



DATA SHEET FOR REVISED IMPLEMENTATION PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF February 5, 2025

PLANNING COMMISSION MEETING of February 18, 2025

Project: Eden Hill Farm – Traditional Neighborhood Design: Residential District Revised Implementation Plan (Phases 1,2, 4, 5, & 6 Areas: Lot Configuration, Open Space Areas, Right-of-Ways & Unit Count), S-25-04

Plan Type: Traditional Neighborhood Design Implementation Plan - Revised

Associated Plans:

Eden Hill Farm TND, Z-05-03

Residential District Implementation Plan, SB-06-03

Residential District Administrative Subdivision Plan: Record Plan and Construction Plans, SB-07-01

Eden Hill Farm TND: Residential District - Lot Revisions to Townhouses, MI-08-03

Eden Hill Farm TND: Residential District - Lot 1 Revision (Condominium Lot to Duplex Lots), MI-08-20

Eden Hill Farm TND: Residential District – Duplex Lot setbacks, MI-09-03

Eden Hill Farm TND: Residential District - Lots 4 and 5 Revisions (Condominium Lots to Townhouse Lots), MI-09-13

Eden Hill Farm TND: Residential District - Revisions to Lots 2F, 2G, and 2H (Minor Lot Line Adjustment Plan), MI-10-04

Eden Hill Farm TND: Residential District - Townhouse Styles for Phase 2 and Pattern Book Revisions for Duplex Lots, MI-10-14

Eden Hill Farm TND: Residential District - Phase 2 Lot Revisions, MI-10-20

Eden Hill Farm –TND: Residential District - Revised Implementation Plan, S-15-07

Eden Hill Farm TND: Residential District – Revised Active Recreation Plan S-15-10

Eden Hill Farm TND: Residential District – Architecture Concept, MI-18-10 (Consultation Discussion only)

Eden Hill Farm TND: Residential District – Revised Pattern Book: Senior Living Residential & Townhouse Options, MI-19-10 (Not Approved)

Eden Hill Farm TND: Residential District Revised Implementation Plan (Phase 2 Area, Clubhouses, and Unit Types), S-19-25

Eden Hill Farm TND: Residential District – Phase 2 & Clubhouse Lot Revisions, MI-21-06

Eden Hill Farm TND: Residential District – Administrative Site Plan for Skipton Clubhouse (South Clubhouse), S-23-11

Eden Hill Farm – Traditional Neighborhood Design: Residential District Revised Implementation Plan (Phases 4, 5, & 6 Areas: Lot Configuration, Open Space Areas & Unit Count), S-23-12

Eden Hill Farm TND: Residential District – Administrative Site Plan of Multi-Family Apartment Buildings (Alley E and F), S-24-01

Eden Hill Farm TND: Residential District – Administrative Site Plan for Ridgely Boulevard Clubhouses (Northern Clubhouses), S-24-02

Eden Hill Farm TND – Residential District – Record Plan for Lot Revisions, MI-24-05

Location: South of West North Street and Wemyss Road and east POW-MIA Parkway (southeast of the intersection of West North Street and Saulsbury Road)

Property Owners: Eden Hill Apartments Acquisition Co., LLC
 Eden IV, LLC
 Eden 4DS, LLC
 OKH Eden Hill I, LLC

Property Addresses: 751 and 805 Banning Street; 355 Ridgely Boulevard; parcels on Little Eden Way; 600, 602, 604, 606, 608, and 610 Eden Hill Boulevard; 601 and 507 Gorrell Way; 502 and 504 Eden Hill Boulevard; 159 Red Haven Way; and parcel on Skipton Boulevard

Tax Parcels: Multiple Parcels on Map ED-05-076.04

Area of TND: 272.04 acres +/-
Area of Residential District: 109.2049 acres +/-

Zoning: TND (Traditional Neighborhood Design Zone)

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY

City of
Dover
Planning
Office

D.A.C MEETING DATE: February 5, 2025

APPLICATION: Eden Hill Farm – Traditional Neighborhood Design: Residential District Revised Implementation Plan (Phases 1, 2, 4, 5, & 6 Areas: Lot Configuration, Open Space Areas, Right-of-Way & Unit Count)

FILE#: S-25-04 REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Dawn E. Melson-Williams, AICP PHONE#: (302) 736-7196

I. PLAN SUMMARY

This Application is for Review of Revised Implementation Plan S-25-04 for the Residential District component of the Traditional Neighborhood Design project known as Eden Hill Farm TND. The Revised Plan for the Residential District proposes to revise Phase 1, 2, 4, 5 & 6 areas as follows: to subdivide the Active Open Space - Community Centers parcel; to reconfigure Lot 10 and Lot 11 (Multi-family) and adjacent Alley M and Alley N; to consolidate lots (Lots 235-240, Lots 326, and Open Space) to expand Signers Park Open Space from 6.12 acres to 9.13 acres; to adjust Lots 190, 252 and 321 and relocate Lot 325; to abandon certain street right-of-way for portions of Bond Street, Red Haven Way, and Eden Hill Boulevard; to adjust right-of-way of Red Haven Way and Horsey Boulevard; to increase total unit count from 721 (725) to 753 dwelling units; and to revise phase lines of Phases 5 and 6. The Residential District consists multiple parcels totaling of 109.034 acres ± of land and is zoned TND (Traditional Neighborhood Design). The project is located south of West North Street and Wemyss Road and east of the POW-MIA Parkway. The owners of record for the areas of revision are Eden Hill Apartments Acquisition Co., LLC; Eden IV, LLC; Eden 4DS, LLC; and OKH Eden Hill I, LLC. Property Addresses: 751 and 805 Banning Street; 355 Ridgely Boulevard; parcels on Little Eden Way; 600, 602, 604, 606, 608, and 610 Eden Hill Boulevard; 601 and 507 Gorrell Way; 502 and 504 Eden Hill Boulevard; 159 Red Haven Way; and parcel on Skipton Boulevard. Tax Parcels: Multiple parcels of the Residential District on map ED-05-076.04. Council District 2.

Previous Applications

There are a number of Related Applications for the Residential District of the Eden Hill Farm TND; see listings included in this Report. The Implementation Plan for the Residential District depicts the development areas for specific types of residential units and the associated elements such as the street network, on-street Parking area, Stormwater management (pond locations), Clubhouse locations, open space areas, and a series of smaller park areas.

The Implementation Plan was first reviewed as SB-06-03 Eden Hill Farm TND: Residential District Implementation Plan consisting of 665 dwelling units with the Planning Commission conditional

approval granted June 19, 2006. Other subsequent approvals related to lot layout and Pattern Book revisions occurred from 2008-2012.

In 2015, a Revised Implementation Plan for the Residential District of the Eden Hill Farm Traditional Neighborhood Design (S-15-07) proposed of a total of 742 dwelling units (single family detached units, duplexes, townhouses, and multi-family units), the redesign of open space areas, and the street layout. While receiving Planning Commission conditional approval, the Plan was never finalized.

In 2019, a Revised Implementation Plan of S-19-25 for Eden Hill Farm TND: Residential District targeted revisions to the Phase 2 areas in order to create two Clubhouse locations and to revise unit types to achieve 665 total lots. It was approved by the Planning Commission on January 21, 2020 after beginning its consideration on December 16, 2019. The associated Record Plan MI-21-06 was approved January 17, 2023 and recorded January 18, 2023.

Then in 2023, a Revised Implementation Plan S-23-12 for the Residential District was reviewed revising the Phase 4, 5 & 6 areas: to correct sizes of Lots 6, 7, 8, and 9 (Multi-family Lots); to reconfigure Lot 10 (Multi-family) and adjacent alleys; to convert Lot 11 from Open Space to Townhouse Lots; to consolidate lots (Lots 190-234, 327-338, Open Space) to create Signers Park Open Space of 6.12 acres and to create a Multi-family Lot of 5.28 acres; to consolidate lots (Lots 434-450) to create Open Space of 2.18 acres adjacent to railroad corridor; to abandon certain street and alley rights-of-way; to adjust alignment of Red Haven Way; to increase total unit count from 665 to 725 dwelling units; and to revise phase line of Phases 5 and 6. This was approved by the Planning Commission on June 20, 2023 and an associated Record Plan MI-24-05 was approved and recorded in 2024.

*The following report provides background on the Traditional Neighborhood Design process to date for the Eden Hill Farm TND and as specifically related to the Residential District. The Report then focuses on a review of the Revised Implementation Plan S-25-04 submission of January 2025 for the Residential District. (*Plan Review of Revised Plan dated 1/3/2025).*

II. Traditional Neighborhood Design Zone Process

The *Zoning Ordinance*, Article 3, Section 28 outlines the requirements for the Traditional Neighborhood Design Zone (TND) including the development criteria and procedure. The first step of the Traditional Neighborhood Design Zone is an application for rezoning to TND which includes review of a Master Plan. The subject property Eden Hill Farm has achieved the zoning classification of TND (Traditional Neighborhood Design) and approval of the General Overall Master Plan. Next reviews of the Implementation Plans for each District of the TND for compliance with the approved General Overall Master Plan occur. Then is review of Administrative Site Plans for individual building development or Subdivision Plans for recordation of lots. For the Residential District, there is an Implementation Plan in place, and it has been previously amended.

TND (Traditional Neighborhood Design Zone)

The types of permitted uses with the Traditional Neighborhood Design Zone are outlined in Article 3 §28.5. Listed below are the uses which are allowed in the Residential District:

Zoning Ordinance, Article 3

28.51 Uses allowed in all areas of the TND:

28.511 All residential uses, accessory uses, and conditional uses currently permitted in the residential zones of the City identified in Article 3, Sections 1, 2, 3, 4, 5, 6, 7 and 9. Proposed conditional uses shall be identified in the application to the Planning Commission.

28.512 Accessory dwelling units in conjunction with detached single-family houses. A maximum of one accessory dwelling unit shall be permitted in conjunction with a detached single-family house.

28.513 Open space.

28.514 Civic uses including, but not necessarily limited to:

- a) Government buildings;
- b) Education buildings;
- c) Libraries;
- d) Meeting halls;
- e) Museums;
- f) Recreational facilities;
- g) Places of Worship;
- h) Other cultural, civic or social use as designated on the approved Implementation Plan.

The types of residential uses allowed include single (one) family detached dwellings, duplexes, multiplex buildings, townhouses, multiple dwellings, and apartments (garden, mid-rise, and high-rise apartments). The *Zoning Ordinance* defines each of these terms.

Eden Hill Farm TND: Previous Application Reviews and Plan Approvals

The following provides a summary of the project review process to date for the Eden Hill Farm TND: Residential District listing all applications and status.

Date	Application Number	Plan Type	Action	Description
June 20, 2005	Z-05-03	Rezoning Application	Planning Commission recommendation of approval for rezoning to TND	Rezoning to TND including acceptance of the General Overall Master Plan and the Master Comprehensive Development Standards Manual (Pattern Book) with its Addendum of 6/9/05 for the project in accordance with the conditions of approval outlined in the Development Advisory Committee (DAC) comments
July 22, 2005	Z-05-03	Rezoning Application	City Council approval of rezoning to TND	Property rezoned to TND with General Overall Master Plan and Pattern Book
June 19, 2006	SB-06-03	Implementation Plan – Residential District	DAC May-June 2006; Planning Commission approval	Implementation Plan and Pattern Book Amendments
2007	SB-07-01	Administrative Subdivision Plan	Staff & Agency Review	Residential District – Record Plan and Construction Plan Set

Date	Application Number	Plan Type	Action	Description
September 10, 2007	SB-07-01	Record Plan – Residential District	Staff approval 9/6/07; Record Plan recorded	Record Plan: Sheets 1-6 with parcels and street layout
July 29, 2008	MI-08-03	Record Plan Revisions in Phase 1; Construction Plan revisions; Pattern Book Addendum on Townhouse Lots	Planning Commission approval 4/21/2008 and 5/19/2008	Established a series of lot widths for townhouse units (20 ft, 22 ft, 24 ft, and 25 ft) (Addendum III) Included review of architecture for the initial townhouse units Revisions to lots in Phase 1 - Record Plan recorded; Revised Final Construction Plan sheets.
February 5, 2009	MI-08-20	Record Plan – Revisions to Lot 1: Condo into Duplex Lots	Staff approval and Record Plan recorded	Record Plan: Sheet 1 and Administrative Site Plan
March 16, 2009	MI-09-03	Pattern Book Revisions on Duplex Lots	Planning Commission approval 3/16/2009	Reduced Duplex Building Restriction Line (setback) to 15 feet Pattern Book sheet (page 40) to be revised (Addendum IV)
March 3, 2010	MI-10-04	Record Plan Revisions to Lots 2F, 2G, and 2H	Staff Review and Approval	Minor Lot Line Adjustment Plan affecting three lots; Record Plan recorded
November 15, 2010	MI-10-14	Pattern Book Implementation for Townhouses and Revisions for Duplex Lots	Planning Commission approval with conditions on 11/15/2010	Request to continue use of Phase 1 Townhouse Architecture Styles into Phase 2; Series of Pattern Book Revisions for Duplex Lots (Addendum V)
December 10, 2010	MI-10-20	Phase 2 Lot Revisions	Staff and Agency Review of Record Plan and associated Site Plan revisions; Comments issued	Minor Lot Line Adjustment Plan to reconfigure single units to duplex units and revise townhouse lots from 25 ft. width to 20 ft. width. Also revisions to Site Plan for infrastructure construction.
February 22, 2011	MI-10-20 Interpretation	Phase 2 – Townhouse Setbacks	Planning Commission consideration of Pattern Book Guidelines; PC action 2/22/2011 Record Plan of Phase 2 area recorded 3/1/2012	Action to establish required side yard setbacks for townhouses in Phase 2 area when more than two groupings of building occur. Requirement to complete a final version of the Pattern Book. Record Plan of Phase 2 recorded and updates to Construction Plans of Landscape Plans and Utilities Plans.
May 18, 2015	S-15-07	Implementation Plan – Residential District	DAC April-May 2015; Planning Commission approval with conditions 5/18/2015 Check Print Review in 2017 No Final Plan	Revised Implementation Plan – Sheet Submission of Concept Plan: Increase in dwelling unit count; Change in mix of unit types; Revised open space design; and Revisions to street layout. Plan not implemented.

Date	Application Number	Plan Type	Action	Description
June 2018 July 2018 November 2018	MI-18-10	Consideration of Architecture Concept for Residential District	Planning Commission consideration on 6/18/2019, 7/16/2018, 11/19/2018	Request to consider an Architecture Concepts for townhouse units and for single family dwellings as 55+; discussion of concept and PC notation of required application and submission processes
January 2019	MI-19-01	Revisions to Pattern Book	Planning Commission did not approve	Revision of Pattern Book to establish Senior Living Residential Village (55+ as SFD units) and revisions to Townhouse Options: architectural style and lot format.
December 2019 and January 2020	S-19-25	Implementation Plan – Residential District	DAC Nov-Dec 2019; Planning Commission consideration 12/16/2019; approval with conditions 1/21/2020	Revised Implementation Plan – Sheet Submission of Concept Plan: Revise Phase 2 areas; extinguish lots to create new clubhouse area; create 2 Clubhouses in Active Open Space; build 5 Apartment Buildings of 180 units; change of unit types in select area
2021-2023	MI-21-06	Record Plan as follow-up to S-19-25	Staff Review and Approval 1/17/2023; Record Plan Recorded 1/18/2023	Minor Lot Line Adjustment Plan to complete Lot Consolidations for Clubhouse areas and open space and parcel line adjustments for unit type changes. Plan recorded.
April 2023	S-23-11	Administrative Site Plan - Clubhouse	Staff & Agency Review; Plan Approved	Site Plan for South Clubhouse (Skipton Community Center). Permit reviewed; construction has not started.
June 2023	S-23-12	Implementation Plan – Residential District	DAC May – June 2023: Planning Commission approved with conditions 6/20/2023	Revised Implementation Plan – Concept Plan Set: Submission to revise Phases 4, 5 & 6 with lot reconfigurations, enlargement of Open Space and create new Multi-Family lot and increase unit count to 725 units. Pattern Book Revision for Multi-Family Units (Addendum Vi)
2024	S-24-01	Administrative Site Plan – Multi-Family Apartment Buildings	Staff & Agency Review; Plan Approved 8/27/2024	Site Plan for Multi-Family Apartment Buildings in Alley E & F area (Lots 6, 7, 8, & 9) to north of Ann Moore Street. Under construction with three Building Permits issued.
2024	S-24-02	Administrative Site Plan – Ridgely Boulevard Clubhouses	Staff & Agency Review; Plan Approved	Site Plan for Northern Clubhouses (2 Buildings on Ridgely Boulevard. Under construction with building almost complete & site amenities pending.
2024	MI-24-05	Record Plan as follow-up to S-23-12	Staff Review and Approval	Minor Lot Line Adjustment Plan for property line adjustments and creation of large Open Space area and Multi-Family lot on Rede Haven way

Current Submission – January 2025	S-25-04	Implementation Plan – Residential District	DAC January-February 2025; Planning Commission review pending	Revised Implementation Plan – Concept Plan Set: Submission to revise Phases 1, 2, 4, 5 & 6 with lot reconfigurations and consolidations, abandon certain street rights-of-way, enlargement of Signers Park Open Space and increase unit count to 753 units.
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III. RESIDENTIAL DISTRICT SUMMARY

The Implementation Plan reviewed as SB-06-03 Eden Hill Farm TND: Residential District Implementation Plan consisted of 665 dwelling units. The Plan Set for the *Residential District* depicted the development and the associated elements such as the subdivision entrance access, public street and alley network and street section design, pedestrian network, building sites, parking areas, stormwater management, Active Recreation Area (parks and Community Center building), open space and landscaping. As approved the development offered several housing types including single family detached units in three styles: courtyard lots, carriage house lots, and cottage lots; duplex units; townhouse units in four lot widths; and condominium units in two types: 12-unit buildings and 24-unit buildings. The lot sizes were developed on a module system which would allow for the mixing of unit types within a given street block. This Implementation Plan for the *Residential District* received Planning Commission was approved on June 19, 2006 and Final Plan approvals on September 10, 2007 (Record Plan) and December 10, 2007 (Construction Plan). During 2008-2012, several revisions to the *Residential District* were made affecting the Record Plan relating to lot revisions in the Phase 1 area including approvals for the subdivision of five condominium lots into duplex and townhouse lots. The Record Plan (as revised and recorded in 2012) shows the *Residential District* consisting of a total of 651 residential units.

A Residential District REVISED Implementation Plan S-15-07 which focused on revisions to create areas of multi-family (apartment) unit development was granted conditional approval by the Planning Commission on May 18, 2015 for a Revised Plan consisting of 742 residential units (single family detached units, duplexes, townhouses, and multi-family units), the redesign open space areas, a community center, and revised street layout. This Revised Implementation Plan and its Revised Active Recreation Area Plan was not finalized.

The Revised Implementation Plan (S-19-25) for the Residential District to revise the Phase 2 areas which received Planning Commission approval January 21, 2020 and Final Record Plan approval on January 17, 2023 (Record Plan). The 2019 Revised Implementation Plan expanded the land area for the Phase 2 area; consolidated Lots 339-346 of single family units to create a new clubhouse (South Clubhouse) and active recreation space; proposed creation of two (2) Clubhouse Buildings (North Clubhouse) within the Active Open Space; and revised the dwelling unit count to a total of 665 units while also making changes in the mix of unit types (number and location). The mix of unit types continues to include single-family detached units, duplexes, townhouse units, and multi-family (apartment) units. These Unit Types revisions include a concept to build five (5) apartment buildings to contain 180 dwelling units on lots 6-10, while using lot 11 as Open Space; and to change the unit types of lots along Alleys J, K, L, R, S and T (in vicinity of the eastern portions of Ann Moore Street, Ridgely Boulevard, and Little Eden

Way) to achieve 665 total lots.

The adjustment to the lots was completed with Record Plan MI-21-06 as recorded in January 2023. An Administrative Site Plan S-23-11 was approved to detail the layout, design, and amenities of the new South Clubhouse (Open Space) area known as the Skipton Community Center.

S-23-12 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 4, 5 & 6 Areas: Lot Configuration, Open Space Areas & Unit Count) proposed revisions to the Plan layout. This 2023 Revised Implementation Plan corrected the lot depth size of Lots 6, 7, 8, and 9 (Multi-Family Lots) to make each Lot the same size as they flank Alley E and Alley F. The Revised Plan reconfigured Lot 10 (Multi-Family Lot) and the adjacent alleys (Alley M and Alley N connecting to Banning Street) to alter the shape of the lot proposed for Multi-family development. Its main revision was to Expand Open Space and to Create a New Multi-Family Lot in the area of the Residential District bounded by Little Eden Way, Eden Hill Boulevard, Skipton Boulevard, Red Haven Way, and railroad corridor. It consolidated a series of Single Family Detached Unit Lots and Duplex Lots (Lots 190-234, 327-338) and Open Space to create an expanded Signers Park Open Space to consist of 6.12 acres and to create a Multi-Family Lot of 5.28 acres with the abandonment of certain street and alley rights-of-way within the block area. It also adjusted the alignment of Red Haven Way to create an Open Space of 2.18 acres adjacent to the railroad corridor (instead of lots for dwellings). With these changes in the planned development, the phase line between Phase 5 and Phase 6 was also adjusted. This 2023 Revised Implementation Plan authorized an increase dwelling units to a total of 725 units while also increasing the amount of open space through the revisions to unit types and lot reconfigurations. The proposed plan reduced the number of Single-family detached dwellings units and Duplex units while increasing the number of Townhouse units and Multi-Family units.

The adjustment to the lots was completed with Record Plan MI-24-05 as recorded in 2024. An Administrative Site Plan S-24-01 was approved for the development of Multi-Family units (144 Apartment units) on Lots 6, 7, 8, and 9. Another Administrative Site Plan S-24-02 was approved for the Ridgely Boulevard Clubhouses detailing the development of two Clubhouse Buildings and associated recreational amenities of a pool and game courts.

Comprehensive Development Standards Manual (Pattern Book)

As part of the Traditional Neighborhood Design process, the Implementation Comprehensive Development Standards Manual (Pattern Book) consists of a written and graphic description of the owner/developer's proposed approach to each of the items listed in *Zoning Ordinance*, Article 3 §28.84. The purpose of the Pattern Book is to set the standards and guidelines for the design, construction, and maintenance of the land and buildings in the *Residential District*. Any development within the *Residential District* must comply with the Pattern Book.

The Pattern Book sets the guidelines for development within the Traditional Neighborhood Design project acting as a portion of the code requirements for development. The Pattern Book is intended to present the 'general character' of the project with the images in the Pattern Book giving examples of the precedents to aspire to and concepts and guidelines of the new buildings to be constructed. The Pattern Book describes the architectural precedents for each housing type

in Section A: Introduction. Then the Pattern Book in Section C: Community Patterns: Residential describes the concepts for each housing type. These pages establish the standards for the building restriction lines and porch restriction lines thus creating the buildable area on each lot; garage placement options of detached and attached garages with alley access, etc. (Note: The original Master Plan Pattern Book includes pages describing neighborhood areas; the areas have since been revised due to changes in the *Residential District* layout and street network layout completed at the time of the Implementation Plan. The full text of the Pattern Book describing these areas was not updated during the plan review process.) The Pattern Book in Section D: Architectural Patterns (pages 63-71) describes the various design elements for the Residential District, specifically elements including Windows & Doors, Dormers & Bay Windows, Porches, Materials, and Accessory Structures. For each specific element, the Required, Encouraged, and Prohibited elements are given.

The Pattern Book describes the concepts for each residential unit type. These pages establish the standards for the building restriction lines, and porch restriction lines thus creating the buildable area on each lot; garage placement options of detached and attached garages with alley access, etc.

The approved Final Pattern Book for the *Eden Hill Farm Residential District* consists of the Eden Hill Farm Pattern Book 1st Edition 5/6/2005 with Addendum I of 6/9/2005 and Addendum II of 5/5/2006; and by reference the Townhouse Lot Revisions of March 7, 2008 (Addendum III: townhouse unit lot widths), Revised page 40 (Addendum IV: Duplex Building Restriction Line revisions) of May 21, 2009, the Duplex Lot Revisions as approved by the Planning Commission on November 15, 2010 (Addendum V), and Interpretation of Setbacks for Townhouse units by Planning Commission on February 22, 2011. An Addendum page (Addendum VI) focused on the Multi-family Buildings was reviewed with S-23-12 focusing on building setbacks, the parking rate, and providing some architectural and plan layouts for the multi-family units.

After consideration of multiple revisions to the Pattern Book, Planning Staff and the Planning Commission have suggested that a Final version of the Final Pattern Book for the *Residential District* be prepared. The complete Eden Hill Farm: Pattern Book and Addendums submitted to date are on file at the Department of Planning and Inspections.

Construction Activity in Residential District

In the initial construction (Phase 1) of the *Residential District*, a total of 83 dwellings were completed with the predominate house type being Townhouse units on 20 foot wide lots as three story units with attached (included) garage and a two story unit with a detached garage. In Phase 1, the Townhouse units have been constructed in groups: one set of three units, 10 sets of six units, and 2 sets of seven units. Three sets of Duplex units (total 6 units) were also constructed. A portion of the street network in the Phase 1 area has been completed and dedicated to the City of Dover. These streets include Lloyd Street, Wemyss Road, and certain portions of the streets named South Greenberry Lane, Ruth Way, Ann Moore Street, and Ridgely Boulevard.

The Eden Hill Farm TND construction activity resumed in 2021 beginning with three sets of Duplex units and a Townhouse set of six units north of Ridgely Boulevard near Ruth Way. The construction activity (2022-2023) focused on the Phase 2 area to the south of Ridgely Boulevard

along Ruth Way on Little Eden Way with three different home builders. Along the extension of Ridgely Boulevard to the east and north are Townhouse units and the beginnings of a section of Duplex units. In the last few years, construction has included Townhouse units, Duplex units, and Single family detached dwellings (Courtyard Lots) with over 242 dwellings unit complete. The first Multi-Family Apartment buildings (total of 36 units) are now under construction to the north of Ann Moore Street. The road network of streets and alleys in these areas remain as basecoat and have not been fully completed to allow for dedication to the City as of yet.

IV. REVISED Implementation Plan 2025 for Residential District, S-25-01 (Revision – Concept Plan dated 1/3/2025):

This application is for the Review of S-25-04 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 1, 2, 4, 5 & 6 Areas: Lot Configuration, Open Space Areas, Right-of-Ways & Unit Count). This proposed plan is presented in three plan sheets of the Residential District (Plan Review of Revised Plan dated 1/3/2025). The overall plan for the Revised Residential District depicts the development areas for specific types of residential units and the associated elements such as the street network, on-street parking areas, stormwater management (pond locations), Clubhouse locations, open space areas, and a series of smaller park areas.

The following are the revisions to the Plan layout with the Residential District proposed by this 2025 Revised Implementation Plan. The revisions focus on three areas of the development.

Northern Clubhouse Area:

- Subdivision of Clubhouses Lot: The Revised Plan proposes the subdivision of the Community Center/Clubhouse block to place each Clubhouse Building on an individual lot.

North Multi-Family (Apartments) Area:

- Reconfiguration of Lot 10 and Lot 11 Area: The Revised Plan reconfigures Lot 10 and Lot 11 (Multi-Family Lots) and the adjacent alleys to alter the shape of the lot proposed for Multi-family development and placement of the buildings and associated parking lots. Alley M and Alley N are adjusted in their placement but still connect to Banning Street. The details for development of these Multi-Family Lots are the subject of the Administrative Site Plan recently filed for review.

Large Open Space Area and with Multi-Family (Apartments) Area (central east area):

- Expand Open Space and Reconfiguration of Multi-Family Lot: The area of the Residential District bounded by Little Eden Way, Eden Hill Boulevard, Skipton Boulevard, Red Haven Way, and railroad corridor is the area of most significant change. It proposes to consolidate a series of Single Family Detached Unit Lots along Eden Hill Boulevard to again expand Signers Park Open Space to consist of over 9 acres and add additional recreational amenities of a dog park, pickleball courts, and children's playground. This will also require the abandonment of certain street rights-of-way (portions of Bond Street and Eden Hill Boulevard) within the block area. In the same

general area, the plan is to reconfigure the Multi-Family Lot and to adjust the alignment of Red Haven Way to create a development area for parking adjacent to the State-owned buffer area and railroad corridor (instead of lots for dwellings).

- **Increase Dwelling Unit Count:** An overall dwelling unit count was established at 665 units for the Residential District of the Eden Hill Farm TND in 2005-2006. However, over the years the unit count for revisions to the plan ranged from a planned/platted total of 651 units to an approved proposal for 742 units (never finalized). Currently, the Record Plan approved is for a total of 725 units and platted for 721 units. This 2025 Revised Implementation Plan proposes an increase to a total of 753 units. It adds a 40-unit multi-family building while also increasing the amount of open space through the revisions to unit types and lot reconfigurations/eliminations.
- **Revise Phases 5 and 6 Areas:** With the changes in the planned development, the phase line between Phase 5 and Phase 6 will also be adjusted. It is noted that construction activity will be limited to a disturbance area of 20 acres related to sequencing of the Sediment & Stormwater Management Plan.
- **Change in Mix of Unit Types (Number and Location):** The Residential District offers a variety of unit types: single family detached units, duplexes, townhouses, and multi-family units. This Revised Plan proposes changes to the number and location of the various residential unit types. See the chart below for the tallies of the various unit types. The chart summarizes the mix of unit types for the Residential District as approved and as currently proposed in the submitted Concept for the 2025 Revised Implementation Plan (of 1/3/2025).

Unit Type	Approved 2007 Record Plan	Revised Record Plans (through 2012)	Approved 2019 Revised Implementation Plan	Record Plan (Recorded 1/18/2023) MI-21-06	2023 Revised Implementation Plan Proposed	Record Plan (Recorded x) MI-24-05	2025 Revised Implementation Plan Proposed
Single Family Detached (Courtyard, Cottage, and Carriage house Lots)	105 15.8%	101 15.5%	97 14.5%	97 14.5%	68 9.3%	68 9.4%	60 8%
Duplex	184 27.7%	198 30.4%	236 35.4%	206 30.9%	170 23.4%	170 23.5%	170 22.6%
Townhouse	160 24%	220 33.8%	152 22.8%	182 27.3%	187 25.7%	183 25.3%	183 24.3%
Condominium	216 32.5%	132 20.3%	--- ---	--- ---	--- ---	---	---
Multi-Family Units	--- ---	--- ---	180 27%	180 27%	300 41.3%	300 41.6%	300 40%
TOTAL	665	651	665 (83 Built and 582 Proposed)	665	725	721	753

Revised Implementation Comprehensive Development Standards Manual

With this Application S-24-05, no revisions were submitted for review to amend the Comprehensive Development Standards Manual (Pattern Book). The Implementation Comprehensive Development Standards Manual consists of a written and graphic description of the owner/developer's proposed approach to each of the items listed in *Zoning Ordinance*, Article 3 §28.84. The purpose of the Pattern Book is to set the standards and guidelines for the design, construction, and maintenance of the land and buildings specifically in the *Residential District*. Any development within the *Residential District* must comply with the Pattern Book.

V. SITE CONSIDERATIONS

Access

The Residential District area has existing key entry points to the nearby street network from the Wemyss Road, Ridgely Boulevard, and Horsey Boulevard as connections are made to the POW-MIA Parkway. This Revised Plan makes no changes to those existing connections and also continues to show the proposed connection to Banning Street at the northeast corner of the Residential District. This connection has not been constructed.

Lighting

The street lighting will be required along the streets and also within parking lot areas of the Multi-Family Lots when developed.

Dumpster

For the one family dwelling units (single family detached units, duplexes, and townhouses) the standards residential collection will occur as part of the City systems with trash receptacles and recycling bins. For multi-family units (apartments), two Dumpsters are required for first 48 apartment units with one Dumpster for each additional 24 units. The design and placement location of Dumpster accommodating both trash and recycling collection will be reviewed with the Administrative Site Plans for the Multi-Family Lot development.

Sidewalk

Sidewalk is required along all City street frontages and within the site in accordance with *Zoning Ordinance*, Article 5 §18. In addition, sidewalks will connect from the street frontage sidewalk into the site and/or for pedestrian access from parking areas to building entrances. The original Implementation Plan also included a multi-use path/trail system around the perimeter of the development starting along the POW-MIA Parkway frontage and looping south through the State-owned parcel in the buffer area from the railroad corridor. No construction has occurred for the implementation of this multi-use path/trail.

VI. TREE PLANTING AND LANDSCAPE PLAN

The Revised Implementation Plan is required to meet the provisions of the *Zoning Ordinance* for Landscape Guidelines and Tree Planting and Preservation (Article 5 §11 and 15) at a minimum. The Residential District area does not include existing woodland areas. The area subject to the Tree Density requirements equals 109.2049 acres. Therefore, the project will require a minimum of 1,585 trees to meet the Tree Density requirements. The current Construction Plan (SB-07-01) shows new tree plantings as a mix of deciduous, evergreen, and ornamental trees. The trees are

proposed as street trees, within park and open spaces area, and as part of individual residential lots. A Revised Landscape Plan was not submitted. The Landscape Plan will need to be updated related to the revised lot layouts, Clubhouses, and Open space area designs. The Pattern Book also describes planting requirements for certain lot types.

VII. OPEN SPACE AND RECREATION AREAS

The *Zoning Ordinance* requires an Open Space and Active Recreation Plan for all residential developments, projects and plans that come before the Planning Commission (*Dover Code of Ordinances*, Appendix B, Article 5 §10). As changes are proposed to the Open Space and Active Recreation, a Revised Plan detailing the layout, design, and amenities of the Open Space areas must be submitted for review.

The overall Eden Hill Farm TND exceeds the minimum of 25% open space by creating a community walking trail area, parks, and greens throughout the site. A large open space/potential park area to the southwest of the site (on the west side of the POW-MIA Parkway) is State owned land. The existing historic house of Eden Hill Farm and its tree allees (entrance drives) are preserved within a large public open space area.

Focusing on the Residential District area, based on the approved number of residential dwelling units at 665 units, this subdivision was to provide 4.1 acres +/- (182,875 S.F.) of Open Space designed to function as Active Recreation Area. The key components of this active recreation area were originally approved as a Community Center building with pool, the larger park area known as Signers Park, a walking trail system, and over 2.2 acres of land in a series of ‘pocket parks’ throughout the community. Three “pocket parks” with known as Ann Moore Park with others on Ruth Way and Ridgely Boulevard that have been constructed. There are other “pocket parks” areas are pending construction as they are located in the areas where home construction is occurring. The 2019 Revised Implementation Plan increased the amount of open space in the Residential District with changes to the key elements of the Open Space/Recreation Plan and the amount of land reserved as open space. With the 2019 Plan, the most significant changes are that the Community Center site is to become two Clubhouse Buildings (North Clubhouses) and an additional Clubhouse building (South Clubhouse) is added in the southern portion of the site. The Clubhouses at both locations have been approved with Administrative Site Plans (S-23-11 and S-24-02); the two North Clubhouse are under construction and almost complete.

The 2023 Revised Implementation Plan significantly expanded the Signers Park Open Space to consist of 6.12 acres along with another area of Open Space near the railroad corridor, This change included area where several smaller “pocket parks” were proposed but the plans for Clubhouse buildings and other “pocket parks” remained in place.

With the increase in the number of residential dwelling units to 753 units, this subdivision is to provide 4.75 acres +/- (207,075 S.F.) of Open Space designed to function as an Active Recreation Area. This Revised Plan expands the Signers Park Open Space to the west and adds several amenities beyond the open lawn area. These amenities include a dog park, children’s playground, and pickleball courts.

VIII. TRADITIONAL NEIGHBORHOOD DESIGN: NEXT STEPS

Following Planning Commission review of the Revised Implementation Plan for the *Residential District*, the next step is finalization of the Construction Plans for Implementation and a revised Final Plat Subdivision Plans for area which receive Revised Implementation Plan approval. The detailed plans for the Multi-Family Lot areas can be submitted through the Administrative Site Plan review process. The detailed plans for new Open Space Areas development can be submitted through the Administrative Site Plan review process.

IX. CITY AND STATE CODE REQUIREMENTS:

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

- 1) The Revised Implementation Plan (Construction Plan Set and Record Plat) and Comprehensive Design Standards Manual (Pattern Book) will need to be amended to reflect any changes recommended or approvals by the Planning Commission.
- 2) The Comprehensive Design Standards Manual (Pattern Book) will need to be amended to reflect any changes recommended and approvals by the Planning Commission for this current 2025 submission.
- 3) The Landscape Plan will need to be updated related to the revised lot layouts and open space area designs. Implementation of the overall Landscape Plan for tree plantings in the open space areas, the street trees, and tree plantings on individual lot must occur.
- 4) A Revised Open Space and Active Recreation Plan detailing the layout, design, and amenities of the Open Space areas focusing on the proposed expanded Open Space area for Signers Park must be submitted for review. This can be achieved through the Administrative Site Plan Review Process.
- 5) A Record Plat for the Revised Lot and Street layout includes property boundary information, any proposed lot changes, data column, certifications, notes, cross access easements, easements for infrastructure or utilities, etc. This set of Sheets 1-3 is a good start on the Record Plat.
- 6) The site and building design of the Multi-family Units (Apartment Buildings) will require a more detailed review in order to confirm compliance with the *Zoning Ordinance* and Pattern Book. This can be achieved through the Administrative Site Plan review process focusing on that specific area of development.
- 7) The last proposed connection to the nearby public street system must be constructed in a timely manner. This is the continuation of Banning Street that crosses through the adjacent State-owned property (the historic house allée) connecting the Residential District and the Profession Office, Medical & Financial District areas.
- 8) Provide information on any agreements established regarding responsibilities for

construction, dedication, maintenance, etc. for areas with the TND project such as streets, circulation aisles, walking paths, open spaces, landscaping, stormwater management, etc.

- a) There shall be provisions which ensure that the common open space land including the active recreation areas shall continue as such and be properly managed and maintained. These provisions shall be in a form acceptable to the City of Dover. The developer shall either retain ownership and responsibility for maintenance of such open land; or provide for and establish one (1) or more organizations for the ownership and maintenance of all common open space i.e., a Homeowners Association. The organization shall be responsible for maintenance, insurance and taxes on common open space and recreation facilities.

- 9) The applicant should be aware of the requirements for construction phasing of the recreation area as associated with the development of the residential units.

Article 5 §10.6 Construction Phasing. The recreation and open space areas shall be completed in a proportion equal to or greater than the proportion of residential dwelling units completed, except that one hundred (100) percent of the recreation and open space areas shall be completed prior to issuing building permits for the final twenty (20) percent of the dwelling units proposed. Building permits shall not be issued for dwelling units unless the requirements of this section are met.

- 10) Sheet 1:

- a) Add meaning of the lot labels i.e. OS=Open Space areas to the Legend.
- b) List summary of all Open Space Areas by name and size.
- c) Add note for the actions taken on this application S-25-04.

- 11) Sheet 2:

- a) Add a label for new property line to be established at the Clubhouse Lot and the dimensions of the new proposed lots. Label with addresses of Buildings as assigned.
- b) Add a label for Banning Street continuing to the north beyond S. Greenberry Lane.
- c) Add previous property lines to be revised and labels to clarify the changes being made to Lots 10-11 and alleys.
- d) Label widths of rights-of-way being revised with this plan. The minimum width of right-of-way for an alley is 16 feet with a paved width of 12 feet. The minimum paved width of a street is 24 feet with additional paved width added for parking areas.
- e) There should also be a Traffic Generation Diagram for the Banning Street connection to W. North Street as it is a connecting point to the greater street network from the Eden Hill Farm TND.

- 12) Sheet 3:

- a) Add labels to clarify that lots and rights-of-way (hatched/dashed areas) are being consolidated and the result is shown on Sheet 3.
- b) Clarify that the current Signer Park is being revised by this plan proposal.
- c) Clarify the use of the 3.11-acre Open Space area to the east of Red Haven Way. If its parking for the Multi-Family lot it will not be Open Space area.
- d) Show the adjacent buffer area (State-owned parcel) and the railroad corridor.

- 13) Identify the location of the overall walking trail system for the Residential District with the buffer areas/Open Space adjacent to the railroad and along the POW-MIA Parkway. Clarify

the timing and responsibility for implementation of this project component.

14) The Comprehensive Design Standards Manual (Pattern Book) is encouraged to be updated to reflect the various approvals by the Planning Commission including the previously approved revisions.

a) The approved amendments from 2005-2023 are listed below:

- i) Addendums I and II consist of text revisions throughout the Pattern Book.
- ii) The document “Townhouse Lot Revisions” included the various lot widths approved for the townhouse units (Addendum III).
- iii) A revised page 40 presents the duplex setback options for the lot and setback (building and porch) dimensions (Addendum IV).
- iv) Duplex Lot Revisions and Interpretation of Townhouse Setbacks (Addendum V)
- v) Multi-family Units (Addendum VI) – Clarify which Pattern Book sheet is current for the provisions & bulk standards for this unit type.

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

In accordance with the *Zoning Ordinance*, Article 3 §28 and Article 10 §2.2, the Planning Commission in considering and acting upon Plans for Traditional Neighborhood Design projects 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) The proposed revisions shown in the 2025 Revised Implementation Plan (Plan of 1/3/25) for the Residential District are to be evaluated for compliance with the intent of the Eden Hill Master Plan. The Staff recommendation on each is listed below:

- a) Northern Clubhouse Area Lot: Staff recommends approval of the subdivision of the North Clubhouse Lot (currently under development with S-24-02). The appropriate cross access easements for access and utilities and maintenance of the shared landscaping and parking lot must be identified.
- b) North Multi-Family (Apartments) Area - Reconfiguration of Lot 10 and Lot 11 Areas: Planning Staff recommends approval of the reconfiguration of Lots 10 and 11 (Multi-Family Lots) and the adjacent alleys to alter the shape of the lots proposed for Multi-family development and associated parking areas. This will be subject to additional review with an Administrative Site Plan submission.

Large Open Space Area and with Multi-Family (Apartments) Area (central east area):

- c) Expand Open Space and Reconfiguration of Multi-Family Lot: Planning Staff recommends approval of the redesign of the area of the Residential District bounded by Little Eden Way, Alley W, Skipton Boulevard, Red Haven Way, and railroad corridor. The additional consolidation of Lots and Open Space to create an expanded Signers Park Open Space enlarges the Open Space area to include designated amenities for residents’

use.

Staff also recommends approval of the realignment of Red Haven Way to create a potential parking area for the adjacent Multi-Family (Apartment) Buildings. This will serve as an increased buffer from the railroad corridor activities in this area. The intended format of Red Haven Way must be clarified as a public street (right-of-way).

- d) Revise Phases 5 and 6 Areas: Staff recognizes the revision to the phase line between Phase 5 and Phase 6.
 - e) Increase Dwelling Unit Count: Staff is supportive of the increase in the overall dwelling unit count to 753 units since it retains a mix of dwelling unit types and increases the amount of Open Space. The unit count increases from the 665 units originally established for the Residential District. Eden Hill Farm TND is an area of infill development near the central core of the City's urbanized area with access to utility and multi-modal transportation infrastructure where higher density is encouraged.
 - f) Change in Mix of Unit Types (Number and Location): Staff recognizes the change in the mix of unit types that is proposed. The specific unit type changes proposed in this 2025 Revised Plan to have a similar balance and percentage of unit types in the Residential District but increases the percentage of higher density units while also increasing the amount of Open Space areas. Even with the increase in the number of townhouses and multi-family (apartment) units, the overall development contains a variety of housing types and lot sizes.
- 2) Banning Street Construction: With the proposed development of the eastern portion of the Eden Hill Farm TND, the construction and completion of the continuation of Banning Street to the south to make the connection from the Professional Office, Medical & Financial District to the Residential District. Its construction must be a priority as it is part of the overall circulation system for the Eden Hill Farm TND.
- 3) Multi-Use Perimeter Path and Landscaping: The original Landscape Plan and Open Space/Recreation Area Plan includes a multi-use perimeter walking trail system in the buffer area that wraps the western, southern, and eastern sides of the Residential District. This area also includes a significant number of tree plantings. To date this has not been implemented, a specific plan for its construction/planting must be outlined.
- 4) The following are a series of key concepts emphasized for the development of Residential Units. Most of these concepts are further detailed in the Pattern Book (and approved addendums). Planning Staff offers these as reminder of the general character and intent of the Traditional Neighborhood Design.
- a. Staff recommends that all lots with access to an alley be required to take vehicular access only from the alley no matter what the unit type. This access pattern was clearly established in the intent of the Traditional Neighborhood Design concept and the Residential District Implementation Plan.
 - b. Corner lots are considered to have two street front facades and are important visual elements. The building design should take advantage of the corner opportunity for design elements (architecture, detailing, and materials) to highlight the corner or end of building.
 - c. Staff recommends the increased use of porches or enhanced covered entries for main entrances on the front

elevations and/or side elevations of the residential units. All lots have a designated porch restriction line that allows this element to be closer to the street than the other portions of the building. Porches are key elements of the precedents for the District and encourage interaction.

- d. Staff encourages variation in the house architectural style and design, color, materials, and detailing to detail to create the variations seen in the traditional residential areas of the City and to avoid uniformity of design.
- e. The multiple unit buildings and multi-family buildings should read as “one grand house.” The selection of elevations, exterior finishes, door placement of front and side entries, etc. play a role in how a combination of units is viewed.
- f. Staff supports the methods for garage placement on properties which places the garage in a secondary position where front access to the lot is required by the lot and street layout.
- g. This TND Plan encourages walkability for pedestrians in a variety of formats to be constructed.

- 5) Pattern Book: The Pattern Book for the Residential District consists of the Original Pattern Book and a series of Addendums as approved and amended to date. Currently, Staff must complete compliance review by accessing multiple documents. It is very complex as the development has progressed, involves multiple developers/builders, etc. Staff can make recommendations to develop a Pattern Book resource as a final edition document (i.e. specific pages from the Master Plan Pattern Book and the associated addendums) for the Residential District.

Other agencies may recommend additional considerations to meet code objectives in accordance with their areas of expertise. Action on all considerations identified in this section is at the discretion of the Planning Commission.

XI. ADVISORY COMMENTS TO THE APPLICANT:

- 1) If Planning Commission approval is granted to the proposed Revised Implementation Plan concept, the Implementation Plan (Construction Set), Record Plan, and Pattern Book must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. These documents must be submitted for review by applicable Departments and agencies as part of the Administrative Site Plan Review or Check Print Review process for Record Plans.
- 2) In the event, that major changes and revisions to the Revised Implementation Plan occur in the finalization of the plan or associated Pattern Book contact the Department of Planning and Inspections. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other commissions making recommendations in regards to the plan.
- 3) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.
- 4) Following Planning Commission approval of the Revised Implementation Plan, the appropriate Plans (Record Plan, Construction Plans, Administrative Site Plans) must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. A Check Print must be submitted for review by Planning Office Staff

and the other commenting agencies. Upon determination that the Plan is complete and all agency approvals have been received, copies of the Plan may be submitted for final endorsement (Final Plan Approval).

- 5) The Recreational component of the Revised Implementation Plan is required to be reviewed. If the revisions are deemed to be significant then review by the Parks, Recreation and Community Enhancement Committee and by the Planning Commission may be required.
- 6) The applicant/developer shall be aware that prior to any ground disturbing activities or start of construction activities on the site the appropriate plan approvals, site inspections, Pre-Construction meetings, and permits are required.
- 7) Additional coordination as related to construction activities will be necessary to minimize the effect on the adjacent property owners and the existing roadways. During construction of streets, the developer shall coordinate the required street light placement and electric utility routing and equipment with the City of Dover Electric Department and in accordance with the Pattern Book.
- 8) The applicant shall be aware that Revised Implementation Plan approval does not represent a Building Permit, Sign Permits and associated construction activity permits. A separate application process is required for the issuance of a Building Permit and related permits from the City of Dover.
- 9) The construction of each dwelling unit/building will be reviewed by Staff for compliance with the approved Pattern Book and Addendum through the Building Permit process.
- 10) All ownership entities must remain compliant with the City of Dover "Clean Hands" regulations (i.e. be current with property taxes, fees, etc.).

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



CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: JANUARY 29, 2025



APPLICATION: Eden Hill Farm TND: Residential District – Revised
Implementation Plan (Phases 1, 2, 4, 5 & 6) Lot
Configuration, Open Space Areas, Rights-of-Ways and Unit
Count

FILE #: S-25-04

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

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

CONTACT PHONE #: 302-736-7025

CONTACT PHONE #: jlyon@dover.de.us

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

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

CITY AND STATE CODE REQUIREMENTS

STREETS / SANITATION / STORMWATER / WATER / WASTEWATER / GENERAL

1. No objection to the revised implementation plan.
2. The future subdivision / site plan for this area will need to be submitted and approved by the Department of Public Works and the Department of Water & Wastewater. The future plans shall be in strict accordance with all City of Dover standards and requirements. These plans will be reviewed through the Administrative Plan Review process.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL

1. None.

ADVISORY COMMENTS TO THE APPLICANT

The following notes are advisory in nature for the future submission, this is not an all-inclusive list of items that need to be met for future plan approval.

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.
3. Depending on the layout of the future stormwater infrastructure, easements may be required with the City of Dover.

STREETS

1. Final site plan approval will not be granted until a copy of the approved entrance plan, signed by DelDOT is submitted to our office.
2. The current City of Dover standard street section provides for a 3' grass strip between the curb and sidewalk. This standard was administratively revised to meet ADA and FHA compliance with cross slope requirements and to prevent cars from scrapping at driveways. The revised standard utilizes a five feet (5') wide public sidewalk with a five feet (5') wide grass strip behind the curb.
3. The future plans will require the following notes be added to the plan:
 - 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. Water services shall be either type K copper or SDR-9.
8. On October 24, 2022, City of Dover Council approved the new Cross Connection Control Program. This program requires certain backflow prevention assemblies on water service connections to the city's distribution system. This project may require a double check valve assembly to be installed downstream of the water meter in the building.
9. Depending on the layout of the future water mains, easements may be required with the City of Dover.
10. 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.
11. 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.
12. 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.
13. Water impact fees may be required to be paid prior to Certificate of Occupancy for this project.

WASTEWATER

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - b. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "...any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.
3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures.
4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Sizing (flow) calculations must be submitted for all sanitary sewer 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. Sanitary sewer laterals shall be connected directly to the main, not manholes, unless impracticable, as determined by the Department of Water & Wastewater.
8. Depending on the layout of the future wastewater mains, easements may be required with the City of Dover.
9. 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.
10. 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.
11. Wastewater impact fees may be required to be paid prior to Certificate of Occupancy for this project.

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).
5. 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.
6. 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.

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: JAN 29, 2025

APPLICATION: Eden Hill Farm TND: Residential District-Revised Implementation Plan (phases 1,2,4,5&6 Areas: Lot Configuration, Open Space Areas, Right-of-Ways & Unit Count)

FILE #: S-25-04

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

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

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

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

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

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

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

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 01/29/25

APPLICATION: Eden Hill Farm TND Residential District Revised Implementation Plan Phases 1, 2, 4, 5, 6 Areas, Lot Configuration, Open Space Areas, Right of Ways, and Unit Count

FILE #: S-25-04 **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. Proposal is a review of revised implementation plan for the residential district component of the traditional neighborhood design project known as Eden Hill Farm TND.
2. 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)
3. Emergency access to rear building areas compliant with City of Dover Code (Appendix B- Zoning, Article 5- Supplementary Regulations, Section 17);

all four stories and greater buildings require 24ft fire lane at the rear.

All two to three story apartment structures require an 18ft Secondary Fire Lane at the rear.

All townhouses (3-8 units with no fire protection) require a 16ft alley or 18ft secondary fire lane at the rear.

4. 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.

5. 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

6. 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.
7. Speed Reduction Devices must be approved, please see City of Dover Ordinance Chapter 98-10 in reference to this process.

8. Fire hydrants shall be installed per the requirements of City of Dover Public Utilities Water/Wastewater Handbook, NFPA requirements, and Delaware State Fire Prevention Regulations. City Ordinance Sec 46-9 (f).

5.1.1 Hydrant spacing as shown in the Fire Flow Tables shall be used as a general rule. Hydrants shall be located at the direction of the State Fire Marshal so as to minimize friction in fire hose. All hydrant spacing shall be located along available roads or at the direction of the State Fire Marshal. This measurement shall be calculated by way of accessible thoroughfare(s) from the building to be protected to the hydrant and may not necessarily be a radius. 5.1.3 Additional hydrants shall be provided when the State Fire Marshal deems it necessary based on the configuration of the site, building(s), exposures, construction, occupancy, and/or specific hazard(s).

Fire Flow table 2, hydrant spacing shall be 800 feet on center for one and two family detached dwellings, other residential, rowhouses and townhouses, assembly, health care, business, education, storage, industrial, mercantile, and mini storage. (702, Chapter 6)

NFPA 1

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

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

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

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

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

(2021 Delaware State Fire Prevention Regulations, 705, Chapter 6, 2)

The owner is responsible if the hydrant is private.

10. Hydrant barrels shall be provided with reflective material, such as paint, durable for highway/roadway markings or a reflective tape of a minimum of 2" in width around the barrel under the top flange, hydrant bonnets shall be color coded based on the following criteria: class AA 1500 GPM - painted light blue, class A 1,000 GPM - 1499 GPM - painted green, class B 500 - 999 GPM - painted orange, class C 250 - 499 GPM - painted red, class D under 250 GPM - painted black.

(2021 Delaware State Fire Prevention Regulations 703, Chapter 3. 4)

The owner is responsible if the hydrant is private.

11. Hydrants are to be Darling Co. B-62-B Breakaway <https://american-usa.com/products/valves-and-hydrants/fire-hydrants/5-1-4-american-darling-b-62-b-5>
12. Every house, building or structure used or intended for use as living quarters or as a place for conducting business, and having any wall facing or abutting any public or private street or alley, shall have displayed on that wall, in legible, easily read characters which are of contrasting color to the background, the proper street number for such house, building, or structure in accordance with the following:

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

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

13. Project to be completed per approved Site Plan.

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. There have been issues with the correct hydrants being installed and being in service. Please ensure the proper fire hydrants are being installed as outlined in item # 11 listed above and that all hydrants are in service
2. Please ensure all required streets are in place and clear
3. Alley M/Lot 10 doesn't have the required emergency rear access as outlined in item # 5 listed above.
4. Are any roads going away?
5. Confirm that there will be proper access to all occupied areas and areas under construction

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)

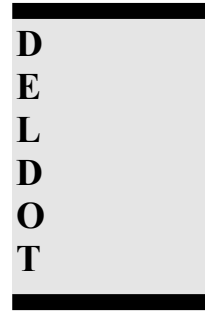
Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations

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.**

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY



APPLICATION: Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 1, 2, 4, 5 & 6)

FILE#: S-25-04

REVIEWING AGENCY: DelDOT

CONTACT PERSON: Brian Williams

PHONE#: 302-760-2141

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

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

CITY & STATE CODE REQUIREMENTS:

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. A pre-submittal meeting is required with DelDOT.



KENT CONSERVATION DISTRICT

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

CITY OF DOVER DEVELOPMENT ADVISORY COMMITTEE APPLICATION REVIEW COMMENTARY FEBRUARY 2025

APPLICATION: Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 1, 2, 3, 5 & 6 Areas: Lot Configuration, Open Space Areas, Right-of-Ways & Unit Count)

FILE #: S-25-04

REVIEWING AGENCY: Kent Conservation District

CONTACT PERSON: Cullen Baker

PHONE: (302) 608 - 5370

EMAIL: stormwater@kentcd.org

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE. THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

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

ADVISORY COMMENTS TO THE APPLICANT:

1. The current approved plans that KCD has on file for this project does not match the existing approved record plan submitted for the DAC.
2. Any revisions on previously approved plans for the above projects will require resubmittal and review for plan revisions.
3. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
4. Before a letter of no objection to recordation is provided, we will require a complete updated construction plan set to be submitted for our records.



State of Delaware
**DEPARTMENT OF NATURAL RESOURCES
AND ENVIRONMENTAL CONTROL**

DIVISION OF WATERSHED STEWARDSHIP
285 BEISER BOULEVARD, SUITE 102
DOVER, DELAWARE 19904

PHONE (302) 608-5458

SEDIMENT AND
STORMWATER PROGRAM

MEMORANDUM

TO: Dawn Melson-Williams, City of Dover Planning Office

FROM: Elaine Z. Webb, P.E. *EW*
DNREC Sediment and Stormwater Program

DATE: January 29, 2025

SUBJECT: S-25-04 Eden Hill Farm TND: Residential District
Revised Implementation Plan (Phases 1, 2, 4, 5 & 6 Areas: Lot Configuration,
Open Space Areas, Right of Way & Unit Count)

CC: Ashley Barnett, DNREC Sediment and Stormwater Program
Lindsay Hall, DNREC Remediation Section
Cullen Baker, Kent Conservation District

DNREC Sediment and Stormwater Program (SSP) offers the following comments on the above referenced project:

1. A Sediment and Stormwater Management Plan must be approved prior to any land disturbance taking place on site. The approval agency for this project site is Kent Conservation District as a delegated agency of the DNREC Sediment and Stormwater Program.
2. The "Eden Hill Farm Site" or DE-1714, has been addressing the property as a Voluntary Cleanup Program (VCP) Site in the context of environmental investigation and remediation due to the presence of elevated arsenic in the surface soil. A Sediment and Stormwater Management Plan will be required to address the physical remedial action activities. DNREC Sediment and Stormwater Program will coordinate with Kent Conservation District on review and approval of a Sediment and Stormwater Management Plan to address remedial actions, prior to land disturbance.

If you should have any questions, please do not hesitate to contact me at (302) 608-5460 or Elaine.Webb@delaware.gov.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
ADVISORY BRIEF
D.A.C. MEETING DATE: 2/5/2025

**Dover/Kent
County
Metropolitan
Planning
Organization**

S-25-04 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 1, 2, 4, 5 & 6 Areas: Lot Configuration, Open Space Areas, Right-of-Ways & Unit Count)

FILE # S-25-04

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-25-04 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 1, 2, 4, 5 & 6 Areas: Lot Configuration, Open Space Areas, Right-of-Ways & Unit Count)

Dover Kent MPO has no major objections to the site development plan. Sidewalks are present in the developed portion of the Eden Hill Farm neighborhood, and these will be extended as further construction takes place. Open space which could be used for recreation is included in the updated plan as well. Other transportation issues have previously been addressed through the site plan review process.

Note that within the current plan, additional housing is not planned for the southeastern parcel along the railroad tracks. Dover Kent MPO cautions against building residential units adjacent to railroad tracks, as this can lead to conflicts such as noise pollution, vibrations caused by passing trains, and safety concerns. If more information is needed on this topic, please contact the MPO.

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

