



DATA SHEET FOR SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF: June 3, 2026

PLANNING COMMISSION MEETING OF: June 15, 2026

Plan Title:	Delaware State University Football Stadium Plaza on 1200 North Dupont Highway S-26-11
Plan Type:	Site Development Plan
Location:	Northeast area of Delaware State University main campus immediately west of North DuPont Highway
Address:	1200 North Dupont Highway, Dover, DE 19901
Tax Parcel:	ED-05-057.00-01-21.00-000
Owner:	Delaware State University
Development Area:	3.93 acres +/- (171,190.80 SF +/-)
Zoning:	IO (Institutional and Office Zone) SWPOZ (Source Water Protection Overlay Zone): Tier 3 Excellent Recharge Area
Previous Use:	University (Existing stadium parking lot and stadium facilities)
Proposed Use:	University with improved Football Stadium Plaza
Building Area:	53,370 SF +/- for Proposed Building 4,400 SF (Alternative 1 – Building Addition) Total 57,943 SF +/-
Off Street Parking:	Required – 293 spaces Proposed – 11 handicap spaces
Bicycle Parking Spaces:	Proposed - 11 spaces
To Be Clarified:	Compliance with SWPOZ Impervious Surface Coverage

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY

**City of
Dover
Planning
Office**

D.A.C. MEETING DATE: June 3, 2026

APPLICATION: Delaware State University Football Stadium Plaza on 1200 N. Dupont Highway

FILE #: S-26-11

REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Dawn Melson-Williams, AICP

PHONE #: (302) 736-7196

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

I. PLAN SUMMARY

This application is for review of a Site Development Plan to permit construction of a 53,370 SF +/- Building with Stadium Plaza Complex and the associated site improvements on the 3.93 acres +/- (171,190.80 SF +/-) development area. The project site will redevelop the south side (home stands) area at the football stadium located on the Delaware State University main campus. The property is zoned IO (Institutional and Office Zone) and also subject to the SWPOZ (Source Water Protection Overlay Zone): Tier 3 Excellent Recharge Area. Property Address: 1200 N. Dupont Highway. Tax Parcel: ED-05-057.00-01-21.00-00001. Council District 4.

II. PROJECT DESCRIPTION

The subject property development area consists of a 3.93 +/- acre portion of the 161.91 +/- acre parcel (ED-05-057.00-01-21.00-00001) north of College Road, west of US Route 13 southbound, and northeast of the on-campus Loop Road. This site has previously been developed as the parking and stadium entrance area on the south side of the existing Delaware State University Alumni Stadium and facility/ticket buildings. There is an existing shed that will remain on site. This location is within Delaware State University grounds. An alternative design (Alternative 1) would include a 4,400 SF, one-story addition north of the main proposed building for a Strength and Conditioning Training Facility.

The proposed project would consist of a four-story 53,370 SF building (*57,770 SF with Alternative 1) within the Stadium Plaza Complex, landscaping, and associated site improvements with a locker room, laundry, storage, training rooms, utilities, ticketing, reception area, kitchen lounge, VIP area, press/coaches' area, and meeting rooms. The site access will be via a drive-aisle off Loop Road and connect to the existing parking lot area. This drive-aisle will allow access to the proposed new locker room building, stadium entrance, and grandstand area with eleven (11) proposed ADA parking spaces and additionally converting six (6) existing parking lot spaces to handicap spaces. The Site Plans submitted show a crosswalk along the Loop Road site entrance. A sidewalk providing dedicated pedestrian access is shown connecting to the existing sidewalk along

the Loop Road.

Surrounding Land Uses:

The adjacent areas from the project development area to the south, west, and east are all located within the university areas and are zoned IO (Institutional and Office Zone). These areas consist of university facility buildings, recreational areas, offices, and parking areas. The areas beyond the project limits to the east across US 13 are zoned SC-3 (Regional Shopping Center Zone) and C-4 (Highway Commercial Zone) consisting of a variety of retail and dining establishments.

III. ZONING REVIEW

IO Zoning District

The property is zoned IO (Institutional and Office Zone) and is subject to the regulations of *Zoning Ordinance*, Article 3 §10, Article 4 §4.15, and Article 5 §8.1 as a non-residential lot development. Additionally, Site Development Plan approval in accordance with [article 10](#), section 2 shall be required prior to the issuance of Building Permits for the erection or enlargement of all structures and prior to the issuance of Certificates of Occupancy for any change of use in this zone. Permitted uses within this zoning district (Article 3, §10.d) include:

Public and institutional uses including hospitals, medical clinics, libraries, police stations, courthouses, transit centers, schools, colleges, universities, places of public assembly, philanthropic and charitable institutions, parks, playgrounds, public indoor recreation centers, athletic fields.

Broadly speaking, an extension of the existing university stadium facilities and parking lot is a permitted use within this zoning district.

SWPOZ – Source Water Protection Overlay Zone, Tier 3: Excellent Recharge Area

The purpose of the Source Water Protection Overlay Zone (*Zoning Ordinance*, Article 3 §29) is to provide a safe drinking water supply and to ensure that groundwater is adequately protected and maintained. This entire Project Area is subject to the Tier 3: Excellent Recharge Area.

The following uses are prohibited throughout the SWPOZ, including in the excellent recharge area:

Zoning Ordinance Article 3 Section 29

29.51 *Uses prohibited:*

- a) Automobile body/repair shop, motor vehicle, boat or farm equipment service;
- b) Gas stations and motor vehicle service stations;
- c) Fleet/trucking/bus terminal;
- d) Dry cleaner;
- e) Electrical/electronic manufacturing facility;
- f) Machine shop;
- g) Metal plating/finishing/fabricating facility;
- h) Chemical processing/storage facility;
- i) Wood preserving/treating facility;
- j) Junk yard/scrap yard/salvage yard;
- k) Mines/gravel pit;
- l) Land divisions resulting in high density (> one unit/acre) septic systems;
- m) Equipment maintenance/fueling areas;
- n) Injection wells/dry wells/sumps, except for single-family residences directing gutter downspouts to a drywell;

- o) Underground storage tanks;
- p) All uses not permitted in the underlying zone district.

As proposed, the activities and onsite facilities do not appear to be a prohibited use under the SWPOZ.

SWPOZ - Tier 3: Excellent Recharge Areas Lands are additionally subject to specific rules regarding impervious coverage. The maximum coverage within Tier 3 Lands is typically 30% or 60% if infiltration is used in the development's stormwater management. Redevelopment typically requires a 15% reduction from pre-development conditions under *Zoning Ordinance*, Article 3 §29.73. See code excerpts below.

Article 3 Section 29

29.72 Impervious surfaces. Impervious surfaces within tier 3 lands of the source water protection overlay zone are limited to a maximum of 30 percent. Limits upon impervious surface apply to portions of a site which is within tier 3 lands. New development may exceed the 30 percent impervious cover threshold up to 60 percent impervious cover provided the differential volume of stormwater generated from 30 percent to 60 percent impervious cover, based on the two-year storm, is infiltrated within an excellent recharge area. The use of infiltration shall be based upon the technical merits of the application as well as the ability to quantify the volume of recharge. All infiltration facilities shall be designed in accordance with the Delaware Sediment and Stormwater Regulations.

29.73 Redevelopment. Site modification which requires site development plan approval must create a 15-percent reduction in the amount of impervious surface on the site when compared to pre-redevelopment conditions.

- (a) If the 15-percent reduction would require a site to go below the 30-percent maximum impervious surface provision of section 29.72, then the maximum impervious surface cover for the site is 30 percent.
- (b) If stormwater is infiltrated within the excellent recharge area as per section 29.72 then only an amount of reduction in impervious surface which is necessary to meet the 60-percent maximum will be required.

A significant portion of the Delaware State University Campus north of College Road is subject the SWPOZ – Tier 3: Excellent Recharge Area. This project area at the Football Stadium Plaza area is considered as redevelopment. Focusing on this Site Development Area (Limit of Disturbance), the existing conditions are listed as 78.4% impervious surface. The Project Development Area's impervious coverage is currently proposed at 73.8% following construction; a reduction of approximately 6%. Even with the proposed bioretention facility on the southwest side of the project area as part of the development's stormwater management plan, the impervious coverage exceeds the 60% threshold and does not provide a 15% reduction required for redevelopment. This calculation is presented in the data column on the plan set cover sheet. Sufficient information has not been given to evaluate where the campus as a whole stands with the impervious cover limitations of the SWPOZ. The Site Development Area could also be revised to incorporate more open space areas for compliance. The applicant continues to evaluate methods for compliance with these SWPOZ requirements and the potential for infiltration methods of stormwater management. The project may have to seek a variance from the Board of Adjustment related to the SWPOZ provisions.

The bioretention facility and other stormwater management facilities will be reviewed as part of

the Stormwater Management Plan by the Department of Natural Resources and Environmental Control (DNREC).

IV. PARKING SUMMARY

The Plans submitted show that 166 of the existing parking lot spaces will be eliminated and eleven (11) vehicle parking spaces are to be provided near the south side of the project limits of the proposed building. All 11 newly proposed parking spaces will be ADA-accessible spaces located near the main, southeast entrance of the plaza and six (6) existing parking spaces on the southwestern side of the driveway entrance will be converted to ADA-accessible spaces.

A centralized parking plan for the Delaware State University campus was approved by the Board of Adjustment in 2009, superseding code requirements for the campus and individual campus components. Per the Campus Parking Plan, the Board of Adjustment set the required number of parking spaces needed for the Delaware State University Campus at 1,650 parking spaces per Article 6 Section 3.8 of the *Zoning Ordinance* on April 15, 2009 (V-08-19). The current number of parking spaces on campus is estimated to be 2,239 parking spaces with a surplus of 331 parking spaces. This accounts for four of the prior surplus spaces being allocated to the construction of the Agricultural Building as part of Site Plan S-23-18. This project at the Stadium Area will remove 166 parking spaces and construct 11 new parking spaces; therefore, 176 spaces would remain from the campus surplus spaces at project completion. These parking calculations must be confirmed.

Bicycle Parking

The site is required to provide bicycle parking. The minimum bicycle parking requirement is one (1) for every twenty (20) vehicle parking spaces. Sheet C300 includes a bicycle parking calculation which bases the required bicycle parking on 201 vehicle parking spaces, indicating eleven (11) bicycle parking spaces are required for the project. The calculation does not indicate the basis for 201 spaces; the applicant indicated it is the number spaces in the closest large parking lot to the stadium area. There is a parking lot at the southeast corner of the project area that extends beyond the identified project area.

The applicant has stated on the plans that there are a planned 11 bicycle parking spaces to be provided at the southeast corner of the building adjacent to the parking lot.

V. SITE CONSIDERATIONS

Access

The main/only vehicle entrance to the stadium development area is via Loop Road in the center-south of the site. Loop Road is an interior road within the Delaware State University grounds. The approximately 30-foot-wide entrance drive connects to the vehicle parking spaces along the southeast and east sides of the building and the existing parking areas outside the proposed development area to the south. A crosswalk is proposed across the driveway entrance with ramps and ADA early warning detection pads.

Sidewalk

Sidewalks are required along all street frontages. The plan notes a sidewalk proposed along the southwest Loop Road frontage of the property. This sidewalk also connects to a perpendicular specialty paver/drop off area on the west side of the project towards the stadium. The Plan shows that a sidewalk is planned providing pedestrian access from this pathway, onto the site/main plaza

entrance, and connecting to the existing sidewalk network along Loop Road on the other side of the driveway entrance. The overall Delaware State University Campus has an internal sidewalk network and sidewalks along North DuPont Highway and most of College Road.

Lighting

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

Dumpsters

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

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

The *Zoning Ordinance* goes on in Article 5 §6.12 to note that non-residential uses provide a minimum of two (2) dumpsters per property. Delaware State University also has a centralized waste collection area, so no onsite dumpsters would be required. However, the Plans identify two (2) dumpsters to be provided located in an enclosure at the southeast end of the parking area and the design is detailed on Sheet C306. The proposed trash enclosure appears to be fenced and will use two (2) 10-foot-wide by 8-foot tall 2"-#9 galvanized gates.

Curbing

The use of 6-inch upright curbing for parking lots and drive aisles is a requirement stipulated in Article 6 §3.6(b) of the *Zoning Ordinance*. The Site Plans submitted (sheet C305) note there is 6-inch upright curbing to be provided.

Arterial Street Buffer

Article 5 §7.3 stipulates that for areas where non-residential zoned property fronts on a principal arterial street, as designated by the comprehensive plan, a landscape buffer shall be required in addition to normal landscaping of the street right-of-way. Arterial street buffers shall be a minimum of 30 feet in depth, measured from the right-of-way line of the arterial street and this landscape buffer shall be planted with a variety of trees, shrubs and ground cover (landscape guidelines of Article 5 §15). As presented, the plan shows that the paved area will encroach into the 30-foot-wide Arterial Street Buffer along North DuPont Highway. The applicant will look to revise the location of the paved area to remove its encouragement into the Arterial Street Buffer area.

The submitted Landscape Plan (Sheet L0.00) does not indicate that additional landscaping will be included in this Arterial Street Buffer area; however, there are existing lawn areas with trees and shrubs planted between the property line and the roadway.

Flood Hazard Area

The *Zoning Ordinance*, Article 5 §11.21 requires that special flood hazard areas (100-year floodplain) remain as open natural areas with no impervious surfaces. Portions of the Delaware State University campus property are within the Special Flood Hazard Area (100-year floodplain/ 1% chance of annual flooding). This property is found on the FEMA FIRM Panel of Kent County Delaware Map Number 10001C0166H effective date May 5, 2003. The flood hazard area is in the western area of the campus adjacent to the Fork Branch. This subject project area is not located in the special flood hazard area.

VI. BUILDING ARCHITECTURE

Conceptual Renderings and Exterior Elevation Drawings were submitted for the proposed Facility. The building is proposed as a rectangular-shaped structure. The exterior is composed primarily of rectangular-shaped panels, whose material is not specified but is listed as a mix of metal and composite materials. They are in a small variety of gray tones with a light, medium, and darker gray provided. The darker neutral tone encompasses the majority of the main building while the central, trapezoidal tower is composed of lighter panels and glazing. The east elevation shows a series of loading doors. The south side also has several doors with glazing and three main entrance points.

The Football Stadium Plaza area consists of multiple pavement surfaces and designs leading to the main entry to stadium grandstands and associated buildings. There are sidewalk connections from the Loop Road and nearby parking lots. There are seating areas and landscape planters.

VII. TREE PLANTING AND LANDSCAPE PLAN

Woodland

The *Zoning Ordinance*, Article 5 §16.2 defines Woodland as follows:

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

The Landscape Plan provided by the Applicant notes that there are no existing areas of woodland in the site development area and therefore a Tree Preservation and Selective Clearing Plan for cleared woodlands is not required.

Tree Planting

Article 5 §16.62 of the *Zoning Ordinance* specifies that new tree plantings should be provided at a rate of density no less than one (1) tree per 3,000 SF of non-woodland area. The total site development area has been identified by the Applicant as being 3.93 acres +/- (171,190.80 SF). The non-woodland development area is also 3.93 acres +/- (171,190.80 SF). The required number of newly planted trees would be 58 trees.

The Plan submitted notes that 84 trees are to be planted as part of the project: 39 included as part of onsite landscaping in the development area and 45 to be added along the north, south, and west of the development area near (but outside) the project limits. The trees proposed include a mix of maple, oak, and other deciduous and ornamental trees. No details as to further plantings, like shrubbery or other ornamental landscaping, are provided. The entry plaza area appears to

include potential landscape areas.

As all required trees are being planted on the campus, in the site development area and immediately surrounding the development site, tree mitigation is not technically required; however, the Planning Commission should consider the tree planting strategy in their review of the plan.

VIII. CITY AND STATE CODE REQUIREMENTS:

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

1) Arterial Street Buffer:

- a) The paved area shown on the plan at the east end of the building encroaches into the 30-foot Arterial Street Buffer. The Plan will be revised to remove this encroachment rather than seek a waiver from the Planning Commission for a reduction in width of the Arterial Street Buffer.

2) Overall Site Cover Sheet (C-300 series):

- a) Data Column:
 - i) Include the SWPOZ – Source Water Protection Overlay Zone, Tier 3: Excellent Recharge Area with the Zoning listing.
 - ii) Specify if the Alternative 1 design to include the Strength and Conditioning Facility is the submitted/preferred and update building area.
 - iii) Proposed Building area is listed as 57,934.80 SF+/- but the proposed building SF is listed as 53,370 SF on the Construction Plan. Even accounting for the additional 4,400 SF of the Alternative 1 design, there is 164.80+/- SF of Buildings unaccounted for in the Plans. The applicant has noted that the remaining Square footage is an existing shed in the development area. Clarify the building area by listing each building and update Construction Plan (Sheet C304) with all Building areas.
 - iv) Update Parking calculation per information in this Report.
- b) Bicycle Parking: The proposed Bicycle Parking calculation references 201 parking spaces. Please identify and note the location of the 201 parking spaces utilized for this calculation.
- c) Highlight the LOD of the proposed development area within the location maps on the Cover Sheet (C300).
- d) Clarify Dumpster enclosure materials and detail.

3) Landscape Plan (Sheet L0.00 series):

- a) State that that the proposed tree planting locations extend beyond the project development area. Modify the description of tree locations to "Within Project Area" and "On Campus Outside of Project Area," as all planting will be on the campus. Technically this is not tree mitigation, as it is all on the same property, but as it is outside of the site development area, Planning Commission should acknowledge this in their action and the Site Plan should reflect this in the notes.
- b) Include substantive plantings of trees, shrubs and ground cover to constitute an Arterial Landscape Buffer (Article 5 §7.3) in the site development area. Indicate the updated planting locations on the Landscape Plan and planting types following the landscape

guidelines outlined in Article 5 §15.

- 4) Include a lighting scheme/detail sheet to determine if Article 5 §7.1 regulations are being met.
- 5) Please clarify the building height. The architectural rendering shows the height at 166 feet, but the floor level is labeled as 100 feet. The maximum building height in the IO zone is 150 feet. List building height on Site Plan. *The applicant clarified that it is approximately 66 feet in height as the architectural rendering uses 100 feet as the ground level starting point.*
- 6) Please confirm compliance with the impervious cover requirements of the Source Water Protection Overlay Zone (SWPOZ) – Tier 3 Excellent Recharge Area. The Data Column identifies a reduction from 78.4% impervious cover to 73.8% impervious cover. The *Zoning Ordinance*, Article 3 §29.73 requires a 15% reduction in impervious cover for redevelopment.
 - a) Provide information on the status of the campus compliance with this SWPOZ impervious surface requirement.
 - b) Consider revision of the Site Development Plan area to include more open space areas or no pavement area.
 - c) Depending on the ability to revise the plan to achieve these impervious surface limitations, the project may be required to seek a variance from the Board of Adjustment.
- 7) Any Erosion & Sediment Control Plans and Stormwater Management Plans granted approval by 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.
- 8) The Final Plan set must include notes documenting any action taken by the Planning Commission and must list any additional conditions of approval.

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

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

- 1) Bicycle Parking: Staff recommends that additional bicycle parking be placed at student entry locations to the facility to allow for improved bicycle access from other locations on and surrounding the campus.
- 2) Tree Plantings – Acceptance of Planting Locations: The Planning Staff recommends approval of the Tree Planting location in adjacent areas of the campus as a form of compliance for Tree Mitigation that can not readily be achieved in the site development area.

- 3) Compliance with SWPOZ: The Planning Staff will continue to work with the applicant to understand and consider methods for compliance with the impervious coverage limitations of the SWPOZ (Source Water Projection Overlay Zone). Design options may include reduction of pavement areas, infiltration methods for stormwater management, use of pervious paving, etc.

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

X. ADVISORY COMMENTS TO THE APPLICANT:

- 1) If major changes and revisions to the Site Plan occur in the finalization of the Plan, contact the Planning Office. Examples include reorientation of the building, relocation of site components like stormwater management areas, and increases in floor area count. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regards to the plan.
- 2) In the event that there are changes to the architecture, building footprint, layout or square footage of the building contact the Planning Office. These changes may require review by the Planning Commission.
- 3) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.
- 4) Following Planning Commission approval of the Site Development Plan, the Plan must be revised to document all conditions of approval from the Development Advisory Committee or as otherwise noted. This process involves submission of Check Prints to each agency in order to achieve Final Plan approval.
- 5) For building new construction, the requirements of the building code and the fire code must be complied with. Consult with the Building Inspections Staff and City of Dover Fire Marshal regarding these requirements. The resolution of these items may impact the site design including such items as building dimensions and height, building openings, and fire protection needs, etc.
- 6) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate Site Plan approvals, Pre-Construction meetings, site inspections and permits are required.
- 7) Construction may have an effect on the adjacent roadways, property owners and visitors. Any work requiring the closing or rerouting of residents or visitors should be coordinated to offer the least amount of inconvenience.
- 8) The applicant shall be aware that Plan approval does not represent a Sign Permit, nor

does it convey permission to place any sign on the premises. Any proposed site or building identification sign may require a Sign Permit from the City of Dover prior to placement of any such sign in accordance with *Zoning Ordinance*, Article 5 §4.

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

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



CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: MAY 27, 2026



APPLICATION: Delaware State University Football Stadium Plaza at 1200
N DuPont Highway

FILE #: S-26-11

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

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

CONTACT PHONE #: 302-736-7025

CONTACT EMAIL: jlyon@dover.de.us

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION

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

STORMWATER

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

STREETS

1. Final site plan approval will not be granted until a copy of the approved entrance plan, signed by DelDOT is submitted to our office.
2. Please provide construction details on the proposed road extension, include road section, curb design, etc.
3. The current City of Dover standard street section provides for a 3' grass strip between the curb and sidewalk. This standard was administratively revised to meet ADA and FHA compliance with cross slope requirements and to prevent cars from scrapping at driveways. The revised standard utilizes a five feet (5') wide public sidewalk with a five feet (5') wide grass strip behind the curb.
4. It shall be unlawful for any person to alter the curb of any street so as to create a curb depression for the purpose of permitting vehicles to enter onto or exit from the city streets, without a permit issued by the city manager.

5. Please add the following notes to the plans:

- a. Standard City of Dover sidewalk, as per chapter 98, article IV of the Dover Code of Ordinances, shall be required to be installed along the entire public street frontage of a property. Where frontage sidewalk exists but does not meet the standards of chapter 98, article IV, the sidewalk shall be re-laid to meet the standards. Sidewalk shall include barrier-free access ramping at points of intersection with street crossings and at other locations so as to afford reasonable barrier-free pedestrian movement and site access.
- b. In accordance to Appendix A, Article VI, Section B.3, all sidewalks shall ascend from the curbstone to the building line at the ratio of one-quarter of an inch to the foot. Nothing in this section shall be construed to affect any pavement previously laid by order of the city council, until it is taken up and relaid.

WATER

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
 - b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan.
4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed building. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.
5. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically, this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended.
6. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. The Department of Public Works will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90°) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
7. On October 24, 2022, City of Dover Council approved the new Cross Connection Control Program. This program requires certain backflow prevention assemblies on water service connections to the city's distribution system.

WASTEWATER

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

GENERAL

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

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. Wastewater impact fees will be required to be paid prior to Certificate of Occupancy for this project.

GENERAL

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

STORMWATER / STREETS

1. None

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

CITY OF DOVER ELECTRIC
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
STAFF D.A.C. MEETING DATE: MAY 27, 2026

APPLICATION: Delaware State University Football Stadium Plaza at 1200
N Dupont Hwy

FILE #: S-26-11

REVIEWING AGENCY: City of Dover Electric Department

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

CONTACT PHONE #: 302-674-7568

CONTACT EMAIL #: sburgett@dover.de.us

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

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

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

THE PROPOSED DEVELOPMENT WILL REQUIRE COORDINATION WITH THE CITY OF DOVER ELECTRIC DEPARTMENT FOR ELECTRIC SERVICE DESIGN, INCLUDING TRANSFORMER LOCATION, PRIMARY SERVICE ROUTING, AND METER PLACEMENT. BASED ON PRELIMINARY REVIEW, THE LAYOUT APPEARS WORKABLE AND PRELIMINARY UTILITY COORDINATION IS ALREADY UNDERWAY; HOWEVER, ADDITIONAL LOAD INFORMATION WILL BE REQUIRED TO COMPLETE FINAL SERVICE EVALUATION, TRANSFORMER SIZING, AND FINAL DESIGN. UPDATED ELECTRIC LOAD INFORMATION AND A COMPLETED ELECTRIC LOAD SHEET SHALL BE SUBMITTED PRIOR TO FINAL DESIGN AND ARE REQUIRED TO EVALUATE SERVICE NEEDS. TRANSFORMER LOCATIONS AND UTILITY ACCESS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF DOVER ELECTRIC DEPARTMENT. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PROVIDING ELECTRIC SERVICE TO THE SITE, INCLUDING ANY REQUIRED UPGRADES OR EXTENSIONS OF ELECTRIC FACILITIES.

1. The roadway and curbing must be in.
2. The right-of-way must be within 6" of final grade.
3. The property corners must be staked.
4. Owner is responsible for locating all existing underground electric, communications and water facilities.
5. Owner is responsible for installing all conduits and equipment pads per the City of Dover Engineering Department specifications.
6. Owner is responsible for site and/or street lighting.
7. Meter locations will be determined by City of Dover Engineering Department.
8. Load sheets and AutoCAD compatible DXF or DWG diskettes of site plans, including driveways, are required prior to receiving approved electrical construction drawings.

9. Any relocation of existing electrical equipment will be engineered by the City of Dover Electric Department. The developer may be required to perform a portion of the relocation work. Any work performed by the City of Dover will be at the owner's expense.
10. Prior to construction, owner is responsible for granting an easement to the City of Dover Electric Department. Easement forms will be furnished and prepared by the City of Dover Electric Engineering Department.
11. Fees will be assessed upon final site plans. The owner will be responsible for fees assessed prior to construction. Owner is required to sign off plans prepared by the Electric Department.
12. Must maintain 10' clearance around all electrical equipment, unless pre-approved by the City of Dover Electric Engineering Department.
13. Prior to the completion of any/all designs and estimates, the owner is responsible for providing the Electric Engineering Department with a physical address of the property.
14. All Engineering and design for Dover Electric will be engineered upon final approved plans. All Engineering work will be furnished by the City's Electric Engineering Department.
15. The City of Dover Electric Department reserves the right to require system upgrades, extensions, or off-site improvements as necessary to maintain system reliability and capacity.
16. All electric system design and installation shall comply with applicable City standards, NEC requirements, and utility best practices as determined by the City of Dover Electric Department.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

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

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

1. Updated electric load information and a completed load evaluation shall be submitted prior to final design and are required for transformer sizing, system impact review, service evaluation, and development of primary service cost estimates. Current load sheets can be found at the following link: <https://www.cityofdover.com/media/Electric%20Department/COD%20Electric%20Load%20Sheet.pdf>.
2. Construction timelines are subject to material lead times, system conditions, and City of Dover Electric Department workload.

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

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 05/27/26

C
I
T
Y

O
F

D
O
V
E
R

F
I
R
E

M
A
R
S
H
A
L

APPLICATION: Delaware State University Football Stadium Plaza at 1200 N DuPont Hwy

FILE #: S-26-11 REVIEWING AGENCY: City of Dover, Office of the Fire Marshal

CONTACT PERSON: Jason Osika, Fire Marshal
josika@dover.de.us

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 mixed use (Assembly, business, storage)
2. Building Access shall be no further than 50 feet from a primary entrance.

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

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

4. Perimeter access shall be 100% 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 50% of the proposed building.
Fire lanes are required to be 24 feet wide and run along the front of the building as determined by the primary entrance(s). In cases where there is more than one primary entrance(s), each shall be served by a fire lane even if this exceeds the percentage as required.

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

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

6. Where parking is located between the building and the fire lane, parking shall not be located closer than 15 feet to the exterior wall.

(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.4.1)

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

7. All Fire Lanes shall be marked as follows:

both the inner and outer edges of the fire lane shall be marked, where curbs are present, the top and face of the curb shall be painted yellow, where no curbs are present, a four inch (4") solid yellow demarcation line shall mark the edge(s) of the fire lane.

(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 7)

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

9. Fire lane signs shall be located as follows:

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

Where parking is not restricted roadway markings shall utilize the words "FIRE" and "LANE" in lieu of fire lane signs and shall conform to the specifications of 7.6.

(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 7)

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

(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.8)

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

12. Multiple Access Roads shall be provided when a fire department access road (fire lane) is determined by the Fire Marshal to be impaired by vehicle congestion, condition of terrain,

climatic conditions, or other factors that could limit access such as placement of fire hose from fire equipment.

13. 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 (NFPA 1, 18.5.2 and 18.5.3), and Delaware State Fire Prevention Regulations (702, Chapter 6, 5.11) and City Ordinance Sec 46-9 (f).

Hydrants spacing shall be every 600 feet.

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.

(City Code of Ordinances 46-171)

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 protection 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 3 In all residential apartment buildings storage areas except individual unit closets that are located within individual residential living units.

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

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

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

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

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

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

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

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

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

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

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

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

NFPA 101, 12.3.5.1 The following assembly occupancies shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1(1): 1. Dance Halls 2. Discotheques 3. Nightclubs 4. Bars 5. Restaurants 6. Assembly occupancies with festival seating

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. If there is any type of rack storage, the following will be required: 1) a diagram showing the layout and type of rack system 2) a list and quantity of items being stored 3) a letter from an authorized/licensed fire suppression contractor stating that in rack sprinklers are or are not needed. If in rack sprinklers are not needed, a letter may be requested from an authorized/licensed fire suppression contractor to ensure that the sprinkler system is adequate for the storage presented.
27. 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)

28. 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)

29. 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)

30. 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)

31. 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

32. 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
33. All new passenger elevators in a building shall be provided with a car sized to accommodate an ambulance cot 24 inches (609 mm) by 84 inches (2133 mm) in its horizontal open position. Where two or more new passenger elevators are located in a single hoist way and serve all or the same portion of the building, only one elevator car that provides a car sized to accommodate an ambulance cot 24 inches by 84 inches in its horizontal position for each hoist way shall be required. Elevator cars required to comply with 15.1 or 15.2 shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoist way door frame. Firefighter recall keys shall be provided in a manner acceptable to the local fire department. (2021 Delaware State Fire Prevention Regulations 705, Chapter 1, 15)
34. 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.
35. Project to be completed per approved Site Plan.
36. Full building and fire plan review is required.
37. 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.
38. Construction or renovations cannot be started until building plans are approved.
39. 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.

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

41. 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. Alternative 1 runs through the perimeter access. Perimeter access is good for this project, but would need to be adjusted if alternative 1 is utilized
2. Please show the fire lanes as outlined in item # 5 listed above. This includes the closest edge of fire lanes shall not be located further than 40 feet.
3. Please refer to item # 14 listed above. If the drive aisle/Fire Lane is 300' or more, a proper turnaround is required
4. Are fire hydrants every 600'?
5. There are two FDC's shown versus one, need to discuss
6. Please provide the occupant load for the grandstands during the building construction submittal
7. Will the plaza support the weight of emergency apparatus?
8. Confirming that the bollards will be collapsable
9. State of DE public health approval will be needed for the kitchen. A hood and hood suppression system will be required
10. Gated areas, please refer to item # 16 listed above

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):

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

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

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

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

2009 IBC (International Building Code)

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

2021 Delaware State Fire Prevention Regulations

City of Dover Code of Ordinances

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

From: [Mobley, Will \(DeIDOT\)](#)
To: [Melson-Williams, Dawn](#)
Cc: [Jones, Tjah \(DeIDOT\)](#)
Subject: EXTERNAL: Re: Staff DAC Meeting of May 27, 2026 - Agenda and Quick Look
Date: Wednesday, May 27, 2026 10:28:32 AM

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

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

S-26-11 Delaware State University Football Stadium Plaza at 1200 N Dupont Hwy

- The applicant has already met with DeIDOT. They have requested and received a Letter of No Contention. No further action required with the Department.

SB-26-02 Bay Village Residential Planned neighborhood Design : Subdivision Plan

- Have the applicant schedule a pre-submittal meeting with DeIDOT.
- Call out on plans that internal streets are Municipal owned/maintained.
- Applicant has completed a Traffic Impact Study with the Department.
 - Please note that the project shares frontage with Garrison Oak Technical Park. Both parties are responsible for frontage improvements. Suggest having coordination between the two entities for path forward.

Sincerely,

Will T Mobley III, PMP

Division of Economic Development, DELDOT

Interim Kent County Review Coordinator

Phone (302)-760-2409

Will.mobley@delaware.gov

From: Melson-Williams, Dawn <DMelson@dover.de.us>

Sent: Wednesday, May 20, 2026 5:16 PM

To: Lyon, Jason <jlyon@DOVER.DE.US>; Osika, Jason (CJ) <josika@dover.de.us>; Burgett, Shawn <sburgett@DOVER.DE.US>; Ridgeway, Jr, Roger <roger.ridgeway@DOVER.DE.US>; Mobley, Will (DeIDOT) <will.mobley@delaware.gov>; Baker, Cullen (DNREC) <cullen.baker@delaware.gov>; Malcolm Jacob <Malcolm.jacob@doverkentmpo.org>; Matt Jordan DAFB <matthew.jordan.9@us.af.mil>; jhughart@chpk.com <jhughart@chpk.com>; Webb, Elaine Z. (DNREC) <Elaine.Webb@delaware.gov>; Ann Marie Townshend <annmarie.townshend@rossitg.com>

Cc: Melson-Williams, Dawn <dmelson@DOVER.DE.US>

Subject: Staff DAC Meeting of May 27, 2026 - Agenda and Quick Look

DAC Members:

Please see the attached Agenda for the City of Dover Development Advisory Committee Meeting of May 27, 2026 at 9:00am. The Planning Office will be completing the distribution of the plan set documents tomorrow to those agencies receiving plan sets. I have attached a quick view of each Application and a copy of the proposed Ordinance (Text Amendment on Clean Hydrogen Production Facilities).

Thank you,

Dawn Melson-Williams, AICP

Principal Planner

City of Dover, Delaware

Department of Planning & Inspections

(302) 736-7196 Planning Office phone

(302) 736-4217 fax

dmelson@dover.de.us



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

SHANTÉ A. HASTINGS
SECRETARY

May 12, 2026

Mr. Dave Hugg, Director
City of Dover
City Hall - The Plaza
PO Box 475
Dover, Delaware 19903

SUBJECT: Letter of No Contention Approval
DSU Football Stadium Plaza
Tax Parcel # 2-05-05700-01-2100-00001
Loop Road (Private Roadway)
Dover, East Dover Hundred, Kent

Dear Mr. Hugg:

The Delaware Department of Transportation (DelDOT) has reviewed a request, submitted May 06, 2026, to obtain a Letter of No Contention (LONC) to use an existing commercial building and site entrance for the above referenced project, and has approved the request. This determination is based on the project information as provided in the completed Permit Application, and verification of the requirements on the LONC approval checklist. This approval shall be valid for a period of **one (1) year**.

The following conditions are provided with this approval:

- 1) Site shall have access from the existing entrance located on North Dupont Highway (KCR002).
- 2) No entrance modifications or traffic pattern changes are proposed or authorized under this LONC approval.
- 3) DelDOT reserves the right to review, modify or revoke this LONC approval in the future if proposed activities create traffic conflicts, safety concerns or operational issues.
- 4) The property owner is responsible to:
 - a. Submit information to DelDOT, regarding any future operational or site changes, (including but not limited to: rezoning, site layout changes, changes in use, entrance modifications, expanded/additional uses, new uses, etc.). Changes of this nature may alter the flow and/or volume of traffic and could require a new LONC or formal review for Approvals and/or Permits.
 - b. Establish and maintain clear sight lines at the entrance. There shall be no placement of structures, signs, objects, items for sale or parking of vehicles within State right-of-way or

DSU Football Stadium Plaza
Mr. Dave Hugg
Page 2
May 12, 2026

entrance limits. Shrubbery, Plantings, trees and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited.

- 5) The property owner and applicant are responsible to coordinate with DelDOT Public Works Office at (302) 760-2433, for information on obtaining specific permits for sign installation on private property, and for utilities installation within State right-of-way. Permits for Utilities construction and sign installation require separate permit applications.

If the Department can be of any further assistance, please call me at (302) 760-2266.

Sincerely,



Wendy L. Polasko, P.E.
Subdivision Engineer,
Development Coordination

cc: Khalid Zerrad
Dana Dunphy, Wallace Montgomery
Steve McCabe, Central District Public Works Engineer
Jeff Steward, Central District Project Reviewer
Will Mobley III, Interim Kent County Review Coordinator
TiJah Jones, Kent County Reviewer

From: [Blandino, Joshua \(DNREC\)](#)
To: [Melson-Williams, Dawn](#)
Cc: [Webb, Elaine Z. \(DNREC\)](#)
Subject: EXTERNAL: RE: Tentative: Applicant DAC Development Advisory Committee Meeting
Date: Thursday, June 4, 2026 10:35:21 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

Good morning,

Please see the DNREC Sediment and Stormwater Programs comments regarding the DSU Stadium Project:

- A bio infiltration/ under drained facility is proposed to provide stormwater management for the proposed construction. A geotechnical investigation is required for this BMP type and should be included with the formal Step 2 project submission.
- For compliance with the DSSR, the following apply:
 - Existing impervious areas shall be managed to a 15% reduction in effective impervious
 - Any increase in impervious area shall be managed back to an equivalent open space in good condition

Josh

From: Melson-Williams, Dawn <dmelson@dover.de.us>
Sent: Wednesday, June 3, 2026 8:20 AM
To: Webb, Elaine Z. (DNREC) <Elaine.Webb@delaware.gov>
Cc: Blandino, Joshua (DNREC) <joshua.a.blandino@delaware.gov>
Subject: RE: Tentative: Applicant DAC Development Advisory Committee Meeting

Elaine:

I would need the comments by Friday 6/5/2026 morning (10:00am) as we prepare the Application DAC Report and Comments for distribution to the Planning Commission that afternoon. They can be sent directly to me electronically. We will also distribute to the Applicant as well.

Dawn Melson-Williams, AICP
Principal Planner
City of Dover, Delaware

Department of Planning & Inspections
(302) 736-7196 Planning Office phone
(302) 736-4217 fax
dmelson@dover.de.us

From: Webb, Elaine Z. (DNREC) <Elaine.Webb@delaware.gov>
Sent: Wednesday, June 3, 2026 8:17 AM
To: Melson-Williams, Dawn <dmelson@dover.de.us>
Cc: Blandino, Joshua (DNREC) <joshua.a.blandino@delaware.gov>
Subject: EXTERNAL: RE: Tentative: Applicant DAC Development Advisory Committee Meeting

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

When would you need them?



Elaine Z. Webb, P.E.
Engineer VI

Phone: 302-608-5458 (main); 302-608-5460 (direct)
Email: elaine.webb@delaware.gov
285 Beiser Blvd, Suite 102, Dover, DE 19904
dnrec.delaware.gov



From: Melson-Williams, Dawn <dmelson@dover.de.us>
Sent: Wednesday, June 03, 2026 8:16 AM
To: Webb, Elaine Z. (DNREC) <Elaine.Webb@delaware.gov>
Subject: RE:Tentative: Applicant DAC Development Advisory Committee Meeting

Elaine:

Okay. I sent an invite to him directly. Are you going to issue any basic comments for the DSU Stadium project? I didn't see any yet unless I missed them.

Dawn Melson-Williams, AICP

Principal Planner
City of Dover, Delaware
Department of Planning & Inspections
(302) 736-7196 Planning Office phone
(302) 736-4217 fax
dmelson@dover.de.us

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
ADVISORY BRIEF
D.A.C. MEETING DATE: 6/3/2026

**Dover/Kent
County
Metropolitan
Planning
Organization**

S-26-11 Delaware State University Football Stadium Plaza at 1200 N Dupont Hwy

FILE # S-26-11

REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob

PHONE #: (302) 387-6030

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

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

City of Dover Planning Commission
Site Development Plan Review

S-26-11 Delaware State University Football Stadium Plaza at 1200 N Dupont Hwy

Dover Kent MPO has no major objections to the site plan. Loop Road is one of the internal roadways on the main campus of Delaware State University. The project is unlikely to have significant traffic impacts except when a game or other event is taking place. Given that the project involves the renovation and extension of existing facilities rather than an entirely new facility, the traffic impact during events will likely be similar to the current impact. The parking lot contains two entrances, which should improve the flow of vehicle traffic.

The site plan includes internal pathways that will offer a safe path for pedestrians. Sidewalks are already present along Loop Road; the applicant should ensure that if these sidewalks are damaged or removed during construction, they should be replaced to ensure the connection is not lost.

The site plan depicts a paver crosswalk across Loop Road, connecting the existing pathway with the new facility. This will be an important connection for students walking to and from the stadium. There is also a crosswalk running across the new entrance to the facility. Dover Kent



MPO believes it would be beneficial to add Rectangular Rapid Flashing Beacons (RRFBs) or similar safety improvements to the Loop Road crossing, so that pedestrians can signal to motorists when the crosswalk is being used. Crosswalks should always be accompanied by ADA curb ramps to provide accessibility for pedestrians.

Finally, the applicant should ensure enough bicycle parking is provided. The City of Dover requires a minimum of one (1) bicycle parking space for every twenty (20) vehicle parking spaces¹; however, given that the project is located on a college campus, where students are more likely to use a bicycle for transportation, it would make sense to include more than this minimum amount if possible. If more information on various types of bike racks is needed, please contact Dover Kent MPO.

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

¹ Dover Code: Appendix B, Article 6, Section 3.10. City of Dover.

https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZO_ART6OREPAD_RLOFA_S3REOREPASP.

