



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

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF March 14, 2023
PLANNING COMMISSION MEETING of March 20, 2023

Plan Title: College Road Apartments at Railroad Avenue/Grove Street, S-23-06

Plan Type: Active Recreation Area Plan
Associated with Site Development Plan, S-23-06

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

Recreation Area: Required – 1.61 acres +/-
Provided – 1.67 acres +/- (72,771 SF)

I. PROJECT SUMMARY:

This application is for review of a 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.

Proposed Residential Development

Each Apartment Building consists of six floors with the first floor as parking and the floors 2-6 as residential. The apartment buildings depict 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 location) 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.

Site Considerations

The subject site includes woodland areas, areas of wetlands, and Special Flood Hazard Areas (floodplain). The *Zoning Ordinance* contains provisions that regulate, and place limitations related to these features. A maximum of 50% of the woodland on a property may be cleared for development. This site has 23.14 acres of woodland and will preserve 19.65 acres of woodland (84.9%). Wetland areas over 0.25 acres in size require a buffer; a 50-foot riparian buffer will be established adjacent to the wetland areas. The *Zoning Ordinance*, Article 5 §11.21 requires that flood hazard areas (1% Annual Chance Flood/100-year floodplain) remain as open natural areas with no impervious surfaces. The proposed development activity is not located within wetlands or floodplain areas.

It is also noted that the RG-5 zone requires that 25% of the lot area (property) be an open area which is not parking areas. For the subject property, at total of 923,907 SF (69.5%) is open space (not buildings, parking, or other impervious surfaces).

II. ACTIVE RECREATION AREA PLAN SUMMARY:

The Site Development Plan set as submitted by the applicant for the College Road Apartments at Railroad Avenue consists of multiple plan sheets including an Active Recreation Area Plan. This information is provided to show how the Plan is achieving the aims set out in the *Zoning Ordinance*, Article 5 Section 10: Open space, recreation, and other public facilities.

The Active Recreation Area is required at a rate of 275 SF per unit or a half-acre (21,780 SF), whichever is greater. With this project of 385 units, the Active Recreation Area requirement calculates to 105,875 SF (2.43 acres) which is greater than the half-acre (21,780 SF). Additionally,

the *Zoning Ordinance* limits the recreation area requirement to 10% of the development area. The development area was calculated from the overall lot size of 30.50 acres minus the wetlands area of 14.32 acres; this results in a development area of 16.18 acres for the property. Thus, the maximum Active Recreation Area required is 1.618 acres. The Active Recreation Areas proposed are shown within the Plan set and specifically on the Active Recreation Plan (Sheet 10 of 10; as revised 3/2/2023). See Summary Table below of Active Recreation Areas.

Active Recreation Area (Article 5 §10.1)		
<i>Required</i>		<i>Provided on Plan</i>
275 S.F. per dwelling unit or ½ acre (21,780 SF) whichever is greater to be provided on site. 385 DU = 105,875 SF (2.43 acres) Maximum required: 10% of gross development area (16.18 acres +/-) Maximum Required = 1.618 SF <i>Provided: 72,771 SF (1.67 acres)</i>		• Multi-Sport Court (Basketball, Tennis, Pickleball) • Sand Volleyball Court • Picnic Pavilion with picnic tables • Paved Walking Trail (1,640 linear feet) • Woodland Walking Trail (1,807 linear feet) • Outdoor Fitness Stations • Covered Bike Racks • Interior to Buildings: ○ Yoga/Game Room (~520 SF Each, one per floor)
Article 5 §10.151	<i>Accessible</i>	Each floor within the Apartment Building has a Yoga/Game Room space. The recreation amenities and trail areas are located to the east of the buildings and are accessed via paved sidewalks and trail systems.
10.152	<i>Pedestrian oriented</i>	In addition to the sidewalk system, there is a paved trail on the east side of the parking lot area and then a wooded walking trail.
10.153	<i>Age Oriented</i>	The types of recreation areas outlined in the plans show a variety of options that could be utilized by all age groups.
10.154	<i>Parking</i>	The parking is provided for the buildings and in the vicinity of the multi-sport court and picnic pavilion.
10.155	<i>Walking, jogging and biking trails</i>	There are 2 covered bike racks on the plan near the apartment buildings. The requirement is 1 bike space for every 20 car spaces (Article 6, Section 3 of the <i>Zoning Ordinance</i>): thus requiring 34 bicycle spaces. A total of 36 spaces are shown.
10.156	<i>Setbacks</i>	The recreation areas on these site plans appear to follow the setback requirements from property lines.
10.157	<i>Landscaping</i>	A total of 19.65 acres of woodland will retain on the property. The site also requires 158 new tree plantings, and the Plan proposes 268 trees and a number of shrub plantings over the site adjacent to parking lot, along property lines as screening, and adjacent to the trail system.

10.158	Area	Exterior Areas: Total 67,771 SF • Multi-Sport Court (Basketball, Tennis, Pickleball) • Sand Volleyball Court • Picnic Pavilion with picnic tables • Outdoor Fitness Stations Total Area of 47,083 SF • Paved Walking Trail – Total Area of 9,845 SF • Woodland Walking Trail – Total Area of 10,843 SF Interior Areas in Buildings: Total Area of 5,000 SF Yoga/Game Room per floor
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III. REVIEW PROCESS

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

The Parks, Recreation and Community Enhancement Committee will review the Recreation Area Plan at their meeting on March 14, 2023. The Planning Commission Public Hearing and Review of the Site Development Plan S-23-06 and the Recreation Area Plan is scheduled for March 20, 2023.

IV. CODE CITATIONS:

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

Article 5 Section 10

Section 10. - Open space, recreation, and other public facilities.

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

10.1 Recreation areas.

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

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

10.13 Definition. The following are illustrative of the types of recreation areas and subsequent facilities that shall be deemed to serve active recreational needs and therefore to count toward satisfaction of the recreation area requirements of this section: tennis courts, handball courts,

racquetball courts, swimming pools, saunas and exercise rooms, meeting or activity rooms within clubhouses, baseball and soccer fields, basketball courts, volleyball courts, swings, slides and play apparatus, and developed walking, jogging or biking trails.

10.14 *Recreation area review....*

10.15 *Design guidelines...*

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

V. STAFF RECOMMENDATIONS

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

- 1) Active Recreation Area: As a residential development, there is a requirement for Active Recreation area(s) and the project has proposed areas to satisfy the required size of 1.618 SF. Staff Recommends the following regarding these Recreation Areas:
 - a. Multi-Sport Courts: The Multi-Sport Court appears to show features indicating for paved surface with markings and select equipment. Clarify the materials used for court areas.
 - i. Add connecting path to this area from the Walking Trail to allow for wheelchair and stroller access.
 - b. Sand Volleyball Court: Placement is nearby to Multi-Sport Court and may be able to share seating options.
 - c. Picnic Pavilion: The design includes a sidewalk connection to the trail and ADA compliant picnic tables.
 - i. Clarify if other equipment like grills will be provided.
 - d. Walking Trails: There are two trail systems: a Paved Trail adjacent to the parking lot area and a Woodland Walking Trail.
 - i. Clarify surface material, width, and edge treatment of the trails.
 - e. Outdoor Fitness Stations: Plans submitted show that there are proposed features identified as fitness areas placed within a wooded area.
 - i. Clarify surface treatments.
- 2) Bicycle Parking: Bicycle parking is located at each of the Apartment Buildings. If any Bike Parking facilities are proposed internal to the buildings, then the Plans should note as such.
 - a) Staff recommends adding bike racks near the recreation amenities at the end of the parking lot cul-de-sac.
- 3) Identify locations of any benches for seating at recreation amenities and along trails.
- 4) Adequate Lighting for the Site: The Plan shows site lighting as pole fixtures within and adjacent to parking lots and apartment building. Clarify if there is any trail level lighting for the Woodland Walking Trail.
- 5) Landscape Plan:
 - a) Label the tree species on the plan drawings; the use of graphic depictions for each tree

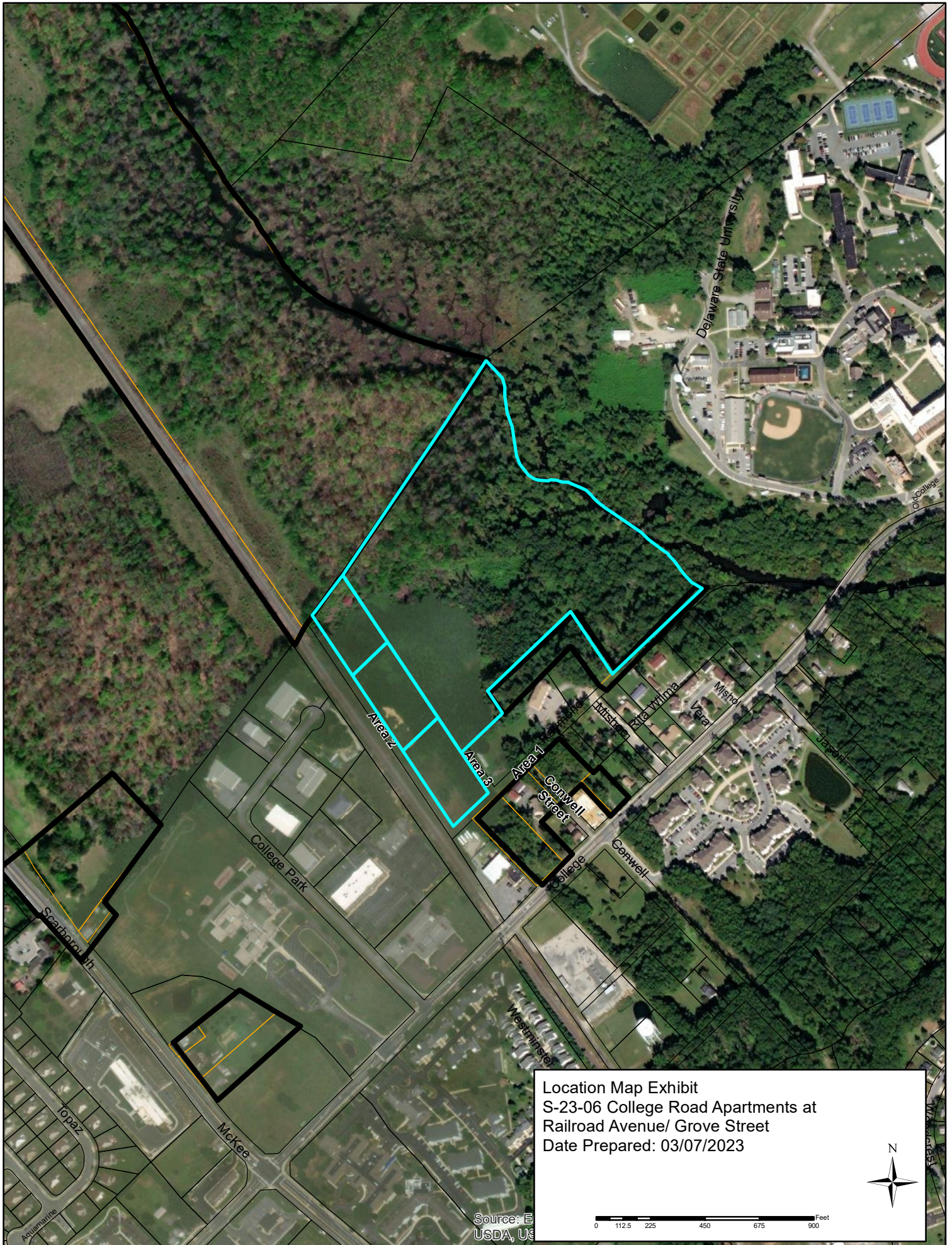
- specific is difficult to read/review. Also label the shrub plantings for clarity.
- a) The Landscape Plan must include certification note and signature/seal of authorized design professional (Landscape architect, architect, or Delaware Certified Nursery Professional).
 - b) Tree placements providing shade to recreation amenity areas is encouraged.
 - c) 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.
- 2) Tree Plantings: Planning Staff encourages 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.
- 6) The subject property is adjacent to State parkland that is part of the Fork Branch Nature Preserve. Recommendations were made as part of the PLUS (Preliminary Land Use Services) Review process regarding this proximity.
- a) Add fencing and other recommended protection measures along the north property line adjacent to the State park area. Implement Nature Preserve signage as recommended by DNREC.

VI. ADVISORY COMMENTS

- 1) This Site Development Plan set depicting the Recreational Areas are to include appropriate improvements, plans, and details of the Active Recreation Area as approved.
- 2) There shall be provisions which ensure that the community space (all areas under consideration for Active Recreation Areas) shall continue as such and be properly managed and maintained. The developer shall either retain ownership and responsibility for maintenance of the common use areas or provide for and establish one (1) or more organizations for the ownership and maintenance of all common space i.e., a Homeowners Association or other property management entity. The organization shall be responsible for maintenance, insurance, and taxes on the community space.
- 3) In the event, that major changes and revisions to the Plan occur in the finalization of the Plan contact the Planning Office. Examples include reorientation of buildings, relocation of site components, changes in floor area or unit count, or design revisions impacting Active Recreation Areas. These changes may require resubmission for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regard to the plan.
- 4) The Parks, Recreation, and Community Enhancement Committee shall submit to the Planning Commission a report detailing the recommendations as to the Recreation Area Plan.

Attachments:

- Location Map Exhibit
- Active Recreation Area Plan (Sheet 10) S-23-06 College Road Apartments at Railroad Avenue
- Select Other Sheets from Site Plan Set: Overall Site Plan (Sheet 3) Landscape Plan (Sheets 7 and 8)



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

Source: E
USDA, US

PROPERTY SUMMARY

TAX PARCEL NUMBERS: 2-05-06700-02-5600-00001 - 26.13 Acres
2-05-06700-02-5500-00001 - 1.42 Acres
2-05-06700-02-5400-00001 - 1.72 Acres
2-05-06700-02-5300-00001 - 1.81 Acres

OWNERS: PATEL COLLEGE PROPERTIES, LLC
PATEL EXCESS COLLEGE ROAD, LLC

LOT SIZE GROSS (CONSOLIDATED): 31.08 ACRES (1,353,974 SQ. FT.)

LOT SIZE NET (CONSOLIDATED): 30.50 ACRES (1,328,578 SQ. FT.)

ZONING: RG-5

PROPOSED USE: MID-RISE APARTMENTS

ACTIVE RECREATION AREA CALCULATION:

AREA REQUIREMENTS PER CITY OF DOVER CODE, ARTICLE V, SECTION 10.16:

- 275 SQ. FT. PER DWELLING UNIT OR ½ ACRE MIN. (WHICHEVER IS GREATER)
385 DWELLING UNITS * 275 SQ. FT. = 105,875 SQ. FT. (2.43 ACRES)
- IN NO CASE SHALL THE COMMISSION REQUIRE MORE THAN 10% OF THE DEVELOPMENT AREA BE PROPOSED AS ACTIVE RECREATION.
DEVELOPMENT AREA = NET LOT AREA (30.50 ACRES) MINUS WETLAND AREAS (14.32 ACRES) = 16.18 ACRES
10% OF DEVELOPABLE PORTION OF SITE = 1.61 ACRES (MIN. REQUIRED ACTIVE RECREATION AREA)

PROPOSED ACTIVE RECREATION AREA:

- INTERIOR BUILDING = 5,000 SF - RECREATION / FITNESS ROOMS (500 SF / FLOOR OR 2,500 SF PER BLDG.)
- EXTERIOR = 67,771 SF
 - 1,640 ± LF PAVED TRAIL ALONG PARKING (9,845 SF)
 - 1,807 ± PAVED WOODED WALKING TRAIL (10,843 SF)
 - SPORTS COURTS, PICNIC AREAS, FITNESS ACTIVITY STATIONS (47,083 SF)
- TOTAL ACTIVE RECREATION AREA = 72,771 SQ. FT. (1.67 ACRES)



OVERALL SITE RECREATION PLAN
SCALE: 1" = 80'



MULTI-SPORT COURT (BASKETBALL, TENNIS, PICKLEBALL)



OUTDOOR FITNESS STATIONS



PICNIC PAVILION



SAND VOLLEYBALL COURT



COVERED BICYCLE RACK



ADA COMPLIANT PICNIC TABLE



PENNONI ASSOCIATES INC.
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Newark, DE 19713-4310
T 302.655.4451 F 302.654.2895

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

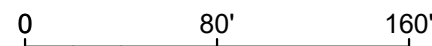
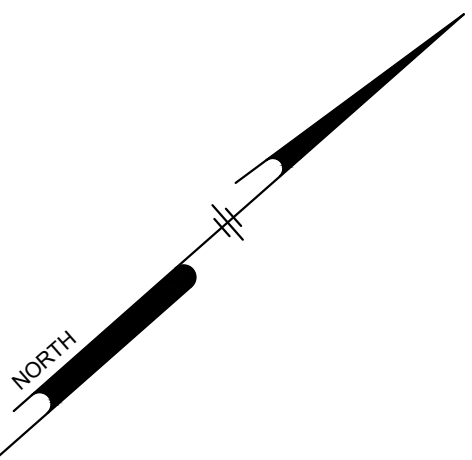
COLLEGE ROAD APARTMENTS
RAILROAD AVENUE & GROVE STREET
CITY OF DOVER, KENT COUNTY, DELAWARE

ACTIVE RECREATION PLAN
PATEL COLLEGE PROPERTIES, LLC & PATEL EXCESS COLLEGE ROAD, LLC
1640 POWDERHORN DRIVE
NEWTOWN, PENNSYLVANIA 18940

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	PLAWX19001
DATE	2023-01-23
DRAWING SCALE	1"= 40'
DRAWN BY	ALS
APPROVED BY	GBR



FIRE MARSHAL NOTES:

- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- THE FOLLOWING WATER FOR FIRE PROTECTION REQUIREMENTS APPLY: MAIN SIZES: 6" MINIMUM. MINIMUM CAPACITY: 1,000 GPM @ 20 PSI RESIDUAL FOR 1 HOUR DURATION. HYDRANT SPACINGS: 800' ON CENTER (DSFPR REGULATION 702, CHAPTER 6, SECTION 3).
- LOCK BOX WILL BE REQUIRED. CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.
- THE PROPOSED BUILDING SHALL BE SIX STORY (70 FT MAX.)

- AUTOMATIC FIRE SPRINKLERS ARE PROPOSED FOR THIS STRUCTURE AND SHALL BE MONITORED BY AN APPROVED FIRE ALARM SYSTEM.
- FIRE DEPT. CONNECTION SHALL BE WITHIN 50 FEET OF MAIN ENTRANCE. ACCESS TO THE FIRE DEPT. CONNECTION SHALL BE CLEAR AND UNOBSTRUCTED AS DEFINED BY THE STATE FIRE REGULATIONS. FIRE DEPT. CONNECTION SHALL BE WITHIN 300 FEET OF A FIRE HYDRANT, MEASURED AS HOSE WOULD OFF THE FIRE EQUIPMENT.
- ADDRESS NUMBERS OF AT LEAST 12 INCHES IN HEIGHT MUST BE PLACED ON THE STREET SIDE OF THE BUILDING AND VISIBLE FROM THE STREET.

CITY OF DOVER GENERAL NOTES:

- OWNERSHIP OF THE PROPOSED ACTIVE RECREATION AREA SHALL BE RETAINED BY THE DEVELOPER OR A DESIGNATED HOMEOWNER'S / MAINTENANCE ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, INSURANCE AND TAXES ON THE RECREATION AREA.
- SANITATION SERVICES SHALL BE PROVIDED BY A PRIVATE SANITATION HAULER.

PROPOSED LAND USE SUMMARY

BUILDINGS	79,493 SF (6.0%) INCLUDES GARAGES
OTHER IMPERVIOUS SURFACE	325,178 SF (24.5%)
OVERALL IMPERVIOUS COVERAGE	404,671 SF (30.5%)
OPEN SPACE	923,907 SF (69.5%)
TOTAL	1,328,578 SF

SITE CONSTRUCTION NOTES:

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD AND DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
- THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
- DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE, BUT NOT IN PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), SEEDED AND MULCHED. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF "DELAWARE TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND EMERGENCY OPERATIONS."
- DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD.
- DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS:
 - EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING.
 - THERMO PLASTIC (EXTRUDED OR PREFORMED MATERIAL) WILL BE REQUIRED ON ASPHALT SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
 - PERMANENT PAVEMENT MARKING TAPE (PER DELDOT APPROVED MATERIALS LIST) WILL BE REQUIRED ON CONCRETE SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
- BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT STANDARD CONSTRUCTION DETAIL T-15.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
 - THE OWNER, KENT CONSERVATION DISTRICT, & SITE ENGINEER
- THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEEP CONDITION AT ALL TIMES.
- THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
- TRANSITIONS FROM PROPOSED SIDEWALK AND CURB TO EXISTING SHALL BE MADE AT THE NEAREST EXISTING JOINT.

PURPOSE NOTE

THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSOLIDATION OF 4 EXISTING TAX PARCELS INTO ONE PARCEL AND TO PROPOSE TWO MID-RISE, MULTI-FAMILY RESIDENTIAL APARTMENT BUILDINGS WITH PARKING, ACTIVE RECREATIONAL AREAS, AND ASSOCIATED APPURTENANCES.

PROPERTY SUMMARY

TAX PARCEL NUMBERS	2-05-06700-02-5900-00001 - 26.13 Acres 2-05-06700-02-5900-00001 - 1.42 Acres 2-05-06700-02-5400-00001 - 1.72 Acres 2-05-06700-02-5300-00001 - 1.81 Acres
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OWNER	PATEL COLLEGE PROPERTIES, LLC PATEL EXCESS COLLEGE ROAD, LLC
LOT SIZE GROSS (CONSOLIDATED)	31.08 ACRES (1,353,974 SQ. FT.)
LOT SIZE NET (CONSOLIDATED)	30.50 ACRES (1,328,578 SQ. FT.)
ZONING	RG-5
PROPOSED USE	MID-RISE APARTMENTS

ZONING (RG-5) REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
MINIMUM LOT AREA (MAX DENSITY)	900 SF / DU (1,476 DU)	385 DU (3,451 SF/DU)
MINIMUM LOT WIDTH	100 FEET	172 ± FEET
MINIMUM LOT DEPTH	125 FEET	1,015 ± FEET
MINIMUM FRONT YARD	25 FEET	25 FEET
MINIMUM SIDE YARD	25 FEET	25 FEET
MINIMUM REAR YARD	25 FEET	>25 FEET (VARIES)
MAXIMUM BUILDING HEIGHT	70 FEET OR 6 STORIES	6 STORIES < 70 FEET
MINIMUM OPEN SPACE	25% LOT AREA (7.73 AC.)	>= 21.21 ACRES (69.5%)
MINIMUM ACTIVE RECREATION	10% OF GROSS DEVELOPMENT AREA (16.18*10%=1.61 ACRES)	72,771 SF (1.67 ACRES)
REQUIRED PARKING (APARTMENTS)	2.25 PER DU (2,253385UNITS = 867)	
PROPOSED PARKING (APARTMENTS)		
WAIVER REQUIRED*	1.5 PER STUDIO (233) 1.5 PER 1 BEDROOM(263) 2 PER 2 BEDROOM(110) 1 PER 5 UNITS(77)	179- GARAGE (INT.) 42 - GARAGE (EXT.) 462 - SURFACE
ADA SPACES	683 MIN. SPACES REQUIRED 2% OF TOTAL PROPOSED(15)	683 PROPOSED 16 PROPOSED
REQUIRED BIKE PARKING	1 PER 20 PARKING SPACE 683 SPACES(20-34 REQUIRED)	36 PROPOSED BIKE SPACES 50 FEET
WETLAND PAVING SETBACK	100 FEET OR 50 FEET W/ PROPOSED RIPARIAN BUFFER PLANTINGS	
PARKING SETBACKS	NOT ALLOWED IN FRONT YARD MIN. 3' OTHER YARDS	COMPLIES (25' MIN.) 5 FEET
DUMPSTERS REQUIRED	15 (1 PER FIRST 48 DU, 1 FOR EACH ADDITIONAL 24 DU)	15

DWELLING UNIT TYPE BREAKDOWN

	PROPOSED
2 BEDROOM APARTMENT	55 UNITS (15% OF TOTAL)
1 BEDROOM APARTMENT	175 UNITS
STUDIO APARTMENT	155 UNITS
TOTAL	385 UNITS

WAIVERS OR VARIANCES REQUIRED

A WAIVER IS REQUESTED FROM ARTICLE VI, SECTION 3, WHICH REQUIRES 2.25 PARKING SPACES PER DWELLING UNIT TO PERMIT 1.78 SPACES PER DWELLING UNIT USING RATIOS AS FOLLOWS:

- 1.5 SPACES PER STUDIO
- 1.5 SPACES PER 1-BEDROOM APARTMENT
- 2.0 SPACES PER 2-BEDROOM APARTMENT
- 1.0 SPACE PER 5 UNITS FOR VISITOR OVERFLOW PARKING

PENNONI ASSOCIATES INC.
Christiana Executive Campus
121 Continental Drive, Suite 207
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T 302.655.4451 F 302.654.2895

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COLLEGE ROAD APARTMENTS
RAILROAD AVENUE & GROVE STREET
CITY OF DOVER, KENT COUNTY, DELAWARE

OVERALL SITE PLAN
PATEL COLLEGE PROPERTIES, LLC & PATEL EXCESS COLLEGE ROAD, LLC
1640 POWDERHORN DRIVE
NEWTOWN, PENNSYLVANIA 18940

NO.	DATE	REVISIONS	BY

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PROJECT **PLAWX19001**

DATE 2023-01-23

DRAWING SCALE 1"= 80'

DRAWN BY ALS

APPROVED BY GBR

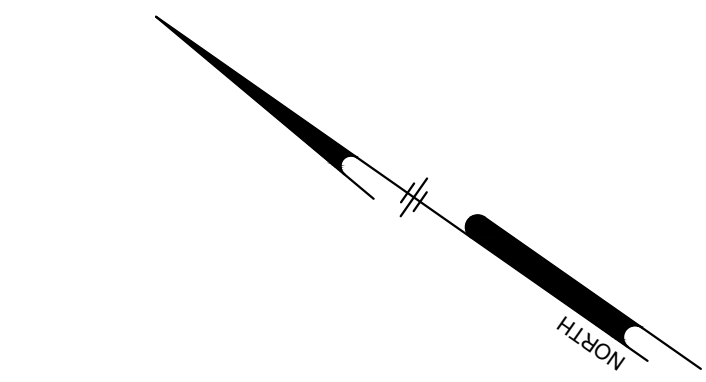
CS1001.1

SHEET 3 OF 10

	EVERGREEN TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT		
		AB	15	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2" CAL.	B&B	STRAIGHT SINGLE LEADER	
		BN	16	BETULA NIGRA	RIVER BIRCH	2" CAL.	B&B	STRAIGHT SINGLE LEADER	
		GB	14	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD MAIDENHAIR TREE	2" CAL.	B&B	STRAIGHT SINGLE LEADER	
		GI	22	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	2" CAL.	B&B	STRAIGHT SINGLE LEADER	
		NS	20	NYSSA SYLVATICA 'DAVID ODOM' TM	AFTERBURNER TUPELO	2" CAL.	B&B	STRAIGHT SINGLE LEADER	
		QB	12	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	B&B	STRAIGHT SINGLE LEADER	
		TD	15	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	B&B	STRAIGHT SINGLE LEADER	
		TG	30	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL.	B&B	STRAIGHT SINGLE LEADER	
	EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT		
		IO	33	ILEX OPACA	AMERICAN HOLLY	6' HT.	B&B	FULL FORM TO GROUND	
		PG	15	PICEA GLAUCA	WHITE SPRUCE	6' HT.	B&B	FULL FORM TO GROUND	
		TP	25	THUJA PLICATA	WESTERN RED CEDAR	6' HT.	B&B	FULL FORM TO GROUND	
	FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT		
		AM	21	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY MULTI-TRUNK	6' HT.	B&B		
		CC	12	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	6' HT.	B&B		
		MV	18	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6' HT.	B&B		
	SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	HEIGHT	REMARKS
		AA	37	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	#5	CONT.	24" - 30"	MIN. 5 STEMS
		CA	42	CLETHRA ALNIFOLIA	SUMMERSWEET	#5	CONT.	24" - 30"	MIN. 5 STEMS
		IW	46	ILEX VERTICILLATA	WINTERBERRY	#5	CONT.	24" - 30"	MIN. 5 STEMS
		RG	123	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#3	CONT.	18" - 24"	MIN. 5 STEMS
		VD	48	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	#5	CONT.	24" - 30"	MIN. 5 STEMS

TREE DENSITY WORKSHEET	
TOTAL LOT AREA:	30.50 AC.
TOTAL AREA OF WOODLANDS ON SITE:	23.14 AC.
TOTAL AREA OF WOODLANDS TO BE PRESERVED (MUST BE >= 50%):	19.65 AC. (84.9%)
NON-WOODLAND AREA (SITE AREA MINUS AREA OF PRESERVED WOODLAND):	10.85 AC. (472,626 SF)
NEW TREE PLANTINGS REQUIRED (1 TREE PER 3,000 SQUARE FEET OF NON-WOODLAND AREA ON SITE):	158
TREE PLANTINGS PROPOSED:	268

1. ALL NEW TREES SHALL HAVE A ONE YEAR REPLACEMENT GUARANTEE.
2. ONLY PRUNE OR REMOVE EXISTING TREES WHERE REQUIRED TO CONSTRUCT IMPROVEMENTS.
3. NO PLANTINGS SHALL BE PLANTED CLOSER THAN TEN FEET (10') TO UTILITIES.



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LANDSCAPE PLAN

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[illegible]

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DATE 2023-01-23

DRAWING SCALE 1"= 40'

DRAWN BY ALS

CS2002

SHEET 8 OF 10