



DATA SHEET FOR SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF: May 6, 2026

PLANNING COMMISSION MEETING OF: May 18, 2026

Plan Title:	Lot 13 Kent County Industrial Park on 118 Galaxy Drive
Plan Type:	Site Development Plan
Location:	Southwest side of Galaxy Drive and north of Horsepond Road
Address:	118 Galaxy Drive Dover, DE 19901
Tax Parcel:	ED-02-05-087.00-01-07.13-000
Owner:	Richard Hess (RAH Realty, LLC)
Lot Size:	6.45 acres +/-
Zoning:	IPM (Industrial Park Manufacturing Zone) AEOZ (Airport Environs Overlay Zone) Noise Zone (70 DNL B)
Previous Use:	Agricultural (Land currently vacant)
Proposed Use:	Warehouse Facility
Building Area:	29,700 SF +/- (0.68 AC)
Off Street Parking:	Required – 56 spaces Proposed – 55* spaces (49 standard spaces, 6 handicap spaces) (*need to clarify spaces and count label on drawing)
Loading Spaces:	Proposed - 30 spaces
For Consideration:	Performance Standards Review Application
Waiver Request:	Elimination of Sidewalks along Horsepond Road and Galaxy Drive

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: May 6, 2026

APPLICATION: Lot 13 Kent County Industrial Park on 118 Galaxy Drive

FILE #: S-26-09

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 29,700 SF +/- warehouse complex with three (3) storage warehouses, accessways, parking, utilities, stormwater management, and associated site improvements on a 6.45-acre parcel on 118 Galaxy Drive. The property is zoned IPM (Industrial Park Manufacturing Zone) and is within the 70 DNL B Noise Zone. The property is located on the southwest side of Galaxy Drive, west of Starlifter Avenue and north of Horsepond Road. The owner of record is Richard Hess (RAH Realty, LLC). Property Address: 118 Galaxy Drive Dover, DE 19901. Tax Parcel: ED-02-05-087.00-01-07.13-000. Council District 2.

The Site Plan reviewed consists of the initial submission Plan set dated March 31, 2026 and Revised Plan Sheet C-1 and Sheet L-1 with Revision date of May 7, 2026 (received 5/8/2026).

II. PROJECT DESCRIPTION

The subject property area consists of 6.45 acres +/- (280,910.80 SF) on the southwest side of Galaxy Drive, west of Starlifter Avenue and north of Horsepond Road. This site has not been developed and was most recently agricultural land with some small, wooded areas around the site perimeter. There is an existing utility tower/antennae easement (approximately 2,500 SF) and associated 20-foot wide easement access (approximately 2,500 SF) located adjacent to the proposed entrance to the property from Galaxy Drive; this is the location of a Wireless Communication Facility tower (Administrative Site Plan S-17-08: Cellco Partnership d/b/a Verizon Wireless at 118 Galaxy Drive and height variance V-17-01).

The proposed project is a 29,700 SF +/- warehouse complex with three (3) storage warehouses (each warehouse building approximately 9,900 SF). The site access will be via a drive-aisle off Galaxy Drive. This drive-aisle in turn will allow access to the three (3) warehouse buildings and vehicle parking spaces, including handicap spaces. Either parking rows or loading areas flank each side of the buildings. The Plans also note a proposed stormwater management area west of

Warehouse Building #3 with the outfall towards Horsepond Road.

Surrounding Land Uses:

The properties to the west (Brandywine Valley SPCA Dover) and east (Delaware Printing) also are zoned IPM (Industrial Park Manufacturing Zone). The northwest corner of the parcel contains 1.40 +/- acres of wetlands within the wooded areas. No wetlands exist within the Limit of Disturbance areas and a 50-foot-wide riparian buffer is proposed between the identified wetlands and the development. Immediately adjacent to the north is Galaxy Drive that terminates at a gravel road near the parcel entrance. Immediately beyond this parcel to the northeast are properties also zoned IPM but contains a government facility building (Safety & Homeland Sec Department Delaware) at the corner of Galaxy Drive and Starlifter Avenue.

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 planned development. The use as Warehouse Buildings is a permitted use within this zoning district; however, a more specific description of the intended use for tenants 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 (Planned Industrial Park)
For All Permitted Uses:	
Lot Area (square feet)	60000
Lot width (ft.)	150
Lot depth (ft.)	250
Front Yard (ft.)	60
Side yard (ft.)	40
Rear yard (ft.)	40
Side or rear yard when adjoining a residential zone (ft.)	100
Off-street parking space:	
Per 800 sq. ft. of floor area	1
Per employee, per largest working shift (if greater than the requirement under the floor area calculation)	1.5
Maximum Permitted	
Building Height:	
Stories	No Limit
Feet	60 Feet
Floor Area Ratio	0.5
Lot Coverage	65%

AEOZ Zoning District

The property is zoned AEOZ (Airport Environs Overlay Zone): Noise Zone B (DNL B) and is subject to the regulations of *Zoning Ordinance*, Article 3 §22. Noise Zone B (DNL B) is that area within and bounded by Day-night average A-weighted sound level (DNL) contour lines of between 70 decibels and 74 decibels of noise pressure. As the proposed warehouse complex is not an exempted land use, Article 3 §22.5(b), requires that proposed structures situated within Noise Zones A through D shall be constructed with noise attenuation features to achieve the minimum interior noise level reductions specified by building type in Article 3 §22.6, land use compatibility table. Without the applicant providing more information on the nature of the warehouse usage, the closest approximation to the proposed development would be SLUCM No. 69 (Miscellaneous Services) which would require a Noise Level Reduction (NLR), outdoor to indoor, of 30dB for the DNL B zone.

Additionally, all Building Permit applications for construction of new buildings or building additions not exempted under Section 22.4 within AEOZ shall be accompanied by a written statement from a licensed architect or engineer, which lists all construction materials to be used and the resultant interior noise level reductions to be achieved. The written analysis provided by the engineer or architect shall demonstrate that the proposed construction will achieve compliance with the minimum required interior noise level reductions specified in subsection 22.6, land use compatibility table.

The plan as presented shows a dry extended detention basin on the west portion of the site north of Horsepond Road.

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 1.5 spaces 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 29,700 SF, this would require a minimum parking space count of 56 spaces. The Plans submitted show that fifty-five (55) vehicle parking spaces (*check the parking space count on south side of Building #3) are to be provided within the shared driveway and between the proposed warehouse buildings. This includes six (6) handicap spaces with space need each building.

Loading Spaces

Article 6 §4.26 of the *Zoning Ordinance* states for a storage use in the IPM Zone, one berth for 5,000 to 10,000 square feet of floor area in such uses, and one additional berth for each additional 10,000 square feet of floor area or fraction thereof so used.

The dimensions of the Loading Space berth are provided in Article 6 §4.11 wherein one (1) required off-street loading berth shall have minimum dimensions of 12 feet wide and 60 feet long. If more than one loading berth is required, subsequent berths may have minimum dimensions of 12 feet wide and 40 feet long. At no time shall any part of a truck or van be allowed to extend into a public thoroughfare or right-of-way while the truck or van is being loaded or unloaded. If the outdoor loading area is covered, but not totally enclosed, the minimum height of the outdoor loading berth area shall be 14 feet.

Based on the 29,700 SF of buildings proposed, three (3) loading berths are required. Three loading areas are shown on the plans, one loading area adjacent to each building where garage style doors will be located.

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 60 parking spaces identified for this site, at least three (3) bicycle parking spaces are required for the project. Three bicycle spaces are shown on the north side of the parking lot closest to Galaxy Drive.

V. SITE CONSIDERATIONS

Access

The main/only vehicle entrance to the site is via Galaxy Drive on the northeast side of the site. Galaxy Drive connects to Starlifter Avenue to the east. Galaxy Drive, as an improved street, does not continue west as it terminates and becomes a gravel road west of the site entrance. A portion of Galaxy Drive will need to be constructed to extend west. The entrance driveway aisle branches off into three (3) smaller parking areas/loading bays between each of the three (3) warehouse buildings. The driveway aisle does not extend/connect to Horsepond Road along the south of the parcel.

Sidewalk

Waiver Request: Elimination of Sidewalks

Sidewalks are required along all street frontages and with a connecting sidewalk leading into the site. The Planning Commission may grant a waiver from the sidewalk requirement in accordance with the *Zoning Ordinance*, Article 5 §18.5 under the following circumstances:

- a) When the property is isolated from the existing pathway network, with no existing pathways within the immediate vicinity of the property.
- b) When the proposed use would not generate or attract additional pedestrian, bicycle, or other non-motorized trips.
- c) When physical characteristics of the property are such that pathway installation is impractical or impossible.

The applicant has submitted a Waiver Request to eliminate the sidewalk requirements along Horsepond Road and Galaxy Drive. Galaxy Drive terminates west of the parcel entrance and becomes a gravel road leading towards a water tower. Additionally, there are currently no existing sidewalks along Galaxy Road or the connecting streets: Starlifter Avenue or Horsepond Road.

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. Dumpster locations are shown on the plans at the end of the two drive aisles in the middle of the site.

Curbing

Article 6 §3.6(b) of the *Zoning Ordinance* requires that permanent parking areas and access drives be enclosed with upright curbing at least six inches in height. Curbing height is not specified on the plan.

VI. BUILDING ARCHITECTURE

Conceptual Renderings and Elevation Drawings were submitted for the warehouse buildings. The buildings are proposed as a rectangular-shaped structure. The exterior is composed primarily of corrugated panels, whose material is not identified. They are in a single white-grey tone. The open gable roof appears to be in the same material as the walls, but with a darker neutral tone. There are seven (7) large loading bay doors along one side of the warehouse building in a neutral grey-white color in an unidentified material. There are no visible windows in the design rendering. Lastly, there is a small access door on the southeast 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 (Sheet L-1) notes that there is an existing area of woodlands on site at 3.11 +/- acres (135,472 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 3.11 +/- acres of woodland identified by the Applicant, they note that 2.76 acres (89%) will be preserved. As no more than 50% of the lot occupied by woodland vegetation may be cleared (Article 5 §16.51), this amount of preserved acreage meets that requirement. The submitted Tree Preservation and Selective Clearing Plan indicates that the majority of the cleared woodlands are located along the west side of the property.

Tree Planting

Article 5 §16.62 of the *Zoning Ordinance* specifies that new tree plantings shall be provided at a density of 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 6.45 acres +/- (280,962 SF). The woodland area onsite was identified as 3.11 +/- acres with 2.76 +/- acres planned to be preserved. The non-woodland development area is noted as 3.69 +/- acres (160,737 SF). The required number of newly planted trees is 54 trees.

The Plan submitted notes that 54 trees will be planted on the northern portion of the site, at the corners of the buildings and within the 50-foot-wide riparian buffer. The trees proposed include an even mix of Red Maple, White Oak, and Pin Oak. No details as to further plantings, like shrubbery or other ornamental landscaping, are provided.

VIII. PERFORMANCE STANDARDS REVIEW

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

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

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

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

- Liquid or solid wastes
- Traffic congestion (Level of Service E)

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

As part of this procedure, a *Performance Standard Review Application* is required to accompany this Plan submission for review and approval. The Performance Standard Review Report (Narrative Letter) is included with the application materials.

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) Sidewalk Requirement:

The *Zoning Ordinance* requires that sidewalks or other pathways shall be installed on a property by the property owner or developer when the property is part of a development proposal which is subject to Planning Commission site development plan review. As this proposed development is also subject to Planning Commission site development plan review, installation of adequate pedestrian access such as a sidewalk would be required. (Article 5 §18.2). It is noted that sidewalk requirements are subject to DelDOT review for the Horsepond Road frontage and may be required to be implemented.

The applicant has submitted a waiver request for elimination of frontage sidewalks on Galaxy Drive and Horsepond Road. The existing roadways surrounding the area of the proposed development lack an existing sidewalk network on either of the two closest connecting streets. Additionally, the proposed use of this parcel as a warehouse/storage would likely not attract or generate additional pedestrian traffic.

2) Overall Site Plan Sheet (T-1):

a) Data Column:

- i) In #10, correct the maximum building height to reflect "no maximum" for number of stories and 60 feet.
- ii) Provide the Tree Density Calculations both as required by *Code* and proposed with this project.
- iii) Provide loading berth requirement calculation.
- iv) Provide the Required Minimum Number of Bicycle Parking spaces and the calculation.
- v) Add the AEOZ Zoning District Noise Zone B in Zoning

b) Signage Requirements – The plan shows a proposed monument sign location. Please add a note that 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*.

- 3) Update entire plan set per the revisions of the May 7, 2026 Revised Plan.
- 4) The Landscape Plan must be signed and sealed by the design professional authorized per *Zoning Ordinance*, Article 5 Section 16.2 and 16.81.
- 5) Please include a site detail sheet to show the details of bicycle racks, ADA parking spaces and signage, lighting, and other site details.
- 6) Ensure parking spaces comply with requirements of separation distance from the building wall per any Fire Protection regulations. Confirm the number of parking spaces next to Building #3 and the overall number being provided.
- 7) Provide details on the construction for the extension of Galaxy Drive to City of Dover Street Standards.
- 8) Please work with the Kent Conservation District to develop a stormwater management plan that complies with the requirements of the AEOZ and addresses the requirements of the State Sediment and Stormwater Regulations.
- 9) 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.
- 10) The Final Plan set must include notes documenting any action taken by the Planning Commission and must list any additional conditions of approval.
- 11) 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.

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) Recommendations on Waiver Requests:
 - a. Submitted Waiver Request: Elimination of Sidewalk on Galaxy Drive and Horsepond Road: The Applicant has submitted a written waiver request for elimination of a frontage

sidewalk on Galaxy Drive and Horsepond Road. The existing roadways surrounding the area of the proposed development lack an existing sidewalk network on either of the two closest connecting streets. Additionally, the proposed use of this parcel as a warehouse/storage area would likely not attract or generate additional pedestrian traffic. Given that the proposed development meets 2 of the 3 conditions for the waiver requirements, Staff recommends that the waiver be granted. Staff notes that DelDOT has jurisdiction over Horsepond Road and will have the ultimate decision over whether a sidewalk is required along this frontage.

- 2) Consideration of Performance Standards Review Application: Planning Staff recommends approval of the Performance Standards Review as submitted in accordance with *Zoning Ordinance*, Article 5 Section 8.1 and 8.2.

XI. ADVISORY COMMENTS TO THE APPLICANT:

- 1) Planning Commission should act upon the requests for waivers as part of any motion regarding this project application, or as a separate motion as necessary. Note: The waivers are at the discretion of the Planning Commission. The Commission may approve or deny waiver requests.
- 2) The Dover Air Force Base would be a source of information relating to FAA Bird Mitigation for properties in the flight path for the Air Base, limitations on use of cranes during construction activities, as well as submission to DelDOT for the State Office of Aeronautics requirements.
- 3) Land Use Compliance: Any uses of the site and the buildings are subject to compliance with the allowable uses of the IPM (Industrial Park Manufacturing Zone) and the AEOZ (Airport Environs Overlay Zone) Land Use Compatibility Table. Evaluation of each use will occur as part of the Permit process for construction activity or for establishment of a use and also as part of the Business Licensing program.
- 4) 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.
- 5) 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.
- 6) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.
- 7) 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.

- 8) For building new construction, the requirements of the building code and the fire code must be complied with. Consult with the Building Inspection Staff and City of Dover Fire Marshal regarding these requirements. The resolution of these items may impact the site design including such items as building dimensions and height, building openings, and fire protection needs, etc.
- 9) 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.
- 10) 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.
- 11) 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.
- 12) 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 22, 2026



APPLICATION: Warehouse Buildings at 118 Galaxy Drive
FILE #: S-26-09
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-gallon 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. Please provide construction details on the proposed road extension, include road section, curb design, etc.
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. 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.
5. Please provide an entrance plan for the work proposed on Galaxy Drive. At minimum, this plan shall provide the radius of the entrance, grade elevations and turning diagrams to provide evidence that the improvements will not be detrimental to traffic or drainage.
6. 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.
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. On October 24, 2022, City of Dover Council approved the new Cross Connection Control Program. This program requires certain backflow prevention assemblies on water service connections to the city's distribution system. This project will require a backflow prevention assembly on each water service.
8. A water loop is not required to be installed on Horsepond Road. If this project needs the water loop, an easement will be required to be provided for the City of Dover.

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

1. Please install a suitable turnaround at the end of your proposed Galaxy Drive improvements.

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 29, 2026

APPLICATION:	<u>Warehouse Buildings at 118 Galaxy Drive</u>
FILE #:	S-26-09
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. BASED ON PRELIMINARY REVIEW, THE LAYOUT APPEARS WORKABLE; HOWEVER, COORDINATION WITH THE CITY OF DOVER ELECTRIC DEPARTMENT WILL BE REQUIRED AS THE DESIGN PROGRESSES. A COMPLETED ELECTRIC LOAD SHEET SHALL BE SUBMITTED PRIOR TO FINAL DESIGN AND IS 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 SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PROVIDING ELECTRIC SERVICE TO THE SITE, INCLUDING ANY REQUIRED UPGRADES OR EXTENSIONS OF ELECTRIC FACILITIES.

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. 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.
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.
15. 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.
16. 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.

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. 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>.
2. Construction timelines are subject to material lead times, system conditions, and City of Dover Electric Department workload.

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

D.A.C. MEETING DATE: April 29, 2026**APPLICATION:** Warehouse Buildings at 118 Galaxy Dr**FILE #:** S-26-09REVIEWING AGENCY: City of Dover, Office of the Fire MarshalCONTACT PERSON: Jason Osika, Fire Marshal
josika@dover.de.usPHONE #: (302) 736-4457

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

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

CITY AND STATE CODE REQUIREMENTS:

1. Proposed occupancy classification is storage.
2. Building Access shall be no further than 50 feet from a primary entrance.

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

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

4. Perimeter access shall be 50% and clearly shown on the plans.

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

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

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

5. All access roadways shall be paved and be a minimum of 20 feet clear width for two-way traffic and 14 feet clear width for one-way traffic. The paved width of access roadway shall be measured from edge of parking spaces, or face of curb for vertical curb and back of curb for mountable curb, or edge of pavement if there is no curbing. (2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 5.2)
6. 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.
7. 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

8. 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.
9. Speed Reduction Devices must be approved, please see City of Dover Ordinance Chapter 98-10 in reference to this process.
10. 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)

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

11. 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.

12. 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.

13. 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>

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

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

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

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

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

(City Code of Ordinances 46-171)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(City of Dover Code of Ordinances 46-162)

NFPA 101, 12.3.5.1 The following assembly occupancies shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1(1): 1.

Dance Halls 2. Discotheques 3. Nightclubs 4. Bars 5. Restaurants 6. Assembly occupancies with festival seating

16. Fire Department Connection is to be a 5-inch sturtz 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)

17. 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)
18. Fire Department Connection to be located within 300 feet of fire hydrant, measured as hose would come off the fire equipment.
19. 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.
20. 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)

21. 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)

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

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

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

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

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

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

Arabic numerals, all numbers used shall be Arabic numerals,

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

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

Secured key systems. When required; exemption. A secured key system shall be required for any new or existing building where a fire alarm or sprinkler system is being

installed. It shall be the responsibility of the owner or occupant to keep a set of keys in the secured key box that are current to the locks of the protected occupancy. Buildings with 24-hour staffing or guard service shall be exempt from this subsection.

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

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

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

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

Knox Box to be mounted 6 feet above ground level

24. 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
25. Project to be completed per approved Site Plan.
26. Full building and fire plan review is required.
27. 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.
28. Construction or renovations cannot be started until building plans are approved.
29. 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.
30. Building cannot be occupied by the public until a Certificate of Occupancy is obtained.

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

Section 1. - Building permits.

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

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

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

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

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

(Ord. of 7-12-1993, § 3)

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. Please show the perimeter access as listed above in item # 4
2. Parking cannot be within 10' of the building as described in item # 4 listed above
3. Occupancy classifications/use of the building could require a sprinkler system
4. What is the square with an X in it stand for?
5. Documentation will be needed that the fire flow for the hydrants meets Delaware State Fire Prevention Regulation 702. Chapter 6
6. Recommend adding a hydrant at the end of the road at building 3

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 \(DeIDOT\)](#)
To: [Melson-Williams, Dawn](#); [Jones, Tijah \(DeIDOT\)](#)
Subject: EXTERNAL: DAC Comments 29 April 26 Staff Development Meeting
Date: Wednesday, April 29, 2026 12:46:58 PM

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

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

C-26-03- Little Caboose Child Care

- Have the applicant schedule a pre-submittal meeting with DeIDOT.
- As stated in the meeting, if the applicant needs approval from DeIDOT, we will consider the access to the state maintained roadway as the entrance. We will require trip data at those locations (Saulsbury Road and Gateway Blvd)

S-26-09 Warehouse Buildings at 118 Galaxy Dr

- Have the applicant schedule a pre-submittal meeting with DeIDOT.
- As stated in the meeting, this project fronts on Horsepond Rd. This site is in a Level 2 State Strategy area which requires pedestrian facilities along its frontage to state maintained roadways.

Will

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 MAY 2026

APPLICATION: Warehouse Buildings at 118 Galaxy Drive

FILE #: S-26-09

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) must be submitted and a pre-application meeting will be required to be held with KCD prior to plan submittal. We request that geotechnical testing be conducted prior to the pre application meeting.
2. Due to PFAS groundwater contamination in the area a dry facility is recommended, to keep the stormwater facilities from intercepting groundwater. An ephemeral wetland may be substituted based on depth to groundwater.
3. Please provide a down stream analysis for the outfall, to show that there is positive drainage for the outfall of the stormwater facility.
4. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
5. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
ADVISORY BRIEF
D.A.C. MEETING DATE: 5/6/2026

**Dover/Kent
County
Metropolitan
Planning
Organization**

S-26-09 Warehouse Buildings at 118 Galaxy Drive

FILE # S-26-09

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-26-09 Warehouse Buildings at 118 Galaxy Drive

Dover Kent MPO does not support the granting of a waiver for sidewalks on the subject property's frontage, particularly on the Horsepond Road side of the property. Horsepond Road is a major collector road with an Annual Average Daily Traffic (AADT) of 1,106.¹ Although the total vehicle traffic is relatively low, the road is used frequently by large vehicles headed to and from the Civil Air Terminal; this truck traffic will only increase in the coming years with the completion of the Horsepond Road Extension,² which is currently in the Preliminary Engineering (PE) phase in DelDOT's Capital Transportation Program (CTP). The road also has a posted

¹ "Traffic Counts." DelDOT Gateway. Delaware Department of Transportation (DelDOT). <https://experience.arcgis.com/experience/e8679c5c19e14bafbff864eeaf553251>.

² *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=18.



speed limit of 40 mph, and it has a Level of Traffic Stress (LTS) of 4, as it offers no separation from vehicle traffic for bicyclists and pedestrians.³

The above conditions, combined with the lack of existing sidewalks, contribute to decreased pedestrian safety along the road. With this in mind, Dover Kent MPO recommends that at minimum, sidewalks are added to the frontage of the property on the Horsepond Road side, meeting the DelDOT and City of Dover requirements for sidewalk dimensions. It is worth noting that the Dover Brook Gardens neighborhood is not far from the subject property, and its residents would benefit from greater walkability in the area.

The site would also benefit from a stronger network of internal sidewalks and crosswalks. Presently there is no safe way for visitors to the site to walk between buildings or cross the parking area. The applicant should consider adding sidewalks along the side of the buildings and crosswalks connecting to the outer parking areas.

The site plan includes accessible parking spaces in several locations throughout the parking area. These spaces should be accompanied by ADA ramps and related improvements to ensure site accessibility.

If the applicant intends for large vehicles to frequently use the site, then it is recommended that space be designated for truck parking, to ensure the trucks do not have to park on the road. This could be as simple as designating space in the gravel area on the southern side of the property. 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.⁴ Additional parking spaces will help improve the experience for truck drivers and improve safety on nearby roadways. For more information on the City of Dover's goals for truck parking, please refer to the *Dover Freight Plan*.⁵

The applicant will need to meet the City of Dover's requirements for bicycle parking on the site. These spaces should be included at a rate of one (1) bicycle parking space for every twenty (20) vehicle parking spaces.⁶ The best location for bicycle parking is close to the entrance of a building on the property. If more information on various types of bike racks is needed, please contact Dover Kent MPO.

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,

³ "Bicycle/Pedestrian/Trails and Pathways." DelDOT Gateway. Delaware Department of Transportation (DelDOT). <https://experience.arcgis.com/experience/7e27bdc85b3b463f8699abb86919e49e>.

⁴ *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>.

⁵ *Dover Freight Plan*. Dover/Kent County MPO (2025). https://doverkentmpo.delaware.gov/files/2025/04/2025-04_Dover-Freight-Plan_FINAL.pdf.

⁶ Dover Code: Appendix B, Article 6, Section 3.10. City of Dover. https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZO_ART6OREPAD_RLOFA_S3REOREPASP.



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*.⁷ Coordination with Dover Air Force Base will be necessary for projects within the DAFB Airport Environs Overlay Zone (AEOZ).

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.

⁷ “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/>.





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Middletown, DE 19709

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Phone: 302-376-8833
Fax: 302-376-8834

April 1, 2026

Mrs. Anne-Marie Townsend
City of Dover
15 Loockerman Plz
Dover, DE 19901

**RE: Sidewalk Waiver Request
118 Galaxy Drive
Dover, DE 19901
CEA Project No. P25031A**

Dear Mrs. Anne-Marie Townsend:

On behalf of our client, we respectfully request that the City of Dover grant a waiver for the installation of sidewalks along Galaxy Drive and Horsepond Road. As you are aware, none of the existing properties within this industrial park have sidewalks nor were they included on the industrial park Record Plan. In addition, there are no sidewalks along Horsepond Road. It is our professional opinion that pedestrian traffic within and around this industrial park is minimal to none.

If you have any questions or require any additional information, please do not hesitate to contact me at 302-547-2444.

Sincerely,
Civil Engineering Associates, LLC

Ronald H. Sutton, Jr.

Ronald H. Sutton, Jr., P.E.
Managing Principal



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• ENGINEERS • SURVEYORS • CONSTRUCTION SERVICES

55 West Main Street
Middletown, DE 19709

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Phone: 302-376-8833
Fax: 302-376-8834

March 27, 2026

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

**RE: Performance Request for Grading Unit Variance
118 Galaxy Drive
Dover, DE 19901
CEA Project No.: P25031A**

Mrs. Melson-Williams:

On behalf of our client, RAH Realty, LLC, we are hereby submitted a Performance Standard Review Application as a supplement to the Application for Site Development Plan Approval for the above-referenced project. This is submitted for consideration at the May 18, 2026 Planning Commission meeting. This project proposes the construction of three (3) 9,900 s.f. storage warehouses (total gross floor area 29,700 s.f.) with associated parkings, accessways, utilities, and stormwater management. The buildings are not intended for manufacturing processes and therefore, the majority of the following standards are not applicable. Per your request, responses to the Performance Standards for the structure is provided below.

Buildings

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

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

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

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

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

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

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

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

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

Section 8.60 – Traffic Congestion: The proposed site will take access from Galaxy Drive, which is a DelDOT maintained roadway. The total site trips for the project do not meet DelDOT's threshold for a Traffic Impact Study. As the warehouses are to be used for contractor storage only, the only trips to the site will be that of those storing their materials/supplies.

We believe this addresses the requirements for the Performance Standard Review Application. Please attach this application to our Application for Site Development Plan Approval scheduled for review by the Planning Commission. If you have any questions or require any additional information, please do not hesitate to contact me at 302-547-2444.

Sincerely,
Civil Engineering Associates

Ronald H. Sutton, Jr., P.E.

Ronald H. Sutton, Jr., P.E.
Managing Principal