CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, April 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 April 20, 2026 will be held as an In-Person Meeting in City Hall in City Council Chambers at 6:00 PM and as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. The public is welcome to attend. See participation information below.

PUBLIC PARTICIPATION INFORMATION
City of Dover Planning Commission Meeting of April 20, 2026

Join By Phone: Dial +1-650-479-3208
Access Code: 253 491 91864
Password from Phones: 3683772

Join Online: https://bit.ly/PCMeeting04202026
Webinar Number: 2534 919 1864
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 March 16, 2026

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is May 18, 2026 at 7:00 PM.

Update on City Council Actions

Department of Planning & Inspections Updates

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Requests for Extension of Planning Commission Approval

2. S-24-05 Lands of Ken Barrett Builders for Office Building at 1413 New Burton Road – Request for Extension of the Planning Commission conditional approval granted on May 20, 2024 for a Site Development Plan Application to permit construction of a one-story 3,026 SF office building and associated site improvements. The property is zoned C-1A (Limited Commercial Zone) consisting of 0.41 acres. The property is located on the east side of New Burton Road, north of Garton Lane. The owner of record is Ken Barrett Builders LLC. Property Address: 1413 New Burton Road. Tax Parcel: ED-05-085.11-01-01.00-000. Council District 2. *Waiver Requests Approved: Elimination of Upright Curbing and Elimination of Sidewalk.*

3. S-24-06 Revised Leander Lakes III Apartments – Request for Extension of the Planning Commission conditional approval granted on May 20, 2024 for a Revision to the Site Development Plan Application S-23-04 for the construction of eight (8) 3-story garden style apartment buildings and 1 (one) 2-story 8 unit building for a total of two hundred (200) units and Active Recreation Areas to be known as Leander Lakes III. The Revised Plan involves the reconfiguration and relocation of the access drive connection to Forrest Avenue for the apartment complex. The parcel with the Access Drive is zoned RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone). The Apartment Complex project area (future 25-acre parcel) is zoned RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone) with the balance of this parcel zoned R-10 (One Family Residence Zone) and partially subject to COZ-1 (Commercial Overlay Zone). The property is located on the south side of Forrest Avenue west of Dover High Drive. The owners of record are Leander Lakes IV, LLC (previous owner: Jireh Christian Center) and Calvary Baptist Church of Dover with equitable owner/developer as Leander Lakes III, LLC. Property Addresses: 2161 Forrest Avenue and part of 2285 Forrest Avenue. Tax Parcels: ED-05-075.00-01-05.00-000 and ED-05-075.00-01-06.00-000. Council District 1. Approved *Waiver Request: Elimination of Curbing on Access Drive. This site was granted conditional approval for a 200-unit apartment complex with Site Plan S-23-04 Leander Lakes III by the Planning Commission on February 21, 2023. A Minor Subdivision Plan to create the 25-acre parcel for Leander Lakes III has been approved.*

NEW APPLICATIONS

4. SB-26-01 Lands of Fuller at 7 Nixon Ln: Minor Subdivision Plan - Public Hearing and Review of Minor Subdivision Plan for a parcel of land totaling 41,526 SF+/- (0.9533 acres +/-) located at 7 Nixon Lane to be subdivided into three lots. The property is zoned R-8 (One Family Residence Zone). The property is located on the east side of Nixon Lane to slightly north of North Little Creek Road. The property was annexed into the City of Dover on March 9, 2026 (Application AX-26-01). The property owner is Lupe N. Fuller. Property Address: 7 Nixon Lane. Tax Parcel: ED-00-068.19-01-28.00-000 (new tax parcel number to be assigned). Council District 3. *Waiver Request: Elimination of Sidewalk Requirement. For Consideration: Waiver of Cash in Lieu of Active Recreation Construction.*

5. S-26-06 Lands of Commerce Way QOZB LLC at 175 Commerce Way- Public Hearing and Review of Site Development Plan Application to permit construction of a 234,000 SF warehouse, parking, and associated site improvements on Commerce Way. The property is zoned IPM (Industrial Park Manufacturing Zone). The property is located on the northwest side of Commerce Way where the road curves to the east. The owner of record is Commerce Way QOZB LLC. Address: 175 Commerce Way. Tax Parcel: ED-05-076.10-02-07.03-000.Council District 2. PLUS #2022-09-05. *Waiver Request: Elimination of Fence Component of Opaque Barrier Requirement. For Consideration: Performance Standards Review Application. This project was previously approved as S-22-14 Commerce Way Warehouse but the plan expired.*

6. C-26-02 Lands of Bay Village Residential Planned Neighborhood Design - Public Hearing and Review of Conditional Use/Master Plan for a Planned Neighborhood Design Application and Major Subdivision for Bay Village Residential. The property is 79.14 acres of land east of State Route 1 on the south side of White Oak Road and located south of the Garrison Oak Business and Technology Center. The property is currently zoned RM-2 (Medium Density Residence Zone) and subject to the Source Water Protection Overlay Zone (SWPOZ): Tier 2 Primary Wellhead Protection Area. The Planned Neighborhood Design application is for 250 townhouse lots and future apartment complex development area with associated infrastructure and improvements. The property owner is Bay Village of Dover LLC. Address: South side of White Oak Road. Tax Parcel: LC-05-068.00-01-06.00-000. Council District 3. PLUS Review #2024-02-03. *For Consideration: Alternative Design Standards for PND: Lot Width and Lot Area; and Active Recreation Area Plan. Associated Application is MI-26-03 Bay Village Residential Concept Sketch Plan as presented to City Council in February 2026 with referral to the Planning Commission.*

NEW BUSINESS

PUBLIC COMMENTS OPPORTUNITY

ADJOURN

Posted Agenda: April 10, 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
March 16, 2026

The Meeting of the City of Dover Planning Commission was held on Monday, March 16, 2026, 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. Maucher, Mrs. Denney, Dr. Jones, Mr. Reaves (virtual), Mrs. Welsh (virtual) and Mr. Witham. Mr. Baldwin was absent.

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

APPROVAL OF AGENDA

Mrs. Maucher moved to approve the Agenda as presented, seconded by Mrs. Welsh and the motion was carried 7-0 by voice vote with Mr. Baldwin and Mr. Reaves absent.

APPROVAL OF MEETING MINUTES OF FEBRUARY 17, 2026

Mrs. Maucher moved to approve the Planning Commission Meeting Minutes of February 17, 2026, seconded by Mrs. Maucher and the motion was carried 7-0 by voice vote with Mr. Baldwin and Mr. Reaves absent.

COMMUNICATIONS & REPORTS

Mrs. Melson-Williams stated that the next Planning Commission regular meeting is scheduled for Monday, April 20, 2026 in the City Hall Council Chambers. We do have three applications and a couple of them are a little big. If there is no objection, we can certainly start the meeting time at 6PM. If there is interest among the Planning Commissioners to consider starting all of your meetings at 6PM, we could certainly address that this evening and she won't have to bug you each time. First, is there any concern or thought about the April 20th Meeting for a 6PM start?

Mrs. Denney stated that she doesn't really have an issue with it for herself here but we moved the time for the Kent County Board of Adjustment Meeting to accommodate because on the Board of Adjustment we have Commission members who travel from way downstate to enter Kent County and it's difficult for them. Sometimes the people who have applications before us find it difficult, especially if they are working or have things with their children like school events, which a lot of them happen at night. So, she does occasionally get a complaint and that's not here favoring one way or the other; she is just making that known.

Mr. Witham stated if that's a concern with any Commissioners here. There are two things, because of the busy schedule next month; do we want to start at 6PM? Then for all of the meetings; do we want to start at 6PM?

Mrs. Maucher asked when the letters are sent to homeowners within the 200-foot radius; does it get sent like a week before the meeting? Responding to Mrs. Maucher, Mrs. Melson-Williams stated that the public notice requirements have to be completed a minimum of 15 days prior to the meeting. When Planning Staff provides to the applicant the information about how to

complete the public notice as well as when setting up a meeting, we have to know what our start time is going to be. At this point, we have not established that public notice for your April meeting, which is why there is an opportunity tonight if we wish to move to 6PM. Then if we want to consistently move to a 6PM start, she thinks we could address that as well.

Mrs. Denney stated that she thinks especially in light of the fact that our Agenda is heavy for April, we need to start at 6PM as suggested by Mrs. Melson-Williams.

Mr. Witham asked if there was a consensus on that. (Everyone in the room did not have an issue with a 6PM start time.)

Mrs. Welsh stated that she doesn't have a problem with the April Meeting starting at 6PM.

Mr. Roach stated that he had no issues at all.

Mr. Witham stated that they will start the meeting for April at 6PM. The next issue is changing the start time to 6PM for every meeting. His issue is that in the Spring and Summer, a lot of families have sports after school and they may not be in a position to come to a meeting by 6PM.

Mrs. Denney stated that she agrees with that. She still has young grandchildren and she finds herself over at Kent County Parks & Recreation watching soccer or lacrosse or one thing or the other more often than not. Especially until school gets out, they don't start very early. She can see for applicants it being inconvenient.

Mr. Lewis stated that he doesn't have a strong opinion one way or the other but he thinks that they can just do it on a meeting by meeting basis. The Planning Office knows what's on the Agenda and they can make their suggestions and we can decide just like we did tonight.

Dr. Jones stated like Mr. Lewis, she doesn't have a strong opinion either way but she does concur, let's just go month by month and be led by Mrs. Melson-Williams.

Mrs. Welsh stated that she agrees with what Dr. Jones just said. She believes that we should just take it on an as needed basis right now if we need more time for the meeting.

Mrs. Maucher stated that she concurs. We have had two meetings out of the past six (6) or so meetings so it does happen.

Mr. Roach stated that he agrees with everyone. Whatever is good for the group, he is fine either way.

Mr. Witham stated that the consensus is that we will just continue the start time at 7PM and change it to 6PM on an as-needed basis.

Mrs. Melson-Williams stated that the Planning Staff will note that the April Meeting will have a 6PM start time and that will be a change for that month only at this point.

Mrs. Melson-Williams provided an update on the regular City Council and various Committee meetings held on February 25 & 26, 2026 and March 9 & 10, 2026.

Mrs. Melson-Williams stated that we continue to have some vacancies and hopefully we will have people that can fill those positions sooner rather than later. As City residents, we must be aware that we just came out of a special yard debris pick up time frame and then the Spring Clean-up will be starting in a few weeks. That gives you an opportunity to clean up to be ready for Dover Days in early May.

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

Z-26-02 Lands of ASMA Property, LLC at 317, 319, and 325 W. Division Street - Public Hearing and Review for Recommendation to City Council for a Rezoning Application for three parcels of land consisting of 0.05 +/- acres, 0.13 +/- acres, and 0.08 +/- acres, for a total 0.26 +/- acres (11,628 SF +/-). The properties are zoned IO (Institutional and Office Zone). The proposed zoning for all three properties is C-1A (Limited Commercial Zone). The properties are located on the north side of West Division Street and east of North Queen Street. The owner of record for all three parcels is ASMA Property, LLC. Property Addresses: 317, 319, and 325 W. Division Street. Tax Parcels: ED-05-076.08-05-03.00-000, ED-05-076.08-05-02.00-000, and ED-05-076.08-05-01.00-000 respectively. Council District 4. Ordinance #2026-08. *Previously, the Rezoning to IO was approved in November 2021 with Application Z-21-06 Lands of Ingram at 317, 319, and 325 W. Division Street (Ordinance #2021-21). The First Reading was completed at the City Council Meeting of February 25, 2026 (rescheduled to this date due to weather). Public Hearing before the Planning Commission is scheduled for March 16, 2026 and the Public Hearing before the City Council on April 13, 2026.*

Representative: Mr. Ali Alhaidari; ASMA Property, LLC

Mrs. Melson-Williams stated that this is a request for Rezoning. It actually involves three properties on W. Division Street. Those specifically located at 317, 319, and 325 W. Division Street. This location is on the north side of W. Division Street, just to the east of Queen Street. On the image on the screen, the three parcels are highlighted in yellow. It is a corner lot area and is bounded on the north and the immediate east by alleyways. The property includes an existing single family detached dwelling on the easternmost lot and then a previous auto sales and service building that is now vacant on the middle lot and then a parking lot area at the corner of Division and Queen Street. The present zoning of the property is IO (Institutional and Office Zone) and the request is for rezoning to C-1A (Limited Commercial Zone). This is file number Z-26-02 and is associated with Ordinance #2026-08. This evening, the Planning Commission will be making

a recommendation after a public hearing and that recommendation will go to City Council for their own public hearing and review. As noted, we've got an existing property that has several structures on it. The *Comprehensive Plan* notes this area with a Land Use Category of Mixed Use. Our Report outlines the goals from the *Comprehensive Plan* when it comes to Mixed Use. Mixed Use in this case means, the greater area is a mix of residential, commercial, civic and institutional uses which could be in the same building or on adjoining properties. It is in the Downtown Area and there are some recommendations regarding that. The key thing is that the Land Use Category of Mixed Use has a series of zoning districts that are considered compatible with that. One of them is the C-1A (Limited Commercial Zone). The C-1A (Limited Commercial Zone) is described in the *Zoning Ordinance* in Article 3, Section 12. It allows for uses such as retail, personal service establishments, restaurants, offices, and then some residential type uses as well. There are specific uses that are prohibited in that zone and those would include fuel pumps and motor vehicle storage/repair. The Planning Staff has provided a recommendation in regards to this Rezoning and that is that the Rezoning be granted. We find that it is consistent with the *Comprehensive Plan* for that mixed use land use category and it is also similar in nature to the other C-1A (Limited Commercial Zone) properties along this Division Street corridor. The Planning Commission, in hearing from the applicant and the public this evening in addition to the DAC Report, is charged with evaluating the Rezoning request based on three factors. Those include whether the use is permitted and the proposed change would be compatible with existing uses and zones in the general area. The second criteria is whether adequate public services and infrastructure can be created or do exist to serve the needs related to such change and whether the proposed change is in accordance with the City's Comprehensive Plan. The Development Advisory Committee Report includes the comments for the various other regulatory agencies. They seem to have no objection to the Rezoning but have provided the applicant in some cases with advisory comments about future redevelopment should that occur on this property. Tonight, we are looking at three properties on W. Division Street addressed as 317, 319, and 325 W. Division Street for rezoning from IO (Institutional and Office Zone) to C-1A (Limited Commercial Zone).

Mr. Alhaidari stated that they are the owner for ASMA Properties, LLC. This is for 317, 319, and 325 W. Division Street. We just want to rezone from IO (Institutional and Office Zone) to C-1A (Limited Commercial Zone) and maybe in the future, switch it to retail. He doesn't think this would be a big issue because everyone else on the road is the same zone as C-1A (Limited Commercial Zone).

Mrs. Denney stated that when you say retail, what kind of retail are you thinking? Responding to Mrs. Denney, Mr. Alhaidari stated that it all depends on if there is a good tenant that will lease the spot or is going to divide the spot. There are not exact plans for it but in that area any retail would be good. Mostly it may be like a convenience store or something that would help the neighborhood.

Mrs. Denney stated that she was just wondering what you might have in mind.

Mr. Witham stated that he thinks the property that is on the north side of the three properties is a church. Responding to Mr. Witham, Mr. Alhaidari stated that the three properties that they own are three lots near Queen Street but the whole lot is just divided into like four parcels.

Mr. Witham asked if they were perhaps going to consolidate the four parcels into one parcel. Responding to Mr. Witham, Mr. Alhaidari stated that at this moment they are not and he doesn't know how the partners feel about consolidating into one. Maybe in the future that would be productive. The only thing is there are two alleyways going through it and he doesn't know if that's an issue.

Mrs. Maucher stated that she read the comments regarding the safety issues, particularly in and around that intersection. She travels that road just about every day. Is there any status on the Division Street roadway that has been a topic of great interest? Has the City made any progress on that or will the developer be responsible for that? Responding to Mrs. Maucher, Mrs. Melson-Williams stated that in the Dover/Kent County MPO comments, they make reference to several studies. One is the *Dover Capital Gateway Plan and Design Book* from about 10 years ago and then the more recent Downtown Dover Pathway Plan. Division Street is a State maintained road so any changes to that would be DelDOT led or DelDOT dictated if there were changes to this property that would involve changes to how access occurs. She believes right now that there is a curb cut from Division Street onto the property and then also from Queen Street and alley areas as well. This owner would not be charged with making all of those improvements in those plans which really focus on improvements along the length of the corridor to ensure some of the traffic flow and pedestrian and other design implications. She doesn't believe the City has focused on this area. Currently, some of our efforts with streetscape improvements are associated with the Loockerman Street project that will be involve and are related to utility needs and upgrades in that area.

Mr. Witham opened the public hearing and after seeing no one wishing to speak, closed the public hearing.

Mrs. Denney moved to recommend to City Council approval of Z-26-02 Lands of ASMA Properties, LLC at 317, 319, and 325 W. Division Street. As she reviews the application and the comments from all the entities that have reviewed this, everybody seems to think that it is a good idea. Within that, there are some recommendations or suggestions and some of them have rules that they would like you to do. But ultimately, she thinks it's an excellent project and it's refreshing to have something going on there that will begin possibly a lot of improvements, seconded by Mr. Lewis.

Mrs. Melson-Williams stated that Staff wants to clarify for the record that your approval is for Rezoning of this property from IO (Institutional and Office Zone) to the zoning classification of C-1A (Limited Commercial Zone). Responding to Mrs. Melson-Williams, Mrs. Denney stated that is correct.

Mrs. Denney moved to recommend to City Council approval of Z-26-02 Lands of ASMA Properties, LLC at 317, 319, and 325 W. Division Street to rezone the properties from IO (Institutional and Office Zone) to C-1A (Limited Commercial Zone). As she reviews the application and the comments from all the entities that have reviewed this, everybody seems to think that it is a good idea. Within that, there are some recommendations or suggestions and some of them have rules that they would like you to do. But ultimately, she thinks it's an excellent

project and it's refreshing to have something going on there that will begin possibly a lot of improvements, seconded by Mr. Lewis and the motion was carried 8-0 by roll call vote with Mr. Baldwin absent. Mrs. Denney voting yes; in keeping with the comments that she made. Mrs. Maucher voting yes; it is consistent with the Comprehensive Plan and it is also compatible with existing zonings in the area and there is sufficient infrastructure. Dr. Jones voting yes; based upon previous comments. Mrs. Welsh voting yes; based on comments contained in the motion. Mr. Lewis voting yes; based on Staff recommendations. Mr. Roach voting yes. Mr. Witham voting yes; based upon Article 10, Section 5.36 for the three factors to be considered as a Commission and it is compatible with the existing uses and zones currently in the area. It meets the Comprehensive Plan and there is sufficient public infrastructure. Mr. Reaves voting yes; for reasons previously stated.

NEW BUSINESS

No items of New Business.

PUBLIC COMMENTS OPPORTUNITY

There was no one wishing to provide comments.

Meeting adjourned at 7:50 PM.

Sincerely,

Kristen Mullaney
Secretary

Minnich
Engineering & Land Planning
Designing Quality Not Quantity

(302) 495-7244 VOICE
(302) 270-7494 MOBILE

868 GREENWOOD ROAD
GREENWOOD, DE 19950

March 24, 2026

City of Dover Planning Commission
15 East Loockerman Street
Dover, DE 19901

RE: File Number S-24-05
Lands of Ken Barrett Builders
1413 New Burton Road

To Whom It May Concern:

On behalf of Kenneth Barrett, we hereby request a one (1) year extension to the Final Site Plan Approval granted by the City of Dover Planning Commission on May 20, 2024. We are in the process of finalizing the project construction documents and expect to submit them to the permitting agencies in the near future.

Please let me know if you have any questions concerning the request. Feel free to contact me at (302) 495-7244.

Sincerely,

Kevin R. Minnich
Professional Engineer

solutions
Integrated Planning
Engineering & Management, LLC

April 9, 2026

Dawn Melson-Williams
City of Dover, Planning and Zoning

RE: Leander Lakes III – Extension Request

Dear Dawn,

On behalf of Leander Lakes III, LLC, owner of parcel 2-05-07500-01-0600-00001, we respectfully request a one-year extension of the preliminary site plan approval for the Leander Lakes III project. The site plan received preliminary site plan approval at the May 20, 2024 Planning and Zoning Commission Meeting.

Following preliminary approval, the project proceeded through the engineering phase and has since received approvals from Kent Conservation District, the City of Dover Public Works and Fire Department, Delaware Division of Health and Social Services, DNREC WPCC, Delaware Department of Transportation, and the Army Corps of Engineers.

A significant portion of the project timeline was impacted by the coordination of the DelDOT improvements related to the site entrance design. At the time of the preliminary site plan approval, the adjacent parcel owned by Calvary Baptist Church was actively under construction. The entrance improvements for that project overlapped with the entrance improvements for Leander lakes III. In order to ensure proper alignment and connectivity between the projects, it was necessary to wait until the Church's entrance improvements were completed. Upon completion of the Church's entrance improvements, the newly constructed roadway was surveyed, which permitted the Leander Lakes III entrance improvements to proceed. The DelDOT design began in March of 2025, and final approval was obtained in November 2025.

A check print of the Final Site Plan was submitted to the City of Dover on April 11th, 2025. Comments were received from Planning and Zoning on August 8th, 2025. Upon receipt of either approval or request for final plans form all outside agencies, an updated Final Site Plan addressing all P&Z comments was submitted to Dover Planning and Zoning on November 11th, 2025. As of this date, we have not yet received comments or a determination on that submittal.

Given the delays associated with DelDOT's entrance design coordination resulting from adjacent construction, combined with the substantial progress made and the fact that all outside agency approvals have been obtained – with only Dover Planning and Zoning review remaining – we respectfully request a one-year extension of the preliminary site plan approval to allow sufficient time for the completion of the City's final review process.

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

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

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

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

Sincerely,

Jim Eriksen

Jim Eriksen, PE
Solutions, IPEM

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

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

City of Dover

DATA SHEET FOR MINOR SUBDIVISION PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF April 8, 2026

PLANNING COMMISSION MEETING OF April 20, 2026

Plan Title:	Lands of Lupe N. Fuller, 7 Nixon Lane, SB-26.01
Plan Type:	Minor Subdivision Plan
Applicant/Owners:	Lupe N. Fuller
Properties Locations:	East side of Nixon Lane to slightly north of North Little Creek Road.
Property Addresses:	7 Nixon Lane
Tax Parcels:	ED-00-068.19-01-28.00-000 (New Tax Parcel Number to be Assigned)
Total Area of Parcels:	41,526 SF +/- (0.9533 acres +/-)
Parcels to be Created:	Lot 1 (Proposed): 16,116 SF (0.3700 acres +/-) Lot 2 (Proposed): 12,642.85 SF (0.2902 acres +/-) Lot 3 (Proposed): 12,766.73 SF (0.2931 acres +/-)
Zoning:	R-8 (One-family Residence Zone)
Current Use:	Residential – One Family detached dwelling on existing lot
Proposed Uses:	Residential – Existing One Family detached dwelling on Lot 1 Lot 2 and Lot 3 – Future Residential
Waiver Request:	Elimination of Sidewalk
For Consideration:	Request for Waiver of Cash in Lieu of Recreation Area Construction

City of Dover Planning Office

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: April 8, 2026

APPLICATION: Minor Subdivision Plan for Lands of Lupe N. Fuller, 7 Nixon Lane

FILE #: SB-26-01 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 the review of Minor Subdivision Plan for a parcel of land totaling 41,526 SF+/- (0.9533 acres +/-) located at 7 Nixon Lane to be subdivided into three (3) lots. From south to north, Lot 1 is 0.3700 acres +/-, Lot 2 is 0.2902 acres+/-, and Lot 3 is 0.2931 acres +/-. The property is to be zoned R-8 (One-Family Residence Zone). Lot 1 is currently developed as a one-story single-family home, and Lots 2 and 3 are undeveloped. The property is located on the east side of Nixon Lane to slightly north of North Little Creek Road. The property was annexed into the City of Dover on March 9, 2026 (Application AX-26- 01). The property owner is Lupe N. Fuller. Property Address: 7 Nixon Lane. Tax Parcel: ED-00- 068.19-01-28.00-000 (new tax parcel number to be assigned). Council District 3.

II. PROJECT DESCRIPTION – Minor Subdivision

This Minor Subdivision Plan proposed to subdivide the one (1) existing lot into three (3) new lots. The existing parcel has frontage along Nixon Lane. See the following table for the summary of the lots.

Site	Existing Acreage	Proposed Acreage	Description
Lot 1	0.9533 acres+/- 41,526 SF	0.3700 acres+/- 16,116.66 SF	7 Nixon Lane, currently there is a 1-story structure here.
Lot 2	N/A	0.2902 acres+/- 12,642.85 SF	Adjacent lot north of 7 Nixon Lane, undeveloped
Lot 3	N/A	0.2931 acres+/- 12,766.73 SF	Adjacent lot north of 'Lot 2' and 7 Nixon Lane, undeveloped
TOTAL		0.9533 acres 41,526 SF+/-	

As noted in the Summary Table, the two (2) new lots are currently undeveloped. The redevelopment of these lots would be subject to future plan and/or permit reviews.

III. SUBDIVISION REGULATIONS REVIEW

The procedures for subdivision of land are found in the *Land Subdivision Regulations, (Dover Code of Ordinances,* Appendix A). Planning Staff confirms this application as a Minor Subdivision. Therefore, the Planning Commission may find the application is subject to one public hearing and review for action by the Planning Commission followed by the administrative process to complete the Final Plat for recordation.

In order to subdivide the properties, the plan review must ensure that the subdivision does not create any non-conformities with the bulk standards of the *Zoning Ordinance*. These bulk standards include minimum lot size, front yard setbacks, side yard setbacks, rear yard setbacks, lot coverage, etc. See also discussion below under Zoning Review.

IV. ZONING REVIEW

R-8 Zoning District

The property is zoned R-8 (One-Family Residence Zone) and is subject to the regulations of *Zoning Ordinance*, Article 3 §1 and Article 4 §4.1. The use as a one-family detached dwelling-unit (single-family home) is a permitted use in the R-8 Zone. The proposed Lots comply with the Zoning Bulk Provisions as noted in Article 4 §4.1 of the *Zoning Ordinance*. The following Table highlights some of the lot design standards for the R-8 zone:

Minimum Required	**R-8 (One-Family Residence Zones)**
	One-Family Detached Dwelling Unit
Lot area (sq. ft.)	8,000
Lot width (ft.)	70
Lot depth (ft.)	100
Front yard	25
Minimum side yard (ft.)	10
Rear yard (ft.)	30
Off-street parking spaces/DU	2
Maximum Permitted	
Building Height:	
Stories	2 ½
Feet	35
Lot Coverage	35%

All three (3) proposed lots appear to comply with the bulk standards of the R-8 zone. The type of development for the vacant property area is not confirmed but the Applicant has in the past indicated one-family detached dwelling units (single family homes). Any proposed development of the lots will be evaluated for compliance with R-8 Zoning and the bulk standards as provided in Article 4, Section §4.1 of the *Zoning Ordinance*. Any proposed dwelling units must also comply with *Zoning Ordinance,* Article 5 § 1.7 *Uniformity of design in all one-family residence zones.* This provision prohibits neighboring dwellings from being like or substantially like any

neighboring building existing or for which a building permit has been issued; the code provision outlines the criteria for comparison.

Infill Standards

The *Zoning Ordinance,* Article 5 §1.12 provides standards which apply to the development of infill lots which are lots which lie within a developed area. Specifically, these standards require that all such lots provide a sidewalk along the public street frontage, added landscaping, and additional requirements for the design of the primary façade. See code excerpt below:

> Article 5
> 1.12 *Infill standards.* In locations where a lot or group of lots lies within a developed area, the following standards shall apply to the development of the infill lots:
> (a) *Sidewalks.* Standard City of Dover sidewalk, per chapter 98, shall be required to be installed along public street frontage of every infill property by the property owner or developer.
> (b) *Landscaping.* Infill structures shall be designed to minimize the impact on existing, mature trees when practical. All residential lots shall include landscaping to include plants and shrubs along the portions of the house that front a public street. No form of vegetation shall be planted on a property in a way that blocks more than half of the front façade(s) from public view.
> (c) *Primary facade.* All buildings shall include a primary entry along the property's street frontage, and shall also include a porch or other entry feature.

The applicant should provide sidewalks along Nixon Lane. The added requirements for landscaping and the primary façade will be evaluated when development of the lots occurs.

V. SITE CONSIDERATIONS

Sidewalks

Waiver Request for the Elimination of Sidewalks

There are currently no existing sidewalks along Nixon Lane. However, the site is still subject to *Zoning Ordinance,* Article 5 §1.12 that all new infill lots shall provide a sidewalk along the public street frontage. Sidewalks are required along the Nixon Lane street frontages of the site (*Zoning Ordinance*, Article 5 Section 18). The applicant has submitted a written waiver request for the Planning Commission to consider elimination of the frontage sidewalks citing the lack of sidewalks along the east and west sides of Nixon Lane.

VI. ACTIVE RECREATION PLAN

Zoning Ordinance, Article 5 §10 describes the requirements and purpose of an active recreation plan. The Planning 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. There is currently no recreation facilities identified on the Minor Subdivision Plan.

Request for Waiver of Cash in Lieu of Recreation Area Construction

The Active Recreation Area proposal is evaluated in a separate Review Report; see attached Report. It must be reviewed by the Council Committee of the Whole: Parks, Recreation and Community Enhancement Committee. This is scheduled for their meeting on April 14, 2026. The Applicant has filed a Request for Waiver of the Cash In Lieu of Recreation Area Construction as the project's approach to Active Recreation Area.

The *Zoning Ordinance*, Article 5 §10.17 describes an option for cash in lieu of recreation area construction. See code excerpts below.

> 10.17 *Cash in lieu of* recreation *area construction.*
>
> 10.171 *Determination of suitability for cash donation.* If the commission determines that the construction of recreation is not practical due to close proximity to existing available recreation facilities or infeasible due to natural characteristics of the land or will not benefit the residents of the development, the commission shall require a full or partial cash in lieu of areas of donation to be made by the developer in lieu of a full or partial dedication of land.
>
> 10.172 *Separate* recreation *account.* The cash donation shall be deposited in a separate account to be used for parks, playgrounds or recreational purposes.
>
> 10.173 *Amount of cash donation.* The cash donation shall be equivalent to the appraised value of land area required in section 10.16. The land area value shall be based on the appraisal prepared for the developer to secure construction financing. This submitted appraisal shall be a copy of the original supplied to the lending institution, with that institution identified, and shall conform in all ways to the Uniform Standards of Professional Appraisal practice and be performed by an appropriately qualified certified appraiser. If an appraisal prepared for construction financing is not available, then the developer shall have an appraisal done in accordance with the procedures set forth in [sub]section 10.174.
>
> 10.174 *Appeal of appraised value.* If the city does not accept the land value established by the appraisal detailed in [sub]section 10.173, the city may, at the developer's expense, require another appraisal be performed. This appraisal will be let on a bid basis between at least three appropriately qualified, certified appraisers selected by the city. The appraiser(s) who prepared the original appraisal in [sub]section 10.173 cannot be a party to this appeal appraisal.
> 10.175 *Payment of cash donation.* One hundred percent cash donation provided under this section shall be collected prior to issuing the first building permit for the development.
>
> 10.5 *Exemption to* recreation *area and open space dedication.*
>
> 10.51 *Exemptions for small developments.*
>
> 10.511 *Residential developments with less than five acres of land and less than ten dwelling units.* These developments shall be exempt from the land requirements set forth in [sub]sections 10.1 and 10.2, but shall require a full cash donation to be made by the developer in lieu of a dedication of land.

The subject lots are located approximately 500 feet from the Dover Park. Dover Park is an approximately 28.2 Acre park with tennis courts, pickleball courts, basketball courts, softball field, playgrounds, disc golf course, pavilions shuffleboard courts, and walking paths. Due to the number, size and proximity of the lots to Dover Park, consideration can be given to granting the applicant the option of Cash in Lieu of Recreation Area construction.

VII. TREE AND LANDSCAPE PLANTING

The tree preservation, tree planting and landscaping requirements are subject principally to the regulations found in *Zoning Ordinance*, Article 5 Sections 15 and 16 and are also addressed in other various sections of code related to buffering, screening, and open space. *Zoning Ordinance,* Article 5 §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 the “Development Area” as defined. The Planning Staff has determined that the two new lots (Lot 2 and Lot 3) area would

be subject to this requirement. With this development area found in Lots 2 and 3 of 25,409.58SF, this would put their tree plantings requirement at a minimum of nine (9) trees. Existing trees can count toward compliance.

VIII. CITY AND STATE CODE REQUIREMENTS

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

1) Waiver for Elimination of Sidewalks: As per the infill lot requirements and other code provisions for pathways, sidewalks must be provided along Nixon Lane. Other provisions of the *Zoning Ordinance* do allow for consideration of a Waiver Request for the elimination of sidewalks by the Planning Commission.
    a. A written waiver request was submitted for consideration by the Planning Commission for the elimination of the frontage sidewalks.
    b. The maintenance responsibilities must be clarified as the plan notes it is State maintained; however, other records indicate it as a City of Dover street. Clarify on plan sheet

2) Request for Waiver of Cash in Lieu of Recreation Area Construction: The Minor Subdivision requires an Active Recreation Plan. Article 5 §10 describes the requirements of the Active Recreation Plan with §10.17 describing an option for Cash in Lieu payment. This site qualifies for the exemptions detailed in § 10.511.
    a. The Applicant has filed a Request for Waiver of Cash in Lieu of Recreation Area Construction.
    b. The Active Recreation Plan will be reviewed by the Parks, Recreation and Community Enhancement Committee. This review is scheduled for April 14, 2026. A separate Active Recreation Area report has been issued.

3) Update the zoning and other information relating to the recent annexation of this property area into the City of Dover.

4) The tree planting calculations, existing trees to be preserved, and a tree planting plan must be provided for Lots 2 and 3.

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

6) The Record Plan Sheet must document and identify any existing and proposed easements for cross access, utilities, drainage, etc. associated with the subdivision of these lots.

7) The Final Record Plat submission must include requirements described in *Dover Code of Ordinances*, Appendix A: Land Subdivision Regulations, Article IV, C. Plat and any additional requirements of the Planning Commission.

8) The formal Record Plan will need to be recorded upon completion of the approval process with any corrections identified by the reviewing agencies.

IX. RECOMMENDED ADDITIONAL CONSIDERATIONS TO MEET CODE OBJECTIVES:
The *Land Subdivision Regulations*, Article I. Purpose, indicates that the regulations are adopted in order to promote and protect the public health, safety, convenience and general welfare; ensure the orderly growth and development of the City, the conservation, protection and proper use of land, and adequate provision for housing, recreation, circulation, utilities and services; and safeguard the City from undue future expenditure for the maintenance of streets and public spaces.

1) This Minor Subdivision Plan creates three (3) lots out of the existing one (1) parcel. One (1) Lot will contain the existing single-family residence and two other proposed lots offer the opportunity for development of dwelling units. The Subdivision Plan generally appears to comply with the *Land Subdivision Regulations* and bulk standards of the R-8 Zone.

2) Active Recreation Plan – Request for Waiver of Cash in Lieu of Recreation Area Construction: The Planning Staff finds the subdivision is eligible for the Small Development Exemptions which allows for payment of Cash-in-lieu of Active Recreation Area construction. However, due to the number of lot and the proximity to Dover Park, Staff recommends that consideration be given to the Applicant's request for Waiver of the Cash in Lieu payment or consideration of accepting a partial (reduced) Cash in Lieu Payment. See separate Review Report and recommendations of the Council Committee of the Whole: Parks, Recreation and Community Enhancement Committee.

3) Waiver Request – Elimination of Sidewalks: The Planning Staff notes that Nixon Lane does not appear to have any sidewalks or curbing. Most of the parcels fronting this street are already developed and are either in the City or remain in Kent County jurisdiction. While development of these lots is an appropriate time for installation of the sidewalks for the new lots and the existing lot with dwelling, the Planning Commission may consider elimination of this requirement.

Other agencies may recommend additional conditions and safeguards in accordance with their areas of expertise. The Recommended Additional Considerations to Meet Code Objectives are offered for consideration by the Planning Commission.

X. ADVISORY COMMENTS TO THE APPLICANT:
1) It noted that the City's Department of Emergency Management and Communications has alerted the Planning Office of instances of flooding occurring along Nixon Lane after certain rain events. Please work with the City's Department of Water & Wastewater and Engineering Service and Department of Public Works on this issue to determine if any improvements related to drainage are required.

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

3) Following Planning Commission approval of the Minor Subdivision Plan, the Plan must be

revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. A Check Print must be submitted for review by Planning Office Staff and also resubmitted to all other commenting agencies for review for approval. Upon determination that the Plan is complete and all agency approvals have been received, copies of the Plan must be submitted for final endorsement prior to recordation at the Kent County Recorder of Deeds Office.

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) Any future development of Lots 2 and 3 for residential use must comply with all zoning provisions of the R-8 (One-Family Residence Zone). Development must also comply with the provisions regarding Infill Development as found in the *Zoning Ordinance* Article 5, Section 1.12. It is noted too that development on Lots 2 and 3 must connect to City water and wastewater services and must have their own driveways (via curb cut) to access off-street parking.

6) The applicant shall be aware that Minor Subdivision Plan approval does not represent a site development approval, a Building Permit, and associated construction activity permits. A separate application process is required for review and approvals for development activity from the City of Dover.

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

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: APRIL 1, 2026

APPLICATION: **Lands of Fuller at 7 Nixon Lane – Minor Subdivision Plan**

FILE #: **SB-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

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.

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. Nixon Lane has experienced flooding conditions recently. Please provide calculations that prove this development will not send additional stormwater to the street. If this cannot be accomplished, improvements will be required.

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. It shall be unlawful for any person to alter the curb of any street so as to create a curb depression for the purpose of permitting vehicles to enter onto or exit from the city streets, without a permit issued by the city manager.
4. 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. 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 within this project.

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.

GENERAL

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL

1. None.

ADVISORY COMMENTS TO THE APPLICANT

WATER

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

WASTEWATER

1. The City of Dover sanitary sewer system is available to this site. The developer is responsible for all costs associated with extending and providing service and capacity to the proposed development.
2. Prior to plan approval, it may be required to submit the sanitary sewer system plans to the DNREC, Division of Water Resources, Surface Water Discharges Section for review and approval. The owner/developer is responsible for providing all application fees, completed forms and plan sets directly to DNREC.
3. Profiles of the sanitary sewer main must be provided with the construction plans. All water, sanitary sewer and storm sewer crossings must be shown on the profiles.
4. Wastewater impact fees will be required to be paid prior to Certificate of Occupancy for this project.

GENERAL

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

SANITATION / STORMWATER / STREETS

1. None.

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

CITY OF DOVER ELECTRIC

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: APR 1, 2026

APPLICATION: **Lands of Fuller at 7 Nixon Ln Minor Subdivision Plan**

FILE #: **SB-26-01**

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

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

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

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

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

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

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

THE SUBJECT PROPERTY IS CURRENTLY SERVED BY THE CITY OF DOVER ELECTRIC DEPARTMENT AT THE EXISTING STRUCTURE. WITH THE PROPOSED SUBDIVISION OF THE PARCEL INTO MULTIPLE LOTS, ELECTRIC SERVICE REQUIREMENTS FOR EACH LOT WILL BE EVALUATED AT THE TIME OF DEVELOPMENT. EACH NEWLY CREATED LOT SHALL BE INDIVIDUALLY EVALUATED FOR ELECTRIC SERVICE AVAILABILITY AND REQUIREMENTS. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH MODIFICATIONS OR EXTENSIONS OF ELECTRIC SERVICE.

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

11. ***Fees will be assessed upon final site plans. The owner will be responsible for fees assessed prior to construction. Owner is required to sign off plans prepared by the Electric Department.***
12. Must maintain 10' clearance around all electrical equipment, unless pre-approved by the City of Dover Electric Engineering Department.
13. Prior to the completion of any/all designs and estimates, the owner is responsible for providing the Electric Engineering Department with a physical address of the property.
14. All Engineering and design for Dover Electric will be engineered upon final approved plans. All Engineering work will be furnished by the City's Electric Engineering Department.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

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

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

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

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

SB-26-01

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 04/01/26

CITY OF DOVER FIRE MARSHAL

APPLICATION: Lands of Fuller at 7 Nixon Ln Minor Subdivision Plan

FILE #: SB-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. Proposal is a minor subdivision plan where 7 Nixon Ln is subdivided into three lots. This office has no objections.

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

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

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

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

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

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

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

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

3. Project to be completed per approved Site Plan.

4. Full building and fire plan review is required.

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

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

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

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

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. N/A

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):
2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)
2009 IBC (International Building Code)
Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations
2021 Delaware State Fire Prevention Regulations
City of Dover Code of Ordinances

***If you have any questions or need to discuss any of the above comments, please call the above contact person listed.**

From: Mobley, Will (DelDOT)
To: Melson-Williams, Dawn
Cc: Jones, Tijah (DelDOT)
Subject: EXTERNAL: DAC Comments 1 Apr 26 Staff Development Meeting
Date: Wednesday, April 1, 2026 10:03:46 AM

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 Meeting 1 April.

1. SB-26-01 Lands of Fuller at 7 Nixon Lane: Minor Subdivision Plan
    a. No Objection to re-subdivision. If a Letter of No Objection is required, please have engineer/PLS submit Minor Subdivision plans to DelDOT for review and approval.
2. S-26-06 Lands of Commerce Way QOZB LLC at 175 Commerce Way
    a. Please have applicant schedule a Pre Submittal Meeting with DelDOT.
3. C-26-02 Lands of Bay Village Residential Planned Neighborhood Design
    a. Please have applicant schedule a Pre Submittal Meeting with DelDOT.

Sincerely,

Will T Mobley III, PMP
Division of Economic Development, DELDOT
Interim Kent County Review Coordinator
Phone (302)-760-2409
Will.mobley@delaware.gov

KENT CONSERVATION DISTRICT

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

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
APRIL 2026

APPLICATION: Lands of Fuller at 7 Nixon Ln: Minor Subdivision Plan
FILE #: SB-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:

Kent Conservation District has no objection to the proposed minor subdivision.

ADVISORY COMMENTS TO THE APPLICANT:

If the subdivided lots 2 & 3 are to be developed in the future, we will require a residential standard plan application submitted and a permit obtained from the Kent Conservation District prior to any soil disturbance (e.g. clearing, grading, excavations, tree clearing, or stoning).

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

ADVISORY BRIEF

D.A.C. MEETING DATE: 4/8/2026

Dover/Kent County Metropolitan Planning Organization

SB-26-01 Lands of Fuller at 7 Nixon Ln: Minor Subdivision Plan

FILE # SB-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
Minor Subdivision Plan Review

SB-26-01 Lands of Fuller at 7 Nixon Ln: Minor Subdivision Plan

The applicant should work with the City of Dover to meet the current sidewalk requirements for Minor Subdivision Plans. Although Nixon Lane is a low-stress, low-volume road, it may still be beneficial to begin a sidewalk network on the street and encourage future sidewalk construction. To learn more about the requirements, please see the City of Dover Code.[1]

The site plan should be updated to reflect new City of Dover Tax Parcel Identification Numbers for each lot. It should also indicate the City of Dover Zoning District that this property is situated in. Finally, it is recommended that a note be added to the plan prior to recordation that references the date of annexation. The above information, if available at this time, should be provided in the site plan.

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

Aside from the above points, Dover Kent MPO has no objections to the Minor Subdivision Plan. For more information on the transportation elements of this application, please contact Dover Kent MPO.

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

Request for waiver of sidewalk requirement for lands of 7 Nixon Lane Z 26-01

Due to no other sidewalks being located on either the East or West side of the street and that with this acquisition there is no other buildable land on Nixon Lane we respectfully request the waiver of the sidewalk requirement.

DATA

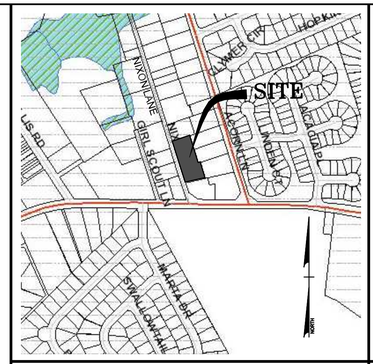
TAX MAP PARCEL NO.:	ALL OF ED-00-068.19-01-28.00-000
OWNER OF RECORD:	LUPE N. FULLER 7 NIXON LANE DOVER, DE 19901 (302) 734-1541
ENGINEER / SURVEYOR OF RECORD:	SCOTT ENGINEERING, INC. 22 OLD RUDNICK LANE SUITE 2 DOVER, DE 19901 (302) 736-3058
EXISTING ZONING:	RS1
PROPOSED ZONING:	R-8
TOTAL EXISTING PARCELS:	1
PROPOSED NUMBER OF PARCELS:	3
EXISTING AREA:	
PARCEL 28.00	0.9533± AC.
PROPOSED AREA:	
LOT #1	0.3700± AC.
LOT #2	0.2902± AC.
LOT #3	0.2931± AC.
PRESENT USE:	
EXISTING: PARCEL 28.00	RESIDENTIAL
PROPOSED USE: LOTS #1 - #3	RESIDENTIAL
WASTEWATER :	EX. INDIVIDUAL SEPTIC & CITY OF DOVER SEWER
WATER:	EX. INDIVIDUAL WATER & CITY OF DOVER WATER
FEMA PANEL NO.: EFFECTIVE DATE OF MAY 5, 2003	10001C0167H FLOOD ZONE "UNSHADED X" NO IMPACT
MONUMENTS FOUND:	4
MONUMENTS PROPOSED:	0
STRUCTURES:	AS SHOWN
EASEMENTS:	NONE
YARDS AND SETBACKS:	
FRONT YARD:	25 FT.
REAR YARD:	30 FT.
SIDE YARD:	10 FT. (AGG. 20 FT.)
IMPERVIOUS COVERAGE PERMITTED	35 PERCENT
DENSITY (NUMBER OF LOTS PER GROSS ACRE)	3.15
RELATION TO GROWTH ZONE	INSIDE
ROADWAY CLASSIFICATION:	
NIXON LANE (C.R. # 201400)	LOCAL ROAD
POSTED SPEED LIMIT:	25 MPH

NOTES

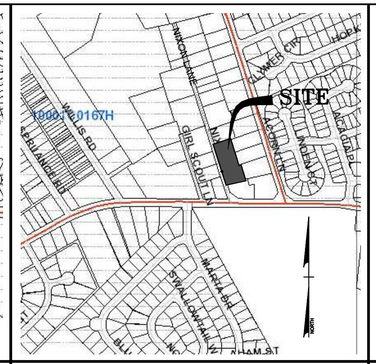
1. THIS BOUNDARY SURVEY WAS COMPILED BY USE OF PUBLIC LAND RECORDS, AND UPON PHYSICAL EVIDENCE AS COLLECTED BY A FIELD SURVEY, SAID BOUNDARY SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR ENCUMBRANCES AS MAY BE EVIDENCED BY A SUBSEQUENT TITLE SEARCH.
2. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP AND COPIES BEAR THE RED SEAL OF THE LICENSED ENGINEER WHOSE NAME APPEARS THEREON.
3. THIS PLAN WAS PREPARED FOR THE CLIENT NOTED, NO RESPONSIBILITY IS IMPLIED AND/OR ASSUMED BY THE ENGINEER TO ANY FUTURE LAND OWNER OR OCCUPANT.
4. THIS PROPERTY IS NOT IMPACTED BY STREAMS, DITCHES, PONDS, OR LAKES.
5. THIS PROPERTY IS NOT IMPACTED BY WETLANDS.
6. THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON FEMA PANEL 10001C0167H, EFFECTIVE DATE OF MAY 5, 2003. IT IS LOCATED IN "UNSHADED X" ZONE, NO IMPACT.
7. DATE OF FIELD SURVEY - 4/21/21.
8. NO TITLE EXAMINATION FURNISHED TO OR PERFORMED BY THE PREPARERS HEREOF.
9. IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.
10. ALL LOTS ON THIS PLAN HAVE CURRENT ACCESS TO CR #14196A (NIXON LANE).
11. THIS PROPERTY IS NOT LOCATED IN THE NEARBY VICINITY OF ANY TRAFFIC IMPROVEMENT DISTRICTS (TID) IN OPERATION OR UNDER DEVELOPMENT.
12. THE PROPERTIES SHOWN HEREON ARE THE SUBJECT OF AN ANNEXATION REQUEST TO BRING THE PROPERTIES WITHIN THE CITY OF DOVER LIMITS, APPLICATION NO. AX-26-01.

LEGEND

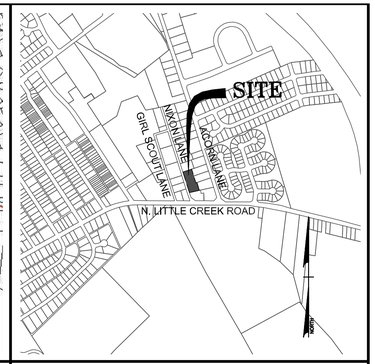
PROPERTY LINE	
ADJOINER PROPERTY LINE	
SETBACK LINE	
CENTERLINE ROAD	
R.O.W.	
(S.P. N00°00;00"E 10.0')	STATE PLANE BEARING
TREE LINE	
PROPOSED DELDOT RESERVATION	
FOUND IRON PIPE	
FOUND REBAR	
FOUND POST	
UTILITY POLE	
WATER VALVE	
CLEAN OUT	
MAIL BOX	
STORM BASIN	
SANITARY MANHOLE	
WELL	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING



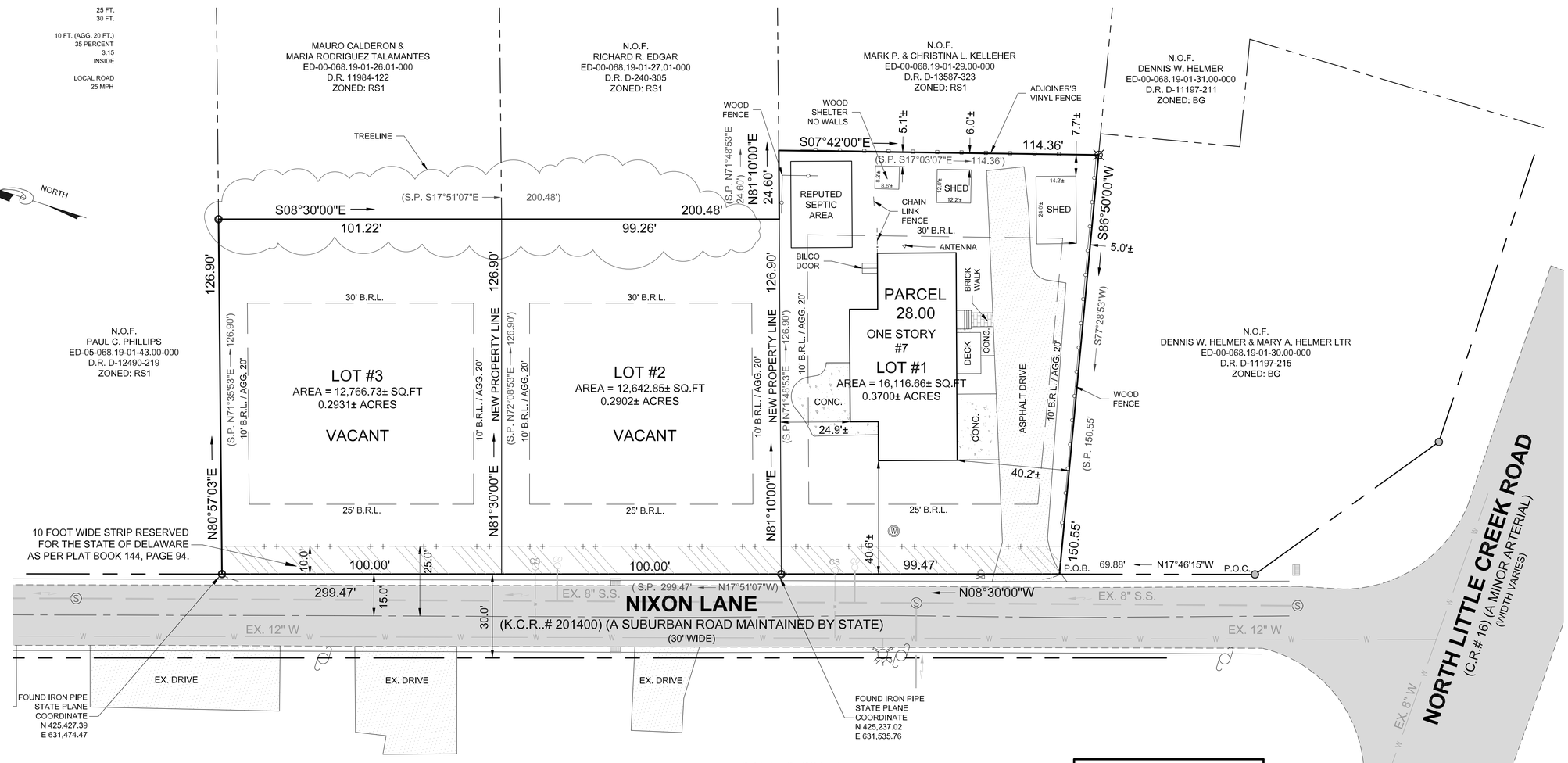
WETLANDS MAP SCALE: 1"=500'



FEMA MAP 10001C1067H SCALE: 1"=500'



LOCATION MAP SCALE: 1"=1000'



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OWNER'S CERTIFICATION

I, LUPE N. FULLER, HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, AND THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THAT SAID PLAN IS TO BE MY ACT AND DESIRE THE PLAN BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE CITY OF DOVER.

DATE — LUPE N. FULLER

ENGINEERS CERTIFICATION

I, GREGORY SCOTT, 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 AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

03-05-26 DATE — SEAL — GREGORY R. SCOTT

CITY OF DOVER APPROVAL

CLASS "B" SURVEY

SCOTT ENGINEERING, INC.
CONSULTING ENGINEERS
SURVEYORS
LAND PLANNERS
22 OLD 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

GREGORY R. SCOTT, REGISTERED PROFESSIONAL ENGINEER, No. 5429, STATE OF DELAWARE

03-05-26 DATE

MINOR SUBDIVISION PLAN
LANDS OF
LUPE N. FULLER
7 NIXON LANE
DOVER, DE
SITUATE IN: EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

ISSUED FOR AGENCY REVIEW

SURVEYED BY:	S.E.I.
DESIGNED BY:	----------
DRAWN BY:	S.E.I.
CHECKED BY:	G.R.S.
SCALE:	1" = 20'
DATE:	03/04/26
DWG. NO:	M-5549
SHEET NO.:	C-I

City of Dover

DATA SHEET FOR RECREATION PLAN REVIEW
Review of Active Recreation Area Plan – Request for Waiver of Cash-in-Lieu

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF April 14, 2026
PLANNING COMMISSION MEETING of April 20, 2026

Plan Title:	Lands of Lupe N. Fuller, 7 Nixon Lane, SB-26-01
Plan Type:	Minor Subdivision Plan
Location:	East side of Nixon Lane to slightly north of North Little Creek Road
Address:	7 Nixon Lane, Dover, DE 19901
Tax Parcel:	Tax Parcel: ED-00- 068.19-01-28.00-000 (New Tax Parcel Number to be assigned)
Owner:	Lupe N. Fuller
Site Area:	41,526 SF +/- (0.9533+/- acres)
Zoning:	R-8 (One Family Residence Zone)
Current Use:	Residential – One Family detached dwelling on existing lot
Proposed Use:	Residential – Existing One Family detached dwelling on Lot 1 Lot 2 and Lot3 – Future Residential
Parking:	Required: 2 off-street parking spaces per dwelling unit Proposed: 2 off-street parking spaces per dwelling unit
Water and Sewer:	City of Dover
Recreation Area Requirement:	To be based on new Lots (Lot 2 and Lot 3) which consist of 12,642.85 SF and 12,766.73 SF that are proposed for development. (Development Area size is 25,409.58 SF.)

For Consideration: Request for Waiver of Cash in Lieu of Recreation Area Construction

- Consideration of Determination of Suitability under *Zoning Ordinance,* Article 5 §10.171
- Small Development Exemption under *Zoning Ordinance*, Article 5 §10.511

I. PROJECT SUMMARY:

This Application is the review of Minor Subdivision Plan for a parcel of land totaling 41,526 SF+/- (0.9533 acres +/-) located at 7 Nixon Lane to be subdivided into three (3) lots. From south to north, Lot 1 is 0.3700 acres +/-, Lot 2 is 0.2902 acres+/-, and Lot 3 is 0.2931 acres +/-. The property is zoned R-8 (One-Family Residence Zone). Lot 1 is currently developed with a one-story single-family home, and Lots 2 and 3 are undeveloped. The property is located on the east side of Nixon Lane to slightly north of North Little Creek Road. The property was annexed into the City of Dover on March 9, 2026 (Application AX-26- 01). The property owner is Lupe N. Fuller. Property Address: 7 Nixon Lane, Dover, DE 19901. Tax Parcel: ED-00- 068.19-01-28.00-000 (new tax parcel number to be assigned). Council District 3. *For Consideration: Active Recreation Plan Review – Request for Waiver of Cash in Lieu.*

II. ACTIVE RECREATION AREA PLAN SUMMARY:

Article 5, Section 10 of the *Zoning Ordinance* requires the reservation of open space, recreation and other public facilities 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.

This is a Minor Subdivision Plan Application that the Planning Commission will review. It proposes the existing parcel be divided into three lots. It does not designate any recreation area but the development of Lot 2 and Lot 3 is expected to have yard areas surrounding each (future) single family detached dwellings as each lot is over 12,000 SF in size. Lot 1 includes an existing single family detached dwelling. The Applicant has requested consideration of a waiver of the Cash in Lieu payment; see Statement.

Exemption to Recreation Area and Open Space Dedication

The *Zoning Ordinance,* Article 5 Section 10.511 notes that residential developments with less than five acres of land and less than ten dwelling units are considered a "small development" and as such are exempt from requiring recreation area/ recreation construction and open space facilities but shall require a cash donation to be made by the developer in lieu of a dedication of land.

III. REVIEW PROCESS

The Planning Office has prepared this Active Recreation Area Report outlining the requirements based on the *Zoning Ordinance*. The Parks, Recreation and Community Enhancement Committee will make a recommendation. The Planning Commission must act to accept the Recreation Area Plan as part of the review process.

The Parks, Recreation and Community Enhancement Committee will review the Recreation Area Plan at their meeting on April 14, 2026. The Planning Commission Public Hearing and Review of the Minor Subdivision Plan SB-26-01 is scheduled for April 20, 2026.

IV. CODE CITATIONS:

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

Article 5 §10 describes the requirements and purpose of an active recreation plan. 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:

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.

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.

There are currently no recreation facilities identified on the proposed Minor Subdivision Plan. Article 5 §10.17 describes an option for Cash in lieu of Recreation Area construction and determination of its suitability. This determination of suitability allows for consideration of proximity to existing recreation facilities, land characteristics, and if beneficial to residents. Additionally, Article §10.5 provides additional guidelines for Exemptions for Small Developments. See code excerpt below:

10.17 Cash in lieu of recreation area construction.

10.171 Determination of suitability for cash donation. If the commission determines that the construction of recreation is not practical due to close proximity to existing available recreation facilities or infeasible due to natural characteristics of the land or will not benefit the residents of the development, the commission shall require a full or partial cash in lieu of areas of donation to be made by the developer in lieu of a full or partial dedication of land.

10.5 *Exemption to recreation area and open space dedication.*

10.51 *Exemptions for small developments.*

10.511 *Residential developments with less than five acres of land and less than ten dwelling units.* These developments shall be exempt from the land requirements set forth in [sub]sections 10.1 and 10.2, but shall require a full cash donation to be made by the developer in lieu of a dedication of land.

10.52 *Amount of cash donation.* This cash donation shall be equivalent to ten percent of the appraised value of gross land area. The land area value shall be based on the appraisal prepared for the developer to secure construction financing. This submitted appraisal shall be a copy of the original supplied to the lending institution, with that institution identified, and shall conform in all ways to the Uniform Standard of Professional Appraisal practice and be performed by an appropriately qualified certified appraiser. If an appraisal prepared for construction financing is not available, then the developer shall have an appraisal done in accordance with the procedures set forth in [sub]section 10.174.

10.53 *Separate recreation account.* The cash donation shall be deposited in a separate account to be used for parks, playgrounds or recreational purposes.

10.54 *Appeal of appraised value.* If the city does not accept the land value established by the appraisal detailed in [sub]section 10.52, the city may, at the developer's expense, require another appraisal be performed. This appraisal will be let on a bid basis between at least three qualified, certified and licensed appraisers selected by the city. The appraiser(s) who prepared the original appraisal in [sub]section 10.52 cannot be a party to this appeal appraisal.

10.55 *Payment of cash donation.* One hundred percent cash donation provided under this [sub]section [10.5] shall be collected prior to issuing the first building permit for the development.

V. STAFF RECOMMENDATIONS

The following are comments and recommendations from staff of the Planning Office following review of the Active Recreation Area Plan and the Applicant's Request for Waiver of the Cash in Lieu payment.

1) The *Zoning Ordinance* allows for a determination of suitability and consideration for a full or partial Cash in Lieu donation. The subject lots are located approximately 500 feet from the boundary of Dover Park while the main park entrance is located off White Oak Road. Dover Park is an approximately 28.2-acre park with tennis courts, pickleball courts, basketball courts, softball field, playgrounds, disc golf course, pavilions shuffleboard courts, and walking paths.

2) The subdivision project is located on the east side of Nixon Lane to slightly north of North Little Creek Road as a grouping of three (3) Lots totaling 41,526 SF +/- (currently a one-story single-family home on Lot 1, with Lot 2 and Lot 3 as undeveloped). The Development Area would be the area of Lots 2 and 3 which totals 25,409.58 SF in size.

3) Staff notes that a Cash donation in lieu of an Active Recreation Area may be appropriate for this project as allowed under the Small Development exemptions. With the exemption, the construction of Active Recreation Area is not required at the subject site. Instead, a Cash in Lieu donation is made based on a calculation related to the appraised value of the land area.
    a. The Applicant must provide a copy of the land appraisal to the Planning Office.
    b. Under the Small Development exemption, the Cash in Lieu Amount is equal to 10% of the appraised value of gross land area. The gross land area is the development area of 25,409.58 SF (Lots 2 and 3). The Cash in Lieu Amount is unknown.

4) Due to the number of lots, size and proximity of the lots to Dover Park, Staff recommends that consideration be given to the Applicant's request for Waiver of the Cash in Lieu payment or consideration of accepting a partial (reduced) Cash-in-lieu payment.
    a. The Cash in Lieu payment donation is placed in the Parkland Reserve Account which is a separate account to be used for parks, playgrounds, or recreational purposes. It is paid prior to issuance of Building Permits.

VI. ADVISORY COMMENTS

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

2) In the event, 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 lot count, or design revisions impacting Active Recreation Area requirements. 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.

3) The applicant shall be aware that Recreation Area Plan approval does not represent a site development or subdivision approval, a Building Permit, and associated construction activity permits. A separate application process is required for review and approvals for development activity from the City of Dover.

Attachments:

- SB-26-01 Minor Subdivision Plan sheet submission
- Statement: Request for Waiver of Cash in Lieu of Recreation Requirements
- Aerial Map of Subject Site and Proximity to Dover Park

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

DATA

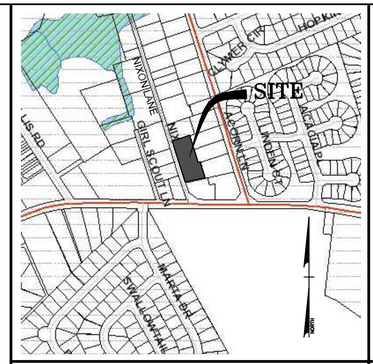
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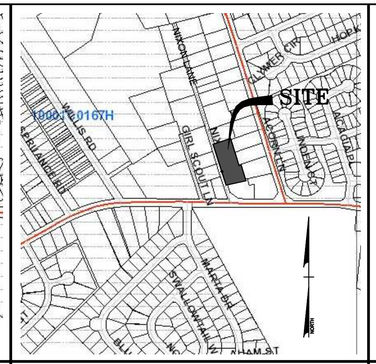
1. THIS BOUNDARY SURVEY WAS COMPILED BY USE OF PUBLIC LAND RECORDS, AND UPON PHYSICAL EVIDENCE AS COLLECTED BY A FIELD SURVEY, SAID BOUNDARY SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR ENCUMBRANCES AS MAY BE EVIDENCED BY A SUBSEQUENT TITLE SEARCH.
2. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP AND COPIES BEAR THE RED SEAL OF THE LICENSED ENGINEER WHOSE NAME APPEARS THEREON.
3. THIS PLAN WAS PREPARED FOR THE CLIENT NOTED, NO RESPONSIBILITY IS IMPLIED AND/OR ASSUMED BY THE ENGINEER TO ANY FUTURE LAND OWNER OR OCCUPANT.
4. THIS PROPERTY IS NOT IMPACTED BY STREAMS, DITCHES, PONDS, OR LAKES.
5. THIS PROPERTY IS NOT IMPACTED BY WETLANDS.
6. THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON FEMA PANEL 10001C0167H, EFFECTIVE DATE OF MAY 5, 2003. IT IS LOCATED IN "UNSHADED X" ZONE, NO IMPACT.
7. DATE OF FIELD SURVEY - 4/21/21.
8. NO TITLE EXAMINATION FURNISHED TO OR PERFORMED BY THE PREPARERS HEREOF.
9. IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.
10. ALL LOTS ON THIS PLAN HAVE CURRENT ACCESS TO CR #14196A (NIXON LANE).
11. THIS PROPERTY IS NOT LOCATED IN THE NEARBY VICINITY OF ANY TRAFFIC IMPROVEMENT DISTRICTS (TID) IN OPERATION OR UNDER DEVELOPMENT.
12. THE PROPERTIES SHOWN HEREON ARE THE SUBJECT OF AN ANNEXATION REQUEST TO BRING THE PROPERTIES WITHIN THE CITY OF DOVER LIMITS, APPLICATION NO. AX-26-01.

LEGEND

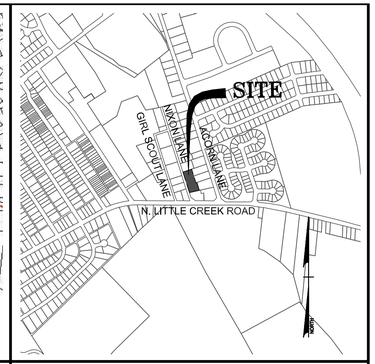
PROPERTY LINE	
ADJOINER PROPERTY LINE	
SETBACK LINE	
CENTERLINE ROAD	
R.O.W.	
(S.P. N00°00;00"E 10.0')	STATE PLANE BEARING
TREE LINE	
PROPOSED DELDOT RESERVATION	
FOUND IRON PIPE	
FOUND REBAR	
FOUND POST	
UTILITY POLE	
WATER VALVE	
CLEAN OUT	
MAIL BOX	
STORM BASIN	
SANITARY MANHOLE	
WELL	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING



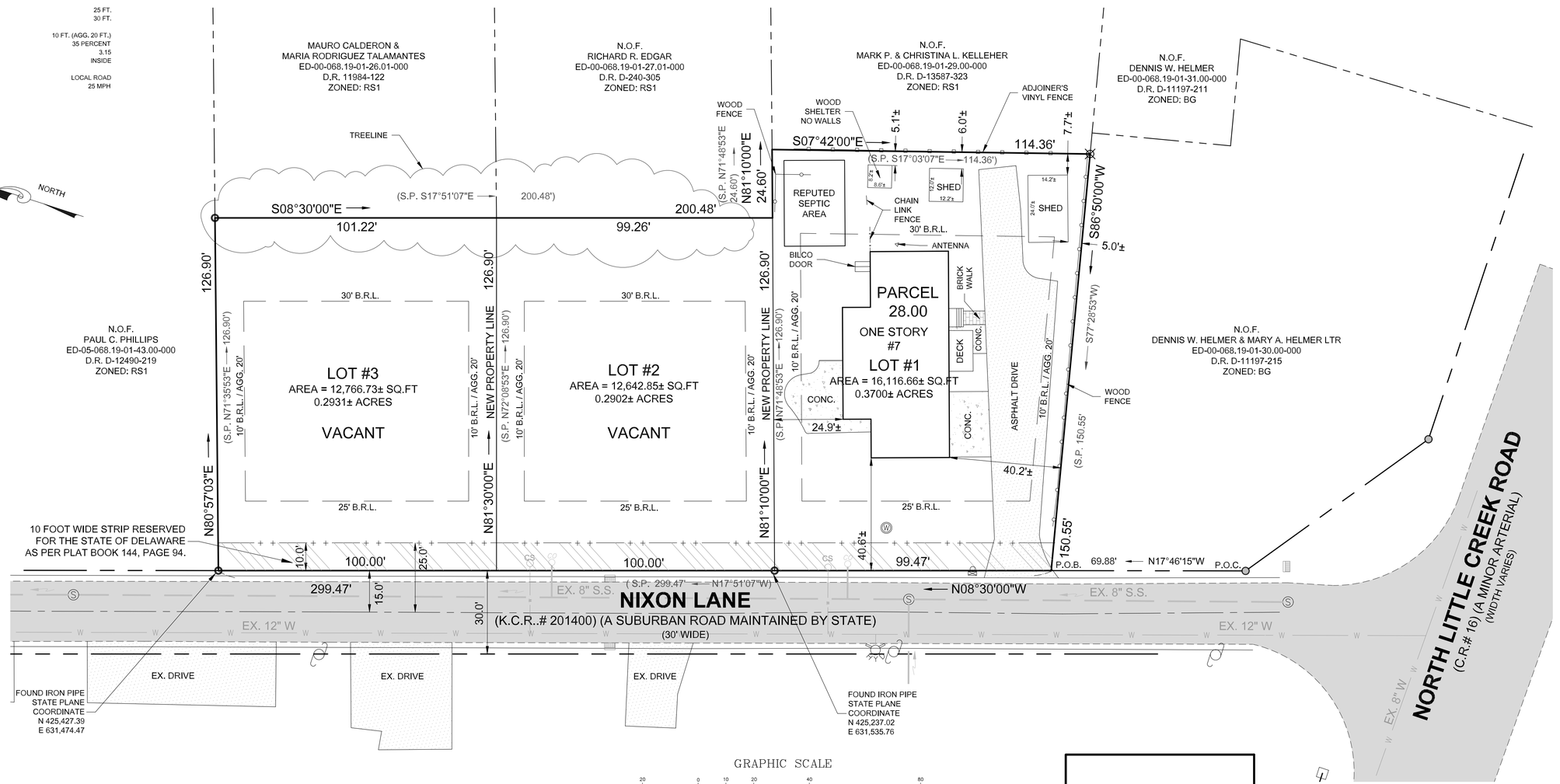
WETLANDS MAP SCALE: 1"=500'



FEMA MAP 10001C1067H SCALE: 1"=500'



LOCATION MAP SCALE: 1"=1000'



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OWNER'S CERTIFICATION

I, LUPE N. FULLER, HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, AND THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THAT SAID PLAN BE MY ACT AND DESIRE THE PLAN BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE CITY OF DOVER.

DATE

LUPE N. FULLER

ENGINEERS CERTIFICATION

I, GREGORY SCOTT, 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 AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

03-05-26
DATE

SEAL

GREGORY R. SCOTT

CITY OF DOVER APPROVAL

CLASS "B" SURVEY

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

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REVISIONS

DATE

STATE OF DELAWARE GREGORY R. SCOTT 6429 PROFESSIONAL ENGINEER
03-05-26
DATE

MINOR SUBDIVISION PLAN
LANDS OF
LUPE N. FULLER
7 NIXON LANE
DOVER, DE
SITUATE IN: EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

ISSUED FOR AGENCY REVIEW

SURVEYED BY:	S.E.I.
DESIGNED BY:	----------
DRAWN BY:	S.E.I.
CHECKED BY:	G.R.S.
SCALE:	1" = 20'
DATE:	03/04/26
DWG. NO:	M-5549

SHEET NO.: C-1

Request for waiver of Cash In Lieu of Recreation requirements for lands of 7 Nixon Lane
Z 26-01

Due to the close proximity of Dover Park we are requesting the Waiver of the Cash in Lieu for parks. This land was originally 3 separate lots. We are simply putting this back to the original lots and providing 2 new residential R-8 zoned homes for Dover residents.

Planning & Inspections View Map



4/8/2026, 4:53:11 PM

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Dover_Boundary

Parcels Outside Dover

Dover Parcels

VGIN, Microsoft, Vantor

USDA Agricultural Stabilization and Conservation Service | EarthData/PhotoScience Inc. | State of Delaware Department of Transportation and EarthData | EarthData International of Maryland | Sanborn Mapping Company | Digital Aerial Solutions, LLC | Surdex Corp | State of Delaware, Sanborn Map Company, Inc. |

City of Dover

DATA SHEET FOR SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF: April 8, 2026

PLANNING COMMISSION MEETING OF: April 20, 2026

Plan Title:	Lands of Commerce Way QOZB LLC at 175 Commerce Way Commerce Way DE, LLC on 175 Commerce Way
Plan Type:	Site Development Plan, S-26-06
Location:	Northwest side of Commerce Way
Address:	175 Commerce Way Dover, DE 19904
Tax Parcel:	ED-05-076.10-02-07.03-000
Owner:	Commerce Way QOZB, LLC
Lot Size:	22.97-acres +/-
Zoning:	IPM (Industrial Park Manufacturing Zone)
Previous Use:	Existing Farmland (Land currently vacant)
Proposed Use:	Warehouse Facility
Building Area:	234,000 SF +/-
Off Street Parking:	Required – 293 spaces Proposed – 300 spaces (296 standard spaces, 4 handicap spaces)
Loading Spaces:	Proposed - 30 spaces
Truck/Trailer Parking Spaces:	51 spaces (total)
For Consideration:	Performance Standards Review Application
Waiver Request:	Partial Elimination of the Fence Component of the Opaque Barrier

City of Dover Planning Office

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: April 8, 2026

APPLICATION: Lands of Commerce Way QOZB LLC (Warehouse) at 175 Commerce Way

FILE #: S-26-06 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 Plan to permit construction of a 234,000 SF +/- warehouse, parking, and associated site improvements on a 22.97-acre parcel on 175 Commerce Way. The property is zoned IPM (Industrial Park Manufacturing Zone). The property is located on the northwest side of Commerce Way, north of W. North Street. The owner of record is Commerce Way QOZB, LLC. Property Address: 175 Commerce Way. Tax Parcel: ED-05-076.10-02-07.03-000. Council District 1.

Previous Applications

This site was previously subject to the Comprehensive Plan Amendment Application MI-19-02 which was to allow for an amendment to Map 12-1: Land Development Plan Map, in the *2008 Comprehensive Plan*. Specifically, this amendment was to change the Land Use Classification from Residential High Density to Industrial and Public Utilities. This was approved by City Council at their March 11, 2019 meeting.

This change in Land Use Classification allowed for the second application which was Rezoning Application Z-19-01: Lands of H&M Properties on Commerce Way to change the zoning of the property from RG-2 (General Residence Zone) to IPM (Industrial Park Manufacturing Zone). This Rezoning Application was also approved by City Council at their March 11, 2019 meeting.

There were also other previous Rezoning and Site Development Plan proposals for this property, including Z-06-07, Z-08-03, and C-08-14.

A prior Site development Plan for a Warehouse project was submitted for this property and reviewed by the Development Advisory Committee in November of 2022 and in December 2022. The City of Dover Planning Commission granted conditional approval to Site Development Plan S-22-14 Commerce Way Warehouse in December 2022 and granted an Extension on December 16, 2024. Planning Commission approval is valid for two (2) years from the date of Planning Commission approval with an additional year granted by the Extension,

during which time the Site Plan shall be finalized, Building Permits obtained, and the project commenced. For Site Development Plan S-22-14, the approval expiration date was December 31, 2024 and then extended to December 31, 2025. The Site Plan S-22-14 achieved Final Plan Approval on April 24, 2024; however, construction did not commence under permit and the Site Plan approval expired. This DAC application is an updated resubmission of the Warehouse Site Plan as the previous approval window has since expired.

Preliminary Land Use Services Review (PLUS)
A project application of this size requires a Preliminary Land Use Services (PLUS) Application review with the State, which the subject Application did with Site Plan S-22-14 under PLUS Application File Number #2022-09-05. The Findings from the State were released in a Report dated October 24, 2022. The Applicant should ensure the Planning Office has a copy of the Applicant's Response comments.

II. PROJECT DESCRIPTION

The subject property area consists of 22.97 acres +/- on the northwest side of Commerce Way, north of W. North Street. This site has not been developed and was most recently farm field with some small, wooded areas around the site perimeter. There are no existing buildings or other such features on site. This location is within Enterprise Business Park area.

The proposed project is a large warehouse facility of 234,000 SF with a building height stated to be 51.2 feet (1-story). The site access will be via a drive-aisle off Commerce Way. This drive-aisle in turn will allow access to three hundred (300) vehicle parking spaces, as well as thirty (30) loading bays along the east side of the building. The Plans also note a proposed fifty-two (51) Truck/Trailer Parking Spaces.

The Site Plans submitted show a sidewalk along the entirety of the Commerce Way frontage of the property. A sidewalk providing dedicated pedestrian access is shown connecting the sidewalk along the Commerce Way frontage onto the site and leading to the southeast corner of the proposed building where the primary entrance to the building is to be located.

Surrounding Land Uses:
The properties to the south, southeast, and east are all located along Commerce Way and North Street (State Route 15) as well and are zoned IPM (Industrial Park and Manufacturing Zone). These properties contain a mix primarily of professional office uses, including some State offices, the Capital School District, People's Place Inc., and others.

The properties immediately adjacent to the west are zoned RG-2 (General Residence Zone) and are developed with garden apartments (Woodmill Apartments). Immediately adjacent to the north is a city-owned parcel zoned ROS (Recreational Open Space). Immediately beyond this parcel to the north are properties also zoned RG-2 but contain primarily one-family detached dwelling units (single-family homes) fronting on South Farmview Drive.

III. ZONING REVIEW

IPM Zoning District
The property is zoned IPM (Industrial Park Manufacturing Zone) and is subject to the regulations of *Zoning Ordinance*, Article 3 §20, Article 4 §4.16, and Article 5 §8.1 as a conventional

planned lot development. Broadly speaking, the use as a Warehouse Facility is a permitted use within this zoning district; however, a more specific description of the intended use should be provided to confirm compliance with the permitted uses of the IPM zone. The following Table highlights some of the lot design standards for the IPM zone:

Minimum Required	**IPM (Conventional Planned)**
For All Permitted Uses: Lot Area (acres) Lot width (ft.) Lot depth (ft.) Front Yard (ft.) Side yard (ft.) Rear yard (ft.) Side or rear yard which adjoins a residential zone (ft.)	 2.50 200 300 60 40 40 100
Off-street parking space: Per 800 sq. ft. of floor area Per employee, per largest working shift (if greater than the requirement under the floor area calculation	 1 1
Maximum Permitted Building Height: Stories Feet	 Not limit Equal to distance to nearest lot line (103.4 feet)
Floor Area Ratio	0.5
Lot Coverage	75%

IV. PARKING SUMMARY

The *Zoning Ordinance,* Article 4 §4.16 states that the parking requirement for conventional planned development in the IPM zone is based on a rate of one parking space per 800 SF of floor area or 1 space per employee per largest working shift (if greater). The employee count per largest working shift was not provided to confirm parking rate calculation. With a stated floor area of 234,000 SF, this would require a minimum parking space count of 293 spaces. The Plans submitted show that three hundred (300) vehicle parking spaces are to be provided to the south and west of the proposed building This includes four (4) ADA-accessible spaces located near the main, southeast entrance of the warehouse.

Loading Spaces

Article 6 §4.27 of the *Zoning Ordinance* states for a manufacturing use in the IPM Zone, as well as for buildings that are in excess of 150,000 SF, that Staff will determine the sufficiency of the loading berths after reviewing written documentation from the applicant through the site plan review process.

The applicant has stated in the plans that there are a planned 30 total loading spaces. These are located along the east side of the facility and are paved. There are an additional 51 spaces listed as “truck/trailer storage spaces” to the east of the building.

Bicycle Parking

The site is required to provide bicycle parking. The minimum bicycle parking requirement is one (1) for every twenty (20) vehicle parking spaces. Based on the 300 parking spaces identified for this site, at least fifteen (15) bicycle parking spaces are required for the project. The applicant has stated on the plans that there are a planned 15 parking spaces to be provided at the southwest corner of the building, which appears to be opposite the main entrance.

V. SITE CONSIDERATIONS

Access

The main/only vehicle entrance to the site is via Commerce Way in the southeast corner of the site. Commerce Way, a City street, connects south to W. North Street (a State maintained roadway) and Hazlettville Road (Route 15). The entrance drive connects to the (300) vehicle parking spaces along the south and west sides of the building. The entrance drive also provides access to the thirty (30) loading bays and (51) truck/trailer parking spaces along the east side of the building.

Sidewalk

Sidewalks are required along all street frontages. The plan notes a sidewalk being placed along the Commerce Way frontage of the property. The Plan shows that a sidewalk is planned providing pedestrian access from this pathway, onto the site, and connecting to the main facility at the southeast corner of the building. This sidewalk then continues along the entire length of the south and west sides of the proposed building.

Lighting

Article 5 §7.1 stipulates that lighting shall provide no less than 1.5 foot-candles at grade. Light shall also be deflected away from adjacent residential areas and shall not be distracting to traffic on adjacent roads. Information was provided on the lighting scheme that appears to show that these regulations are being met.

Dumpsters

The *Zoning Ordinance*, Article 5 §6.1 stipulates the regulations regarding the required number of dumpsters and the associated placement and screening requirements thereof. Article 5 §6.11 specifically notes the following:

> 6.11 *Location and screening required.* All dumpsters must be located in approved locations on the lot. Dumpsters must be placed on hard, paved, dust-free surfaces and may not be placed in designated parking spaces, fire lanes, or access ways. Outside storage of trash, cardboard, or shipping pallets is prohibited. A dumpster enclosure is required to screen the dumpster from view whenever these units are situated so that they will be visible from any public right-of-way or from an adjacent property.

The *Zoning Ordinance* goes on in Article 5 §6.12 to note that nonresidential uses provide a minimum of two (2) dumpsters per property.

The Plans identify one (1) compactor and four (4) dumpsters to be provided: two (2) located in an enclosure at the southwest corner of the southern parking area and two (2) located in an enclosure at the northeast corner of the truck storage spaces. The proposed trash enclosures will

use PVC lattice auto-close gates. The current number of dumpsters proposed in the Plan meets the minimum requirement for use.

Curbing and Partial Elimination of Curbing Waiver

The use of 6-inch upright curbing for parking lots and drive aisles is a requirement stipulated in Article 6 §3.6(b) of the *Zoning Ordinance*. The Site Plans submitted (sheet C-601) note there is 6-inch upright curbing to be provided. The Planning Office has granted approval of the elimination of upright curbing along the Truck/Trailer Parking Spaces row on the east side of the site as related to nearby stormwater management facilities. These spaces have parking bumpers/wheel stops at the head of each parking space.

VI. BUILDING ARCHITECTURE

Conceptual Renderings and Elevation Drawings were submitted for the Warehouse Facility. The building is proposed as a rectangular-shaped structure. The exterior is composed primarily of rectangular-shaped panels, whose material is not identified. They are in a small variety of gray tones with a light, medium, and darker gray (paint) provided (SW 6253 Olympus White, SW 6225 Morning Fog, and SW 6257 Gibraltar, respectively). The darker neutral tone that encompasses the entirety of the building in a thinner horizontal band near the top of each elevation. Lastly, there is a wood accent feature (Longboard siding 6" V groove in Dark National Walnut) identified at the southeast corner (on both the south and east facades) that surround the doors and windows. There appear to be some windows features higher up on the façade along the loading areas as depicted in the conceptual rendering, but this needs to be confirmed. The east elevation shows a series of loading doors. The west side also has two-tiered glass doors at the center and southwest corner of the building.

VII. TREE PLANTING AND LANDSCAPE PLAN

Woodland

The *Zoning Ordinance*, Article 5 §16.2 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.

The Landscape Plan provided by the Applicant notes that there is an existing area of woodlands on site at 4.61 +/- acres (187,313 SF). The *Zoning Ordinance* lays out the requirement for development on lots that include woodland in Article 5 §16.5, with §16.51 further requiring that a Tree Preservation and Selective Clearing plan be provided:

> Article 5 §16.51 *Tree preservation and selective clearing plan required.* All site development proposals which involve the development of woodland areas and require planning commission approval shall include a tree preservation and selective clearing plan as part of the submission plan. The tree preservation and selective clearing plan shall be prepared in accordance with the provisions of subsection 16.5, subsection 16.7 and subsection 16.8 of this section.

Of the 4.61 +/- acres of woodland identified by the Applicant, they further note in the Demolition Plan that 3.34 acres (145,580 SF) are to be preserved and 0.96 acres (41,733 SF)

are to be removed from site. The submitted Tree Preservation and Selective Clearing Plan indicates that the majority of the cleared woodlands are located along the north side of the property. Article 5 §16.52 further notes the requirements for any woodland clearing:

> 16.52 *Limited clearing for site development allowed.* Generally, site development plans for the construction of a new building within existing woodland areas shall limit clearing of the land to those areas necessary to provide for the placement of the building or group of buildings, adequate access onto the property and to the proposed building or group of buildings, utility placement, off-street parking and yard areas to allow for daylight infiltration and building maintenance. When woodland areas are proposed to be cleared to allow for new construction, clearing within the area of the proposed construction shall be limited to an area of 30 feet from proposed building foundation, and 15 feet from off-street parking lots, and utility placement.

The Site Plan must clearly identify the areas intended for woodland clearance and ensure that such clearance meets the above-mentioned requirements.

Tree Planting

Article 5 §16.62 of the *Zoning Ordinance* specifies that new tree plantings should be provided at a rate of density no less than one (1) tree per 3,000 SF of non-woodland area. The total site area has been identified by the Applicant as being 22.97 acres +/- (1,000,573 SF). The non-woodland development area is 19.63 +/- acres (854,993 SF). The required number of newly planted trees would be 285 trees.

The Plan submitted notes that 294 trees are to be planted along the north, east, south, and west property lines. The trees proposed include a mix of maple, oak, and other shade trees. The notes further note the implementation of landscape buffers along the perimeters of the property that are to include evergreen screening of American Arborvitae trees in areas where the existing woodland area are not complete dense; see Opaque Barrier description below. No details as to further plantings, like shrubbery or other ornamental landscaping, are provided.

Opaque Barrier

Waiver Request: Partial Elimination of Fence Component of the Opaque Barrier: The *Zoning Ordinance* requires a buffer between a residential use and a non-residential use (Article 5 §7.2). The buffer has two components: an opaque barrier consisting of a wooden fence, a masonry wall or an earthen berm and a landscape component. The property immediately adjacent to the west of the subject site is zoned RG-2 and is the location of the Woodmill Apartment Complex. Adjacent to the north is a parcel zoned ROS, with a residential development of primarily one-family detached dwelling units (single-family homes) located beyond that. An Opaque Barrier would therefore be required along the west and a portion of the north property lines of the parcel. There does appear to be existing woodland areas along the north and portions of the west property lines.

According to *Zoning Ordinance*, Article 5 §7.24, the Planning Commission can consider a Waiver Request to eliminate the opaque barrier (fence component) and require only landscaping in cases where noise is not a concern, and the vegetation alone is considered a desirable aesthetic alternative. The Applicant has submitted a Waiver Request from the requirements of providing a Fence along the north property line, citing the existence of woodland in this area as being sufficient buffer from the residential uses further towards the north (with S-22-14). They also

note that they intend to provide a fence along part of the western property boundaries, which directly abuts the neighboring Woodmill Apartments to satisfy the Opaque Barrier requirements. This information is depicted in the Plan sheet (as the exhibit). On December 19, 2022 the Planning Commission granted approval of the Waiver Request to implement the fence component of the opaque barrier only in areas where it would not require clearing of existing woodland for the previously submitted Plans (S-22-14). The Planning Commission noted that the fence would still need to be implemented where existing trees are too few to consistently constitute an opaque barrier.

The current proposed Site Plan S-26-06 shows a 6-foot-tall wooden (northern white cedar) fence at the northwest corner of the site between the parking lot and the RG-2 zone where existing woodlands are the less densely located. The Applicant submitted a Waiver Request for the current Plans (S-26-06) and the Planning Commission will consider if the current design is sufficient to satisfy the Opaque Barrier requirements.

VIII. PERFORMANCE STANDARDS REVIEW

Uses in the IPM Zone are subject to the Performance Standards Procedure set forth in the *Zoning Ordinance*, Article 5, §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" is to be 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 separate *Performance Standard Review Application* was submitted by the Applicant for consideration alongside the Site Plan review for the prior site development plan application (S-22-14). The Performance Standard Review Application letter appeared to have indicated that the proposed development will comply with these provisions by restricting the emission of dangerous and objectionable elements detailed in Article 5, §8.5. The Planning Commission affirmed the Performance Standard Review Application on December 19, 2022 as submitted for the prior site development plan application (S-22-14) and that the plan was generally anticipated to conform to the standards of the *Zoning Ordinance*, Article 5 §8. The Commission also noted that as the potential tenant is not yet identified, no certificate of occupancy will be certified until the tenant space is fitted out nor will any permit be approved unless both are reviewed by Planning staff for compliance at that time for objectionable or otherwise non-permitted uses. The Applicant has submitted a new Performance Standard Review Application as a Narrative Letter for the current Plans (S-26-06) for Planning Commission consideration.

IX. 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) Performance Standards Review: The Applicant has submitted a *Performance Standards Review Application* for the property development in accordance with *Zoning Ordinance,* Article 5 §8.6. The letter addresses each aspect of these provisions and identifies how the proposed warehouse facility will be in compliance with each section.

2) Waiver Request: Fence Component of the Opaque Barrier Requirement: A Fence is required to be provided along all property boundaries that border a residential use. This would include the west, and portion of the north property lines. The Applicant must provide such a feature and identify as such on the Plans unless they were to be granted a Waiver from the Planning Commission. The Applicant has submitted a Waiver Request citing their reasons for the request and identifying specifically where the relief is sought.

3) Overall Site Plan Sheet (C-200 series):
   a) Data Column:
      i) Correct the proposed Loading Stall Ratio number of Truck/Trailer Parking Spaces to "51" in the Parking Requirements.
      ii) The Landscape and Tree Planting calculations indicate that there are 187,313 SF or 4.61 acres of woodland. The area provided in square feet equates to 4.30 acres. Please correct whichever number is incorrect. This change also needs to be made on the Landscape Plan.
      iii) Correct the Required Min. Number of Bicycle Parking calculation to have "300/20" spaces not "304/20."

b) Signage Requirements:
   i) Information on the proposed wall and freestanding signage was part of the architectural submission.
   ii) Any new potential signage for the Subject Site is subject to the Sign Provisions as found in Article 5, Section 4 of the *Zoning Ordinance* and is subject to a separate Sign Permit Application.

c) In the parking calculation, confirm if the parking rate is to be based on the building square footage or number of employees.

4) Landscape Plan (Sheet L-100 series):
   a) Correct the Total Area of Woodlands Onsite in the Landscape and Tree Preservation Calculations as referenced in comment Item #3) ii above

5) 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. Please review Article 5, Section 4 of the *Zoning Ordinance* prior to submitting the Sign Permit Application.

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

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

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

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

1) Recommendation on Waiver Requests:
   a. Waiver Request: Elimination of Fence Component of the Opaque Barrier Requirements: The Applicant has submitted a Written Waiver Request from the requirements of Article 5, Section 7.2 of the *Zoning Ordinance* to provide a Fence as part of the Opaque Barrier Requirements along the north property boundary, but that they would still install a fence along the western property lines abutting Woodmill Apartments.

      The Site Plan submitted by the Applicant shows that they intend to provide a wooden fence at the northwest corner of the property. Staff believes that the existing woodland of mature trees should constitute sufficient buffer to filter any sounds from the proposed

warehouse to neighboring uses and additional fencing should not be installed if it would require cutting down trees which would detract from the existing natural buffer elements.

2) Performance Standard Review Application: The Plan requires review of a Performance Standards Review Application to confirm that the proposed development will not violate any of the provisions as found in the *Zoning Ordinance,* Article 5 §8.6 regarding dangerous or objectionable elements. Planning Staff finds the Performance Standard Review narrative acceptable.

3) Preliminary Land Use Services Application (PLUS): Planning Staff requests a copy of the Letter of Response to the findings be submitted to both to the State, as well as to the City of Dover Planning Office.

4) 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.

5) The expanse of the roof provides an excellent opportunity for Solar Panels. To that end, Planning Staff would encourage the Applicant to implement such a system or otherwise make availability the infrastructure necessary to implement such systems in the future.

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.

XI. ADVISORY COMMENTS TO THE APPLICANT:

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

2) In the event that there are changes to the architecture, building footprint, layout or square footage of the building contact the Planning Office. These changes may require review by the Planning Commission.

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

4) Following Planning Commission approval of the Site Development 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.

5) 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.

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

7) Construction may have an effect on the adjacent roadways, property owners and visitors. Any work requiring the closing or rerouting of residents or visitors should be coordinated to offer the least amount of inconvenience.

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.

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

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

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: APRIL 1, 2026

APPLICATION: **Lands of Commerce Way QOZB LLC at 175 Commerce Way**

FILE #: **S-26-06**

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

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

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

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

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION

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 / DNREC is submitted to our office.
2. The size, length, slope, type and flow directions must be shown on all existing and proposed storm sewer lines. Rim and invert elevations must be labeled on all stormwater structures.

STREETS

1. Final site plan approval will not be granted until a copy of the approved entrance plan, signed by DelDOT is submitted to our office.
2. The current City of Dover standard street section provides for a 3' grass strip between the curb and sidewalk. This standard was administratively revised to meet ADA and FHA compliance with cross slope requirements and to prevent cars from scrapping at driveways. The revised standard utilizes a five feet (5') wide public sidewalk with a five feet (5') wide grass strip behind the curb.

WATER

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.

2. The following notes must be added to the plans:

   a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.

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

   c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.

3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan.

4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed building. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.

5. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically, this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended.

6. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. The Department of Public Works will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90□) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.

7. Please call out that the connection to the water main shall be accomplished with a Powerseal 3490AS tapping sleeve and valve.

8. On October 24, 2022, City of Dover Council approved the new Cross Connection Control Program. This program requires certain backflow prevention assemblies on water service connections to the city's distribution system. Please provide the use(s) at this property and our team will provide the requirement based on the adopted program.

WASTEWATER

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.

2. The following notes must be added to the plans:

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

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

3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures.
4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Sizing (flow) calculations must be submitted for all sanitary sewer laterals (other than for single-family dwellings) showing that velocity and all other requirements are met.
6. The minimum size of all sanitary sewer laterals shall be six-inch (6").
7. If kitchen facilities are proposed a minimum 1,000 gallon, two chamber grease trap, meeting all Kent County ordinance requirements, must be provided. A construction detail for the proposed grease trap, as well as the proposed location, must be provided on the plan.
8. Sanitary sewer laterals shall be connected directly to the main, not manholes, unless impracticable, as determined by the Department of Water & Wastewater.
9. The downstream pump station must 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

STREETS / SANITATION / STORMWATER / WATER / WASTEWATER / GENERAL

1. None.

ADVISORY COMMENTS TO THE APPLICANT

WATER

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

WASTEWATER

1. The City of Dover sanitary sewer system is available to this site. The developer is responsible for all costs associated with extending and providing service and capacity to the proposed development.
2. Prior to plan approval, it may be required to submit the sanitary sewer system plans to the DNREC, Division of Water Resources, Surface Water Discharges Section for review and approval. The owner/developer is responsible for providing all application fees, completed forms and plan sets directly to DNREC.
3. Wastewater impact fees will be required to be paid prior to Certificate of Occupancy for this project.

GENERAL

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

STORMWATER / STREETS

1. None

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

CITY OF DOVER ELECTRIC

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: APR 1, 2026

APPLICATION: **Lands of Commerce Way QOZB LLC at 175 Commerce Way**

FILE #: **S-26-06**

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

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

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

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

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

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

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

THE PROPOSED DEVELOPMENT WILL REQUIRE COORDINATION WITH THE CITY OF DOVER ELECTRIC DEPARTMENT FOR ELECTRIC SERVICE DESIGN, INCLUDING TRANSFORMER LOCATION, PRIMARY SERVICE ROUTING, AND METER PLACEMENT. A COMPLETED ELECTRIC LOAD SHEET WILL BE REQUIRED TO EVALUATE SERVICE NEEDS. TRANSFORMER LOCATIONS AND UTILITY ACCESS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF DOVER ELECTRIC DEPARTMENT. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PROVIDING ELECTRIC SERVICE TO THE SITE.

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

11. Fees will be assessed upon final site plans. The owner will be responsible for fees assessed prior to construction. Owner is required to sign off plans prepared by the Electric Department.
12. Must maintain 10' clearance around all electrical equipment, unless pre-approved by the City of Dover Electric Engineering Department.
13. Prior to the completion of any/all designs and estimates, the owner is responsible for providing the Electric Engineering Department with a physical address of the property.
14. All Engineering and design for Dover Electric will be engineered upon final approved plans. All Engineering work will be furnished by the City's Electric Engineering Department.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

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

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

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

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

S-26-06

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 04/01/26

APPLICATION: Lands of Commerce Way QOZB LLC at 175 Commerce Way

FILE #: S-26-06 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 storage (warehouse)

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

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

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

4. Perimeter access shall be TBD by FM due to height (100% is shown) and clearly shown on the plans.

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

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

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

5. Fire lanes shall cover TBD by FM due to height (100% is shown) of the proposed building. Fire lanes are required to be 24 feet wide and run along the front of the building as determined by the primary entrance(s). In cases where there is more than one primary entrance(s), each shall be served by a fire lane even if this exceeds the percentage as required.

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

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

7. All Fire Lanes shall be marked as follows:

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

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

9. Fire lane signs shall be located as follows:

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

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

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

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

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

13. Any dead-end road more than 300 feet in length shall be provided with a turnaround or cul-de-sac as outlined in the 2021 Delaware State Fire Prevention Regulations 705, chapter 5, 2.3.

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

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

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

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

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

    NFPA 1

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

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

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

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

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

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

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

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

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

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

Public mode audible requirements. To ensure that audible public mode signals are clearly heard by occupants of a structure, they shall have a sound level at least 15 decibels (dB) above the average ambient sound level or five decibels (dB) above the maximum sound level having a duration of at

least 60 seconds, whichever is greater, measured five feet (1.5m) above the floor in the area required to be served by the system using the A-weighted scale dBA. In the event the stated requirement cannot be met a shunt trip relay/switches shall be the approved method of meeting the intent of this section of the Code.
(City Code of Ordinances 46-171)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

27. 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)

28. 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)

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

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

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

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

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

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

*Arabic numerals, 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)

30. 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

31. 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

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. This is a large area building. Please see additional requirements listed below.
2. Please confirm that the main entrance is at the Southeast corner where the FDC is located.
3. Please confirm that parking is at least 10' from the building as outlined in item # 6 listed above

4. Please confirm that the cul-de-sac meets the 2021 Delaware State Fire Prevention Regulations 705, chapter 5, 2.3
5. Please ensure that the subgrade fire lane is code compliant

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):
2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)
2009 IBC (International Building Code)
Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations
2021 Delaware State Fire Prevention Regulations
City of Dover Code of Ordinances

***If you have any questions or need to discuss any of the above comments, please call the above contact person listed.**

"Large Area Building" Any building that exceeds one-hundred thousand (100,000) square feet gross floor area on any one floor.

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)

4.0 Large Area Buildings.

4.1 Application. The application of this Chapter pertains to any building exceeding one-hundred thousand (100,000) square feet gross floor area on any one floor. This Chapter does not apply to Strip Shopping/Office Center with no individual tenant exceeding 100,000 sq. ft.

4.1.1 If any one individual tenant in a Strip Shopping/Office Center exceeds 100,000 sq. ft. per floor, these requirements shall apply only to those tenants.

4.2 Horizontal Standpipes.

4.2.1 Horizontal Standpipes shall be required in accordance with Regulation 702, Chapter 4 of these Regulations

4.3 Emergency Voice/Alarm Communications and Detection System.

4.3.1 Large area buildings 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

4.4 Fire Command Station.

4.4.1 Large area buildings containing Health Care Occupancies, Ambulatory Health Care and Detention and Correction Occupancies 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. The Office of the State Fire Marshal may require a Fire Command Center for other Large Area Buildings.

4.4.2 The fire command center shall contain the following:
- 4.4.2.1 Voice alarm and public address panels
- 4.4.2.2 Fire department communications panel
- 4.4.2.3 Fire detection and alarm system annunciator panels and smoke management panels
- 4.4.2.4 Status indicator for elevator and annunciator indicating which elevators are operational
- 4.4.2.5 Status indicators and controls for air handling systems
- 4.4.2.6 Controls for unlocking all fire exit stairway doors simultaneously
- 4.4.2.7 Emergency power, light and system controls; and status indicators
- 4.4.2.8 Telephone and internet access for fire department use
- 4.4.2.9 Emergency and standby power status indicators
- 4.4.2.10 Generator supervision devices and manual start and transfer features
- 4.4.2.11 Public address system, where specifically required by other sections of this Code
- 4.4.2.12 Controls required for smoke control
- 4.4.2.13 Important keys to include
  - 4.4.2.13.1 Elevator machine room
  - 4.4.2.13.2 Elevator hoistway door access key
  - 4.4.2.13.3 Side access door elevator car key
  - 4.4.2.13.4 Electric room keys
  - 4.4.2.13.5 Fire pump room keys
  - 4.4.2.13.6 Mechanical room keys
  - 4.4.2.13.7 Any master key

4.4.2.14 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.

4.4.3 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.

4.4.4 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.

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

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

4.5 Smoke Management Systems

4.5.1 Large area buildings shall be equipped with a smoke management system approved by the Office of the State Fire Marshal, designed in accordance with §4.5.2 or §4.5.3, and shall be capable of being operated by the fire department.

4.5.2 This smoke control system shall, at a minimum, consist of manually operated smoke vents installed in accordance with the Standard for Smoke and Heat Venting, NFPA 204 with the following criteria:

4.5.2.1 One, 100 sq. ft. vent per 25,000 sq. ft. of floor area.

4.5.2.2 Each vent shall be centrally located within the 25,000 sq. ft. protected area.

4.5.3 Large Area buildings using mechanical means of smoke management shall be installed in accordance with NFPA 92A, NFPA 92B and approved by the Office of the State Fire Marshal. Such system shall provide the following:

4.5.3.1 Egress Stair Tower Pressurization if stairs are more than three (3) communicating floor levels

4.5.3.2 Area of Refuge Pressurization

4.5.3.3 Horizontal Exit Passageway Pressurization

4.5.3.4 Fire Floor or Fire Area Smoke Exhaust

4.5.3.5 Other Criteria as deemed necessary by the Office of the State Fire Marshal for Unusual Spaces

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

Note: As per NFPA 92A and NFPA 92B, 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 approved by the Office of the State Fire Marshal.

4.6 Standby Power, Light, and Emergency Systems.

4.6.1 Large area buildings shall be equipped with standby power, light, smoke management system and emergency systems which shall comply with the provisions of the Standard for Emergency and Standby Power Systems, NFPA 110, as adopted and/or modified by these Regulations.

Exception: If the occupancy is such that "standard" battery operated emergency systems (emergency lighting, exit signs, fire alarm signaling system backup power, etc.), are deemed to be adequate by the State Fire Marshal.

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

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

From: Mobley, Will (DelDOT)
To: Melson-Williams, Dawn
Cc: Jones, Tijah (DelDOT)
Subject: EXTERNAL: DAC Comments 1 Apr 26 Staff Development Meeting
Date: Wednesday, April 1, 2026 10:03:46 AM

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 Meeting 1 April.

1. SB-26-01 Lands of Fuller at 7 Nixon Lane: Minor Subdivision Plan
    a. No Objection to re-subdivision. If a Letter of No Objection is required, please have engineer/PLS submit Minor Subdivision plans to DelDOT for review and approval.
2. S-26-06 Lands of Commerce Way QOZB LLC at 175 Commerce Way
    a. Please have applicant schedule a Pre Submittal Meeting with DelDOT.
3. C-26-02 Lands of Bay Village Residential Planned Neighborhood Design
    a. Please have applicant schedule a Pre Submittal Meeting with DelDOT.

Sincerely,

Will T Mobley III, PMP
Division of Economic Development, DELDOT
Interim Kent County Review Coordinator
Phone (302)-760-2409
Will.mobley@delaware.gov

KENT CONSERVATION DISTRICT

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

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
APRIL 2026

APPLICATION: Lands of Commerce Way QOZB LLC at 175 Commerce Way
FILE #: S-26-06
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 1 acre, a detailed sediment and stormwater management plan must be reviewed and approved by the District prior to any land disturbing activity (i.e. clearing, grubbing, filling, grading, etc.) taking place. The review fee and a completed Application for a Detailed Plan are due at the time of plan submittal to the District's office.
2. The following notes must appear on the record plan:
   a. The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
   b. The Kent Conservation District reserves the right to add, modify, or delete any erosion or sediment control measure, as it deems necessary.
   c. A clear statement of defined maintenance responsibility for stormwater management facilities must be provided on the Record Plan.

ADVISORY COMMENTS TO THE APPLICANT:

1. KCD currently has an approved plan for this project, which is valid until December 18, 2028.
2. KCD will require an updated set of sediment and stormwater plans to be submitted for review and re-approval, and a 25% re-approval fee will be required at that time.
3. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

ADVISORY BRIEF

D.A.C. MEETING DATE: 4/8/2026

Dover/Kent County Metropolitan Planning Organization

S-26-06 Lands of Commerce Way QOZB LLC at 175 Commerce Way

FILE # S-26-06 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-26-06 Lands of Commerce Way QOZB LLC at 175 Commerce Way

The site plan includes storage spaces for trucks on the east side of the building, across from the loading docks. The inclusion of these parking spaces is something Dover Kent MPO strongly supports, as doing so will reduce the need for vehicles to park in "undesignated" parking locations. According to the *Delaware State Freight Plan*, recent studies have found that the demand for adequate truck parking in Delaware frequently exceeds the available supply. As a result, drivers are forced to park in undesignated parking locations, such as in the road's shoulder and close to highway interchanges.[1] The addition of truck parking spaces in this site plan will allow drivers coming to and from the warehouse to park at the site itself, rather than in places that will lead to conflicting uses. For more information on the City of Dover's goals for truck parking, please refer to the *Dover Freight Plan*.[2]

[1] *Delaware State Freight Plan*. Delaware Department of Transportation (DelDOT) (2022). https://deldot.gov/Business/freight/pdfs/2026/Delaware%20State%20Freight%20Plan%20-%20Full.pdf?cache=1774450046226#page=143.

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

Trucks will be parking and using the loading docks on the east side of the building, while personal vehicles will be parking on the south and west sides of the building. Although all vehicles will share a single entrance, the site's layout is expected to reduce conflict between vehicle types, improving navigation for trucks and enhancing the site's overall safety.

The applicant should work with DelDOT to ensure trucks can easily move between Commerce Way and Hazlettville Road. Improvements such as a dedicated lefthand turn lane on the eastbound side of Hazlettville Road and merging lanes around the entrance to Commerce Way should be considered before the site is built, as the increased volume of truck traffic has the potential to cause significant congestion. These improvements would also provide better access to Commerce Way for school buses and other large vehicles. Dover Kent MPO is willing to be a part of these conversations as they progress.

The other improvements depicted in the site plan are important for pedestrian safety and accessibility. Sidewalks are planned for the frontage of Commerce Way and within the property, and ADA crosswalks are utilized in key locations such as across the site entrance. There are also accessible parking spaces with ADA ramps, a concrete pad for the future addition of a bus shelter, and bicycle parking spaces that meet the City of Dover requirements. These are all measures that Dover Kent MPO supports.

One recommendation that Dover Kent MPO has for the site plan is to include additional crosswalks within the parking areas. This will help people move from the outermost parking spaces to the sidewalk outside of the building. These crosswalks should meet ADA and DelDOT standards and should be constructed in places that are easy for pedestrians to reach. The crosswalk locations should also provide ample visibility for motorists, rather than being positioned at a bend in the road or at a similar blind spot.

Improved accessibility for trucks coming from Hazlettville Road and additional crosswalks in the parking areas are Dover Kent MPO's most significant recommendations for this site plan. Otherwise, the plan already includes many of the features that are necessary for warehouse projects such as this. For further discussion of any of these topics, please contact the MPO.

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

Kimley»Horn

April 7, 2026

Dawn Melson-Williams, AICP
Principal Planner
City of Dover
Department of Planning & Inspection
City Hall, 15 Loockerman Plaza
Dover, Delaware 19901

RE: Commerce Way Dover DE LLC Warehouse on Commerce Way
Article 5 Section 7.2 Opaque Barrier
Removal of fence component on north side of building
Parcel ED05-076.10-02-07.03
Kimley-Horn Project # 112154006

Dear Ms. Melson-Williams,

The property immediately adjacent to the west of the subject site is zoned RG-2 and is the location of the Woodmill Apartment Complex. Adjacent to the north is a parcel zoned ROS, with a residential development of primarily single-family detached dwelling units (single-family homes) located beyond that. As stated in Article 5 Section 7.2, this proposed development is required to provide an opaque barrier consisting of a wooden fence, a masonry wall or an earthen berm and a landscape component.

This development proposes to provide an opaque barrier along the western property as shown in the attached exhibit. That barrier combined with the proposed and existing landscaping along the west property line will provide a strong barrier. In the existing condition, there are heavily wooded trees that run along the north property line of the subject site. This proposed development intends to leave the majority of those trees with the intent of acting as a natural vegetated barrier between properties.

This purpose of this letter is to request the elimination of the opaque barrier (fence component) along the north side of the subject site per Article 5 section 7.24 of the City Zoning Ordinance. We believe the heavily wooded trees that run along the north side of the subject site will provide a desirable aesthetic alternative and provide a sufficient barrier between properties.

Please review at your earliest convenience and thank you for your time with and consideration of this matter. If any questions, concerns, or issues arise, please contact me via email ay jennifer.oltman@kimley-horn.com

Sincerely,

Jennifer Oltman, PE
Project Manager

Kimley»Horn

April 7, 2026

Dawn Melson-Wiliams, AICP
Principal Planner
City of Dover
Department of Planning & Inspection
City Hall, 15 Loockerman Plaza
Dover, Delaware 19901

RE: Commerce Way Dover DE LLC Warehouse on Commerce Way
Performance Standard Review Application
Parcel ED05-076.10-02-07.03
Kimley-Horn Project # 112154006

Dear Ms. Melson-Williams,

The purpose of this letter is to demonstrate the proposed developments' compliance with Article 5 Section 8.5 of the Code of Ordinances of the City of Dover. Specifically, we have listed the City of Dover performance standards from the ordinance and provided responses to each item in bold/italic below each section, which identify how the proposed warehouse facility will be in compliance with each section.

8.51 Fire and explosion hazards. All activities involving, and all storage of, inflammable and explosive materials shall be provided at any point with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire suppression equipment and devices standard in the industry. Burning of waste materials in open fires is prohibited at any point. The relevant provisions of the state and local laws and regulations shall also apply.
Applicant Response: Comment will be considered during design.

8.52 Radioactivity or electromagnetic disturbance. No activities shall be permitted which emit dangerous radioactivity at any point, or electromagnetic disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.
Applicant Response: Comment will be considered during design.

8.53 Noise. The maximum sound pressure level radiated by any use or facility (other than transportation facilities open to the public) at the property line shall not exceed the values in the designated octave bands given in [the following] table I, after applying the corrections shown in [the following] table II. The sound pressure level shall be measured with a sound level meter and associated octave band analyzer conforming to standards prescribed by the American Standards Association (American Standard Sound Level Meters for Measurement of Noise and Other Sounds, Z243-1944, American Standards Association, Inc., New York, N.Y., and American Standard Specification for an Octave Band Filter Set for the Analysis of Noise and Other Sounds, Z24.10-1953, American Standards Association, Inc., New York, N.Y., shall be used).

Table I

Octave Band Range in Cycles per Second	Sound Pressure Level in Decibels re 0.0002 dyne/cm2
30 – 300	60
301 – 2,400	40
Above 2,400	30

If the noise is not smooth and continuous and is not radiated between the hours of 10:00 p.m. and 7:00 a.m., one or more of the corrections in table II shall be applied to the decibel levels given in table I.

Table II

	Type of Location of Operation or Character of Noise	Correction in Decibels
1.	Daytime operation only	
2.	Noise source operates less than* a. 20 percent of any one-hour period b. 05 percent of any one-hour period	a. 5 b. 10
3.	Noise of impulsive character (hammering, etc.)	-5
4.	Noise of periodic character (hum, screech, etc.)	-5
5.	Property is located in one of the following zones and is not within 500 feet of any residential district*: a. Central commercial C-2 zone b. Service commercial C-3 zone c. Manufacturing M zone	a. 5 b. 10 c. 10
6.	Property is located in industrial park manufacturing zone IPM, IPM2, IPM3	10

*Apply one of these corrections only.

Applicant Response: Comment will be considered during design.

8.54 Vibration. No vibration shall be permitted which is discernible without instruments at the property line.

Applicant Response: Comment will be considered during design.

8.55 Smoke. No emission shall be permitted at any point, from any chimney or otherwise, of visible grey smoke of a shade equal to or darker than No. 2 on the Power's Micro-Ringlemann Chart, published by McGraw-Hill Publishing Company, Inc., and copyrighted 1954 (being a direct facsimile reduction of the standard Ringlemann chart as issued by the United States Bureau of Mines), except that visible grey smoke of a shade equal to No. 2 on said chart may be emitted for four minutes in any 30 minutes. These provisions applicable to visible grey smoke shall also apply to visible smoke of a different color, but with an apparently equivalent opacity. Any emission shall be in conformance with air pollution regulations of the Delaware Department of Natural Resources and Environmental Control.

Applicant Response: Comment will be considered during design.

8.56 Odors. No emission shall be permitted of odorous gases or other offensive odorous matter in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air emitted to four volumes of clean air. Any process which may involve the creation or emission of any offensive odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail. There is hereby established as a guide in determining such quantities of offensive odors Table III, Odor Thresholds, in chapter 5, "Air Pollution Abatement Manual," copyright 1951 by Manufacturing Chemists' Association, Inc., Washington D.C., and said manual and/or table as subsequently amended.

Applicant Response: Comment will be considered during design.

8.57 Fly ash, dust, fumes, vapors, gases, and other forms of air pollution. No emission shall be permitted which can cause any damage to health, to animals, vegetation, or other forms of property, or which can cause any excessive soiling, at any point, and/or which does not conform to air pollution regulations of the Delaware

Kimley»Horn

Department of Natural Resources and Environmental Control, and, in no event, any emission, from any chimney or otherwise, of any solid or liquid particles in concentrations exceeding 0.3 grain per cu. ft. of the conveying gas resulting from combustion. Standard corrections shall be applied to a stack temperature of 500 degrees Fahrenheit and 50 percent excess air.

Applicant Response: Comment will be considered during design.

8.58 Glare. No direct or sky-reflected glare, whether from floodlights or from high-temperature processes such as combustion or welding or otherwise, shall be permitted. This restriction shall not apply to signs otherwise permitted by the provisions of this ordinance.

Applicant Response: Comment will be considered during design.

8.59 Liquid or solid wastes. No discharge shall be permitted at any point into any public sewer, private sewage disposal system or stream, or into the ground, except in accord with standards approved by the Delaware Department of Natural Resources and Environmental Control, of any materials of such nature or temperature as can contaminate any water supply or otherwise cause the emission of dangerous or offensive elements.

Applicant Response: Comment will be considered during design.

8.60 Traffic congestion. When, in the surrounding highway network, operating conditions are at or near the design capacity level beyond which would result in functional failure of the surrounding highway network. All speeds are reduced to a low, but relatively uniform value. Freedom to maneuver within the traffic stream is extremely difficult, and it is generally accomplished by forcing a vehicle or pedestrian to "give way" to accommodate such maneuvers. Comfort and convenience levels are extremely poor, and driver or pedestrian frustration is generally high. Operations at this level are usually unstable, because small increases in flow or minor perturbations within the traffic stream will cause functional failures beyond acceptable levels. (The conditions described in this [sub]section are also used to describe "level of service E" as defined by the highway capacity manual developed by the transportation research board, dated 1985.)

Applicant Response: Applicant will be consider during design and is working with DelDOT to address comment.

Please review at your earliest convenience and thank you for your time with and consideration of this matter. If any questions, concerns, or issues arise, please contact me via email or phone at jennifer.oltman@kimley-horn.com.

Sincerely,

Jennifer Oltman, PE
Project Manager

SITE DEVELOPMENT PLAN
FOR COMMERCE WAY DE, LLC

175 COMMERCE WAY
CITY OF DOVER, DOVER HUNDRED, KENT COUNTY, DE

SITE
175 COMMERCE WAY
PROPERTY ID: 25751
TAX ACCOUNT ID: 62974
MAP NUMBER: 2 05 07610 02 0703 000
22.967 AC

ZONING DISTRICT
INDUSTRIAL PARK MANUFACTURING (IPM)
PROPERTY TYPE: VACANT LAND (VAC)
KENT COUNTY GIS
DATED '05/08/18'

FEMA
FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD

OWNER AND APPLICANT:

OWNER:
COMMERCE WAY QOZB LLC
JOHNATHAN RUBIN
585 PROSPECT STREET, SUITE 301B
LAKEWOOD, NJ 08701
PHONE: 212-679-1000

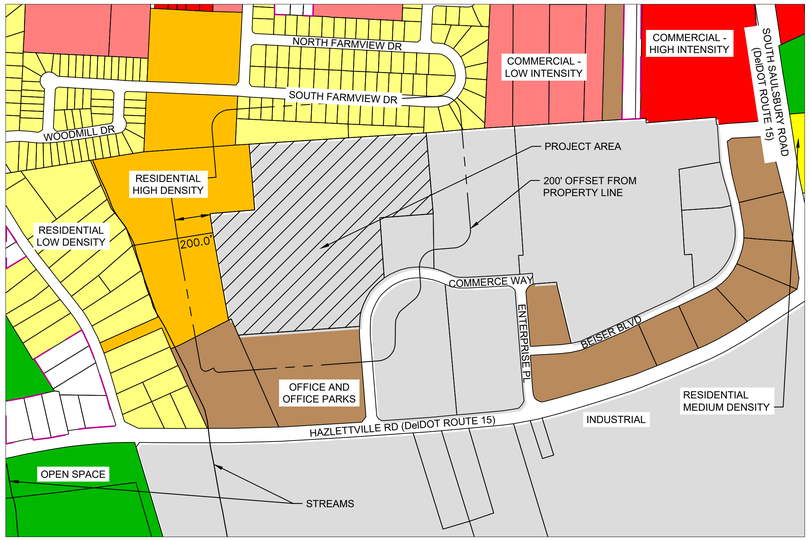
APPLICANT:
COMMERCE WAY QOZB LLC
JONATHAN RUBIN
585 PROSPECT STREET, SUITE 301B
LAKEWOOD, NJ 08701
PHONE: 212-679-1000

PROJECT TEAM MEMBERS:

CIVIL ENGINEER:
KIMLEY-HORN
JENNIFER E. OLTMAN, P.E.
620 WEST GERMANTOWN PIKE , SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-838-9470

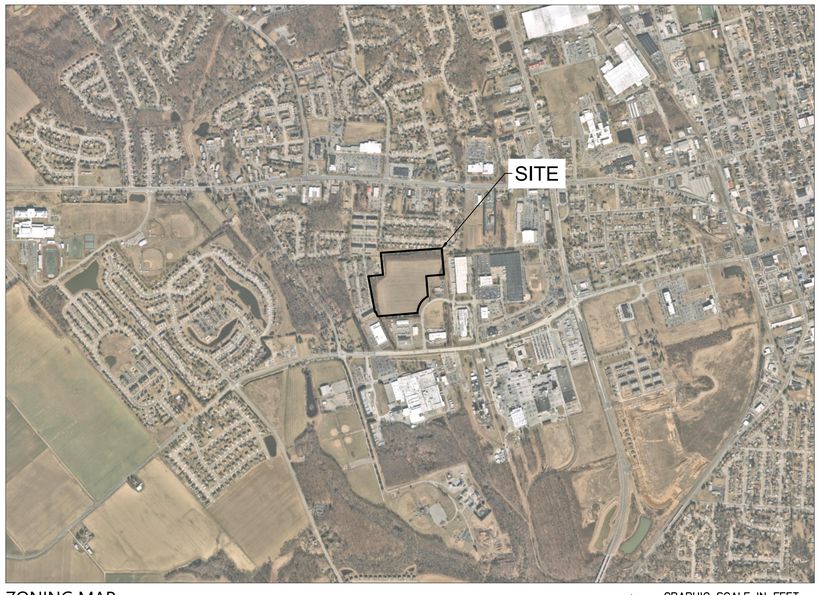
SURVEYOR:
CONTROL POINT ASSOCIATES, INC.
STEVEN F. MERVINE
1300 ROUTE 73, SUITE 211
MT. LAUREL, NJ 08054
PHONE: 609.857.2099

GEOTECHNICAL:
WHITESTONE ASSOCIATES, INC.
NEW BRITAIN CORPORATE CENTER
1600 MANOR DRIVE, SUITE 220
CHALFONT, PENNSYLVANIA 18914
PHONE: 215.712.2700



SITE LOCATION MAP
SOURCE | KENT COUNTY GIS DATA, DOWNLOADED 08/29/2022

N
GRAPHIC SCALE IN FEET
0 200 400 800
1" = 400'



ZONING MAP
SOURCE | NEARMAP, CAPTURED 08/29/2022

N
GRAPHIC SCALE IN FEET
0 600 1200 2400
1" = 1200'

SHEET LIST TABLE

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L-100	OVERALL TREE PRESERVATION & LANDSCAPE PLAN
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L-200	LANDSCAPE NOTES AND DETAILS

200' PROPERTY OWNERS LIST

200' PROPERTY OWNERS LIST	PROPERTY ID:	ZONING:	ADDRESS:
THE CAPITAL SCHOOL DISTRICT	26540	IPM	198 COMMERCE WAY
CAPITOL CLEANERS & LAUNDERERS	26539	IPM	195 COMMERCE WAY
PEOPLE'S PLACE PROPERTIES, INC.	25750	IPM	165 COMMERCE WAY
CAPFLEX I, LLC	25926	IPM	155 COMMERCE WAY
CARLISLE CRYSTAL	17050	RG2	1156 S FARMVIEW DR
FA ADNESTRIA L	25964	RG2	1162 S FARMVIEW DR
POTTER, KEIRA M	25965	RG2	1168 S FARMVIEW DR
STEVENSON DARREN, STEVENSON EVELYN J.	25966	RG2	1174 S FARMVIEW DR
BANASAN LOURDES C.	25967	RG2	1180 S FARMVIEW DR
FOSTER CONNIE W., FOSTER KENNETH L.	25968	RG2	1200 S FARMVIEW DR
CLAYTON KEVIN D.	25969	RG2	1206 S FARMVIEW DR
HOLLOWAY ARNOLD A.	25970	RG2	1212 S FARMVIEW DR
JONAS SONIA, JONAS MARLAND A.	25971	RG2	1218 S FARMVIEW DR
HAITH JERRY, HAITH SHARON	25972	RG2	1224 S FARMVIEW DR
PAGAN RAYMOND A., PAGAN KATHERINE	25973	RG2	1230 S FARMVIEW DR
DREW BERTRAND T. JR, DREW KATHLEEN A.	25720	RG2	1236 S FARMVIEW DR
ROBERSON, GREGORY & CHARLENE L.	25721	RG2	1242 S FARMVIEW DR
WILLIS, MARYCE C.	25722	RG2	1248 S FARMVIEW DR
PARRA JOHN PAUL	25723	RG2	1254 S FARMVIEW DR
THAYER HARRY E., THAYER COLLEEN M.	25724	RG2	1260 S FARMVIEW DR
MCLEAN NEILL A. JR, MCLEAN CATHLEEN MARIE	25725	RG2	1266 S FARMVIEW DR
LONDON MARK A.	25726	RG2	1272 S FARMVIEW DR
WASHINGTON DARYL T.	25727	RG2	1278 S FARMVIEW DR
DANIEL LIN PROPERTIES, LLC	25728	RG2	1284 S FARMVIEW DR
WOODMILL CAPITAL ADVISORS, LLC	25687	RG2	1300 S FARMVIEW DR
MULTIRESIDENTIAL-M, LLC	25749	RG2	1300 S FARMVIEW DR
MULTIRESIDENTIAL-M, LLC	25793	RG2	1300 S FARMVIEW DR
DGKP NORTH STREET, LLC	26538	RG2	1351 W NORTH ST

MUNICIPAL AND UTILITY CONTACT LIST:

SEWER AND WATER
JASON LYON
15 LOOCKERMAN PLAZA
DOVER, DE 19901

GAS
CHESAPEAKE UTILITIES
500 ENERGY LN STE 100
DOVER, DE 19901

ELECTRIC
CITY OF DOVER ELECTRIC DEPARTMENT
45 VIRGINIA AVE
DOVER, DE 19901

CITY OF DOVER INSPECTIONS AND PLANNING
15 LOOCKERMAN PLAZA
DOVER, DE 19901

SOIL EROSION
KENT CONSERVATION DISTRICT
1679 SOUTH DUPONT HIGHWAY
DOVER, DE 19901
(302) 608-5370

CITY OF DOVER PLANNING COMMISSION APPROVED THIS APPLICATION AT THE 12/19/22 HEARING.

THE PLANNING COMMISSION TOOK ACTION ON THE FOLLOWING AT THE 12/19/22 HEARING:

1. ***PERFORMANCE STANDARD REVIEW APPLICATION:*** **PLANNING COMMISSION HAS AFFIRMED THE PERFORMANCE STANDARDS REVIEW APPLICATION AS SUBMITTED WITH THE SITE DEVELOPMENT PLAN APPLICATION. PLANNING COMMISSION NOTED THAT IT IS GENERALLY ANTICIPATED TO CONFORM TO ALL THE APPLICABLE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE, ARTICLE 5, SECTION 8. WHILE THE POTENTIAL TENANT(S) OF THE PROPERTY IS NOT YET IDENTIFIED, THE PLANNING COMMISSION FURTHER ACKNOWLEDGED PLANNING STAFF'S COMMENTS THAT NO CERTIFICATE OF OCCUPANCY WILL BE CERTIFIED UNTIL THE TENANT SPACE OF THE BUILDING IS FITTED OUT, NOR WILL ANY PERMIT BE APPROVED, UNLESS BOTH ARE REVIEWED BY PLANNING STAFF FOR COMPLIANCE. STAFF AT THAT TIME WILL FURTHER ENSURE THAT NO OBJECTIONABLE OR OTHERWISE NON-PERMITTED USES OR MATERIALS WILL BE LOCATED ON THE PREMISES.**
2. ***PARTIAL ELIMINATION OF FENCE COMPONENT OF THE OPAQUE BARRIER REQUIREMENT: PLANNING COMMISSION GRANTED APPROVAL OF THE WAIVER REQUEST TO IMPLEMENT THE FENCE COMPONENT OF THE OPAQUE BARRIER REQUIREMENT ONLY IN AREAS WHERE IT WOULD NOT REQUIRE CLEARING OF EXISTING WOODLAND. THIS WAS DONE AS THERE IS THE EXISTING WOODLAND AND PORTIONS OF THE NORTH AND WEST PROPERTY LINES ARE WOODED; AND THE VEGETATION THOUGHT TO BE PREFERABLE AS A BUFFER RATHER THAN TREE REMOVAL FOR THE INSTALLATION OF A FENCE. THE FENCE COMPONENT IS TO STILL BE IMPLEMENTED AS A PART OF THE OPAQUE BARRIER WHERE EXISTING TREES ARE TOO FEW TO SUFFICIENTLY CONSTITUTE AN OPAQUE BARRIER. PLANNING COMMISSION FURTHER ACKNOWLEDGED COMMENTS BY PLANNING STAFF NOTING THAT THE CONDITIONS OF THE OPAQUE BARRIER WILL BE INSPECTED AS PART OF THE OVERALL REVIEW PROCESS IN ORDER TO RECEIVE A CERTIFICATE OF OCCUPANCY.***
3. ***THE PLANNING COMMISSION AFFIRMED THAT THE APPLICANT SHOULD LOOK AT THE FEASIBILITY OF PROVIDING ELECTRIC VEHICLE CHARGING STATIONS IN THE PARKING LOT.***
4. ***THE PLANNING COMMISSION AGREED WITH THE RECOMMENDATION OF PLANNING STAFF THAT THE APPLICANT SHOULD LOOK AT THE FEASIBILITY OF PROVIDING SOLAR PANELS, DUE TO THE EXPANSE OF THE ROOF.***

THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.

THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURE, AS IT DEEMS NECESSARY.

COMMERCE WAY QOZB LLC, THE SITE OWNER, IS RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.
REPRESENTATIVE: JONATHAN RUBIN

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CMH
			B

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-887-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
JENNIFER E. OLTMAN

KHA PROJECT	112154006		
DATE	02/20/2026		
SCALE	AS SHOWN		
DRAWN BY	HMB	CHECKED BY	JEO
DESIGNED BY	HMB		

COVER SHEET

Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
C-000

LEGEND

Δ	DELTA
#	NUMBER
AB	AGGREGATE BASE COURSE
AC	ACRE or ASPHALTIC CONCRETE
ADT	AVERAGE DAILY TRAFFIC
ARCH	ARCHITECT OR ARCHITECTURAL
ARV	AIR RELEASE VALVE
ASPH	ASPHALT
BC	BACK OF CURB
BLDG	BUILDING
BM	BENCH MARK
BMP	BEST MANAGEMENT PRACTICES
BOT	BOTTOM
BRG	BEARING
BW	BOTTOM OF WALL
CB	CATCH BASIN
CF	CUBIC FOOT
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
CONST	CONSTRUCTION
CP	CONCRETE PIPE
CSP	CORRUGATED STEEL PIPE
CTR	CENTER
CV	CHECK VALVE
CY	CUBIC YARDS
DE	DRAINAGE EASEMENT
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
DWG	DRAWING
E	EAST
EC	EDGE OF CONCRETE
ELEC	ELECTRIC or ELECTRICAL
EL or ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX or EXIST	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF or FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FOOT or FEET
A.	GENERAL
GV	GATE VALVE
GW	GUY WIRE
HC	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HT	HEIGHT
HORIZ	HORIZONTAL
HP	HIGH POINT
HWY	HIGHWAY
IN	INCH or INCHES
INV	INVERT
IP	IRON PIN or IRON PIPE
JCT	JUNCTION
JT	JOINT
LAT	LATERAL
LF	LINEAR FOOT
LONG	LONGITUDINAL
LP	LOW POINT
LSA	LANDSCAPED AREA
MAX	MAXIMUM
ME	MATCH EXISTING
MEP	MECHANICAL/ELECTRICAL/PLUMBING
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
N	NORTH
NA	NOT APPLICABLE
NE	NORTHEAST
NGVD	NATIONAL GEODETIC VERTICAL DATUM
B.	NUMBER
NTS	NOT TO SCALE
NW	NORTHWEST
OC	ON CENTER
OH	OVERHEAD
PC	POINT OF CURVATURE
PED	PEDESTAL or PEDESTRIAN
PH	PHONE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PROP	PROPOSED
PNT	POINT
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QTY	QUANTITY
R	RIGHT or RADIUS
RCBC	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RDWY	ROADWAY
REF	REFERENCE
REQ	REQUIRED
REV	REVISED
R/W or ROW	RIGHT-OF-WAY
S	SOUTH
SBL	SURVEY BASELINE
SD	STORM DRAIN
SE	SOUTHEAST
SEC	SECTION
SF	SQUARE FEET
SHT	SHEET
SI	SQUARE INCH
SL	SURVEY LINE or SECTION LINE
SM	SURVEY MONUMENT
SPEC	SPECIFICATIONS
SQ	SQUARE
SS	SANITARY SEWER
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE or STRUCTURAL
SW	SOUTHWEST
SY	SQUARE YARD
SYM	SYMMETRICAL
S/W	SIDEWALK
T	TOWNSHIP or TANGENT
T&B	TOP AND BOTTOM
TAN	TANGENT
TBA	TO BE ABANDONED
TC	TOP OF CURB
TEL	TELEPHONE or TELEGRAPH
TF	TOP OF FOOTING
TOPO	TOPOGRAPHIC
TP	TOP OF PAVEMENT
TOW	TOP OF WALL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UG	UNDERGROUND
UPC	UNIFORM PLUMBING CODE
USC&GS	UNITED STATES COAST & GEODETIC SURVEY
UT or UTIL	UTILITY
VERT	VERTICAL
VOL	VOLUME
W	WEST or WATER
W/	WITH
W/O	WITH OUT
WL	WATER LEVEL
WM	WATER METER
WSE	WATER SURFACE ELEVATION
WV	WATER VALVE
YD	YARD
YR	YEAR

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY "MISS UTILITY DELMARVA" (1-800-282-8555) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. THE CONTRACTOR AND SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL STATE AND LOCAL REQUIREMENTS RELATED TO SITE CONSTRUCTION ACTIVITIES PRIOR TO COMMENCING WORK. ALL WORK SHALL CONFORM AS APPLICABLE TO THESE GOVERNING STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
4. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. NEITHER THE OWNER NOR THE ENGINEER WILL ASSUME LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, EROSION CONTROL DOCUMENTATION AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY THE APPROPRIATE JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
13. HOURS OF CONSTRUCTION ACTIVITY MUST COMPLY WITH CITY OF DOVER REGULATIONS.
14. PRIOR TO STARTING CONSTRUCTION, ALL ACTIVE UTILITIES SHOULD BE IDENTIFIED, MARKED OUT IN THE FIELD, AND SECURED AS NECESSARY.
15. INFORMATION GIVEN IN THE SUBSURFACE EXPLORATIONS AND GEOTECHNICAL ENGINEERING REPORTS PREPARED BY WHITESTONE ASSOCIATES, INC. ON MARCH 11, 2022 WAS OBTAINED FOR USE BY THE OWNER IN EXECUTION OF DESIGN. THE SUBSURFACE CONDITIONS DESCRIBED IN THE REPORTS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY. THE SUBSURFACE STRATIGRAPHY SHOWN IN THE REPORTS ARE BASED ON NECESSARY INTERPOLATIONS BETWEEN BORINGS AND MAY OR MAY NOT REPRESENT ACTUAL SUBSURFACE CONDITIONS. THE OWNER WILL NOT BE RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS MADE FROM THE DATA IN THE REPORTS BY THE CONTRACTOR.
16. CONDUCT A PRE-CONSTRUCTION CONFERENCE AT THE PROJECT SITE A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING ANY WORK OF THIS CONTRACT. THE MEETING WILL BE ARRANGED BY THE OWNER UPON NOTIFICATION OF THE CONTRACTOR AND IS TO BE ATTENDED BY REPRESENTATIVES OF THE CONTRACTOR, OWNER, CONSTRUCTION MANAGER, GEOTECHNICAL ENGINEER, SITE/CIVIL ENGINEER AND REPRESENTATIVES OF THE CITY OF DOVER.
17. ADJOINING PROPERTY OWNERS WILL CONTINUE TO OCCUPY THEIR FACILITIES IMMEDIATELY ADJACENT TO THE PROJECT SITE AND DEMOLITION AREAS. THUS, THE CONTRACTOR MUST CONDUCT HIS OPERATIONS IN SUCH A MANNER AND MAKE ANY ARRANGEMENTS NECESSARY SO THAT THE ADJOINING PROPERTY OWNER'S USE OF THEIR FACILITIES WILL NOT BE DISRUPTED DURING THE COURSE OF THE WORK.
18. PROVIDE NOT LESS THAN SEVENTY-TWO (72) HOURS' NOTICE TO THE OWNER AND ADJACENT PROPERTY OWNERS OF ACTIVITIES THAT WILL AFFECT THEIR RESPECTIVE USE OF THEIR PROPERTY.
19. MAINTAIN ACCESS TO EXISTING WALKWAYS, EXITS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
20. DO NOT CLOSE OR OBSTRUCT WALKWAYS, EXITS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION OR THE AFFECTED PROPERTY OWNER.
21. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE CONDUCT OF THE WORK UNLESS OTHERWISE NOTED ON ENVIRONMENTAL DOCUMENTATION. HOWEVER, IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB THESE MATERIALS. AND IMMEDIATELY NOTIFY THE OWNER AND CONSTRUCTION MANAGER. HAZARDOUS MATERIALS WILL BE REMOVED BY THE OWNER AND/OR CONTRACTOR UNDER A SEPARATE CONTRACT.
22. CONTRACTOR SHALL REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION PROVIDED BY OWNER. OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE SAME AS THOSE INDICATED IN PROJECT RECORD DOCUMENTS.
23. THE CONTRACTOR IS RESPONSIBLE FOR ENGAGING A PROFESSIONAL STRUCTURAL ENGINEER TO PERFORM AN ENGINEERING SURVEY OF THE CONDITION OF ANY REMAINING BUILDING STRUCTURE OR FOUNDATION SYSTEM TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THAT STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION OPERATIONS.
24. EXISTING UTILITIES: MAINTAIN ACTIVE UTILITY SERVICES INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
25. DO NOT INTERRUPT EXISTING UTILITIES SERVING BOTH ON SITE AND OFF SITE ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
26. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND TO AUTHORITIES HAVING JURISDICTION.
27. PROVIDE AT LEAST SEVENTY-TWO (72) HOURS' NOTICE TO OWNER IF SHUTDOWN OF SERVICE IS REQUIRED DURING CHANGEOVER.
28. TEMPORARY PROTECTION: ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION AND AS INDICATED.
29. PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
30. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
31. PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND PROPOSED IMPROVEMENTS AND TO AND FROM OCCUPIED PORTIONS OF ADJACENT BUILDINGS AND STRUCTURES.
32. PROTECT WALLS, WINDOWS, ROOFS, AND OTHER ADJACENT EXTERIOR CONSTRUCTION THAT ARE TO REMAIN AND THAT ARE EXPOSED TO CONSTRUCTION ACTIVITY.
33. GENERAL: DEMOLISH ALL ITEMS, AS EITHER INDICATED ON THE PLANS OR ENCOUNTERED IN THE FIELD DURING THE WORK, COMPLETELY. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:
34. LOCATE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND OTHER MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING OF ADJOINING STRUCTURES.
35. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
36. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS. OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
37. USE WATER MIST AND OTHER SUITABLE METHODS TO LIMIT SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL-PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE ADJACENT CONSTRUCTION OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION.
38. REMOVE STRUCTURES AND OTHER SITE IMPROVEMENTS INTACT WHEN PERMITTED BY AUTHORITIES HAVING JURISDICTION.
39. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE RECYCLED, REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL.
40. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
41. BURNING: ON SITE BURNING OF RUBBISH AND OTHER DEMOLITION DEBRIS WILL NOT BE PERMITTED.
42. DISPOSAL: TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND PROVIDE FOR THE LEGAL OFF SITE DISPOSAL OF THE MATERIAL.
43. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN.
44. THE CONTRACTOR IS TO NOTE THAT THE WORK OF THIS CONTRACT WILL INCLUDE WORK BY OTHERS AND THE CONTRACTOR SHALL COORDINATE HIS WORK AND MAKE EVERY REASONABLE EFFORT TO PERMIT THE EXECUTION OF SUCH WORK BY OTHERS WITHOUT DELAY.
45. IF TEMPORARY UTILITY SERVICES ARE REQUIRED THE CONTRACTOR SHALL PROVIDE SAME AT NO ADDITIONAL COST TO THE OWNER AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SUCH TEMPORARY FACILITIES FOR THE DURATION OF THEIR WORK.
46. ALL WORK OF THIS CONTRACT SHALL CONFORM TO THESE CONTRACT DRAWINGS AND SPECIFICATIONS AS WELL AS TO THE APPLICABLE REQUIREMENTS OF THE KENT COUNTY BUILDING, PUBLIC WORKS, AND FIRE DEPARTMENTS, AS WELL AS THE APPLICABLE PUBLIC UTILITY COMPANIES.
47. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF THE STATE OF DELAWARE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL RULES, LAWS, AND REGULATIONS.
48. ALL PROJECT RELATED LINES AND GRADES ARE TO BE ESTABLISHED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF DELAWARE.
49. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING DRAINAGE OR UTILITY SYSTEMS WITHIN OR ADJACENT TO THE WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL IMMEDIATELY BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE AND TO THE SATISFACTION OF THE OWNER OR UTILITY COMPANY INVOLVED.
50. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES REQUIRED BY THE CONTRACT WORK AND SHALL OBTAIN ALL REQUIRED BONDS, PERMITS, ETC. REQUIRED FOR THE EXECUTION OF THE WORK AND CONFIRM THE WORK MEETS ALL APPLICABLE CODES, RULES AND REGULATIONS OF THE GOVERNING AGENCIES.
51. SAFE AND ADEQUATE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES TO THE ADJACENT BUILDINGS WHILE THE WORK IS PROGRESSING. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL OF THE OWNER A CONSTRUCTION SEQUENCE SCHEDULE AND PLAN FOR PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
52. ALL UNPAVED AREAS WITHIN THE WORK AREAS AND ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES. UNLESS OTHERWISE DIRECTED BY THE OWNER, TURFED AREAS, DISTURBED BY REGRADING AND OTHER WORK OF CONTRACTOR, SHALL BE BROUGHT TO THE PROPER SUBGRADE ELEVATION, TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES SHALL BE PLACED AND, LIMING, FERTILIZING AND SEEDING ACCOMPLISHED, AS SPECIFIED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE SEEDED AREAS UNTIL THEY HAVE BECOME WELL ESTABLISHED.
53. EXISTING PAVEMENT WHICH IS TO REMAIN AND WHICH IS REMOVED OR DAMAGED DURING THE CONSTRUCTION WORK OF THIS CONTRACT IS TO BE RESTORED TO ITS ORIGINAL CONDITION.
54. AT NO TIME, SHALL ANY EXCAVATED AREAS BE LEFT UNATTENDED UNLESS APPROPRIATE MARKING AND BARRICADING IS EMPLOYED.
55. WITH REGARD TO EXISTING UTILITIES TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING UTILITY VALVES, MANHOLE FRAMES, COVERS, RIMS, INVERTS AND HYDRANTS TO MEET NEW FINISH GRADE OR AS OTHERWISE REQUIRED TO FUNCTION PROPERLY.
56. 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.

PAVING, GRADING AND DRAINAGE NOTES

1. TRAFFIC CONTROL ON ALL DELDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE COVERED WITH TOPSOIL AND SEED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS OF THE GOVERNING CODE.
7. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE REQUIRED PERMITS COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY GOVERNING JURISDICTIONS.
8. THE CONTRACTOR SHALL ENSURE THAT PARKING ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

BUILDING AND SAFETY DIVISION NOTES

1. APPROVAL OF THIS PLAN BY THE LOCAL AGENCY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES WITHIN THE LIMITS OF THIS PROJECT.
2. THE DESIGN CIVIL ENGINEER SHALL BE AVAILABLE DURING CONSTRUCTION FOR CONSULTATION CONCERNING COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN THIS PURVIEW.
3. DUST SHALL BE CONTROLLED BY WATERING.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
5. THE LOCATION AND PROTECTION OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. REFER TO THE DEMOLITION PLAN FOR THE LIMITS OF ASPHALT REMOVAL (THE EXISTING PARKING LOT IS TO REMAIN). IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. CONTRACTOR SHALL ADJUST GRADE OF ANY EXISTING UTILITIES TO REMAIN.
4. CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
5. ANY STREET SIGNS DAMAGED OR TEMPORARILY REMOVED DURING CONSTRUCTION ARE TO BE REPLACED IN KIND OR PER KENT COUNTY, MUTCD, OR DELDOT.
6. CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL NOT DESIGNATED FOR REMOVAL OR RELOCATION FROM DAMAGE DURING CONSTRUCTION.
7. CONTRACTOR SHALL KEEP ALL SURROUNDING PUBLIC ROADWAYS AND DRAINAGE SYSTEMS FREE FROM DIRT, MUD, AND CONSTRUCTION DEBRIS AT ALL TIMES.

WATER AND SEWER UTILITY NOTES

1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
3. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
4. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

REFERENCES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY PREPARED BY 'CONTROL POINT ASSOCIATES, INC.', DATED 03/15/2022.
2. REPORT OF GEOTECHNICAL INVESTIGATION PREPARED BY 'WHITESTONE ASSOCIATES, INC.'; DATED 03/11/2022.
3. SEDIMENT AND STORMWATER PLAN PREPARED BY 'KIMLEY-HORN AND ASSOCIATES', DATED 05/05/2023.

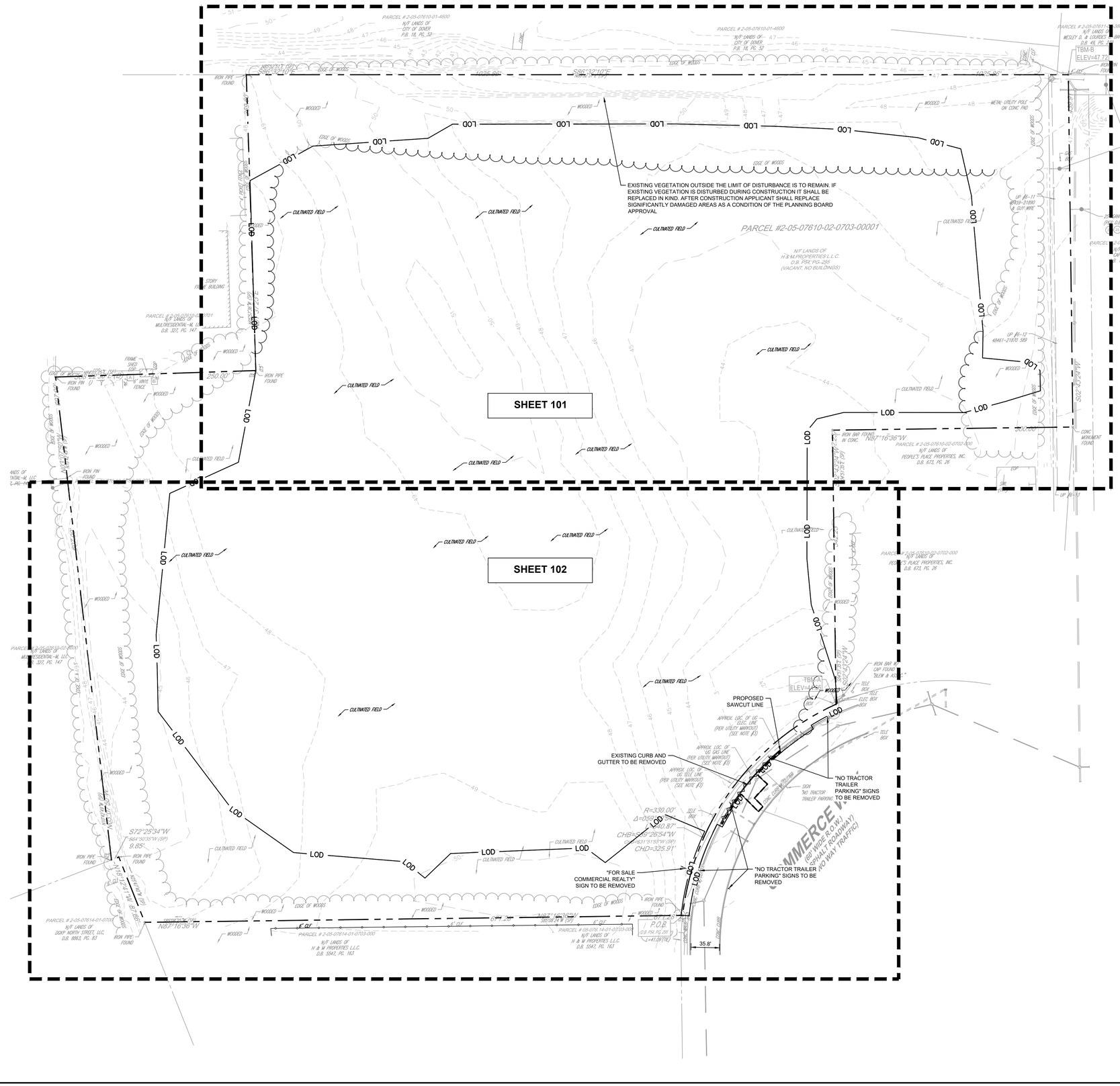
PROJECT CLOSEOUT

1. CONTRACTOR SHALL PROVIDE THE NECESSARY ITEMS INCLUDING ANY TESTING, REPORTS, OR CERTIFICATION DOCUMENTS REQUIRED BY THE GOVERNING JURISDICTIONS TO PROPERLY CLOSEOUT THE PROJECT BEFORE IT CAN BE DEEMED COMPLETE.

DOCUMENT USE

1. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

NOT F



LEGEND

- PROPERTY LINE
- EXISTING WATER — W
- EXISTING SANITARY SEWER — SS
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE — OH
- EXISTING GAS LINE — G
- EXISTING CHAIN LINK FENCE
- CHAIN LINK FENCE TO BE DEMOLISHED
- PROP. SAW CUT LINE
- LIMITS OF DISTURBANCE — LOD
- EXISTING FEATURE TO BE REMOVED

DEMOLITION NOTES

1. UNLESS OTHERWISE NOTED ON THE PLANS, ALL EXISTING UTILITIES, SIGNAGE, LANDSCAPING, AND APPURTENANCES IN THE RIGHT OF WAY ARE TO REMAIN.
2. THESE PLANS WERE PREPARED UTILIZING INFORMATION FOUND IN THE FOLLOWING DOCUMENTS: ALTA/NSPS LAND TITLE SURVEY PREPARED BY CONTROL POINT ASSOCIATES, DATED 03/15/2022
3. CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION AND RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
5. CONTRACTOR AND DEVELOPER TO COORDINATE ALL IMPACTS TO ADJACENT PROPERTIES DURING DEMO AND CONSTRUCTION ACTIVITIES INCLUDING NORTHERN PROPERTY LINE CONSTRUCTABILITY.
6. ANY STREET SIGNS DAMAGED OR TEMPORARILY REMOVED DURING CONSTRUCTION ARE TO BE REPLACED IN KIND OR PER COUNTY, TOWNSHIP, AND MUTCD STANDARDS.
7. REMOVE VEGETATION, GRASS, & ROOTMAT IN AREAS TO RECEIVE NEW ASPHALT, CONCRETE PAVEMENTS AND WITHIN 10 FEET OF THE BUILDING FOOTPRINT
8. ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.
9. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY UNFORESEEN OR ADVERSE CONDITIONS DISCOVERED DURING DEMOLITION OPERATIONS.
10. CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL NOT DESIGNATED FOR REMOVAL OR RELOCATION FROM DAMAGE DURING CONSTRUCTION.
11. CONTRACTOR SHALL KEEP ALL SURROUNDING PUBLIC ROADWAYS AND DRAINAGE SYSTEMS FREE FROM DIRT, MUD, AND CONSTRUCTION DEBRIS AT ALL TIMES.
12. CONTRACTOR STAGING AREAS SHALL BE LIMITED TO THE PROPERTY BOUNDARY.
13. LIMITS OF DEMOLITION INDICATED ON PLAN ARE MINIMUM. CONTRACTOR SHALL REMOVE ASPHALT PAVEMENT, CONCRETE AND MISCELLANEOUS ITEMS AS NECESSARY TO FACILITATE CONSTRUCTION IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY ITEMS DAMAGED DURING THE CONSTRUCTION.
15. REFER TO KENT COUNTY SOIL CONSERVATION DISTRICT PERMIT FOR EROSION AND SEDIMENT CONTROL MEASURES THAT MUST BE IMPLEMENTED PRIOR TO THE COMMENCEMENT OF DEMOLITION ACTIVITIES.
16. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES WITHIN THE PROPOSED LIMITS OF DISTURBANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
17. REFER TO GENERAL NOTES FOR ADDITIONAL DEMOLITION NOTES.
18. ALL EXISTING GRAVEL AND DEBRIS ONSITE TO BE REMOVED.
19. ALL SITE APPURTENANCES SHOWN BLACK ARE EXISTING TO BE REMOVED

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING UTILITY REVISIONS	02/20/2026	JEO
5		02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022.	02/28/2023	CAM
			B

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 520
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
ALEXANDRIA A. CAMPBELL

KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

OVERALL DEMOLITION PLAN

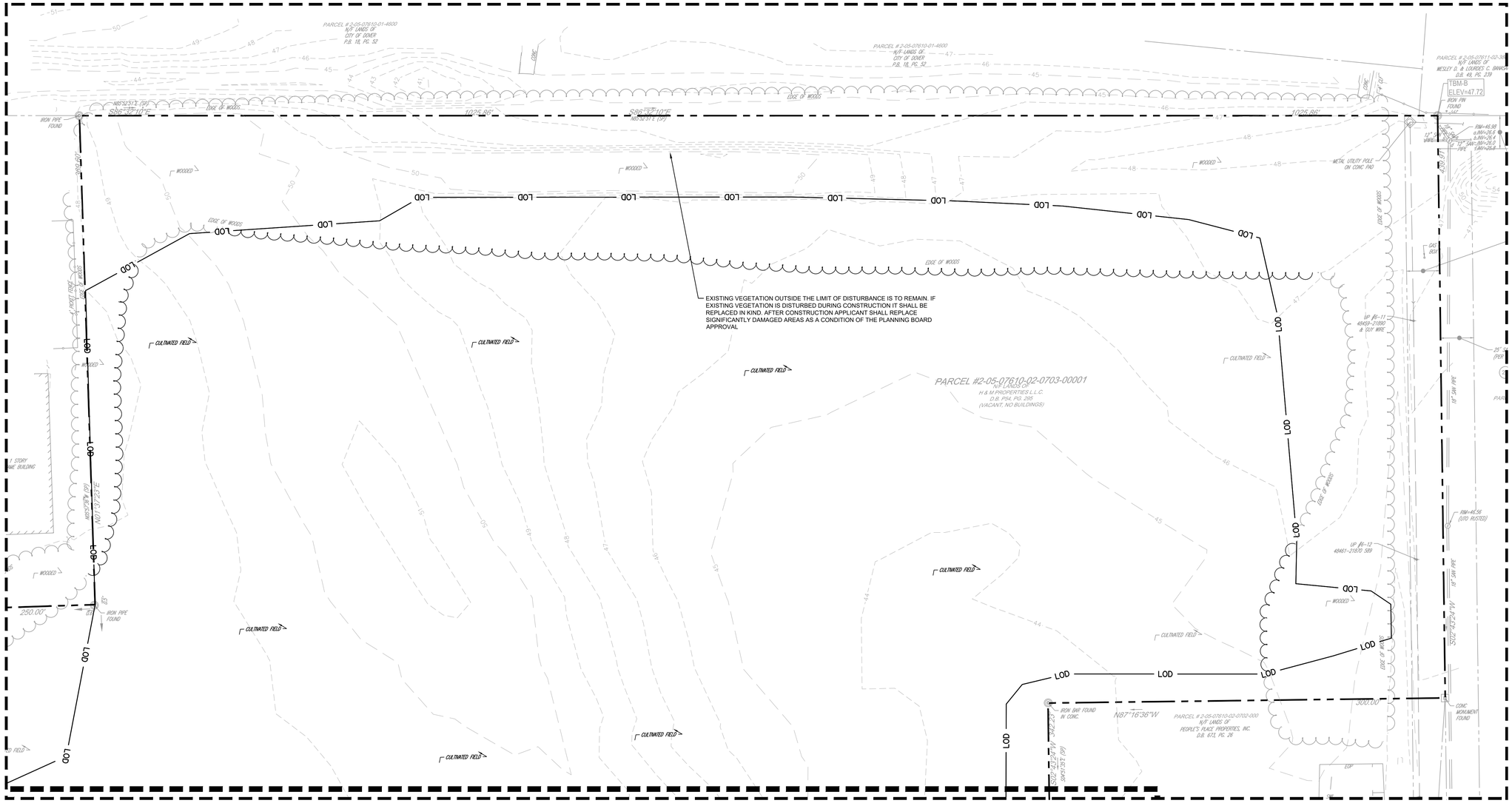
811 Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE

CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
C-100

NOT FOR CONSTRUCTION



LEGEND

- PROPERTY LINE
- EXISTING WATER — W —
- EXISTING SANITARY SEWER — SS —
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE — OH —
- EXISTING GAS LINE — G — R —
- EXISTING CHAIN LINK FENCE
- CHAIN LINK FENCE TO BE DEMOLISHED
- PROP. SAW CUT LINE
- LIMITS OF DISTURBANCE — LOD —

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11. CONTRACTOR SHALL KEEP ALL SURROUNDING PUBLIC ROADWAYS AND DRAINAGE SYSTEMS FREE FROM DIRT, MUD, AND CONSTRUCTION DEBRIS AT ALL TIMES.
12. CONTRACTOR STAGING AREAS SHALL BE LIMITED TO THE PROPERTY BOUNDARY.
13. LIMITS OF DEMOLITION INDICATED ON PLAN ARE MINIMUM. CONTRACTOR SHALL REMOVE ASPHALT PAVEMENT, CONCRETE AND MISCELLANEOUS ITEMS AS NECESSARY TO FACILITATE CONSTRUCTION IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY ITEMS DAMAGED DURING THE CONSTRUCTION.
15. REFER TO KENT COUNTY SOIL CONSERVATION DISTRICT PERMIT FOR EROSION AND SEDIMENT CONTROL MEASURES THAT MUST BE IMPLEMENTED PRIOR TO THE COMMENCEMENT OF DEMOLITION ACTIVITIES.
16. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES WITHIN THE PROPOSED LIMITS OF DISTURBANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
17. REFER TO GENERAL NOTES FOR ADDITIONAL DEMOLITION NOTES.
18. ALL EXISTING GRAVEL AND DEBRIS ONSITE TO BE REMOVED.
19. ALL SITE APPURTENANCES SHOWN BLACK ARE EXISTING TO BE REMOVED

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

1" = 40'

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022.	02/28/2023	CMH
B			

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PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
ANTHONY A. CICCONE

KHA PROJECT	112154006
DATE	02/20/2026
SCALE	AS SHOWN
DRAWN BY	HMB
DESIGNED BY	HMB
CHECKED BY	JEO

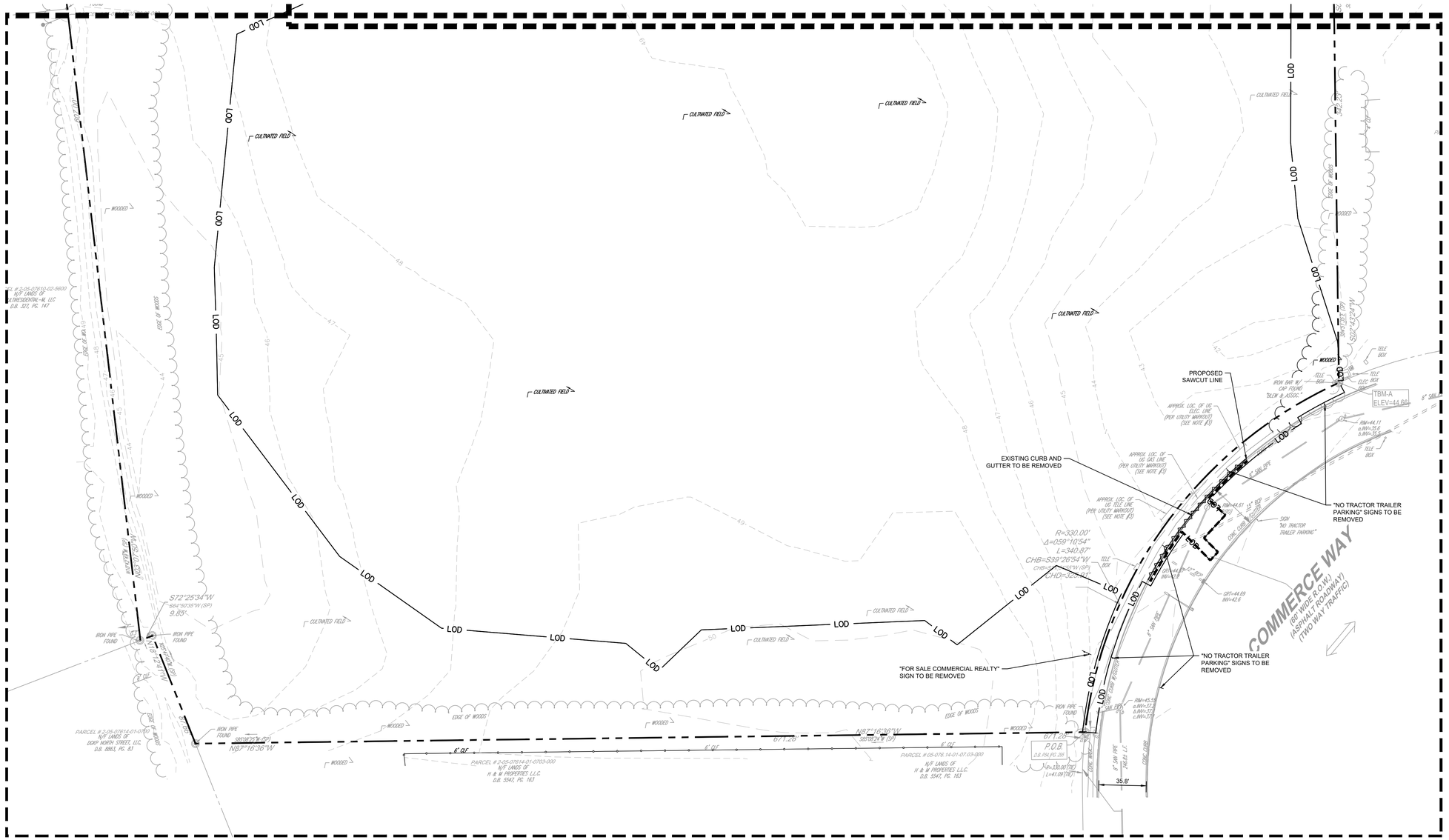
DEMOLITION PLAN A

Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE

KENT COUNTY DE
CITY OF DOVER

SHEET NUMBER
C-101



LEGEND

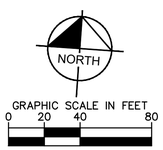
PROPERTY LINE	
EXISTING WATER	W
EXISTING SANITARY SEWER	SS
EXISTING STORM SEWER	
EXISTING ELECTRIC LINE	OH
EXISTING GAS LINE	G
EXISTING CHAIN LINK FENCE	
CHAIN LINK FENCE TO BE DEMOLISHED	
PROP. SAW CUT LINE	
LIMITS OF DISTURBANCE	LOD

LEGEND

W
SS
OH
G
LOD LOD

DEMOLITION NOTES

1. UNLESS OTHERWISE NOTED ON THE PLANS, ALL EXISTING UTILITIES, SIGNAGE, LANDSCAPING, AND APPURTENANCES IN THE RIGHT OF WAY ARE TO REMAIN.
2. THESE PLANS WERE PREPARED UTILIZING INFORMATION FOUND IN THE FOLLOWING DOCUMENTS: ALTA/NSPS LAND TITLE SURVEY PREPARED BY CONTROL POINT ASSOCIATES, DATED 03/15/2022
3. CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION AND RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
5. CONTRACTOR AND DEVELOPER TO COORDINATE ALL IMPACTS TO ADJACENT PROPERTIES DURING DEMO AND CONSTRUCTION ACTIVITIES INCLUDING NORTHERN PROPERTY LINE CONSTRUCTABILITY.
6. ANY STREET SIGNS DAMAGED OR TEMPORARILY REMOVED DURING CONSTRUCTION ARE TO BE REPLACED IN KIND OR PER COUNTY, TOWNSHIP, AND MUTCD STANDARDS.
7. REMOVE VEGETATION, GRASS, & ROOTMAT IN AREAS TO RECEIVE NEW ASPHALT, CONCRETE PAVEMENTS AND WITHIN 10 FEET OF THE BUILDING FOOTPRINT
8. ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.
9. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY UNFORESEEN OR ADVERSE CONDITIONS DISCOVERED DURING DEMOLITION OPERATIONS.
10. CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL NOT DESIGNATED FOR REMOVAL OR RELOCATION FROM DAMAGE DURING CONSTRUCTION.
11. CONTRACTOR SHALL KEEP ALL SURROUNDING PUBLIC ROADWAYS AND DRAINAGE SYSTEMS FREE FROM DIRT, MUD, AND CONSTRUCTION DEBRIS AT ALL TIMES.
12. CONTRACTOR STAGING AREAS SHALL BE LIMITED TO THE PROPERTY BOUNDARY.
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NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
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1	REVISED PER PC MEMOS DATED 11/2022.	02/28/2023	CAM
			B

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PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
ANDREW A. CRAWFORD

KHA PROJECT
112154006

DATE
02/20/2026

SCALE	AS SHOWN
DRAWN BY	HMB
DESIGNED BY	HMB
CHECKED BY	JEO

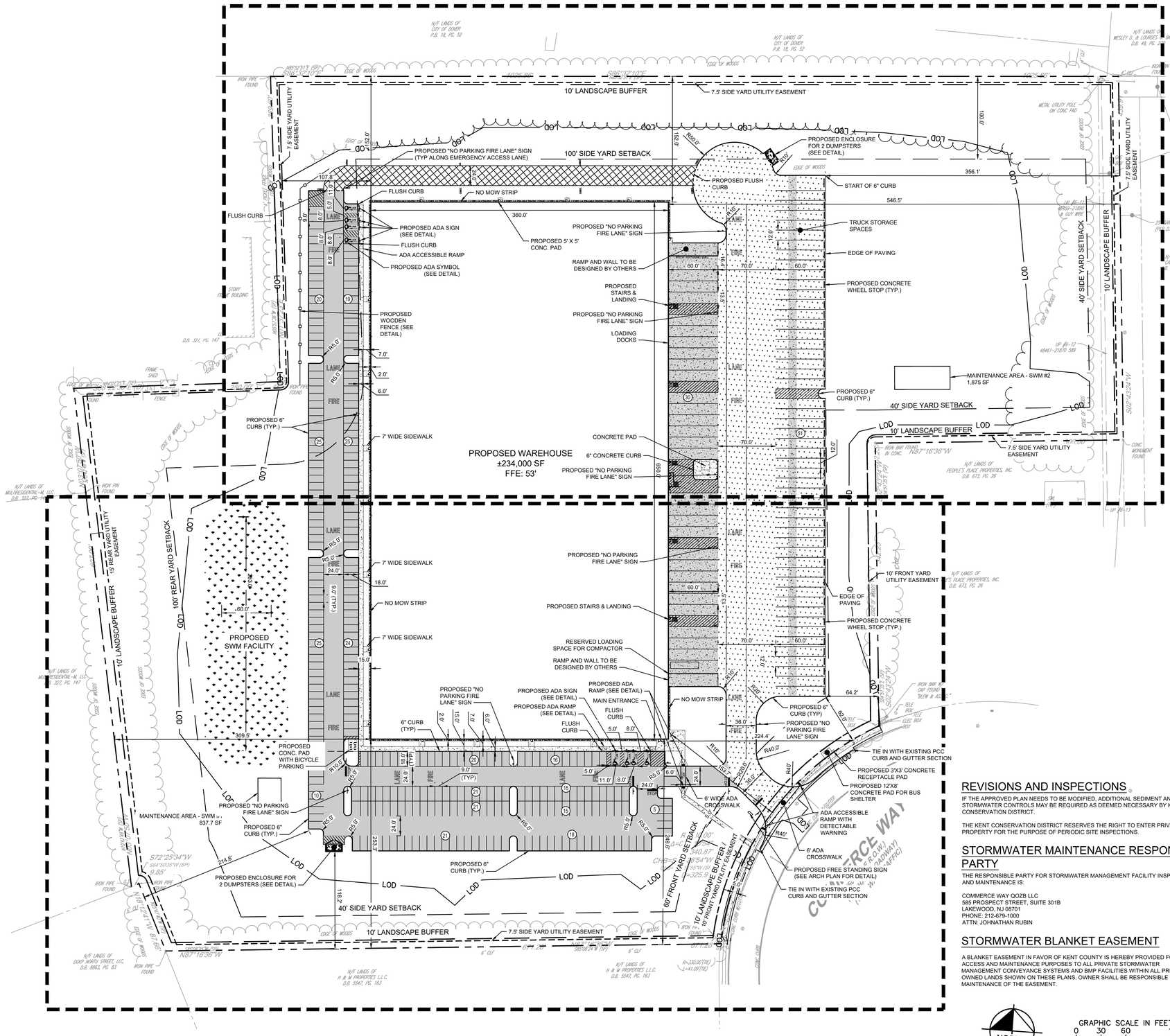
DEMOLITION PLAN B

Know what's below. Call before you dig.
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DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

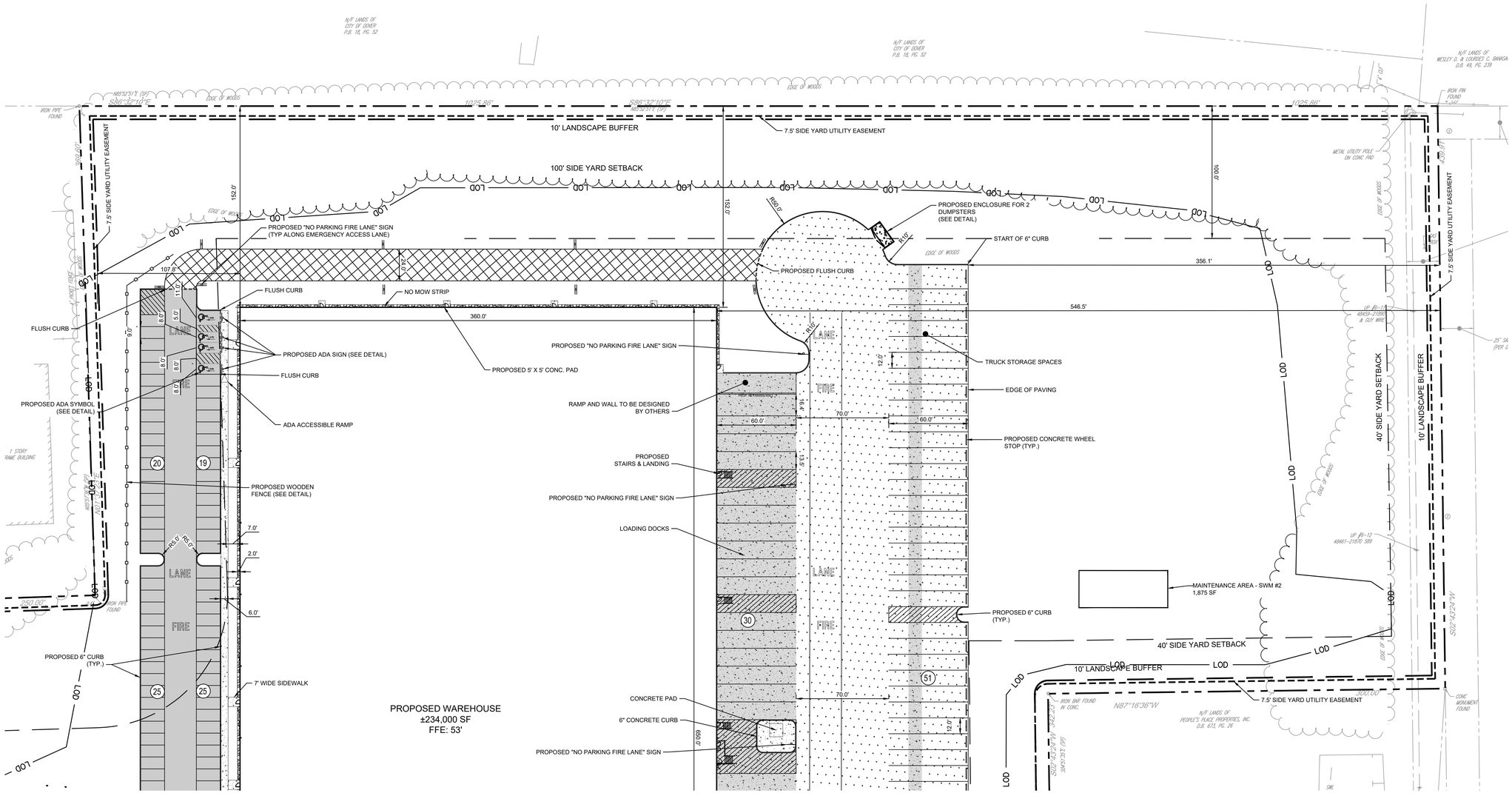
SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE

CITY OF DOVER — KENT COUNTY — DE

SHEET NUMBER
C-102


PROPOSED WAREHOUSE
±234,000 SF
FFE: 53'
PROPOSED SWM FACILITY
10' LANDSCAPE BUFFER
7.5' SIDE YARD UTILITY EASEMENT
100' SIDE YARD SETBACK
40' SIDE YARD SETBACK
10' LANDSCAPE BUFFER
100' REAR YARD SETBACK
15' REAR YARD UTILITY EASEMENT
60' FRONT YARD SETBACK
10' FRONT YARD UTILITY EASEMENT
PROPOSED "NO PARKING FIRE LANE" SIGN (TYP ALONG EMERGENCY ACCESS LANE)
PROPOSED ENCLOSURE FOR 2 DUMPSTERS (SEE DETAIL)
PROPOSED FLUSH CURB
START OF 6" CURB
FLUSH CURB
NO MOW STRIP
PROPOSED ADA SIGN (SEE DETAIL)
FLUSH CURB
ADA ACCESSIBLE RAMP
PROPOSED ADA SYMBOL (SEE DETAIL)
PROPOSED 5' X 5' CONC. PAD
PROPOSED "NO PARKING FIRE LANE" SIGN
RAMP AND WALL TO BE DESIGNED BY OTHERS
TRUCK STORAGE SPACES
EDGE OF PAVING
PROPOSED CONCRETE WHEEL STOP (TYP.)
PROPOSED STAIRS & LANDING
PROPOSED "NO PARKING FIRE LANE" SIGN
LOADING DOCKS
PROPOSED WOODEN FENCE (SEE DETAIL)
MAINTENANCE AREA - SWM #2
1,875 SF
PROPOSED 6" CURB (TYP.)
7' WIDE SIDEWALK
CONCRETE PAD
6" CONCRETE CURB
PROPOSED "NO PARKING FIRE LANE" SIGN
PROPOSED "NO PARKING FIRE LANE" SIGN
NO MOW STRIP
PROPOSED STAIRS & LANDING
RESERVED LOADING SPACE FOR COMPACTOR
RAMP AND WALL TO BE DESIGNED BY OTHERS
PROPOSED ADA RAMP (SEE DETAIL)
PROPOSED ADA SIGN (SEE DETAIL)
PROPOSED ADA RAMP (SEE DETAIL)
MAIN ENTRANCE
FLUSH CURB
6" CURB (TYP)
PROPOSED "NO PARKING FIRE LANE" SIGN
PROPOSED CONC. PAD WITH BICYCLE PARKING
PROPOSED "NO PARKING FIRE LANE" SIGN
MAINTENANCE AREA - SWM #1
837.7 SF
PROPOSED 6" CURB (TYP.)
PROPOSED ENCLOSURE FOR 2 DUMPSTERS (SEE DETAIL)
PROPOSED 6" CURB (TYP.)
6' WIDE ADA CROSSWALK
ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING
6' ADA CROSSWALK
PROPOSED FREE STANDING SIGN (SEE ARCH PLAN FOR DETAIL)
TIE IN WITH EXISTING PCC CURB AND GUTTER SECTION
PROPOSED 3'X3' CONCRETE RECEPTACLE PAD
PROPOSED 12'X8' CONCRETE PAD FOR BUS SHELTER
TIE IN WITH EXISTING PCC CURB AND GUTTER SECTION
10' FRONT YARD UTILITY EASEMENT
EDGE OF PAVING
PROPOSED CONCRETE WHEEL STOP (TYP.)
PROPOSED 6" CURB (TYP.)
PROPOSED "NO PARKING FIRE LANE" SIGN

NOT FOR CONSTRUCTION



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK LINE
- LIMITS OF PROPOSED BASIN
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- SUBGRADE EMERGENCY ACCESS LANE

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

1" = 40'

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING UTILITY REVISIONS	02/20/2026	JEO
5		02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CMH
B			

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PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
JOSEPH E. OTTO
DELAWARE NO. 20911

KHA PROJECT	112154006
DATE	02/20/2026
SCALE	AS SHOWN
DRAWN BY	HMB
DESIGNED BY	HMB
CHECKED BY	JEO

SITE PLAN A

Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE

CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
C-201

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CMH
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
5	UTILITY REVISIONS	02/29/2024	AAC
6	CITY OF DOVER PLANNING	02/20/2026	JEO

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PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
ANDREW A. CRICHTON

KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

SITE PLAN B

Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE

CITY OF DOVER KENT COUNTY DE

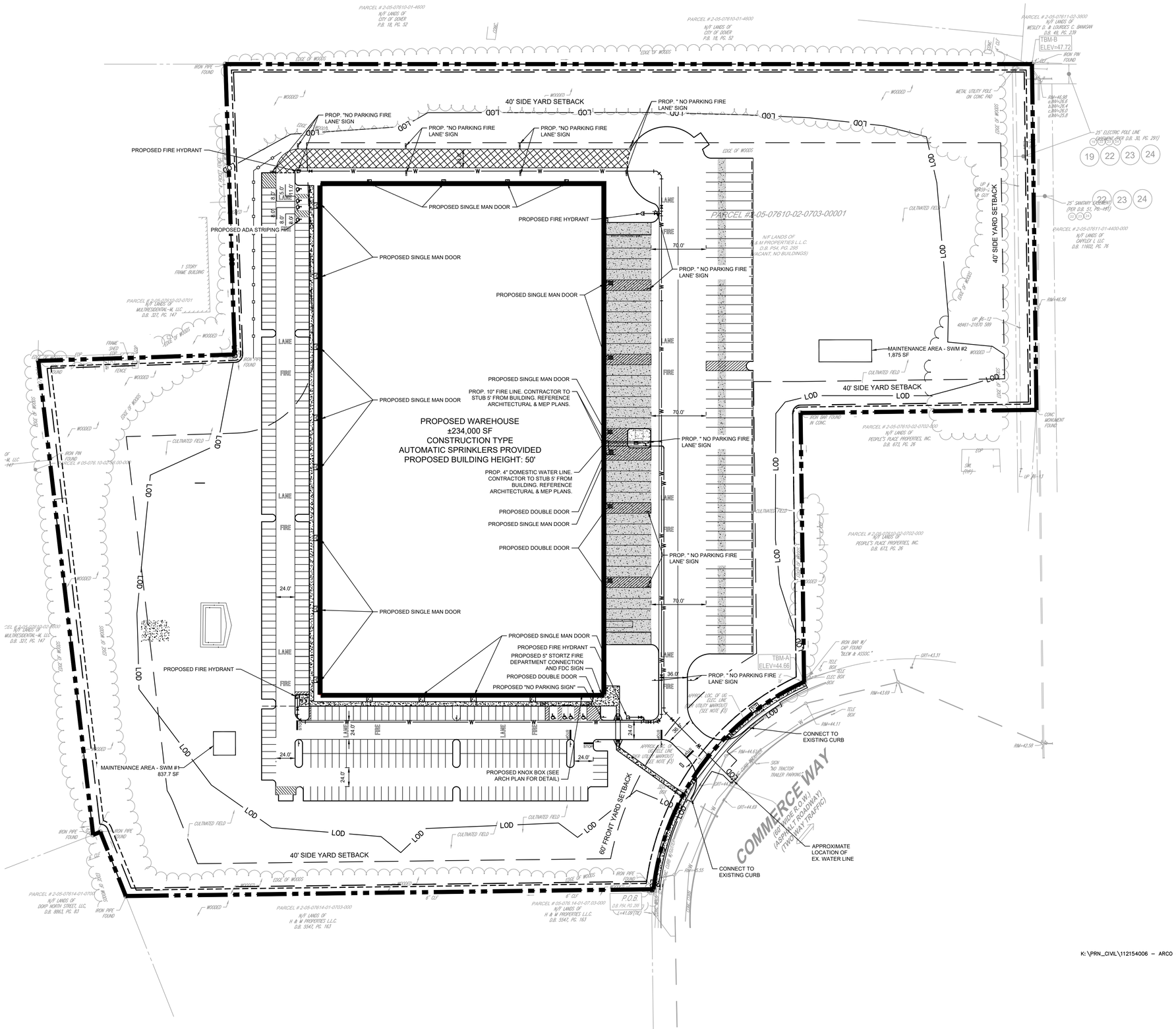
SHEET NUMBER
C-202

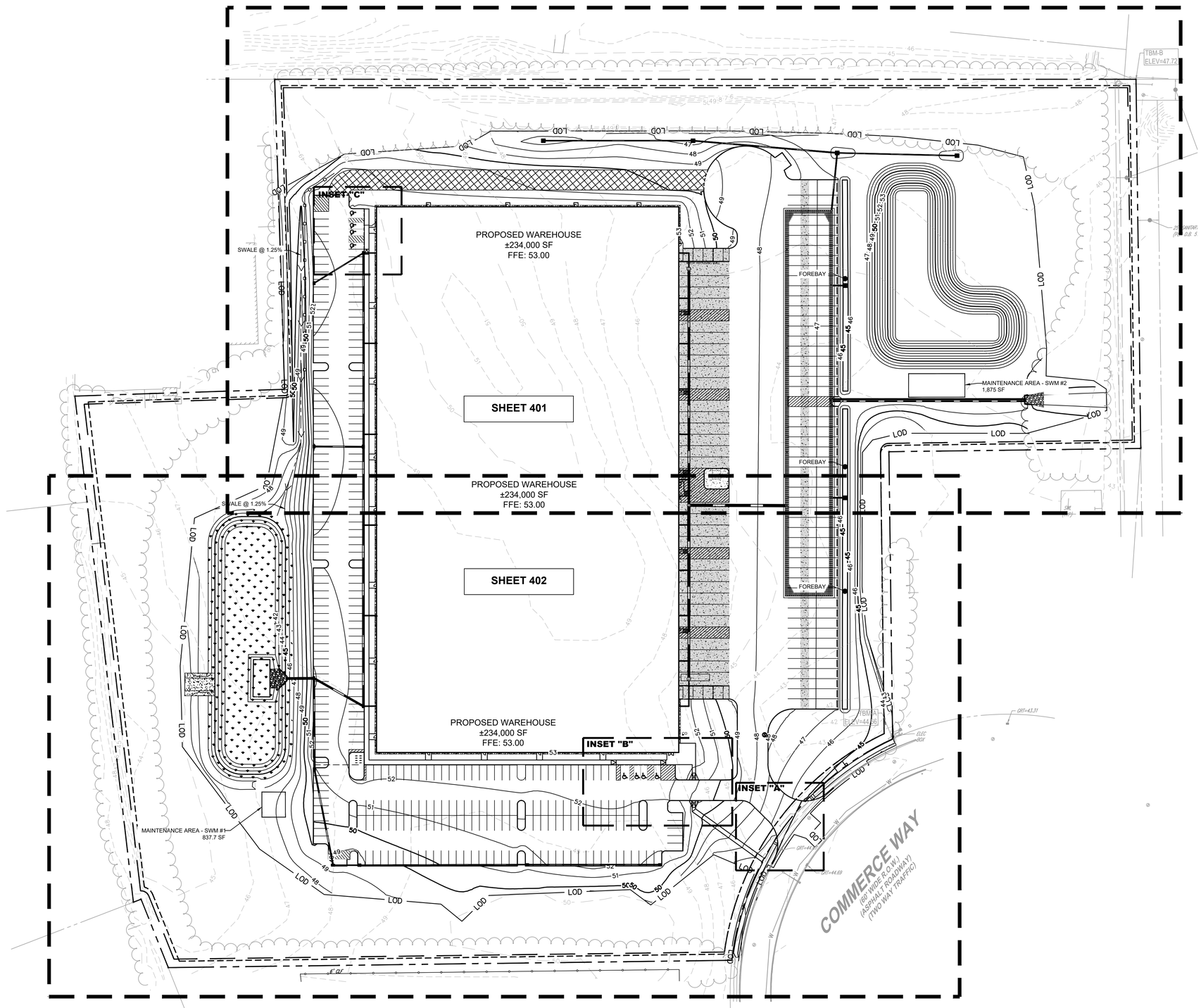
LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK LINE
- LIMITS OF PROPOSED BASIN
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- GRASSPAVE EMERGENCY ACCESS LANE

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'


PROPOSED WAREHOUSE
±234,000 SF
CONSTRUCTION TYPE
AUTOMATIC SPRINKLERS PROVIDED
PROPOSED BUILDING HEIGHT: 50'
40' SIDE YARD SETBACK
60' FRONT YARD SETBACK
PROPOSED FIRE HYDRANT
PROPOSED ADA STRIPING
PROPOSED SINGLE MAN DOOR
PROPOSED DOUBLE DOOR
PROPOSED KNOX BOX (SEE ARCH PLAN FOR DETAIL)
PROP. " NO PARKING FIRE LANE' SIGN
PROP. "NO PARKING FIRE LANE' SIGN
PROP. "NO PARKING SIGN"
PROP. 10" FIRE LINE. CONTRACTOR TO STUB 5' FROM BUILDING. REFERENCE ARCHITECTURAL & MEP PLANS.
PROP. 4" DOMESTIC WATER LINE. CONTRACTOR TO STUB 5' FROM BUILDING. REFERENCE ARCHITECTURAL & MEP PLANS.
PROPOSED 5" STORTZ FIRE DEPARTMENT CONNECTION AND FDC SIGN
MAINTENANCE AREA - SWM #1
837.7 SF
MAINTENANCE AREA - SWM #2
1,875 SF
CONNECT TO EXISTING CURB
APPROXIMATE LOCATION OF EX. WATER LINE
COMMERCE WAY
(65' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
FIRE LANE
LOD
P.O.B.
PARCEL # 2-05-07610-02-0703-00001
N/F LANDS OF H & M PROPERTIES L.L.C. D.B. P54, PG. 295 (VACANT, NO BUILDINGS)
PARCEL # 2-05-07610-01-4600
N/F LANDS OF CITY OF DOVER P.B. 18, PG. 52
PARCEL # 2-05-07610-02-0702-000
N/F LANDS OF PEOPLE'S PLACE PROPERTIES, INC. D.B. 673, PG. 26
PARCEL # 2-05-07611-02-3800
N/F LANDS OF WESLEY D. & LOURDES C. BAHASAN D.B. 49, PG. 239
PARCEL # 2-05-07611-01-4400-000
N/F LANDS OF CAPPLEY, L. LLC D.B. 11602, PG. 76
PARCEL # 2-05-07614-01-0700
N/F LANDS OF DOPP NORTH STREET, LLC, D.B. 5863, PG. 83
PARCEL # 2-05-07614-01-0703-000
N/F LANDS OF H & M PROPERTIES L.L.C. D.B. 5547, PG. 163
PARCEL # 05-070.14-01-07.03-000
N/F LANDS OF H & M PROPERTIES L.L.C. D.B. 5547, PG. 163
TBM-A ELEV=44.66
TBM-B ELEV=47.72
1 STORY FRAME BUILDING
25' ELECTRIC POLE LINE EASEMENT (PER D.B. 30, PG. 291)
25' SANITARY EASEMENT (PER D.B. 51, PG. 441)
IRON PIPE FOUND
IRON PIN FOUND
CONC. MONUMENT FOUND
IRON BAR W/ CAP FOUND "BLEW & ASSOC."
METAL UTILITY POLE ON CONC PAD
WOODED
CULTIVATED FIELD
EDGE OF WOODS
FRAME SHED
FENCE
SIGN "NO TRACTOR TRAILER PARKING"
TELE BOX
ELEC BOX
UP #6-12 48461-21870 589
UP #6-11
UP #6-13
UP #6-14
UP #6-15
UP #6-16
UP #6-17
UP #6-18
UP #6-19
UP #6-20
UP #6-21
UP #6-22
UP #6-23
UP #6-24
UP #6-25
UP #6-26
UP #6-27
UP #6-28
UP #6-29
UP #6-30
UP #6-31
UP #6-32
UP



GRAPHIC SCALE IN FEET
0 30 60 120
1" = 60'

NORTH

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN STATE AND TOWN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR STATE SPECIFICATIONS AND STANDARDS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SEEDED.
3. TRAFFIC CONTROL ON ALL RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
17. UNLESS OTHERWISE NOTED, THE EXISTING DRAINAGE SYSTEM WILL REMAIN IN PLACE AND WILL PROVIDE DRAINAGE COLLECTION AND CONVEYANCE PER EXISTING CONDITIONS.
18. ELEVATIONS SHOWN AT FACE OF CURB INDICATE A BACK OF CURB 6" OR HIGHER.
19. ALL SPOT SHOTS SHOWN AT THE PROPOSED CURB LINE ARE TO FACE OF CURB AND CONTRACTOR IS TO ADD 6" TO ELEVATION SHOWN FOR BACK OF CURB UNLESS OTHERWISE SPECIFIED ON PLAN.
20. GC TO DETERMINE FINAL DESIGN INVERTS OF ROOF LEADERS AT THE TIME OF BUILDING CONSTRUCTION. INVERTS PROVIDED FOR ROOF LEADERS ARE FOR PRELIMINARY DESIGN PURPOSES ONLY.

LEGEND

PROPERTY LINE	
EXISTING WATER	W
EXISTING SANITARY SEWER	SS
EXISTING STORM SEWER	SD
EXISTING ELECTRIC LINE	
EXISTING GAS LINE	GAS GAS
EXISTING UTILITY POLE	
PROPOSED WATER	W
PROPOSED SANITARY SEWER	SS
PROPOSED STORM SEWER	
PROPOSED ELECTRIC LINE	E E
PROPOSED FIBER OPTIC LINE	
PROPOSED GAS LINE	GAS GAS
PROPOSED GATE VALVE, TEE, BEND, & HYDRANT	
PROPOSED SANITARY MANHOLE, & CLEANOUT	S
PROPOSED PAD MOUNTED ELECTRICAL TRANSFORMER PER JCP&L STANDARDS	T
PROPOSED STORM STRUCTURES	D
SPOT ELEVATION - MATCH EXISTING	XX.XX ME
SPOT ELEVATION - TOP OF WALL	XX.XX TW
SPOT ELEVATION - BOTTOM OF WALL	XX.XX BW
SPOT ELEVATION - PAVEMENT	XX.XX
SPOT ELEVATION - FACE OF CURB	XX.XX FC

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING UTILITY REVISIONS	02/20/2026	JEO
5		02/09/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CMM
			B

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PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
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PROFESSIONAL ENGINEER
DELAWARE

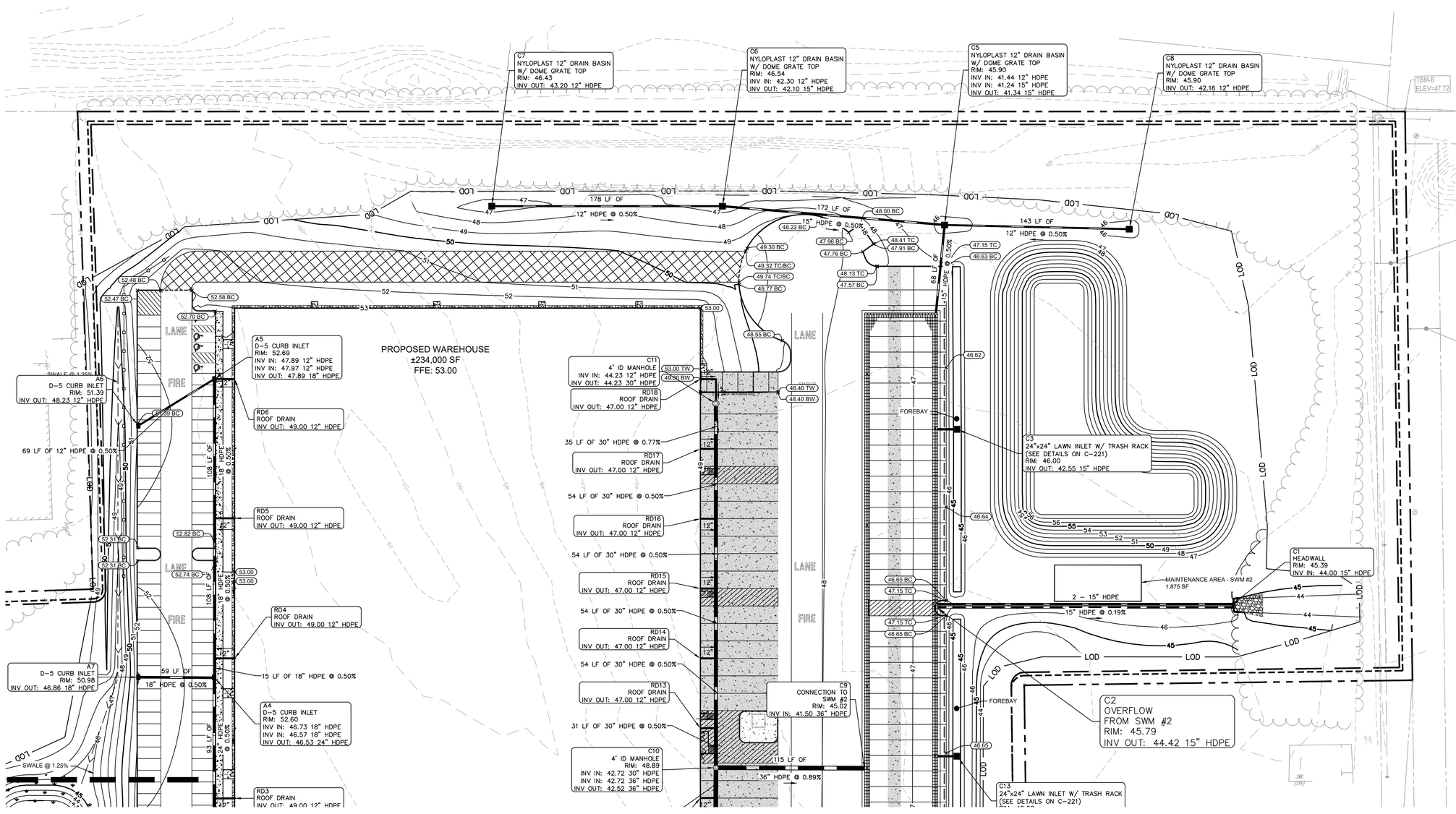
KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

OVERALL GRADING & DRAINAGE PLAN

811 Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER, KENT COUNTY, DE

SHEET NUMBER
C-400



NOT FOR CONSTRUCTION

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'

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PHONE: 267-687-0150
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PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA

KHA PROJECT 112154006
DATE 02/20/2026
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DESIGNED BY HMB
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GRADING & DRAINAGE PLAN A

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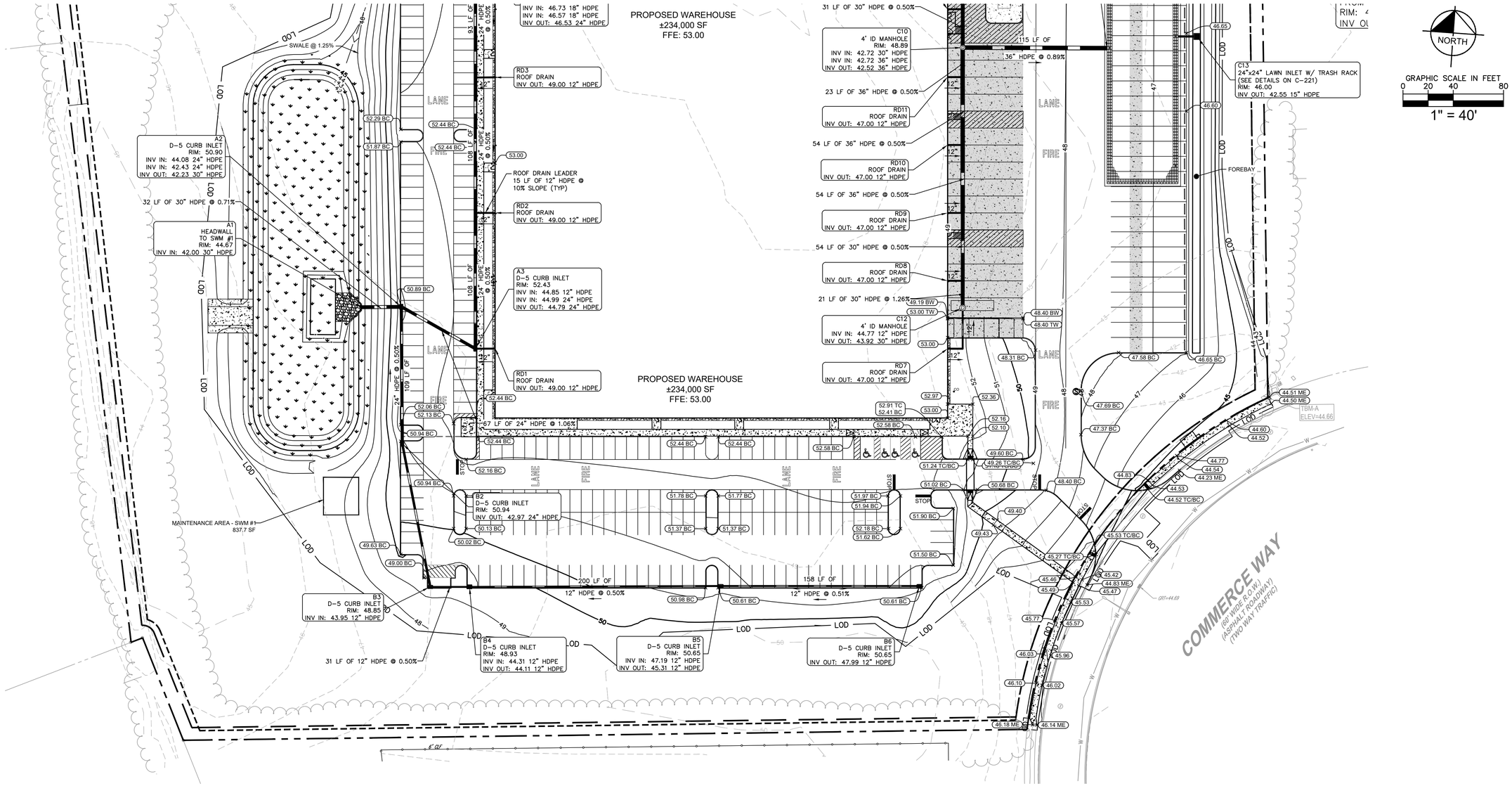
SHEET NUMBER
C-401

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN STATE AND TOWN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR STATE SPECIFICATIONS AND STANDARDS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SEEDED.
3. TRAFFIC CONTROL ON ALL RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
17. UNLESS OTHERWISE NOTED, THE EXISTING DRAINAGE SYSTEM WILL REMAIN IN PLACE AND WILL PROVIDE DRAINAGE COLLECTION AND CONVEYANCE PER EXISTING CONDITIONS.
18. ELEVATIONS SHOWN AT FACE OF CURB INDICATE A BACK OF CURB 6" OR HIGHER.
19. ALL SPOT SHOTS SHOWN AT THE PROPOSED CURB LINE ARE TO FACE OF CURB AND CONTRACTOR IS TO ADD 6" TO ELEVATION SHOWN FOR BACK OF CURB UNLESS OTHERWISE SPECIFIED ON PLAN.
20. GC TO DETERMINE FINAL DESIGN INVERTS OF ROOF LEADERS AT THE TIME OF BUILDING CONSTRUCTION. INVERTS PROVIDED FOR ROOF LEADERS ARE FOR PRELIMINARY DESIGN PURPOSES ONLY.

LEGEND

PROPERTY LINE		XX.XX ME	SPOT ELEVATION - MATCH EXISTING
EXISTING WATER	W	XX.XX TW	SPOT ELEVATION - TOP OF WALL
EXISTING SANITARY SEWER	SS	XX.XX BW	SPOT ELEVATION - BOTTOM OF WALL
EXISTING STORM SEWER	SD	XX.XX	SPOT ELEVATION - PAVEMENT
EXISTING ELECTRIC LINE		XX.XX FC	SPOT ELEVATION - FACE OF CURB
EXISTING GAS LINE	GAS GAS		
EXISTING UTILITY POLE			
PROPOSED WATER	W		
PROPOSED SANITARY SEWER	SS		
PROPOSED STORM SEWER			
PROPOSED ELECTRIC LINE	E E		
PROPOSED FIBER OPTIC LINE			
PROPOSED GAS LINE	GAS GAS		
PROPOSED GATE VALVE, TEE, BEND, & HYDRANT			
PROPOSED SANITARY MANHOLE, & CLEANOUT	S		
PROPOSED PAD MOUNTED ELECTRICAL TRANSFORMER PER JCP&L STANDARDS	T		
PROPOSED STORM STRUCTURES	D		



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PROFESSIONAL ENGINEER
ALEXANDER C. CHESTER
DELAWARE NO. 20211

KHA PROJECT
112154006

DATE
02/20/2026

SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

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LEGEND

PROPERTY LINE	
EXISTING WATER	W
EXISTING SANITARY SEWER	SS
EXISTING STORM SEWER	SD
EXISTING ELECTRIC LINE	
EXISTING GAS LINE	GAS GAS
EXISTING UTILITY POLE	
PROPOSED WATER	W
PROPOSED SANITARY SEWER	SS
PROPOSED STORM SEWER	
PROPOSED ELECTRIC LINE	E E
PROPOSED FIBER OPTIC LINE	
PROPOSED GAS LINE	GAS GAS
PROPOSED GATE VALVE, TEE, BEND, & HYDRANT	
PROPOSED SANITARY MANHOLE, & CLEANOUT	
PROPOSED PAD MOUNTED ELECTRICAL TRANSFORMER PER JCP&L STANDARDS	
PROPOSED STORM STRUCTURES	

XX.XX ME	SPOT ELEVATION - MATCH EXISTING
XX.XX TW	SPOT ELEVATION - TOP OF WALL
XX.XX BW	SPOT ELEVATION - BOTTOM OF WALL
XX.XX	SPOT ELEVATION - PAVEMENT
XX.XX FC	SPOT ELEVATION - FACE OF CURB

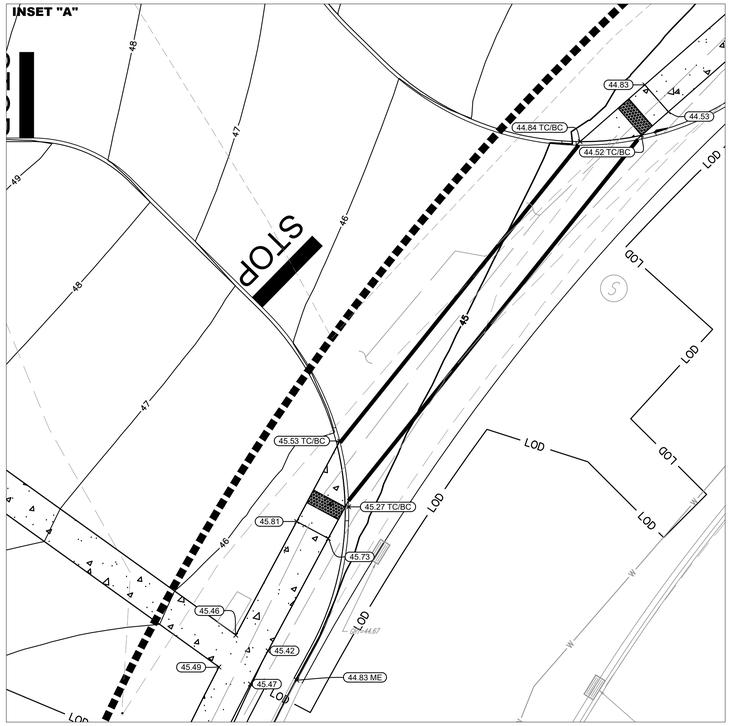
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FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE

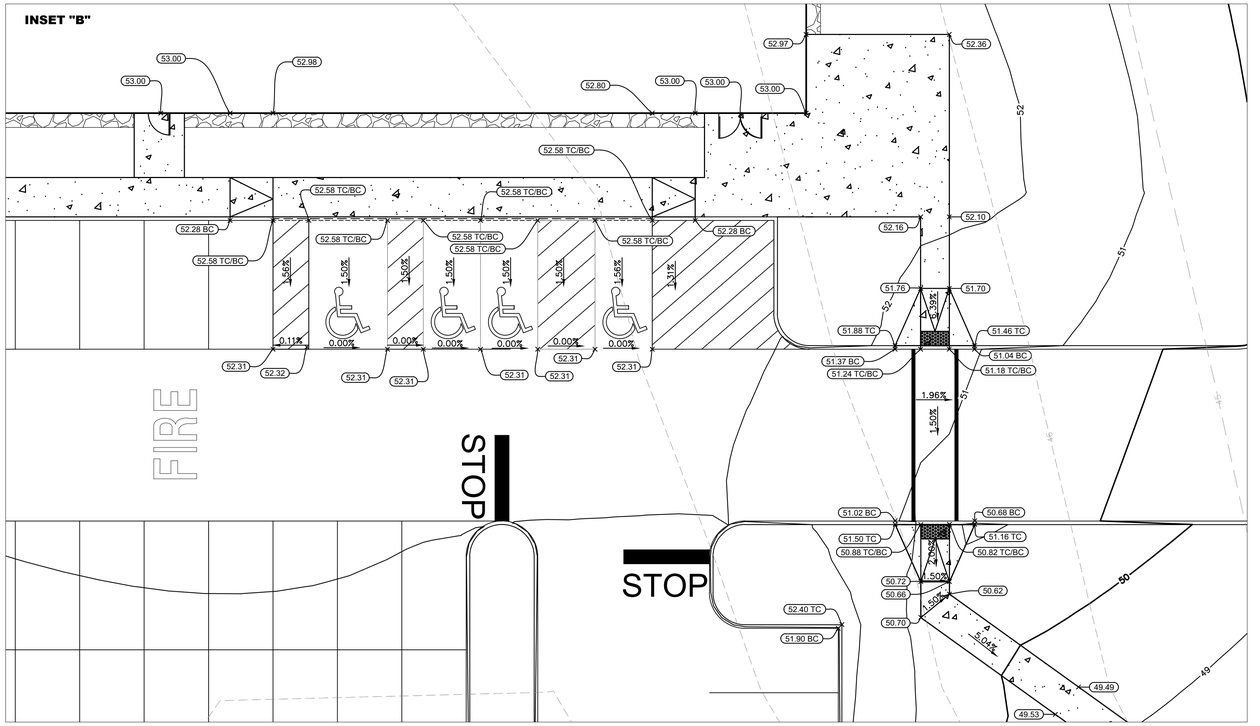
CITY OF DOVER — KENT COUNTY — DE

SHEET NUMBER
C-402

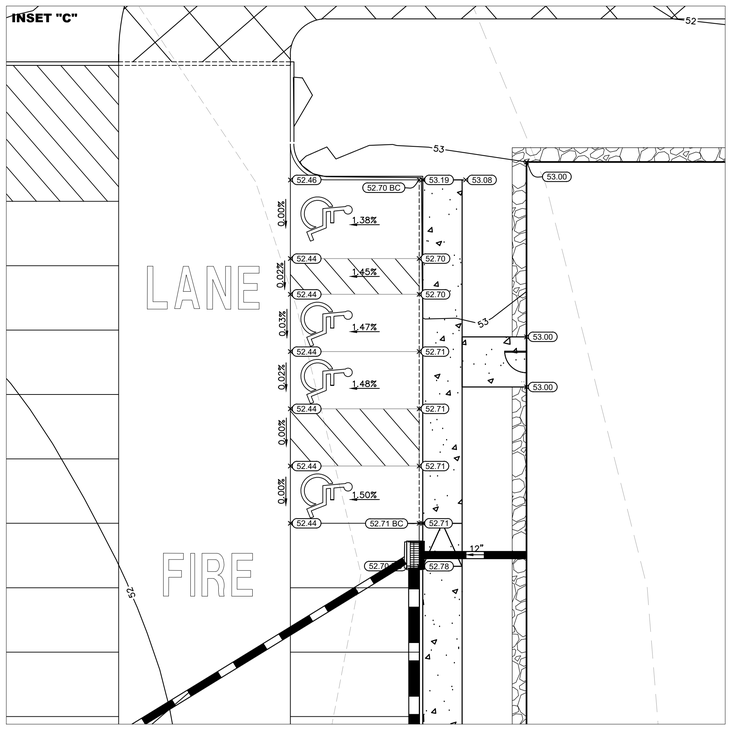
GRADING & DRAINAGE PLAN B



INSET "A" - SIDEWALK
TO COMMERCE WAY



INSET "B" - CROSSWALK
AND ADA RAMPS



INSET "C" - NORTH
ADA PARKING SPACES

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20
1" = 10'

NOT FOR CONSTRUCTION

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PROFESSIONAL ENGINEER
ALEXANDRIA C. HOWARD

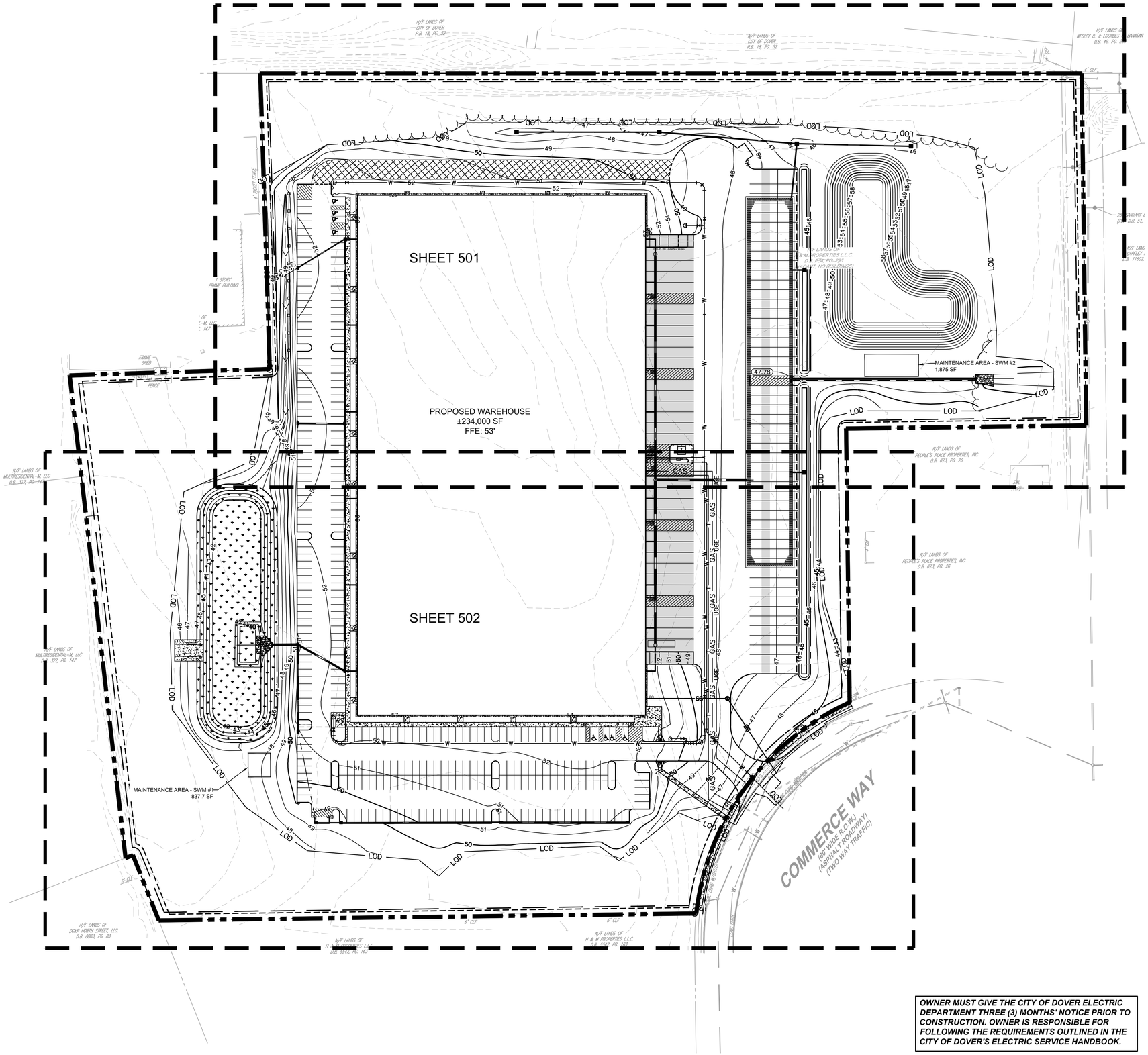
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ADA ENLARGEMENTS

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FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
C-403



UTILITY NOTES

1. CONTRACTOR SHALL COORDINATE ALL NEW AND RELOCATED UTILITY SERVICES WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
2. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.
3. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
4. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
5. FOR PROPOSED SANITARY SEWER PIPE THE CONTRACTOR SHALL REFERENCE PIPING MATERIALS SHOWN ON LATERAL DETAILS.
6. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 42" COVER ON ALL SANITARY SEWER LINES, UNLESS OTHERWISE NOTED.
7. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.
8. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
9. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL SPECIFICATIONS FROM THE APPROPRIATE JURISDICTIONAL ENTITY FOR THE INSTALLATION OF ALL UTILITIES.
11. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS REQUIRED BY THE CITY AND UTILITY COMPANIES AND AUTHORITIES.
13. THE CONTRACTOR SHALL VERIFY ALL WATERLINE SIZES PRIOR TO PURCHASE AND INSTALLATION.
14. COORDINATE WITH CITY OF DOVER ELECTRICAL DEPARTMENT FOR PROPOSED ELECTRIC CONNECTION.
15. CONTRACTOR TO CALL FOR INSPECTION WHEN EXISTING SEWER IS BEING TAPPED INTO PROPOSED LINE AND DURING WATER MAIN INSTALLATION AND TESTING.
16. NO WATER PIPES SHALL HAVE A SLOPE LESS THAN 0.5%
17. DUCTILE IRON PIPE AND FITTING SHALL BE WRAPPED WITH POLYETHYLENE ENCASEMENT CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C105 / A21.5.
18. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 410" COVER ON ALL WATERLINES, UNLESS OTHERWISE NOTED.
19. SIZE AND LOCATION OF ALL UTILITY CONNECTIONS TO BUILDING AS PROVIDED BY THE ARCHITECT OF RECORD.
20. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH JACKSON TOWNSHIP WATER SYSTEM STANDARDS. THE TOWNSHIP'S STANDARD CONSTRUCTION DETAILS SHALL GOVERN IN CASE OF ANY DISCREPANCIES.
21. ALL NECESSARY INSPECTION AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
22. OWNER MUST GIVE THE CITY OF DOVER ELECTRIC DEPARTMENT THREE (3) MONTHS' NOTICE PRIOR TO CONSTRUCTION. OWNER IS RESPONSIBLE FOR FOLLOWING THE REQUIREMENTS OUTLINED IN THE CITY OF DOVER'S ELECTRIC SERVICE HANDBOOK.
23. HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT.
24. 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.
25. 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.
26. THE PROPOSED WATER METER MUST BE INSTALLED IN A PIT PER CITY OF DOVER REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS. A DUAL CHECK VALVE IS REQUIRED DOWNSTREAM OF THE METER.
27. 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.
28. 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.
29. ALL EXISTING UTILITIES SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH CURRENT CITY OF DOVER REQUIREMENTS AND PRACTICES.
30. 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.
31. 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.
32. ALL FIRE DEPARTMENT CONNECTIONS (STANDPIPE AND SPRINKLER) SHALL HAVE A MINIMUM 12" X 110" 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).
33. WATER METER SHALL BE SIZED AT TIME OF BUILDING PERMIT REVIEW AND SUBMISSION.

LEGEND

PROPERTY LINE	
EXISTING WATER	W
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING ELECTRIC LINE	E E
EXISTING GAS LINE	GAS GAS
EXISTING UTILITY POLE	
PROPOSED WATER	W
PROPOSED SANITARY SEWER	SS
PROPOSED STORM SEWER	
PROPOSED ELECTRIC LINE	E E
PROPOSED FIBER OPTIC LINE	T
PROPOSED GAS LINE	GAS GAS
PROPOSED GATE VALVE, TEE, BEND, & HYDRANT	
PROPOSED SANITARY MANHOLE, & CLEANOUT	
PROPOSED PAD MOUNTED ELECTRICAL TRANSFORMER PER JCP&L STANDARDS	
PROPOSED STORM STRUCTURES	

OWNER MUST GIVE THE CITY OF DOVER ELECTRIC DEPARTMENT THREE (3) MONTHS' NOTICE PRIOR TO CONSTRUCTION. OWNER IS RESPONSIBLE FOR FOLLOWING THE REQUIREMENTS OUTLINED IN THE CITY OF DOVER'S ELECTRIC SERVICE HANDBOOK.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120
1" = 60'

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022.	02/28/2023	CMM
No.	REVISIONS	DATE	B

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PROFESSIONAL ENGINEER
ANTHONY A. CASTELLI

KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

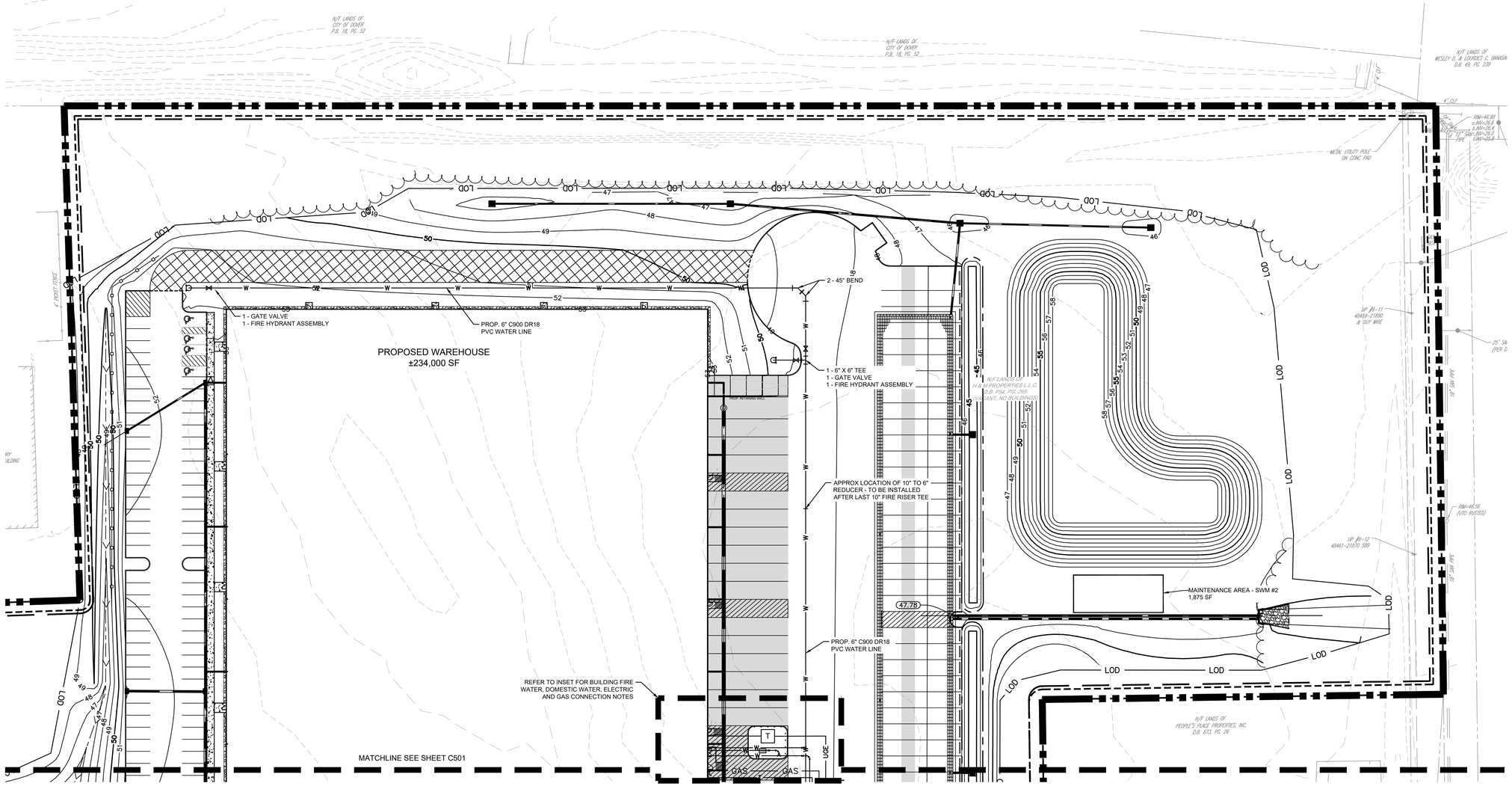
OVERALL UTILITY PLAN

Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
C-500

NOT FOR CONSTRUCTION

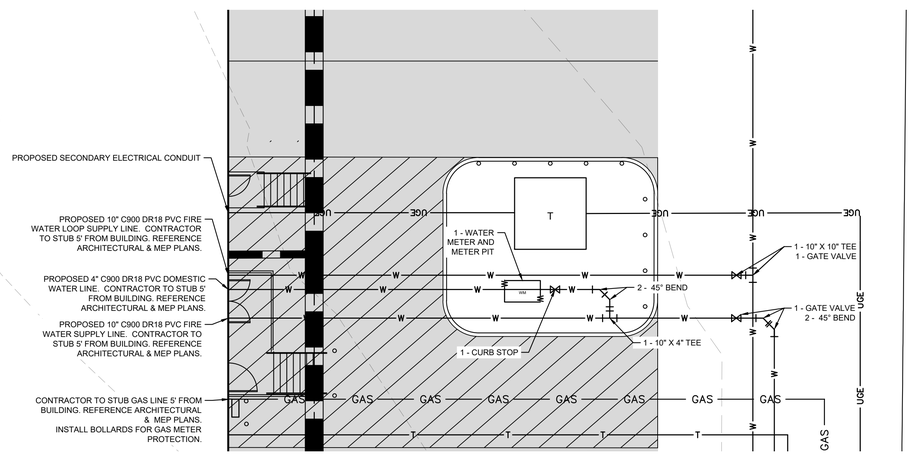


UTILITY NOTES

1. CONTRACTOR SHALL COORDINATE ALL NEW AND RELOCATED UTILITY SERVICES WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
2. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.
3. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
4. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
5. FOR PROPOSED SANITARY SEWER PIPE THE CONTRACTOR SHALL REFERENCE PIPING MATERIALS SHOWN ON LATERAL DETAILS.
6. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 42" COVER ON ALL SANITARY SEWER LINES, UNLESS OTHERWISE NOTED.
7. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.
8. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
9. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL SPECIFICATIONS FROM THE APPROPRIATE JURISDICTIONAL ENTITY FOR THE INSTALLATION OF ALL UTILITIES.
11. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS REQUIRED BY THE CITY AND UTILITY COMPANIES AND AUTHORITIES.
13. THE CONTRACTOR SHALL VERIFY ALL WATERLINE SIZES PRIOR TO PURCHASE AND INSTALLATION.
14. COORDINATE WITH CITY OF DOVER ELECTRICAL DEPARTMENT FOR PROPOSED ELECTRIC CONNECTION.
15. CONTRACTOR TO CALL FOR INSPECTION WHEN EXISTING SEWER IS BEING TAPPED INTO PROPOSED LINE AND DURING WATER MAIN INSTALLATION AND TESTING.
16. NO WATER PIPES SHALL HAVE A SLOPE LESS THAN 0.5%
17. DUCTILE IRON PIPE AND FITTING SHALL BE WRAPPED WITH POLYETHYLENE ENCASEMENT CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C105 / A21.5.
18. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 410" COVER ON ALL WATERLINES, UNLESS OTHERWISE NOTED.
19. SIZE AND LOCATION OF ALL UTILITY CONNECTIONS TO BUILDING AS PROVIDED BY THE ARCHITECT OF RECORD.
20. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH JACKSON TOWNSHIP WATER SYSTEM STANDARDS.THE TOWNSHIP'S STANDARD CONSTRUCTION DETAILS SHALL GOVERN IN CASE OF ANY DISCREPANCIES.
21. ALL NECESSARY INSPECTION AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

LEGEND

- PROPERTY LINE
- EXISTING WATER (W)
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE (E)
- EXISTING GAS LINE (GAS)
- EXISTING UTILITY POLE
- PROPOSED WATER (W)
- PROPOSED SANITARY SEWER (SS)
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC LINE (E)
- PROPOSED FIBER OPTIC LINE (T)
- PROPOSED GAS LINE (GAS)
- PROPOSED GATE VALVE, TEE, BEND, & HYDRANT
- PROPOSED SANITARY MANHOLE, & CLEANOUT
- PROPOSED PAD MOUNTED ELECTRICAL TRANSFORMER PER JCP&L STANDARDS
- PROPOSED STORM STRUCTURES (D)



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING	02/20/2026	JEO
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1	REVISED PER PC MEMOS DATED 11/2022.	02/28/2023	CMM
			B

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PHONE: 267-687-0150
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PROFESSIONAL ENGINEER
ALEXANDRIA A. CHRISTIANSEN

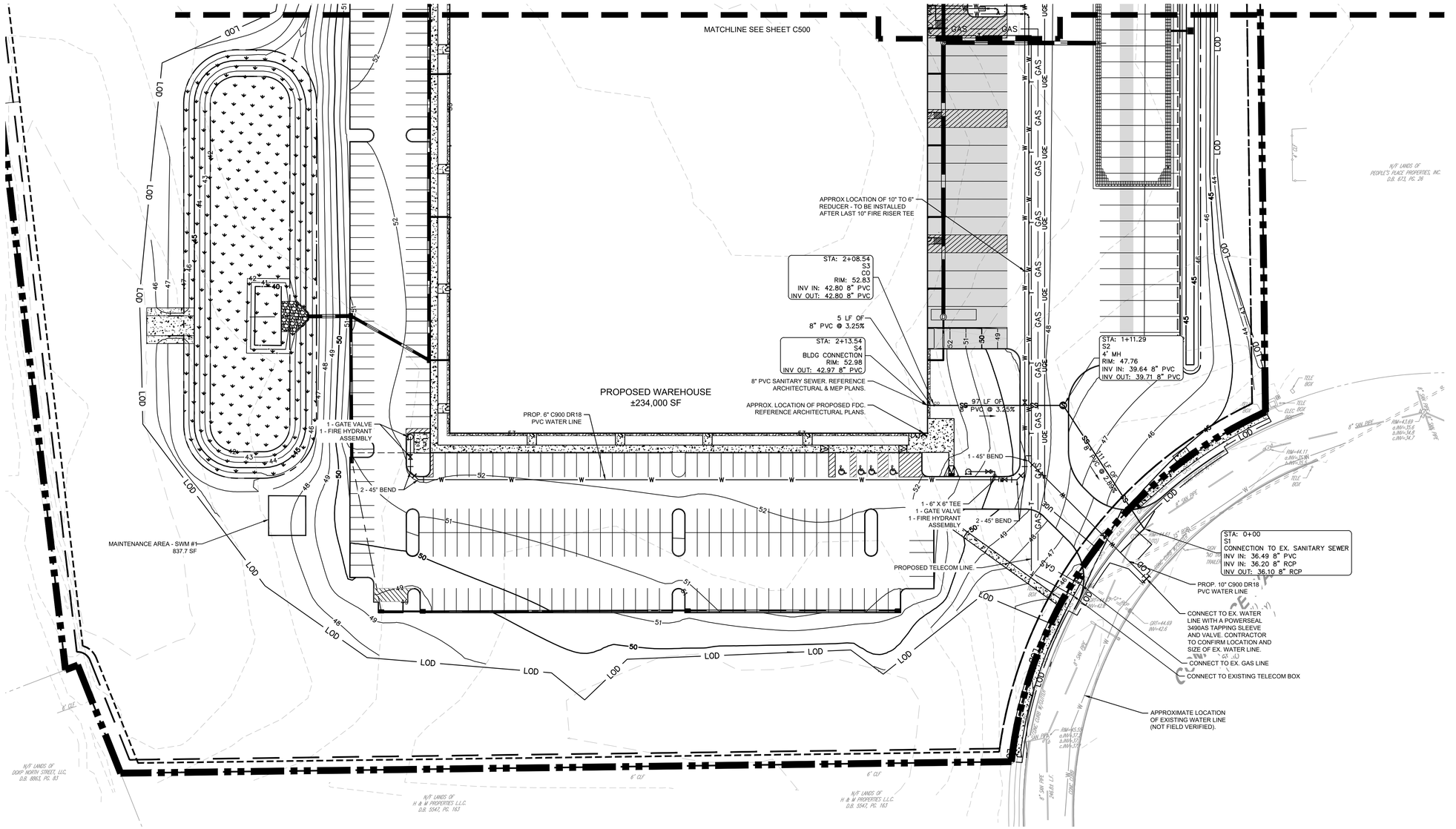
KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

UTILITY PLAN A

811
Know what's below.
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DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
C-501



UTILITY NOTES

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LEGEND

PROPERTY LINE	
EXISTING WATER	W
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING ELECTRIC LINE	E E
EXISTING GAS LINE	GAS GAS
EXISTING UTILITY POLE	
PROPOSED WATER	W
PROPOSED SANITARY SEWER	SS
PROPOSED STORM SEWER	
PROPOSED ELECTRIC LINE	E E
PROPOSED FIBER OPTIC LINE	T
PROPOSED GAS LINE	GAS GAS
PROPOSED GATE VALVE, TEE, BEND, & HYDRANT	
PROPOSED SANITARY MANHOLE, & CLEANOUT	
PROPOSED PAD MOUNTED ELECTRICAL TRANSFORMER PER JCP&L STANDARDS	
PROPOSED STORM STRUCTURES	

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING	02/20/2026	JEO
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1	REVISED PER PC MEMOS DATED 11/2022.	02/28/2023	CMM
B			

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PROFESSIONAL ENGINEER
ALEXANDRIA A. CLARK

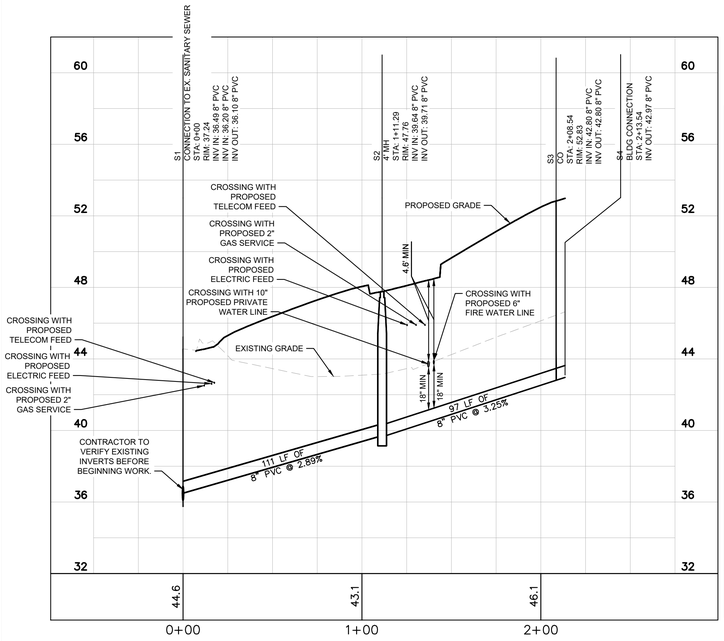
KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

UTILITY PLAN B

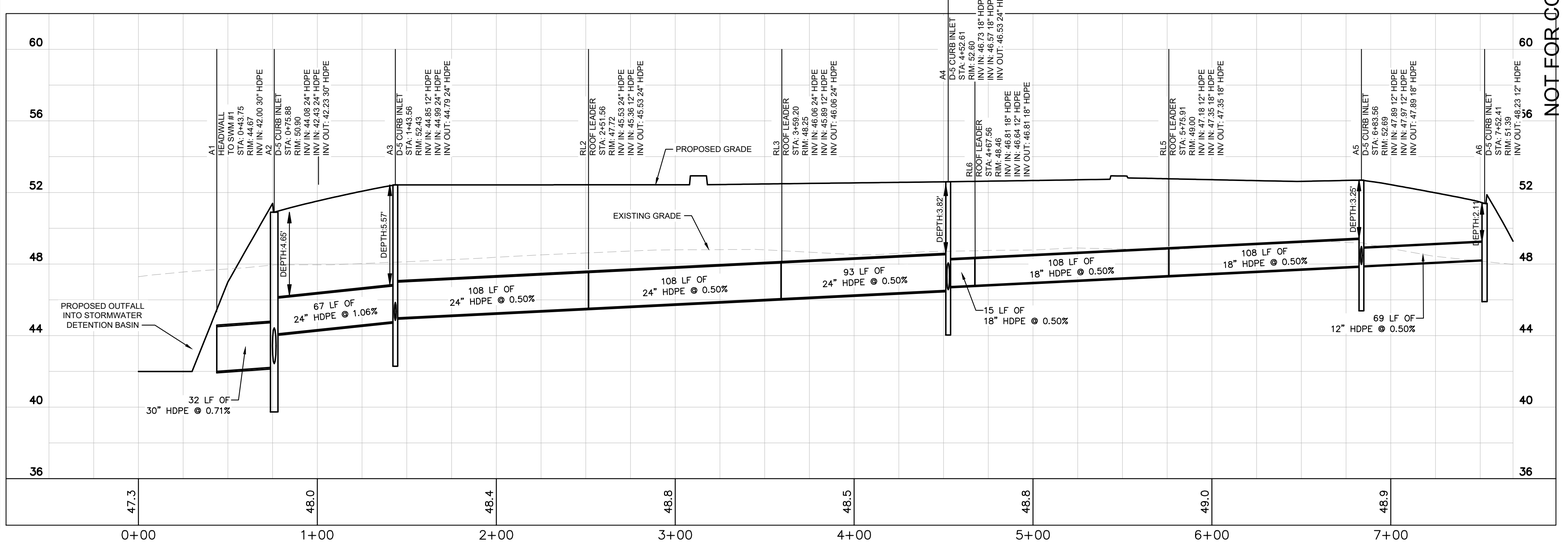
811 Know what's below. Call before you dig.
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DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER KENT COUNTY DE

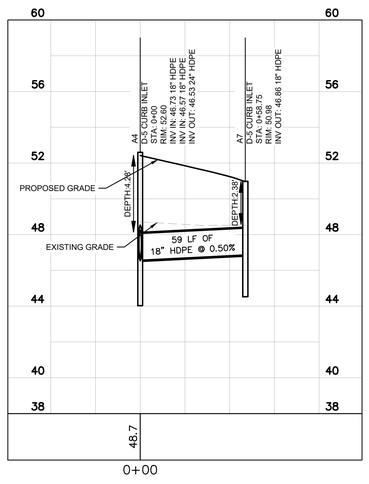
SHEET NUMBER
C-502



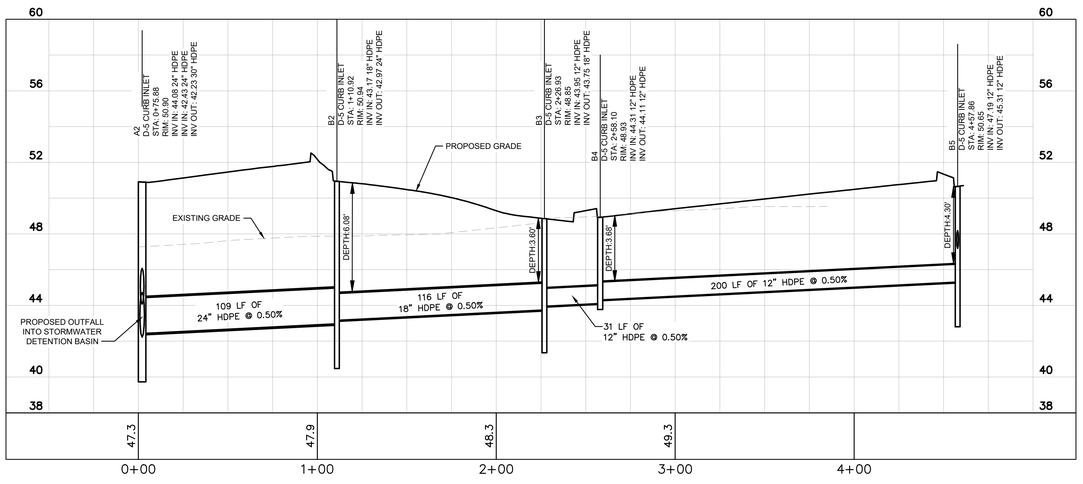
SANITARY SEWER PROFILE



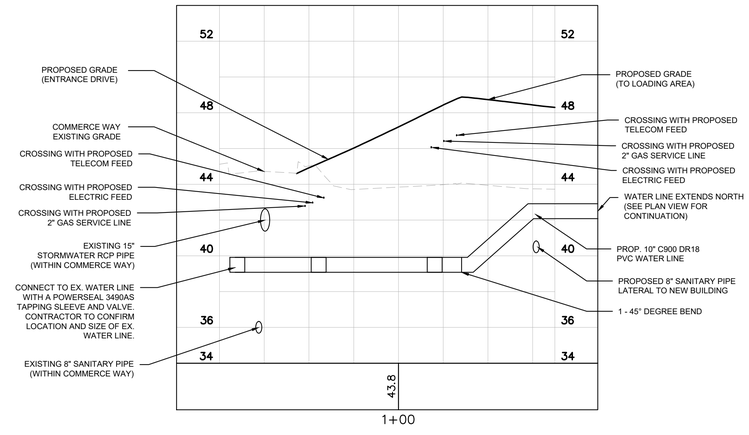
STORM A1 TO A6 PROFILE



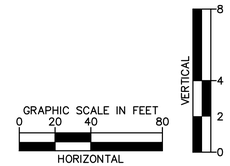
STORM A4 TO A7 PROFILE



STORM B1 TO B5 PROFILE



WATER LINE PROFILE



No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
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PROFESSIONAL ENGINEER
ANDREW A. CHRISTIE

KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

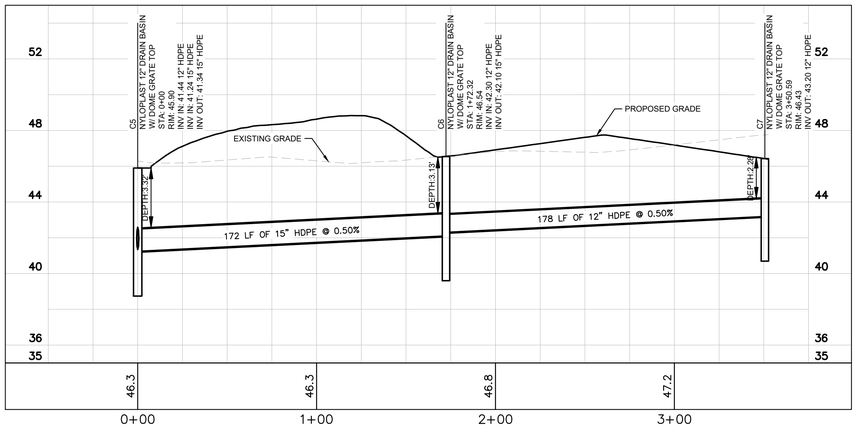
UTILITY PROFILES A

Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL:
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FOR LOCATION OF UNDERGROUND UTILITIES

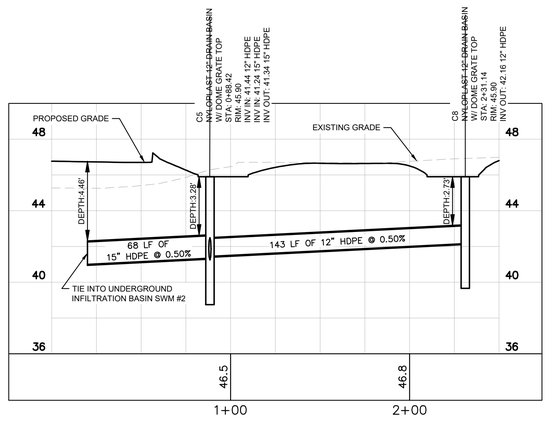
SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER, KENT COUNTY, DE

SHEET NUMBER
C-503

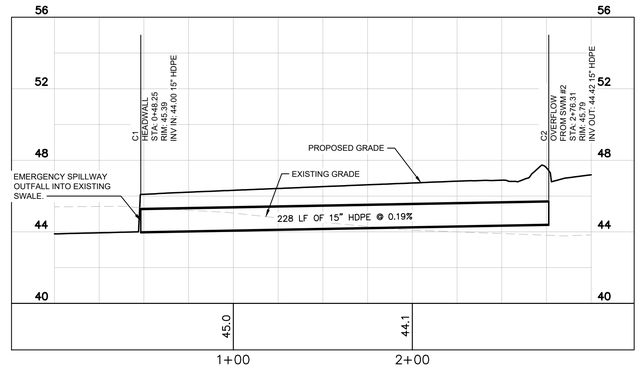
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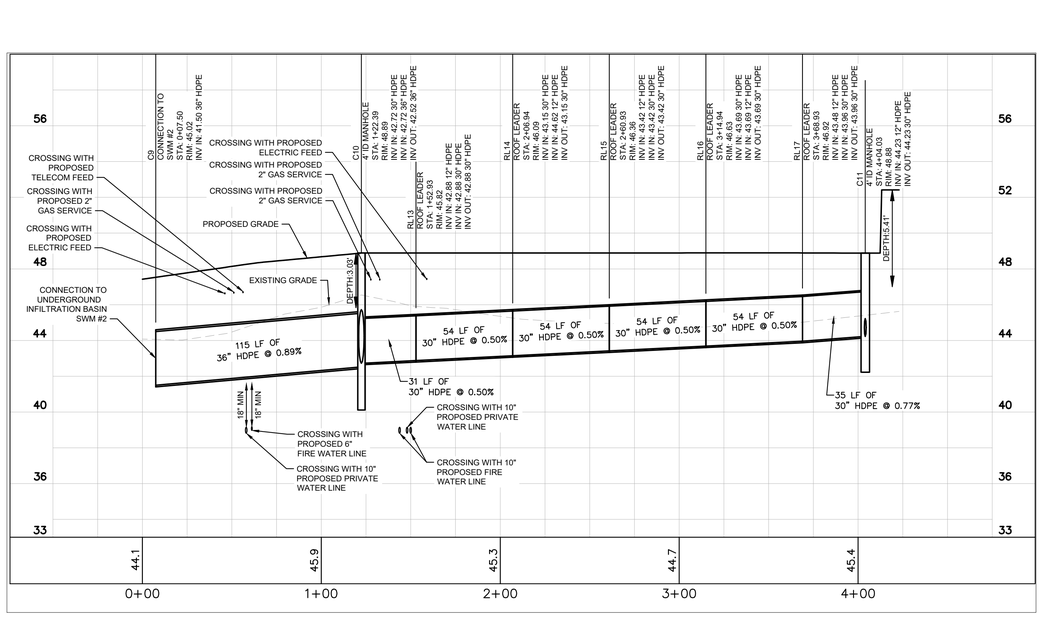
STORM C5 TO C7 PROFILE



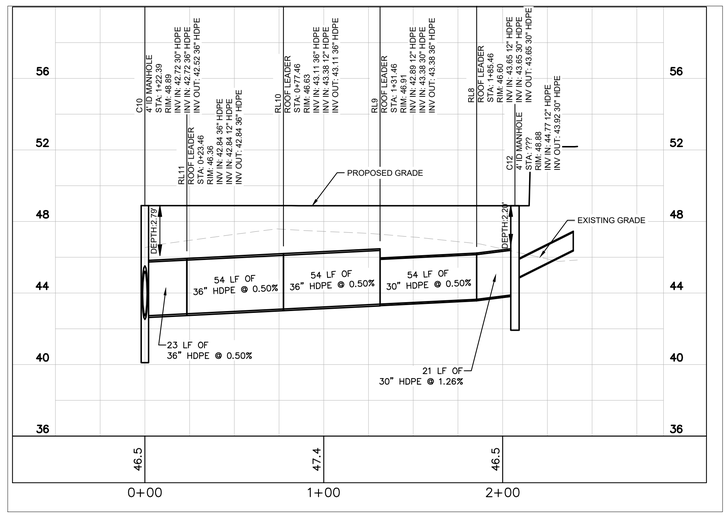
STORM C4 TO C6 PROFILE



STORM C1 TO C2 PROFILE



STORM C9 TO C11 PROFILE



STORM C10 TO C12 PROFILE 2

GRAPHIC SCALE IN FEET

HORIZONTAL 1" = 40'

VERTICAL 1" = 4'

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING	02/20/2026	JEO
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1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CAM
			B

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PROFESSIONAL ENGINEER
ANDREW A. CHIRICO

KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
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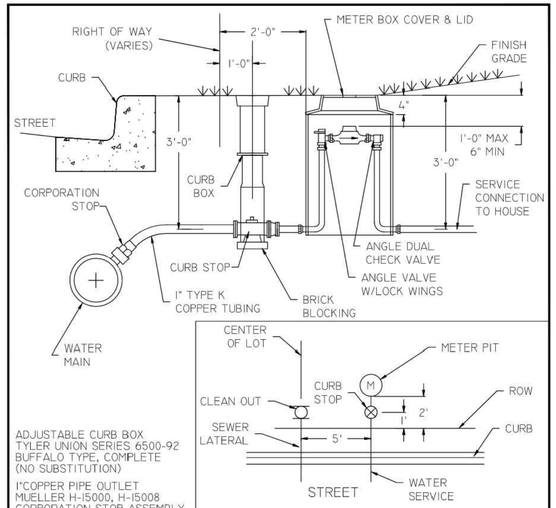
UTILITY PROFILES B

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SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE

KENT COUNTY DE
CITY OF DOVER

SHEET NUMBER
C-504



ADJUSTABLE CURB BOX:
TYLER UNION SERIES 6500-92
BUFFALO TYPE, COMPLETE
(NO SUBSTITUTION)

1"COPPER PIPE OUTLET
MUELLER H-15000, H-15008
CORPORATION STOP ASSEMBLY

MUELLER ORI SEAL CURBSTOP
H-10291 I.P. I.P.
H-15176 C.T. I.P.
H-15201 C.T. C.T.

*: 1"SERVICE CONNECTION IS MINIMUM SIZE AS PER CITY OF DOVER REQUIREMENTS.

ALL WATER SERVICES FROM THE MAIN TO THE CURB STOP TO BE COPPER OF APPROPRIATE SIZE.

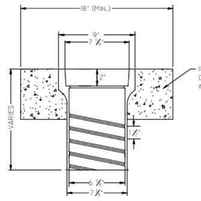
A DUAL METER PIT SHALL BE MANDATORY FOR ALL SERVICES THAT INCLUDE A DOMESTIC SERVICE AND AN IRRIGATION SERVICE.

City of Dover

RESIDENTIAL WATER SERVICE & METER PIT INSTALLATION

DEPARTMENT OF PUBLIC UTILITIES

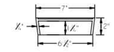
DRAWN: JAL	DATE: 12-09-03
CKD: RJH/REM	SCALE: NONE
APRVD: SJD	DWG. NO: W-1



LEVEL TWO TOP

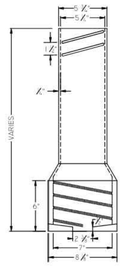


COVER

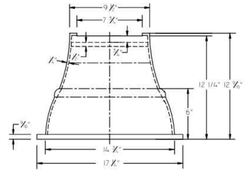


ACCEPTABLE VALVE BOX

- TYLER UNION SERIES 6860, CAST IRON THREE-PIECE VALVE BOX (NO SUBSTITUTION)



LEVEL TWO BOTTOM



#6 BASE (STANDARD)

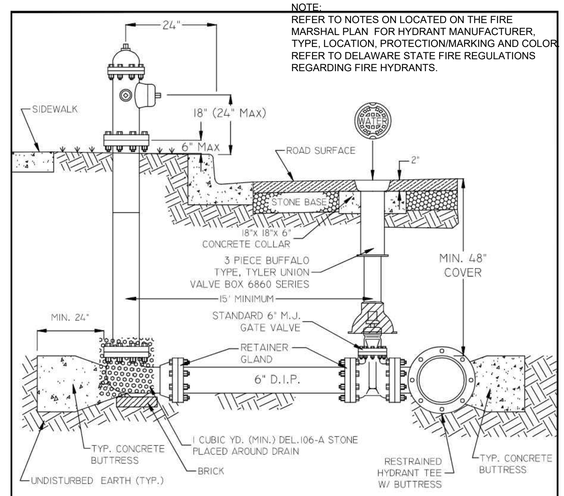
City of Dover

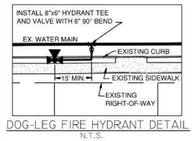
VALVE BOX - SCREW TYPE

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 04.30.08
CKD: RJH/REM	SCALE: NTS
APRVD: SJD	DWG. NO: W-2

NOTE:
REFER TO NOTES ON LOCATED ON THE FIRE MARSHAL PLAN FOR HYDRANT MANUFACTURER, TYPE, LOCATION, PROTECTION/MARKING AND COLOR
REFER TO DELAWARE STATE FIRE REGULATIONS REGARDING FIRE HYDRANTS.





DOG-LEG FIRE HYDRANT DETAIL
N.T.S.

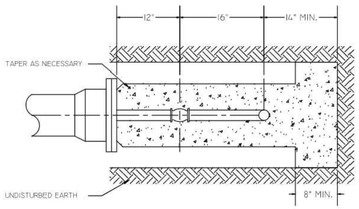
NOTES:
1. ALL CONCRETE TO BE CLASS "B" MIX.
2. A MINIMUM SPACING OF 15 FEET MUST BE MAINTAINED BETWEEN THE HYDRANT AND VALVE. FOR DOG-LEG APPLICATIONS, SEE INSET.
3. INSTALL STONE AROUND VALVE TO SUPPORT THE VALVE AND VALVE BOX.
4. ALL FITTINGS SHALL BE WRAPPED IN POLYETHYLENE PRIOR TO PLACEMENT OF CONCRETE BUTTRESS.
5. MAXIMUM SPACING BETWEEN FIRE HYDRANTS IS 600 LF.

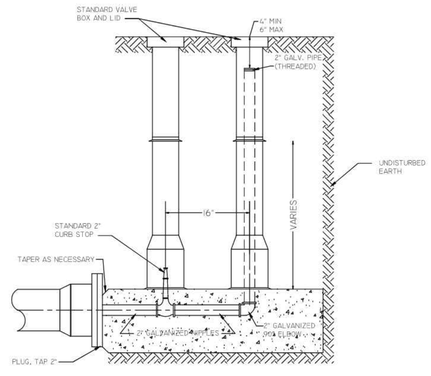
City of Dover

FIRE HYDRANT & VALVE BOX DETAIL

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 04.30.08
CKD: RJH/REM	SCALE: NTS
APRVD: SJD	DWG. NO: W-3



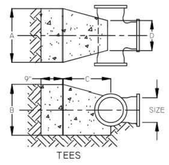


City of Dover

2" BLOW-OFF ASSEMBLY FOR WATER MAINS

DEPARTMENT OF PUBLIC UTILITIES

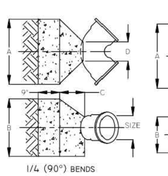
DRAWN: JAL	DATE: 04.30.08
CKD: RJH/REM	SCALE: NTS
APRVD: SJD	DWG. NO: W-5



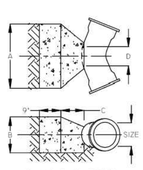
TEES

DETAIL OF STANDARD
THRUST BLOCKS FOR TEES & Y'S
NOT TO SCALE

SIZE OF BEND	DIMENSIONS A	B	C	D	CONC. CYD
6"	2'-6"	1'-0"	1'-3"	1'-0"	0.15
8"	3'-0"	2'-0"	1'-4"	1'-0"	0.33
12"	4'-0"	3'-0"	1'-10"	1'-4"	0.86
16"	5'-0"	4'-0"	2'-9"	1'-10"	1.95
20"	6'-0"	5'-0"	4'-0"	2'-6"	3.98



1/4 (90°) BENDS



1/4, 1/8 & 1/16 BENDS
(45°, 22.5° & 11.5°)

DETAIL OF STANDARD
THRUST BLOCKS FOR BENDS
NOT TO SCALE

SIZE OF BEND	DEGREE OF BEND	DIMENSIONS A	B	C	D	CONC. CYD
6"	90°	2'-6"	1'-9"	1'-0"	0'-9"	0.23
8"	90°	3'-4"	2'-6"	1'-0"	1'-2"	0.44
12"	90°	5'-0"	3'-0"	1'-4"	1'-8"	0.90
16"	90°	5'-6"	4'-6"	2'-0"	2'-3"	1.94
6"	45°	2'-4"	1'-8"	0'-10"	0'-9"	0.19
8"	45°	2'-4"	2'-0"	1'-0"	1'-4"	0.27
12"	45°	3'-6"	2'-6"	1'-4"	1'-4"	0.53
16"	45°	5'-0"	3'-0"	1'-9"	2'-0"	1.07
20"	45°	6'-0"	3'-9"	2'-0"	2'-0"	1.65
6"	22-1/2°	2'-0"	1'-6"	0'-9"	0'-9"	0.14
8"	22-1/2°	2'-2"	1'-6"	0'-9"	1'-2"	0.16
12"	22-1/2°	2'-6"	2'-0"	1'-0"	1'-4"	0.27
16"	22-1/2°	3'-4"	2'-6"	1'-9"	1'-2"	0.58
20"	22-1/2°	4'-0"	3'-0"	2'-0"	1'-8"	0.88
6"	11-1/4°	2'-0"	1'-3"	0'-9"	0'-9"	0.12
8"	11-1/4°	2'-0"	1'-3"	0'-9"	1'-2"	0.12
12"	11-1/4°	2'-3"	1'-9"	1'-0"	1'-4"	0.22
16"	11-1/4°	3'-0"	2'-3"	1'-6"	1'-4"	0.44
20"	11-1/4°	3'-6"	2'-6"	1'-6"	1'-8"	0.53

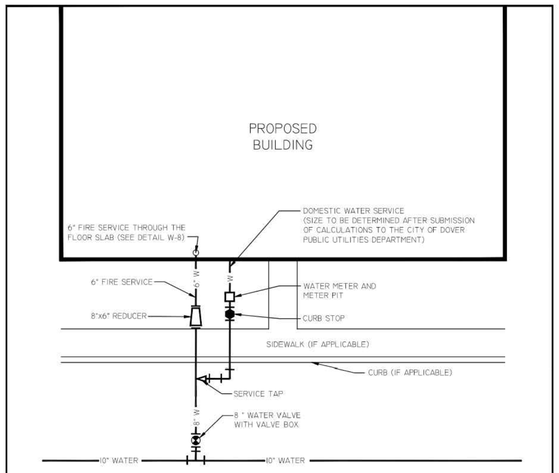
STANDARD NOTES:.
1. ALL FITTINGS SHALL BE RAPPED IN POLYETHELYNE PRIOR TO PLACEMENT OF BUTTRESS.
2. CARE MUST BE EXCERCISED IN THE PLACING OF CONCRETE TO INSURE THAT SUFFICIENT SPACE IS ALLOWED FOR THE TIGHTENING AND OR REMOVAL OF ALL BOLTS IN THE MECHANICAL JOINT.
3. ALL REACTION BACKING TO BE A MINIMUM OF 3500 P.S.I. (CLASS"B") CONCRETE.
4. ALL REACTION BACKING TO EXTEND TO UNDISTURBED EARTH.

City of Dover

BUTTRESSES - FOR WATER MAINS

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 04.30.08
CKD: RJH/REM	SCALE: NTS
APRVD: SJD	DWG. NO: W-6



NOTES:

1. THE PURPOSE OF THIS DETAIL IS TO ILLUSTRATE A TYPICAL FIRE SERVICE CONNECTION. THE DESIGNER SHALL BE RESPONSIBLE FOR MODIFICATIONS OF THIS DETAIL PER THEIR PARTICULAR SITE PLAN.
2. THE CITY OF DOVER PUBLIC UTILITIES DEPARTMENT RESERVES THE RIGHT TO MODIFY THIS DETAIL PER THE LAYOUT OF THE SITE.

City of Dover

DOMESTIC AND FIRE SERVICE CONNECTION

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 04.30.08
CKD: RJH/REM	SCALE: NTS
APRVD: SJD	DWG. NO: W-7

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CAM
			B

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 520
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
DELAWARE REGISTRATION

KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

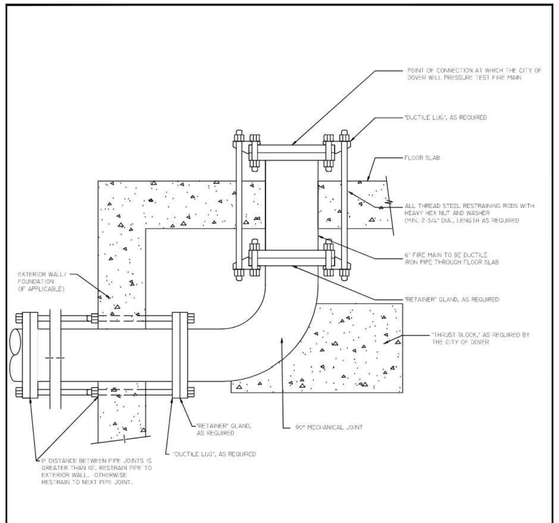
UTILITY DETAILS A

811 Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
KENT COUNTY DE
CITY OF DOVER DE

SHEET NUMBER
C-550

NOT FOR CONSTRUCTION



NOTES:

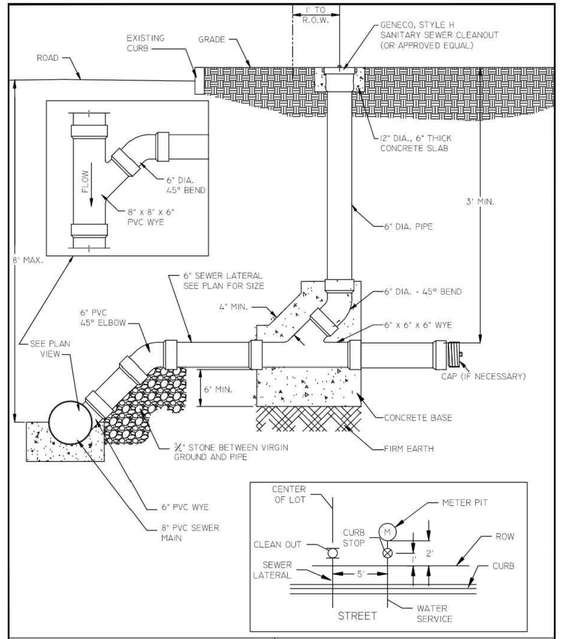
1. THE PURPOSE OF THIS DETAIL IS TO RESTRAIN THE FIRE MAIN COMING THROUGH THE FLOOR SLAB TO THE DEGREE NECESSARY TO ENSURE PIPE AND JOINT INTEGRITY DURING TESTING AND NORMAL CONDITIONS. THIS IS A GENERAL DETAIL, THE CITY OF DOVER PUBLIC UTILITIES DEPARTMENT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO EACH SPECIFIC CASE.
2. WATER MAIN TO BE DUCTILE IRON PIPE, CEMENT LINED, CLASS 52 WHEREVER CROSSING THROUGH CONCRETE.

City of Dover

FIRE MAIN PIPE RESTRAINT DETAIL

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 04.30.08
CKD: RJH/REM	SCALE: NTS
APRVD: SJD	DWG. NO: W-8

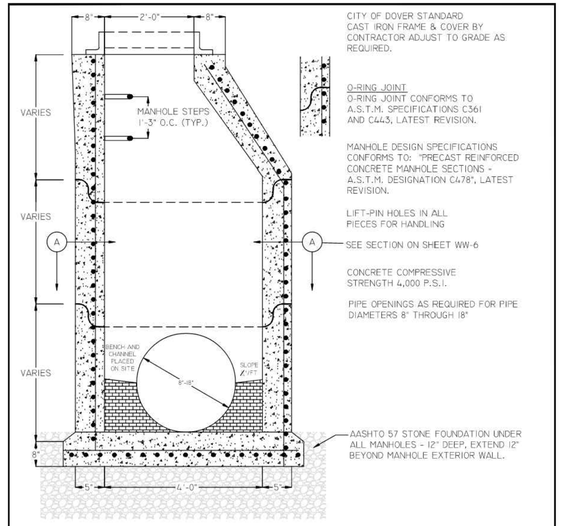


City of Dover

RESIDENTIAL SEWER LATERAL DEPTH UP TO 8'

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 01.05.09
CKD: RJH/REM	SCALE: NTS
APRVD: SJD	DWG. NO: WW-1



CITY OF DOVER STANDARD CAST IRON FRAME & COVER BY CONTRACTOR ADJUST TO GRADE AS REQUIRED.

O-RING JOINT
O-RING JOINT CONFORMS TO A.S.T.M. SPECIFICATIONS C361 AND C443, LATEST REVISION.

MANHOLE DESIGN SPECIFICATIONS CONFORMS TO: "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS - A.S.T.M. DESIGNATION C478", LATEST REVISION.

LIFT-PIN HOLES IN ALL PIECES FOR HANDLING

CONCRETE COMPRESSIVE STRENGTH 4,000 P.S.I.

PIPE OPENINGS AS REQUIRED FOR PIPE DIAMETERS 8" THROUGH 18"

AASHTO 57 STONE FOUNDATION UNDER ALL MANHOLES - 12" DEEP, EXTEND 12" BEYOND MANHOLE EXTERIOR WALL.

CHANNELING/ALL WASTEWATER MANHOLES - PRE-CAST

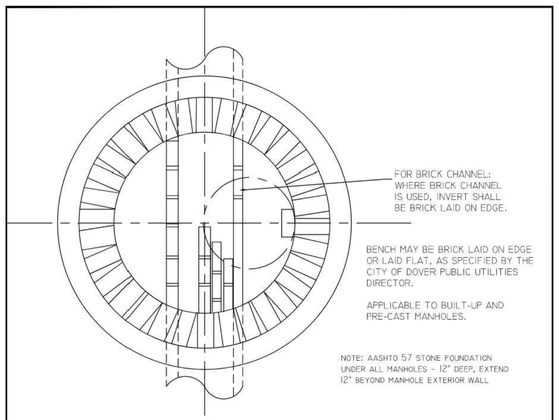
BOTTOM OF MANHOLE TO BE CHANNELED AND BENCHED. MINIMUM CHANNEL DEPTH TO BE HALF THE DIAMETER OF INLET OR THROUGH-PIPE. CHANNELS TO BE SMOOTH, CONCRETE, AND SEMI-CIRCULAR IN SECTION.
WHERE BRICK CHANNEL IS USED, INVERT SHALL BE BRICK LAID ON EDGE.
SUBJECT TO APPROVAL OF CITY OF DOVER PUBLIC UTILITIES DIRECTOR, PRECAST CHANNELS MAY BE UTILIZED WITH THE UNDERSTANDING THAT IF ALIGNMENT OF FLOW IS OFF, CHANNEL WILL BE REMOVED AND BRICK CHANNEL INSTALLED TO CORRECT FLOW.

City of Dover

MANHOLE TYPE I

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 12.01.08
CKD: REM/RJH	SCALE: NTS
APRVD: SJD	DWG. NO: WW-3



SECTION A-A
(SEE SHEETS WW-3 AND WW-4)

CHANNELING/ALL WASTEWATER MANHOLES - PRE-CAST

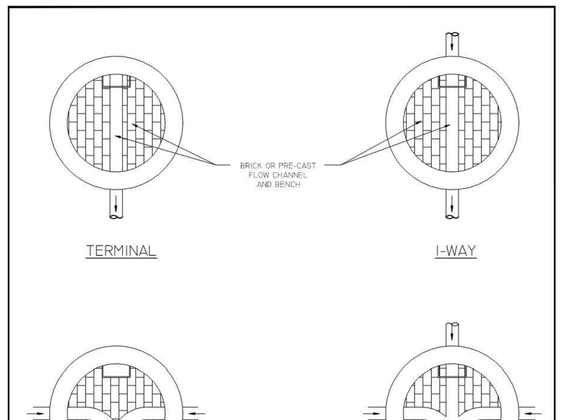
BOTTOM OF MANHOLE TO BE CHANNELED AND BENCHED. MINIMUM CHANNEL DEPTH TO BE HALF THE DIAMETER OF INLET OR THROUGH-PIPE. CHANNELS TO BE SMOOTH, CONCRETE, AND SEMI-CIRCULAR IN SECTION.
WHERE BRICK CHANNEL IS USED, INVERT SHALL BE BRICK LAID ON EDGE.
SUBJECT TO APPROVAL OF CITY OF DOVER PUBLIC UTILITIES DIRECTOR, PRECAST CHANNELS MAY BE UTILIZED WITH THE UNDERSTANDING THAT IF ALIGNMENT OF FLOW IS OFF, CHANNEL WILL BE REMOVED AND BRICK CHANNEL INSTALLED TO CORRECT FLOW.

City of Dover

MANHOLE-PLAN VIEW

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 12.01.08
CKD: REM/RJH	SCALE: NTS
APRVD: SJD	DWG. NO: WW-6



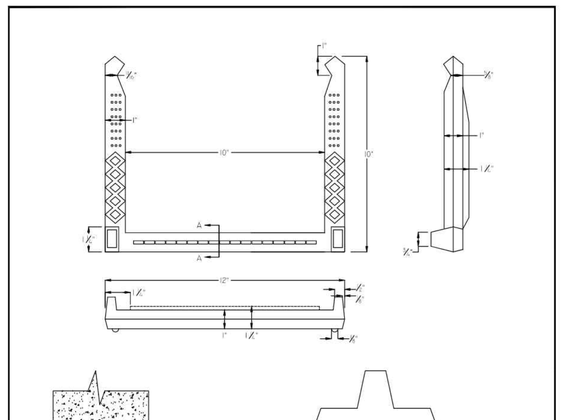
ORIGINAL DETAIL PROVIDED BY KENT COUNTY DEPARTMENT OF PUBLIC WORKS

City of Dover

FLOW CHANNEL PATTERNS

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 03.03.09
CKD: REM/RJH	SCALE: NTS
APRVD: SJD	DWG. NO: WW-7



STEPS SHALL BE PLACED INTO WET CONCRETE WALL DURING MANUFACTURE OR MORTED INTO HOLES AFTER CONCRETE HAS SET.

SECTION A-A

POLYPROPYLENE PLASTIC
NO. 3 DEFORMED STEEL ROD

City of Dover

MANHOLE STEPS

DEPARTMENT OF PUBLIC UTILITIES

DRAWN: JAL	DATE: 01.05.09
CKD: REM/RJH	SCALE: NTS
APRVD: SJD	DWG. NO: WW-8

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING UTILITY REVISIONS	02/20/2026	JEO
5		02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CAM
			B

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620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
ANDREW A. CLARK
DELAWARE NO. 20,000

KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

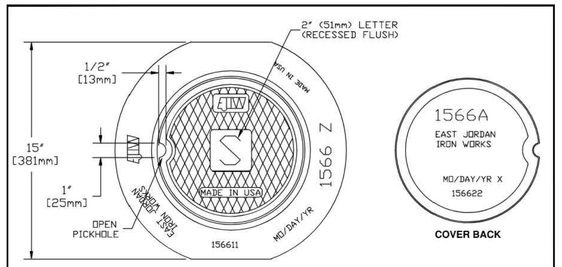
UTILITY DETAILS B

811 Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
KENT COUNTY DE
CITY OF DOVER DE

SHEET NUMBER
C-551

NOT FOR CONSTRUCTION



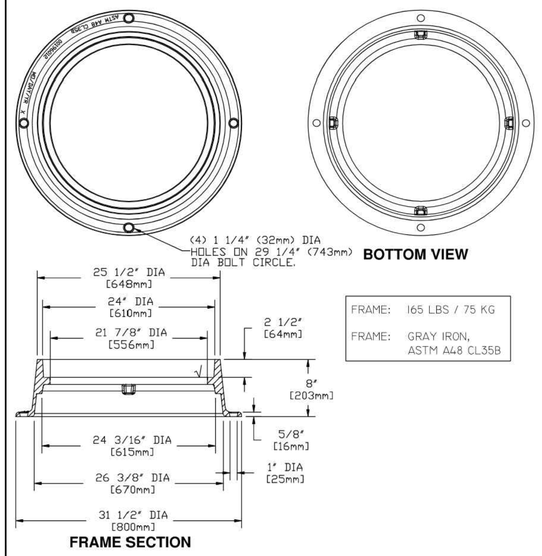
DETAIL HAS BEEN PROVIDED BY EAST JORDAN IRON WORKS, INC.

City of Dover

SANITARY SEWER CLEANOUT DETAIL

DEPARTMENT OF PUBLIC UTILITIES

DRAWN:	JAL	DATE:	12.01.08
CKD:	REM/RJH	SCALE:	NTS
APRVD:	SJD	DWG. NO:	WW-9



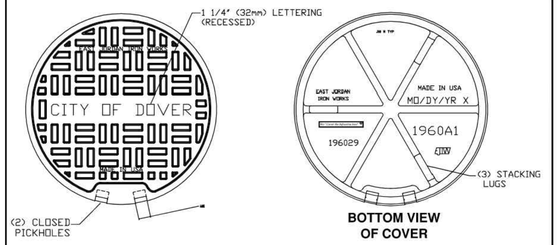
ORIGINAL DETAIL PROVIDED BY EAST JORDAN IRON WORKS, INC.

City of Dover

MANHOLE FRAME

DEPARTMENT OF PUBLIC UTILITIES

DRAWN:	JAL	DATE:	12.01.08
CKD:	REM/RJH	SCALE:	NTS
APRVD:	SJD	DWG. NO:	WW-10



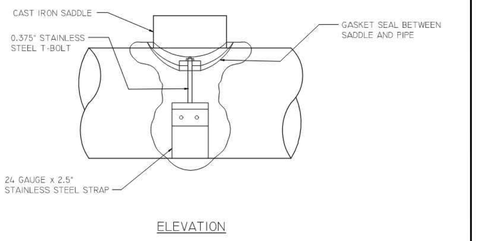
DETAIL HAS BEEN PROVIDED BY EAST JORDAN IRON WORKS, INC.

City of Dover

MANHOLE COVER

DEPARTMENT OF PUBLIC UTILITIES

DRAWN:	JAL	DATE:	12.01.08
CKD:	REM/RJH	SCALE:	NTS
APRVD:	SJD	DWG. NO:	WW-11



NOTES:
1. CAST IRON SADDLE TO BE MADE BY THE GENERAL ENGINEERING COMPANY OR APPROVED EQUAL. SADDLE SUPPLIED WITH ASTM D-1869 RUBBER O-RING CEMENTED IN PLACE.
2. SADDLE SUPPLIED WITH AN ASTM D-1869 OR EQUAL RUBBER O-RING GASKET CEMENTED IN PLACE.

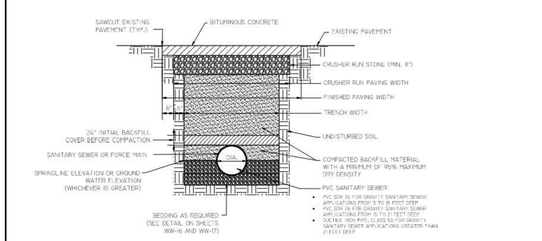
ORIGINAL DETAIL PROVIDED BY KENT COUNTY DEPARTMENT OF PUBLIC WORKS

City of Dover

CAST IRON SADDLE FOR 6" BUILDING SEWER CONNECTION

DEPARTMENT OF PUBLIC UTILITIES

DRAWN:	JAL	DATE:	03.03.09
CKD:	REM/RJH	SCALE:	NTS
APRVD:	SJD	DWG. NO:	WW-14



PIPE DIAMETER	MINIMUM TRENCH WIDTH	CRUSHER RUN PAVING WIDTH	FINISHED PAVING WIDTH
6"	36"	48"	60"
8"	36"	48"	60"
10"	36"	48"	60"
12"	36"	48"	60"
15"	36"	48"	60"
18"	42"	54"	66"
21"	42"	54"	66"
24"	48"	60"	72"
27"	60"	72"	84"
30"	60"	72"	84"
33"	66"	78"	90"
36"	66"	78"	90"
42"	78"	90"	102"
48"	84"	96"	108"
54"	96"	108"	120"
60"	102"	114"	126"
66"	108"	120"	132"
72"	120"	132"	144"
78"	132"	144"	156"
84"	138"	150"	162"
90"	144"	156"	168"
102"	156"	168"	180"
108"	168"	180"	192"

NOTES:
1. WHEN BOTTOM OF TRENCH IS IN ROCK, UNDERCUT 6" BELOW BOTTOM OF BARREL AND REPLACE WITH 1"-3/4"ED SUITABLE MATERIAL.
2. FOR TRENCHES REQUIRING SHORING AND BRACING, ALL WIDTHS SHALL BE INCREASED BY 2'-1".
3. WHEN THE GEOTECHNICAL REPORT INDICATES A HIGH WATER TABLE OR SEASONAL CONDITIONS WARRANT, WELL POINTS SHALL BE INSTALLED TO MAINTAIN REQUIRED TRENCH WIDTHS AND SUITABLE BEDDING.
4. THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT PAVEMENT BE LESS THAN 2" THICK.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY TO ACHIEVE A SMOOTH LEVEL PATCH.
7. ALL MAXIMUM DRY DENSITY REQUIREMENTS ARE BASED ON STANDARD PROCTOR IN UNPAVED AREAS AND MODIFIED PROCTOR IN PAVED AREAS.
8. ONLY APPLY COMPACTED EFFORT OVER PIPE AFTER 24" INITIAL COVER REQUIREMENT IS MET.
9. LIFTS TO BE A MINIMUM OF 8", MAXIMUM OF 12", EXCEPT FOR FIRST LIFT OF COVER OVER PIPE.

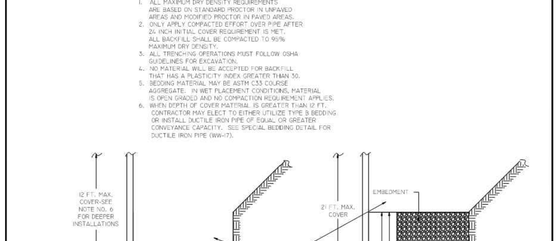
ORIGINAL DETAIL PROVIDED BY KENT COUNTY DEPARTMENT OF PUBLIC WORKS

City of Dover

TRENCH PAVEMENT WIDTH

DEPARTMENT OF PUBLIC UTILITIES

DRAWN:	JAL	DATE:	03.03.09
CKD:	REM/RJH	SCALE:	NTS
APRVD:	SJD	DWG. NO:	WW-15



DIA.	A	B	C
6	3	4	7
8	5	4	9
10	6	4	10
12	7	4	11
15	9	4	13
18	11	5	16
21	13	6	19
24	14	7	21
27	16	8	24
30	18	10	28

DIA.	D	E	F
6	24	6	30
8	28	6	34
10	30	6	36
12	33	6	39
15	36	6	42
18	40	6	46
21	44	6	50
24	48	8	56
27	52	8	60
30	56	10	66

ORIGINAL DETAIL PROVIDED BY KENT COUNTY DEPARTMENT OF PUBLIC WORKS

City of Dover

SPECIAL BEDDING AND EMBEDMENT FOR PVC SANITARY SEWER PIPE

DEPARTMENT OF PUBLIC UTILITIES

DRAWN:	JAL	DATE:	03.03.09
CKD:	REM/RJH	SCALE:	NTS
APRVD:	SJD	DWG. NO:	WW-16

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CMH
			B

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-887-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
RICHARD E. MCCARTHY

KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

UTILITY DETAILS C

811 Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY., DE
CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
C-552

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING UTILITY REVISIONS	02/20/2026	JEO
5	KENT CONSERVATION DISTRICT SUBMISSION	02/26/2024	AAC
4	REVISED PER KCD COMMENTS	12/12/2023	AAC
3	REVISED PER F.M. & KCD COMMENTS	11/21/2023	AAC
2	REVISED PER PC MEMOS DATED 11/2022	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CAM
B			

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 520
PLYMOUTH MEETING, PA 19462
PHONE: 267-887-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
JOSEPH E. OTTO
DELAWARE NO. 20793

KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

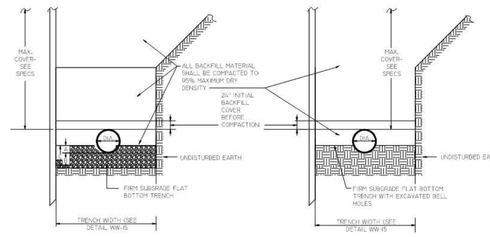
SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER KENT COUNTY DE

UTILITY DETAILS D

Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SHEET NUMBER
C-553

NOTES:
1. ALL MAXIMUM DRY DENSITY REQUIREMENTS ARE BASED ON STANDARD PROCTOR IN UNPAVED AREAS AND MODIFIED PROCTOR IN PAVED AREAS.
2. ONLY APPLY COMPACTED EFFORT OVER PIPE AFTER 24" INCH INITIAL COVER REQUIREMENT IS MET. ALL BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY.
3. ALL TRENCHING OPERATIONS MUST FOLLOW OSHA GUIDELINES FOR EXCAVATION.
4. NO MATERIAL WILL BE ACCEPTED FOR BACKFILL THAT HAS A PLASTICITY INDEX GREATER THAN 30.
5. BEDDING MATERIAL MAY BE ASTM C33 COURSE AGGREGATE IN WET PLACEMENT CONDITIONS, MATERIALS IS OPEN GRADED AND NO COMPACTION REQUIREMENT APPLIES.



TYPE 4 LAYING CONDITION-
LARGER THAN 24" NOMINAL DIAMETER

TYPE 2 LAYING CONDITION-
24" AND SMALLER NOMINAL DIAMETER

TYPE 4 BEDDING-SEE BEDDING DEPTH NOTES.

DIA	A	B	C
20	9	6	15
36	10	6	16
42	13	6	19
48	15	6	21
54	16	6	22

BEDDING DEPTH NOTES:
- "DIA." DENOTES NOMINAL DIAMETER OF PIPE.
- ALL DIMENSIONS IN INCHES.

SPECIAL BEDDING FOR DUCTILE IRON PIPE

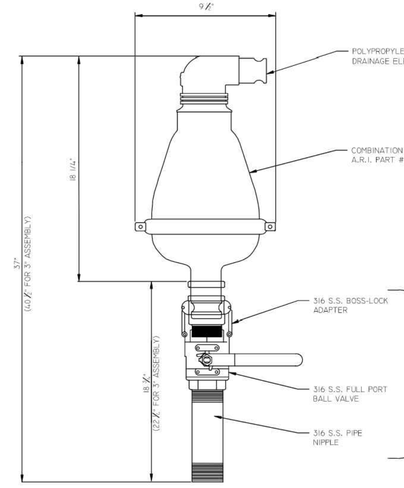
NOT TO SCALE

ORIGINAL DETAIL PROVIDED BY KENT COUNTY DEPARTMENT OF PUBLIC WORKS

City of Dover | SPECIAL BEDDING FOR DUCTILE IRON PIPE

DEPARTMENT OF PUBLIC UTILITIES

DRAWN:	JAL	DATE:	03.03.09
CKD:	REM/RJH	SCALE:	NTS
APRVD:	SJD	DWG. NO:	WW-17



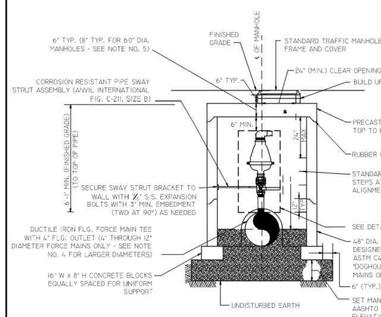
NOTES:
1. IF AIR RELEASE VALVE IS A TIGHT FIT YOU CAN USE A SHORTEN NIPPLE LENGTH, PROVIDED THAT THE HAND ON BALL VALVE OPERATES CORRECTLY.
2. TO BE USED WITH 3/4 STAINLESS STEEL QUICK COUPLER ASSEMBLY.

ORIGINAL DETAIL PROVIDED BY KENT COUNTY DEPARTMENT OF PUBLIC WORKS

City of Dover | 2" AIR RELEASE VALVE ASSEMBLY

DEPARTMENT OF PUBLIC UTILITIES

DRAWN:	JAL	DATE:	03.03.09
CKD:	REM/RJH	SCALE:	NTS
APRVD:	SJD	DWG. NO:	WW-23



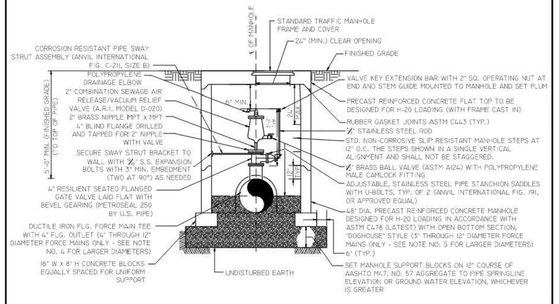
NOTES:
1. COAT MANHOLE INTERIOR/EXTERIOR, FRAME AND COVER AND APPURTENANCES EXCEPT IRON PIPE WITH COAL TAR EPOXY COATING.
2. INSTALL COMPLETE SET OF MANUFACTURER-FURNISHED BACKWASH ACCESSORIES ON EACH VALVE PER MANUFACTURER SPECIFICATIONS.
3. ALL HARDWARE, RODS, TIES AND ASSEMBLIES SHALL BE STAINLESS STEEL.
4. 14" THROUGH 30" DIAMETER FORCE MAINS SHALL BE THICKNESS CLASS 55 DUCTILE IRON PIPE WITH A 4" DIAMETERS FLG. WELDED-ON OUTLET. DUCTILE IRON PIPE SHALL EXTEND THROUGH THE MANHOLE WALLS.
5. MANHOLE INSIDE DIAMETER SHALL BE 60" FOR 14" THROUGH 30" DIAMETER FORCE MAINS.
6. "DOGHOUSE" MANHOLE TO ONLY BE USED IN THIS APPLICATION.

ORIGINAL DETAIL PROVIDED BY KENT COUNTY DEPARTMENT OF PUBLIC WORKS

City of Dover | COMBINATION SEWAGE AIR RELEASE/VACUUM RELIEF VALVE AND MANHOLE DETAIL-PAVED/TRAFFIC AREAS

DEPARTMENT OF PUBLIC UTILITIES

DRAWN:	JAL	DATE:	03.03.09
CKD:	REM/RJH	SCALE:	NTS
APRVD:	SJD	DWG. NO:	WW-24



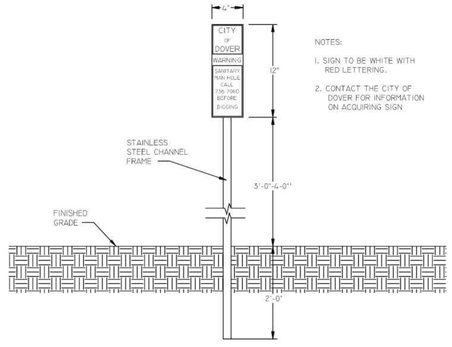
NOTES:
1. COAT MANHOLE INTERIOR/EXTERIOR, FRAME AND COVER AND APPURTENANCES EXCEPT IRON PIPE WITH COAL TAR EPOXY COATING.
2. INSTALL COMPLETE SET OF MANUFACTURER-FURNISHED BACKWASH ACCESSORIES ON EACH VALVE PER MANUFACTURER SPECIFICATIONS.
3. ALL HARDWARE, RODS, TIES AND ASSEMBLIES SHALL BE STAINLESS STEEL.
4. 14" THROUGH 30" DIAMETER FORCE MAINS SHALL BE THICKNESS CLASS 55 DUCTILE IRON PIPE WITH A 4" DIAMETERS FLG. WELDED-ON OUTLET. DUCTILE IRON PIPE SHALL EXTEND THROUGH THE MANHOLE WALLS.
5. MANHOLE INSIDE DIAMETER SHALL BE 60" FOR 14" THROUGH 30" DIAMETER FORCE MAINS.
6. "DOGHOUSE" MANHOLE TO ONLY BE USED IN THIS APPLICATION.

ORIGINAL DETAIL PROVIDED BY KENT COUNTY DEPARTMENT OF PUBLIC WORKS

City of Dover | COMBINATION SEWAGE AIR RELEASE/VACUUM RELIEF VALVE AND MANHOLE DETAIL-GRASS/NON-TRAFFIC AREAS

DEPARTMENT OF PUBLIC UTILITIES

DRAWN:	JAL	DATE:	03.03.09
CKD:	REM/RJH	SCALE:	NTS
APRVD:	SJD	DWG. NO:	WW-25

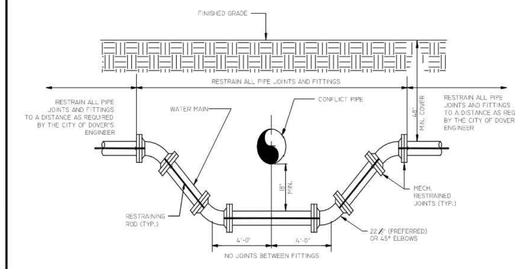


NOTES:
1. SIGN TO BE WHITE WITH RED LETTERING.
2. CONTACT THE CITY OF DOVER FOR INFORMATION ON ACQUIRING SIGN

City of Dover | STANDARD SANITARY SEWER MARKER

DEPARTMENT OF PUBLIC UTILITIES

DRAWN:	JAL	DATE:	12.01.08
CKD:	REM/RJH	SCALE:	NTS
APRVD:	SJD	DWG. NO:	WW-28



SECTION

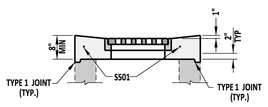
NOTES:
1. THESE METHODS ARE TO BE USED WHEN INSUFFICIENT COVER EXISTS TO ALLOW PRESSURE PIPE TO CROSS ABOVE/BELOW CONFLICT PIPE WHILE MAINTAINING A MINIMUM VERTICAL SEPARATION OF 18"AND A MINIMUM COVER OF 48" TO FINISHED GRADE.
2. ALL PRESSURE PIPE JOINTS AND FITTINGS SHALL BE RESTRAINED.

City of Dover | UTILITY CONFLICT RELOCATION DETAIL

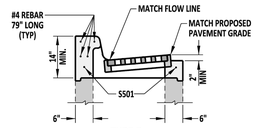
DEPARTMENT OF PUBLIC UTILITIES

DRAWN:	JAL	DATE:	03.03.09
CKD:	REM/RJH	SCALE:	NTS
APRVD:	SJD	DWG. NO:	WWW-1

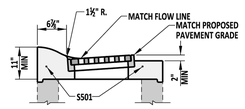
SCALE : NTS



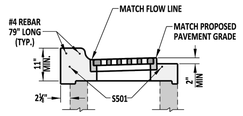
TYPE A



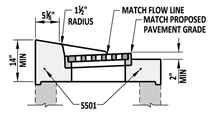
TYPE B



TYPE D



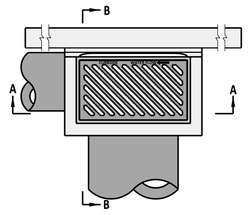
TYPE C



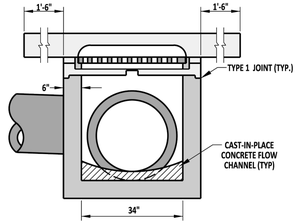
TYPE E

TOP UNIT DETAILS

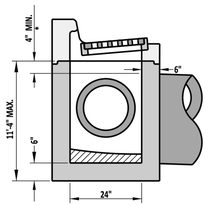
NOTE: SEE DETAIL D-5, SHEET 3 OF 9 FOR INLET TOP UNIT APPLICATIONS.



TOP VIEW



SECTION A-A



SECTION B-B

DRAINAGE INLET DETAILS

NOTE: REFER TO PREVIOUS SHEETS FOR REINFORCING REQUIREMENTS
* - SEE OPTIONAL PIPE OPENING DETAIL ON STANDARD NO. D-4, SHEET 1 OF 1

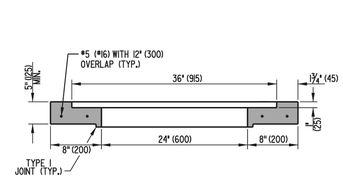
DELAWARE DEPARTMENT OF TRANSPORTATION	34" x 24" DRAINAGE INLET DETAILS			APPROVED	SIGNATURE ON FILE CHIEF ENGINEER	01/07/2013 DATE
	STANDARD NO. D-5 (2012)	SHT. 6 OF 9		RECOMMENDED	SIGNATURE ON FILE DESIGN ENGINEER	12/20/2012 DATE

12/4/2012

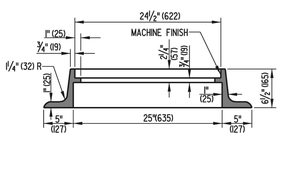
NOT FOR CONSTRUCTION

SCALE : N.T.S.

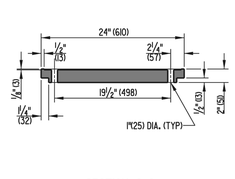
NOTE: TOP UNIT IS TO BE CAST IN PLACE TO GRADE AS SPECIFIED ON PLAN SHEETS OR AS DIRECTED BY ENGINEER.



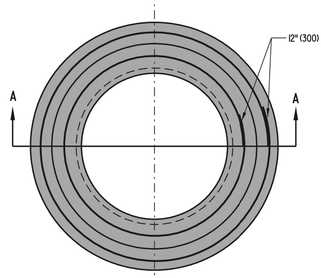
SECTION A-A



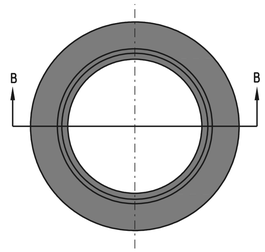
SECTION B-B



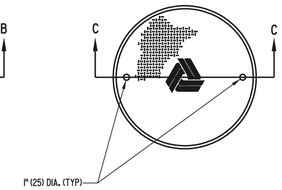
SECTION C-C



TOP UNIT



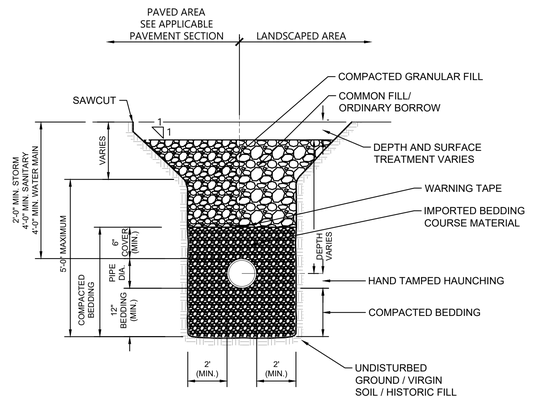
FRAME



COVER

DELAWARE DEPARTMENT OF TRANSPORTATION	MANHOLE DETAILS			APPROVED	Lyn M. Hastings DIVISION ENGINEER	6/18/01 DATE
	STANDARD NO. D-6 (2001)	SHT. 3 OF 4		RECOMMENDED	Michael A. Clayton DIVISION ENGINEER	6/15/01 DATE

05/21/2001

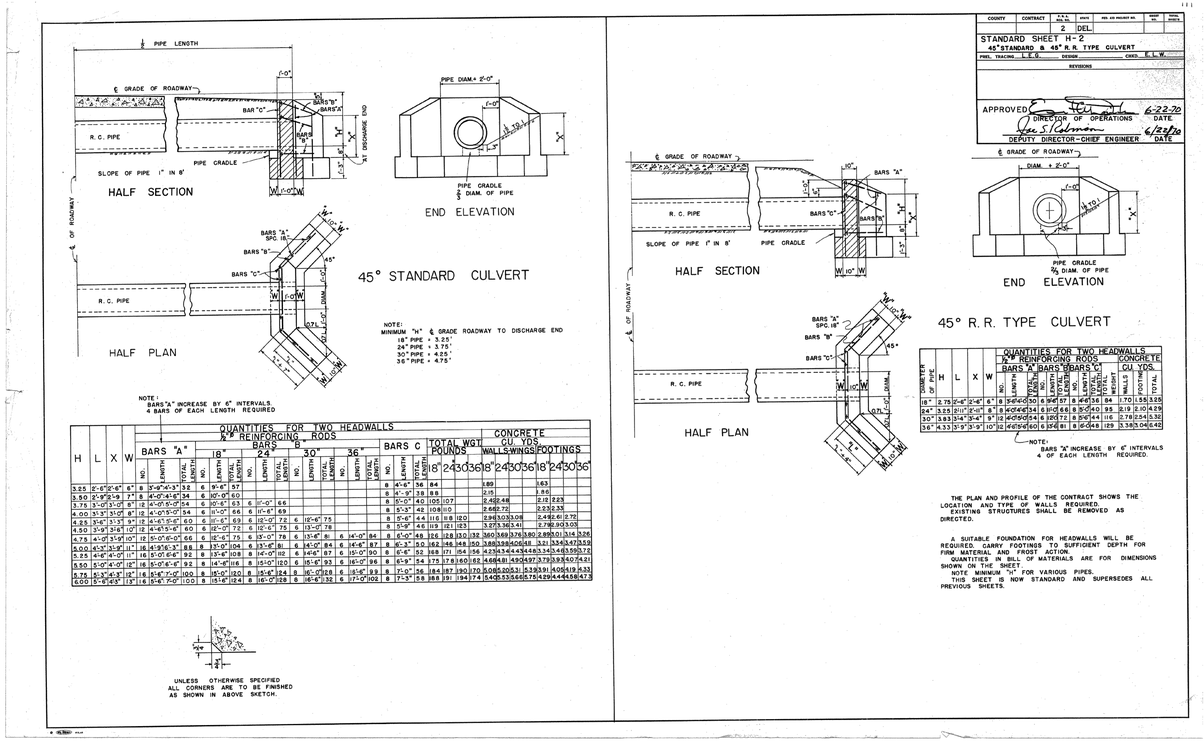


NOTES

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
3. BACKFILL TO 95% RELATIVE MATERIAL COMPACTED DRY DENSITY AT OPTIMUM MOISTURE UNDER PAVED AND STRUCTURAL AREAS AND 90% UNDER LANDSCAPED AREAS.
4. BACKFILL WITH 90 PSI FLOWABLE CONCRETE IN VILLAGE R.O.W. (EXISTING PAVEMENT AREAS ONLY).
5. WHEN PIPES ARE TO BE INSTALLED IN FILL SECTIONS, THE CONTRACTOR SHALL INSTALL CRUSHED STONE, GRAVEL OR APPROVED STRUCTURAL FILL.

UTILITY TRENCH DETAIL (STORM)
NTS

DATE: 5/18
SOURCE: KIMLEY-HORN



QUANTITIES FOR TWO HEADWALLS

H	L	X	W	NO.	BARS "A" LENGTH	TOTAL	NO.	18" LENGTH	TOTAL	NO.	24" LENGTH	TOTAL	NO.	30" LENGTH	TOTAL	NO.	36" LENGTH	TOTAL	BARS B TOTAL LENGTH	BARS C NO.	BARS C LENGTH	BARS C TOTAL	TOTAL WGT POUNDS 18"	24"	30"	36"	CONCRETE CU. YDS WALLS&WINGS 18"	24"	30"	36"	FOOTINGS 18"	24"	30"	36"
3.25	2'-6"	3'-6"	6"	8	3'-9"	4'-3"	32	6	9'-6"	57										8	4'-6"	36	84				1.89				1.63			
3.50	2'-9"	3'-9"	7"	8	4'-0"	4'-6"	34	6	10'-0"	60										8	4'-9"	38	88				2.15				1.86			
3.75	3'-0"	3'-0"	8"	12	4'-0"	5'-0"	54	6	10'-6"	63	6	11'-0"	66							8	5'-0"	40	105	107			2.42	2.48			2.12	2.23		
4.00	3'-3"	3'-0"	8"	12	4'-0"	5'-0"	54	6	11'-0"	66	6	11'-6"	69							8	5'-3"	42	108	110			2.68	2.72			2.33	2.35		
4.25	3'-6"	3'-3"	9"	12	4'-6"	5'-6"	60	6	11'-6"	69	6	12'-0"	72	6	12'-6"	75	6	13'-0"	78	8	5'-6"	44	116	118	120		2.96	3.03	3.08		2.49	2.61	2.72	
4.50	3'-9"	3'-6"	10"	12	4'-6"	5'-6"	60	6	12'-0"	72	6	12'-6"	75	6	13'-0"	78				8	5'-9"	46	119	121	123		3.27	3.34	3.41		2.78	2.90	3.01	
4.75	4'-0"	3'-9"	10"	12	5'-0"	6'-0"	66	6	12'-6"	75	6	13'-0"	78	6	13'-6"	81	6	14'-0"	84	8	6'-0"	48	126	128	130	132	3.60	3.68	3.76	3.80	2.89	3.01	3.14	3.26
5.00	4'-3"	3'-9"	11"	16	4'-9"	6'-3"	88	8	13'-0"	104	6	13'-6"	81	6	14'-0"	84	6	14'-6"	87	8	6'-3"	50	162	166	168	170	3.88	3.98	4.06	4.08	3.21	3.34	3.47	3.59
5.25	4'-6"	4'-0"	11"	16	5'-0"	6'-6"	92	8	13'-6"	108	8	14'-0"	112	6	14'-6"	87	6	15'-0"	90	8	6'-6"	52	168	171	174	176	4.23	4.34	4.45	4.48	3.53	3.68	3.83	3.95	3.72
5.50	5'-0"	4'-0"	12"	16	5'-0"	6'-6"	92	8	14'-0"	116	8	15'-0"	120	6	15'-6"	93	6	16'-0"	96	8	6'-9"	54	175	178	180	182	4.66	4.81	4.92	4.97	3.73	3.93	4.07	4.21
5.75	5'-3"	4'-3"	12"	16	5'-6"	7'-0"	100	8	15'-0"	120	8	15'-6"	124	8	16'-0"	128	8	16'-6"	132	8	7'-0"	56	184	187	190	270	5.08	5.20	5.32	5.39	4.05	4.19	4.33	
6.00	5'-6"	4'-6"	13"	16	5'-6"	7'-0"	100	8	15'-6"	124	8	16'-0"	128	8	16'-6"	132	8	17'-0"	136	8	7'-3"	58	188	191	194	274	5.45	5.53	5.66	5.75	4.29	4.44	4.58	4.73

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/29/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022.	02/28/2023	CAM
			B

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PLYMOUTH MEETING, PA 19462
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WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA

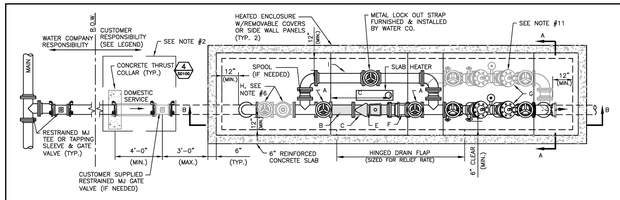
KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

UTILITY DETAILS E

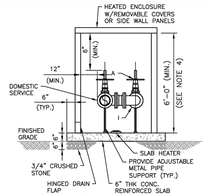
811 Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
KENT COUNTY DE
CITY OF DOVER

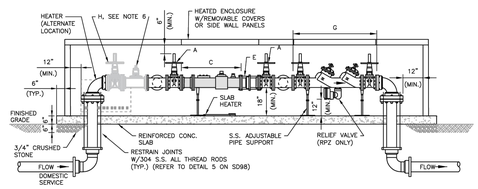
SHEET NUMBER
C-554



PLAN



SECTION A–A
N.T.S.



SECTION B–B
N.T.S.

NOTES:

1. IN LIEU OF PROVIDING A VAULT FOR LARGE METER(S) (3" & LARGER) AND AN ABOVEGOUND, HEATED ENCLOSURE FOR A BACKFLOW PREVENTER ASSEMBLY, NJAW MAY ALLOW BOTH THE METER ASSEMBLY AND THE BACKFLOW PREVENTER ASSEMBLY TO BE INSTALLED IN A SINGLE ABOVEGROUND, HEATED ENCLOSURE. IF APPROVED BY NJAW, THE ENCLOSURE AND ALL APPURTENANCES ARE TO BE FURNISHED AND INSTALLED BY CUSTOMER, UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE LEGEND. ALL ENCLOSURE AND PIPING CONSTRUCTION IS SUBJECT TO WATER COMPANY APPROVAL PRIOR TO SERVICE.
2. IF ENCLOSURE IS >20 FEET FROM NJAW SHUTOFF VALVE, CUSTOMER IS REQUIRED TO FURNISH & INSTALL AN ADDITIONAL RESTRAINED MECHANICAL JOINT GATE VALVE & VALVE BOX WITHIN 3 FEET OF THE ENCLOSURE. IF VAULT IS <20 FEET FROM NJAW SHUTOFF VALVE, CUSTOMER SHALL INSTALL A SOLID, GASKETED, MECHANICAL JOINT SLEEVE RESTRAINED WITH WEDGE ACTION RESTRAINING GLANDS WITHIN 3 FEET OF VAULT.
3. EXTERIOR VALVES SHALL & FITTINGS BE RESTRAINED WITH WEDGE ACTION RESTRAINING GLANDS, THRUST COLLARS AND/OR 304 STAINLESS STEEL RODS/NUTS AND CLAMPS.
4. BASED ON THE LARGEST SIZE GATE VALVE REQUIRED, THE MINIMUM ENCLOSURE HEIGHT (INTERIOR DIMENSION) SHALL BE AS INDICATED BELOW. LENGTH AND WIDTH SHALL BE AS INDICATED ON STANDARD DETAIL SD101.

GV SIZE	ENCLOSURE HEIGHT
2" TO 8"	6'–0"
10"	6'–6"
12"	7'–0"

5. ENCLOSURE PIPING TO BE 4" C900 PIPE
6. THE CUSTOMER MUST INSTALL A WATER PRESSURE REDUCING VALVE WHERE REQUIRED BY City of Dover Water/Wastewater Handbook INSTALLATION RECOMMENDED WHERE AVERAGE PRESSURE IS GREATER THAN 80 PSI. WHERE A PRV IS REQUIRED IT SHALL BE PRECEDEED BY AN ADDITIONAL OS&Y GATE VALVE.
7. BACKFLOW PREVENTER ASSEMBLY SHALL NOT BE SUBJECT TO FLOODING.
8. BACKFLOW PREVENTER MUST BE INSTALLED ABOVE NATURAL GROUND, ABOVE THE 100 YEAR FLOOD LEVEL, UNLESS OTHERWISE APPROVED BY NJAW.
9. ENCLOSURE MUST MEET OSHA 29 CRF 1910.145 AND ASSE 1060 CLASS 1.
10. INSULATED HEATED ENCLOSURE CHARACTERISTICS:
    A. ENCLOSURE–5052–H32 MARINE GRADE ALUMINUM (0.050/18 GAUGE), MILL FINISH, OR 1/8" POLYESTER RESIN REINFORCED WITH FIBERGLASS STRAND
    B. INSULATION– 1–1/2" (R9) POLYISOCYANURATE FOAM
    C. HEATING SYSTEM– SLAB OR WALL MOUNT THERMOSTATICALLY CONTROLLED ELECTRIC HEATER MEETING SECTION 49 OF UL–2021 FOR DAMP OR WET LOCATIONS, WITH GFI RECEPTACLE, U.L. 943 NEMA 3R MOUNTED 8" (MIN.) ABOVE SLAB.
    D. HEATER(S) SHALL BE PROVIDED AS NECESSARY TO MAINTAIN TEMPERATURE ABOVE 40° F AT ALL TIMES.
11. CUSTOMERS THAT REQUIRE UNINTERRUPTED SUPPLY OF POTABLE WATER MUST INSTALL REDUNDANT BACKFLOW PREVENTER ASSEMBLIES.
12. ENCLOSURE MUST BE A SUFFICIENT SIZE TO HOUSE ALL REQUIRED PIPING. ENCLOSURE SHALL BE LOCKABLE. ACCESS PANELS SHALL BE ABOVE THE CENTERLINE OF THE ASSEMBLIES, OR IN SIDE WALLS. ENCLOSURE TO HAVE HINGED ONE–WAY DRAIN FLAP SIZED FOR FULL PORT BACKFLOW DISCHARGE TO SURROUNDING GRADE. REFER TO DRAWING SD101.

LEGEND:

COMPONENTS SHADED IN GRAY TO BE FURNISHED BY WATER CO.

A– OS&Y GATE VALVE WITH FLANGED ENDS (FURNISHED & INSTALLED BY CUSTOMER)

C– DOMESTIC COMPOUND METER ASSEMBLY– METERS WITH FLANGED ENDS (FURNISHED BY WATER CO., INSTALLED BY CUSTOMER)

E– DISMANTLING JOINT TO HAVE FLANGED ENDS WITH JOINT RESTRAINT (FURNISHED & INSTALLED BY CUSTOMER)

G– BACKFLOW PREVENTER ASSEMBLY (FURNISHED & INSTALLED BY CUSTOMER)

H– PRESSURE REDUCING VALVE & OS&Y GATE VALVE (IF REQUIRED FURNISHED & INSTALLED BY CUSTOMER– SEE NOTE #7)

I– BYPASS SIZE SHALL BE NO GREATER THAN ONE STANDARD PIPE SIZE SMALLER THAN DOMESTIC SERVICE SIZE AND SHALL HAVE METAL STRAP FOR LOCKING OUT BYPASS VALVE (STRAP FURNISHED & INSTALLED BY WATER CO.)

All water meters, regardless of location, shall be accessible to the Public Utilities Department and City of Dover meter reading personnel, at all times. This requirement applies to all meters, existing and proposed, regardless of location prior to the effective date of this Handbook. All meters shall have a minimum clear area around the meter of three feet long by three feet wide by six feet high (3'L x 3'W x 6'H) for accessibility purposes. Existing non-pit meters shall not be blocked from access by walls, equipment or any other materials

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING UTILITY REVISIONS	02/20/2026	JEO
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			B

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PROFESSIONAL ENGINEER
ALEXANDRA A. CHRISTIANSEN

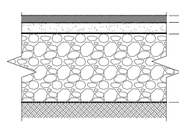
KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

UTILITY DETAILS F

Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
C-555



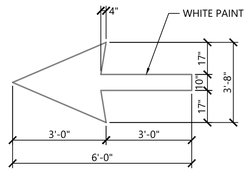
Pavement Material Lift Thicknesses			
Material Type	Binder Grade	Minimum Lift Thickness (in)	Maximum Lift Thickness (in)
Type C (4.75 mm mix)	All	0.5	1.0
Type C (9.5 mm mix)	All	1.25	2
Type C (12.5 mm mix)	All	1.5	3
Type B (19 mm mix)	70-22, 70-22	2.25"	4"
Type B (19 mm mix)	64-22	2.25"	6"
Type SCRC (25 mm mix)	64-22	3"	6"

	STANDARD DUTY FLEXIBLE ASPHALT PAVEMENT SECTION	HEAVY DUTY FLEXIBLE ASPHALT PAVEMENT SECTION	HEAVY DUTY RIGID CONCRETE PAVEMENT SECTION
X	2" SuperPave Type C (9.5 MM), PG 64-22 or 70-22	3" SuperPave Type C (9.5 MM), 70-22	8" (4,000 PSI AIR-ENTRAINED) *
Y	3" SuperPave Type B (19 MM), PG 64-22 or 70-22	4" SuperPave Type B (19 MM), 70-22	8" TYPE B
Z	6" TYPE B	10" TYPE B	

* THE OUTER EDGES OF CONCRETE PAVEMENTS ARE SUSCEPTIBLE TO DAMAGE AS TRUCKS MOVE FROM RIGID PAVEMENT TO ADJACENT FLEXIBLE PAVEMENT. THEREFORE, THE THICKNESS AT THE OUTER TWO FEET OF THE RIGID CONCRETE PAVEMENT SHOULD BE 12 INCHES

NOTES:
1. PAVEMENT RECOMMENDATIONS ARE BASED ON THE REPORT OF GEOTECHNICAL INVESTIGATION PREPARED BY WHITESTONE DATED DECEMBER 23, 2021.

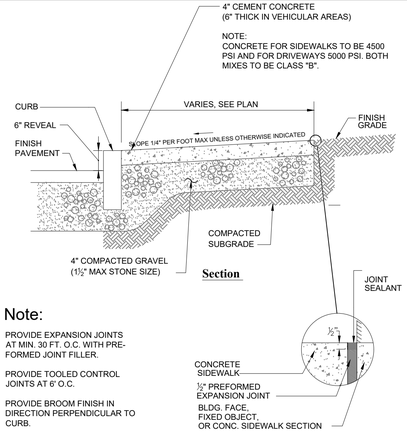
PAVEMENT SECTIONS
NTS — 7/18 — SOURCE: KIMLEY-HORN



NOTES

1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.
2. TO BE PAINTED USING LIFE LONG EPOXY PAINT

PAINTED PAVEMENT MARKING DETAIL
NTS — DATE: 5/18 — SOURCE: KIMLEY-HORN



Note:

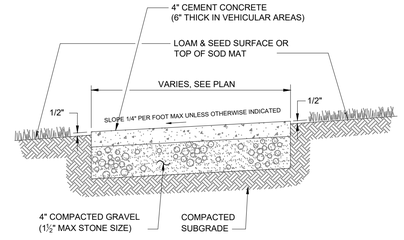
PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED JOINT FILLER.

PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.

PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

CONCRETE SHALL BE 4500 PSI.

CONCRETE SIDEWALK
NTS — DATE: 5/18 — SOURCE: KIMLEY-HORN



Section

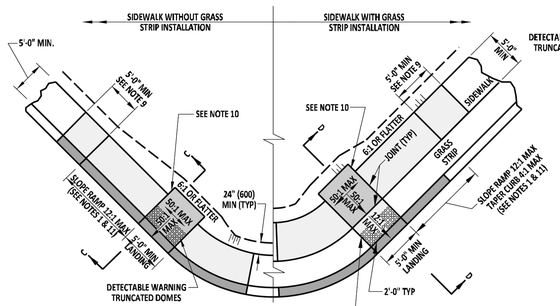
NOTE:
CONCRETE FOR SIDEWALKS TO BE 4500 PSI AND FOR DRIVEWAYS 5000 PSI. BOTH MIXES TO BE CLASS "B".

Note:

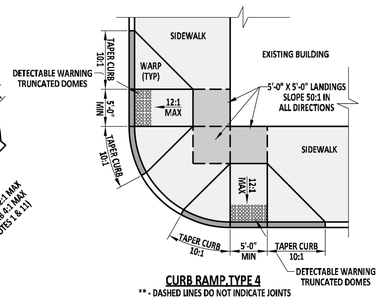
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE- FORMED JOINT FILLER.
2. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO SIDEWALK DIRECTION.

CONCRETE SIDEWALK IN LANDSCAPE AREA
NTS — DATE: 5/18 — SOURCE: KIMLEY-HORN

SCALE : NTS



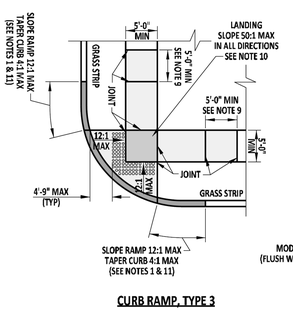
CURB RAMP, TYPE 2



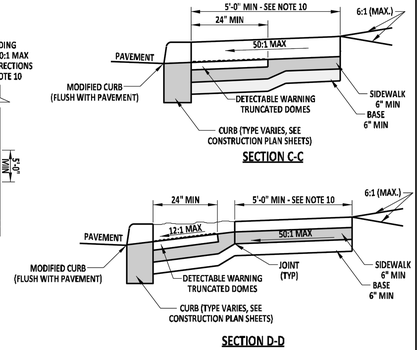
CURB RAMP, TYPE 4
** - DASHED LINES DO NOT INDICATE JOINTS

NOTES:

1). FOR ALTERATIONS WITHOUT A GRASS STRIP OR WHERE THE EXISTING ROAD PROFILE IS STEEPER THAN 7% AND A 12:1 MAXIMUM SLOPE RAMP WILL NOT MEET THE SIDEWALK GRADE WITHIN A LENGTH OF 15'-0". THE RAMP LENGTH MAY BE LIMITED TO 15'-0" AT A CONSTANT SLOPE, AND THE RAMP SLOPE ALLOWED TO EXCEED 12:1.
2). RAMP AND SIDEWALK CROSS SLOPE SHALL BE 50:1 (2%) MAXIMUM. FOR REHABILITATION WORK, THE RAMP CROSS SLOPE SHALL MATCH THE SLOPE OF THE ADJACENT ROADWAY.
3). IF GRADING WILL BE STEEPER THAN 6:1 ADJACENT TO THE CURB RAMP OR SIDEWALK, THEN A TYPE 1-8 CURB OR RETAINING WALL SHOULD BE USED TO ELIMINATE THE NEED FOR THE STEEP SLOPE.
4). ENTIRE DEPRESSED AREA OF CURB SHALL HAVE DETECTABLE WARNING TRUNCATED DOMES.
5). THE MAXIMUM DIFFERENCE IN GRADE BETWEEN THE SIDEWALK OR CURB AND THE PAVEMENT SHALL BE 13%, HOWEVER 11% IS PREFERRED. SEE STANDARD NO. C-2, SHEET 1 OF 3.
6). REFER TO DELAWARE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES FOR DETAILS REGARDING THE LOCATION OF PEDESTRIAN PUSH BUTTONS.
7). LANDING AREA SHALL BE DELINEATED WITH JOINTS.
8). THE EDGE OF THE LANDING SHALL BE A MAXIMUM OF 10'-0" FROM THE FACE OF THE CURB.
9). FOR REHABILITATION WORK, PLACE TRANSITION SLAB TO TRANSITION FROM THE NEW RAMP TO THE EXISTING SIDEWALK WHEN THE EXISTING SIDEWALK HAS A NON-CONFORMING RUNNING SLOPE, CROSS SLOPE, OR WIDTH. ADJACENT CURB SHOULD MATCH THE SLOPE OF THE TRANSITION SLAB.
10). LANDING AREAS SHALL BE EXTENDED 18" MIN BEYOND THE PEDESTRIAN PUSH BUTTON FOR ALL CURB RAMP TYPES. WHEN NO PEDESTRIAN PUSH BUTTON EXISTS, THE 18" EXTENSION CAN BE OMITTED.
11). CONSTRUCTION JOINTS ARE REQUIRED AT THE INTERVALS SPECIFIED IN NOTE 6 ON DETAIL M-3, SHEET 1 OF 1. HOWEVER, EXPANSION MATERIAL SHALL NOT BE USED IN THE RAMP SECTION.
12). PEDESTRIAN SIGNALS SHALL BE ACCESSIBLE WITH A LEVEL LANDING, WHOSE EDGE IS NO MORE THAN 10" FROM ALL PEDESTRIAN BUTTONS.



CURB RAMP, TYPE 3



SECTION C-C

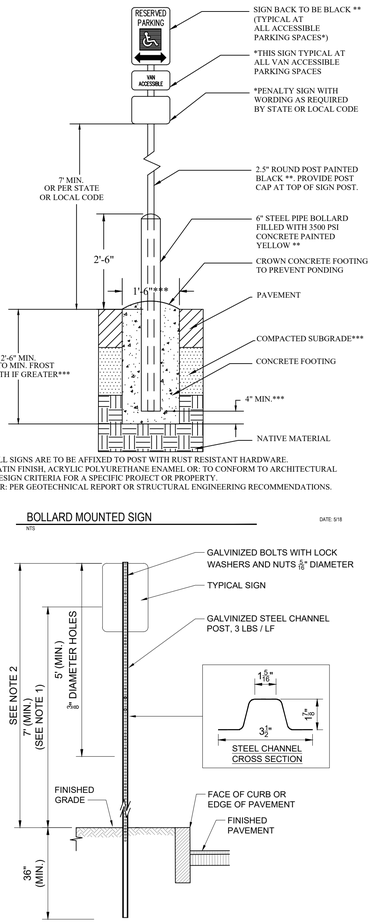
SECTION D-D

DELAWARE DEPARTMENT OF TRANSPORTATION	CURB RAMPS, TYPES 2, 3, & 4			APPROVED	SIGNATURE ON FILE	02/14/2014
	STANDARD NO. C-2 (2013)	SHT. 2	OF 3	RECOMMENDED	SIGNATURE ON FILE	01/14/2014

Sign Summary

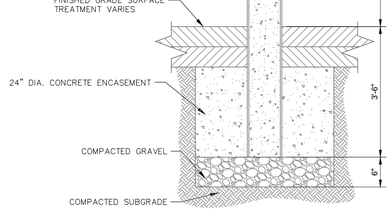
M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1	30"	30"	STOP
R7-8	12"	18"	RESERVED PARKING
R7-8B	12"	6"	VAN ACCESSIBLE
R7-8P	12"	10"	PENALTY

NOTES
1. ALL SITE SIGNS AND STRIPING TO BE INSTALLED PER LATEST EDITION OF MUTCD



* ALL SIGNS ARE TO BE AFFIXED TO POST WITH RUST RESISTANT HARDWARE.
** SATIN FINISH, ACRYLIC POLYURETHANE ENAMEL OR; TO CONFORM TO ARCHITECTURAL DESIGN CRITERIA FOR A SPECIFIC PROJECT OR PROPERTY.
*** OR; PER GEOTECHNICAL REPORT OR STRUCTURAL ENGINEERING RECOMMENDATIONS.

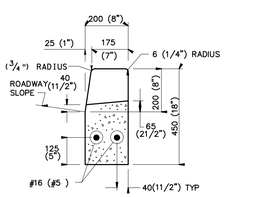
BOLLARD MOUNTED SIGN
NTS — DATE: 5/18



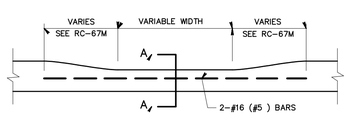
BOLLARD (6" DIAMETER)
NTS — 7/18 — SOURCE: KIMLEY-HORN

NOTES:
1. DIMENSION SHALL BE A MINIMUM OF 7 FEET FOR ACCESSIBLE SIGNAGE.
2. DIMENSION SHALL BE A MAXIMUM OF 8 FEET FOR ACCESSIBLE SIGNAGE.
3. CHANNEL SET REFLECTIVE TRAFFIC SAFETY PANELS IN ALL PEDESTRIAN CROSSING AND STOP SIGN POSTS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. REFLECTIVE YELLOW PANEL FOR PEDESTRIAN CROSSING SIGNS AND REFLECTIVE RED PANEL FOR STOP SIGNS.

U-CHANNEL BREAKAWAY SIGN POST
NTS — SOURCE: KIMLEY-HORN

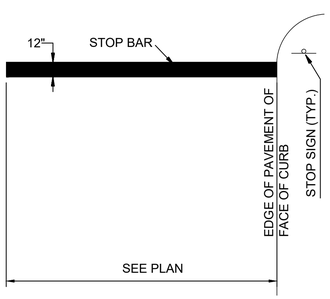


SECTION A-A



ELEVATION VIEW

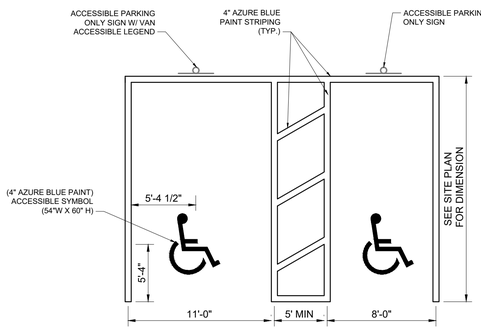
DEPRESSED CURB
NTS



NOTES:

1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND BAR ARE TO BE PAINTED WHITE.
3. TO BE PAINTED WITH LONG LIFE EPOXY PAINT

STOP BAR
NTS



NOTES:
1. PARKING SPACE AND PARKING AISLE SLOPE SHALL NOT EXCEED 1:48 (¼" PER FOOT OR 2%) IN ANY DIRECTION.
2. CURB RAMP SLOPE SHALL NOT EXCEED 1:12 (8.3% FOR A MAXIMUM OF 6 FEET.
3. LANDINGS SHALL BE PROVIDED AT EACH END OF THE RAMPS AND SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (¼" PER FOOT OR 2%) CROSS SLOPE.
4. A MINIMUM ACCESSIBLE ACCESS ROUTE WIDTH OF 36 INCHES SHALL BE PROVIDED AND MAINTAINED. A WHEEL STOP SHALL BE PROVIDED WHERE NECESSARY TO PREVENT VEHICLE OVERHANG FROM REDUCING WIDTH OF THE PATH OF TRAVEL TO LESS THAN 36".
5. STRIPING TO BE PAINTED WITH LONG LIFE EPOXY PAINT

ADA PARKING STALL MARKING
NTS — DATE: 2/18 — SOURCE: KIMLEY-HORN

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING UTILITY REVISIONS	02/20/2026	JEO
5		02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CMM
			B

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PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
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PROFESSIONAL ENGINEER
DELAWARE REGISTRATION

KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

CONSTRUCTION DETAILS A

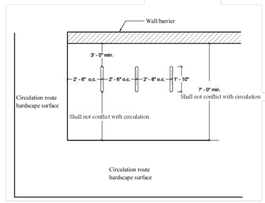
Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL:
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER KENT COUNTY DE

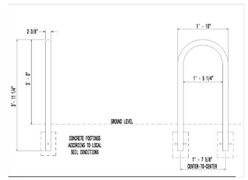
SHEET NUMBER
C-600



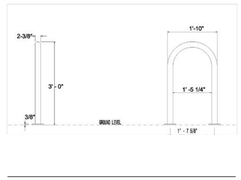
Inverted U bicycle rack



Bike rack, plan view Not to scale



Surface mount (1) Not to scale



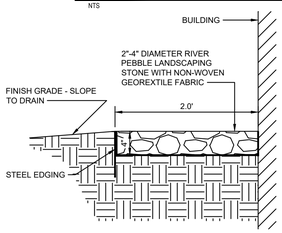
Surface mount (1) Not to scale

BIKE RACK

NTS

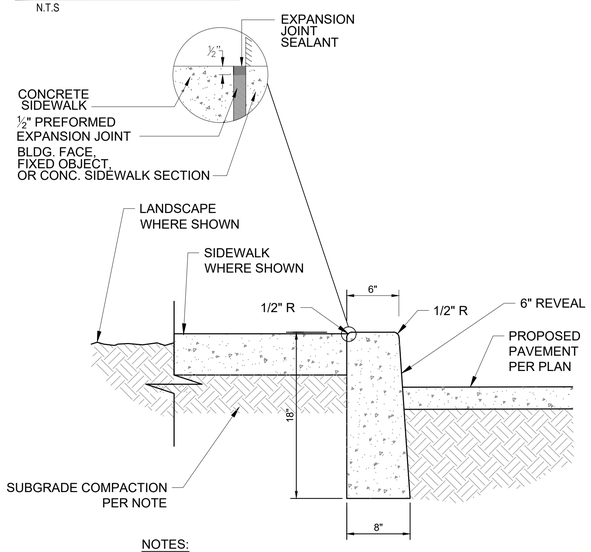
DATE: 5/18

SOURCE: SECURE SITE DESIGN



MOW STRIP

N.T.S



NOTES:

1. CONCRETE SHALL BE 4500 PSI AT 28 DAYS.
2. CONSTRUCTION JOINTS 10' O.C.
3. EXPANSION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 20' INTERVALS O.C.
4. ½" PRE-MOLDED ASPHALT.
5. ¼" RADIUS AT ALL JOINTS.

6" CONCRETE CURB

NTS

DATE: 5/18

SOURCE: KIMLEY-HORN

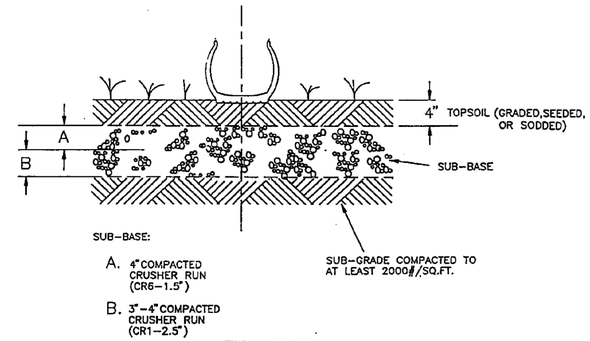


FIGURE 17.1

SUBGRADE EMERGENCY ACCESS LANE:

1. REFER TO PLAN DRAWING FOR SUBGRADE EMERGENCY ACCESS LANE WIDTH AND LOCATION IN RELATION TO BUILDING AND OTHER FEATURES.
2. THE SUBGRADE EMERGENCY ACCESS LANE SHALL BE CONSTRUCTED ON A LEVEL SUBGRADE COMPACTED TO AT LEAST 2,000 POUNDS PER SQUARE FOOT.
3. THE COMPACTED SUBGRADE SHALL BE OVERLAID WITH THREE TO FOUR INCHES OF COMPACTED CRUSHER RUN (CR1-2.5") UNDERNEATH FOUR INCHES OF COMPACTED CRUSHER RUN (CR6-1.5") TO FORM A COMPACTED SUBBASE.
4. THE COMPACTED SUBBASE SHALL BE COVERED WITH AT LEAST FOUR INCHES OF TOPSOIL AND SHALL BE GRADED AND SEEDED OR SODDED. (SEE FIGURE 17.1)
5. REFER TO PLAN DRAWING FOR SUBGRADE EMERGENCY ACCESS LANE DEMARKATION VIA SIGNAGE.
6. ALL SUBGRADE EMERGENCY ACCESS LANES SHALL BE MAINTAINED FREE OF OBSTRUCTION. THE PLACEMENT OF FENCES, BUILDINGS, LANDSCAPING, GARDENS, PLAY EQUIPMENT OR ANY OTHER FORM OF OBSTRUCTION SHALL BE PROHIBITED FROM PLACEMENT WITHIN THE BOUNDARIES OF SUBGRADE EMERGENCY ACCESS LANES.
7. THE AREA RESERVED FOR AN EMERGENCY ACCESS LANE SHALL BE SUBJECT TO ALL PROPERTY MAINTENANCE ORDINANCES OF THE CITY OF DOVER, INCLUDING THOSE GOVERNING GRASS CUTTING, AND LANDSCAPE MAINTENANCE. VIOLATIONS ARE PUNISHABLE AS MISDEMEANOR OFFENSES UNDER THE APPLICABLE ORDINANCES OF THE CITY OF DOVER.
8. AT POINTS OF ACCESS TO SUBGRADE EMERGENCY ACCESS LANES, THERE SHALL BE PROVIDED AN ADEQUATE CURB DEPRESSION OF AT LEAST 24 FEET IN WIDTH. SUCH ACCESS POINTS SHALL BE DESIGNATED AS RESTRICTED USE AND CONTROLLED BY SIGNAGE, PAVEMENT MARKING, GATES OR FENCING TO PREVENT THE USE OF SUCH LANE FOR PURPOSES OTHER THAN EMERGENCY VEHICLE ACCESS.
9. THE METHODS EMPLOYED TO ENSURE CONTROLLED ACCESS SHALL BE REVIEWED, APPROVED AND INSPECTED BY THE FIRE MARSHAL ON A CASE BY CASE BASIS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ASSOCIATED BUILDINGS.

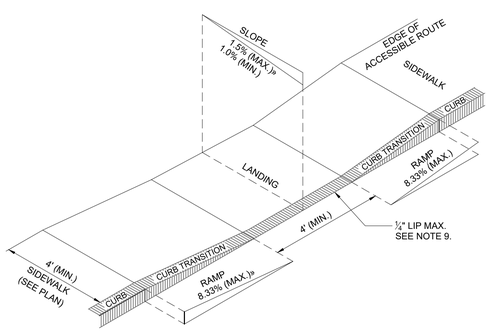
SUBGRADE EMERGENCY ACCESS LANE

NTS

NOTES:
1. SEE DELAWARE DEPARTMENT OF TRANSPORTATION BUS STOP PAD WITH SHELTER DETAIL, TYPE 2. STANDARD DETAIL m-9 (2018)
2. SEE SITE PLAN FOR LOCATION

BUS STOP SHELTER PAD TYPE 2

NTS



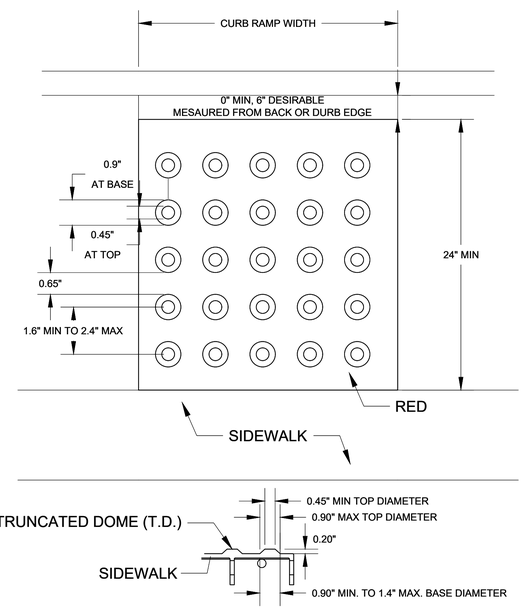
Notes:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTES RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF CURB RAMPS SHALL BE 8.33%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
10. CONCRETE SHALL BE 4500 PSI.

ACCESSIBLE CURB RAMP (ADA) TYPE "A"

NTS 5/18

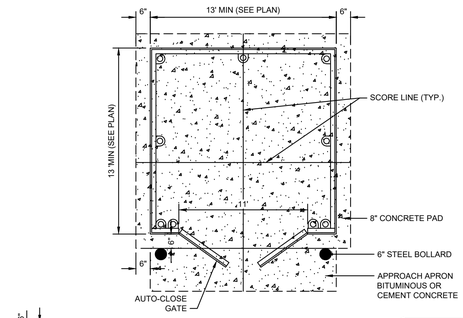
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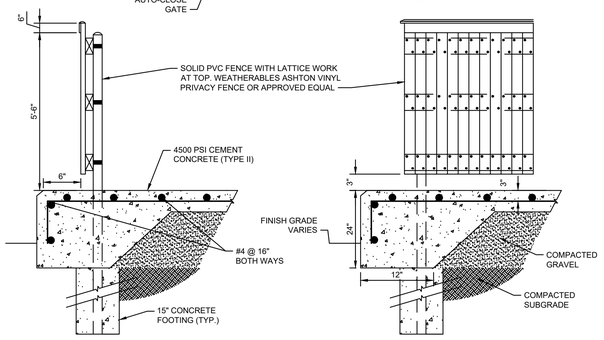


DETECTABLE WARNING SURFACE

NTS 5/18

SOURCE: KIMLEY-HORN





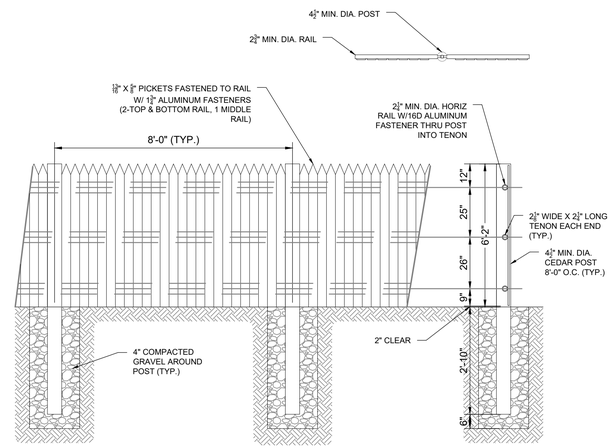
NOTES:

1. THE TRASH ENCLOSURE WILL BE EQUIPPED WITH AUTO CLOSE GATES.
2. CONCRETE SHALL BE 4500 PSI.

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR FINAL DESIGN SUBJECT TO TOWN ENGINEER APPROVAL.

DUMPSTER ENCLOSURE DETAIL

N.T.S



Notes:

1. ALL FENCING MATERIAL SHALL BE NORTHERN WHITE CEDAR, SHOWN TO THE DIMENSIONS SHOWN ON THE DRAWING
2. ALL FENCE POSTS SHALL BE TREATED WITH PRESERVATIVE PER MANUFACTURER'S RECOMMENDATIONS ON ALL SIDES FOR A DIMENSION OF 3'-0" FROM BUTT OF POST
3. POSTS SHALL MAINTAIN DEPTH OF 2'-0" IN GROUND AND SHALL NOT BE RACKED TO ACCOMMODATE CHANGES IN GRADE
4. LINE OF FENCE TOP AND BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. POSTS AND PICKETS SHALL BE INSTALLED PARALLEL AND PLUMB. RAILS SHALL BE INSTALLED PARALLEL TO GROUND SURFACE AND EACH OTHER.
5. GATE HARDWARE SHALL BE DOUBLE DIP HOT GALVANIZED. THE CONTRACTOR SHALL SUBMIT GATE AND FENCE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW.

6' SINGLE SIDED STOCKADE FENCE

NTS 7/18

SOURCE: KIMLEY-HORN

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	
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4	REVISED PER KCD COMMENTS	12/12/2023	AAC
3	REVISED PER F.M. & KCD COMMENTS	11/21/2023	AAC
2	REVISED PER PC MEMOS DATED 11/2022	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CAM
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PROFESSIONAL ENGINEER
DELAWARE REGISTRATION

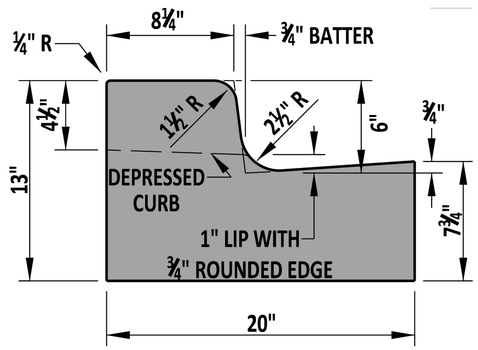
KHA PROJECT	112154006
DATE	02/20/2026
SCALE	AS SHOWN
DRAWN BY	HMB
DESIGNED BY	HMB
CHECKED BY	JEO

CONSTRUCTION DETAILS B

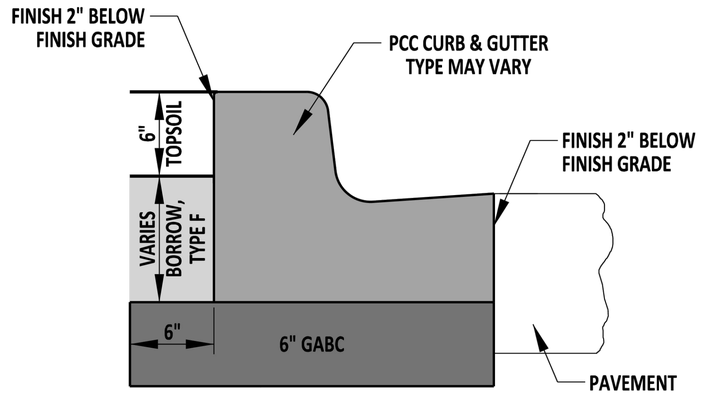
Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY., DE
CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
C-601



INTEGRAL PCC CURB AND GUTTER
TYPE 3-6



TYPICAL PCC CURB AND GUTTER SECTION

NOTES:

1). WHEN PCC CURB OR INTEGRAL PCC CURB AND GUTTER IS PLACED ADJACENT TO PORTLAND CEMENT CONCRETE PAVEMENT, CONSTRUCT THE JOINT AS PER THE LONGITUDINAL JOINT SEALANT DETAIL ON DETAIL P-2, SHEET 3 OF 5. USE APPROVED JOINT FILLER TO SEAL. WORK TO BE PAID UNDER RESPECTIVE CURB AND GUTTER ITEM.
2). THE DEPRESSED CURB DIMENSIONS (INCLUDING 1" LIP) ON THIS SHEET ARE FOR USE AT ENTRANCES ONLY. FOR CURB DIMENSIONS AT PEDESTRIAN CONNECTION, SEE NOTE 3.
3). SEE DETAIL C-1, SHEET 3 FOR DEPRESSING AT PEDESTRIAN CONNECTION.
4). DEPRESS CURB FLUSH WITH PAVEMENT OR ADJACENT AREA AT LEADING EDGE OF TRIANGULAR ISLANDS, TAPERING BACK TO FULL HEIGHT AT A SLOPE OF 4:1. SEE C-1, SHEET 1 OF 2 FOR TYPICAL SECTION OF TAPER AT NOSE OF MEDIAN ISLANDS.
5). DEPRESS END OF CURB RUNS NOT PART OF AN ISLAND OR MEDIAN FLUSH WITH PAVEMENT OR ADJACENT AREA AT A SLOPE OF 12:1.
6). INSTALL TYPE IV POLYURETHANE-BONDED RECYCLED RUBBER EXPANSION MATERIAL BETWEEN THE FACE OF CURB AND EDGE OF PCC PAVEMENT.

CONTRACTOR TO CONFIRM EXISTING CURB REVEAL AND GUTTER WIDTH. PROPOSED PCC CURB AND GUTTER WIDTH SHALL BE CONSISTENT WITH EXISTING CURB REVEAL AND GUTTER WIDTH. SEE DELDOT INTEGRAL PCC CURB AND GUTTER, C-1, SHEET 2 OF 4, FOR ADDITIONAL CONSTRUCTION DETAILS IF THE ONE PROVIDED IS NOT CONSISTANT WITH EXISTING CURB AND GUTTER DIMENSIONS.

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
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1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CMM
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PROFESSIONAL ENGINEER
ANDREW A. CHRISTMAN

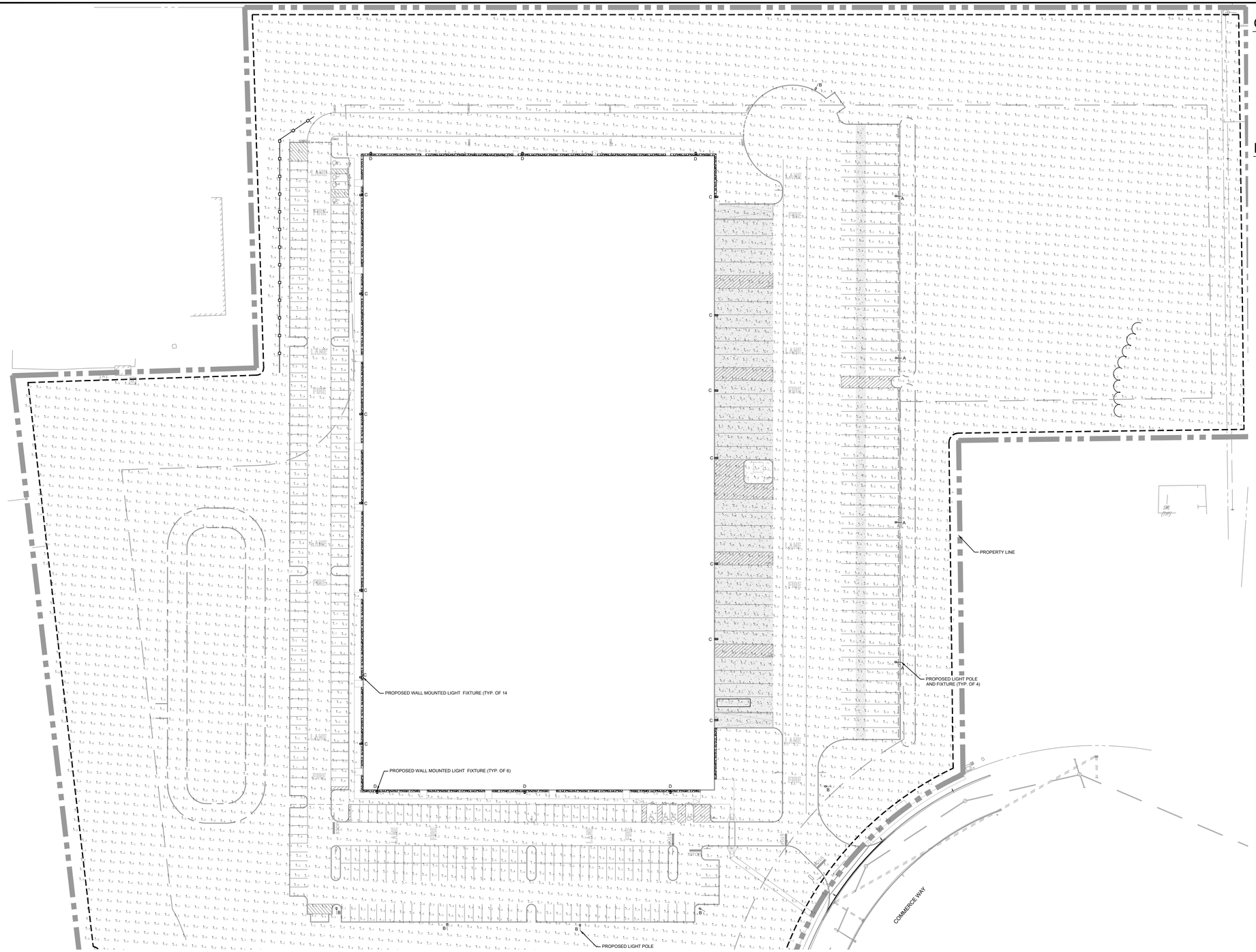
KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
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CONSTRUCTION DETAILS C

Know what's below. Call before you dig.
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FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
C-602



GENERAL NOTES

1. PHOTOMETRIC PLANS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
2. MEP/CONTRACTOR TO PROVIDE LIGHTING SYSTEM DESIGN, INCLUDING JUNCTION BOXES, CONDUITS, AND CONDUCTOR SIZE.
3. SOURCE OF POWER FOR LIGHTING TO BE CONFIRMED BY MEP. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR SERVICE.
4. TRUCK PARKING SITE POLE BASES TO BE 4' TALL

LIGHTING NOTES

1. SEE LIGHTING DETAIL SHEET FOR FIXTURE DETAILS.
2. NEW POLES AND FIXTURES TO BE INSTALLED AS SHOWN.

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	
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5		02/26/2024	AAC
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PHONE: 267-687-0150
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PROFESSIONAL ENGINEER
ANTHONY A. CASTELLANOS

KHA PROJECT 112154006
DATE 02/20/2026
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LIGHTING PLAN

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SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER, KENT COUNTY, DE

SHEET NUMBER
C-700

LUMINAIRE SCHEDULE									
LEGEND	MANUFACTURER	DESCRIPTION	QUANTITY	WATTS	LAMP	COLOR TEMPERATURE	LIGHTING LOSS FACTOR *	CATALOG NUMBER	MOUNTING HEIGHT
A	MCGRAW-EDISON	NEW POLE MOUNT AND TWIN LIGHT FIXTURE	4	346	LED	4000K	0.95	PRV-XL-C175-D-T4	25'-0"
B	MCGRAW-EDISON	NEW POLE MOUNT AND SINGLE LIGHT FIXTURE	6	285	LED	4000K	0.95	PRV-XL-C150-D-T4	25'-0"
C	MCGRAW-EDISON	NEW WALL MOUNTED LIGHT FIXTURE	14	264	LED	4000K	0.95	PRV-XL-C125-D-T4	35'-0"
D	MCGRAW-EDISON	NEW WALL MOUNTED LIGHT FIXTURE	6	264	LED	4000K	0.95	PRV-XL-C125-D-T3	35'-0"

*LIGHTING LOSS FACTOR (LLF) BASED ON 60,000 HR (LM-21) LUMEN MAINTENANCE PROVIDED IN MANUFACTURER DATA SHEET

LIGHTING CALCULATIONS					
AREA	ILLUMINANCE - AVERAGE (Fc)	MAX (Fc)	MIN (Fc)	AVG/MIN	MAX/MIN
WEST PARKING LOT	2.82	5.40	1.50	1.88	3.60
SOUTH PARKING LOT	3.03	6.70	1.70	1.78	3.94
EAST LOADING DOCK	3.89	17.00	1.50	2.59	11.33
PROPERTY LINE	0.06	0.60	0.00	N.A	N.A

LIGHTING DESIGN REQUIREMENTS PER MUNICIPALITY		
AREA	MIN. ILLUMINANCE (Fc)	COMPLIANT?
PARKING LOT	1.50	YES

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail LED

Area / Site Luminaire

Product Features

LumenSafe Technology

Product Certifications

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 4
- Energy and Performance Data page 5
- Control Options page 6

Quick Facts

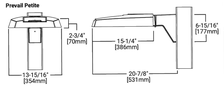
- Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

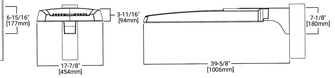
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Dimensional Details

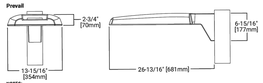
Prevail Petite



Prevail XL



Prevail



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. JDA Certified for 3000K CCT and warmer only.

Lumark — Prevail LED

Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family [1]	Light Engine [1]	Driver	Voltage	Distribution	Mounting	Color
PRV=Prevail Petite **BAA-PRV**=Prevail Petite BAA Compliant [2] **TAA-PRV**=Prevail Petite TAA Compliant [2]	**C10**=(1 LED) 4,900 Nominal Lumens **C15**=(1 LED) 6,900 Nominal Lumens **C20**=(1 LED) 9,800 Nominal Lumens **C25**=(1 LED) 13,800 Nominal Lumens	**D**=Dimming (0-10V)	**UNV**=Universal (120-277V) **347**=347V **480**=480V [3] **DV**=DuroVolt (277-480V) [3, 4]	**T2**=Type II **T3**=Type III **T4**=Type IV **TS**=Type V	**SA**=Standard Versatile Arm **MA**=Mast Arm **MM**=Mast Mount Arm **ADJA**=Adjustable Arm - Pole Mount **ADJS**=Adjustable Arm - Slipfitter, 3in vertical tenon **ADJA-WM**=Adjustable Arm - Wall Mount	**BZ**=Bronze **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV=Prevail **BAA-PRV**=Prevail BAA Compliant [2] **TAA-PRV**=Prevail TAA Compliant [2]	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens					
PRV-XL=Prevail XL **BAA-PRV-XL**=Prevail XL BAA Compliant [2] **TAA-PRV-XL**=Prevail XL TAA Compliant [2]	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 36,000 Nominal Lumens **C150**=(4 LED) 41,100 Nominal Lumens **C175**=(4 LED) 48,600 Nominal Lumens					

Options (Add as Suffix)

7030=70 CRI / 3000K CCT [5]
7050=70 CRI / 5000K CCT [5]
HSS=House Side Shield [6]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
PE=120/208, 1449 Field Selectable Surge Protective Device
PER=277/480V MOV Surge Protective Device
20K=Series 20kV UL 1449 Surge Protective Device
HA=50°C High Ambient Temperature [7]
CC=Coastal Construction [8]
PER=NEMA 3-PIN Twistlock Photocontrol Receptacle [9]
PER7=NEMA 7-PIN Twistlock Photocontrol R eceptacle [9]
MS/DIM-L08=Dimming Motion and Daylight Sensor, 8ft Remote Programmable, < 8' Mounting [10, 11]
MS/DIM-L20=Dimming Motion and Daylight Sensor, 8ft Remote Programmable, 8' -20' Mounting [10, 11]
MS/DIM-L40=Dimming Motion and Daylight Sensor, 8ft Remote Programmable, 21' - 40' Mounting [10, 11]
SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting [10, 11, 12]
SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting [10, 11, 12]
SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting [10, 11, 12]
ZW=Wireless-enabled 4-PIN Twistlock Receptacle [13]
ZW-SWPX1=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [10, 11, 14, 15, 17]
ZW-SWPX2=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [10, 11, 14, 15, 17]
ZD-SWPX1=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [10, 11, 14, 15, 17]
ZD-SWPX4XX=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [10, 11, 14, 15, 17]
(See Table Below)=LumenSafe Integrated Network Security Camera [16, 17]

Accessories (Order Separately) [18, 21]

PRVSA-XX=Standard Arm Mounting Kit [19]
PRVMA-XX=Mast Arm Mounting Kit [19]
PRVMM-XX=Wall Mount Kit [19]
PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [19]
PRV-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit [19]
PRV-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [19]
MA1019-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1031-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SRA238=Tenon Adapter from 2-3/8" to 3"
PRV/CO8-FDV=Full Drop Visor [20]
PRV/XL/CO8-FDV=Full Drop Visor [20]
HS/VY230=House Side Shield [6,20]
VGS-FJB=Vertical Glare Shield, Front/Back [20]
VGS-SIDE=Vertical Glare Shield, Side [20]
GA/RA1013=Photocontrol Shorting Cap
GA/RA1014=NEMA Photocontrol - 120V
GA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
GA/RA1021=NEMA Photocontrol - 347V
GA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [22]
SWPX4-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [14, 15, 17, 18]
SWPX5-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [14, 15, 17, 18]
WDLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [17]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to Installation instructions IS500002EN and pole white paper WP013001EN for additional support information.
3. Not available with other options. Available features designated prefixes are built to be compliant with The Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Standard 400OK CCT and 70CRI.
5. 480V not to be used with ungrounded or impedance-grounded systems.
6. DuroVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
7. Use dedicated ISS fins on product website for non-standard CCTs.
8. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package.
9. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package.
10. Sort spray tested to over 5,000-hours per ASTM B117 with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 4 per ASTM D1654. Extended lead times may apply.
11. If DuroVolt (DV) is specified, use a photocontrol that matches the input voltage used.
12. Bluetooth Programmable is available in combination with a photoelectric receptacle (PER or PER7) or another controls system (MS, SPB, ZL or ZW). Option not available with DuroVolt (DV) voltage option.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. For the device to be field-configurable, requires WAC Gateway component WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See WaveLinx system literature for more information.
17. Replace XX with sensor color (BRZ, BZ, or BK).
18. Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
19. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatability information.
20. Replace XX with paint color.
21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Only for use with PRV and PRV-P.
23. Only for use with PRV. Not available for use with PRV-P or PRV-XL configurations.
24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6).
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Not available with PRV-C60 lumen package. Not available with PRV-XL configurations.
27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WDLC-7 cannot be used in conjunction with other controls systems (MS, ZL, ZW or LWR). Operates on 120-347V input voltages.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	**N**=Dome Camera, High Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular; Factory Installed AT&T SIM Card	**V**=Cellular; Factory Installed Verizon SIM Card **S**=Cellular; Factory Installed Sprint SIM Card	**E**=Ethernet Networking

Stock Ordering Information

Product Family [1]	Light Engine	Voltage	Distribution
PRVS=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens	**UNV**=Universal (120-277V) **347**=347V [2]	**T3**=Type III **T4**=Type IV
PRVS-XL=Prevail XL	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 36,000 Nominal Lumens **C150**=(4 LED) 41,100 Nominal Lumens **C175**=(4 LED) 48,600 Nominal Lumens		

NOTES:
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations C15, C25, C40 or C60.

Submitted by Lighting Solutions

Lighting Solutions — lightingsolutionsinc.net

Job Name: OCEAN COASTAL

Catalog Number: SSS4A25SFM1

Notes:

Type: 25 POLE

LTSRC22-103037



SSS SQUARE STRAIGHT STEEL

Steel Poles

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

FEATURES
- ASTM Grade steel base plate with ASTM A36 base cover
- Hand hole assembly 3" x 5" on 5° and 6° pole; and 2" x 4" on 4° pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. Learn more.

NOTE: The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

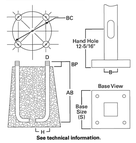
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A20SFM1XG

Product Family	Shaft Size (Inches)	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms [1]	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	**4**=4" **5**=5" **6**=6"	**A**=0.120" **M**=0.188" **X**=0.250"	**10**=10' **15**=15' **20**=20' **25**=25' **30**=30' **35**=35' **39**=39'	**S**=Square Steel Base	**F**=Dark Bronze **G**=Galvanized Steel **J**=Summit White **K**=Carbon Bronze **L**=Black Powder **N**=Natural Green **S**=Silver **T**=Graphite Metallic **V**=Grey **W**=White **X**=Custom Color **Y**=Black	**2**=2-3/8" O.D. Tenon (4" Long) **3**=3-1/2" O.D. Tenon (5" Long) **4**=4" O.D. Tenon (6" Long) **5**=5" O.D. Tenon (8" Long) **6**=6" O.D. Tenon (10" Long) **A**=Type A Drilling **C**=Type C Drilling **E**=Type E Drilling **F**=Type F Drilling **G**=Type G Drilling **H**=Type H Drilling **K**=Type K Drilling **M**=Type M Drilling **N**=Type N Drilling **R**=Type R Drilling **S**=Standard Upsweep Arm* **Z**=Type Z Drilling	**1**=Single **2**=2 at 180° **3**=3 at 90° **4**=2 at 90° **5**=2 at 80° **X**=None	**X**=None **2**=2' **3**=3' **6**=6' **8**=8'	**A**=1/2" Tapped Hub* **B**=3/4" Tapped Hub* **C**=Quiet Version **E**=OPCI Convenience Outlet* **G**=Ground Lug **H**=Additional Hand Hole* **V**=Vibration Dampener

NOTES: **1.** All shaft sizes nominal. **2.** Square poles are 3 ø 90°, round poles are 3 ø 120°. **3.** Tapped Hub is located 1' below the pole top and on the same side of pole as hand hole, unless specified otherwise. **4.** Outlet is located 4" above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. **5.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. **6.** Arm must be ordered separately.

ANCHORAGE DATA



See technical information.

Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
SSS4	TMP1	AB1	8.5 - 11.0	4	3/4 x 25 x 3
SSS5	TMP1	AB1	11.0	4	3/4 x 25 x 3
SSS6	TMP2	AB3	12.5	4	1 x 36 x 4

Submitted by Lighting Solutions

Lighting Solutions — lightingsolutionsinc.net

Job Name: OCEAN COASTAL

Catalog Number: SSS4A25SFM1

Notes:

Type: 25 POLE

LTSRC22-103037

EFFECTIVE PROJECTED AREA (At Pole Top)

Mounting Height (Feet)	Catalog Number [1, 2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH		S	BC	BP	B	D x AB x H			80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	–	200
25	SSS5A25S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	–	–	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	–	–	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	–	–	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	–	–	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

EFFECTIVE PROJECTED AREA (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number [1, 2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH		S	BC	BP	B	D x AB x H			80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	–	200
25	SSS5A25S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	–	–	–	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	–	–	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	–	–	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	–	–	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:
1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

NOT FOR CONSTRUCTION

Item 5.

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/09/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022.	02/28/2023	CAM

Kimley»Horn

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620 W GERMANTOWN PIKE, SUITE 520
PLYMOUTH MEETING, PA 19462
PHONE: 267-887-0150
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 112154006

DATE	02/20/2026
SCALE	AS SHOWN
DRAWN BY	HMB
DESIGNED BY	HMB
CHECKED BY	JEO

LIGHTING DETAILS

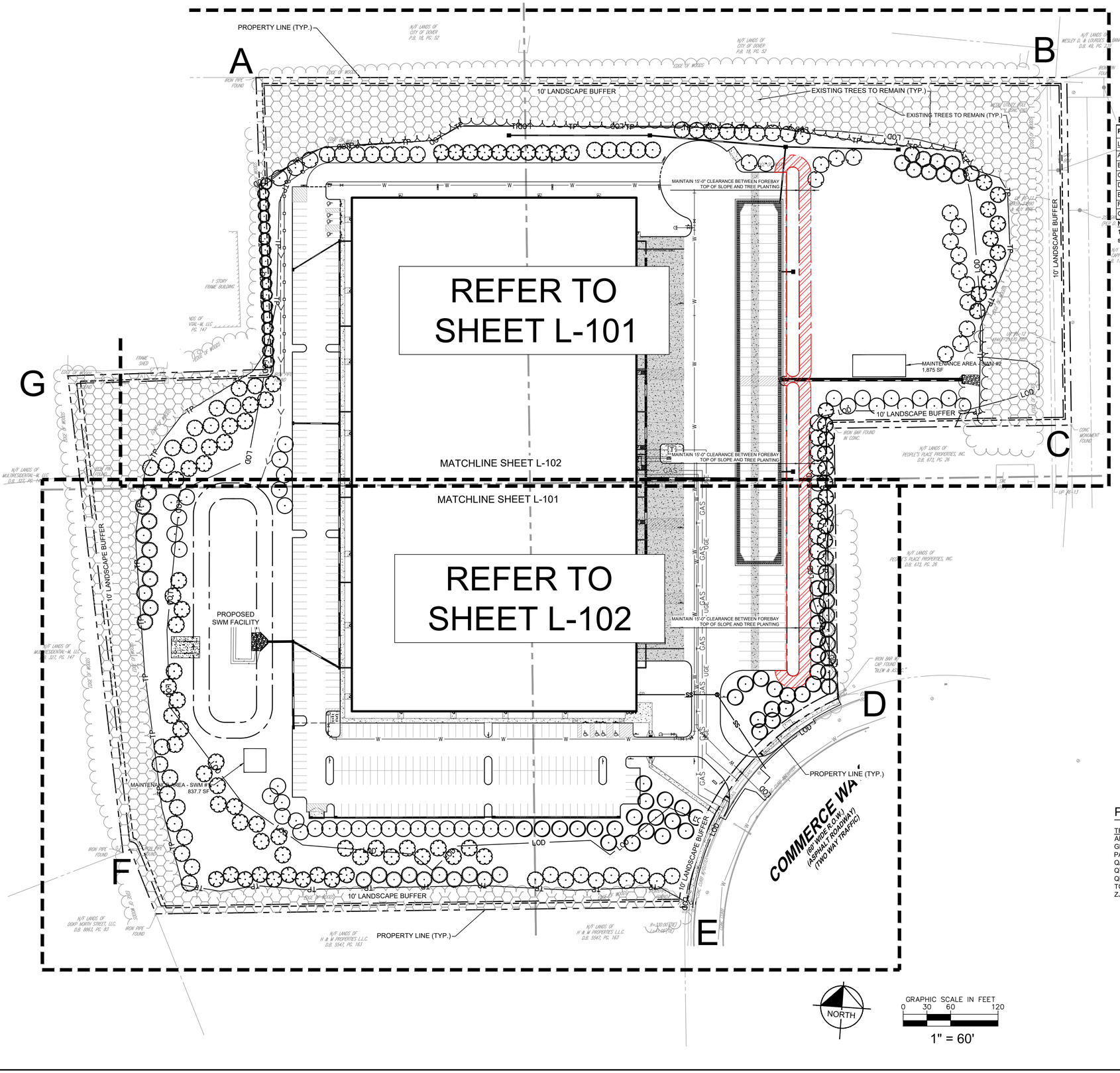
Know what's below. Call before you dig.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL:
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE

CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
C-701



Landscape and Tree Preservation Calculations

Article.5, Section 16(16.62)

Total Site Area	**1,000,573 SF**	*22.97 AC*
Total Area of Woodlands on Site:	**187,313 SF**	*4.61 AC*
Area of Woodlands to be removed on Site:	**41,733 SF**	*0.96 AC*
Total Area of Woodlands to be Preserved on Site:	**145,580 SF**	*3.34 AC*
Non-Woodland Area on Site:	**854,993 SF**	*19.63 AC*

Density Requirement: **1 Tree x 3,000 SF**

New Trees Required: **285 Trees**

New Trees Planted: **294 Trees**

Buffer Yard Requirements

Proposed Use: Warehouse **Use Group: Industrial Park Manufacturing**

Location	Adjacent Use	Width	Buffer Required	Code Requirement
A-B	General Residence	10' min.	6' Evergreen Screen	(See Note 1)
B-C	Industrial Park Manufacturing	N/A	N/A	Article 5, Section (7)(7.2)
C-D	Industrial Park Manufacturing	N/A	N/A	Article 5, Section (7)(7.2)
D-E	Local Road	N/A	N/A	Article 5,Section (7)(7.3)
E-F	Industrial Park Manufacturing	10' min.	6' Evergreen Screen	(See Note 1)
F-G	General Residence	10' min.	6' Evergreen Screen	(See Note 1)
G-A	General Residence	10' min.	6' Evergreen Screen	Article 5, Section(7)(7.2)(7.22)(a)

Notes:
1. Where possible, existing vegetation has been used and supplemented to meet the minimum planting and screening requirements.

Buffer Tabulations

Article 5, Section (7)(7.2) and Section 7(7.2)(7.22)(a)

A-B
Buffer Type Required: 6' Evergreen Screen
Existing Use: General Residence

	Yes	No
Existing vegetation along boundary?	X	
Proposed buffer provided?		X
		(see note 1)

B-C
Buffer Type: N/A
Existing Use: Industrial Park Manufacturing

	Yes	No
Existing vegetation along boundary?	X	
Proposed buffer provided?		X

C-D
Buffer Type: N/A
Existing Use: Industrial Park Manufacturing

	Yes	No
Existing vegetation along boundary?		X
Proposed buffer provided?		X

E-F
Buffer Type: 6' Evergreen Screen
Existing Use: Industrial Park Manufacturing

	Yes	No
Existing vegetation along boundary?	X	
Proposed buffer provided?		X
		(see note 1)

F-G
Buffer Type: 6' Evergreen Screen
Existing Use: General Residence

	Yes	No
Existing vegetation along boundary?	X	
Proposed buffer provided?		X
		(see note 1)

G-A
Buffer Type: 6' Evergreen Screen
Existing Use: General Residence

	Yes	No
Existing vegetation along boundary?		X
Proposed buffer provided?	X	

Notes:
1. Where possible, existing vegetation has been used and supplemented to meet the minimum planting and screening requirements.

Road Buffer Tabulations

Article 5,Section (7)(7.3)

D-E
Buffer Type Required: N/A
Existing Use: Local Road

	Yes	No
Existing vegetation along boundary?		X
Proposed buffer provided?		X

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / HT
AR	40	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	2"Cal
GB	40	Ginkgo biloba	Maidenhair Tree	B & B	2"Cal
PA	40	Platanus x acerifolia	London Plane Tree	B & B	2"Cal
QA	40	Quercus alba	White Oak	B & B	2"Cal
QT	40	Quercus palustris	Pin Oak	B & B	2"Cal
QP	40	Quercus phellos	Willow Oak	B & B	2"Cal
TO	17	Thuja occidentalis	American Arborvitae	B & B	6' HT MIN.
ZJ	37	Zelkova japonica	Japanese Zelkova	B & B	2"Cal
	TOTAL 294				

NOT FOR CONSTRUCTION

No.	DATE	REVISIONS	
6	02/20/2026	CITY OF DOVER PLANNING	JEO
5	02/26/2024	UTILITY REVISIONS	AAC
4	12/12/2023	KENT CONSERVATION DISTRICT SUBMISSION	AAC
3	11/21/2023	REVISED PER KCD COMMENTS	AAC
2	05/16/2023	REVISED PER F.M. & KCD COMMENTS	AAC
1	02/28/2023	REVISED PER PC MEMOS DATED 11/2022.	CMH
B	DATE	REVISIONS	

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620 W GERMANTOWN PIKE, SUITE 520
PLYMOUTH MEETING, PA 19462
PHONE: 267-887-0150
WWW.KIMLEY-HORN.COM
DELAWARE LICENSE NO. 29516

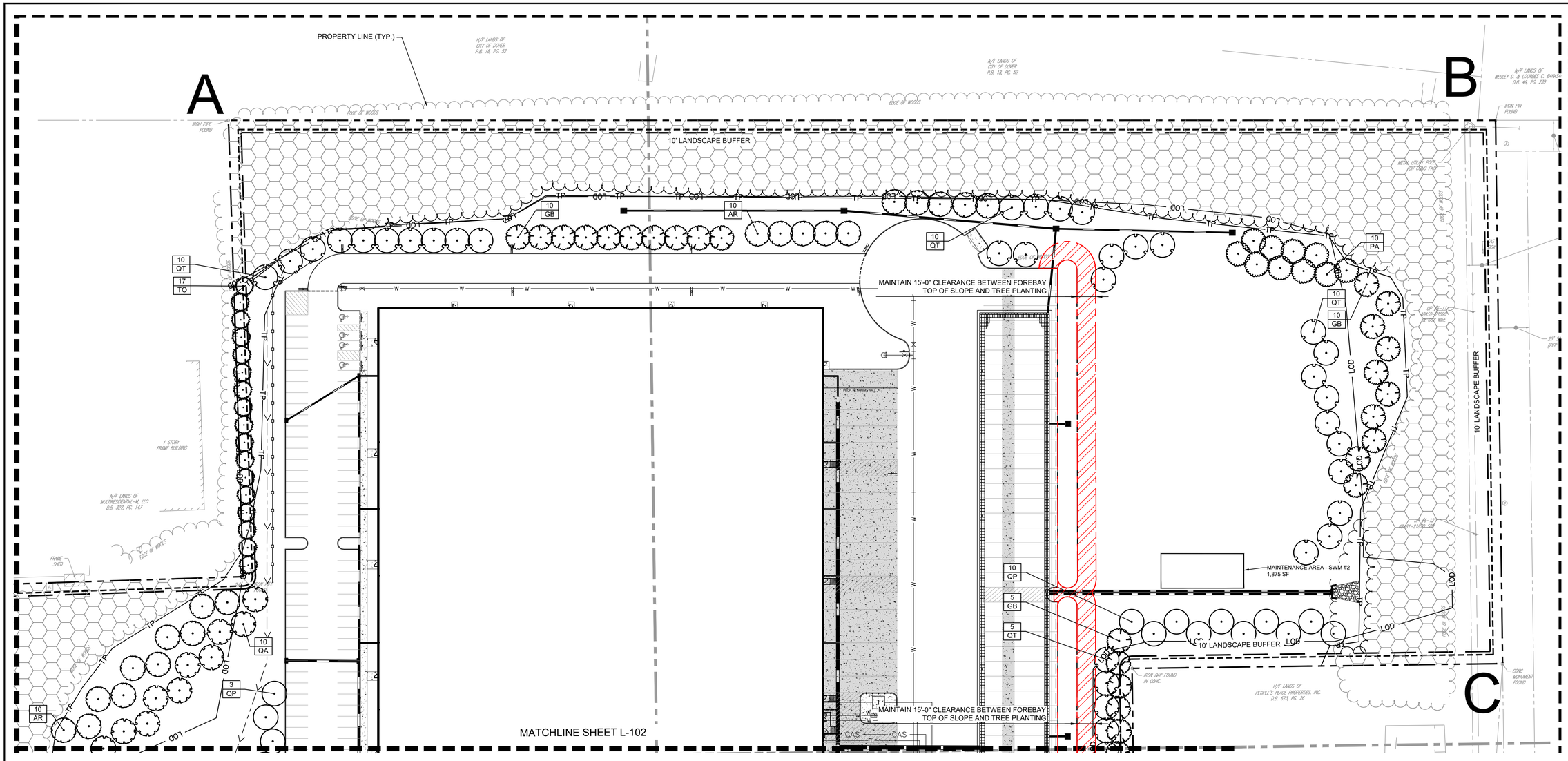
KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY HMB
DESIGNED BY HMB
CHECKED BY JEO

OVERALL TREE PRESERVATION & LANDSCAPE PLAN

811 Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
DELMARVA ONE CALL CENTER
STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
L-100



NOT FOR CONSTRUCTION

PLANT SCHEDULE SITE

TREES	CODE	BOTANICAL NAME	COMMON NAME
	AR	Acer rubrum 'October Glory'	October Glory Red Maple
	GB	Ginkgo biloba	Maidenhair Tree
	PA	Platanus x acerifolia	London Plane Tree
	QA	Quercus alba	White Oak
	QT	Quercus palustris	Pin Oak
	QP	Quercus phellos	Willow Oak
	TO	Thuja occidentalis	American Arborvitae
	ZJ	Zelkova japonica	Japanese Zelkova

NOTES:
1. SEE SHEET L-100 FOR FULL PLANT SCHEDULE

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CMH
B			

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KHA PROJECT	112154006
DATE	02/20/2026
SCALE	AS SHOWN
DRAWN BY	HMB
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CHECKED BY	JEO

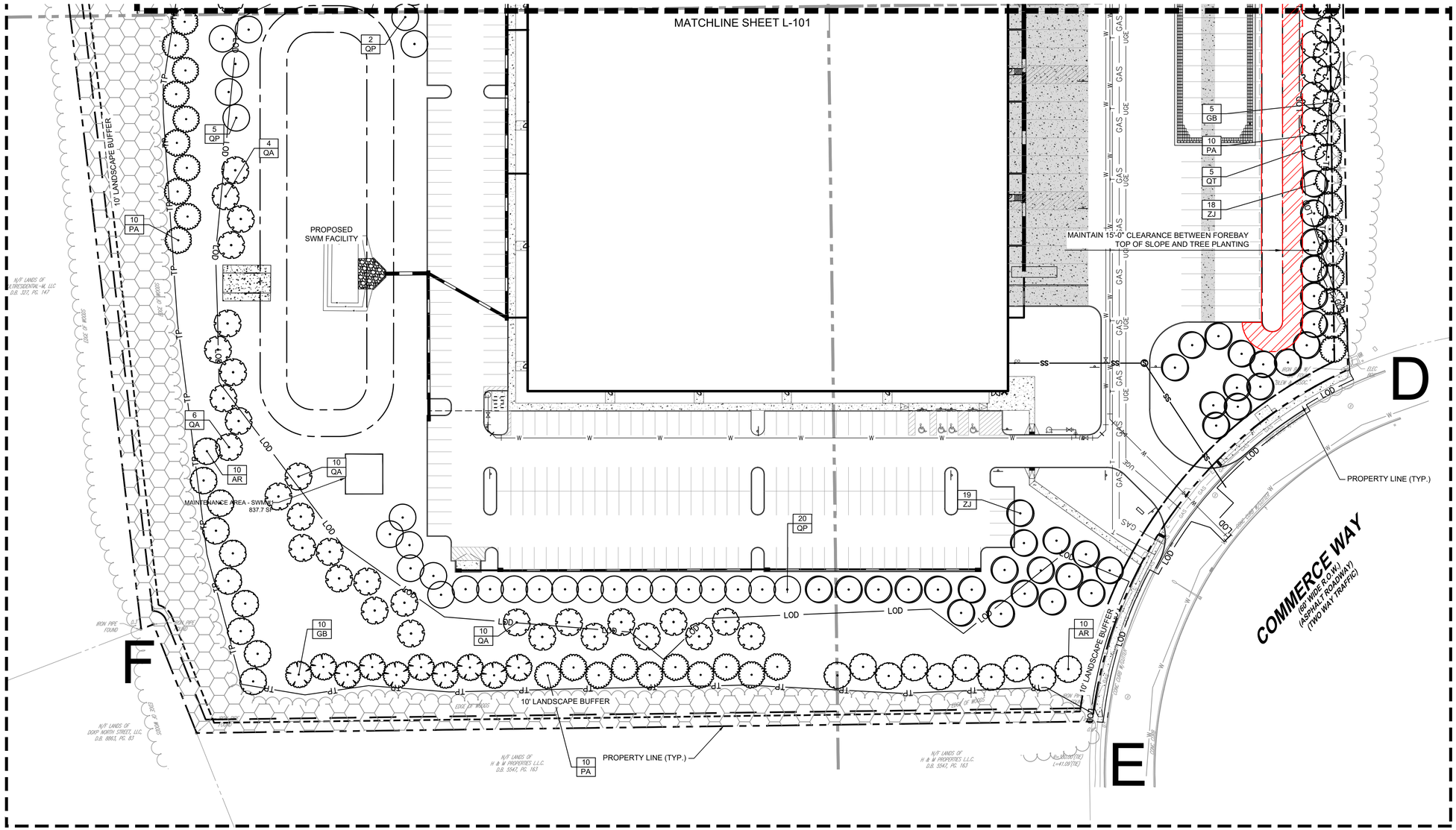
TREE PRESERVATION & LANDSCAPE PLAN A

811 Know what's below. Call before you dig.
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
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STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
L-101

NOT FOR CONSTRUCTION



PLANT SCHEDULE SITE

TREES	CODE	BOTANICAL NAME	COMMON NAME
	AR	Acer rubrum 'October Glory'	October Glory Red Maple
	GB	Ginkgo biloba	Maidenhair Tree
	PA	Platanus x acerifolia	London Plane Tree
	QA	Quercus alba	White Oak
	QT	Quercus palustris	Pin Oak
	QP	Quercus phellos	Willow Oak
	TO	Thuja occidentalis	American Arborvitae
	ZJ	Zelkova japonica	Japanese Zelkova

NOTES:
1. SEE SHEET L-100 FOR FULL PLANT SCHEDULE

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING	02/20/2026	JEO
5	UTILITY REVISIONS	02/26/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
3	REVISED PER KCD COMMENTS	11/21/2023	AAC
2	REVISED PER F.M. & KCD COMMENTS	05/16/2023	AAC
1	REVISED PER PC MEMOS DATED 11/2022	02/28/2023	CMM
B			

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KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
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DESIGNED BY HMB
CHECKED BY JEO

TREE PRESERVATION & LANDSCAPE PLAN B

Know what's below. Call before you dig.
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DIAL 811 OR 1-800-282-8500
FOR LOCATION OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN
FOR
COMMERCE WAY DOVER DE LLC
175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
L-102

GENERAL NOTES

1. Plants shall be healthy, vigorous material, free of pests and diseases and are subject to approval/rejection of the Landscape Architect prior to, during and after installation.
2. Contractor shall identify all materials at growing location prior to purchase and submit digital photographs, and source list to the Landscape Architect for approval at a minimum of six (6) calendar weeks prior to installation. Plants not approved shall be resourced and resubmitted.
3. Planting beds and individual tree plantings shall be mulched continuously as specified.
4. Prior to construction the contractor shall be responsible for locating underground utilities and execute work in a manner that avoids damage to utilities during the course of work. Contractor shall be responsible or remedy of any damage to utilities, structures, site appurtenances that occur as a result of landscape related work.
5. Contractor is responsible for verifying quantities shown on documents. Field adjustments shall be approved by Landscape Architect prior to installation. Quantities indicated on drawings are for reference-it is the Contractor's responsibility to ensure full coverage of plants at the indicated spacing.
6. Contractor is responsible for maintenance of all plantings including, but not limited to watering, mowing, edging, spraying, mulching, fertilizing, of plantings and turf areas for one (1) calendar year from date of certificate of occupancy. Contractor is responsible for warranty of all plant material for a period of one (1) calendar year from date of certificate of occupancy. Warranty replacement planting shall meet or exceed the original specification identified on drawings. Replacement planting shall extend the same warranty as originally installed materials. Plantings and grass areas shall be flourishing and fully thriving at end of warranty period.
7. Plants identified for replacement by Owner, Landscape Architect shall be replaced immediately by the Contractor unless otherwise agreed upon. Plantings (trees, shrubs, groundcover) subject to replacement by warranty shall exhibit characteristics of 30% dead-per individual plant, non-contributing or disease compromised. Grass areas suitable for acceptance shall demonstrate 85% sustained/consistent and continuous, densely established coverage.
   Contractor shall perform a site review at end of warranty period and provide the Owner with written documentation of the site, including plant health, warranty replacement items, and conditions that may be influencing plant health. Contractor shall remove from plants and site, all staking and guying material at end of warranty period.
8. Contractor shall comply with all local, state and federal requirements, codes and regulations related to the work undertaken.
9. All material including planting operation appurtenances shall be of domestic origin manufacture and sourced within 100 miles of the project site.
10. Contractor is responsible for coordination among trades operating on site. Coordination and if necessary resulting modifications to schedules are responsibility of the Contractor.

PERFORMANCE SPECIFICATION

I. PLANTS

A. General

1. Live healthy plants free of dead branches and parts
2. Free of disease, insect, injury and damage
3. Unbroken, intact, dense and solid rootballs and containers, without cracks, flat sides or previously repaired damage.
4. Free of girdling roots or rootbound/circling container conditions
5. Plants of consistent in growth habit and healthy character
6. Free of compromising growth conditions such as weak crotch connections, crossed branches, snags and scars
7. Point of origin growing location within 100 miles of project site
8. Graded, standards, caliper, sizes and stock consistent with *ANSI Z60.1, American Standard for Nursery Stock* most current edition
9. Species identified consistent with *Hortus Third: Concise Dictionary of Plants Cultivated in the United States and Canada*, most current edition and *Manual of Woody Plants: Their Identification, Ornamental Characteristics, Culture, Propagation and Uses*, most current edition
10. All disturbed areas shall be grass seed unless otherwise identified on landscape plans

B. Trees:

1. Deciduous Single Trunk
   a. Full, straight and upright with consistent symmetrical natural branching pattern throughout
   b. Branching Height-seven (7) feet to lowest branch in two years unless otherwise required by local jurisdiction

2. Deciduous Multi-Trunk
   a. Full and upright with straight consistent symmetrical natural branching pattern throughout
   b. Canes evenly spaced and of similar growth habit
   c. Free of suckers and extraneous branching

3. Evergreen Single-Trunk
   a. Full and upright with continuous symmetrical dense natural habit
   b. Clear branching height twelve (12) inches above top of rootball
   c. Free of suckers and extraneous branching
   d. Do not shear or otherwise prune to shape plantings

C. Evergreen and Deciduous Shrubs

1. Full, dense and naturally symmetrical.
2. Consistent with container and/or balled and burlapped size
3. Free of suckers and extraneous branching
4. Do not shear or otherwise prune or shape plantings

D. Evergreen and Deciduous Groundcover

1. Full and dense in pots or flats

E. Perennials and Seasonal Color

1. Full and dense in pots or flats

F. Turf Grass

1. Subgrade

a. Soil Mix-10% Compost, 90% topsoil by volume
b. Preparation-loosen subgrade to a minimum depth of four (4) inches. Remove all non-natural materials including litter, stones, sticks and all items greater than ¾ inch in any dimension
c. Preparation-spread soil mix at a depth of four (4) inches continuously to meet grade elevations shown on drawings. Allow for thickness of sod when applicable

2. Grass Sod

a. Install not longer than twenty-four (24) hours from harvest
b. Grass bed not less than two (2) inches in continuous thickness
c. 100% continuous live sod coverage after first growing season and at end of warranty period.
d. Of uniform non-varying density and continuous texture quality capable of growth and development immediately upon installation. Weed and noxious plant free
e. Stagger installation rows and place aligned parallel to contours
f. Fill joints solidly with planting bed preparation soil
g. Provide anchor pins at twenty-four (24) inches on center for slopes greater than 4:1

3. Grass Seed

a. Mix approved by the Landscape Architect
b. Provide first and new of year seed crops in mix free of weed seeds and deleterious matter
c. Provide seed mix not greater than 15% annual or perennial rye
d. Coverage 85% continuous coverage live stand after first growing season and at end of warranty
e. Replacement or overseeding mixes consistent with original application/installation
f. Provide erosion blankets or other slope retention methods as noted on drawings

II. Materials and Appurtenances

A. Testing

1. Materials testing information/certificates/dated labels shall be current to the project and performed/certified not greater than 120 calendar previous days from current date of submittal for review

B. Top Soil

1. Neutral Ph balance 5.5 -7.5. Friable and containing 2.0-5.0% organic matter by dry weight. Continuously free of non-soil items such as stones, debris, sticks, trash, and deleterious matter greater than ¾ inch in any direction. Clay content shall not exceed 25%.Gravel content shall not exceed 10%. Silt shall not exceed 25%

C. Use of Existing Topsoil

1. Existing topsoil on-site may be repurposed with prior Owner approval. Contractor shall provide soil testing and additive program that demonstrates consistent performance and characteristics and composition as identified herein. Owner shall approve soil testing and soil amendment/additive methods and procedures

D. Shredded Hardwood Mulch

1. 100% organic shredded first year hardwood free of deleterious matter, rock, gravel and weed seed. Neutral Ph balance 5.5-7.5

E. Compost Ph

1. Balanced 5.0-8.5 mature, stable and weed free produced by natural aerobic decomposition. Free of visible contaminants and toxic substances. Not greater than 5% sand, silt, clay or rock by dry weight. Consistent with US-EPA CFR Title 40 Part 503 Standards for Class A biosolids

G. Compost Testing

1. Prior to delivery on-site, the following items are required for approval by Owner: Feedstock percentage in final compost product; statement that the products meets federal, state and local health safety requirements
2. Provide copy of lab analysis less than 120 calendar days old verifying that the product meets described physical requirements; chemical contaminants; Ph; physical contaminants; biological contaminants (including a statement that fecal coliform and salmonella testing and results comply with requirements of the US Composting Council Seal of Testing approval programs

H. Planting Mix

1. 85% topsoil and 15% Compost

I. Fertilizer

1. Granular 10% nitrogen, 6% Phosphorous, 4% Potassium granular form with 50% Nitrogen in organic form. Product and Material Safety Data as approved by Owner

J. Herbicide

1. Product and Material Safety Data as approved by Owner

K. Water

1. Potable only unless otherwise approved by Owner

L. Hardwood Stakes

1. 2 x 2 x 48 inch square of sound hardwood, painted flat black on all sides

M. Tree Ties

1. Villa Non-Abrasive Rubber Tree Ties or approved equal

N. Filter Fabric

1. Mirafi 140-N or approved equal

III. Execution

A. Site Conditions

15. Inspect site and notify Owner in writing of acceptance with indication that project conditions are acceptable are suitable to proceed with work. Notify Owner of any existing damage and/or other conflicting conditions.
16. Do not proceed with work until unsatisfactory conditions have been satisfactorily remedied. Notify Owner of acceptance prior to commencement of work.
17. Notify Owner in writing of any conditions that may preclude successful completion of work including items such as coordination with other trades, incomplete work, drainage, soil temperature and/or composition, access to storage/work areas, damage to conditions, etc.
18. Notify Owner in writing immediately of any items that may influence work schedule, timing of tasks, materials delivery and/or installation and warranty responsibilities.
19. Coordinate and cooperate with other trades working in and adjacent to work areas. Examine drawings of other trades which show development of the entire project and become familiar with the scope of required work by others.

B. Planting Seasons

Recommended seasons are a general guide based on historical climatic data and typical performance of plantings, and which vary dependent on project-specific environmental conditions. Due to construction schedules, recommended planting seasons may/may not coincide with request(s) for certificate of occupancy for projects. Coordination of planting installation and seasons shall be reviewed with Owner on an individual project basis.

1. Deciduous and Evergreen Trees

Do not install/plant the following trees between September 15 and March 15
1. Oaks (Quercus Sp., Such as Q. rubra, Q. alba, Q. phellos, Q. coccinnea)
2. Dogwood (Cornus Sp.)
3. Sweetgum (Liquidambar Sp.)
4. All Conifers and Evergreens except White Pine (Pinus strobus Sp.)

2. Deciduous and Evergreen Shrubs

a. Install/plant between March 15 and June 15 and/or September 15 and November 30

3. Perennials

a. Install/plant between March 15 and June 15 and/or September 15 and November 30

4. Spring Flowering Bulbs

a. Install/plant between September 15 and December 15

5. Seasonal Annuals

a. Install/plant in season per approved schedule

6. Turf Grass

a. Install/plant between March 15 and May 15 and/or September 15 and November 30
b. Do not install/plant seed or sod turf grass areas when ambient air temperature is below forty (40) degrees Fahrenheit, or forecast for a twelve (12) hour period after completion of work

7. No Plant Installation

a. Do not install plantings or turf grass between June 15 and September 15, without approval by Owner

C. Positioning & Location of Plantings

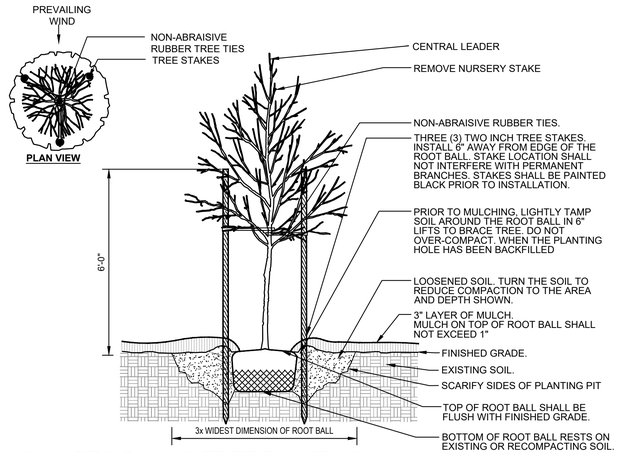
1. Position plants to show the most-prominent and well-formed face to most-public view
2. Field locate plants and location/spacing/dimension of planting beds on project site prior to beginning installation
3. Verify location of individual plants and plant beds prior to beginning installation. Do not proceed without Owner approval

D. Implementation

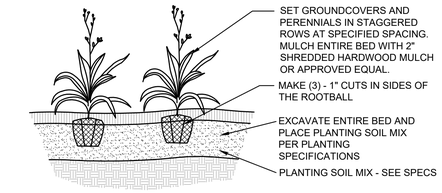
1. Pursue work continuously without delay or interruption until completion unless notified otherwise by Owner
2. Provide project submittals ahead of commencement of work. Landscape Architect requires a minimum of ten (10) working days from date of receipt for review of submittals and response to Owner and Contractor. Plan accordingly for procurement of materials
3. Continuously update implementation schedule and notify Owner of progress. Delays related to material availability are not cause for non-completion of scheduled delivery of work
4. Report delays due to weather or site conditions immediately upon finding. Provide recommendation for remedy of schedule delays. Do not work, place or modify frozen soil
5. Report delays due to extraordinary natural or other conditions beyond control of Contractor

E. Clean Up

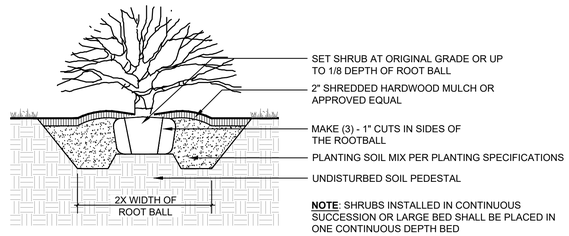
1. Remove trash, debris and work materials from site prior to request for substantial completion. Thoroughly clean surfaces impacted by work including building, parking areas, roadways, sidewalks, signs, lights, site furnishings, etc.
2. Repair any damage to existing conditions that occurred during execution of work.
3. All clean-up and demobilization procedures shall be performed to satisfaction of the Owner and Landscape Architect.



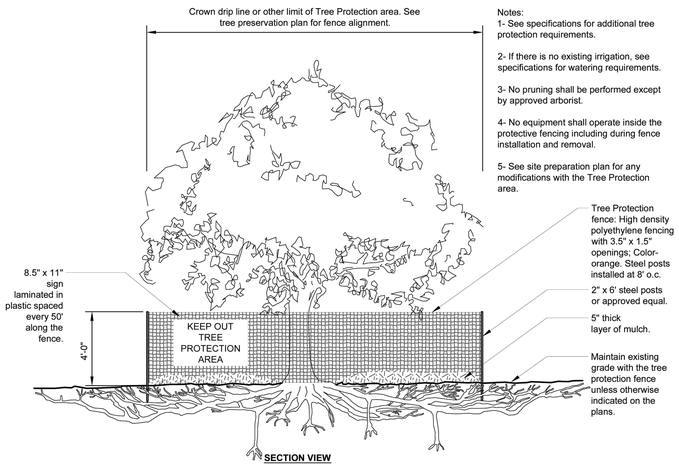
A DECIDUOUS TREE PLANTING
NOT TO SCALE



B GROUNDCOVER PLANTING
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE



TREE PROTECTION DETAIL
NOT TO SCALE

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	
6	CITY OF DOVER PLANNING UTILITY REVISIONS	02/20/2026	JEO
5		02/09/2024	AAC
4	KENT CONSERVATION DISTRICT SUBMISSION	12/12/2023	AAC
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			B

Item 5.

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DELAWARE LICENSE NO. 29516

KHA PROJECT 112154006
DATE 02/20/2026
SCALE AS SHOWN
DRAWN BY BRB
DESIGNED BY BRB
CHECKED BY WDW

LANDSCAPE NOTES AND DETAILS

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STATE OF DELAWARE
DIAL 811 OR 1-800-282-8500
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175 COMMERCE WAY
CITY OF DOVER, KENT CONTY, DE
CITY OF DOVER KENT COUNTY DE

SHEET NUMBER
L-200



This conceptual design is based upon a preliminary review of entitlement requirements and an assumed and possibly incomplete understanding of building information, and is intended merely to assist in exploring how the proposed project could be developed.

ADB | DESIGN SERVICES

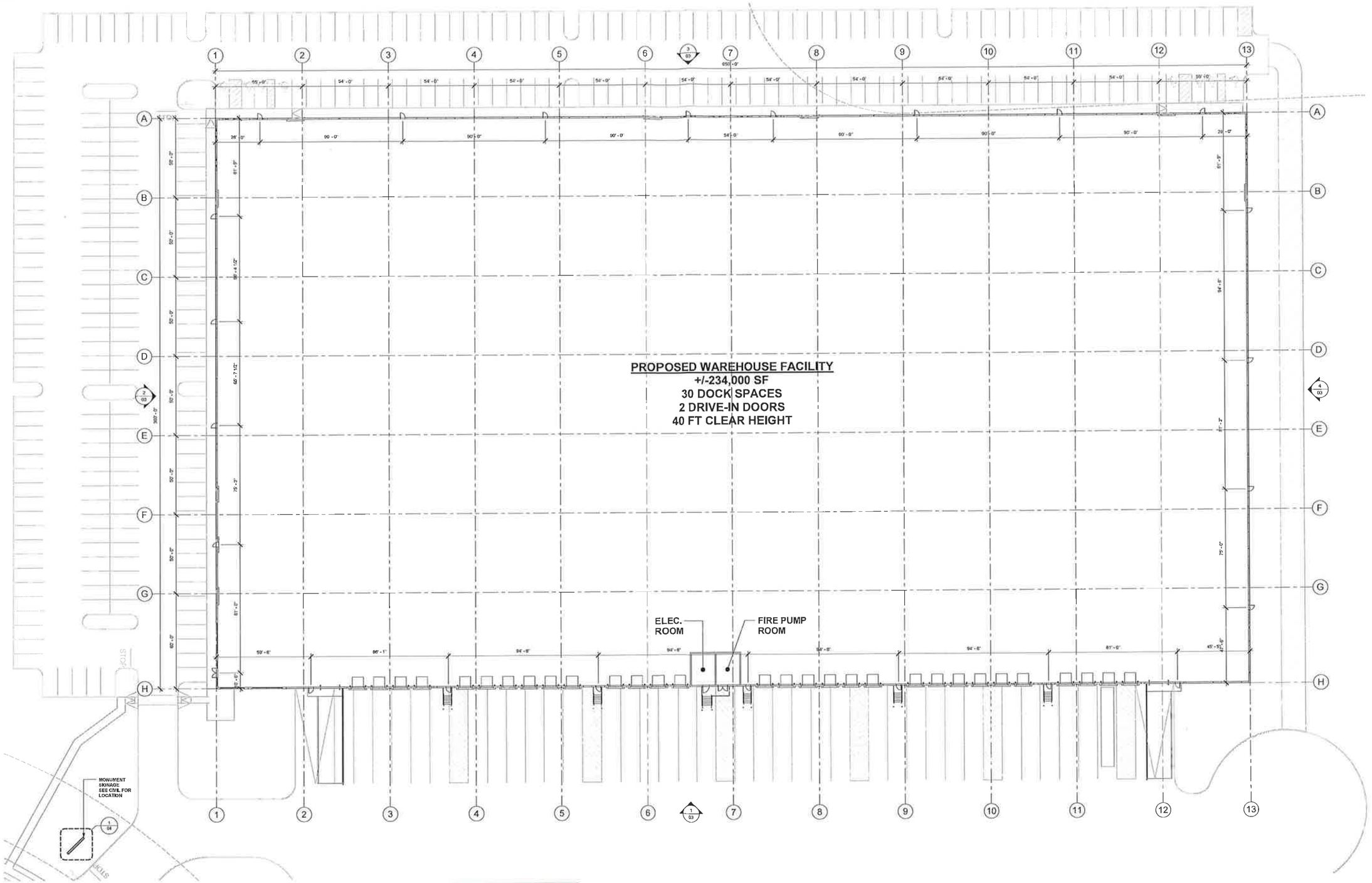
SEAL

CONCEPTUAL RENDERING

MODANI DOVER
COMMERCE WAY, DOVER, DE 19904
A543B-22 | NE258 | 11.21.2022

ARCO DESIGN/BUILD

01



This conceptual design is based upon a preliminary review of entitlement requirements and an overall first read possible incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

SCALE 3/64" = 1'-0"

0 16 32 48 96

N

ADB | DESIGN SERVICES

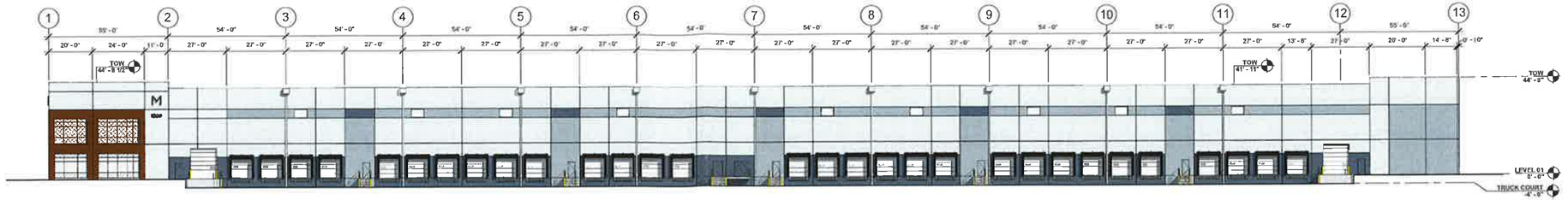
SEAL

CONCEPTUAL FLOOR PLAN

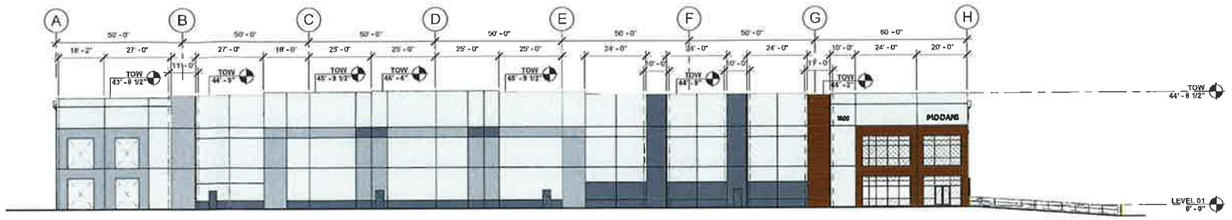
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AS438-22 | NE258 | 11.21.2022

ARCO DESIGN/BUILD

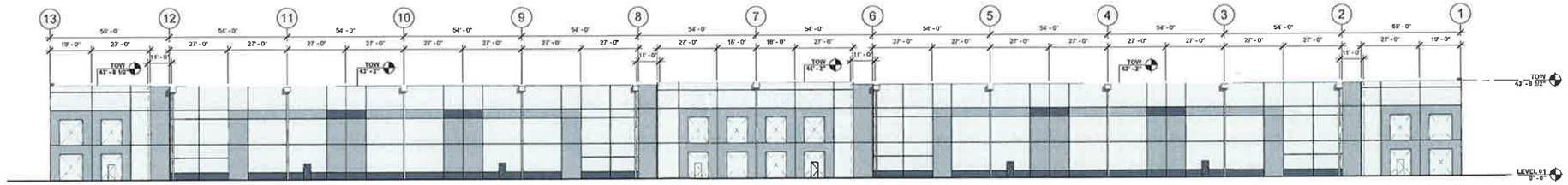
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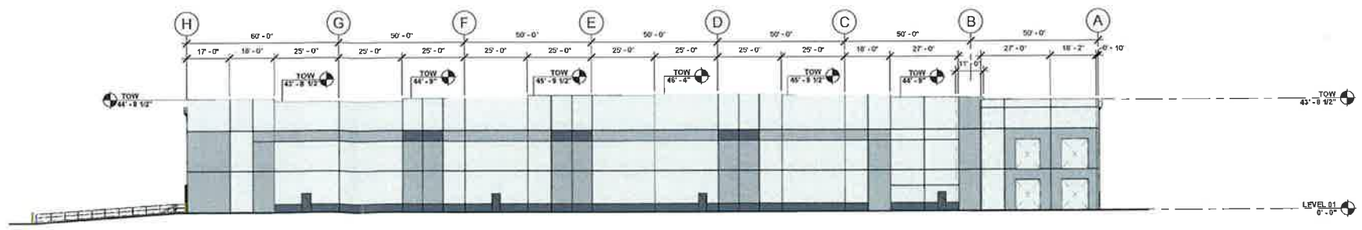
CONCEPTUAL EAST ELEVATION 1
SCALE: 3/64" = 1'-0"



CONCEPTUAL SOUTH ELEVATION 2
SCALE: 3/64" = 1'-0"



CONCEPTUAL WEST ELEVATION 3
SCALE: 3/64" = 1'-0"



CONCEPTUAL NORTH ELEVATION 4
SCALE: 3/64" = 1'-0"

GLAZING LEGEND

- GL-01 - INSULATED GLAZING UNIT
  1 INCH THICK WITH 1/4" THICK CLEAR LITES AND LOW-E COATING
  (SEE ENERGY CALCULATIONS FOR REQUIREMENTS)
- GL-02 - TEMPERED SAFETY GLAZING
  TYPE GL-01 WITH TEMPERED SAFETY GLAZING
- GL-03 - SPANDREL GLAZING
  TYPE GL-01 WITH SPANDREL GLAZING

PAINT SCHEME LEGEND

- P1 - BASE COLOR
  SW 6253 OLYMPUS WHITE
- P2 - ACCENT COLOR
  SW 6255 MORNING FOG
- P3 - ACCENT COLOR
  SW 6257 GIBRALTAR
- WP - WOOD ACCENT
  LONGBOARD - SIDING 6" V GROOVE
  COLOR: DARK NATIONAL WALNUT



This conceptual design is based upon a preliminary review of entitlement requirements and an unverified and possibly incomplete site and/or building information, and is intended merely to assist in evaluating work the project might be developed.

SCALE 3/64" = 1'-0"
0 16 32 48 96

ADB | DESIGN SERVICES

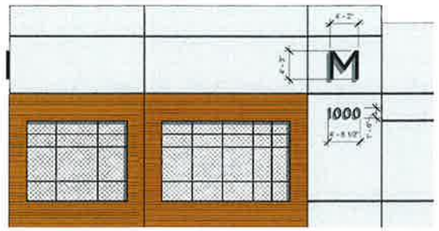
SEAL

CONCEPTUAL ELEVATIONS

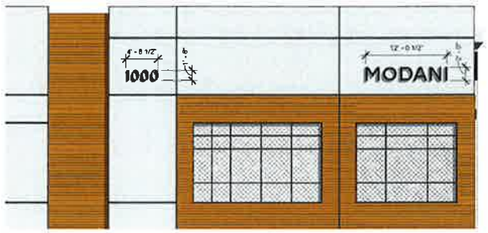
MODANI DOVER
COMMERCE WAY, DOVER, DE 19904
AS438-22 | NE258 | 03.24.2023

ARCO DESIGN/BUILD

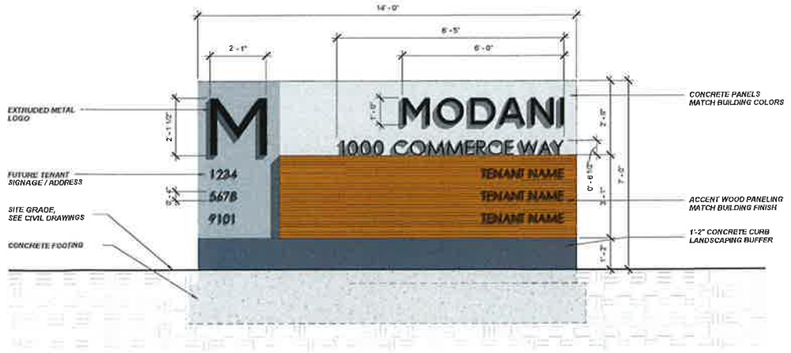
03



EAST ELEVATION SIGNAGE 1A
SCALE: 1/8" = 1'-0"



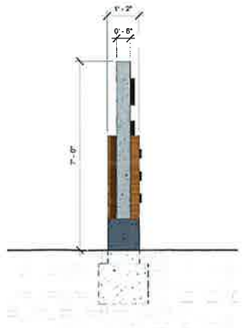
SOUTH ELEVATION SIGNAGE 2A
SCALE: 1/8" = 1'-0"



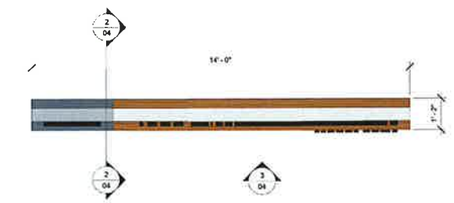
MONUMENT SIGN ELEVATION 3
SCALE: 1/2" = 1'-0"

MONUMENT SIGN REQUIREMENTS			
REQUIREMENTS	CODE	REQUIRED	PROPOSED
MAXIMUM HEIGHT	APPENDIX B ARTICLE 5. SECTION 4.	7 FT	7 FT
MAXIMUM NO. OF SIGNS	APPENDIX B ARTICLE 5. SECTION 4.	1 PER ENTRANCE	1
MAXIMUM SIGN AREA	APPENDIX B ARTICLE 5. SECTION 4.	32 SF	20 SF

WALL SIGN REQUIREMENTS			
REQUIREMENTS	CODE	REQUIRED	PROPOSED
MAXIMUM NO. OF SIGNS	APPENDIX B ARTICLE 5. SECTION 4.	2 PER FRONTAGE	2 PER FRONTAGE
MAXIMUM AREA	APPENDIX B ARTICLE 5. SECTION 4.	32 SF	32 SF AT SOUTH. 26 SF AT EAST.



MONUMENT SIGN SECTION 2
SCALE: 1/2" = 1'-0"



MONUMENT SIGN PLAN 1
SCALE: 1/2" = 1'-0"

this conceptual design is based upon a preliminary review of entitlement requirements and an understand and possibly incomplete, as-built building information, and is intended merely to assist in beginning here the project may be developed

ADB | DESIGN SERVICES

SEAL

CONCEPTUAL SIGNAGE DESIGN

MODANI DOVER
COMMERCE WAY, DOVER, DE 19904
A5438-22 | NE258 | 11.21.2022

ARCO DESIGN/BUILD

City of Dover

DATA SHEET FOR CONDITIONAL USE/MASTER PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF APRIL 8, 2026

PLANNING COMMISSION MEETING OF APRIL 20, 2026

Plan Title:	Bay Village Residential Planned Neighborhood Design (C-26-02)
Plan Type:	Planned Neighborhood Design Option Conceptual Plan (Conditional Use)
Tax Parcel:	LC-05-68.00-01-06.00-000
Owner:	Bay Village of Dover, LLC
Site Area:	79.14 +/- acres
Present Use:	Vacant (agriculture)
Proposed Use:	Planned Neighborhood Design Option Residential – 250 Townhouse Units With Future Apartment Complex of 200 units
Density:	5.72 dwelling units per acre (average for total site)
Off Street Parking:	Required – 2 parking spaces per dwelling unit (Townhouse) Provided - 2 parking spaces per dwelling unit (Townhouse
Sewer & Water:	Proposed City of Dover
Zoning Classification:	RM-2 (Medium Density Residence Zone) SWPOZ (Source Water Protection Overlay Zone): Tier 2 – Primary Wellhead Protection Area
Comprehensive Plan:	Residential Medium Density
Waivers Requested:	PND – Alternative Design Standards for Lot Width and Lot Area
For Consideration:	Active Recreation Area Plan

CITY OF DOVER PLANNING

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: April 8, 2026

APPLICATION: Bay Village Residential – Planned Neighborhood Design – Conditional Use/Master Plan with Subdivision

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

CONTACT PERSON: Dawn Melson-Williams, AICP PHONE #: (302) 736-7010

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 Review of a Conditional Use/ Master Plan for a Planned Neighborhood Design Application and Major Subdivision Plan. The Plan proposes to establish a Planned Neighborhood Design Development on 79.14 acres +/- of land known as Bay Village. The subject property is located on the south side of White Oak Road, east of State Route 1 and across from the Garrison Oak Business and Technology Center (industrial park). This subject property is currently in agricultural cultivation with areas of woodland and wetlands with Special Flood Hazard Areas (floodplains) adjacent to the Little River/Tax Ditch system The property is zoned RM-2 (Medium Density Residence Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone) Tier 2 – Primary Wellhead Protection Area. Tax Parcel: ED-00-68.00-01-06.00-000.

The applicant proposes the construction of a development consisting of 250 townhouse units. Additionally, the applicant has reserved a 15.84 +/- acre lot for the construction of apartments in a future phase of development. (Note: Submissions have listed 380 units for the apartment complex and this submission of 200 unit.) Access to the site would be provided from two entrances off White Oak Road. The development parcel includes areas located in the Special Flood Hazard Area (1% Annual Chance Flood / 100-year floodplain), wetlands, a tax ditch network, and woodland areas. A portion of the development area is within the Source Water Protection Overlay Zone: Tier 2 - Primary Wellhead Protection Area. The project completed a Traffic Impact Study (TIS) with DelDOT and will be pursuing a CLOMR - Conditional Letter of Map Revisions with FEMA related to the Special Flood Hazard Area.

Previous Applications for Bay Village PND parcel

The following are previous applications for development of or associated with this property. These presented different development scenarios and subdivision lot layouts included many applications that were not fully pursued. These are only listed for reference.

- MI-24-09 Bay Village Veteran's Home Project (20 acres at White Oak Road/Long Point Road) presented as idea to City Council
- MI-04-17 Bay Village PND-SCHO (Senior Citizen Housing Option of 700 units on 224 acres) at City Council on September 27, 2004.
- C-04-09 Bay Village PND-SCHO (Senior Citizen Housing Option on 224 acres on White Oak Road and Long Point Road): December 2004 – no action taken by Planning Commission/application withdrawn
- MI-07-09 Lands of Bay Village of Dover: Minor Lot Line Adjustment Plan for property on west side of Long Point Road, recorded Record Plan July 10, 2007
- MI-09-07 Bay Village Minor Lot Line Adjustment Plan – Parcel Consolidation on White Oak Road
- Z-09-02 Lands of Bay Village of Dover, LLC on White Oak Road for 79.16 acres: Rezoning from A/AEOZ/SWPOZ to RM-2/AEOZ/SWPOZ approved by City Council on October 12, 2009
- SB-09-03 Bay Village of Dover at 999 Long Point Road: Minor Subdivision of 2 lots on 117.77 acres granted conditional approval by Planning Commission on June 15, 2009
- MI-10-05 Bay Village PND (462 units on 76.72 acres on White Oak Road) – General Sketch Plan at City Council on March 8, 2010

Preliminary Land Use Services Review (PLUS)

This application was reviewed during March 2024 by the Preliminary Land Use Services as required by the City of Dover's Memorandum of Understanding (MOU). This MOU requires that residential developments containing 125 or more dwelling units complete the PLUS Review process prior to application submission. See attached PLUS Review Comment Letter (to be attached for Planning Commission Packet). A requirement of the PLUS process is the submittal of a response letter; a Response Letter was submitted dated February 9, 2026.

II. Comprehensive Plan Recommendations

The City of Dover *2019 Comprehensive Plan as amended* shows this property on the Land Development Plan Map (Map 12-1) with the Land Use Category of Residential Medium Density. The Land Development Plan Matrix (Table 12-1) notes a series of zoning districts appropriate for the Land Use Category of Residential Medium Density.

Residential Medium Density	R-10 (One Family Residence) R-8 (One Family Residence) R-7 (One Family Residence) RM-1 (Medium Density Residence) RM-2 (Medium Density Residence) RG-1 (General Residence) RG-2 (General Residence) RG-3 (Group Housing) RGO (General Residence and Office) MH (Manufactured Housing) C-1 (Neighborhood Commercial)

Further described in the *Comprehensive Plan*, the Land Use Category of Residential Medium Density is associated with residential development of a maximin gross density of eight (8) dwelling

units per acre in a variety of housing types (see pages 12-4 and 12-5). The White Oak Road Area is specifically described as related to the Residential Medium Density Land Use.

The following is an excerpt from the *2019 Comprehensive Plan* regarding Residential Medium Density Land Uses (page 12-4 and 12-5):

> ## Recommendation for Residential Medium Density
>
> Residential Medium Density land uses involve a maximum gross density of eight (8) dwelling units per acre. This type of development may include single family houses on smaller lots, duplexes, townhouses, and some apartments. Some Manufactured Home Park developments would also be considered Residential Medium Density. Medium density residential uses are permitted in the following zoning districts: R-8 (One Family Residence Zone), R-7 (One Family Residence Zone), RM-1 (Medium Density Residence Zone), RM-2 (Medium Density Residence Zone) planned to reflect the historic patterns and mix of land uses common to Dover's early development, RG-1 (General Residence Zone), RG-2 (General Residence Zone), RG-3 (Group Housing Zone), RGO (General Residence and Office Zone), and MH (Manufactured Housing Zone).
>
> The Land Development Plan recommends that Residential Medium Density uses be permitted near existing and planned service and employment centers and in locations well supported by transportation infrastructure and mass transit services. Areas identified as Medium Density Residential can be looked at as potential receiving areas under a transfer of development rights program. Areas in the northern portion of the City are appropriate for Residential Medium Density development.
>
> ### White Oak Road Area: Residential Medium Density
>
> The Land Development Plan recommends that an area east of State Route 1 on White Oak Road be developed as Residential Medium Density. Bay Village who owns this property zoned RM-2 (Residential Medium Density Zone) could potentially develop it in an environmentally sustainable manner to provide workforce quality housing. While previously there was concern that development of this area could be a "domino" leading to additional development of land east of State Route 1, the State's purchase of development rights in the area has reduced this concern. Additionally, the site's location across from Garrison Oak Business and Technology Center makes it a good location for workforce housing.
>
> If there is residential development on the Lands of Bay Village, the City shall ensure that the development of the Bay Village site proceeds as a master planned community with transit access and bicycle and pedestrian amenities both within the site and connecting with Garrison Oak Business and Technology Center and other areas to the west. Additionally, the City must ensure that the viability of Garrison Oak Business and Technology Center is protected by requiring that the phasing and design of development on the site minimizes any potential conflicts between the residential and industrial uses and include buffering from the industrial area.

The *Comprehensive Plan* establishes stated goals for various types of land uses within the City limits. The stated goal for Residential Land Uses is "to develop and maintain an adequate supply of housing of varying type, size, and densities that are aesthetically pleasing and located within

neighborhoods designed or redesigned to promote convenience, conservation, and access to the greater community, but which are properly buffered through distance and landscaping from incompatible land uses" (see page 12-3). One of the goals outlined in Chapter 11 – Housing & Community Development is to "Encourage Balanced Housing Opportunities for all Residents of the City."

In reviewing this request, Planning Commission should consider both the land use recommendations and the stated Residential Land Use Goals of the Comprehensive Plan in determining the appropriateness of a Planned Neighborhood Development at the proposed location.

III. PLANNED NEIGHBORHOOD DESIGN OPTION:

The applicant is seeking approval under the Planned Neighborhood Design (PND) Option (see *Zoning Ordinance,* Article 3 §24.1(a). The Ordinance sets forth a three-step review and approval process. As the first step in the review process, the developer presented the concept in a general sketch plan to the City Council on February 23, 2026 (MI-26-03). The City Council determined that the proposed project was of a design and type that warranted further review by the Planning Commission. This submittal of the Conditional Use/Master Plan to the Planning Commission for Conditional Use review and public hearing is the second step in the process. Step three is the review and public hearing of the Preliminary Subdivision Plan/Site Plan for the development which includes more details.

The Planned Neighborhood is intended to "…encourage superior residential environments through a unified planning process ..." by allowing the Planned Neighborhood Design Option in the R-20, R-15, R-10, R-8, RM-1 and RM-2 zones through the Conditional Use process. The PND must present a superior community design that would not be possible under conventional zoning and is in accordance with the goals and policies of the Comprehensive Plan. The Conditional Use/Master Plan shall reflect general layout of streets, open space, and housing areas and types.

It is important to keep in mind that this proposal does not involve a rezoning of the land, and the land would remain RM-2. The following are permitted in a Planned Neighborhood Design: single family detached dwellings, one family lot line dwellings, duplexes, multiplex dwellings, townhouses and rooming houses. The PND option allows for a greater variety of housing types and allows for commercial uses while requiring 25% open space. The maximum density for a PND in the RM-2 zoning is eight (8) dwelling units per acre.

Request for Alternative Design Standards for Bay Village Residential PND

Based on review of the Bay Village Residential PND plan submitted to consist of Townhouse units on individual lots and a future area for apartments, the applicant proposes adjustments to the required design standards of a Planned Neighborhood Design in the RM-2 zoning district. Article 3 §24.5 of the *Zoning Ordinance* permits the Planning Commission to grant such adjustments and reads as follows:

> The design standards and dimensional requirements (bulk and parking regulations) shall be in accordance with article 4, § 4.10 and 4.11, except that the planning commission may relax any of these requirements where the developer can demonstrate that such action is desirable and consistent with the objectives of this ordinance and the comprehensive plan.

The following table presents the Design Standards of the *Zoning Ordinance* for a Planned Neighborhood Design in comparison to the applicant's request for Alternative Design Standards for the Bay Village Residential PND specifically for the Townhouse units.

Bulk Standard Requirements: Planned Neighborhood Design Option		
Housing Type	**Townhouses**	
	Required	**Requested**
Average Lot Area	2,200 S.F.	**1,600 S.F.**
Minimum Lot Area	2,000 S.F.	**1,600 S.F.**
Lot Width	22'	**20'**
Lot Depth	80'	**80'**
Off-Street Parking	2	**2**
Building Setback from Street	20'	**20'**
Building Setback from Property Line	10'	**10'**
Front Yard Setback	NA	**NA**
Minimum Side Yard Setback	NA	**NA**
Total Side Yards	NA	**NA**
Rear Yard	NA	**NA**
Building Spacing	30'	**30'**
Building Height	35' or 3 stories	**35' or 3.5 stories**
Lot Coverage	75%	**<75%**
Dwelling Units Per Acre	8	**5.72**

SWPOZ – Source Water Protection Overlay Zone, Tier 2: Primary Wellhead Protection Area
The purpose of the Source Water Protection Overlay Zone (*Zoning Ordinance* Article 3 §29) is to provide a safe drinking water supply and to ensure that groundwater is adequately protected and maintained. This entire site is subject to the Tier 2: Primary Wellhead Protection Area.

The following uses listed below are prohibited throughout the SWPOZ, including in the Tier 2 area. The proposed uses as townhouse units would be allowed.

Zoning Ordinance Article 3 Section 29

29.51 *Uses prohibited:*

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

Tier 2- Primary Wellhead Protection Area Lands are additionally subject to specific rules for

protection of potable water supply well fields. Specific requirements are for areas immediately surrounding the actual wellhead location; there is not a wellhead on or within 500 feet of this property. There are provisions related to management of stormwater runoff and its discharge requiring use of sheet flow through grassland areas and certain construction features of stormwater management facilities. This will be reviewed as part of the Stormwater Management Plan by the Kent Conservation District.

IV. SITE CONSIDERATIONS

The tract of land totaling 79.14 acres +/- exceeds the requirement that a PND shall be a minimum of twenty (20) acres. The subject site is located on the south side of White Oak Road, east of State Route 1 and across from the Garrison Oak Business and Technology Center (an industrial park).

The design presented would create a neighborhood of 250 townhouse units on individual lots and proposes reserving a parcel for future development of a 200-unit apartment complex. The nearby area to the northeast and east includes a mix of single-family detached dwellings and manufactured homes in addition to agricultural lands. The PND allows flexibility in housing types and the opportunity to be creative in their placement. With the apartment complex, this proposal includes a mix of housing styles providing alternative and varied housing types in the area.

Lots identified on the Plan Sheet C-201 as 101, 113, 114, 148, 160, 161, 173, 174, 186, 187, 199, 217, 218, 237, 238, and 250 show buildings that encroach into setback requirements.

The applicant is seeking alternative design standards allowed within a PND for lot coverage and lot width. Lots are generally proposed at a 20 foot to 35-foot width and an 80 foot to 90-foot depth. And it appears that the applicant is also seeking alternative design standards/relief for building setbacks. Please update the application to clarify this.

Special Floor Hazard Area (1% Annual Chance Flood/ 100-year floodplain)

Zoning Ordinance, Article 5 §11.21 provides that all Special Flood Hazard Areas, including 100-year floodplains, remain as natural open space except for the construction of roads authorized by the City of Dover and/or the Delaware Department of Transportation. Natural open space is defined as an area of land that excludes buildings, structures, and impervious surface from being constructed on or located within the area. This would preclude the construction of homes or associated improvements within these areas. Lots identified on the Plan Sheet C-201 as 55, 56, 57, 58, and 59 have a portion of their property within the 100-year floodplain.

The Plan set must depict the location of the 100-year floodplain as the line is depicted on the FIRM Panel. (see attached FIRMette Map). See also Revised Sheet C-101 (in 11x17 size) that depicts the current location of the 100-year floodplain. While the applicant has gathered better elevation data for the existing elevations on the property, this data for the location of the floodplain can only be used if submitted and accepted through the LOMC (Letter of Map Change) process with FEMA.

The applicant has indicated that they are pursuing a Conditional Letter of Map Revision (CLOMR) through FEMA related to the Special Flood Hazard Area. They are preparing to make this submission and have submitted information to the City of Dover for the community's

signature. Unless the CLOMR is granted as submitted, any areas that remain in the floodplain are required to remain as natural open space.

Streets and Sidewalks

Two connections to the existing street network are required by the *Land Subdivision Regulations* based on the total number of units and lots (250 lots are proposed). With the creation of one hundred and fifty (150) dwelling units or twenty lots (20), a second connection to existing streets is required (*Land Subdivision Regulations*, Article VI §A.8). The entrance from White Oak Road into Bay Village is proposed to be aligned with the east entrance to the Garrison Oak Business and Technology Center (industrial park) on Garrison Oak Drive. The second entrance is proposed approximately 550 feet west of the entrance south of Garrison Oak Drive. The plan presents an alley right-of-way of 16 feet which meets the minimum requirement to accommodate extra space for movement within the alleys without impact to individual properties.

The street and alley names within the development will need to be approved by Kent County Mapping/911 Addressing Section in conjunction with the City of Dover.

Potential Waiver Request: Sidewalks

The development will include pedestrian oriented amenities with sidewalks along all internal streets and a shared-use path along White Oak Road. The width and materials of the proposed sidewalks and shared-use path are not specified. It appears no sidewalk is proposed on the frontage of White Oak Road east of the east entrance and on the east side of A Boulevard. A waiver request would need to be submitted for these areas to

V. Parking

Article 4 § 4.11 requires that two off-street parking spaces are required for each townhouse unit. According to the data column, 500 off-street parking spaces will be provided. On street parking is depicted on certain sides of the streets and is listed as 110 overflow spots. Please provide the dimensions for the required off-street parking spaces on each lot.

Article 6 § 3.10 requires that one bicycle parking space shall be provided for every 20 parking spaces or a fraction thereof; this is interpreted to be required when parking lots are developed. This will apply to the future apartment complex area. However, it is suggested that bicycle parking opportunities be created in the active recreation areas/ open spaces where amenities are found.

VI. BUILDING ARCHITECTURE – General

The applicant initially submitted an example of the townhouse units in the subdivision shown as three-story units only. The rest of the surface material appears to be vinyl siding; however, the materials are not specified in a legend. Additionally, architectural renderings only show townhouse units with a garage on the front of the structure. The plan depicts many townhouse units with driveways/parking pads along alleys that would be accessed from the rear. The architectural format of the dwelling and any garage must match the intended lot layouts.

The applicant submitted updated architectural rendering of a two-story townhouse units without a garage. These units feature vinyl siding in horizontal and board-and-batten vertical formats, asphalt shingle roofs with select detailed turned gable, windows with shutters, and small shed roofs over each entry door. The side elevations of the end units are not depicted.

Rear Emergency Access Requirements

Rear Emergency Access is required for some residential dwelling types. According to Article 5, Section 17 of the *Zoning Ordinance,* either an alley of 16 feet or an open rear yard of 16-foot width is required for Townhouses of three to five units (depending on if fire protected) to serve as rear access. A majority of the proposed development layout includes a rear alley.

The series of Lots 1-20 along D Avenue does not include a rear alley. There is an open space area with proposed tree plantings between the lots and White Oak Road to their north. This series of lots is not currently compliant with the Rear Emergency Access provisions. This must be addressed through redesigning the area or with a future request for a Waiver of Rear Emergency Access requirements.

VII. OPEN SPACE/ RECREATION PLAN

Twenty-five percent of the total PND site area must be set aside and preserved for open space. A total of 26.83 acres +/- of open space is planned for the development. This exceeds the requirement for 25% open space (19.68 acres). As part of the open space, 1.66 acres to serve as the Active Recreation area is shown for the Townhouse units' development are only.

Recreation area for this project is required at a rate of 275 square feet per dwelling unit or 0.5 acre of land, whichever is greater. Based on 250 dwelling units, 68,750 SF of recreational area is required. The recreational component must be reviewed by the Parks, Recreation and Community Enhancement Committee for a recommendation prior to consideration of the Preliminary Subdivision Plan/ Site Plan by Planning Commission. This Review has been scheduled for the Council Committee of the Whole: Parks Recreation and Community Enhancement Committee Meeting of April 14, 2026. A separate Active Recreation Area Plan Review Report is attached.

VIII. TREE PLANTING AND LANDSCAPE PLAN

Article 5 §16.6 requires a tree density of one tree per 3,000 SF for nonwoodland areas. The subject site contains 1,385,100 SF of nonwoodland area, thereby requiring at least 462 trees. The Plan exceeds this requirement by proposing 476 trees. For new trees to be counted toward the required tree density, they must be of a species and size as set forth in the table of trees approved by the planning commission and kept on file in the office of the city planner or be of an alternate species found acceptable by the commission. The Landscape Plan depicts the planting locations of a mix of canopy, evergreen, and understory trees with shrubs. The applicant must specify the species of trees that are proposed for planting.

Wetlands & Buffering

The *Zoning Ordinance*, Article 5 §11.22 prescribes provisions related to wetland areas. It requires setbacks from wetland areas that are over 0.25 acres in size. This plan depicts Non-Tidal wetlands which coincide with the Little River/Tax Ditch system on the west and south property lines. A 100-foot setback is required; however, this can be reduced to 75 feet when adjacent to single-family detached dwellings or to 50 feet with implementation of a Riparian Buffer. Adjacent to the wetland/stream the plan shows buffer areas where existing woodland and other vegetation will be maintained.

IX. 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) Plan Sheet C-001 Data Column:
   a) Update Item 6 to indicate the proposed zoning as RM-2 with the Planned Neighborhood Design (PND).
   b) Update Item 11 to include the unit of measurement for the proposed minimum lot area and to specify the actual percentage of open space provided. List compliance of overall PND area requirement.
   c) Update Items 11 and 12 to reflect RM-2 in the "proposed" column heading.
   d) Update Item 12 to include the correct the minimum lot area per dwelling unit as required by code: 2,000 SF. Add a row for the average minimum lot area per dwelling unit which is 2,200 SF for townhouses in the PND. See Article 4 §4.11. Indicate the proposed average minimum lot area.
   e) Trash and Recycling for the residential Townhouse units can be provided by the City of Dover.

2) Sheet C-101:
   a) Clarify which 100-year floodplain is being shown as it does not appear to match the line of the FIRM Panel. The plan set needs to distinguish the current and proposed locations of the floodplain. An updated Plan Sheet C-101 was provided to show the Special Flood Hazard Area per the FIRM Panel.
   b) Clarify the trees and vegetation areas to be removed. You may use shading for areas to be removed.

3) For Plan Sheets C-201, C-202, and C-301, update the 100-year floodplain label on the proposed legend to include symbology.

4) Plan Sheet C-202:
   a) Specify the width and materials of the proposed sidewalks and shared-use paths.
   b) The minimum required off-street parking dimensions are nine (9) feet in width and 18 feet in length. Please provide dimensions and labels for the required off-street parking.
   c) Clearly label the locations of curb ramps.
   d) Alleys are labeled as 16 feet wide. Please specify whether this is a 16' right-of-way or roadway. Per the subdivision code, alleys are to be a minimum of 12' of roadway and 16' of right-of-way.

5) Adjust the legend on Plan Sheet C-302 to avoid overlaying labels on the last two items.

6) On the Landscape Plan sheets, please indicate the species of trees and shrubs proposed for planting. Ensure that the location of street trees do not interfere with utilities or sidewalk.

7) Update the data columns on the plan sheets to reflect SWPOZ (Source Water Protection Overlay Zone: Tier 2 – Primary Wellhead Area) and add this zoning line the plan sheets.

8) The sidewalk is missing east of the site entrance at A Boulevard and along part of its frontage along A Boulevard. The applicant has indicated that sidewalks will be added to these areas.

9) Add or list the specific conditions of the Traffic Impact Study (TIS) in the plan set.

10) For Lots 1-20 on D Avenue, the off-street parking spaces must be fully on the parcel.

11) Townhouse Lots 1-20 do not currently comply with the requirements for a rear alley or with the rear emergency access requirements. The lots must be redesigned and/or a waiver request submitted for consideration.

12) Ensure the location of the U.S. Postal Service cluster mailbox location on the plan sheets does not impede the sidewalk.

13) The Recreational component of the Conceptual Plan must be reviewed by the Parks, Recreation, and Community Enhancement Committee for a recommendation prior to consideration of the Preliminary Subdivision Plan.

    a) This Active Recreation Plan with the information from this plan submission will be presented to the Council Committee of the Whole: Parks, Recreation and Community Enhancement Committee at their meeting of April 14, 2026.
    b) A separate Active Recreation Area Report is attached including review comments.

14) During the design of the Landscape Plan avoid potential conflicts with tree planting locations, utility lines, and fire hydrant locations.

15) Add additional plan sheets to accommodate topography where appropriate. Topography in conjunction with the numerous buffer and setback lines in this subdivision makes plans difficult to read.

16) In areas where on-street parking will be employed, extend curbing and sidewalk to shield the beginning and ending of these parking areas from traffic entering the street.

17) Identify the White Oak Tax Ditch centerline and maintenance area on all sheets. No structures are permitted within the Tax Ditch maintenance easement.

18) Streets should be identified by name both for ease of reference and for preliminary submission to the Kent County Mapping/ 911 Addressing Section for review to ensure they do not conflict with existing street names. The City of Dover will also review the proposed street names. Alley names will also be created as related to the street names, i.e., A Boulevard East Alley.

19) A sealed Certification of Accuracy and a Certification of Ownership must be included on the Final Record Plat and Final Construction Plans.

20) The proposed street section, layout, and details must be reviewed by the Department of Public Works.

21) The Preliminary Subdivision Plan and Record Plan submissions will need to reflect the actions of the Planning Commission regarding the Alternative Design Standards, other waivers, the potential right-of-way dedications, and other plan elements.

22) The Preliminary Subdivision Plan shall be prepared in accordance with the requirements specified in Article V, § B of the Land Subdivision Regulations and shall include the following Plan elements:
    a) Detailed Layout Plan (Streets & Lots) including dimensions;
    b) Site Utility Plan (Sanitary Sewer & Water Distribution Plan);
    c) Grading Plan;
    d) Stormwater Management Plan (Collection System, Quantity/Quality & Outfall Details);
    e) Tree Preservation & Planting Plan;
    f) Community Entrance Sign Plan (location, details & dimensions if planned);
    g) Open Space & Recreation Area Plan;
    h) Site Details.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

In accordance with the *Zoning Ordinance,* Article 10 §1, the Planning Commission in considering and acting upon Conditional Use Plans may prescribe appropriate conditions and safeguards so that the public health, safety, and welfare, the comfort and convenience of the public in general, and the residents of the immediate neighborhood in particular shall be taken into consideration. These safeguards may to the maximum extent possible further the expressed intent of the *Zoning Ordinance* and the accomplishment of several objectives in particular listed in subsections 1.1 to 1.3.

1) Recommendation on the Request for Alternative Design Standards: Staff recommends approval of the Alternative Design standards as requested by the applicant as detailed on pages 4-5 of this report.
    a) The Planning Staff encourages a greater mix of housing unit types and/or formats (one, two, and three-story units) for this development. Offering one story unit options allows for accessibility options.

2) Rear Emergency Access: The proposed Townhouse Lots 1-20 do not currently comply with the requirements for rear alley and rear emergency access requirements. To comply with the City Fire Code and Emergency access requirements, the applicant must determine whether they will install fire suppression systems in the townhouse units or if they will provide an "open rear yard" for the townhouse units abutting White Oak Road. An "open rear yard" is an area of at least 16 feet in width that must be maintained between townhouse buildings which back up to each other. Within this open rear yard, the placement of structures, fences, landscaping or any other obstruction shall be prohibited. Remaining yard areas may be enclosed by fencing and used for the placement of accessory structures, provided that such fencing shall be limited to four feet in height and structures limited to no more than one shed not greater than 10 feet by 10 feet.
    a) The Lots 1-20 must be redesigned or a Waiver Request regarding the rear alley and rear emergency access provisions must be submitted for consideration. This may be addressed with consideration of the Preliminary Subdivision Plan if this PLD Conditional Use Plan

is successful.

b) Planning Staff also suggests considering a different housing unit type for Lots 1-20 such as a Duplex unit lot that does not require the rear alley configuration. This will also add variation in housing types to the development.

3) Special Flood Hazard Areas: Lots identified on the Plan Sheet C-201 as 55, 56, 57, 58, and 59 (and perhaps others) have a portion of their property within the 100-year floodplain. *Zoning* Ordinance, Article 5 §11.21 provides that all special flood hazard areas, including 100-year floodplains, remain as natural open space except for the construction of roads authorized by the City of Dover and/or the Delaware Department of Transportation. Natural open space is defined as an area of land that excludes buildings, structures, and impervious surface from being constructed on or located within the area. This would also preclude the construction of the patios, cement slabs, sidewalks, and other similar constructions.
   a) The CLOMR must be accepted in order to allow lots and/or development in certain areas of the site as it will relocate the floodplain areas. The applicant could consider phasing of the development to avoid those areas.

4) Lot Setbacks: Lots identified on the Plan Sheet C-201 as 101, 113, 114, 148, 161, 173, 174, 186, 187, 199, 217, 218, 237, 238, and 250 have buildings that surpass the building setback line as defined in Article 4 §4.11. Staff recommends adjusting building location to be within the building setback line.

5) Staff recommend exploring the opportunities for participation in a Stormwater Management District for this subdivision to assist with future long-term maintenance of the stormwater facilities.

ADVISORY COMMENTS TO THE APPLICANT:

1) This development is near the Garrison Oak Business and Technology Center where the City of Dover has recently completed a Traffic Impact Study (TIS) related to the Garrison Oak Drive entrances. As there are requirements for improvements along the White Oak Road corridor, coordination is required between the City of Dover, DelDOT, and this development.

2) The Conditional Use Plan is the second step in the Planned Neighborhood Design process. A Preliminary Subdivision Plan submittal for Planning Commission review and approval and then a Final Record Plat with associated Construction Documents are the next steps in this process.

3) A Preliminary Subdivision Plan must be submitted for review and approval by the Planning Commission as outlined in the *Zoning Ordinance* and *Land Subdivision Regulations*.
   a) This plan will need to indicate the following:
      i) A preliminary landscape plan which shows the tree plantings planned and woodland clearing and preservation areas.
      ii) Lot setbacks specific to each parcel
      iii) Driveway locations
      iv) Typical housing unit placement by lot

4) In the event that major changes and revisions to the subdivision plan occur in the finalization

of the plan, contact the Department of Planning and Inspections. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other commissions making recommendations in regard to the plan.

5) The developer shall be aware that Street Lights shall be required to be installed in conjunction with the construction of subdivision streets. The developer shall coordinate street light placement and electric utility routing and equipment with the City of Dover Electric Department.

6) Construction may have an effect on the adjacent property owners and nearby travel lanes. Any work requiring the closing or rerouting of traffic should be coordinated to offer the least amount of inconvenience.

7) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate site inspections and permits are required.
   a) Add Unmarked Human Remains note (per State Historic Preservation Office PLUS comments.

8) Tree protection devices must be installed by the developer and inspected by the Department of Planning and Inspections prior to any grading or clearing activity and before the issuance of building permits for the site.

9) The applicant shall be aware that Conditional Use Plan/ Subdivision Plan approval does not represent a Sign Permit, nor does it convey permission to place any sign on the premises. Any proposed site or building identification sign shall require a Sign Permit from the City of Dover prior to placement of any such sign.

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

If you have any questions or need to discuss any of the above comments, please call the above contact person.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: APRIL 1, 2026

APPLICATION:	**Lands of Bay Village Residential Planned Neighborhood Design**
FILE #:	**C-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**
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 person occupying a residence or duplex and every owner of an apartment shall provide such premises with a sufficient number of solid waste containers to provide adequate capacity for the solid waste placed out for collection without overloading the capacity of the containers.
2. Please provide the solid waste collection strategy for these lots, depending on the answer, additional requirements may be required.

STORMWATER

1. Final site plan approval will not be granted until a copy of the approved Stormwater/Erosion and Sediment Control Plan from Kent Conservation District submitted to our office.
2. The size, length, slope, type and flow directions must be shown on all existing and proposed storm sewer lines. Rim and invert elevations must be labeled on all stormwater structures.
3. Submerged pipe inlets to ponds may only be permitted if they are so designed that the permanent pool elevation of the storm water management area doesn't surcharge back into the City of Dover's storm drain structures and system.
4. The City of Dover Department of Public Works specifications require all culverts to be designed for the 25-year storm frequency and all storm sewers to be designed for the 10-year storm frequency. The Manning's equation shall be utilized in design as applicable. Storm sewers are required to provide a minimum full flow velocity of 2 fps. Provide the calculations for each proposed pipe segment that, at a minimum, include: upstream and downstream inverts, upstream and downstream ground elevations, and ground cover provided; pipe slope, length, material, n value, and diameter; design flow, depth and velocity; and full flow and velocity.
5. The City of Dover Department of Public Works specifications require that all inlets (catch basins) be designed for the 10-year storm frequency (25-year storm frequency for sump conditions) and that the spread of water shall not exceed eight feet (8') from the flow line of the curb. The design must also meet the requirement that the hydraulic grade line may be no higher than one foot (1') below the top of the inlet. Provide the calculations for each proposed catch basin utilizing flows determined by

each catch basin's contributory drainage area, for the appropriate storm frequency. Spread, depth of flow and hydraulic grade line data for each inlet must also be included. Any carryover should also be noted and included at appropriate downstream catch basins as applicable.

6. Provide all stormwater management calculations and erosion and sedimentation control plan as required by Article 5, Section 11.2 and 11.2 of the City of Dover Zoning Ordinance. Ensure that individual lot grading, house locations with finished floor elevations, and driveway locations and grades are provided on the plans in order to verify the adequacy of the design. The provided information should also show adequate conveyance of runoff from each lot.
7. Please indicate if you would like the stormwater infrastructure privately owned on the parcels that are proposing apartment buildings.

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 Traffic Impact Study requirements for this development shall be coordinated with the Traffic Impact Study requirements of the Garrison Oak Technical Park on White Oak Road.
3. 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.
4. 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.
5. It shall be unlawful for any person to alter the curb of any street so as to create a curb depression for the purpose of permitting vehicles to enter onto or exit from the city streets, without a permit issued by the city manager.
6. When determined to be necessary, dead-end streets, designated to be so permanently, shall not be longer than 400 feet and shall be provided at the closed end cul-de-sac with a turnaround having an outside roadway diameter of 80 feet and a street right-of-way diameter of 100 feet. In no instance shall more than 20 percent of the lots in a proposed development front on the turnaround section of a cul-de-sac.
7. Streets shall be laid out so as to intersect as nearly as possible at right angles. The inner right-of-way line of a street intersecting another street at an angle of less than 90 degrees shall be tangent to and follow a curve with a minimum radius of 150 feet centered on the nearest right-of-way line and shall be parallel to said inner right-of-way line.
8. Street right-of-way lines deflecting from each other at any point shall be connected with a curve, the radius of which, for the centerline of the right-of-way, shall not be less than 500 feet on arterial streets, 300 feet on collector streets and 150 feet on minor streets. The outer and inner right-of-way line shall be parallel to said center right-of-way line.
9. Street rights-of-way lines at intersections shall be connected with a curve, the radius of which shall be at least 25 feet. The required radius may be increased by the city engineer if the increased radius is necessary for public safety.
10. Street grades shall not exceed five percent.
11. Street grades shall not be less than one-half percent wherever feasible.
12. Please provide a sign plan for review and approval.

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 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. All water mains within the proposed subdivision must be looped. No dead end mains are permitted. The utility plan must incorporate the appropriate termination valves on the water system between construction phases.
4. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan. All water mains shall be cement lined Class 52 cement lined ductile iron pipe or DR 18 PVC pipe. Division valves must be provided every 800 feet.
5. Water service lines shall be shown for each residential lot meeting the following requirements: The water services shall be one-inch (1") diameter Type K copper tubing, or SDR-9, and installed five feet (5') to the right of the sewer lateral as viewed from the center line of the street. Curb stops shall be installed one foot (1') outside of the right-of-way for each lot. A water meter and meter pit must be installed on the domestic water service, in a non-traffic bearing location just downstream of the curb stop.
6. Fire hydrants shall be spaced no greater than 600 feet as measured along the curb. Fire hydrants shall be placed between the curb and sidewalk at intersections or centered on lot lines. Fifteen feet (15') separation must be provided between all hydrants and hydrant valves.
7. Sizing calculations shall be provided for each apartment building, condo building or clubhouse. The City will provide the meter size for each building based on this information.
8. Please call out that the connection to the water main shall be accomplished with a Powerseal 3490AS tapping sleeve and valve.
9. On October 24, 2022, City of Dover Council approved the new Cross Connection Control Program. This program requires certain backflow prevention assemblies on water service connections to the city's distribution system. Please provide details on type and size of the proposed structures.
10. 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.
11. 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.

12. Please add the following to the plans:

    a. 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".

        1.) There shall be two (2) scenarios for marker balls to be installed:

            a.) Scenario 1: 3M marker balls, model 1423-XR, or approved equal shall be installed at every mechanical joint on the water main and at every service line connection to the water main and all bends on the service line.

            b.) Scenario 2: 3M marker balls, model 1423-XR-ID, or approved equal shall be installed at every depression and utility conflict. This marker ball shall be programmed to provide specific depth information of the infrastructure. A Department of Water & Wastewater (DWW) Inspector shall be present when these marker balls are installed.

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. All sanitary sewer mains shall terminate at manholes between construction phases. This may require sewer lines to extend beyond the proposed phase lines to the next manhole.

4. Minimum slope criteria shall meet Ten States Standards. Provide flow calculations to justify sizing of the sewer mains, showing that velocity requirements are met. Waiver requests must be approved by the Department of Water & Wastewater

5. The desired location for sewer mains is under the centerline of the street. One-tenth of a foot (0.1') drop must be provided across all manholes. The minimum slope for eight-inch (8") sanitary sewer pipe is 0.004 feet/feet. Minimum cover is 3.0 feet.

6. Sanitary sewer manholes shall be spaced no more than 400 feet apart.

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

8. 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.

9. Sanitary sewer laterals shall be shown for each residential lot meeting the following requirements: The sewer laterals shall be six-inch (6") diameter schedule 35 PVC and, where practicable, installed to the center of each lot. Sewer laterals shall be connected directly to the main, not manholes, unless impracticable. Sewer laterals are to be installed one foot (1') beyond the right-of-way line at a typical depth of three feet (3'), preferably not exceeding five feet (5'). Cleanouts shall be installed one foot (1') outside of the right-of-way for each lot.

10. Sizing calculations shall be provided for each apartment building, condo building or clubhouse.

11. The downstream pump station must be evaluated by the developer / engineer to verify it can handle the additional effluent flow.

GENERAL

1. Add the following note to the plans, "A seven and one half feet (7.5') wide easement is retained along all side and rear lot lines, to be unoccupied by building, for utilities, drainage and sanitary sewer purposes. Except where lots are divided for any reason whatsoever, said easements shall fall along the actual side and rear lot lines as conveyed. A fifteen feet (15') wide utility easement is retained along all rear lines of lots abutting the project boundary and other open spaces." A ten feet (10') wide utility easement is required along all front yard lot lines for utility installation. When a water, sewer, or storm sewer main is not located in the right of way, it shall be located within five feet (5') of the center of a twenty feet (20') wide utility easement.
2. The final site plan must be submitted in the following compatible digital formats:
    a. AutoCAD 2018 (.dwg format).
    b. Adobe Reader (.pdf format).
3. All existing utilities shall be adjusted to final grade in accordance with current City of Dover requirements and practices. This must be included as a note on the plan.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL

1. None.

ADVISORY COMMENTS TO THE APPLICANT

WATER

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

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. The existing manhole must be core drilled and an approved (by our office) pipe to manhole connector must be used to construct the connection for installation of the sewer main. The existing manhole flow channel must be reconstructed accordingly.
5. Impact fees will be required for each residence that is constructed.

GENERAL

1. Provide a materials listing table for proposed water mains and services, proposed sanitary sewer mains and services. A table listing all infrastructure elements to be dedicated to the City of Dover must also be provided on the plans.
2. Construction plans will not be reviewed by our office unless all previous comments have been clearly addressed within the plan set and accordingly identified within an itemized response letter and with the Water/Wastewater Initial Plan Submission Checklist, which can be obtained from the following website: https://imageserv9.team-logic.com/mediaLibrary/198/WaterWastewaterHandbookFinal_1.pdf, page 88.

SANITATION / STORMWATER / STREETS

1. None.

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

CITY OF DOVER ELECTRIC

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: APR 1, 2026

APPLICATION: **Lands of Bay Village Residential Planned Neighborhood Design**

FILE #: **C-26-02**

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

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

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

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

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

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

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

THE PROPOSED DEVELOPMENT WILL REQUIRE COORDINATION WITH THE CITY OF DOVER ELECTRIC DEPARTMENT FOR ELECTRIC SERVICE DESIGN, INCLUDING PRIMARY DISTRIBUTION LAYOUT, TRANSFORMER LOCATION, SERVICE ROUTING, AND METER PLACEMENT. BASED ON PRELIMINARY REVIEW, THE OVERALL LAYOUT IS CONCEPTUALLY ACCEPTABLE, SUBJECT TO DETAILED DESIGN REVIEW AND APPROVAL BY THE CITY OF DOVER ELECTRIC DEPARTMENT. THIS PROJECT WILL REQUIRE CONTINUED COORDINATION AS THE DESIGN PROGRESSES. TRANSFORMER LOCATIONS, UTILITY ACCESS, AND ALL REQUIRED UTILITY EASEMENTS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF DOVER ELECTRIC DEPARTMENT. ALL REQUIRED EASEMENTS SHALL BE PROVIDED BY THE DEVELOPER AND RECORDED PRIOR TO CONSTRUCTION. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PROVIDING ELECTRIC SERVICE TO THE SITE, INCLUDING ANY REQUIRED UPGRADES OR EXTENSIONS OF ELECTRIC FACILITIES. PHASING OF DEVELOPMENT SHALL BE COORDINATED WITH THE CITY OF DOVER ELECTRIC DEPARTMENT TO ENSURE ADEQUATE SERVICE PLANNING AND INFRASTRUCTURE DESIGN.

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

6. All Engineering and design for Dover Electric will be engineered upon receipt of final approved plans. All Engineering work will be furnished by the City's Electric Engineering Department.

7. The City of Dover Electric Department reserves the right to require system upgrades, extensions, or off-site improvements as necessary to maintain system reliability and capacity.

8. All electric system design and installation shall comply with applicable City standards, NEC requirements, and utility best practices as determined by the City of Dover Electric Department.

GENERAL

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

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

2. Construction timelines are subject to material lead times, system conditions, and City of Dover Electric Department workload.

ADVISORY COMMENTS TO THE APPLICANT

1. A completed electric load evaluation shall be submitted prior to final design and is required for transformer sizing, system impact review, and development of primary service cost estimates. Current load sheets can be found at the following link: https://www.cityofdover.com/media/Electric%20Department/COD%20Electric%20Load%20Sheet.pdf.

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

C-26-02

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 04/01/26

CITY OF DOVER FIRE MARSHAL

APPLICATION: Lands of Bay Village Residential Planned Neighborhood Design

FILE #: C-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 residential townhouses (future 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. 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)

4. 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.

5. 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.

6. 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

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

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

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

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

be contrasting to the background color, *Arabic numerals, 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)

13. 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

14. Project to be completed per approved Site Plan.

15. Full building and fire plan review is required.

16. 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.

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

18. 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.

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

20. 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. We are currently in the process of adopting an updated building code which may require residential sprinklers
2. Ensure hydrants are shown and are in accordance with item # 8 listed above regarding spacing
3. Please confirm that the rear access is 16' for all areas
4. There is rear access needed for the townhouses on D Avenue backing up to White Oak Rd
5. Due to the street size, parking will only be allowed on one side of the street in some areas and no parking on others, see item # 6 listed above

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):
2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)
2009 IBC (International Building Code)
Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations
2021 Delaware State Fire Prevention Regulations
City of Dover Code of Ordinances

***If you have any questions or need to discuss any of the above comments, please call the above contact person listed.**

KENT CONSERVATION DISTRICT

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

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
APRIL 2026

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

ADVISORY COMMENTS TO THE APPLICANT:

1. An SAS (Stormwater Assessment Study) and Pre-Application Meeting will be required to be held with the Kent Conservation District prior to plan submittal.
2. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
3. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

From: Mobley, Will (DelDOT)
To: Melson-Williams, Dawn
Cc: Jones, Tijah (DelDOT)
Subject: EXTERNAL: DAC Comments 1 Apr 26 Staff Development Meeting
Date: Wednesday, April 1, 2026 10:03:46 AM

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 Meeting 1 April.

1. SB-26-01 Lands of Fuller at 7 Nixon Lane: Minor Subdivision Plan
    a. No Objection to re-subdivision. If a Letter of No Objection is required, please have engineer/PLS submit Minor Subdivision plans to DelDOT for review and approval.
2. S-26-06 Lands of Commerce Way QOZB LLC at 175 Commerce Way
    a. Please have applicant schedule a Pre Submittal Meeting with DelDOT.
3. C-26-02 Lands of Bay Village Residential Planned Neighborhood Design
    a. Please have applicant schedule a Pre Submittal Meeting with DelDOT.

Sincerely,

Will T Mobley III, PMP
Division of Economic Development, DELDOT
Interim Kent County Review Coordinator
Phone (302)-760-2409
Will.mobley@delaware.gov

KENT CONSERVATION DISTRICT

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CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
APRIL 2026

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Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

1. As the disturbance for this site will exceed 1 acre, a detailed sediment and stormwater management plan must be reviewed and approved by the District prior to any land disturbing activity (i.e. clearing, grubbing, filling, grading, etc.) taking place. The review fee and a completed Application for a Detailed Plan are due at the time of plan submittal to the District's office.
2. The following notes must appear on the record plan:
   a. The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
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2. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
3. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

ADVISORY BRIEF

D.A.C. MEETING DATE: 4/8/2026

Dover/Kent County Metropolitan Planning Organization

C-26-02 Lands of Bay Village Residential Planned Neighborhood Design

FILE # C-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
Conditional Use Site Plan Review

C-26-02 Lands of Bay Village Residential Planned Neighborhood Design

The site plan includes many of the improvements necessary for a walkable neighborhood. The sidewalk network extends throughout the neighborhood, and there are also crosswalks at each of the intersections. Crosswalks should always be accompanied by ADA curb ramps to provide accessibility for pedestrians. Along the property's frontage with White Oak Road, a shared use pathway is proposed, as well as striping for bicycle use. One improvement not shown in the plan is a crosswalk running across White Oak Road and connecting to Garrison Oak Drive. This improvement should be included, as it would provide pedestrians with a safe connection to the sidewalks on the north side of the road.

In terms of vehicular connections, the site plan includes two proposed entrances to the neighborhood. This will help improve access between White Oak Road and the neighborhood, reducing congestion during peak hours, while also having benefits for emergency vehicles. The stub street on the south end of the property is also useful, as it will allow for the creation of new connections with adjacent parcels in the future. It is recommended that signage be added at the

stub street that reads “Street Connection to Future Development”, which will indicate to residents the planned use of the stub street.

The inclusion of rear-lot alleys in the plan is something Dover Kent MPO supports. This feature will have numerous benefits for the neighborhood, such as increased front yard green space, an improved pedestrian environment, rear-lot access for off-street parking, and more streamlined trash storage and pick-up. Rear-lot alleys, if implemented properly, are ideal for high-density and attached housing communities such as this.

The curbing within the neighborhood should consist of “Type 1” vertical curbs that are 6” in height. The use of this type of curbing should be specified within the site plan. Vertical curbs are an important measure for preventing vehicles from parking on the sidewalks, which will help in keeping the pathways clear for pedestrian use. By contrast, continuous “Type 2” roll curb will enable cars to park on the sidewalk, and so it should not be permitted in this situation.

It should be noted that the parcel to the west of the subject property is featured in the *Dover Air Cargo Freight Access Study*, which examined possible transportation improvements needed to support economic growth on the east side of SR1 between Dover Air Force Base (DAFB) and White Oak Road. The Horsepond Road Extension, one of the recommended projects, would extend Horsepond Road between White Oak Road and S. Little Creek Road. The northern terminus of the road would connect with the western entrance to Garrison Oak Business and Technology Center.[1] Once completed, this project is expected to help take trucks off of local residential roads in Dover. It is currently included in DelDOT’s Capital Transportation Program (CTP), and it is in the Preliminary Engineering (PE) phase. Although the project will not conflict directly with the subject property, compatible uses should be kept in mind throughout the process. White Oak Road is a minor collector road that sees considerable truck traffic headed to and from Garrison Oak, which emphasizes the need for sidewalks along the property’s frontage and other necessary safety improvements.

Finally, site plans within proximity to Dover Air Force Base should avoid conflicting uses. These may include building tall structures, creating glint and glare (such as from lighting, solar fields, and artificial bodies of water), attracting large numbers of migratory birds, and operating Unmanned Aircraft Systems (UAS) in the area. Conflicting uses are described in greater detail in the 2023 *Dover Air Force Base Compatible Use Plan*.[2] Note that even if the subject property does not fall within the DAFB Airport Environs Overlay Zone (AEOZ), the applicant should work closely with DAFB throughout the process to ensure the planned uses will be compatible with Base operations.

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

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[1] *Dover Air Cargo Freight Access Study - Planning and Environmental Linkage (PEL) Report*. Dover/Kent County MPO (2021). https://doverkentmpo.delaware.gov/files/2021/09/Dover-Air-Cargo-Freight-Study-PEL_final.pdf#page=22.

[2] “Dover Air Force Base Compatible Use Study” (webpage). Dover Air Force Base (DAFB) and Delaware Department of Transportation (DelDOT). https://deldot.gov/projects/archived/dafb/.

City of Dover

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

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF APRIL 14, 2026
PLANNING COMMISSION MEETING OF APRIL 20, 2026

Plan Title:	Bay Village Residential Planned Neighborhood Design (C-26-02)
Plan Type:	Planned Neighborhood Design Option Conceptual Plan (Conditional Use) and Active Recreation Area Plan
Location:	South side of White Oak Road across from the Garrison Oak Business and Technology Center (industrial park), east of State Route 1
Address:	Unaddressed off White Oak Road
Tax Parcel:	LC-04-68.00-01-06.00-000
Owner: Equitable Owner/Developer:	Bay Village of Dover, LLC Bay Village Holdings, LLC
Site Area:	79.14 +/- acres
Zoning:	RM-2 (Medium Density Residence) SWPOZ (Source Water Protection Overlay Zone) Tier 2 – Primary Wellhead Protection Area
Current Use:	Vacant Land (agriculture)
Proposed Use: Dwelling Units:	Planned Neighborhood Design Option 250 Townhouse Units (and future Apartment Complex)
Parking:	Required: 2 parking spaces per dwelling unit (Townhouse) Proposed: 2 parking spaces per dwelling unit (Townhouse) With on-street parking
Water and Sewer:	City of Dover
For Consideration: Recreation Area:	Active Recreation Area Plan Required – 68,750 SF Provided – 72,310 SF

I. PROJECT SUMMARY:

This application is for review of a Planned Neighborhood Design Option Plan (Conditional Use/Master Plan Application and Major Subdivision Plan) for the construction of 250 townhouse units and active recreation areas. There is a development area held for an apartment complex. Also proposed are 500 off-street parking spaces, 110 on-street parking spaces, landscaping, and other site improvements. The project area of 79.14 +/- acres is zoned RM-2 (Medium Density Residence Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone) Tier 2 – Wellhead Protection Area. The property is located south side of White Oak Road, east of State Route 1 and across from the Garrison Oak Business and Technology Center (industrial park). The owner of record is Bay Village of Dover, LLC and equitable owner/developer is Bay Village Holdings, LLC. Property is currently unaddressed on White Oak Road. Tax Parcel: LC-04-68.00-01-06.00-000. Council District 3. *For Consideration: Active Recreation Area Plan.*

II. ACTIVE RECREATION AREA PLAN SUMMARY:

The Conceptual Plan as submitted by the applicant for the Planned Neighborhood Design development identifies Active Recreation features consisting of a basketball half court, tot lot, pavilion and tables, dog park, and walking path with benches to serve the proposed development of the 250 Townhouse units. The future development of an apartment complex will be subject to additional active recreation requirements.

Per *Zoning Ordinance,* Article 5, Section 10.16, recreation area for this project is required at a rate of 275 SF per dwelling unit or 0.5 acre of land, whichever is greater. Based on 250 dwelling units, 68,750 SF of recreational area is required. The applicant proposes 72,310 SF, exceeding this minimum requirement. The Active Recreation Areas proposed are shown on the overall Site Plan, Landscape Plan, and the calculations are provided in the Data Column on page C-001. See Summary Table below of Active Recreation Areas for Bay Village Residential PND.

Active Recreation Area (Article 5 §10.16)	
Required	***Provided on Plan***
275 S.F. per dwelling unit (DU) or 0.5 acre of land, whichever is greater to be provided on site. 250 DU = 68,750 SF (1.58 +/- ac) Required = 68,750 SF	• Active Open Space area with basketball half court, pavilion and tables, and tot lot (31,798.8 SF) • Active Open Space area with walking path and benches (8,276.4 SF) • Active Open Space area with walking path and benches (8,712 SF) • Active Open Space with proposed fenced Dog Park (23,522.4 SF) Total of 72,310 SF
Other Land Areas	This property includes woodland areas with wetlands and the Little River Tax Ditch system with associated wetlands and Special Flood Hazard Areas (floodplain) which have limitations on development. The Active Recreation Areas are not within these areas.

Article 5 §10.151	*Accessible*	There is sidewalk proposed along the front of the townhouse units that connect to all active reaction spaces. There are also crosswalks at all intersections. Amenities within the active recreation spaces that are accessible via sidewalks include the basketball half court, pavilion and tables, and tot lot. The proposed dog park is not connected to the sidewalk network. A sidewalk that connects the frontage sidewalk to the dog park entrance would enhance accessibility.
10.152	*Pedestrian oriented*	In addition to the sidewalks along the front of the townhouse units, there are walkways through three of the active open space areas. There is also a proposed shared-use path along White Oak Road from the east entrance to the proposed development to west of the western entrance.
10.153	*Age Oriented*	The active recreation areas provide activities for a range of ages. The tot lot offers activities specifically to younger children while the other amenities, such as the basketball half court, pavilion with tables, walking path with benches, and dog park appeal to all ages.
10.154	*Parking*	There are 110 on-street parking spaces provided in addition to 500 parking spaces on the individual lots. The parking areas are adjacent to sidewalks which offer access to the active recreation areas.
10.155	*Walking, jogging and biking trails*	There are no bicycle parking spaces depicted on the plan sheet. The individual dwelling units would likely have some opportunity for bicycle storage. Bicycle racks for parking should be added near the key amenity areas of the central open space and at the dog park area.
10.156	*Setbacks*	The basketball half court on these site plans will need to be moved inward to conform to the 25-foot setback from any right-of-way line requirement for game courts.
10.157	*Landscaping*	The site requires 462 trees and the applicant proposes planting 476 trees in addition to preservation of certain woodland areas. Specific tree species will need to be identified on the plans and of a species and size as set forth in the table of trees approved by the Planning Commission and kept on file in the office of the city planner or be of an alternate species found acceptable by the commission. The woodland areas to remain are shown.
10.158	*Area*	The breakdown of the allotted recreation areas is listed on the site plans and they all exceed the minimum area size of 2,000 SF.

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 Planned Neighborhood Design Option Conceptual Plan (Conditional Use/Master Plan with Major Subdivision Plan) review process.

The Parks, Recreation and Community Enhancement Committee will review the Recreation Area Plan at their meeting on April 14, 2026. The Planning Commission Public Hearing and Review of the Planned Neighborhood Design Conceptual Plan C-26-02 is scheduled for April 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.*

10.141 *Presubmission conference.* Prior to the submission of a development plan, the applicant or his representative shall meet in person with the city manager or his appointee and the city planner to receive early advice and consultation on the proposed development and the proposed recreation facilities, including the size, type and layout.
10.142 *Review with parks, recreation, and community enhancement committee.* Upon receipt of the submitted development plan, the city manager or his appointee shall consult with the city council parks, recreation, and community enhancement committee.
10.143 *Report to planning commission.* Upon consultation with the committee, the city manager or his designee shall submit to the planning commission, through the development advisory committee, a report detailing the recommendations as to the active

recreation facilities to be recommended and their location, related parking areas, and proposed landscaping.

10.15 *Design guidelines.*

10.151 *Accessible.* Recreation areas shall be accessible within the development and arranged in a manner which affords reasonable access to all residents within the development. When warranted, recreation areas can be dispersed throughout the development, provided that each remote location is accessible.

10.152 *Pedestrian oriented.* Recreation areas shall be pedestrian oriented and designed with linkages to existing and planned public walkways and with other existing or planned recreation areas.

10.153 *Age oriented.* The nature and scope of planned recreation areas shall reflect an awareness of, and sensitivity toward, the anticipated age groups that would reside within the proposed development.

10.154 *Parking.* Designs consider the need for parking facilities associated with recreation areas.

10.155 *Walking, jogging and biking trails.* Recreation trails shall only be counted toward the recreation area requirement when constructed as an accessory to central recreation facilities. The developed trail shall be the only area counted toward the area requirement.

10.156 *Setbacks.* No structure, equipment or game court surface required under this section shall be located nearer than 30 feet to any lot line of a lot to be used for residential purposes, nor nearer than 25 feet from any right-of-way line.

10.157 *Landscaping.* Such uses shall be landscaped in accordance with provisions of article 5, section 15, and where warranted, visual screening of parking areas, game courts, playground areas and other features as necessary to preserve and protect the interests of adjoining residential properties may be required.

10.158 *Area.* The minimum area of a remote recreation area shall be 2,000 square feet.

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.

V. STAFF RECOMMENDATIONS

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

1) Recreation Areas: As a residential development, there is a requirement for Active Recreation area(s). Staff Recommends the following regarding these Recreation Areas for the Bay Village Residential Planned Neighborhood Design Option plan:

   a) Sport Courts:
      i. The recreation areas outlined for specific sports should indicate the materials used for court surfaces.
      ii. Adjust location of court surfaces to ensure a minimum of 25 feet from any right-of-way line.
   b) Active Recreation Area Amenities:
      i. Add a sidewalk to connect the frontage sidewalk to the proposed dog park.
      ii. Add bicycle parking (rack) to the central Recreation Area with the tot lot, pavilion, and basketball half court and at the dog park area.
      iii. Please clearly identify the location of benches.
      iv. Consider adding benches to the recreation area containing the dog park and recreation area containing the tot lot.

v. Ensure at least one table in the pavilion allows handicapped accessible seating.

c) Please indicate the material and width of the sidewalks and walkways.

2) Sidewalk Curb Cuts: Accessible curb ramps are required at sidewalk curb cuts. Please clearly identify the location of curb ramps.

3) Adequate Lighting for the Site: There should be light fixtures added to sufficiently light the recreation areas.

4) Landscaping: Please indicate the species of trees and shrubs proposed for planting. Consideration of the placement of canopy trees for shading of certain amenities should be given. Ensure that the location of street trees do not interfere with utilities, sidewalks, or walkways.

VI. ADVISORY COMMENTS

1) This Conceptual Plan (Conditional Use/ Master Plan with Major Subdivision Plan) set depicting the Recreational Areas are to include appropriate improvements, plans, and details of the Active Recreation Area as approved.

2) There shall be provisions which ensure that the community open 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, 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 lot/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:

- Conceptual Plan C-26-02 Bay Village Residential PND: Select Sheets C-001, C-201 and Sheet L-101
- Narrative Letter on Bay Village Residential PND

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

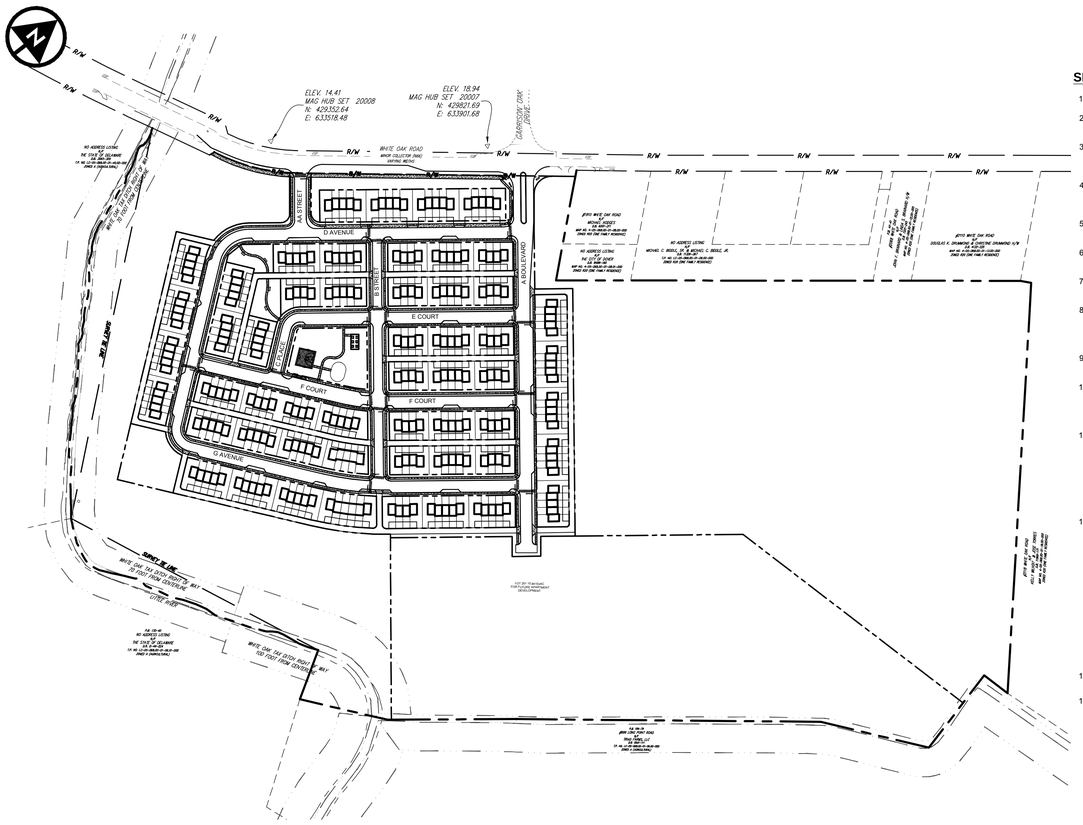
CONDITIONAL USE SITE PLAN
BAY VILLAGE RESIDENTIAL AT WHITE OAK ROAD

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE A PLANNED NEIGHBORHOOD DEVELOPMENT WITH 250 TOWNHOUSES. A PORTION OF THE SITE WILL BE SUBDIVIDED OUT FOR THE POSSIBLE DEVELOPMENT OF A 200 UNIT APARTMENT COMPLEX. THE APARTMENT DEVELOPMENT IS NOT PART OF THIS DEVELOPMENT PLAN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OCCUPATIONAL SAFETY LAWS AND THE CITY OF DOVER CODE AND STANDARD SPECIFICATIONS, MOST CURRENT EDITION. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
3. 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.
4. 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.
5. A FINAL TRAFFIC IMPACT STUDY LETTER WAS RECEIVED BY VERDANTAS FROM DELDOT ON DECEMBER 18,2025.
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. A WETLAND EVALUATION WAS CONDUCTED BY VERDANTAS IN OCTOBER 2022 AND WETLANDS WERE FOUND ON THE SITE. WETLAND FLAGGING WAS LOCATED AS PART OF THE BOUNDARY SURVEY.
8. FLOODPLAINS ARE PRESENT ON SITE PER FEMA MAP PANEL 10001C0186J LAST REVISED 7/7/2014. THEY ARE SHOWN ON THE PLANS PER THIS MAPPING.
9. 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.
10. 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 OTHER APPROPRIATE FEDERAL, STATE, CITY, AND COUNTY AGENCIES.
11. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER AND DELDOT STANDARDS AND CONSTRUCTION SPECIFICATIONS.
12. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
13. 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).
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 (DE MUTCD) FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.
15. ALL PROPOSED SIGNS (PYLON SIGNS, MONUMENT SIGNS) ARE SUBJECT TO A SEPARATE CITY OF DOVER PERMIT AND IS ALSO SUBJECT TO A COMPREHENSIVE UNIFIED SIGN PLAN.
16. 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).
17. 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.
18. WATER, SANITARY SEWER, AND STORM DRAIN LINES PIPES AND STRUCTURES PROPOSED LOCATED WITHIN DEDICATED PUBLIC RIGHT-OF WAY ARE INTENDED FOR DEDICATION TO THE CITY OF DOVER.
19. THE SITE CONTRACTOR SHALL NOTIFY THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS AT 302-736-7025 48 HOURS 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.
20. 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.
21. BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HERE WAS PREPARED BY TRANSITION ENGINEERING SURVEYING IN OCTOBER 3, 2022. AERIAL TOPOGRAPHY WAS PROVIDED BY COOPER AERIAL SURVEYS ON AUGUST 27, 2022.
22. 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.
23. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
24. 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 UPON FINAL ACCEPTANCE BY THE CITY, DELOT, AND KCD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES UNTIL THE PROPERTY OWNER TAKES OVER RESPONSIBILITY OF THE MAINTENANCE.
25. ANY GAS FIRED HVAC EQUIPMENT MUST BE EQUIPPED WITH EMERGENCY CUT OFF SWITCHES REMOTELY LOCATED.
26. ADDRESS NUMBERS OF AT LEAST 12 INCHES IN HEIGHT MUST BE PLACED ON THE STREET SIDE OF THE BUILDING VISIBLE FROM THE STREET, IS REQUIRED.
27. ANY NATURAL OR LP GAS BOTTLES, METERS, REGULATORS, ETC. MUST HAVE IMPACT PROTECTION.

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.


WHITE OAK ROAD
GARRISON OAK DRIVE
ELEV. 14.41
MAG HUB SET 20008
N: 429352.64
E: 633518.48
ELEV. 18.94
MAG HUB SET 20007
N: 429821.69
E: 633901.68
D AVENUE
B STREET
A BOULEVARD
E COURT
F COURT
C AVENUE
SANITARY SEWER
WATER LINE
STORM SEWER
GRADE BREAK
LOT 251 TO BE USED FOR FUTURE APARTMENT DEVELOPMENT
NO ADDRESS LISTING
TAX PARCEL 4-05-00-01-06-00-00001
1A 15-16
#2 AGRICULTURE
1st FLOOR @ 22.00±MSL
12 HR +/-0.25 MEAN HI-HI & LO-LO
ZONE 7 (NAVD 88)
#1010 WHITE OAK ROAD
MICHAEL C. BEGLE, SR. & REGINA C. BEGLE, JR.
1A 15-16
#2 AGRICULTURE
1st FLOOR @ 22.00±MSL
12 HR +/-0.25 MEAN HI-HI & LO-LO
ZONE 7 (NAVD 88)
#1010 WHITE OAK ROAD
DOUGLAS K. DRAKE, ET AL & KAETHE DRAKE H/W
1A 15-16
#2 AGRICULTURE
1st FLOOR @ 22.00±MSL
12 HR +/-0.25 MEAN HI-HI & LO-LO
ZONE 7 (NAVD 88)
#1010 WHITE OAK ROAD
DOUGLAS K. DRAKE

WHITE OAK ROAD

CARRISON OAK DRIVE

AA STREET

D AVENUE

B STREET

A BOULEVARD

E COURT

F COURT

F COURT

C PLACE

G AVENUE

PROP. SWM
0.59 AC

PROPOSED
SUBDIVISION SIGN

ACTIVE OS
0.19 AC

ACTIVE OS
0.20 AC

ACTIVE OS
0.73 ACRE

BASKETBALL HALF COURT

PAVILION (TYP.)

TOT LOT

ACTIVE OS
0.54 AC

PROPOSED DOG PARK
3,900 SF
(60' X 65')

OS #1
12.50± AC

OS #2
3.13± AC

PROP. SWM
0.32 AC

PROP. SWM
0.23 AC

LOT 251 15.8410±AC
FOR FUTURE APARTMENT
DEVELOPMENT

LIMIT OF NON-TIDAL WETLANDS

SURVEY TIE LINE

75' RIPARIAN BUFFER

50' RIPARIAN BUFFER

NO ADDRESS LISTING
N/F
THE STATE OF DELAWARE
D.B. 3065-329
T.P. NO. LC-05-068.00-01-40.00-000
ZONED A (AGRICULTURAL)

#1910 WHITE OAK ROAD
N/F
MICHAEL HODGES
D.B. 6001-211
MAP NO. 4-05-068.00-01-08.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

NO ADDRESS LISTING
N/F
THE CITY OF DOVER
D.B. 8498-190
MAP NO. 4-05-068.00-01-08.01-000
ZONED R20 (ONE FAMILY RESIDENCE)

NO ADDRESS LISTING
N/F
MICHAEL C. BIDDLE, SR. & MICHAEL C. BIDDLE, JR.
D.B. 11326-267
T.P. NO. LC-05-068.00-01-09.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

#2068 WHITE OAK ROAD
N/F
JOHN F. BRANNARD JR. & LINDA S. BRANNARD H/W
D.B. 2237-345
MAP NO. 4-05-068.00-01-12.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

#2110 WHITE OAK ROAD
N/F
DOUGLAS K. DRUMMOND & CHRISTINE DRUMMOND H/W
D.B. 4122-225
MAP NO. 4-05-068.00-01-13.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

#2116 WHITE OAK ROAD
N/F
KELLY MILHOJT & JOSE TORRES
D.B. 10883-171
MAP NO. 4-05-068.00-01-18.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

P.B. 130-40
NO ADDRESS LISTING
N/F
THE STATE OF DELAWARE
D.R. 0-49-224
T.P. NO. LC-05-068.00-01-06.01-000
ZONED A (AGRICULTURAL)

P.B. 106-79
#999 LONG POINT ROAD
N/F
TRIAD FARMS, LLC
D.B. 5501-111
T.P. NO. LC-05-069.00-01-06.00-000
ZONED A (AGRICULTURAL)

LEGEND (EXISTING)

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- DITCH CENTERLINE
- PCC OFF-SITE CURB
- WETLANDS BUFFER
- EDGE OF WETLANDS
- TREE LINE
- 100-YEAR FLOODPLAIN
- EDGE OF WATERWAY
- ADJOINER LINE
- SANITARY FORCE MAIN
- SANITARY MAIN
- WATER MAIN
- TAX DITCH R.O.W.

LEGEND (PROPOSED)

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PCC ON-SITE CURB
- ROAD CENTERLINE
- STORMWATER AREA
- TREE LINE
- FENCE LINE
- 100-YEAR FLOOD PLAIN

DRAWING SCALE 1" = 100'

verdantas
5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302-239-6634

VERONICA M. DUBE, P.E.
STATE: DELAWARE P.E. #14062

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
BRK	MC	VMD	34677

CHK'D BY DATE

No.	REVISION
	PRELIMINARY NOT FOR CONSTRUCTION

CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL AT WHITE OAK ROAD

CONDITIONAL USE SITE PLAN
OVERALL SITE PLAN

DATE MARCH 6, 2026

SCALE 1" = 100'

SHEET C-201

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CITY OF DOVER~KENT COUNTY~DELAWARE

BAY VILLAGE RESIDENTIAL AT WHITE OAK ROAD

CONDITIONAL USE SITE PLAN
LANDSCAPE PLAN

No.	REVISION	CHK'D BY DATE
	PRELIMINARY NOT FOR CONSTRUCTION	
-		

DESIGNED BY: JJL
DRAWN BY: JJL
CHECKED BY: IK
PROJECT NO.: 34677

INGRID KOHLER, RLA
STATE: DELAWARE RLA #: S1-0010671

verdantas
5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302-239-6634

SHEET: L-102
SCALE: 1" = 60'
DATE: FEBRUARY 3, 2026

March 5, 2026

City Of Dover
Department of Planning & Inspections
15 Loockerman Plaza
Dover DE 19903
302.736.7196
Attn: Dawn Melson-Williams

Re: Bay Village - Conceptual Planned Neighborhood Development Narrative
S.White Oak Road
Dover , DE 19903
Tax Parcel -04-05-06800-01-0600-00001
Verdantas Project Number 34677

Dear Ms. Melson-Williams:

The purpose of this correspondence is to present the development of the existing farmland at the above referenced site into a Planned Neighborhood Development. The project envisions the construction of 250 townhouse units, as well as a dedicated parcel reserved for the future development of an approximately 250-unit apartment complex. The current site primarily consists of row crops and is surrounded by meadows and woodlands. The property is bordered to the west and south by an existing tax ditch and stream, which include associated floodplain and wetland areas. The proposed site plan incorporates townhomes, a sport court area, playground and dog park, and other active open space areas, all of which will be interconnected by public roads and alleys situated behind the townhouse units.

An earlier version of this development plan was submitted for review through the Office of State Planning Preliminary Land Use Service (PLUS) and featured a different layout, with apartments and townhouses intermixed throughout the site. In response to feedback from the PLUS process and in coordination with the City of Dover's initial recommendations, the updated sketch plan now designates the apartment parcel for future development, concentrates all townhouse units in the northeastern section, and relocates the playground and community space for a better community fit. Additionally, alleys have been added to improve townhouse access. These revisions reflect our collaborative efforts to address planning priorities and enhance the overall design of the neighborhood. In addition, the number of units brought before PLUS has not changed.

Architectural design of the townhomes is still in development, however a similar unit that was recently approved and in construction in the City of Dover is the basis for this unit. We have included these plans in this submission and will supplement them in future submissions as the design progresses.

1. Location

The subject property encompasses approximately 79.14 acres and is located east of Route 1 within the City of Dover, Kent County, Delaware. More specifically, the site is situated on the southern side of White Oak Road, approximately 1,600 feet east of Route 1. The property is identified as Tax Parcel Number 4-05-068.00-01-06.00-00001 and is zoned RM-2 (Residential Medium Density). The site is part of the Little Creek Watershed, which is within the broader Delaware Bay Watershed.

2. Existing Site Information

The land cover consists of approximately 51.05 acres of row crops and 28.08 acres of woodland and vegetation, with no existing impervious surfaces. The Little River defines the southwestern boundary of the property, featuring a channel approximately twenty feet wide with steep, vegetated slopes. The river connects to the site via three large concrete culverts running beneath White Oak Road. Additionally, a drainage ditch runs along the southeastern boundary of the property, measuring approximately five feet wide at its base, and is similarly lined with mature vegetation. This ditch ultimately discharges into the Little River through a corrugated metal culvert.

The northeast corner of the property contains dense, flat wetlands that, while lacking a traceable discharge location, are presumed to flow toward the ditch. These wetlands are contiguous with those along Little River and will be preserved in their natural state throughout the development process. Portions of the site are located within a FEMA-designated floodplain with mapped elevations.

3. Proposed Development

This development is being pursued under the Planned Neighborhood Development (PND) option in accordance with the City of Dover’s zoning code. The plan proposes 250 townhome units, each served by 16-foot-wide alleys providing access to parking areas at the rear of each lot. The internal road network will feature 60-foot rights-of-way with a 24-foot cartway and parallel parking on one side to accommodate overflow parking needs. Townhomes will be grouped in clusters of five or fewer, with reduced lot widths of 20 feet, consistent with the PND application for this site. In addition, the minimum lot size is requested to be 1,600 sf. A centrally located community space will provide convenient access for residents, while smaller, interconnected active open spaces are distributed throughout the development via sidewalk connections.

Concurrently with this application, a Conditional Letter of Map Revision (CLOMR) will be submitted to FEMA for review and approval to adjust the current floodplain boundaries on the site. Utilizing detailed survey data and calculations, the adjusted floodplain will allow for the development to be situated outside of floodplain areas. Significant portions of the property, including wooded wetlands and stream corridors, will be preserved, with substantial buffers

maintained between developed areas and existing natural features, consistent with PND objectives to minimize site disturbance.

The site will be serviced by City of Dover water and gravity sewer systems, eliminating the need for a pump station. Utilities will be extended to Lot 251, which has been designated for future apartment development. The Delaware Department of Transportation (DelDOT) has reviewed and approved the Traffic Impact Study for the site, which requires the installation of turn lanes and frontage improvements, as well as two site entrances. Stormwater management plans will be submitted to and reviewed by the Kent Conservation District for approval.

We appreciate your time and consideration of this proposal and the associated Planned Neighborhood Development application. We look forward to your response and the opportunity to collaborate on a project that will contribute positively to the growth and development of the City of Dover.

Sincerely,

Verdantas LLC

Benjamin Kulp
Project Manager

Veronica Dube, PE
Civil Group Leader
bkulp@verdantas.com
vdube@verdantas.com

National Flood Hazard Layer FIRMette

FEMA

75°30'W 39°11'3"N



75°29'22"W 39°10'35"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR F UT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/10/2026 at 6:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community id FIRM panel number, and FIRM effective date. Map i unmapped and unmodernized areas cannot be use regulatory purposes.

SOIL DATA		
NAME	DESCRIPTION	HYDROLOGIC SOIL GROUP
CsA	CROSIADORE SILT LOAM, 0-2% SLOPES	C/D
LeB	LEIPSIC SILT LOAM, 2-5% SLOPES	C
OtA	OTHELLO SILT LOAM, 2-5% SLOPES, MID-ATLANTIC COASTAL PLAIN	C/D
TeA	TENT SILT LOAM, 0-2% SLOPES	C/D
Za	ZEKIAH SANDY LOAM, FREQUENTLY FLOODED	B/D

LEGEND (EXISTING)

- PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- DITCH CENTERLINE
- PCC OFF-SITE CURB
- RBA — WETLANDS BUFFER
- EDGE OF WETLANDS
- TREE LINE
- 100YR — 100-YEAR FLOODPLAIN
- EDGE OF WATERWAY
- ADJOINER LINE
- Fm — SANITARY FORCE MAIN
- SA — SANITARY MAIN
- W — WATER MAIN
- EXCH — TAX DITCH R.O.W.

WHITE OAK ROAD
MINOR COLLECTOR (N66)
VARYING WIDTHS

HARRISON OAK DRIVE

NO ADDRESS LISTING
N/F
THE STATE OF DELAWARE
D.B. 3965-329
T.P. NO. LC-05-068.00-01-40.00-000
ZONED A (AGRICULTURAL)

#1910 WHITE OAK ROAD
N/F
MICHAEL HODGES
D.B. 6001-211
MAP NO. 4-05-068.00-01-08.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

NO ADDRESS LISTING
N/F
THE CITY OF DOVER
D.B. 8498-190
MAP NO. 4-05-068.00-01-08.01-000
ZONED R20 (ONE FAMILY RESIDENCE)

NO ADDRESS LISTING
N/F
MICHAEL C. BIDDLE, SR. & MICHAEL C. BIDDLE, JR.
D.B. 11326-267
T.P. NO. LC-05-068.00-01-09.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

#2068 WHITE OAK ROAD
N/F
JOHN F. BRANNARD & LINDA S. BRANNARD H/W
D.B. 2237-345
MAP NO. 4-05-068.00-01-12.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

#2110 WHITE OAK ROAD
N/F
DOUGLAS K. DRUMMOND & CHRISTINE DRUMMOND H/W
D.B. 4122-225
MAP NO. 4-05-068.00-01-13.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

#2116 WHITE OAK ROAD
N/F
KELLY WRIGHT & JOSE TORRES
D.B. 5369-171
MAP NO. 4-05-068.00-01-16.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

#999 LONG POINT ROAD
N/F
TRIAD FARMS, LLC
D.B. 5501-111
T.P. NO. LC-05-068.00-01-16.00-000
ZONED A (AGRICULTURAL)

P.B. 150-40
NO ADDRESS LISTING
N/F
THE STATE OF DELAWARE
D.R. Q-49-224
T.P. NO. LC-05-068.00-01-06.01-000
ZONED A (AGRICULTURAL)

SURVEY TIE LINE

100-YEAR FLOODPLAIN PER FEMA MAP

LIMIT OF NON-TIDAL WETLANDS

EXISTING EDGE OF WOODS

CROP FIELD

WOODLAND T.B.R.

BRUSH T.B.R.

VEGETATION T.B.R.

75' RIPARIAN BUFFER

50' RIPARIAN BUFFER

POINT OF NON-TANGENCY

CURVE SIGN T.B.R.

REBAR FND.

CAPPED REBAR FND.

MH UNMARKED RIM=13.99'

ELEV.=44.41
MAG NAIL SET 20008
N: 429352.64
E: 633518.48

ELEV. 18.94
MAG NAIL SET 20007
N: 429821.69
E: 633901.68

EX. AIR RELEASE VACUUM RIM=19.23'

SAN. MH RIM=19.63'

SAN. MH RIM=19.08'

MAILBOX

EX. CULV. (APPROX.)

EX. INLET

(36.16 PER DEED)

45' EX.ROW

22± ROAD WIDTH

R=497.46'
L=223.49'
CH=220.64'
CH.BRG.=N51°31'52"E
Δ=25°37'31"

N38°43'01"E 779.79'

N51°03'08"W 214.42'

N38°03'05"E 677.21'

N47°29'09"E 32.87'

S49°42'15"E 1148.22'

S89°55'28"W 782.44'

S51°05'53"W 252.19'

S38°31'10"W 850.07'

S51°09'01"W 310.40'

S42°47'16"W 64.11'

N47°29'09"E 32.87'

N51°03'08"W 214.42'

N51°03'08"W 148.68'

S51°05'53"W 252.19'

S89°55'28"W 782.44'

S38°31'10"W 850.07'

S51°09'01"W 310.40'

S42°47'16"W 64.11'

100 0 100 200
DRAWING SCALE 1" = 100'

verdantas
5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302-239-6634

VERONICA M. DUBE, P.E.
STATE: DELAWARE P.E. #14062

DESIGNED BY	DRAWN BY	CHECKED BY	CHK'D BY DATE	PROJECT NO.
BRK	MC	VMD		34677

No.	REVISION
	PRELIMINARY NOT FOR CONSTRUCTION

CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL AT WHITE OAK ROAD

CONDITIONAL USE SITE PLAN
EXISTING CONDITIONS / DEMO PLAN

DATE MARCH 6, 2026

SCALE 1" = 100'

SHEET C-101

\\verdantas.com\dfs\project files\aa-bz\bwh\34677 - bay village residential development\cad\gd-exist-demo-34677.dwg 4/8/2026 4:38 PM



165

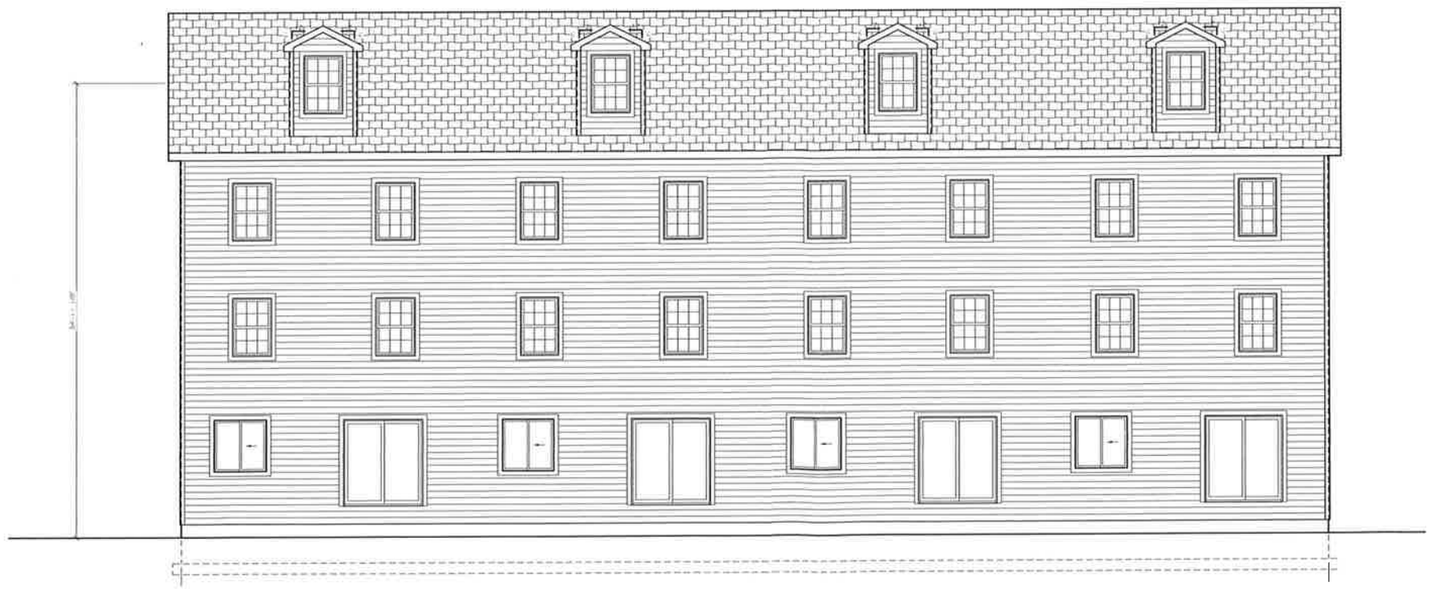

166

FILE COPY



FRONT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"

REVISIONS

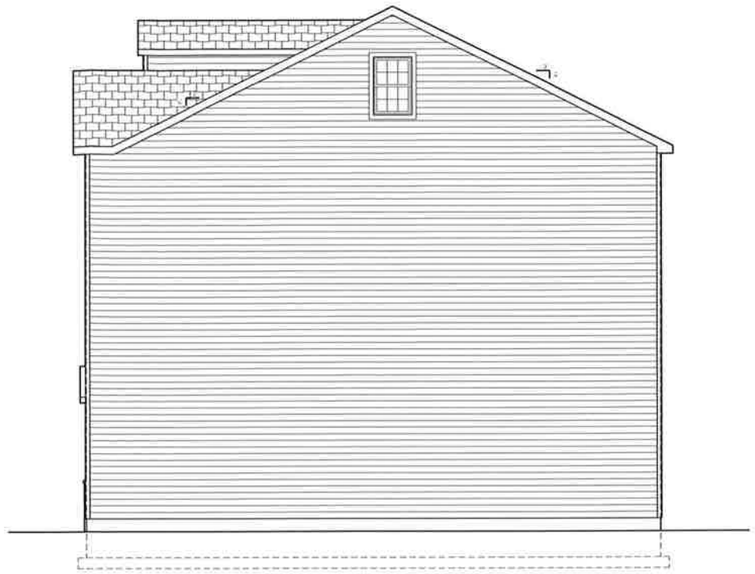
W.A. BYLER JR. ARCHITECT, INC
P.O. Box 104 Kenton, DE 19955
Phone: 302-653-3550
Cell: 302-359-3313
bwilliebyler@msn.com
www.wmbylerarchitect.com

Tradition in Detail

NEW BUILDING:
Stonebrook East
street
CITY, STATE XXXXX
TAX MAP: XXXXXXXXX

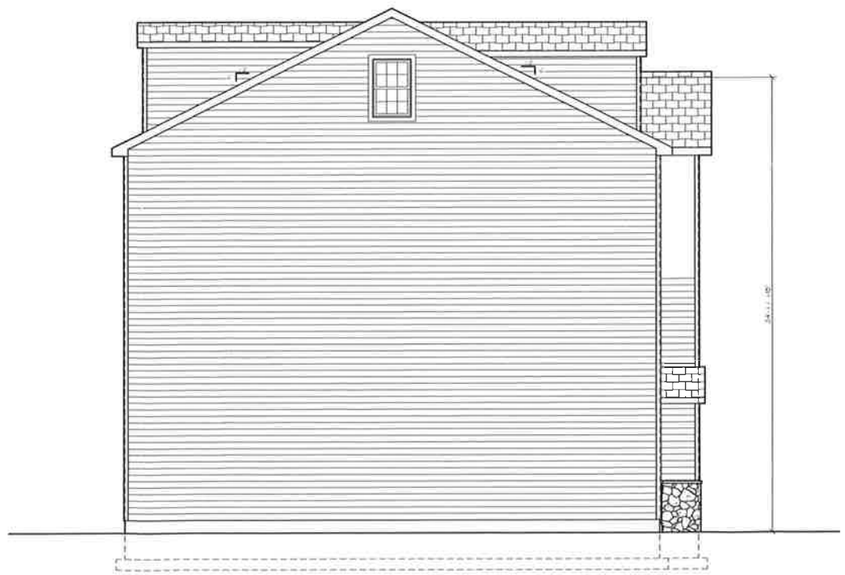
ELEVATIONS

DRAWN: B.W.
CHECKED: W.B.
DATE: 7/08/2021
SCALE: AS NOTED
JOB NO: C1490-0621
SHEET: A2.0
OF SHEETS



RIGHT SIDE ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"



LEFT SIDE ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"

REVISIONS

WM DYLED JD. ARCHITECT INC
PO Box 104, Kenton, DE 19955
Phone: 302-653-3550
Cell 302-359-3313
billdyle@att.net
www.milldylearchitect.com

NEW BUILDING:
Stonebrook East
street
city, STATE XXXXX
TAX MAP: XXXXXXXXX

ELEVATIONS

DRAWN: B.W.
CHECKED: W.B.
DATE: 7/08/2021
SCALE: AS NOTED
JOB NO.: C1490-0621
SHEET: A2.1
OF SHEETS

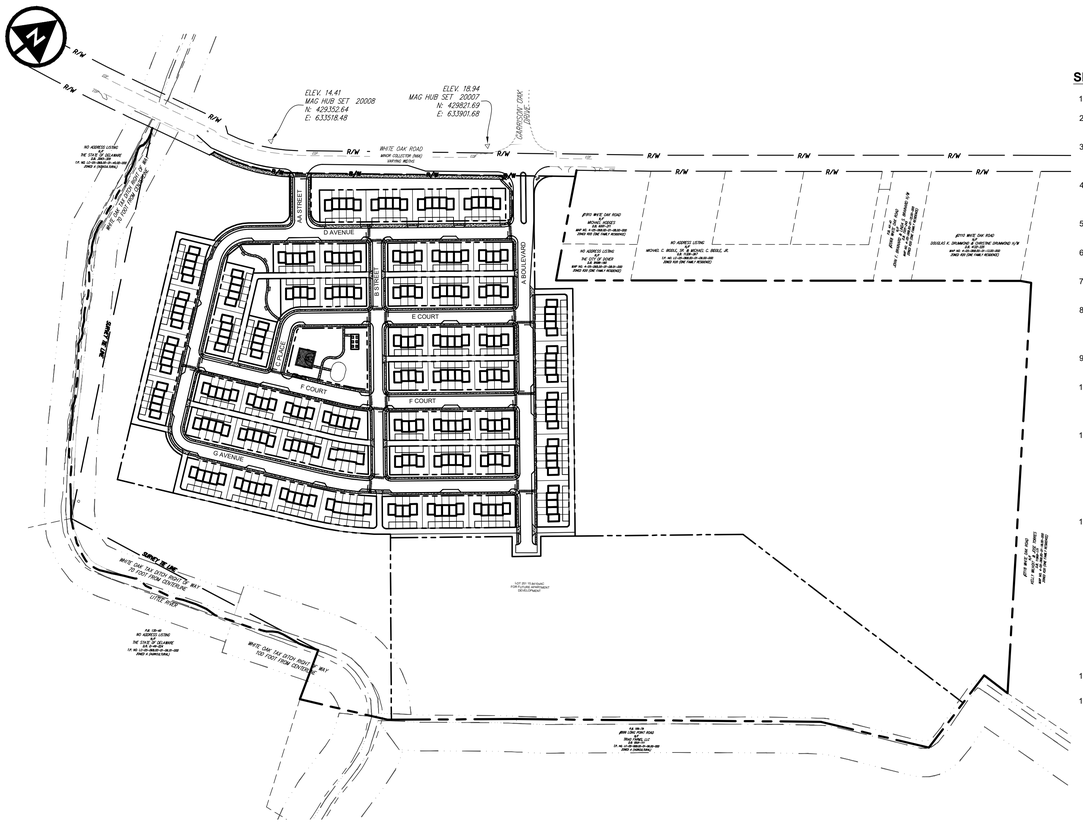
CONDITIONAL USE SITE PLAN
BAY VILLAGE RESIDENTIAL AT WHITE OAK ROAD

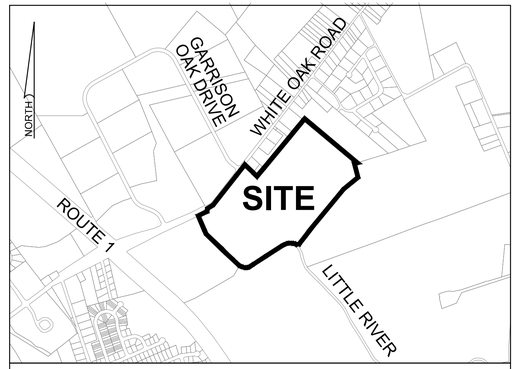
GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE A PLANNED NEIGHBORHOOD DEVELOPMENT WITH 250 TOWNHOUSES. A PORTION OF THE SITE WILL BE SUBDIVIDED OUT FOR THE POSSIBLE DEVELOPMENT OF A 200 UNIT APARTMENT COMPLEX. THE APARTMENT DEVELOPMENT IS NOT PART OF THIS DEVELOPMENT PLAN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OCCUPATIONAL SAFETY LAWS AND THE CITY OF DOVER CODE AND STANDARD SPECIFICATIONS, MOST CURRENT EDITION. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
3. 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.
4. 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.
5. A FINAL TRAFFIC IMPACT STUDY LETTER WAS RECEIVED BY VERDANTAS FROM DELDOT ON DECEMBER 18,2025.
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. A WETLAND EVALUATION WAS CONDUCTED BY VERDANTAS IN OCTOBER 2022 AND WETLANDS WERE FOUND ON THE SITE. WETLAND FLAGGING WAS LOCATED AS PART OF THE BOUNDARY SURVEY.
8. FLOODPLAINS ARE PRESENT ON SITE PER FEMA MAP PANEL 10001C0186J LAST REVISED 7/7/2014. THEY ARE SHOWN ON THE PLANS PER THIS MAPPING.
9. 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.
10. 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 OTHER APPROPRIATE FEDERAL, STATE, CITY, AND COUNTY AGENCIES.
11. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER AND DELDOT STANDARDS AND CONSTRUCTION SPECIFICATIONS.
12. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
13. 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).
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 (DE MUTCD) FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.
15. ALL PROPOSED SIGNS (PYLON SIGNS, MONUMENT SIGNS) ARE SUBJECT TO A SEPARATE CITY OF DOVER PERMIT AND IS ALSO SUBJECT TO A COMPREHENSIVE UNIFIED SIGN PLAN.
16. 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).
17. 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.
18. WATER, SANITARY SEWER, AND STORM DRAIN LINES PIPES AND STRUCTURES PROPOSED LOCATED WITHIN DEDICATED PUBLIC RIGHT-OF WAY ARE INTENDED FOR DEDICATION TO THE CITY OF DOVER.
19. THE SITE CONTRACTOR SHALL NOTIFY THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS AT 302-736-7025 48 HOURS 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.
20. 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.
21. BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HERE WAS PREPARED BY TRANSITION ENGINEERING SURVEYING IN OCTOBER 3, 2022. AERIAL TOPOGRAPHY WAS PROVIDED BY COOPER AERIAL SURVEYS ON AUGUST 27, 2022.
22. 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.
23. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
24. 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 UPON FINAL ACCEPTANCE BY THE CITY, DELOT, AND KCD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES UNTIL THE PROPERTY OWNER TAKES OVER RESPONSIBILITY OF THE MAINTENANCE.
25. ANY GAS FIRED HVAC EQUIPMENT MUST BE EQUIPPED WITH EMERGENCY CUT OFF SWITCHES REMOTELY LOCATED.
26. ADDRESS NUMBERS OF AT LEAST 12 INCHES IN HEIGHT MUST BE PLACED ON THE STREET SIDE OF THE BUILDING VISIBLE FROM THE STREET, IS REQUIRED.
27. ANY NATURAL OR LP GAS BOTTLES, METERS, REGULATORS, ETC. MUST HAVE IMPACT PROTECTION.

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.





MAP: KENT COUNTY GIS PARCELS **LOCATION MAP** SCALE: 1" = 1200"

SITE DATA:

1. TAX PARCEL NO.: 4-05-068.00-01-06.00-00001
2. SOURCE OF TITLE: DEED: D6718 / 242; PLAT BOOK: 0113 0073
3. OWNER: BAY VILLAGE OF DOVER, LLC; PO BOX 461; DOVER, DE 19903
4. APPLICANT / EQUITABLE OWNER: BAY VILLAGE HOLDINGS, LLC; 179 REHOBOTH AVE. SUITE 1081; REHOBOTH BEACH, DE 19971
5. SITE ADDRESS: WHITE OAK ROAD; DOVER, DE 19901
6. ZONING: EXISTING: RM-2 (RESIDENTIAL MEDIUM DENSITY); PROPOSED: PLANNED NEIGHBORHOOD DEVELOPMENT (PND)
7. PROPERTY USE: EXISTING VACANT (FARM LAND); PROPOSED TOWNHOMES
8. SITE ACREAGE:

EXISTING:	79.1364± AC
PROPOSED:	79.1364± AC
R.O.W DEDICATION	-0.4059± AC
TOTAL	78.7305± AC

9. DATUM: HORIZONTAL: NAD 83 DE STATE PLANE GRID; VERTICAL: N.A.V.D. 88
10. BENCHMARK:

MAG NAIL 20007	MAG NAIL 20008
ELEV: 18.94	ELEV: 14.41'
NORTHING: 429821.69	NORTHING: 429352.64
EASTING: 633901.68	EASTING: 633518.48

11. ZONING REQUIREMENTS :

	REQUIRED (RM-2)	PROPOSED (PND)
MIN. LOT AREA	20 AC	78.7315
MAX. DENSITY	8 DU / AC	5.72 DU / AC
TOTAL DWELLING UNITS	633.1 DU	250 DU
TOWNHOMES		250 DU
FUTURE APARTMENT DEVELOPMENT		200 DU
MIN. OPEN SPACE	25% / 19.8 AC	>25% / 35.45 AC

12. PROPOSED TOWNHOME REQUIREMENTS:

	REQUIRED (RM-2)	PROPOSED (PND)
TOTAL DWELLING UNITS		250 UNITS
OFF-STREET PARKING	500 SPACES	500 SPACES
		110 OVERFLOW
MIN. LOT AREA	1 AC	
MIN. LOT AREA / DWELLING UNIT	2,200 SF	1,600 SF
MIN. LOT WIDTH	22 FT	20 FT
MIN. LOT DEPTH	80 FT	80 FT
MIN. BUILDING SETBACK FROM STREET	20 FT	20 FT
MIN. BUILDING SETBACK FROM PROPERTY LINE	10 FT	10 FT
MIN. BUILDING SPACING	30 FT	30 FT
MAX. DWELLING UNITS / BUILDING	8 DU	5.72 DU
MAX. BUILDING HEIGHT/STORIES	35 FT	35 FT / 3 STORY
MAX. LOT COVERAGE	75%	<75% (1,200 SF MAX)

13. ACTIVE OPENS SPACE: REQUIRED 275 SF PER UNIT = 275 * 250 = 68,750 SF (1.58 ACRES); PROVIDED = 1.66 ACRES
14. SITE COVERAGE:

EXISTING:

OPEN SPACE	2,431,928 ± SF	(55.83± AC)	70.55%
WOODLAND	1,015,247± SF	(23.31± AC)	29.45%
BUILDINGS	0± SF	(0.00± AC)	0.0%
GRAVEL	0± SF	(0.00± AC)	0.0%
ASPHALT	0 ± SF	(0.00± AC)	0.0%
TOTAL	3,447,175± SF	(79.14± AC)	100.0%

PROPOSED:

OPEN SPACE	1,168,681± SF	(26.83± AC)	34.08%
FUTURE APARTMENT LOT	690,036± SF	(15.84± AC)	20.12%
WOODLAND	993,168± SF	(22.80± AC)	28.96%
BUILDING	150,000± SF	(3.44± AC)	4.37%
OTHER IMPERVIOUS	427,822± SF	(9.82± AC)	12.47%
TOTAL	3,429,479 ± SF	(78.73± AC)	100.0%

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. EXISTING WETLAND AREA: 22.02 ACRES±

CERTIFICATION OF ACCURACY

I, VERONICA M. DUBE, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE

VERONICA M. DUBE P.E.
REGISTRATION # 14062

OWNER / DEVELOPER'S PLAN DEVELOPMENT APPROVAL

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

DATE

AUTHORIZED REPRESENTATIVE
BAY VILLAGE OF DOVER, LLC

SHEET LIST TABLE

SHEET No.	SHEET TITLE
C-001	INDEX SHEET
C-101	EXISTING CONDITIONS - DEMO PLAN
C-201	OVERALL SITE PLAN
C-202	SITE PLAN
C-301	UTILITY PLAN
C-401	GRADING PLAN
L-101	OVERALL LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L-103	LANDSCAPE NOTES AND DETAILS

200 0 200 400
DRAWING SCALE 1" = 200'

verdantas
5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL 302-239-6634

VERONICA M. DUBE, P.E. STATE: DELAWARE P.E. #14062

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
BRK	MC	VMD	34677

CHK'D BY DATE

No.	REVISION
	PRELIMINARY NOT FOR CONSTRUCTION

CITY OF DOVER~KENT COUNTY~DELAWARE
BAY VILLAGE RESIDENTIAL AT WHITE OAK ROAD
CONDITIONAL USE SITE PLAN INDEX SHEET

DATE MARCH 6, 2026
SCALE 1" = 200'
SHEET **C-001**

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SOIL DATA		
NAME	DESCRIPTION	HYDROLOGIC SOIL GROUP
CsA	CROSIADORE SILT LOAM, 0-2% SLOPES	C/D
LeB	LEIPSIC SILT LOAM, 2-5% SLOPES	C
OtA	OTHELLO SILT LOAM, 2-5% SLOPES, MID-ATLANTIC COASTAL PLAIN	C/D
TeA	TENT SILT LOAM, 0-2% SLOPES	C/D
Za	ZEKIAH SANDY LOAM, FREQUENTLY FLOODED	B/D

LEGEND (EXISTING)

- PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- DITCH CENTERLINE
- PCC OFF-SITE CURB
- RBA — WETLANDS BUFFER
- EDGE OF WETLANDS
- TREE LINE
- 100YR — 100-YEAR FLOODPLAIN
- EDGE OF WATERWAY
- ADJOINER LINE
- Fm — SANITARY FORCE MAIN
- SA — SANITARY MAIN
- W — WATER MAIN
- EXCH — TAX DITCH R.O.W.

WHITE OAK ROAD
MINOR COLLECTOR (N66)
VARYING WIDTHS

CARRISON OAK

#1910 WHITE OAK ROAD
N/F
MICHAEL HODGES
D.B. 6001-211
MAP NO. 4-05-068.00-01-08.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

NO ADDRESS LISTING
N/F
THE STATE OF DELAWARE
T.P. NO. LC-05-068.00-01-40.00-000
ZONED A (AGRICULTURAL)

NO ADDRESS LISTING
N/F
THE CITY OF DOVER
D.B. 8498-190
MAP NO. 4-05-068.00-01-08.01-000
ZONED R20 (ONE FAMILY RESIDENCE)

NO ADDRESS LISTING
N/F
MICHAEL C. BIDDLE, SR. & MICHAEL C. BIDDLE, JR.
D.B. 11326-267
T.P. NO. LC-05-068.00-01-09.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

#2068 WHITE OAK ROAD
N/F
JOHN F. BRANNARD & LINDA S. BRANNARD H/W
D.B. 2237-345
MAP NO. 4-05-068.00-01-13.05-000
ZONED R20 (ONE FAMILY RESIDENCE)
P.B. 44-41

#2110 WHITE OAK ROAD
N/F
DOUGLAS K. DRUMMOND & CHRISTINE DRUMMOND H/W
D.B. 4122-225
MAP NO. 4-05-068.00-01-13.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

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E: 633518.48

ELEV. 18.94
MAG NAIL SET 20007
N: 429821.69
E: 633901.68

GRATE=15.93'
GRATE=15.91'
GRATE=15.92'
GRATE=15.95'

40 MPH SIGN

45' EX. ROW

22' ROAD WIDTH
SIDEWALK

MAILBOX

CONCRETE MON. FND.

REBAR FND.

CAPPED REBAR FND.

CURVE SIGN

R=497.46'
L=323.49'
CH=320.64'
CH.BRG=S51°31'52"E
Δ=37°15'31"

N38°43'01"E 779.79'

N47°17'59"W 214.42'

N38°03'05"E 677.21'

N47°59'05"E 32.87'

S47°59'05"W 1148.22'

S38°31'10"W 850.07'

S51°29'01"W 310.40'

S51°29'23"W 252.19'

S69°59'28"W 780.44'

N51°29'23"E 146.00'

N47°17'59"W 164.68'

S47°17'59"E 208.26'

S51°29'23"W 114.68'

N47°17'59"W 114.68'

(36.16 PER DEED)

POINT OF NON TANGENCY

100 0 100 200
DRAWING SCALE 1" = 100'

verdantas
5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302-239-6634

VERONICA M. DUBE, P.E.
STATE: DELAWARE P.E. #14062

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
BRK	MC	VMD	34677

CHK'D BY / DATE

No.	REVISION
-	PRELIMINARY NOT FOR CONSTRUCTION

CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL AT WHITE OAK ROAD

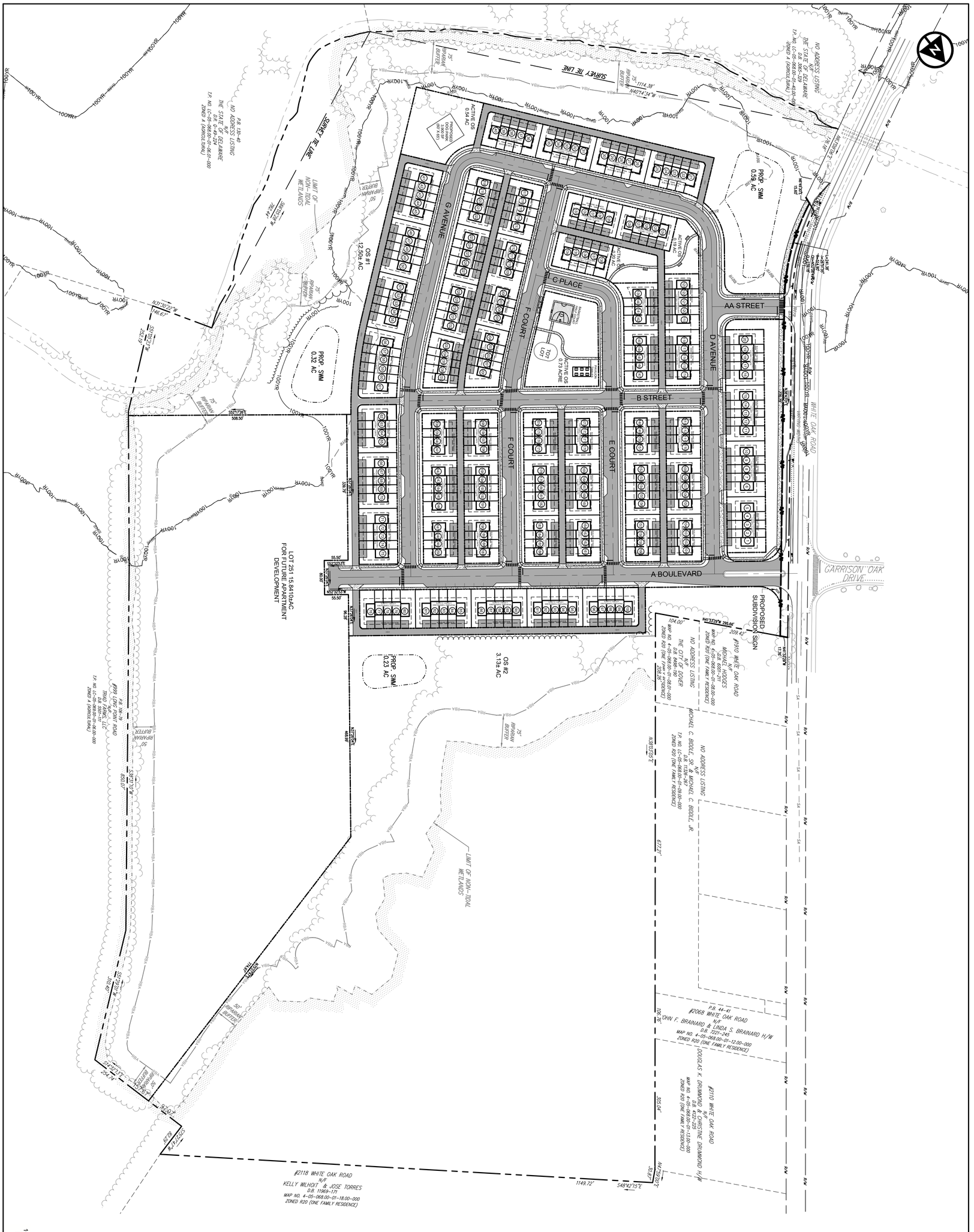
CONDITIONAL USE SITE PLAN
EXISTING CONDITIONS / DEMO PLAN

DATE: MARCH 6, 2026

SCALE: 1" = 100'

SHEET: C-101

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G AVENUE
F COURT
C PLACE
AA STREET
D AVENUE
B STREET
E COURT
A BOULEVARD
WHITE OAK ROAD
GARRISON OAK DRIVE
SURVEY TIE LINE
PROP. SWM 0.39 AC
PROP. SWM 0.32 AC
PROP. SWM 0.23 AC
OS #1 12.504 AC
OS #2 3.13± AC
ACTIVE OS 0.54 AC
ACTIVE OS 0.73 ACRE
ACTIVE OS 0.19 AC
PROPOSED SUBDIVISION SIGN
LOT 251 15.8410±AC FOR FUTURE DEPARTMENT DEVELOPMENT
LIMIT OF NON-TIDAL WETLANDS
#2118 WHITE OAK ROAD
N/F
KELLY WILHOIT & JOSE TORRES
D.B. 11969-171
MAP NO. 4-05-068.00-01-18.00-000
ZONED R20 (ONE FAMILY RESIDENCE)
#2068 WHITE OAK ROAD
N/F
JOHN F. BRAINARD & LINDA S. BRAINARD H/W
D.B. 2321-142
MAP NO. 4-05-068.00-01-12.00-000
ZONED R20 (ONE FAMILY RESIDENCE)
#2110 WHITE OAK ROAD
N/F
DOUGLAS K. DRUMMOND & CHRISTINE DRUMMOND H/W
D.B. 4121-225
MAP NO. 4-05-068.00-01-13.00-000
ZONED R20 (ONE FAMILY RESIDENCE)
#1310 WHITE OAK ROAD
N/F
THE CITY OF DOVER
D.B. 848-197
MAP NO. 4-05-068.00-01-08.00-000
ZONED R20 (ONE FAMILY RESIDENCE)
NO ADDRESS LISTING
N/F
MICHAEL C. BRIDLE, SR. & MICHAEL C. BRIDLE JR.
D.B. 4135-240
MAP NO. 4-05-068.00-01-09.00-000
ZONED R20 (ONE FAMILY RESIDENCE)
NO ADDRESS LISTING
N/F
THE STATE OF DELAWARE
D.B. 0-49-224
MAP NO. 4-05-068.00-01-40.00-000
ZONED A (AGRICULTURAL)
#999 LONG POINT ROAD
N/F
TRIAD FARMS, LLC
D.B. 4121-225
MAP NO. 4-05-068.00-01-40.00-000
ZONED A (AGRICULTURAL)
SURVEY TIE LINE
S47°42'15"E 1149.72'
N47°42'15"W 1114.38'
N 22°22'15" E 508.50'
N 67°37'45" W 508.50'
N 22°22'15" E 338.50'
N 67°37'45" W 468.69'
S 22°22'15" W 650.07'
S 67°37'45" E 24.79'
N 67°37'45" W 30.47'
S 67°37'45" E 1149.72'
N 67°37'45" W 1114.38'
N 22°22'15" E 146.67'
S 22°22'15" W 247.50'
N 22°22'15" E 55.50'
S 22°22'15" W 55.50'
N 22°22'15" E 96.28'
S 22°22'15" W 96.28'
N 22°22'15" E 208.42'
S 22°22'15" W 208.42'
N 22°22'15" E 204.00'
S 22°22'15" W 204.00

WHITE OAK ROAD
VARYING WIDTHS

NO ADDRESS LISTING
N/F
THE STATE OF DELAWARE
D.B. 3065-129
T.P. NO. LC-05-068.00-01-40.00-000
ZONED A (AGRICULTURAL)

PROP. SWM
0.59 AC

AA STREET
D AVENUE
A BOULEVARD
B STREET
C PLACE
E COURT
F COURT
G AVENUE

ACTIVE OS
0.19 AC
ACTIVE OS
0.20 AC
ACTIVE OS
0.73 ACRE
ACTIVE OS
0.54 AC

PAVILION
TABLES
BASKETBALL
HALF COURT
MAILBOX
CLUSTER
TOT
LOT

PROPOSED
DOG PARK
3,900 SF
(60' X 65')

PROPOSED
SUBDIVISION SIGN

#1910 WHITE OAK ROAD
N/F
MICHAEL HODGES
D.B. 6001-211
MAP NO. 4-05-068.00-01-08.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

NO ADDRESS LISTING
N/F
THE CITY OF DOVER
D.B. 8498-190
MAP NO. 4-05-068.00-01-08.01-000
ZONED R20 (ONE FAMILY RESIDENCE)

OS #1
12.50± AC

OS #2
3.13± AC

PROP. SWM
0.32 AC

PROP. SWM
0.23 AC

LOT 251 15.8410±AC
FOR FUTURE APARTMENT
DEVELOPMENT

SURVEY TIE LINE
LIMIT OF
NON-TIDAL
WETLANDS
75'
RIPARIAN
BUFFER
50'
RIPARIAN
BUFFER

LEGEND (EXISTING)

	PROPERTY LINE
R/W	RIGHT-OF-WAY LINE
	DITCH CENTERLINE
	PCC OFF-SITE CURB
RBA	WETLANDS BUFFER
	EDGE OF WETLANDS
	TREE LINE
100YR	100-YEAR FLOODPLAIN
	EDGE OF WATERWAY
	ADJOINER LINE
FM	SANITARY FORCE MAIN
SA	SANITARY MAIN
W	WATER MAIN
EXDT	TAX DITCH R.O.W.

LEGEND (PROPOSED)

	PROPERTY LINE
R/W	RIGHT-OF-WAY LINE
	LOT LINE
	PCC ON-SITE CURB
	ROAD CENTERLINE
	STORMWATER AREA
	TREE LINE
	FENCE LINE
	100-YEAR FLOOD PLAIN

TYPICAL TOWNHOUSE CLUSTER
NOT TO SCALE

60 0 60 120
DRAWING SCALE 1" = 60'

verdantas
5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302-239-6634

VERONICA M. DUBE, P.E.
STATE: DELAWARE P.E. #14062

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
BRK	MC	VMD	34677

CH'KD BY DATE

No.	REVISION

PRELIMINARY NOT FOR CONSTRUCTION

CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL AT WHITE OAK ROAD

CONDITIONAL USE SITE PLAN

SITE PLAN

DATE MARCH 6, 2026

SCALE 1" = 60'

SHEET C-202

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WHITE OAK ROAD
MINOR COLLECTOR (N66)
VARYING WIDTHS

PROPOSED CONNECTION TO EXISTING SANITARY MANHOLE ON WHITE OAK RD

PROPOSED CONNECTION TO EXISTING WATER MAIN ON WHITE OAK RD

AA STREET
D AVENUE
B STREET
A BOULEVARD
C PLACE
F COURT
G AVENUE

PROP. SWM
0.59 AC

ACTIVE OS
0.19 AC

ACTIVE OS
0.20 AC

ACTIVE OS
0.73 ACRE

ACTIVE OS
0.54 AC

OS #1
12.50± AC

OS #2
3.13± AC

PROP. SWM
0.23 AC

PROP. SWM
0.32 AC

75' RIPARIAN BUFFER

SURVEY TIE LINE

LIMIT OF NON-TIDAL WETLANDS

LOT 251 15.8410±AC
FOR FUTURE APARTMENT
DEVELOPMENT

WATER MAIN STUB AND TEMPORARY BLOW-OFF VALVE FOR SERVICE TO APARTMENT COMPLEX (BY OTHERS)

SANITARY SEWER MAIN STUB FOR SERVICE TO APARTMENT COMPLEX (BY OTHERS)

LEGEND (EXISTING)

- PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- DITCH CENTERLINE
- PCC OFF-SITE CURB
- RBA — WETLANDS BUFFER
- EDGE OF WETLANDS
- TREE LINE
- 100YR — 100-YEAR FLOODPLAIN
- EDGE OF WATERWAY
- ADJOINER LINE
- Fm — SANITARY FORCE MAIN
- SA — SANITARY MAIN
- W — WATER MAIN
- TAX DITCH R.O.W.

LEGEND (PROPOSED)

- PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- LOT LINE
- PCC ON-SITE CURB
- ROAD CENTERLINE
- STORMWATER AREA
- TREE LINE
- FENCE LINE
- 100-YEAR FLOOD PLAIN
- SA — SANITARY SEWER
- SANITARY CLEANOUT
- W — WATER MAIN
- WATER CURB STOP

DRAWING SCALE 1" = 60'

verdantas
5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL: 302-239-6634

VERONICA M. DUBE, P.E.
STATE: DELAWARE P.E. #14062

CHK'D BY DATE	DESIGNED BY BRK	DRAWN BY MC	CHECKED BY VMD	PROJECT NO. 34677

REVISION

PRELIMINARY NOT FOR CONSTRUCTION

No.							

CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL AT WHITE OAK ROAD

CONDITIONAL USE SITE PLAN UTILITY PLAN

DATE MARCH 6, 2026

SCALE 1" = 60'

SHEET C-301

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SURVEY TIE LINE
SURVEY TIE LINE
LIMIT OF NON-TIDAL WETLANDS
PROPOSED DOG PARK 3,900 SF (60' X 65')
PROP. SWM 0.59 AC
PROP. SWM 0.32 AC
PROP. SWM 0.23 AC
G AVENUE
G PLACE
F COURT
E COURT
B STREET
AA STREET
A BOULEVARD
MAILBOX CLUSTER
BASKETBALL HALF COURT
PAVILION TABLES
WHITE OAK ROAD
MINOR COLLECTOR (Hwy)
VARYING WIDTHS
LOT 25 15.64 ±AC
FOR FUTURE APARTMENT DEVELOPMENT
PROPOSED TOWNHOUSES
PROPOSED TOWNHOUSE ENTRANCE
PROPOSED TOWNHOUSE GARAGE
PROPOSED TOWNHOUSE DRIVEWAY
PROPOSED TOWNHOUSE SIDEWALK
PROPOSED TOWNHOUSE LANDING
PROPOSED TOWNHOUSE STEPS
PROPOSED TOWNHOUSE RAMP
PROPOSED TOWNHOUSE PATIO
PROPOSED TOWNHOUSE DECK
PROPOSED TOWNHOUSE PORCH
PROPOSED TOWNHOUSE STOOP
PROPOSED TOWNHOUSE CHIMNEY
PROPOSED TOWNHOUSE BAY WINDOW
PROPOSED TOWNHOUSE OVERHANG
PROPOSED TOWNHOUSE ROOF
PROPOSED TOWNHOUSE GUTTER
PROPOSED TOWNHOUSE DOWNSPOUT
PROPOSED TOWNHOUSE FOUNDATION
PROPOSED TOWNHOUSE WINDOW
PROPOSED TOWNHOUSE DOOR
PROPOSED TOWNHOUSE SIDING
PROPOSED TOWNHOUSE BRICK
PROPOSED TOWNHOUSE STONE
PROPOSED TOWNHOUSE SHUTTER
PROPOSED TOWNHOUSE TRIM
PROPOSED TOWNHOUSE SOFFIT
PROPOSED TOWNHOUSE FASCIA
PROPOSED TOWNHOUSE VENT
PROPOSED TOWNHOUSE FLASHING
PROPOSED TOWNHOUSE SEALANT
PROPOSED TOWNHOUSE CAULKING
PROPOSED TOWNHOUSE WEATHERSTRIPPING
PROPOSED TOWNHOUSE THRESHOLD
PROPOSED TOWNHOUSE SILL
PROPOSED TOWNHOUSE HEADER
PROPOSED TOWNHOUSE JAMB
PROPOSED TOWNHOUSE LINTEL
PROPOSED TOWNHOUSE ARCH
PROPOSED TOWNHOUSE KEYSTONE
PROPOSED TOWNHOUSE VOUSSOIR
PROPOSED TOWNHOUSE SPRINGER
PROPOSED TOWNHOUSE IMPOST
PROPOSED TOWNHOUSE ABUTMENT
PROPOSED TOWNHOUSE PIER
PROPOSED TOWNHOUSE BUTTRESS
PROPOSED TOWNHOUSE FLYING BUTTRESS
PROPOSED TOWNHOUSE PINNACLE
PROPOSED TOWNHOUSE FINIAL
PROPOSED TOWNHOUSE CROCKET
PROPOSED TOWNHOUSE GARGOYLE
PROPOSED TOWNHOUSE CHIMERA
PROPOSED TOWNHOUSE GRIFFIN
PROPOSED TOWNHOUSE SPHINX
PROPOSED TOWNHOUSE CARYATID
PROPOSED TOWNHOUSE ATLANTES
PROPOSED TOWNHOUSE TELAMONES
PROPOSED TOWNHOUSE CARYATIDES

TREE PRESERVATION AND DENSITY REQUIRMENTS:

• TOTAL LOT AREA:	2,739,488 SF±	62.89± AC
• EXISTING WOODLAND AREA:	1,015,358 SF±	23.31± AC
• EXISTING WOODLANDS TO BE REMOVED:	22,845 SF ±	0.52 ± AC
• EXISTING WOODLANDS TO BE PRESERVED:	993,115 SF ±	22.79 ± AC
• TOTAL NON-WOODLAND AREA:	1,385,100 SF±	31.80± AC
• DENSITY: 1 TREE PER 3,000 SF OF NON-WOODLAND LOT AREA: (1,385,100 SF / 3,000 SF = 461.7)	462 TREES REQUIRED	
• PROPOSED TREES:	476 TREES PROPOSED	

LEGEND

- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUB

WHITE OAK ROAD
MINOR COLLECTOR (NBR)
VARYING WIDTHS

CARRISON OAK DRIVE

AA STREET
B STREET
A BOULEVARD
C PLACE
D AVENUE
E COURT
F COURT
G AVENUE

PROP. SWM
0.59 AC

PROP. SWM
0.32 AC

PROP. SWM
0.23 AC

ACTIVE OS
0.84 AC

PROPOSED DOG PARK
3,900 SF
(60' x 65')

ACTIVE OS
0.13 ACRE

TOT LOT

BASKETBALL HALF COURT

OS #1
12.50± AC

OS #2
3.13± AC

LOT 251 15.8410±AC
FOR FUTURE APARTMENT
DEVELOPMENT

EXISTING WOODLANDS

LIMIT OF NON-TIDAL WETLANDS

SURVEY TIE LINE

75' RIPARIAN BUFFER

50' RIPARIAN BUFFER

NO ADDRESS LISTING
N/F
THE STATE OF DELAWARE
D.B. 3965-329
T.P. NO. LC-05-068.00-01-40.00-000
ZONED A (AGRICULTURAL)

#1910 WHITE OAK ROAD
N/F
MICHAEL HODGES
(D.B. 6001-211
MAP NO. 4-05-068.00-01-08.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

NO ADDRESS LISTING
N/F
THE CITY OF DOVER
D.B. 8498-190
MAP NO. 4-05-068.00-01-08.01-000
ZONED R20 (ONE FAMILY RESIDENCE)

NO ADDRESS LISTING
N/F
MICHAEL C. BIDDLE, SR. & MICHAEL C. BIDDLE, JR.
D.B. 11326-267
T.P. NO. LC-05-068.00-01-09.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

#2068 WHITE OAK ROAD
N/F
JOHN F. BRANNARD & LINDA S. BRANNARD H/W
D.B. 2237-345
MAP NO. 4-05-068.00-01-12.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

#2110 WHITE OAK ROAD
N/F
DOUGLAS K. DRUMMOND & CHRISTINE DRUMMOND H/W
D.B. 4122-225
MAP NO. 4-05-068.00-01-13.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

#2118 WHITE OAK ROAD
N/F
KELLY WILHOIT & JOSE TORRES
D.B. 2988-171
MAP NO. 4-05-068.00-01-18.00-000
ZONED R20 (ONE FAMILY RESIDENCE)

P.B. 130-40
NO ADDRESS LISTING
N/F
THE STATE OF DELAWARE
D.B. O-49-224
T.P. NO. LC-05-068.00-01-06.01-000
ZONED A (AGRICULTURAL)

P.B. 106-79
#999 LONG POINT ROAD
N/F
TRIAD FARMS, LLC
D.B. 5501-11
T.P. NO. LC-05-068.00-01-06.00-000
ZONED A (AGRICULTURAL)

N38°03'05"E 208.26'
677.21'
106.76'
305.04'
N47°59'09"E 30.87'
S42°42'15"E 1148.22'
S38°31'10"W 850.07'
S51°29'07"W 310.40'
S12°57'12"E 54.14'
S26°27'47"W 82.29'
S51°05'23"W 252.19'
S50°05'08"W 760.44'
N12°01'28"W 114.87'
N40°12'47"W 1114.18'
S38°03'05"W 208.26'
S51°29'07"W 30.87'

DRAWING SCALE 1" = 100'
100 0 100 200

verdantas
5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302-239-6634

INGRID KOHLER, RLA
STATE: DELAWARE RLA # 51-0010671

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
JJL	JJL	IK	34677

CHK'D BY DATE

No.	REVISION
	PRELIMINARY NOT FOR CONSTRUCTION

CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL AT WHITE OAK ROAD

CONDITIONAL USE SITE PLAN
OVERALL LANDSCAPE PLAN

DATE FEBRUARY 3, 2026

SCALE 1" = 100'

SHEET **L-101**

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CITY OF DOVER~KENT COUNTY~DELAWARE

BAY VILLAGE RESIDENTIAL AT WHITE OAK ROAD

CONDITIONAL USE SITE PLAN
LANDSCAPE PLAN

No.	REVISION	CHK'D BY DATE
	PRELIMINARY NOT FOR CONSTRUCTION	
-		

DESIGNED BY JJL
DRAWN BY JJL
CHECKED BY IK
PROJECT NO. 34677

INGRID KOHLER, RLA
STATE: DELAWARE RLA #: S1-0010671

verdantas
5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302-239-6634

SHEET L-102
SCALE 1" = 60'
DATE FEBRUARY 3, 2026

LANDSCAPE SPECIFICATIONS

GENERAL REQUIREMENTS

COMPLETE SERVICES AND CONSENT: PROVIDING ALL LABOR, MATERIALS, SERVICES AND FEES NECESSARY TO FULLY EXECUTE THE CONSTRUCTION OR COMPLETELY CARRY OUT THE IMPLEMENTATION OF THE PROJECT AS OUTLINED IN THE PROJECT DOCUMENTS IS TO BE CONSIDERED PART OF THE CONTRACTOR'S SCOPE OF WORK. CONTRACTOR(S) AGREE TO BE BOUND BY THE TERMS AND REQUIREMENTS OF THE PROJECT DOCUMENTS.

STANDARDS COMPLIANCE: ALL WORK IS TO CONFORM TO THE PROJECT DOCUMENTS AND REFERENCED STANDARDS. STANDARDS REFERENCED ARE THE LATEST EDITION UNLESS OTHERWISE INDICATED.

UTILITY LOCATIONS: THE CONTRACTOR IS REQUIRED TO LOCATE ALL UTILITIES BEFORE PERFORMING ANY WORK, BY CONTACTING THE NATIONAL CALL BEFORE YOU DIG NUMBER AT 811. EXISTING UTILITY LOCATIONS AND UNDERGROUND FEATURES, IF SHOWN, ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. COMPLETENESS AND ACCURACY OF THE LOCATION, DEPTH AND NATURE OF UNDERGROUND UTILITIES OR FEATURES IS NOT KNOWN OR GUARANTEED. THE CONTRACTOR IS TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING PRIVATE UTILITIES, BEFORE THE START OF WORK. THE CONTRACTOR IS TO EMPLOY HAND DIGGING AS PRUDENT WHEN IN CLOSE PROXIMITY TO SUSPECTED UTILITIES OR STRUCTURES. ANY NECESSARY ADJUSTMENTS TO SPECIFIED LOCATIONS OF PROPOSED ELEMENTS DUE TO UTILITY CONFLICTS SHALL REQUIRE APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION.

LAWS, CODE COMPLIANCE AND RESPONSIBILITY: ALL LAWS AND CODES OF GOVERNING AUTHORITIES ARE TO BE ADHERED TO DURING THE WORK. THE CONTRACTOR IS TO BRING ANY DISCREPANCIES TO THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO ADVANCING WORK.

PERMITS, LICENSES AND INSPECTIONS: PERMITS AND LICENSES, INCLUDING BUT NOT LIMITED TO ANY STATE OR LOCAL CONTRACTOR'S LICENSES, ARE TO BE SECURED BY THE CONTRACTOR PRIOR TO THE START OF WORK. THE CONTRACTOR IS TO COORDINATE INSPECTIONS AS REQUIRED WITH REVIEWING AUTHORITIES.

MEANS AND METHODS: MEANS AND METHODS OF EXECUTING THE WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AND UNDER THE CONTRACTOR'S CONTROL, EXCEPT WHERE THE PROJECT DOCUMENTS SPECIFY IN WRITING A PARTICULAR MEANS OR METHOD.

FAMILIARITY: THE CONTRACTOR IS TO BECOME FAMILIAR WITH THE SITE AND PROJECT DOCUMENTS PRIOR TO COMMENCING WORK. ANY ISSUES WITH SITE CONDITIONS, PRODUCTS, MATERIALS, SPECIFICATIONS, OR OTHER ITEMS THAT MAY ADVERSELY IMPACT THE WORK ARE TO BE BROUGHT TO THE OWNER OR OWNER'S REPRESENTATIVE ATTENTION BEFORE PROCEEDING WITH THE WORK.

CHANGES: NO CHANGES MAY BE MADE BY OTHERS TO THE DESIGN OR SPECIFICATIONS. CHANGES MAY BE REQUESTED TO THE OWNER OR OWNER'S REPRESENTATIVE IN WRITING. CHANGES APPROVED WILL BE PROVIDED AS A WRITTEN CHANGE ORDER AND MAY REQUIRE ADDITIONAL TIME IF OTHER THIRD PARTY INPUT IS NEEDED. CORRECTIONS DUE TO CONTRACTOR ERROR OR OMISSION ARE NOT CHANGES AND ARE TO BE PROMPTLY REMEDIED AT THE CONTRACTOR'S SOLE EXPENSE AND WITHOUT ANY ADDITIONAL COMPENSATION.

SITE MANAGEMENT: JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR CONSTRUCTION MANAGER. THE SITE IS TO BE MAINTAINED AT ALL TIMES IN A CLEAN AND SAFE CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE CLEAN UP AND FINISHED CONDITIONS OF THE WORK. NO CONSTRUCTION DEBRIS, OR OTHER MATERIAL IS TO BE LEFT ON SITE, ON ADJACENT PROPERTY OR IN PUBLIC AREAS. ANY SERVICES OR DISPOSAL FEES FOR CLEAN UP OF MATERIALS OR DEBRIS LEFT BY CONTRACTORS WILL BE BILLED TO THE CONTRACTORS THAT LEFT THE DEBRIS AT RETAIL RATES, INCLUDING BUT NOT LIMITED TO: HAULING, LABOR, MATERIALS AND/OR ADMINISTRATION SERVICES. ALL CONTRACTORS ARE RESPONSIBLE FOR TURF RESTORATION IN ANY AREAS AFFECTED BY THEIR ACTIVITIES. PAVEMENTS ARE TO BE KEPT CLEAN AND THE WORK AREA MANAGED IN AN ORDERLY, SAFE CONDITION. DAILY CLEAN UP OF THE SITE IS REQUIRED, INCLUDING BUT NOT LIMITED TO: CLEARING THE CONSTRUCTION AREA OF TOOLS AND SECURING MATERIALS. COMPLETED WORK IS TO BE PROTECTED FROM DAMAGE DUE TO OPERATIONS BY THE CONTRACTOR, OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. DUST MUST NOT ACCUMULATE ON PLANTS, BUILDINGS OR OTHER COMPLETED WORK, AND ARE TO BE RINSED OFF PLANTS AT LEAST DAILY. DAMAGED PROPERTY SHALL BE TREATED, REPAIRED, OR REPLACED AS DIRECTED BY THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S SOLE EXPENSE AND WITHOUT ANY ADDITIONAL COMPENSATION.

ORDERING AND SHIPPING: MATERIALS ARE TO BE ORDERED ALLOWING SUFFICIENT TIME FOR SHIPPING TO AVOID DELAYING WORK. NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DELAYS IN ADVANCE. ALL MATERIALS ARE TO BE PROTECTED FROM DAMAGE OR DETERIORATION DURING DELIVERY AND WHILE STORED AT THE SITE. UPON ARRIVAL ALL MATERIALS ARE TO BE INSPECTED BY THE CONTRACTOR TO VERIFY THAT THE ITEMS SHIPPED ARE CORRECT AS ORDERED AND INTACT.

MATERIAL STOCKPILING: MATERIAL STOCKPILING SHALL OCCUR IN DESIGNATED AREAS ONLY. ANY MATERIALS REQUIRING STOCKPILING THAT ARE NOT ADDRESSED IN THE PROJECT DOCUMENTS SHALL REQUIRE APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PLACEMENT AT THE PROJECT SITE.

LAYOUT: MINOR FIELD ADJUSTMENTS TO PLANTING LAYOUT MAY BE REQUIRED TO AVOID UNFORESEEN UNDERGROUND OR OVERHEAD UTILITY CONFLICTS.

DISPOSAL: SURPLUS AND WASTE MATERIAL, INCLUDING BUT NOT LIMITED TO: EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, IS TO BE REMOVED AND LEGALLY DISPOSED OF OFF THE OWNER'S PROPERTY.

ANNOTATIONS: PROJECT DOCUMENTS ARE ANNOTATED TO RELATE CONDITIONS AT SPECIFIC LOCATIONS AND ALSO TO SHOW GENERAL REQUIREMENTS THROUGHOUT. ANNOTATIONS THAT INCLUDE THE DESIGNATION "TYPICAL" ("TYP.") INDICATE CONDITIONS THAT ARE TO BE REITERATED IN ALL REPEATED INSTANCES OF THE SAME CIRCUMSTANCE OR CONFIGURATION UNLESS INDICATED OTHERWISE.

PLANTING SPECIFICATIONS

SOILS AND AMENDMENTS: FURNISHED TOPSOIL SHALL HAVE CHARACTERISTICS SIMILAR TO HEALTHY, EXISTING TOPSOIL ON THE PROJECT SITE, IF PRESENT. ALL SOIL AMENDMENTS ARE TO BE FREE OF STONES ONE (1) INCH OR LARGER IN ANY DIMENSION, ROOTS, PLANTS, SODS, STONES, TRASH, GLASS, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH OR PERSONS PERFORMING LANDSCAPE WORK. PLANTING BACKFILL MIX SHALL BE ONE PART EXISTING TOPSOIL, ONE PART FURNISHED TOPSOIL AND , ONE PART SOIL ADDITIVE (HUMUS, SPAGHNUM PEAT OR COMPOSTED MANURE). UNAPPROVED TOPSOIL OR SOIL AMENDMENTS BROUGHT TO THE SITE SHALL BE REMOVED BY THE CONTRACTOR AT NO ADDITIONAL COST. SOILS AND AMENDMENTS ARE NOT TO BE USED OR MOVED IF FROZEN OR MUDDY.

NURSERY STOCK STANDARDS: ALL PLANT MATERIALS ARE TO BE PROVIDED AS SPECIFIED. FURNISH NURSERY-GROWN PLANTS CONFORMING TO THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION ANSI Z60.1, AND PERENNIAL PLANT ASSOCIATION STANDARDS, WITH HEALTHY ROOT SYSTEMS. PLANTS ARE TO BE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASES, INSECTS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. PLANTS SHALL BE THE BEST QUALITY AVAILABLE IN FORM, NUMBER OF BRANCHES, COMPACTNESS, AND SYMMETRY. PLANTS PRUNED TO ACHIEVE THE SPECIFIED SIZE ARE UNACCEPTABLE. BALLED AND BURLAPPED PLANTS SHALL HAVE A SOLID ROOT BALL, HELD IN PLACE BY BURLAP AND ROPE. CONTAINER PLANTS SHALL BE WELL ROOTED AND HAVE FIRM SOIL, BUT NOT BE ROOT BOUND IN THE POT.

SUBSTITUTIONS: NO SUBSTITUTIONS SHALL BE PERMITTED, EXCEPT BY WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO THE PURCHASE OR DELIVERY OF MATERIALS.

PLANTING AND MAINTENANCE OPERATIONS: PLANTING AND MAINTENANCE OPERATIONS PER ANSI A300 AND THESE PROJECT DOCUMENTS.

QUALIFIED PERSONNEL: ALL PEST, DISEASE, INVASIVE PLANT AND FOREST ASSESSMENTS SHALL BE PERFORMED BY A FORMALLY TRAINED PROFESSIONAL WITH PERTINENT SUBJECT MATTER EXPERTISE. ALL CHEMICAL TREATMENTS, INSECT, DISEASE AND FERTILIZATION SHALL PERFORMED BY CERTIFIED APPLICATORS.

HANDLING: TREES AND SHRUBS ARE TO BE FRESHLY DUG. CENTRAL LEADERS OF TREES ARE NEVER TO BE CUT. ALL MATERIALS ARE TO BE PROTECTED FROM DAMAGE OR DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE. BUDS, BARK, BRANCHES, FLOWERS, AND ROOT SYSTEMS ARE TO BE PROTECTED FROM SUN SCALD, DRYING, WHIPPING, SCRAPING, AND OTHER HANDLING AND TYING DAMAGE. SPECIAL PRECAUTIONS SHALL BE TAKEN TO PROTECT TREE TRUNKS DURING TRANSPORT FROM SHIFTING, SWAYING, AND WORKING LOOSE FROM ROOT BALL. TREES AND SHRUBS SHALL NOT BE BENT OR BIND-TIED IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE OR STRIP THE BARK. ONLY WOVEN TARPS INTENDED FOR HORTICULTURAL USE ARE TO BE USED AS A PROTECTIVE COVERING DURING DELIVERY. PROTECTING ALL BUDS AND BRANCH TIPS, ESPECIALLY ON MAIN LEADERS. TREES AND SHRUBS ARE NOT TO BE DROPPED. BALLED AND BURLAPPED STOCK IS TO BE MOVED ONLY BY THE ROOT BALL, AND CONTAINER PLANTS ONLY BY THE CONTAINER TO AVOID DAMAGE. DO NOT STOCKPILE PLANT MATERIALS ON SITE. DELIVERIES ARE TO BE SCHEDULED TO ARRIVE AFTER SITE PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANTS ARE TO BE INSTALLED UPON DELIVERY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, PLANTING MATERIALS ARE TO BE PLACED IN AN APPROVED STOCKPILE LOCATION, IN THE SHADE, PROTECTED FROM WEATHER AND MECHANICAL DAMAGE, AND ARE TO HAVE THEIR ROOTS KEPT MOIST. ADDITIONALLY, BALLED AND BURLAPPED STOCK IS TO BE COVERED WITH DOUBLE GROUND HARDWOOD BARK OR ROOT MULCH. PLANT MATERIAL IS NOT TO BE REMOVED FROM CONTAINERS OR BURLAPPING UNTIL PLANTING IS UNDERWAY. PLANTS SHALL BE INSTALLED WITHIN (72) HOURS OF DELIVERY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE, ORDER, HANDLE, STORE, AND INSTALL THE PLANT MATERIAL.

PLANTING SEASONS: PERFORM OPERATIONS DURING PLANTING SEASONS WHEN SOIL MOISTURE AND WEATHER CONDITIONS ARE SUITABLE, WHEN THE TEMPERATURE IS ABOVE 32 F, AND THE SOIL IS NOT FROZEN. CEASE OPERATIONS WHEN CONDITIONS ARE UNSUITABLE.

SPRING PLANTING SEASON. FEBRUARY 1 THROUGH JUNE 30. DO NOT INSTALL PLANTS IN JULY.
FALL PLANTING SEASON. AUGUST 1 THROUGH DECEMBER 31. DO NOT INSTALL PLANTS IN JANUARY.

MODIFICATION REQUEST. SUBMIT A WRITTEN MODIFICATION REQUEST TO INSTALL PLANTS OUTSIDE OF ACCEPTABLE PLANTING SEASONS LISTED ABOVE TO THE OWNER / ENGINEER. THE ENGINEER IN CONSULTATION WITH THE LANDSCAPE ARCHITECT WILL EVALUATE THE REQUEST. IF GRANTED, NOTICE OF THE APPROVED MODIFICATION WILL BE RETURNED WITHIN 14 DAYS AFTERWARDS.

DRAINAGE: ALL PLANTING AREAS TO BE TESTED FOR POSITIVE DRAINAGE. EXCAVATIONS ARE TO BE FILLED WITH WATER AND ALLOWED TO PERCOLATE OUT BEFORE POSITIONING TREES AND SHRUBS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY AREAS THAT EVIDENCE WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS AT TESTING, OR AT ANY TIME DURING PLANTING OPERATIONS. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

CONTINUOUS BED PREPARATION: PRIOR PLACEMENT OR INCORPORATION OF SOIL AMENDMENTS, CONTINUOUS PLANTING BEDS ARE TO BE LOOSENED TO A MINIMUM DEPTH OF SIX (6) INCHES.

A THREE (3) INCH LAYER OF ACCEPTABLE SOIL AMENDMENTS IS TO BE PLACED OVER ALL CONTINUOUS BEDS TO RECEIVE NEW PLANTINGS. ACCEPTABLE SOIL AMENDMENTS ARE TO BE WORKED INTO THE TOPSOIL AT THE BOTTOM OF THE AMENDMENT ZONE TO CREATE A TRANSITION LAYER, AND THEN ADDITIONAL SOIL AMENDMENTS ARE TO BE PLACED TO MEET THICKNESSES, GRADES, AND ELEVATIONS SPECIFIED AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. STONES LARGER THAN ONE AND A HALF (1-1/2) INCHES IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIALS ARE TO BE REMOVED. THE SURFACE OF THE PLANTING AREA IS TO BE SHALLOW TILLED TO A MINIMUM DEPTH OF 6 INCHES, AND FINE GRADED PRIOR TO SETTING PLANTS. SOIL AMENDMENT OPERATIONS ARE NOT TO IMPEDE OR ALTER EXISTING OR PROPOSED DRAINAGE PATTERNS, OR CREATE DRAINAGE PROBLEMS.

PREPARED PLANTING SOIL: "PREPARED PLANTING SOIL" INDICATED IN THE PLANTING DETAILS IS TO BE DEFINED AS FOLLOWS:

AS BACKFILL SOIL AND SOIL SAUCERS FOR TREES AND SHRUBS: 80% IMPORTED TOPSOIL, 20% ACCEPTABLE SOIL AMENDMENTS PER THE "SOILS AND AMENDMENTS" PARAGRAPH. FOR GROUNDCOVER, PERENNIALS AND IN ALL CONTINUOUS PLANTING BEDS: PER THE "CONTINUOUS BED PREPARATION" PARAGRAPH.

PLANT PLACEMENT: ALL PLANTS SHALL BE SET AT AN ELEVATION SUCH THAT FINISHED CONDITIONS, ESPECIALLY THE ROOT COLLAR, WILL BEAR THE SAME RELATIONSHIP TO THE FINISHED GRADE AS IT DID IN THE NURSERY. PLANTING HOLES ARE TO HAVE VERTICAL SIDES AND THE BOTTOM OF EXCAVATION IS TO BE SLIGHTLY RAISED AT THE CENTER TO ASSIST DRAINAGE WHILE PROVIDING A FIRM BASE FOR THE PLANT TO STAND PLUMB. HARD SUBSOIL IN THE BOTTOM OF THE EXCAVATION IS TO BE LOOSENED. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, WASTE CONCRETE AND MASONRY WORK SPOILS, CONSTRUCTION DEBRIS, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE PLANTING. EXCAVATIONS FOR PLANTING HOLES SHALL BE ADEQUATE FOR HEALTHY ROOT GROWTH AND STRUCTURAL PLANT SUPPORT AS SHOWN IN THE PLANTING DETAILS.

TREES AND SHRUBS ARE TO BE PLANTED AND REMAIN PLUMB AND IN THE CENTER OF THE PLANTING HOLE OR TRENCH WITH THE TOP OF THE ROOT BALL RAISED ABOVE THE ADJACENT FINISH GRADES AS SPECIFIED. BURLAP IS TO BE REMOVED WITHOUT PULLING OR OTHER TECHNIQUES THAT WILL CAUSE DAMAGE. WIRE BASKETS ARE TO BE CUT FROM THE TOP 1/3 OF THE ROOT BALLS LEAVING SQUARE (NOT POINTED) CUTS, BUT NOT REMOVED FROM UNDER THE ROOT BALLS. REMOVED BURLAP, CUT WIRE BASKETS AND ROPE ARE TO BE DISPOSED OF OFF SITE, AND NEVER BURIED IN THE PLANTING HOLES. PLANTING STOCK IS NOT TO BE USED IF THE ROOT BALL IS CRACKED OR BROKEN AT ANY TIME DURING PLANTING OPERATIONS. CONTAINERS ARE TO BE REMOVED CAREFULLY SO AS NOT TO DAMAGE ROOT BALLS. IF CONTAINER PLANTS ARE ROOT BOUND, ROOTS ARE TO BE FREED WITH A SHARP BLADE USING A MAXIMUM OF 4 VERTICAL CUTS. BACKFILL IS TO BE PLACED IN LAYERS TO SETTLE BACKFILL AND ELIMINATE GROSS VOIDS AND LARGE AIR POCKETS. THE PLANTING HOLE IS TO BE WATERED THOROUGHLY WHEN APPROXIMATELY 1/2 BACKFILLED BEFORE PLACING THE REMAINDER OF BACKFILL TO ENSURE SETTLING AND PROPER WATERING. BACKFILL IS TO BE FIRMED FOR STEADYING PLANTS BY DIGGING BAR OR OTHER SMALL DIAMETER HAND TOOL TAMPING METHODS IN A SPACED MANNER SUITABLE FOR THE SIZE OF THE PLANT AND EXCAVATION AROUND THE ENTIRE ROOT BALL TO STABILIZE THE PLANT SUCCESSFULLY, BUT NOT WITH FEET OR OTHER BROAD SURFACE METHODS THAT CAN CRUSH ROOTS AND OVER-COMPACT PLANTING SOIL. WATERING IS TO BE REPEATED UNTIL A SLIGHT PUDDLING OCCURS ON THE SURFACE. A FIRM SAUCER MOUND 3 TO 6 INCHES HIGH IS TO BE PROVIDED USING BACKFILL SOIL AROUND THE OUTER RIM OF THE PLANTING HOLE.

GROUNDCOVER IS TO BE SPACED IN STAGGERED ROWS WITH SPACING AS SPECIFIED. PLANTING HOLES ARE TO BE LARGE ENOUGH TO ALLOW SPREADING OF ROOTS, AND BACKFILLING WITH PLANTING SOIL. AIR POCKETS ARE TO BE ELIMINATED AROUND ROOTS WHEN PLANTING. SOIL IS TO BE LEFT IN A SMOOTH, FINE GRADED CONDITION. WATERING IS REQUIRED AFTER PLANTING AND WATERING OPERATIONS ARE TO OCCUR IS SUCH A WAY AS TO PREVENT COVERING PLANT CROWNS WITH WET SOIL. GROUNDCOVER OR HERBACEOUS PLANTS ARE NOT TO BE PLANTED DIRECTLY OVER THE ROOT BALLS OF WOODY PLANTS OR IN MULCH.

PLANTING SPECIFICATIONS (CONTINUED)

PLANT LOCATIONS AND UTILITIES: THE EDGE OF PLANTING HOLE EXCAVATIONS ARE TO BE A MINIMUM OF FIVE LATERAL FEET (5') FROM ALL UTILITIES. CENTERS OF TREES ARE TO BE PLACED A MINIMUM OF EIGHT FEET (8') FROM ALL UTILITIES. TREES ARE NOT TO BE PLANTED UNDER OVERHEAD UTILITIES, CABLES, OR INFRASTRUCTURE. PLANTS ARE TO BE PLACED SO THE MATURE PLANT SPREAD WILL NOT INTERSECT WITH ANY OVERHEAD UTILITIES, CABLES, OR INFRASTRUCTURE. TREES IN PARKING BAY MEDIANS OR PARKING ISLANDS ARE TO BE CENTERED IN THE SPACE BETWEEN THE CURBS UNLESS OTHERWISE INDICATED ON THE PLAN. ANY UTILITIES INSTALLED AFTER PLANTINGS HAVE BEEN INSTALLED ARE TO CONFORM TO THE REQUIREMENTS OF THIS PARAGRAPH.

TREES ADJACENT TO CARTWAYS: ALL TREES PLANTED ADJACENT TO VEHICULAR CARTWAYS, PARKING FACILITIES, AND PEDESTRIAN CARTWAYS ARE TO BE BRANCHED AT 8' ABOVE FINISHED PAVEMENT. BRANCHING HEIGHT IS TO BE CULTIVATED IN THE NURSERY AND NOT ACHIEVED BY PRUNING ON-SITE OR JUST PRIOR TO SHIPPING AND DELIVERY. ALL TRUNK PRUNING CUTS ARE TO FULLY HEALED WITH COMPLETE WOUND CLOSURE OF THE TREE'S OWN NATURAL BARK/WOUND WOOD. NO WOUND PAINT OR DRESSING SUBSTANCES/MATERIALS ARE PERMITTED.

TYING AND GUYING: TYING AND GUYING SHALL BE INSTALLED AS INDICATED ON TREE PLANTING DETAILS. IF TYING OR GUYING IS REQUIRED, INSTALL IMMEDIATELY AFTER PLANTING. TIES AND GUYS ARE TO REMAIN FOR NO MORE THAN ONE (1) YEAR, AND ARE TO BE REMOVED SOONER IF FEASIBLE.

MULCH: ALL INDIVIDUAL PLANTS AND CONTINUOUS PLANTING AREAS ARE TO BE MULCHED WITH DOUBLE GROUND HARDWOOD BARK OR ROOT MULCH, USING THE SAME TYPE OF MULCH, CONSISTENT IN TEXTURE AND COLOR FOR THE ENTIRE PROJECT. MULCH IS TO BE FREE OF FOREIGN MATERIALS. MULCH IS TO BE APPLIED AT A MINIMUM OF TWO (2) INCHES IN DEPTH AND A MAXIMUM OF THREE (3) INCHES, AND IS TO BE LEVELED WITH ADJACENT GRADES. MULCHING IS NOT TO IMPEDE OR ALTER EXISTING OR PROPOSED DRAINAGE PATTERNS OR CREATE DRAINAGE PROBLEMS. MULCH IS NOT TO BE PLACED IN SUCH A WAY AS TO MIGRATE ONTO PAVED SURFACES OR ADJACENT BUILT ELEMENTS. BARK OR ROOT MULCH IS NOT TO BE PLACED AGAINST TRUNKS OR STEMS, OR ALLOWED TO FALL INTO THE CENTERS OF HERBACEOUS PLANTS OR GROUNDCOVER. DYED MULCH IS NOT TO BE USED. ALL UNDERSTORY TREES, SHRUBS, AND HERBACEOUS PLANTS SHOWN AS CONNECTED OR TOUCHING ON THE PLANS ARE TO BE IN CONTINUOUS MULCH BEDS UNLESS OTHERWISE SPECIFIED BY TEXT NOTE OR BED LINES DRAWN ON THE PLANS.

COMPLETION, ACCEPTANCE AND GUARANTEE

INSTALLATION ACCEPTANCE: THE CONTRACTOR WILL REQUEST AT LEAST THREE DAYS (3) DAYS IN ADVANCE, IN WRITING, A INSTALLATION ACCEPTANCE INSPECTION FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL REPLACE ANY PLANTINGS THAT ARE DEAD, OR IN AN UNHEALTHY OR UNSIGHTLY CONDITION, OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING, INADEQUATE OR IMPROPER MAINTENANCE, OR ANY OTHER CAUSE UNDER THE LANDSCAPE CONTRACTOR'S CONTROL. REPLACEMENT OR CORRECTION OF DEFECTIVE WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND AT THE CONTRACTOR'S EXPENSE. REJECTED MATERIAL WILL BE REMOVED FROM THE PROJECT SITE AND REPLACED AS SOON AS CONDITIONS PERMIT, BUT DURING NORMAL PLANTING SEASON, WITH PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT SCHEDULE, USING METHODS SPECIFIED. ANY WORK REQUIRING CORRECTION SHALL BE SUBJECT TO RE-INSPECTION. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WILL PROVIDE NOTICE OF FINAL ACCEPTANCE IN WRITING, AFTER REQUIREMENTS ARE FULFILLED AND ACCEPTED.

GUARANTEE: FOLLOWING INSTALLATION ACCEPTANCE, A GUARANTEE PERIOD SHALL COMMENCE FOR THIS PROJECT FOR **A PERIOD OF ONE (1) YEAR.** THE CONTRACTOR SHALL GUARANTEE PLANT MATERIAL AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. THE GUARANTEE SHALL INCLUDE ALL EXPENSES NECESSARY TO REPLACE DEFECTIVE WORK, INCLUDING THE PURCHASE OF MATERIALS, LABOR AND RENTAL OF ANY REQUIRED SPECIAL EQUIPMENT NECESSARY TO COMPLETE REPLACEMENTS. REPLACEMENT OR CORRECTION OF DEFECTIVE WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOT BE LIABLE FOR VANDALISM OR CIRCUMSTANCES BEYOND THE CONTRACTOR'S CONTROL. CONTRACTOR, IF NOT MAINTAINING THE PROPERTY DURING THE GUARANTEE PERIOD, IS RESPONSIBLE TO INSPECT THE SITE AND WORK AS NEEDED AND ISSUE WRITTEN REPORTS DETAILING ANY ISSUES THAT WOULD NEGATE THE CONTRACTOR'S GUARANTEE.

POST GUARANTEE INSPECTION: AT THE END OF THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL MAKE AN INSPECTION TO DETERMINE THAT ALL MATERIALS ARE LIVING AND HEALTHY. ANY MATERIAL NOT PASSING THIS INSPECTION SHALL BE SUBJECT TO REPLACEMENT, AND RE-INSPECTION REQUIRING APPROVAL LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. REPLACEMENT OR CORRECTION OF DEFECTIVE WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND AT THE CONTRACTOR'S EXPENSE. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.

SEEDING AND SODDING SPECIFICATIONS

SUBMITTALS

GENERAL: SUBMIT EACH ITEM TO THE LANDSCAPE ARCHITECT IMMEDIATELY UPON ARRIVAL OR RECEIPT.

SEED AND SOD: SUBMIT A CERTIFICATION FOR EACH SHIPMENT OF SEED OR SOD PRIOR TO INSTALLATION. CERTIFICATION FOR GRASS SEED AND/OR SOD IS TO BE DIRECTLY FROM THE VENDOR AND STATE THE BOTANICAL AND COMMON NAME AND PERCENTAGE BY WEIGHT OF EACH SPECIES AND VARIETY, PERCENTAGE OF PURITY, GERMINATION, AND WEED SEED FOR EACH SHIPMENT. INCLUDE THE YEAR OF PRODUCTION AND DATE OF PACKAGING. SEEDING AND SODDING SHALL BE IN ACCORDANCE WITH THE UNIVERSITY OF DELAWARE COOPERATIVE-EXTENSION (TURF GRASS SELECTION RESOURCES) AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK - STANDARD VEGETATIVE STABILIZATION SPECIFICATIONS.

DELIVERY, STORAGE AND HANDLING

GRASS SEED: IS TO BE DELIVERED IN ORIGINAL SEALED, LABELED, AND UNDAMAGED CONTAINERS.

SOD: IS TO BE KEPT MOIST FOR PROTECTION AND TO FACILITATE HANDLING. SOD SHALL BE IN TIGHT ROLLS ON PALLETS AND TRANSPORTED TO STORAGE PILES OR THE POINT OF INSTALLATION WITHOUT BREAKING OR TEARING. SOD MUST BE LOADED ONTO AND UNLOADED OFF OF TRANSPORTING EQUIPMENT BY HAND, CONTAINER, OR PALLET. SOD IS NOT TO BE DUMPED FROM VEHICLES, LOADERS, WHEELBARROWS OR OTHER TRANSPORTING EQUIPMENT.

SEQUENCING AND SCHEDULING

SEE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S (DNREC) DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK STANDARD CONSTRUCTION SPECIFICATION DE-ESC-3.4.3 – VEGETATIVE STABILIZATION FOR SEEDING DATES AND ADDITIONAL INFORMATION.

PRODUCTS

GRASS SEED: FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH THE CURRENT ASSOCIATION OF OFFICIAL SEED ANALYSTS' "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES. WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE IS NOT TO BE USED.

SEED MIXTURE: DNREC PERMANENT SEED MIX #7 PER THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, COMPOSED OF:

TALL FESCUE (TURF-TURF)	150 LB/AC
KENTUCKY BLUEGRASS (BLEND)	20 LB/AC
PERENNIAL RYEGRASS	20 LB/AC

ANY REQUESTS FOR ALTERNATE SEED MIXES ARE TO INCLUDE CULTIVARS FOR TURFGRASS BLENDS PER THE UNIVERSITY OF DELAWARE RECOMMENDATIONS BASED ON THE NATIONAL TURFGRASS EVALUATION PROGRAM STUDY, FOUND AT:

https://www.udel.edu/academics/colleges/canr/cooperative-extension/fact-sheets/turfgrass-selection-delaware/

SOD: HEALTHY, DENSE, FRESHLY CUT, MOIST, WELL-ROOTED SOD GROWN IN SOILS SIMILAR OR COMPLIMENTARY TO THE PROJECT SITE SOILS. SOD IS TO BE FREE OF FUNGI, DISEASES, INFESTATIONS, WEEDS, UNDESIRABLE GRASSES AND OTHER OBSTRUCTIONS TO ESTABLISH HEALTHY LAWN. SOD SHALL BE CUT OUT AT 1 INCH THICK MINIMUM, AND IN UNIFORM STRIPS 12 OR 18 INCHES WIDE BY 36 INCHES LONG, BUT NO LONGER THAN IS CONVENIENT FOR HANDLING.

SOD MIXTURE: SOD TURF SPECIES BLEND TO BE SIMILAR TO TURF SEED MIX. 100% BLUEGRASS SOD IS NOT PERMITTED.

MULCH FOR NEW SEEDED LAWNS: PERFORM MULCHING IN ACCORDANCE WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK,

EXECUTION

SEEDING NEW LAWNS

SEEDING RATES: SEED IS TO BE SOWN AT THE FOLLOWING RATES PER THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.

FINISHING: AFTER BROADCAST SEEDING, SEEDED AREAS ARE TO RECEIVE A LIGHT ROLLING AND TO BE WATERED WITH A FINE SPRAY.

MULCH AND TACKIFIER: SEEDED AREAS ARE TO BE PROTECTED AGAINST HOT, DRY WEATHER OR DRYING WINDS BY APPLYING MULCH WITHIN 24 HOURS AFTER COMPLETION OF SEEDING OPERATIONS. STRAW IS TO BE SCATTERED UNIFORMLY TO A DEPTH OF 3/16 INCH THICK AND ROLLED SMOOTH. TACKIFIER MATERIAL RECOMMENDED BY THE SEED VENDOR IS TO BE USED UNDER WINDY CONDITIONS OR AS NECESSARY TO STABILIZE SEED AND STRAW.

WATERING: SEED IS TO BE THOROUGHLY WATERED AFTER INSTALLATION, AND DAILY FOR 1 HOUR IN THE EARLY MORNING FOR SEVERAL WEEKS, ADJU