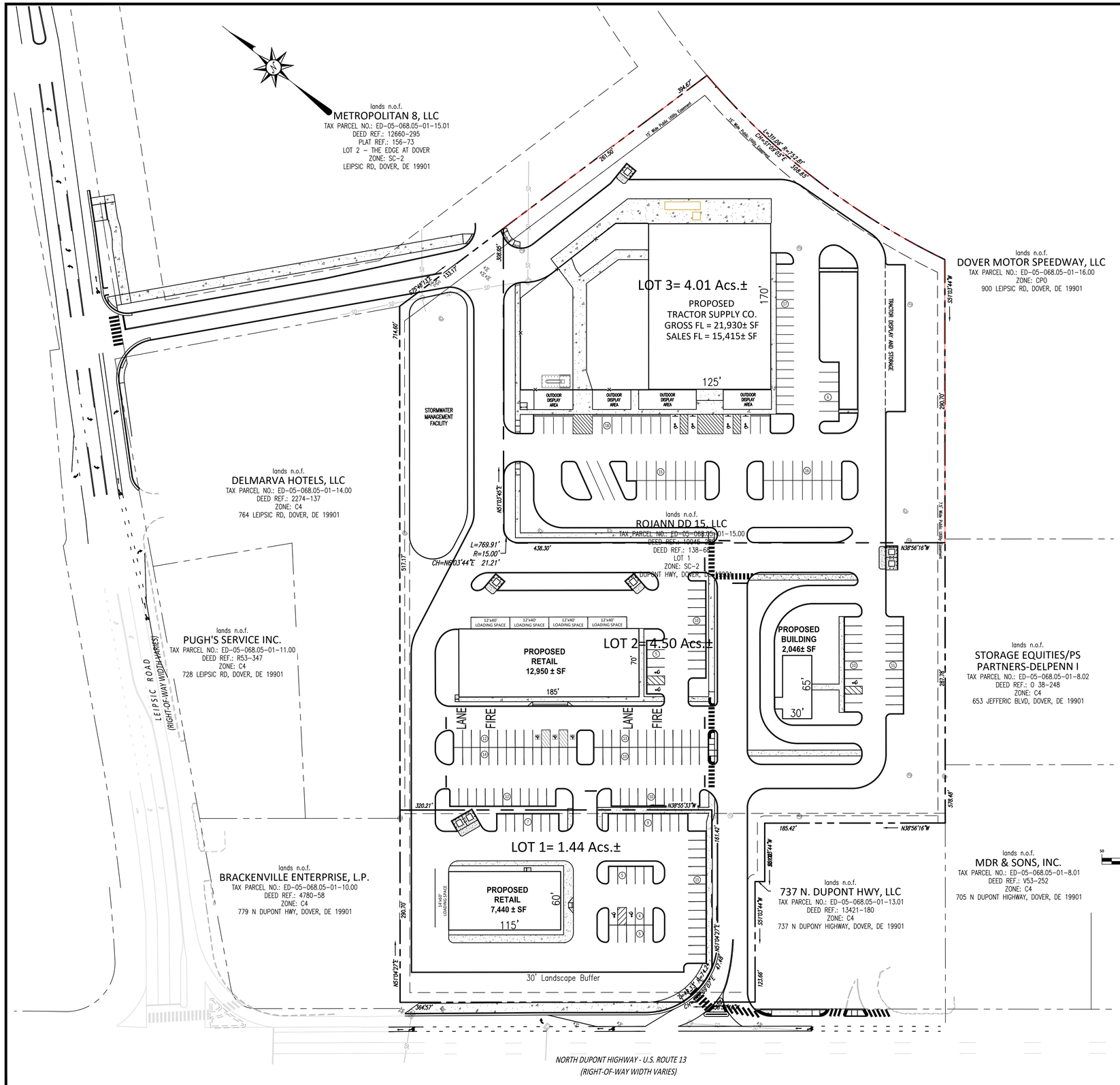
DATE: 12-3-25	SCALE
JOB NO.	DRAWN BY
APPLICATION NO.:	DESIGNED BY:
APPROVED BY:	CHECKED BY:
DATE	REVISION

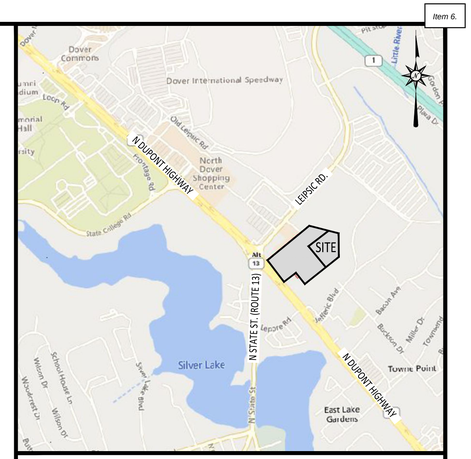
LANDSCAPE PLAN
FOR
DUPONT PLAZA
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE
PREPARED FOR: ROJAN DD 15, LLC

CADD FILE: LANDSCAPE PLAN

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

sheet 2 of 2





LOCATION MAP SCALE: 1"=1200'

SITE DATA:

1. APPLICATION NUMBER: S-26-04
2. TAX PARCEL NO.: 2-05-068.05-01-15.00-00001
3. LEGAL OWNER / DEVELOPER: ROJAN DD 15, LLC
   2213 CONCORD PIKE
   WILMINGTON, DE 19803
   PHONE: (302) 654-6153
4. SITE ADDRESS: 747 NORTH DUPONT HIGHWAY
   DOVER, DE 19903
5. ZONING: SC-2 (COMMUNITY SHOPPING CENTER)
   SWPOZ (SOURCE WATER PROTECTION OVERLAY ZONE)
6. NUMBER OF LOTS: EXISTING: 1 PROPOSED: 3
7. PROPERTY USE: EXISTING VACANT PROPOSED SHOPPING CENTER
8. SITE ACREAGE: EXISTING 9.95± AC (433,601± SF)
   PROPOSED LOT 1.....1.44 AC
   LOT 2.....4.50 AC
   LOT 3.....4.01 AC
   TOTAL.....9.95 AC (433,601± SF)*

*BASED ON MINOR SUBDIVISION PLAN DATED 10/25/2019

9. BULK STANDARDS:

SC-2 (COMMUNITY SHOPPING CENTER):

		REQUIRED	PROPOSED
MIN.	LOT CONTIGUOUS AREA	15 ACRES	9.954 ACRES
MIN.	LOT WIDTH	150 FT	320 FT
MIN.	LOT DEPTH	155 FT	188.88 FT
MIN.	FRONT YARD	50 FT	50 FT
MIN.	BUILDING SETBACK	50 FT (NONRESIDENTIAL ZONE)	50 FT
MAX.	BUILDING HEIGHT	75', 6 STORIES	< 75' 1 STORY
MAX.	FLOOR AREA RATIO	4.0	0.10
MIN.	LANDSCAPE BUFFER	10 FT / 30 FT STREET	10 FT/30 FT STREET
MIN.	OPEN ACTIVE SPACE	NONE REQUIRED	NONE PROPOSED
MAX.	IMPERVIOUS COVERAGE	75% (SWPOZ)*	71.6%

NOTE: PER THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS, THE SITE DEMONSTRATES SUPERIOR INFILTRATION DESIGN, ALLOWING A MAXIMUM IMPERVIOUS SURFACE OF 75% (ZONING ORDINANCE, ARTICLE 3, SECTION 29.77)

10. SITE COVERAGE:

EXISTING:	OPEN SPACE	98,204± SF (2.25± AC)	22.6%
	BUILDINGS	0± SF (0.00± AC)	0.0%
	OTHER IMPERVIOUS	335,397± SF (7.70± AC)	77.4%
	TOTAL	433,601± SF (9.95± AC)	100.0%
PROPOSED:	OPEN SPACE	123,088± SF (2.83± AC)	28.44%
	BUILDINGS	44,366 ± SF (1.02± AC)	10.25%
	OTHER IMPERVIOUS	266,147± SF (6.10± AC)	61.31%
	TOTAL	433,601± SF (9.95± AC)	100.0%

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

11. BUILDINGS: EXISTING: VACANT
    PROPOSED: BUILDING 'A' (RETAIL).....7,440 SF
    BUILDING 'B' (RETAIL).....12,950 SF
    BUILDING 'C' (RESTAURANT).....2,046 SF
    BUILDING 'D' (RETAIL).....21,930 SF
12. PARKING: RETAIL...1 PER 300 SF (42,320 SF/300= 141.07)...142 SPACES
    RESTAURANT BUILDING 'C' - 1 SPACE FOR 4 SEATS (50/4= 12.5)
    13 SPACES
    TOTAL REQUIRED = 155 SPACES
    TOTAL PROVIDED = 228 SPACES (216 STANDARD, 12 HANDICAP)
13. BICYCLE PARKING 1 SPACE PER 20 PARKING SPACES, (247/20 = 12.4)
    13 SPACES REQUIRED, 17 PROVIDED
14. LOADING SPACES: 1 FOR 8,000 - 25,000 SF, 1 PER 25,000 SF, THEREAFTER;
    BUILDINGS UP TO 150,000 SF, MAX 3 REQUIRED
    6 LOADING SPACES PROVIDED
15. SOURCE OF WATER: CITY OF DOVER
16. SOURCE OF SEWER: CITY OF DOVER
17. SOURCE OF ELECTRIC: CITY OF DOVER
18. SOURCE OF GAS: CHESAPEAKE UTILITIES
19. TRASH COLLECTION: PRIVATE
20. DUMPSTER REQUIREMENT:
    RETAIL....2 FOR FIRST 3 STORES; 1 PER STORE, THEREAFTER;
    DUMPSTERS REQUIRED: 6 (7 STORES)
    RESTAURANT....2 FOR FIRST 3,000 SF; 1 PER EACH ADD'L 3,000 SF
    DUMPSTERS REQUIRED: 2 (2,046 SF)
    TOTAL DUMPSTERS REQUIRED: 8
    TOTAL DUMPSTERS PROVIDED: 10
21. BENCHMARK: CAPPED REBAR FND. #51
    ELEVATION= 24.92'
    N: 430719.51' E: 624676.32'
22. DATUM: HORIZONTAL: NAD 83 DE STATE PLANE GRID
    VERTICAL: N.A.V.D. 88
23. TRANSPORTATION IMPROVEMENT DISTRICT: NOT WITHIN A TID
24. INVESTMENT LEVEL AREA: 1
25. FRONTAGE ROAD: NORTH DUPONT HIGHWAY / LEIPSIC ROAD
    CLASSIFICATION: MINOR ARTERIAL / MINOR ARTERIAL
    POSTED SPEED LIMIT: 40 MPH / 40 MPH

DATE	SCALE
11/20/2025	1"=50'
JOB NO.	DRAWN BY
25-027	BDLenhoff
APPLICATION NO.:	DESIGNED BY:
****	DJLiberman
APPROVED BY:	CHECKED BY:
DJLiberman	DJLiberman

DATE	REVISION

SIGNATURE DATE

SUBDIVISION PLAN

FOR

DUPONT PLAZA - TRACTOR SUPPLY COMPANY

EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

PREPARED FOR: MSP-DOVER, LLC.

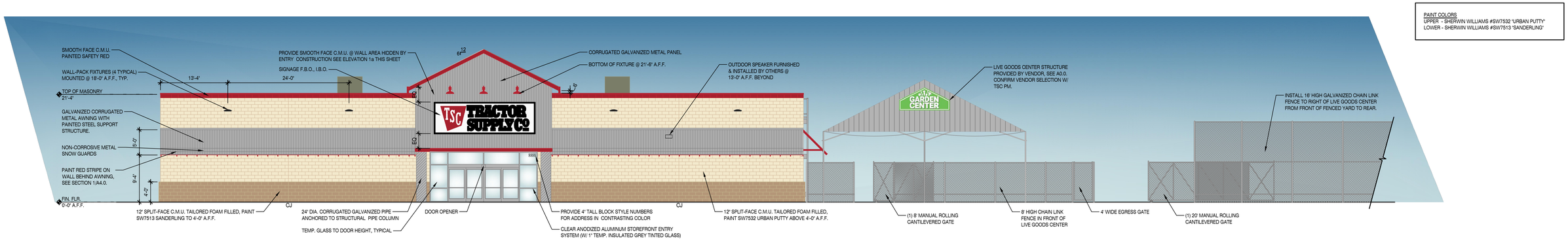
CADD FILE: Subdivision Plan-DuPont Plaza

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

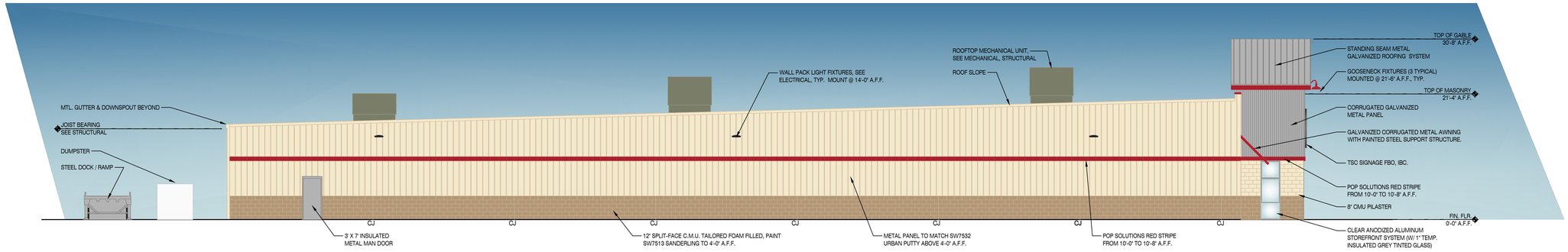
SHEET NO.: SUB-1

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

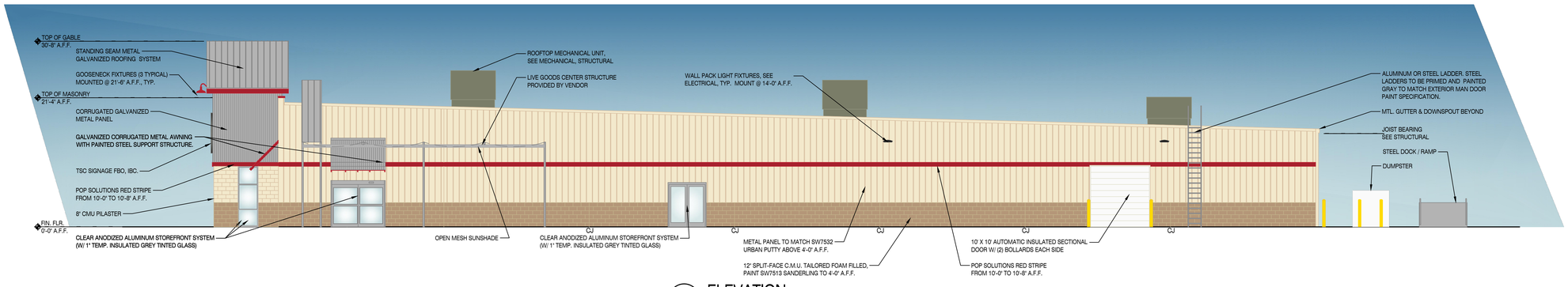
PAINT COLORS
UPPER - SHERWIN WILLIAMS #SW7532 "URBAN PUTTY"
LOWER - SHERWIN WILLIAMS #SW7513 "SANDERLING"



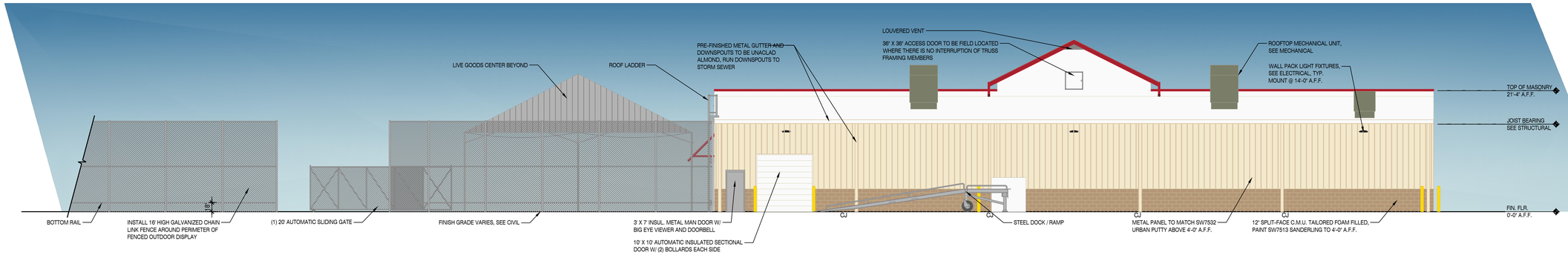
1 ELEVATION — FRONT
SCALE: 1/8"=1'-0"



2 ELEVATION — LEFT SIDE
SCALE: 1/8"=1'-0"



3 ELEVATION — RIGHT SIDE
SCALE: 1/8"=1'-0"



4 ELEVATION — REAR
SCALE: 1/8"=1'-0"

TRACTOR SUPPLY COMPANY
Q4 - 2024 - 02.27.2024

OXFORD ARCHITECTURE
2934 Sidco Drive
Suite 120
Nashville, TN 37204
Architecture
Planning
Interior Architecture