



DATA SHEET FOR SITE DEVELOPMENT PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF March 8, 2023

PLANNING COMMISSION MEETING OF March 20, 2023

Plan Title:	College Road Apartments at Railroad Avenue/Grove Street, S-23-06
Plan Type:	Site Development Plan
Associated Plan:	Raymond Street and Railroad Avenue Street Improvements, S-22-04
Location:	North of College Road and East of the Lands of Delaware Railroad
Address:	Unaddressed off Railroad Avenue
Tax Parcels:	ED-05-067.00-02-53.00-000 ED-05-067.00-02-55.00-000 ED-05-067.00-02-54.00-000 ED-05-067.00-02-56.00-000
Applicant:	Patel College Properties, LLC and Patel Excess College Road, LLC
Site Area:	31.08 acres +/- (30.50 acres +/- net)
Zoning:	RG-5 (General Residence Zone for Mid-Rise Apartments)
Current Use:	Vacant Land (Open Space and Woodland)
Proposed Use:	Mid-Rise Apartments
Dwelling Units:	385 units
Parking:	Required: 867 spaces Proposed: 683 spaces
Sewer & Water:	City of Dover
Waiver Requests:	Reduction of Parking Requirement
For Consideration:	Active Recreation Area Plan
Recreation Area:	Required – 1.61 acres +/- Provided – 1.67 acres +/- (72,771 SF)

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: March 8, 2023

APPLICATION: College Road Apartments at Railroad Avenue/Grove Street

FILE #: S-23-06

REVIEWING AGENCY: City of Dover Planning

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

I. PLAN SUMMARY

This application is for review of Site Development Plan for construction of two 6-story mid-rise apartment buildings with a total of 385 units consisting of studio, 1 bedroom, and 2 bedroom units known as College Road Apartments at Railroad Avenue/Grove Street. The ground level of each apartment building is parking and the other site improvements include six 7-car garage buildings, parking lots, landscaping, and recreation areas. The Project also includes street construction/improvements to Raymond Street and Railroad Avenue. A Lot Consolidation Plan will combine the four parcels located east of Railroad Avenue for a total of 31.08 acres of land. These properties are zoned RG-5 (General Residence Zone for Mid-Rise Apartments). The subject area is located north of, but not adjacent to College Road, and east of the Railroad corridor in the vicinity of Raymond Street, Railroad Avenue, and Grove Street. Property Owners: Patel College Properties, LLC and Patel Excess College Road, LLC. Tax Parcels: ED-05-067.00-02-53.00-000, ED-05-067.00-02-54.00-000, ED-05-067.00-02-55.00-000, and ED-05-067.00-02-56.00-000. Council District 4. *Waiver Requests: Reduction of Parking Requirement. Consideration of Active Recreation Area Plan.*

Existing Property:

The subject project area for the project consists of four parcels with three parcels aligned east of the railroad corridor and a larger tract extending east to a boundary near the Fork Branch (waterway). The subject properties have frontage on the rights-of-way for Raymond Street, Railroad Avenue, and Grove Street. The property includes woodlands, wetlands, floodplain areas, and other open lands. In the northwest corner of the property is an area (former Atlantic Coast Environmental (A.C.E.) Facility) that is subject to an Environmental Covenant with DNREC.

Surrounding Land Uses

The surrounding parcels are a mix of zoning classifications, and some adjacent properties are not within the City of Dover. To the east across the Fork Branch is the Delaware State University main campus zoned IO (Institutional and Office Zone) and Subject to the SWPOZ (Source Water Protection Overlay Zone). To the north is a parkland area (part of Fork Branch Nature Preserve) owned by the State of Delaware (DNREC) zoned RS-1 (Single-Family Residential District) in

Kent County. To the west is the right-of-way of Railroad Avenue, the railroad corridor, and then on the west side of the railroad the College Business Park with properties zoned M (Manufacturing zone) and CPO (Commercial Professional Office Zone). To the south on the north side of Raymond Street, are two parcels also zoned RG-5 including the Mishoe Towers apartment complex and a property zoned RS-1 and RMH (Residential Manufactured Home) in Kent County. To the south in the area between Raymond Street and College Road, are a series of residential lots with RM-2 (Medium Density Residential Zone) and R-8 (One Family Residence Zone) in the City and other residential lots zoned RMH in Kent County and a parcel zoned IG (General Industrial) in Kent County. This area to the south includes single family detached dwelling, manufactured homes/mobile homes, and a multiplex (3-unit building at 299 College Road). There are several parcels zoned IO (Institutional and Office Zone) including a Delaware State University building at 255 College Road adjacent to the railroad tracks, Vera's Haven a transitional housing development by People's Place, and an area adjacent to the Fork Branch.

II. PROJECT DESCRIPTION

The Site Development Plan as submitted by the applicant for the College Road Apartments at Railroad Avenue consists of two (2) mid-rise apartment buildings with ground level parking (first floor) and five stories of residential units above. The site also has a series of parking lots and six (6) small garage buildings each with seven interior parking spaces. There is a sidewalk network throughout the site and walking paths connecting to active recreation areas.

The applicant proposed street improvements for the extension of Raymond Street and the construction of Railroad Avenue in this area with Site Development Plan Application S-22-04 in order to provide street access to the apartment complex as the street network has not been fully constructed. The associated Plan proposed the realignment and continuation of Raymond Street for a distance of approximately 525 feet and the construction of Railroad Avenue for a distance north of approximately 400 feet ending in a cul-de-sac. The plan also proposes the dedication of right-of-way to bring the total right-of-way along its frontages with Raymond Street and Railroad Avenue to 60 feet in width.

Preliminary Land Use Services Review (PLUS)

An application (PLUS Review #2022-12-08) related to this Collage Road Apartments project was reviewed by the State's Preliminary Land Use Services, as required by the City of Dover's Memorandum of Understanding (MOU). It was reviewed by the State at the meeting on December 21, 2022. This MOU requires that non-residential developments of over 75,000 square feet or residential developments containing 125 or more dwelling units complete the PLUS Review process prior to application submission. Copies of the PLUS Review Comments are provided. The Applicant's Response to PLUS have also been received and provided.

III. PREVIOUS APPLICATIONS

The subject property was annexed into the City of Dover in 2006 with Application AX-06-02—Lands of College Road Management Inc., Kent Storage Facilities, LLC, and Lorelex Company, LLC consisting of four (4) parcels containing 30.766 acres north of Raymond Street (aka Jason Street) and east of the railroad corridor and Railroad Avenue with the eastern boundary of the subject area being the river. At the time of annexation, it was rezoned M (Manufacturing Zone). Following an attempt for create an industrial subdivision with Application SB-08-01C College

Road Professional Park (a Conceptual Subdivision Plan that later expired), the properties were zoned in 2011 to RG-5 (General Residence Zone for Mid-Rise Apartments) with Application Z-11-02 and Comprehensive Plan Amendment MI-11-01B for a change in land use classification.

In 2021, the nearby street rights-of way were part of recent clarifying annexation into the City of Dover. The Annexation Application AX-21-04 was meant to clarify if the Rights-of-Way of Raymond Street (aka Jason Street), Grove Street, and Railroad Avenue were in the City Limits of the City of Dover. The right-of-way (width of 35 feet) was originally documented in a subdivision plat of “The College Settlement Company” of 1899. However, over the years many properties in the vicinity were annexed into the City, but it was unclear if the Rights-of-Way were consistently included. The Annexation Application went to Planning Commission in November 2021 and was referred to City Council on December 13, 2021, where Ordinance #2021-23 was adopted for the annexation clarification of the Rights-of-Way of Raymond Street, Grove Street, and Railroad Avenue totaling 1.6791 acres +/-.

The Planning Commission in March 2022 granted conditional approval to S-22-04 Site Development Plan Application to permit the construction of street improvements in the Rights-of-Way of Railroad Avenue and Raymond Street; a series of Subdivision Waiver Requests related to the streets were not approved by City Council. These street improvements are to include paved roadways, curbing, sidewalks, and utility infrastructure (water, sewer, and stormwater drainage). Raymond Street is proposed to be extended west as a 24 ft. paved width roadway to intersect with Railroad Avenue. Railroad Avenue is proposed to be constructed as a 24 ft. paved width roadway extending to the north and ending in a cul-de-sac.

IV. ZONING REVIEW:

The subject area is unaddressed and is zoned as RG-5 (General Residence Zone for Mid-Rise Apartments). The RG-5 zone allows for the housing unit types of single family detached dwellings and mid-rise apartments (as defined in *Zoning Ordinance*, Article 12).

Mid-rise apartment: Multiple dwellings where individual dwelling units share a common outside access, and elevators serve each floor. The dwelling units share a common lot area, which is the sum of the required lot areas of all dwelling units within the building.

The RG-5 zone requires that 25% of the lot area (property) be an open area which is not parking areas. See the following code excerpt for the bulk standards from *Zoning Ordinance*, Article 4 Section 4.6.

RG-5	For Multiple Dwellings:
Minimum required:	
Lot area (sq. ft.)	900 per dwelling unit
Lot width (ft.)	100
Lot depth (ft.)	125
Front yard (ft.)	25
Side yard (ft.)	At the ground level or at any setback level, one-sixth of the height of the nearest outside wall of the building measured in each case from the average level of the finished grade along the side of the building, but in no case less than 25 feet.

Rear yard (ft.)	At the ground level or at any setback level, one-sixth of the height of the nearest outside wall of the building measured in each case from the average level of the finished grade along the rear of the building, but in no case less than 25 feet.
Off-street parking spaces	2/Du
Accessory commercial uses parking spaces	1 per employee or 1 per 300 sq. ft. of floor area, whichever is greater.
Open space	25% of the lot area shall be devoted to open area, not including parking areas.
Maximum permitted:	
Building height	
Stories	6
Feet	70

V. PARKING SUMMARY:

The parking requirement for multiple dwellings in the RG-5 is listed as two spaces per dwelling unit. The parking requirement for apartments is based on a rate of two (2) parking spaces per dwelling unit plus 0.25 space per dwelling unit for visitor parking. Based on the number of dwelling units (385 units), this site would require 867 parking spaces. The plans submitted identify a total of 683 parking spaces located as the first floor of each apartment building, in parking lot around the perimeter of the complex including handicapped accessible parking spaces near each building, and within six (6) small garage buildings.

Waiver Request: Reduction of Parking Requirement (Number of Parking Spaces)

The *Zoning Ordinance*, Article 6 Section 3.9 allows the Planning Commission to consider adjustments to parking requirements. The Planning Commission in granting a parking reduction can require that an area of open space be designated where parking could be constructed. Parking is required at a rate of 2.25 spaces per dwelling unit for apartments (*Zoning Ordinance*, Article 5 Section 6); this requires 867 parking spaces based on the unit count and the proposed plan is for 683 parking spaces. The applicant has proposed a parking rate based on the type of apartment unit (studio, 1-bedroom, and 2-bedroom) and a visitor rate resulting in an overall rate of 1.78 parking spaces per dwelling unit. See Request Letter with analysis.

Bicycle Parking

The site plans submitted identify two (2) bike rack locations listed as covered parking outside of each building. Bicycle parking is required at a ratio of one space for every twenty parking spaces. Based on the 683 vehicle parking spaces, then thirty-five (35) bicycle parking spaces are required.

Upright Curbing

The upright curbing for parking lots and drive isles is required by the requirements of the Article 6 Section 3.6(b) of the *Zoning Ordinance*.

VI. SITE CONSIDERATIONS

Access

The project will include construction of a 24-foot paved width roadway with upright curbing on both sides for Raymond Street and Railroad Avenue. Railroad Avenue will also have on-street parking along its west side. There are two access (entrance/exit) points from the adjacent streets onto the apartment complex site. The main entrance is off the cul-de-sac terminus of Railroad Avenue and continues onsite as a main drive aisle leading east to Building #2 and connecting to multiple drive aisles of the parking lots. A second entrance is from Raymond Street connecting into a drive aisle within the southernmost parking lot area. All parking lots are interconnected by drive aisles.

Rear Emergency Access

Rear Emergency Access is required for some residential dwelling types. According to Article 5, Section 17 of the *Zoning Ordinance* a 24-foot Primary Fire Lane is required for Apartments that are 4 stories and greater to serve as rear access. This is to provide access to rear building areas. The plan has a series of fire lanes that encircle each building. The Fire Marshal's Office will also evaluate these fire protection measures as related to the fire lane requirements of the applicable Fire Codes.

Sidewalks

Sidewalks are proposed along both sides of Raymond Street and Railroad Avenue where these streets front this subject site. The street improvements to Raymond Street will also continue the sidewalk along its south side completing the sidewalk system to Mishoe Street (which has existing sidewalk continuing to College Road. On-site, sidewalks are shown on the plans between the parking lots and fully surrounding the apartment buildings access points. Key board style crosswalks are shown on the plans at street intersections and across drive aisles on-site. On the east side of the parking lots and leading to the Active Recreation Area is a pathway system of sidewalk and then connecting to a paved trail system among the recreation amenities.

Lighting

The Plan proposes a series of light poles along the Raymond Street and Railroad Avenue. The lighting continues throughout all areas of the parking lots surrounding the apartment buildings and continuing east to the recreation areas.

Dumpsters

The Dumpster requirement for apartments is two Dumpsters for the first 48 units and one Dumpster for each additional 24 units or fraction thereof. Based on 385 apartment units, a total of sixteen (16) Dumpsters are required. There are five (5) dumpster enclosures (with space for 16 units) located at the parking lot perimeters. There must be space for both trash and recycling containers in these Dumpsters.

VII. BUILDING ARCHITECTURE:

The applicant has submitted example floor plans for the apartment buildings depicted the first floor (ground level) as parking and several entrance points to the building including a main lobby with elevator (found at building interior corner location0 and other elevator and stair towers. The

residential floors of each Building show a mix of studio, 1-bedroom, and 2-bedroom units and also a Yoga/Game Room per floor. Each apartment includes an inset balcony space.

Each Apartment Building consists of six floors with the first floor as parking and the floors 02-6 as residential. The first floor is clad in stacked stone masonry with select areas of same masonry veneer continuing vertically. The exterior finishes of the apartment building walls consist of several colors (tan and white) of siding in both horizontal and vertical patterns with white trimwork. Window openings are predominately paired windows sets with glass door also utilized at the balcony areas. The hipped roof also includes paired turned gables highlighting the balcony areas. The main lobby points of entry for each building have a covered portico entry element.

The Small Garage Buildings have a stone veneer watertable with stone cap and then horizontal vinyl siding for the wall surface along with an asphalt shingled hipped roof. There are seven (7) garage doors across the front of the structure leading to individualized garage bays (10'6" by 20' bay). The second long side (rear) of the garage buildings is not depicted in the plan set.

VIII. SPECIAL FLOOD HAZARD AREAS

Flood Hazard Area

The *Zoning Ordinance*, Article 5 §11.21 requires that flood hazard areas (100-year floodplain) remain as open natural areas with no impervious surfaces. These properties are found on the FEMA FIRM Panel of Kent County Delaware Map Number 10001C0166H effective date May 5, 2003. Portions of the subject property are within the Special Flood Hazard Area (100-year floodplain/ 1% chance of annual of flooding) as Zone AE; these are found in the eastern portion of the site. Additionally, the area immediately adjacent to the Fork Branch are also within the Floodway. The floodplain and floodway areas are not proposed for development.

IX. TREE PLANTING AND LANDSCAPE PLAN:

Zoning Ordinance, Article 5 Section 16 lays out the requirements for tree planting and preservation. A new project is required to provide tree planting at a rate of one (1) tree per 3,000 SF of "Development Area." The existing woodland on-site is generally found in the eastern area of the property. The *Zoning Ordinance* Article 5, Section 16 defines "Woodland" as follows:

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

According to plans, there are 23.14 acres of existing woodlands, and they propose to preserve 19.65 acres (84.9%) of these woodlands. Based on the 10.85 acres of non-woodland area for this development site, the minimum required number of trees is 158 trees. The site plans show 268 trees spread over the site around the parking lots and in the internal open space areas. The trees are a mix of deciduous, ornamental, and evergreen trees. The evergreen trees are placed as a screening of the adjacent properties to the southeast.

Shade Trees

The *Land Subdivision Regulations* references street trees but does not list specific spacing requirements. Shade trees are required to be located so as not to interfere with utilities or sidewalks. The Plan shows that some existing trees (in the right-of-way) are to be removed by the construction

for the extension of Raymond Street. The Plan proposes the planting of Greenspire Little Leaf Linden trees along Raymond Street and Railroad Avenue.

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 wetlands which coincide with a water body that borders the property and also in floodplain areas. A 100-foot setback is required; however, this setback can be reduced to 50 feet with implementation of a Riparian Buffer. Adjacent to the large wetland area, the plan shows a 50 foot riparian buffer where existing woodland/vegetation will be maintained, and also additional plantings implemented. A complete Wetlands Report is on file in the Planning Office for the subject property.

X. ACTIVE RECREATION AREA

Active Recreation Area Plan Review

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

Article 5 §10.1 Recreation areas.

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

The amount of Active Recreation Area required is 275 SF per dwelling unit which would require 105,875 SF (2.43 acres) of area. However, the *Zoning Ordinance* does cap the amount of recreation area required at 10% of the gross area of the development. An itemized listing of the Recreation Areas and materials is given on the Plan sheet (Revised Sheet 10) See Recreation Plan Review Report for more detailed review (attached document).

XI. CITY AND STATE CODE REQUIREMENTS:

The subject proposal has been reviewed for code compliance, plan conformity, and completeness in accordance with the agency's authority and area of expertise. The following items have been identified as elements which need to be addressed by the applicant (Review of Plan Submission dated 1/23/2023 Sheets 1-10):

- 1) Active Recreation Area: The applicant is responsible for providing an Active Recreation Area of a minimum 1.61 acres. The Plans Applicant has provided information indicating they intend to provide 1.67 SF of Active Recreation Area. See Recreation Plan Review Report and Addendum for additional comments.
 - a) Any revisions to the Active Recreation Area must be incorporated into the plan drawing and data/notes listings throughout the plan set.

- b) The Active Recreation Area is scheduled to be reviewed by the Council Committee of the Whole: Parks, Recreation & Community Enhancement Committee on March 14, 2023.
- 2) Upright curbing shall be provided around all parking and drive areas in accordance with the requirements of the *Zoning Ordinance* unless a waiver is granted by the City Planner. Clarify if type of curbing proposed.
- 3) Cover Sheet/Sheet 1:
- a) Check spelling in all notes throughout plan set.
 - b) The soils map is difficult to read; change soil labeling font style.
 - c) List names of signees on behalf of property owners.
 - d) Property Summary Column:
 - i) Provide complete address of property owners (only street address line is provided).
 - ii) List difference between gross and net property area.
 - iii) Check survey dates.
 - e) Identify any special name for the apartment complex. The has previously reviewed another project referred to as “College Road Apartments.”
 - f) The Final Plan set will also need to include the Entrance Plan set, Stormwater Management Plan set, and a Record Plan for the Lot Consolidation Plan.
- 4) Sheet 2 – Existing Conditions and Demolition Plan:
- a) Adjust drawing to make College Road right-of-way visible at railroad crossing.
 - b) Adjust label for railroad corridor ownership and add tie line.
 - c) Label ownership information for the parcel at 255 College Road.
 - d) Label Railroad Avenue right-of-way.
 - e) Use different linework or method to identify the area subject to the environmental covenant. Provide information on details/limitations of this environmental covenant.
 - f) Identify small circles shown on plan drawing (monitoring or testing wells?)
 - g) Label Floodplain line for clarity.
 - h) Label nearby street rights-of-ways, i.e., College Road, Mishoe Street, Conwell Street.
 - i) Plan sheet doesn’t read as a Demolition Plan. This information may need to be provided on a separate sheet showing tree protection areas for tree preservation, items to be removed, etc.
- 5) Sheet 3 – Overall Site Plan (and also Sheet 4 – Site Plan):
- a) Fire Marshal Notes #3: for the Lock Box (Knox Box) contact the City of Dover Fire Marshal’s Office (not Fire Chief).
 - b) Clarify the footprints of the small garage units as some linework is missing.
 - c) Identify distance of northernmost row of parking to property line.
 - d) Data Column listing:
 - i) Check listing for missing spaces.
 - ii) Clarify what is being considered the gross development area (for recreation area).
 - iii) Required number of Dumpsters is 16 units.
 - e) Waivers Required Notation: Remove reference to variances. Add action taken on this waiver request.
 - f) List floodplain information.

- g) Ensure parking spaces shown under building match building architectural plans and clarify elevator and entry locations to the apartment buildings.
 - h) Number the garage buildings.
 - i) Identify paving material for trail system on east side.
 - j) Label wetland buffer areas to ensure existing woodland remains or new tree plantings are implemented in the buffer areas.
- 6) Sheet 6 – Utility Plan: Hydrants are also required along the new streets.
- 7) Sheets 7 and 8 –Landscape Plan:
- a) Label the tree species on the plan drawings; the use of graphic depictions for each tree specific is difficult to read/review. Also label the shrub plantings for clarity.
 - b) The Landscape Plan must include certification note and signature/seal of authorized design professional (Landscape architect, architect, or Delaware Certified Nursery Professional).
 - c) Identify any landscape planting plan around each apartment building.
 - d) Tree placements providing shade to recreation amenity areas is encouraged.
 - e) There are several conflicts of tree placement with other site improvements i.e., garage building, light poles, parking lot, plantings within existing woodland areas, etc. Also evaluate trees proposed on south side of Building #1 for conflicts with fire protection requirements.
 - f) Please be aware of placement of any trees/landscaping with regards to any underground utilities/storm water management systems.
- 8) Clarify the preferred type of light fixtures for streetlights along Railroad Avenue and Raymond Street per City of Dover Electric Department.
- 9) Sheet 10 - Active Recreation Area Plan: See Revised Plan Sheet (clarified submission) of March 2, 2023 for current proposal. See the Active Recreation Area Report for review comments.
- 10) The Small Garage Buildings are technically accessory structures. In order to comply with the provisions of *Zoning Ordinance*, Article 1 Section 1.2, the two garage buildings located south of Apartment Building #2 must be relocated so that they are not between the building and the street (Raymond Street).
- 11) Dumpsters enclosures with unit counts have been added to the plans. Please provide detail on the dumpster enclosure construction and materials.
- 12) Please provide one or more detail sheets depicting required site details, including but not limited to bike racks, Dumpsters, traffic control signage, stormwater, and utility details, etc.
- 13) Provide the distance from the edge of parking/ drive aisles to each apartment building. With Multifamily Dwellings (Buildings) the *Zoning Ordinance*, Article 6 Section 5.3 requires a distance of 15 feet from the parking to the building.
- 14) Any Erosion & Sediment Control Plans and Stormwater Management Plans granted approval by the Kent Conservation District and/or DNREC must reflect the Site Plan layout and

design conditionally approved by the Planning Commission and be in compliance with the *Zoning Ordinance* and technical review requirements of other agencies.

- a) Clarify the approach to stormwater management for the project.
 - b) Continued work should be done to communicate with the Kent Conservation District and/or DNREC and the City of Dover Public Works Department to identify how storm water flow will be managed from the construction of the Street Rights-of-Way.
- 15) Site development plan and uses must comply with any provisions of Brownfield Remedial Action Plans as approved by DNREC.
- 16) A separate Record Plan sheet must be submitted to show the consideration of the parcels to complete the Lot Consolidation to create the main parcel and to document the right-of-way dedication.
- a) The Record Plan must include cross access easements, any easements, or other items affecting the property lines.
- 17) Signs are subject to a separate review and approval process in the City of Dover. However, advice may be given on the locations of freestanding signs if they are included on the Site Plan.

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

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

- 1) Waiver Request: Reduction of Parking Requirements: Planning Staff recommends approval of the Waiver Request for the reduction in Parking Requirements. The Applicant is requesting a rate based on the type of apartment unit. Planning Staff further notes the overall proposed vehicle parking space figure is 683 parking spaces for the site overall, which should be sufficient and also reduces impact to natural areas on the site. The site includes bicycle parking and has proposed a sidewalk system connecting to sidewalks along proposed and current streets. The site may be within proximity of public transit routes along College Road.
- 2) Site Improvements: The Planning Staff has identified the following suggestions for improvements to the project/site design:
 - a) Include some handicapped parking spaces within the ground level (covered) parking area.
 - b) Include bicycle parking and/or storage areas within the ground level parking area.
 - c) Add detailing to rear elevations of the small garages.
 - d) Add handicapped parking spaces at east end of parking lot near recreation areas.
 - e) Add clearance alerts for under building parking area entries.
 - f) Add fencing and other recommended protection measures along the north property line adjacent to the State park area – Fork Branch Nature Preserve. Implement Nature Preserve

signage as recommended by DNREC.

g) Ensure accessible pathways are connected to the sport court surfaces and fitness amenities.

- 3) Tree Plantings: Planning Staff encourage the use of native tree species especially in areas adjacent to the existing woodland areas to remain and due to the project's proximity to area of the Fork Branch Nature Preserve. The applicant is recommended to consult with DNREC Staff on appropriate tree species for this area.
- 4) Planning Staff encourages this project to include the installation of Electric Vehicle Charging Stations in its parking lots/parking areas. Currently, the *Zoning Ordinance* does not require them, but many other jurisdictions have implemented such requirements. Electric Vehicle Charging Stations formats include EV-Capable, EV-Ready, and EV-Installed.

XIII. ADVISORY COMMENTS TO THE APPLICANT:

- 1) The Planning Commission should act upon the request for any waivers as part of any motion regarding this project application, or as a separate motion as necessary. Note: All waivers are at the discretion of the Planning Commission. The Commission may approve or deny waiver requests.
- 2) In the event, that major changes and revisions to the Site Development Plan occur in the finalization of the Site Plan contact the Department of Planning and Inspections. Examples include relocation of site components like paving and increases in floor area. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations regarding the Plan.
- 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 and Record Plan, the Plan must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. A Check Print must be submitted for review by Planning Office Staff and the other commenting agencies. Upon determination that the Plan is complete and all agency approvals have been received, copies of the Plan may be submitted for final endorsement (Final Plan Approval). The Record Plan must be recorded at the Kent County Recorder of Deeds and a copy returned to the Planning Office prior to Final Site Plan approval.
- 5) The applicant/developer shall be aware that prior to any development or ground disturbing activities on the site the appropriate site inspections and permits are required. This includes activities to clean-up existing vegetation, the import of fill dirt, etc.
- 6) The addresses for the new buildings proposed on the property will need to be confirmed with

the City's Tax Assessment Office.

- 7) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate Site Plan approvals, Pre-Construction meetings, site inspections and permits are required.
- 8) For building new construction, the requirements of the building code and the fire code must be complied with. Consult with the Chief Building Inspector and City of Dover Fire Marshal for these requirements. The resolution of these items may impact the site design including such items as building dimensions and height, building openings, and fire protection needs, etc.
- 9) The applicant shall be aware that Site Plan approval does not represent a Building Permit and associated construction activity permits. A separate application process is required for issuance of a Building Permit from the City of Dover. Building Permits will be required for each building.
- 10) The applicant shall be aware that Plan approval does not represent a Sign Permit, nor does it convey permission to place any sign on the premises. Any proposed site or building identification sign may require a Sign Permit from the City of Dover prior to placement of any such sign in accordance with *Zoning Ordinance*, Article 5 §4.

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



CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: MARCH 1, 2023



APPLICATION: College Road Apartments at Railroad Avenue/Grove Street
FILE #: S-23-06
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 PHONE #: jlyon@dover.de.us

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION

1. The proposed plan will require private trash collection services.

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. 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.

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.
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. 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.
5. 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.
6. 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.
7. 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.
8. Street grades shall not exceed five percent.
9. Street grades shall not be less than one-half percent wherever feasible.

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 C900 PVC pipe.
4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed building. These projections must be submitted prior to

approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.

5. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically, this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended.
6. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. The Department of Public Works will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90°) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
7. Based on the number of units proposed, the water main will be required to be twelve inches (12"). **This would also require the existing water main on Raymond Street and Mishoe Street to be upgraded to twelve inches (12") as well.** This is required to meet the necessary fire flow protection in this area. This upgrade will be the responsibility of the developer.
8. Each building shall have one (1) water service.

WASTEWATER

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - b. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "...any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.
3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures.
4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Sizing (flow) calculations must be submitted for all sanitary sewer mains showing that velocity and all other requirements are met.
6. The minimum size of all sanitary sewer laterals shall be six-inch (6").
7. If kitchen facilities are proposed a minimum 1,000 gallon, two chamber grease trap, meeting all Kent County ordinance requirements, must be provided. A construction detail for the proposed grease trap, as well as the proposed location, must be provided on the plan.
8. The downstream pump station must be evaluated by the developer / engineer to verify it can handle the additional effluent flow.

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.

College Road Apartments at Railroad Avenue/Grove Street

File #: S-23-06

March 1, 2023

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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: MAR 1, 2023

APPLICATION:	<u>College Road Apartments at Railroad Avenue/Grove Street</u>
FILE #:	S-23-06
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

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 if the new load requirements will change as soon as possible to verify 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.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: March 1, 2023**APPLICATION:** College Road Apartments at Railroad Avenue/Grove Street**FILE #:** S-23-06 **REVIEWING AGENCY:** City of Dover, Office of the Fire Marshal**CONTACT PERSON:** Jason Osika, Fire Marshal**PHONE #:** (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 residential/apartments and storage/garages.
2. Building Access shall be no further than 50 feet from a primary entrance

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

3. Parking shall be prohibited in front of the primary entrance for a width of not less than 1.5 times the width of the door(s) or for 10 feet, whichever is greater.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.3.2)
4. Perimeter access shall be 100% for the apartments and 50% for the garages 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. Fire lanes shall cover 75% for the apartments 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)

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. 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.

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

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

Residential areas

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

Commercial areas

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

Alley

12 feet wide

14. 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.
15. Speed Reduction Devices must be approved, please see City of Dover Ordinance Chapter 98-10 in reference to this process.
16. 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)

17. 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. 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.

19. 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.

20. 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>

21. 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.

22. 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)

23. Fire Department Connection is to be a 5-inch storz 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)

24. 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)

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

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, 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)

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. All new passenger elevators in a building shall be provided with a car sized to accommodate an ambulance cot 24 inches (609 mm) by 84 inches (2133 mm) in its horizontal open position. Where two or more new passenger elevators are located in a single hoist way and serve all or the same portion of the building, only one elevator car that provides a car sized to accommodate an ambulance cot 24 inches by 84 inches in its horizontal position for each hoist way shall be required. Elevator cars required to comply with 15.1 or 15.2 shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoist way door frame. Firefighter recall keys shall be provided in a manner acceptable to the local fire department. (2021 Delaware State Fire Prevention Regulations 705, Chapter I, 15)
33. 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.
34. Project to be completed per approved Site Plan.
35. Full building and fire plan review is required.
36. 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.
37. Construction or renovations cannot be started until building plans are approved.
38. 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.
39. Building cannot be occupied by the public until a Certificate of Occupancy is obtained.
40. 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 midrise building, please refer to the 2021 Delaware State Fire Prevention Regulations for additional requirements (supplied at the end of this packet)
2. Please confirm that the garages has 50% perimeter access as outlined in item # 4 listed above
3. Please confirm that the Fire Lane is 24' wide at building 1 by the garages
4. Please confirm that there is 15' between the building and parking as outlined in item # 6 listed above
5. Please confirm that the cul-de-sac is in compliance with the 2021 Delaware State Fire Prevention Regulations as outlined in item # 14 listed above.
6. Please confirm that the fire hydrant spacing is 800' on center as outlined in item # 17 listed above.
7. Please confirm that a fire hydrant is within 300' of each FDC as outlined in item # 25 listed above
8. Please confirm/ensure the landscape plan does not interfere with Fire Lanes and Perimeter Access

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):

2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)

2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)

2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)

2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)

2009 IBC (International Building Code)

Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations

2021 Delaware State Fire Prevention Regulations

City of Dover Code of Ordinances

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

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

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

Chapter 5 Mid Rise, High Rise and Large Area Buildings

1.0 Application

1.1 This chapter shall apply to all new buildings and this chapter shall apply to all existing buildings that undergo a change in occupancy.

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

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

Note: It is the intent of this subsection to prevent a submission for review and approval of a project in such stages that would have the effect of being less than the 50% of the square footage, in order to avoid having to have the building, etc., meet current standards.

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

2.0 Mid Rise Building Fire Protection Features Required.

2.1 Fire Command Center

2.1.1 Every Mid Rise building shall contain a fire command center for fire department operations in a location reviewed by the responsible Fire Chief and approved by the Office of the State Fire Marshal.

2.1.2 The fire command center shall contain the following:

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

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

2.1.2.3 Status indicators and controls for air handling

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

2.1.2.5 Telephone and internet access for fire department use

2.1.2.6 Emergency and standby power status indicators

2.1.2.7 Generator supervision devices and manual start and transfer features

2.1.2.8 Controls for unlocking fire exit stairway doors simultaneously

2.1.2.9 Controls required for smoke control

2.1.2.10 Important Keys to include

- 2.1.2.10.1 Elevator machine room
- 2.1.2.10.2 Elevator hoistway door access key
- 2.1.2.10.3 Side access door elevator car key
- 2.1.2.10.4 Electric room keys
- 2.1.2.10.5 Fire pump room keys
- 2.1.2.10.6 Mechanical room keys
- 2.1.2.10.7 Any master key

2.1.2.11 As built drawings. Specific types and format of drawings to be determined by the Office of the State Fire Marshal at time of plan review.

2.1.3 The Office of the State Fire Marshal may reduce the requirements of §1.1.2 of this Chapter if the Office of the State Fire Marshal determines that a specific item is not necessary for a specific building.

2.1.4 It is not the intent of this section to require a room solely for the purpose of a fire command center. The fire command center can be constructed as part of a lobby, security office, or other accessible gathering area. However, this area must meet the minimum criteria specified in this section for equipment, location, and personnel use.

2.2 Fire Alarm and Detection

2.2.1 Every Mid Rise building shall be provided with a fire alarm and detection system in accordance with the Life Safety Code, (NFPA 101) and other provisions of the Delaware State Fire Prevention Regulations.

2.2.2 Every Mid Rise building shall be provided with a standard manual fire alarm system with audio and visual devices in accordance with the National Fire Alarm Code (NFPA 72).

2.3 Smoke Management

2.3.1 Every Mid Rise building shall have fire exit stair tower pressurization in accordance with NFPA 92 and include Areas of Refuge if located in an enclosed area other than an exit stair tower.

2.3.2 Except for the lobby at main entrance level, all elevator lobbies shall be separated from the remainder of the floor by a smoke barrier. The elevator lobby is permitted to serve additional elevators.

2.3.3 The elevator lobbies shall be permitted to be open to the remainder of the floor in buildings equipped with a mechanical smoke control system that will restrict smoke and hot gases from entering the elevator shaft on the fire floor.

2.4 Standby Power, Light, and Emergency Systems

2.4.1 Every Mid Rise building shall be provided with an emergency power supply.

2.4.2 Standby power, light and emergency systems shall comply with the provisions of NFPA 110, or NFPA 111 as adopted and modified by these Regulations.

2.4.3 The fuel supply located on premises shall be sufficient for not less than two hours of the full demand operation of the system.

2.4.4 The standby system shall have a rated capability needed to simultaneously supply all equipment required to be operational during an emergency.

2.4.5 All required lighting, smoke management pressurization, electrically powered fire pumps and at least one elevator shall be connected to the standby power source. Elevators shall be provided with a selective load switch to allow transfer of power to each elevator. This will permit each elevator to be returned to the lobby and placed out of service except for fire department service.

2.4.6 Emergency Systems. Exit signs, exit illumination, and elevator car lighting shall be considered emergency systems, shall be connected to the standby source and shall operate within ten seconds of failure of the normal power supply.

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

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

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

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY



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APPLICATION: College Road Apartments at Railroad Avenue / Grove Street

FILE#: S-23-06

REVIEWING AGENCY: DelDOT

CONTACT PERSON: Joshua Johnson

PHONE#: 302-760-2141

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

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

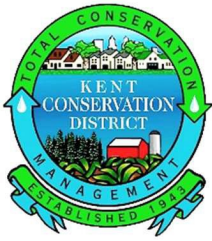
CITY & STATE CODE REQUIREMENTS:

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. The developer should schedule a pre-submittal meeting to discuss the development with DelDOT Subdivisions. The intersection of College Road and Mishoe Street should be evaluated as the site entrance.



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 MARCH 2023

APPLICATION: College Road Apartments at Railroad Ave/Grove Street

FILE #: S-23-06

REVIEWING AGENCY: Kent Conservation District

CONTACT PERSON: Kate Owens

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:

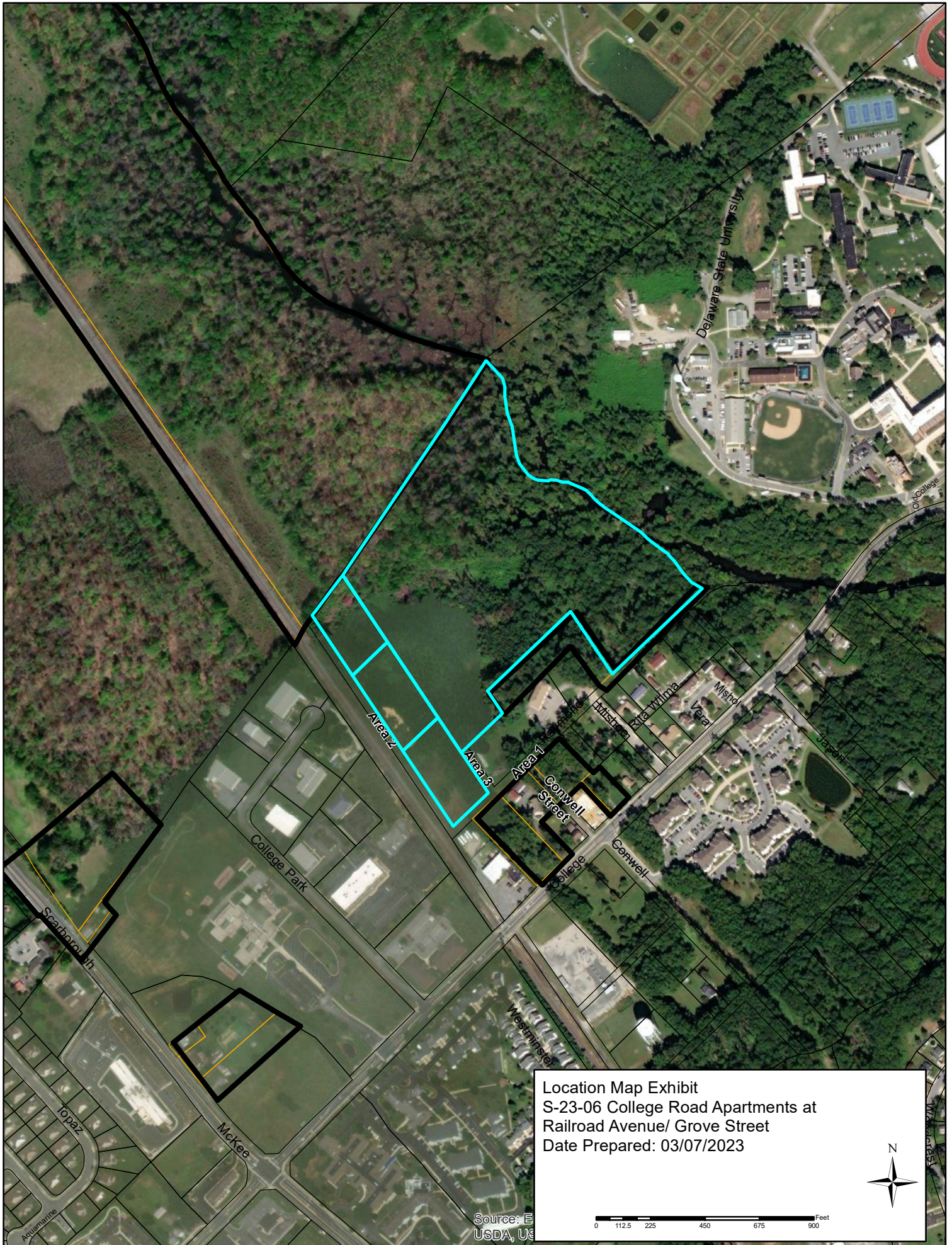
Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

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

ADVISORY COMMENTS TO THE APPLICANT:

1. A soils investigation in the proposed Stormwater facility areas is required to determine impacts of the seasonal high groundwater level and soils for any Best Management Practice (BMP) design.
2. The preferred methods of Stormwater management are those practices that maximize the use of the natural features of a site, promote recharge and minimize the reliance on structural components.
3. It is recommended that the stormwater management areas be incorporated into the overall landscape plan to enhance water quality and to make the stormwater facility an attractive community amenity.
4. A letter of no objection to recordation will be provided once the detailed Sediment and Stormwater Management Plan has been approved.



Location Map Exhibit
S-23-06 College Road Apartments at
Railroad Avenue/ Grove Street
Date Prepared: 03/07/2023

Source: E
USDA, US