



DATA SHEET FOR CONDITIONAL USE SITE PLAN/MASTER PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF February 5, 2025

PLANNING COMMISSION MEETING OF February 18, 2025

Plan Title:	Villages of Maple Dale Phase 3 Planned Neighborhood Design – Senior Citizen Housing Option (Revised), C-25-02
Plan Type:	Conditional Use Site Plan/Master Plan
Associated Plans:	C-09-06 Master Plan for PND-SCHO: Phase 1A SB-09-04 Master Plan for PND-SCHO: Phase 1B MI-24-08 Sketch Plan Villages of Maple Dale: PND-SCHO Phase 3
Owner:	U & I Maple Dale, LLC
Tax Parcel ID:	ED-05-067.00-04-01.00-000
Property Address:	180 Maple Dale Circle
Site Area:	Total Parcel: 147.48 acres (Maple Dale Golf & Country Club parcel)
Project Area:	Villages of Maple Dale Total Project Area: 13.7 +/- acres Villages of Maple Dale Phase 3: 5.00 +/- acres
Present Use:	Golf Course
Proposed Use:	Golf Course and Age-Restricted Apartment Building (Permitted as a Conditional Use under the PND-SCHO)
Overall Project:	Planned Neighborhood Design Senior Citizen Housing Option Apartment-Style Building of 48 units Parking Improvements for total of 249 Spaces
Number of Dwelling Units:	Phase 1A (under construction) - 12 townhouse units Phase 1B (under construction) - 18 townhouse units Total under construction - 30 dwelling units Phase 3 proposed at 48 dwelling units (1 apartment building) Total of all phases – 78 dwelling units
Sewer & Water	City of Dover
Zoning Classification:	RC (Recreational and Commercial Zone)

Planned Neighborhood Design: Senior Citizen Housing Option
**Note: Phase 1A and 1B are zoned ROS (Recreational and Open Space Zone)*

PND Considerations:	Alternative Design Standards Approved Previously for PND and for Reconsideration again: Building Height Number of Stories Dwelling Units Per Building
Waivers Requested:	Partial Elimination of Curbing
For Consideration:	Active Recreation Area

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

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

APPLICATION: Villages of Maple Dale – Phase 3 - Villages of Maple Dale Planned Neighborhood Design: Senior Citizen Housing Option (Revised)

FILE #: C-25-02

REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Dawn E. Melson-Williams, AICP

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

I. PLAN SUMMARY:

This Application C-25-02 is for Review of a Conditional Use Site Plan/Master Plan for the development of Villages of Maple Dale –Planned Neighborhood Design – Senior Citizen Housing Option (Revised) consisting of up to 48 age-restricted apartments on a portion of the property of the Maple Dale County Club & Golf Course. This application is the third phase of the Master Plan that was previously established by Applications C-09-06, providing 84 units over two phases. SB-09-04 and Villages of Maple Dale Phases IA and IB are under construction. The plan for Phase 3 consists of the construction of a three-story apartment building with 48 units (age-restricted) and associated site improvements. The property is zoned RC (Recreational and Commercial Zone). The property is located on the east side of Maple Dale Road. The owner of record is U & I Maple Dale, LLC. Property Address: 180 Maple Dale Circle. Tax Parcel: ED-05-067.00-04-01.00-000. Council District 1.

This phase of the project was recently the subject of MI-24-08 Villages of Maple Dale (Updated Phase 3): PND-SCHO Concept Plan considered at City Council in October 2024 for Referral to the Planning Commission.

Previous Applications:

The subject site is the maple Dale Country Club located on the east side of Maple Dale Road in Dover, Delaware. The Maple Dale Country Club and golf course was developed in the mid-to late twentieth century at this location on the east side of Kenton Road. Lands surrounding the golf course are low and medium density residential developments. In 2009, the General Sketch Plan (MI-09-06) proposed to develop residential units on a portion of the Maple Dale Country Club golf course land while maintaining the 18-hole golf course.

The Conditional Use/Conceptual Subdivision Plan (C-09-06) approved by the Planning

Commission in September 2009 established the Villages of Maple Dale Planned Neighborhood Design-Senior Citizen Housing Option Plan to encompass a total of three (3) development phases with 30 townhouse units and several apartment style buildings. The Planning Commission subsequently granted conditional approval of the Preliminary Subdivision/Site Plan (SB-09-04P) for the Villages of Maple Dale Senior Housing Community: Planned Neighborhood Design Senior Citizen Housing Option development. This focused on the Record Plan and Construction Plans for the Phases (Phase 1A and 1B) for the townhouse units only. The associated Record Plan as recorded on September 30, 2010, created the thirty (30) townhouse lots consisting of twelve (12) lots on Maple Dale Road and a new cul-de-sac street known as Valhalla Court for eighteen (18) townhouse unit lots. The Construction Plans for SB-09-04F focused on 4.6 acres and were approved October 18, 2010 including the stormwater management facility improvements and agreements with DelDOT for the timing of off-site improvements (lengthen deceleration lane approaching Maple Dale Road).

Along Maple Dale Road, Phase 1A of Townhouse units is almost complete. A 4-pack of townhouse units began construction in 2010, and the remaining lots sat undeveloped. In 2024, new ownership acquired the property and restarted construction of units with eight (8) townhouse units. Since the townhouse lots for Phase 1B were also already recorded, the developer reconfirmed the approvals of the infrastructure plans for this phase and now has commenced site work activities. It is noted that with the Comprehensive Rezoning 2021 Project, the townhouse lots were rezoned to ROS (Recreational and Open Space Zone) to more clearly reflect the residential land use and size of these smaller lots. The main golf course parcel of the Maple Dale Country Club remains zoned RC (Recreational and Commercial Zone).

II. PROJECT DESCRIPTION – Current Application

Sketch Concept Plan Application MI-24-08 at City Council on October 28, 2024:

The Plan approval for the Apartment/Condominium Area of Master Plan for the Villages of Maple Dale Planned Neighborhood Design-Senior Citizen Housing Option lapsed. Application MI-24-08 restarted the process for approval of the project Master Plan focusing on the Condominium Phase (previously identified as Phase 2, now listed as Phase 3). For Villages of Maple Dale PND-SCHO, a 48-unit apartment style condominium building is proposed. The Concept/Sketch Plan (dated 10/16/2024) depicted the layout for the building, parking lot expansion and reconfiguration, and remaining Maple Dale Country Club Clubhouse, associated buildings & amenities, and golf course, etc. The applicant submitted a Sketch Plan Narrative Letter with graphics dated October 16, 2024 and a Concept/Sketch Plan set showing Villages of Maple Dale PND-SCHO (Updated Phase 3) as modified. The proposed modifications include a reduction in the number of proposed condominium units from 54 units to 48 units, a reconfigured parking plan, and changes to site amenities (removal of pool and tennis courts). MI-24-08 was reviewed by City Council on October 28, 2024, with action taken to refer it on for Planning Commission review.

Conditional Use Site Plan/Master Plan C-25-02:

The Villages of Maple Dale Planned Neighborhood Design-Senior Citizen Housing Option (Revised) Project continues to encompass a total of three (3) development phases with one (1) apartment style building and 30 townhouse units. The project was previously approved for 54 apartment units; this Plan shows 48 apartment units. Phases 1A and 1B consist of townhouse units and Phase 3 consists of a three-story apartment-style building. This development also

includes associated parking, reconfiguration of existing parking for the golf course and Clubhouse, active recreation amenities, and stormwater management facilities. The existing golf course, driving range, and Clubhouse will remain; and the tennis courts and pool facilities are proposed to be removed to accommodate the development proposal.

III. ZONING REVIEW

The subject site is zoned RC (Recreational and Commercial Zone). The golf course and country club are permitted uses in the RC zoning district. The Planned Neighborhood Design (PND) - Senior Citizen Housing Option is permitted under all zoning classifications (with the exception of the M, IPM and C-4 zoning classifications) as a conditional use. *Zoning Ordinance*, Article 3 §24.1b notes that “preference shall be given to those projects which are within close proximity to public transit services, and which are situated within one-quarter (1/4) mile of a grocery store, pharmacy, restaurant, physician offices, senior center or similar convenience service establishment.” The PND: Senior Citizen Housing Option is intended to “...encourage the development of high-quality housing opportunities design to accommodate the particular needs of senior citizens” by allowing the Planned Neighborhood Design Option through the Conditional Use process. The PND must present a community design that is in accordance with the goals and policies of the Comprehensive Plan.

Review Process for Planned Neighborhood Design: Senior Citizen Housing Option:

The applicant is seeking approval under the Planned Neighborhood Design Ordinance for the Senior Citizen Housing Option (see *Zoning Ordinance*, Article 3, Section 24.1 (b)). The Ordinance sets forth a two or three-step review and approval process. In the first step, the developer meets with the City Council and presents a general sketch plan to determine whether or not the proposed project is of such a design and type that warrants further review by the Planning Commission.

On October 28, 2024, the City Council reviewed the project and determined that further review is warranted. The second step is a more detailed Conditional Use Site Plan review and public hearing process before the Planning Commission. (Note: A third review step with the Planning Commission may be required depending on the type, physical size, and complexity of the project application. This is not required for this project.) The site development plan submittals for each phase of the project are reviewed for consistency with the approved Master Plan (Conceptual Plan) and to finalize details of the plan.

The current application to the Planning Commission represents the second step in the review process for the Villages of Maple Dale PND-SCHO to review the Conditional Use Site Plan/Master Plan for Phase 3 as Revised. The Master Plan was previously approved with Applications C-09-06 and SB-09-04.

It is important to keep in mind that a PND proposal does not involve a rezoning of the land. The Planned Neighborhood Design – Senior Citizen Housing Option is plan specific. The land would remain zoned RC (Recreational and Commercial Zone). The PND option allows for a greater variety of housing types and allows for commercial uses while requiring 25% open space. Also,

by the *Zoning Ordinance* provisions, in the PND: SCHO the units shall be deed restricted to require that the head of household for each housing unit be at least 55 years of age or older.

Comprehensive Plan Recommendations

The City of Dover *2019 Comprehensive Plan as amended* shows this property on the Land Development Plan Map (Map 12-1) with the Land Use Category of Open Space. The Land Development Plan Matrix (Table 12-1) notes specifically that the zoning districts of ROS and RC are appropriate for the Land Use Category of Open Space. Further described in the *Comprehensive Plan*, Private Open Space is associated with residential communities (see pages 12-24 and 12-25) and can also be recreational opportunities. The Maple Dale Country Club is listed as an example of a recreational type of Private Open Space. The Goal and Policies outlined for Private Open Space focus on its availability for use to meet recreational needs of the community and its long-term maintenance.

The *2019 Comprehensive Plan* also establishes stated goals for various types of land uses within the City limits. The stated goal for Residential Land Uses is “to develop and maintain an adequate supply of housing of varying type, size, and densities that are aesthetically pleasing and located within neighborhoods designed or redesigned to promote convenience, conservation, and access to the greater community, but which are properly buffered through distance and landscaping from incompatible land uses” (see page 12-3). A Policy is to “encourage high density residential development in infill areas that are near essential services, public transit, and employment opportunities.” One of the goals outlined in Chapter 11 – Housing & Community Development is to “Encourage Balanced Housing Opportunities for all Residents of the City.”

The *2019 Comprehensive Plan* acknowledges that the residents aged 65+ continue to be a rapidly growing segment of the population that will require more specialized services (page 3-5), a trend also identified in previous Comprehensive Plans. In response, a previous Comprehensive Plan implementation strategy included development of the Zoning amendment to allow for Senior Citizen housing developments near the community services and transit routes that senior citizens depend upon. As a result, the Planned Neighborhood Design: Senior Citizen Housing Option Ordinance was developed and adopted by City Council on July 14, 1997 with multiple projects making use of these PND-SCHO provisions. This project for Villages of Maple Dale is being developed following the Senior Citizen Housing Option of the Planned Neighborhood Design.

IV. MASTER PLAN REVIEW DETAILS

Master Plan of Villages of Maple Dale – Phase 3: PND - SCHO (Revised)

This project proposes to develop a portion of Maple Dale Country Club into a Planned Neighborhood Design (PND) - Senior Citizen Housing Option (SCHO). This project originated in 2009, with a proposed plan for thirty (30) townhouse units and three (3) apartment-style buildings comprising 54 units. The project area included 13.71 acres of the overall 152.19-acre Maple Dale Country Club property. The townhouses associated with Phase 1A are under construction. The townhouse lots associated with Phase 1B are recorded and site work for their construction is starting after confirmation of infrastructure approvals. Phase 3, which is the subject of this application, proposes a 48-unit garden apartment building, which is a change and reduction in units from the 54 units previously proposed. This report focuses on the apartment

style condominium building proposed under Phase 3.

Site Layout:

The proposed apartment style building is located at the northwestern edge of the Country Club, in the location of the pool, playground, volleyball area, and tennis courts. These amenities will be removed to allow for the placement of the building. In addition, the project proposes to reconfigure the parking lots, including the parking associated with the golf course and Clubhouse. The plan also includes a proposed walking path and a proposed sand volleyball court.

Project Density:

With the Senior Housing Option, the “project density shall be generally compatible with the development pattern and existing or potential zone densities of the surrounding area.” The Conditional Use/Conceptual Subdivision Plan approved in 2009 for this site included a project density of 6.13 dwelling units per acre (84 units on a 13.7-acre portion of the Country Club property). The plan provides a project area/limit of disturbance for this project of 5.00 acres. Using this land area, the proposed density for the project is 9.6 dwelling units per acre. If the total number of units of the PND-SCHO, including townhouses, is used based on the 13.7-acre site that was approved in 2009, the project has a density of 5.7 dwelling units per acre.

Zoning Ordinance, Article 3 §24.47 states that “the applicant shall demonstrate to the satisfaction of the planning commission that the project density proposed is compatible with the development pattern and density potential of the surrounding area.” The surrounding area is a mix of densities and housing styles. Many of the residential lots in the immediate area are occupied single-family detached homes; however there are townhouses in the Retreat and in Turnberry, which is adjacent to the golf course. Additionally, townhouses are under construction in Phases 1A and 1B of the Villages of Maple Dale. Additionally, there are two apartment buildings located across from Maple Dale Country Club at the corner of Kenton Road and Chestnut Grove Road.

Request for PND: Alternative Design Standards

This Plan appears to continue with adjustments to the required design standards of a Planned Neighborhood Design: Senior Citizen Housing Option. Article 3 §24.5 of the *Zoning Ordinance* permits the Planning Commission to grant such adjustments and reads as follows:

Article 3 §24.5. The design standards and dimensional requirements (bulk and parking regulations) shall be in accordance with article 4, sections 4.10 and 4.11, except that the planning commission may relax any of these requirements where the developer can demonstrate that such action is desirable and consistent with the objectives of this ordinance and the comprehensive plan.

The development proposal includes garden apartments.. The following table presents the proposed Alternative Design Standards for the Villages of Maple Dale PND-SCHO Phase 3 Revised in comparison to the bulk standards provided in Article 4, §4.11 regarding garden apartments. See Letter of Request.

Housing Type	Garden Apartments	
	Required	Requested
Average Lot Area	1,800 S.F. per dwelling unit	No Change
Minimum Lot Area	1,800 S.F. per dwelling unit 1 acre per building	No Change
Lot Width	100' per building	No Change
Lot Depth	125' per building	No Change
Off-Street Parking	2	Rate of 2.25 per unit from other regulations
Building Setback from Street	50 feet	No Change
Building Setback from Property Line Front Yard Setback Side Yard Setback Rear Yard Setback	50 feet	No Change
Building Spacing	50 feet	No Change
Building Height Number of Stories	35 feet 2 stories	38 feet, 4 inches 3 stories
Lot Coverage	60%	No Change
Average Number of Dwelling Units Per Building	24	48

V. CONDITIONAL USE REVIEW

With Conditional Use Applications, the Planning Commission reviews the proposed project to determine whether or not the intended use is appropriate in type and scale for the immediate neighborhood. The Commission must also consider whether or not the proposed use will have an adverse impact on the future orderly development of the surrounding area. The following sections of the *Zoning Ordinance* which relate to the role of the Commission in reviewing Conditional Use applications are particularly relevant when reviewing this application:

ARTICLE 10. PLANNING COMMISSION

Section 1. - Approval of conditional uses.

On application and after public notice and hearing, the commission may authorize the issuance by the city planner of permits for any of the conditional uses for which this ordinance requires, in the district in which such use is proposed to be located. In approving any such use, the planning commission shall take into consideration the public health, safety and welfare, the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular, and may prescribe appropriate conditions and safeguards as may be required in order that the results of its action may, to the maximum extent possible, further the expressed intent of this ordinance and the accomplishment of the following objectives in particular:

- 1.1 *Accessibility for emergency response.* That all proposed structures, equipment or material shall be readily accessible for fire, ambulance, police, and other emergency response;
- 1.2 *Harmony of location, size and character.* That the proposed use shall be of such location,

size and character that, in general, it will be in harmony with the appropriate and orderly development of the zone in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties;

1.3 *Residential zones.* That, in addition to the above, in the case of any use located in, or adjacent to, a residential zone:

1.31 The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, the said residential district or conflict with the normal traffic of the neighborhood; and

1.32 The location and height of buildings, the location, nature and height of walls and fences, the nature and extent of landscaping, and other improvements on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

If the Planning Commission approves a Conditional Use, the use is granted as a Conditional Use Permit. Such permits may be permanent, subject to limitations outlined in *Zoning Ordinance*, Article 10 §1.41, or be required by the Commission to undergo periodic renewal, using the procedure described in Article 10 §1.42. Any Conditional Use Permit, permanent or not, may be revoked using the procedure described in Article 10 §1.43 if the conditions prescribed by the Commission in conjunction with the issuance of the Conditional Use Permit have not been, or are no longer being complied with.

Approved as Planned Neighborhood Design: Senior Citizen Housing Option project:

The Villages of Maple Dale project was previously approved in 2009 under the Planned Neighborhood Design Ordinance for the Senior Citizen Housing Option (C-09-06). A PND proposal does not involve a rezoning of land. The property where the condominium building is proposed remains zoned RC (Recreational and Commercial Zone). The land where the townhouses are being constructed under Phase 1A and 1B is now zoned ROS (Recreational and Open Space) and consist of individual lots. Also, by the *Zoning Ordinance* provisions, in the PND: SCHO the units shall be deed restricted to require that the head of household for each housing unit be at least 55 years of age or older.

VI. BUILDING ARCHITECTURE

The plan submittal shows the architecture of the Phase 3 apartment style building. The building is a three-story apartment building consisting of 48 units. The overall massing of the building is U-shaped with a shingle hipped roof with dormers on each elevation provided. The building elevations show a building primarily clad in vinyl siding with the first floor articulating between vinyl with a brick veneer water table and brick veneer. Balconies are included on north, east, and west elevations of the building and within the courtyard area. The sets of windows are a combination of fixed and operational windows with the wall box unit for heating/air conditioning is found just below each window group. The main entrance to the building is located in the center of the south elevation within the center courtyard. The entrance includes a box gable

standing seam metal roof.

VII. PARKING SUMMARY

The Plan proposal includes a total of 249 parking spaces. The calculation of parking spaces provided is as follows based on zoning and use:

Use	Parking Ratio	Number of Spaces
Golf Course (18-hole)	1 space per employee (10 employees) + 4 spaces per hole (18 holes)	82
Clubhouse	1 space per 300 SF @15,000 SF	50
Apartments	2.25 spaces per DU	108
Total Required Parking Spaces		240
Total Proposed Parking Spaces		249

The Plan shows four ADA accessible parking spaces: two in front of the Clubhouse and two in front of the Apartment Building. Based on other regulations, a total of seven (7) accessible parking spaces must be provided for the number of proposed parking spaces.

Bicycle Parking

The project is required to provide bicycle parking. The bicycle parking calculation is one for every twenty parking spaces. Based on the total of 249 parking spaces on this parcel, a total of thirteen (13) bicycle parking spaces are required.

VIII. SITE CONSIDERATIONS

Access/Streets

Access to the Villages of Maple Dale site is provided via a private driveway (named Maple Dale Circle) off of Maple Dale Drive. Maple Dale Drive (a city-maintained street) takes access off of Kenton Road.

Sidewalks

The locations of proposed sidewalks and a paved walking trail are shown on the plan. The sidewalks will surround the building and connect to the walking trail, which will connect to a concrete sidewalk that will connect with sidewalk under construction on Maple Dale Drive frontage. The paved walking trail goes along the perimeter of the project area and around the perimeter of the stormwater management area located south of the proposed apartment building and west of the Clubhouse.

Waiver Requested: Partial Elimination of Upright Curbing

Article 6 §3.6(b) requires upright curbing for all parking areas. The applicant has submitted a request for partial elimination of upright perimeter curbing in areas where depressed curbing will facilitate proper drainage. Upright curbing will be used in most of the parking perimeter, and where depressed curbing is used, parking bumpers will be installed. This request will be considered by Planning Staff.

Lighting

Lighting for the site shows pole lights around the center pond area and within certain areas of the parking lot. There is also wall mounted lighting on the building.

Dumpster

A Dumpster pad site area is located at in the westernmost parking lot at the dead end of parking lot. The Dumpster requirement for an Apartment Building with over 10 units is that two Dumpsters are required for the first 48 apartments and one required for each additional 24 apartments or fraction thereof. Based on the unit count of Apartment Building of 48 units, two dumpster pads are required. Private trash collection will be used for the project. Additionally, the existing use for the Country Club of Clubhouse & Golf Course would require two Dumpsters

IX. TREE PLANTING AND LANDSCAPE PLAN

The plan indicates that there is no woodland present on-site; however, there are trees throughout the golf course. The Development Area is focused on the Clubhouse and its immediate vicinity where a number of existing trees will be removed for development. Tree plantings are required at a rate of one tree per 3,000 SF of development area. Based on the project area of 5.00 acres, or 217,800 SF, 73 trees are required. The Landscape Plan shows 73 proposed trees broken down as follows: 39 shade trees, 28 evergreen trees, and 6 ornamental trees. Tree species are not provided on the Landscape Plan.

X. OPEN SPACE and RECREATION PLAN

The Planned neighborhood Design is to provide common open space areas for active and passive recreation opportunities. A PND normally requires 25% open space while a PND-SCHO must provide 275 SF per dwelling unit of open space. The proposed development plan qualifies for an exemption under the *Zoning Ordinance, Article 5, §10.514 Residential developments of ten (10) or fewer acres with a density over six units per acre*. Under this provision, the applicant must provide 150 square feet of active recreation area per dwelling unit, or a minimum of 10,000 square feet. Based on 48 dwelling units, the applicant is required to provide the minimum area of 10,000 square feet of active recreation area.

The applicant has proposed a five-foot-wide walking path and sand volleyball court, together totaling 10,674 square feet. The walking path travels around the building and stormwater management area, connecting to the sidewalks on the site. See the Active Recreation Area Plan Review Report for details and comments. The Active Recreation Area Plan will need to be reviewed by the Council Committee of the Whole: Parks, Recreation & Community Enhancement Committee.

XI. CITY AND STATE CODE REQUIREMENTS: UPDATE

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

- 1) The Planning Commission must determine the appropriateness of the proposed density for the PND-SCHO project site as part of their review process.

- 2) The project must comply with the bulk standards for apartments in the PND unless seeking waivers for Alternative Design Standards for the PND: SCHO. The Planning Commission must address the following Waiver Requests for Alternative Design Standards:
 - a. Building Height (to allow 38 feet 4 inches);
 - b. Number of stories (to allow three stories); and
 - c. Maximum Number of Dwelling Units Per Building (to allow 48 units in one building).
- 3) The outcome of all waiver requests must be noted on the final Site Plan.
- 4) The proposed building is an apartment building. Clarify if the units are to be rented or in a condominium style ownership scenario. The plan set must be consistent in labeling.
- 5) Provide a copy of the Deed Restrictions as required in the *Zoning Ordinance*, Article 3 §24.8vii. or acceptable documentation of policies regarding operations to ensure compliance as a PND-SCHO.
- 6) CS0001 – Cover Sheet
 - a. The Zoning Bulk Regulations table needs to be updated as follows:
 - i. Include the total project area of 5 acres or 217,800 SF. The limit of disturbance is identified as 5 acres on Sheet CS1501.
 - ii. Update proposed “minimum average lot area per dwelling unit” and “minimum lot area per dwelling unit” based on the project area of 217,800 SF.
 - b. Add density calculation for project based on project area (of development and by phase and as the overall parcel).
 - c. Update outcome of action on waivers.
 - d. Add tallies of Active Recreation Area as required and proposed.
- 7) CS1001 - Site Improvement Plan
 - a. Clarify design format of Dumpster enclosure and include the dimensions of the dumpster area on the plan. Dumpsters must accommodate both uses on the property.
 - b. Of the 249 parking spaces shown, only four ADA accessible spaces are included. A minimum of seven (7) ADA accessible spaces are required for 249 spaces.
 - c. Add accessible ramps at all intersections of the sidewalks with the drive aisles.
- 8) Identify the location and number of bicycle parking spaces to meet the bicycle parking requirement based on the total number of 249 parking spaces, 13 bicycle parking spaces are required. A written waiver request must be submitted for consideration by the Planning Commission if bicycle parking is not provided. *The applicant intends to provide bicycle parking.*
 - a. Identify the location and details of the bicycle parking rack.

- 9) Provide construction details sheet for items including the following items but not limited to barrier free sidewalk, dumpster enclosures, dumpster pad, curbing, parking bumpers, traffic control signage, crosswalks, paving section, lighting fixtures, handicap signage, walking path, etc.
 - a. Ensure all existing striping is visible and the pavement conditions of the entrance drive and existing parking lots are properly maintained.
 - b. Additional traffic control measures (signs and marking) may need to be added to guide circulation on the site.
- 10) CS1002 - Active Recreation Plan
 - a. The Active Recreation Plan must be reviewed by the Parks, Recreation, and Community Enhancement Subcommittee of the City Council Committee of the Whole. Information on this Review step will be presented at the Planning Commission Meeting.
 - b. Provide the area calculation for the proposed Active Recreation Area, including the full dimensions on the walking trail (length and width).
 - c. Recommendations regarding the Active Recreation Plan are provided in the Report to the Parks, Recreation and Community Enhancement Committee. See attached Recreation Plan Review Report.
- 11) CS2001 - Landscape Plan.
 - a. Provide the species and caliper of the proposed trees, including the number of each species on the Landscape Plan.
 - b. Identify existing trees to remain and the protective measures to protect trees during the construction process.
 - c. Ensure trees don't conflict with utility lines or stormwater management facilities.
- 12) Clarify if the apartment building will remain on the same parcel as the Country Club facility. If a subdivision is proposed then a Record Plan will be required. *The applicant has indicated that it will remain as one parcel.*
- 13) The construction of the site entrances and street improvements must comply with the requirements of DelDOT and the City of Dover Public Works Department based on street maintenance responsibilities. The previous project's approval involved off-site improvements along Kenton Road.
- 14) Any Erosion & Sediment Control Plans and Stormwater Management Plans granted approval by the Kent Conservation District/DNREC must reflect the Site Plan layout and design conditionally approved by the Planning Commission and be in compliance with the *Zoning Ordinance* and technical review requirements of other agencies.

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

In accordance with the *Zoning Ordinance*, Article 10 §1, the Planning Commission in considering and acting upon Conditional Use Plans may prescribe appropriate conditions and

safeguards so that the public health, safety, and welfare, the comfort and convenience of the public in general, and the residents of the immediate neighborhood in particular shall be taken into consideration. These safeguards may to the maximum extent possible further the expressed intent of the *Zoning Ordinance* and the accomplishment of several objectives in particular listed in subsections 1.1 to 1.3.

1) Waiver Requests:

a) Alternative Design Standards for PND: SCHO:

i) The increase in building height, number of stories, and average number of units per building is consistent with the varying densities and housing styles in the area, including townhouses in the Retreat and Turnberry and apartment buildings across Kenton Road. These Alternative Design Standards are necessary to consolidate all units within one building.

b) Partial Elimination of Curbing: The applicant has submitted a Waiver Request for partial elimination of upright curbing to allow for drainage, in accordance with the *Zoning Ordinance*, Article 6, §3.6. The Planning Office has approved this waiver finding that the request is related to stormwater runoff facility design and parking bumpers are to be placed at the head of select parking spaces.

2) Accessibility: Given that the proposed Apartment Building will be occupied by senior citizens, additional ADA accessible parking should be provided to exceed the minimum seven (7) spaces required.

3) Active Recreation: Staff recommends that the proposed sand volleyball court be replaced with a more age-appropriate recreational amenity for senior citizens. Alternative suggestions include bocce courts, seating, and fitness stations. See Recreation Plan Review Report for comments.

XIII. ADVISORY COMMENTS TO THE APPLICANT:

1) The Planning Commission should act upon the Alternative Design Standards as part of any motion to approve this Conditional Use Site Plan, or as a separate motion if necessary. Note: The recommendation for this waiver is at the discretion of the Planning Commission. The Commission may approve or deny waiver requests.

2) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.

3) In the event, that major changes and revisions to the Plan occur in the finalization of the Conditional Use Site Plan 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 regard to the plan.

- 4) Following Planning Commission approval of the Conditional Use Site Plan, the Plan must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. A Check Print must be submitted for review by Planning Office Staff and the other commenting agencies. Upon determination that the Plan is complete and all agency approvals have been received, copies of the Plan may be submitted for final endorsement (Final Plan Approval).
- 5) For building new construction, the requirements of the building code and the fire code must be complied with. Consult with the Building Inspections Office and City of Dover Fire Marshal regarding these requirements. The resolution of these items may impact the site design including such items as building dimensions and height, building openings, and fire protection needs, etc.
- 6) Construction may have an effect on the adjacent buildings on the site and site access. Any work requiring the closing or rerouting of residents or visitors to the adjacent buildings, and site access shall be coordinated as to offer the least amount of inconvenience.
- 7) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate site inspections and permits are required.
- 8) The applicant shall be aware that Plan approval does not represent a Building Permit, and associated construction activity permits. A separate application process is required for the issuance of a Building Permit from the City of Dover.
- 9) The applicant shall be aware that Plan approval does not represent a Sign Permit, nor does it convey permission to place any sign on the premises. Any proposed site or building identification sign may require a Sign Permit from the City of Dover prior to placement of any such sign in accordance with *Zoning Ordinance* Article 5 §4.

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



CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

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



APPLICATION: Village of Maple Dale – Phase 3: Planned Neighborhood
Design – Senior Citizen Housing Option (Revised)

FILE #: C-25-02

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 EMAIL #: jlyon@dover.de.us

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION

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

STORMWATER

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

STREETS

1. Final site plan approval will not be granted until a copy of the approved entrance plan or a letter of no contention, signed by DelDOT is submitted to our office.
2. Please add the following notes to the plans:
 - a. Standard City of Dover sidewalk, as per chapter 98, article IV of the Dover Code of Ordinances, shall be required to be installed along the entire public street frontage of a property. Where frontage sidewalk exists but does not meet the standards of chapter 98, article IV, the sidewalk shall be re-laid to meet the standards. Sidewalk shall include barrier-free access ramping at points of intersection with street crossings and at other locations so as to afford reasonable barrier-free pedestrian movement and site access.

- b. In accordance to Appendix A, Article VI, Section B.3, all sidewalks shall ascend from the curbstone to the building line at the ratio of one-quarter of an inch to the foot. Nothing in this section shall be construed to affect any pavement previously laid by order of the city council, until it is taken up and relaid.

WATER

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
 - b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan. Please be advised that effective May 1, 2022, water mains can now be constructed using DR 18 PVC pipe.
4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed building. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.
5. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically, this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended.
6. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. The Department of Water & Wastewater 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. Please provide information on the use of the proposed building.

WASTEWATER

1. Please provide more information on the proposed existing system that will handle wastewater on this property. The City of Dover will require DNREC approval if there is an underground system. If this property must connect to the city's wastewater system, the following notes will apply:
 - a. 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.
 - b. The following notes must be added to the plans:
 - 1.) 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.
 - 2.) 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.
 - c. 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.
 - d. 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.
 - e. The minimum size of all sanitary sewer laterals shall be six-inch (6").
 - f. If kitchen facilities are proposed a minimum 1,000 gallon, two chamber grease trap, meeting all Kent County ordinance requirements, must be provided. A construction detail for the proposed grease trap, as well as the proposed location, must be provided on the plan.
 - g. All wastewater infrastructure on the property will be owned and maintained by the property owner.
 - h. Depending on the effluent flow, the downstream pump station must be evaluated by the developer / engineer to verify it can handle the additional effluent flow.

GENERAL

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL

1. None.

ADVISORY COMMENTS TO THE APPLICANT

WATER

1. The City of Dover water system is available to this site. The developer is responsible for all costs associated with extending and providing service to the proposed development.
2. Prior to plan approval, the water system plans may be required be submitted to the Division of Public Health, Office of Drinking Water for review and approval. The owner/developer will be responsible for providing all completed forms and plan sets to the City of Dover as required for submission to the Office of Drinking Water. Plans will not be submitted to the Office of Drinking Water until review has been completed by our office.
3. Hydrant flow testing is currently only performed during the spring and fall. The applicant must call the Department of Water & Wastewater directly to schedule these tests. This applies to both existing hydrants as well as those proposed for the site.
4. Water impact fees will be required to be paid prior to Certificate of Occupancy for this project.

WASTEWATER

1. The City of Dover sanitary sewer system is available to this site. The developer is responsible for all costs associated with extending and providing service and capacity to the proposed development.
2. Prior to plan approval, it may be required to submit the sanitary sewer system plans to the DNREC, Division of Water Resources, Surface Water Discharges Section for review and approval. The owner/developer is responsible for providing all application fees, completed forms and plan sets directly to DNREC.
3. Wastewater impact fees will be required to be paid prior to Certificate of Occupancy for this project.
4. Depending on the effluent flow, the downstream pump station must be evaluated by the developer / engineer to verify it can handle the additional effluent flow.

GENERAL

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

SANITATION / STORMWATER / STREETS

1. None.

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

CITY OF DOVER ELECTRIC
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
STAFF D.A.C. MEETING DATE: JAN 29, 2025

APPLICATION: Villages of Maple Dale-Phase 3: Planned Neighborhood Design-Senior Citizen Housing Option (Revised)

FILE #: C-25-02

REVIEWING AGENCY: City of Dover Electric Department

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

CONTACT PHONE #: 302-674-7568

CONTACT EMAIL: sburgett@dover.de.us

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

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

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

1. Any relocation or upgrade 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.
2. Owner is responsible for locating all existing underground facilities to include electric, water and gas.
3. Owner is responsible for site and/or street lighting.
4. Must maintain 10' clearance around all electrical equipment, unless pre-approved by the City of Dover Electric Engineering Department.
5. 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.
6. All Engineering and design for Dover Electric will be engineered upon receipt of final approved plans. All Engineering work will be furnished by the City's Electric Engineering Department.

GENERAL

1. Final site plan must be submitted in a digital format compatible with AutoCAD 2010 (.dwg format) and Adobe Reader (.pdf format), if applicable.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

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

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>.
2. Electric service is currently provided by the City.
3. If any upgrade to electric supply needs to be accomplished, customer will be responsible for all costs associated with the project.

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

CITY OF DOVER
FIRE MARSHAL

APPLICATION: Villages of Maple Dale Phase 3 Planned Neighborhood Design Senior Citizen House
Option (revised)

FILE #: C-25-02 **REVIEWING AGENCY:** City of Dover, Office of the Fire Marshal

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

PHONE #: (302) 736-4457

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

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

CITY AND STATE CODE REQUIREMENTS:

1. Proposed occupancy classification is residential apartments (plans refer to condominiums as well). Per NFPA condominiums are just a form of ownership; however, certain fire ratings between the units would apply. The occupancy classification will be apartments.
2. Building Access shall be no further than 50 feet from a primary entrance.

Where buildings are provided with an automatic sprinkler system installed in accordance with NFPA 13, access shall be no further than 100 feet from the primary entrance.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 3.4)
3. Parking shall be prohibited in front of the primary entrance for a width of not less than 1.5 times the width of the door(s) or for 10 feet, whichever is greater.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.3.2)
4. Perimeter access shall be 75% and clearly shown on the plans.

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

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

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

5. Fire lanes shall cover 35% (plus emergency rear access) of the proposed building. Fire lanes are required to be 24 feet wide and run along the front of the building as determined by the primary entrance(s). In cases where there is more than one primary entrance(s), each shall be served by a fire lane even if this exceeds the percentage as required.

The closest edge of fire lanes shall not be located closer than ten (10) feet to the exterior wall and the closest edge of fire lanes shall not be located further than 50 feet from the exterior wall if one or two stories in height; 40 feet if three or four stories in height, or 30 feet if over four stories in height. (2021 Delaware State Fire Prevention Regulations, 705, Chapter 5)

6. Where parking is located between the building and the fire lane, parking shall not be located closer than 15 feet to the exterior wall. (2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.4.1)

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

7. All Fire Lanes shall be marked as follows:

both the inner and outer edges of the fire lane shall be marked, where curbs are present, the top and face of the curb shall be painted yellow, where no curbs are present, a four inch (4") solid yellow demarcation line shall mark the edge(s) of the fire lane. (2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 7)

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

9. Fire lane signs shall be located as follows:

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

Where parking is not restricted roadway markings shall utilize the words "FIRE" and "LANE" in lieu of fire lane signs and shall conform to the specifications of 7.6. (2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 7)

10. Where overhangs, canopies, balconies, or any other building or site features must project over any fire lane, an unobstructed vertical clearance of not less than 13'-6" above the fire lane shall be provided and the portion of the building perimeter which contains overhangs, canopies, balconies, or any other building features shall not apply towards the fire lane accessibility requirements of Section 4.0, Table 5-1 in this chapter. (2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.8)

11. Emergency access to rear building areas compliant with City of Dover Code (Appendix B-Zoning, Article 5- Supplementary Regulations, Section 17);

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

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

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

12. Multiple Access Roads shall be provided when a fire department access road (fire lane) is determined by the Fire Marshal to be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access such as placement of fire hose from fire equipment.
13. Street width shall be in accordance with City of Dover Code of Ordinances, Appendix A, Article VII, Section A. 13,

Residential areas

24 feet wide with no parking,

30 feet wide with parking on one side, or

36 feet wide with parking on both sides

Commercial areas

26 feet wide with no parking,

32 feet wide with parking on one side, or

38 feet wide with parking on both sides

Alley

12 feet wide

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

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

16. 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.

17. 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.

18. 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>

19. NFPA 72 compliant Fire Alarm System required per occupancy code requirements.

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

Fire alarm system required. Any existing occupancy or portion of an existing occupancy determined to be a place of assembly by the fire marshal, and is undergoing renovations in excess of 50 percent of the assessed value of the building and is capable of receiving an occupant load 75 persons or greater or is being enlarged to receive an occupant load of 75 persons or greater, shall be required to install a complete fire alarm system in accordance with NFPA codes governing the installation of fire alarms and the National Electrical Code.

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

(City Code of Ordinances 46-171)

20. Sprinkler system required. System is to be monitored by an approved Fire Alarm System.

This chapter shall apply to all buildings, structures, marine vessels, premises, and conditions which are modified by more than 50% after the effective date of these Regulations. The 50% figure shall be

calculated utilizing the gross square footage of the building, structure, marine vessel, premises and conditions as to arrive at the correct application.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(City of Dover Code of Ordinances 46-162)

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

21. Fire Department Connection is to be a 5-inch storz connection on a 30-degree elbow located within 50 feet of main entrance. Access to the Fire Department Connection must be clear unobstructed access as defined by the AHJ.

Fire department connections. Unless otherwise approved by the fire marshal, fire department connections shall be on the street side of the building and shall be located and arranged so that hose lines can be readily and conveniently attached to without interference from any nearby obstructions as defined by the fire marshal's office. Fire department connections shall be a five-inch Storz. Fire department connections shall be within 300 feet of an approved City of Dover Fire Hydrant and within 50 feet of the main entrance of the structure it serves. All fire department connections shall be not less than three feet nor more than five feet in height above finished grade. The fire marshal shall have the authority to require more stringent requirements when deemed necessary. (City of Dover Code of Ordinances 46-162)

22. Parking and/or obstructions shall be prohibited in front of fire department connections for a distance measuring from the center line and extending four feet on both sides.

(2015 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.3.4)

23. Fire Department Connection to be located within 300 feet of fire hydrant, measured as hose would come off the fire equipment.
24. All standpipe and sprinkler connections shall be marked as prescribed within the appropriate section of this regulation and as illustrated by the appropriate figures of this regulation. All standpipe and sprinkler connections shall have minimum of four inch (4") solid yellow demarcation lines to define specific areas, Solid yellow demarcation lines shall be measured from the center line of the connection and extend for a distance of four feet (4') on both sides, and where parking is allow between the building and the street or fire lane the solid yellow demarcation lines shall extend from the end of the sidewalk surface to the street or fire lane (Markings shall not be required on the sidewalk surface).

All fire department connections (standpipe and sprinkler) shall have a minimum 12" x 18" sign that reads FIRE DEPT. CONNECTION, sign lettering shall be a minimum of 3 inches (3") in height with red scotchlite letters on white scotchlite background. The sign shall be clearly visible from the fire lane or roadway, and signs using NFPA international symbols shall be an acceptable alternative. (2021 Delaware State Fire Prevention Regulations, 705, Chapter 6, 3)

25. Standpipes shall be provided in all areas and buildings as required in the codes and standards listed in Regulation 701 as well as the following areas or buildings:

In all Class A and Class B places of assembly and institutional occupancies two (2) stories or 25 feet in height or over,

In any building over three (3) stories, In any building over 35 feet in height,

In any building that has a floor above the first floor over 10,000 square feet gross floor area,

In all buildings where the 1st floor exceeds 60,000 gross square feet,

a Class I horizontal standpipe system installed in accordance with the applicable codes and standards listed in Regulation 701 of these Regulations shall be provided. All standpipe systems shall be installed in accordance with the applicable codes and standards listed in Regulation 701.

The standpipe system shall be carried up with each floor and shall be installed and ready for use as each floor progresses.

Standpipes shall not be more than one floor below the highest forms of staging,

The 2½-inch of hose connections on Class I systems shall be provided in the following locations, At the highest intermediate landing between floor levels in every required exit stairway,

Where intermediate landing is not provided, hose connections shall be permitted to be located at the main floor landings in exit stairways when approved by the authority having jurisdiction, Where the local fire department has the capability of providing the required pressure, hydraulically designed standpipe systems in fully sprinklered, non-high-rise buildings shall be designed to provide the required waterflow rate.

A sign shall be provided at each landing, in all interior stairways, designating the floor level. (2021 Delaware State Fire Prevention Regulations 702, Chapter 4, 2)

26. The installation of natural gas and LP gas meters, regulators, valves, and LP gas bottles shall be protected from impact damage by impact protection. Natural gas and LP gas meters, regulators, and valves located inside structures shall have impact protection, except when located in separate protected utility rooms.

Dimensions of bollards. Bollards shall be a minimum of six-inch diameter filled with concrete. The bollard shall be set into the ground at a depth of at least 36 inches (three ft.) embedded in concrete at a minimum of 18 inches surrounding the bollard. The bollards must be a least 48 inches (four ft.) in height above the finish grade elevation. Any deviation of the stated requirements must be approved by the fire marshal and/or chief building inspector. The above dimensions shall serve as the requirement for installation; however, the fire marshal and/or chief building inspector shall have the authority to require more stringent dimensions to fit the needs of devices warranting impact protection.

Color of bollards. Bollards should be of the following colors; yellow, amber or orange. All colors shall be of fluorescent or have a reflective coating. Any deviation of the stated requirements must be approved by the fire marshal and/chief building inspector.
(City of Dover Code of Ordinances, 46-4)

27. 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)

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

Secured key systems. When required; exemption. A secured key system shall be required for any new or existing building where a fire alarm or sprinkler system is being installed. It shall be the responsibility of the owner or occupant to keep a set of keys in the secured key box that are current to the locks of the protected occupancy. Buildings with 24-hour staffing or guard service shall be exempt from this subsection.

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

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

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

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

Knox Box to be mounted 6 feet above ground level

29. All required means of egress shall have an exit discharge consisting of a non-slip surface and leading to and terminating at a public way. NFPA 101
30. All new passenger elevators in a building shall be provided with a car sized to accommodate an ambulance cot 24 inches (609 mm) by 84 inches (2133 mm) in its horizontal open position. Where

two or more new passenger elevators are located in a single hoist way and serve all or the same portion of the building, only one elevator car that provides a car sized to accommodate an ambulance cot 24 inches by 84 inches in its horizontal position for each hoist way shall be required. Elevator cars required to comply with 15.1 or 15.2 shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoist way door frame. Firefighter recall keys shall be provided in a manner acceptable to the local fire department. (2021 Delaware State Fire Prevention Regulations 705, Chapter 1, 15)

31. Buildings over 25,000 Sq. Ft are to have radio performance testing done prior to Final CO. This must be scheduled in advance with an authorized vendor.
32. Project to be completed per approved Site Plan.
33. Full building and fire plan review is required.
34. Construction or renovations cannot be started until building plans are approved.
35. Fire alarm systems, fire suppression systems, hoods, exhaust ducts, and hood suppression systems require a fire permit from the Fire Marshal's Office. This work cannot be started until the permit is approved.
36. Building cannot be occupied by the public until a Certificate of Occupancy is obtained.
37. The following is City Ordinance, Appendix B-Zoning, Article 8 Enforcement and Penalties:

Section 1. - Building permits.

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

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

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

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

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

(Ord. of 7-12-1993, § 3)

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. Is this the exact design as 1051 College Rd, The Arbors?
2. Please confirm that the Fire Lane distances in item # 5 listed above are in compliance
3. Please confirm that there is 15' between the building and parking areas
4. Please confirm the location of the FDC
5. Please show the location of the fire hydrants. One is needed within 300' of the FDC as outlined in item # 23 listed above. Hydrants shall be spaced every 800'. At the minimum, there should be one at the front and rear of the building.

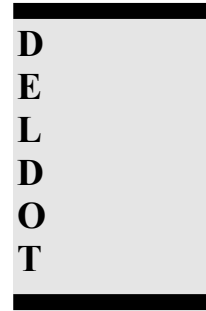
6. 24' Fire Lane must remain in front of the clubhouse
7. A discussion may need to take place regarding the access to the front door (this may need to be 24' wide and support the weight of fire apparatus). Please confirm that this is less than 100' to the roadway as outlined in item # 2 listed above

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):

2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)
2009 IBC (International Building Code)
Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations
2021 Delaware State Fire Prevention Regulations
City of Dover Code of Ordinances

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

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY



APPLICATION: Villages of Maple Dale – Phase 3

FILE#: C-25-02

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: Villages of Maple Dale – Phase 3: Planned Neighborhood Design – Senior Citizen Housing Option (Revised)

FILE #: C-25-02

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. KCD held a Pre-Application and SAS meeting with the engineer on 01/10/25. We discussed verifying the downstream drainage areas for where the new stormwater pond would outflow to.
2. 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.
3. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

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

**Dover/Kent
County
Metropolitan
Planning
Organization**

C-25-02 Villages of Maple Dale – Phase 3: Planned Neighborhood Design – Senior Citizen Housing Option (Revised)

FILE # C-25-02

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
Conditional Use Site Plan Review

C-25-02 Villages of Maple Dale – Phase 3: Planned Neighborhood Design – Senior Citizen Housing Option (Revised)

Dover Kent MPO has several recommendations for the site plan. Pathways are included in the plan, which will provide important recreational opportunities for residents. If possible, the pathways should connect with the existing paths of the Maple Dale golf course. The pathways should also avoid crossing the driveway of the existing maintenance building, which is a potential safety concern.

Park benches should be included along the pathways. This is in accordance with the City of Dover's requirements for useable open space for senior housing. (See Dover Code – Appendix B, Article 3, Section 24.61(b).)

The applicant should ensure that all crosswalks are accompanied by ADA ramps and that pedestrians are clearly visible to motorists while crossing the road. Doing this will improve the effectiveness of the property's crosswalks.



Pathways could be impacted by the growth of newly planted trees. Roots can damage the asphalt over time, and certain species of evergreen trees are more likely to encroach onto the path. A distance of at least ten (10) feet between the path and the tree would help avoid these problems.

Additional handicap-accessible parking spaces should be added to the plan. This is especially important given that the new building will be used as senior housing. All handicap-accessible parking spaces should meet ADA requirements and be close to a ramp leading to the building's entrance.

Finally, the applicant should ensure that bicycle racks are included in the plan, in order to meet the City of Dover's requirements on bicycle parking. This should be done at a rate of one (1) bicycle parking space for every twenty (20) vehicle parking spaces. (See Dover Code – Appendix B, Article 6, Section 3.10.) If more information on bike racks is needed, please contact Dover Kent MPO.

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





January 03, 2025

UANDI-24002

Ms. Dawn Melson-Williams, AICP, Principal Planner
City of Dover Department of Planning & Inspections
15 Loockerman Plaza
Dover, Delaware 19901

RE: Villages of Maple Dale Phase 3
Waiver Requests to Support Conditional Use Site Plan Application
City of Dover, Kent County, Delaware

Dear Ms. Melson-Williams:

The Villages of Maple Dale Phase 3 is a Planned Neighborhood Design – Senior Citizen Housing Option (PND-SCHO) Project consisting of a proposed 48-unit age-restricted apartment building on Maple Dale Country Club Property. As required for this PND-SCHO Project, City Council determined at its October 28, 2024 meeting that this project is of such a design and type that warrants further review by the Planning Commission. A Pre-Application Meeting was then conducted with your office on November 19, 2024 and our Preliminary Site Plan Submission is being made this day, January 03, 2025.

As presented on our Conditional Use Site Plans, the following three (3) waivers from the City of Dover Zoning Code are being requested:

1. *Partial Elimination of Upright Perimeter Curbing*
2. *Exceedance of Maximum Building Height/Number of Stories*
3. *Exceedance of Maximum Number of Dwelling Units in a Building*

These waiver requests are being specifically requested as follows:

Waiver Request #1 – Partial Elimination of Upright Perimeter Curbing

The City of Dover Zoning Code requires that all new parking areas be bound with upright concrete curb. In certain locations, upright concrete curb is not proposed to facilitate proper drainage, grading, and stormwater management. In lieu of upright concrete curb, parking bumper blocks are proposed to prevent vehicles from traversing off the parking area. The elimination of upright concrete curb in these areas will allow stormwater runoff to leave the parking area in a weir flow condition. It shall be noted that the remainder of the parking areas (except for the depressed curbs for handicap access, etc.) will be bound with upright concrete curb.

Waiver Request #2 – Exceedance of Maximum Building Height/Number of Stories

The City of Dover Zoning Code defines building height as the “vertical distance measured from the average elevation of the finished grade at the front of the building to the highest point of the roof for flat and mansard roofs and to the mean height between eave and ridge for other types of roofs.” The structure proposed as part of this project will not consist of a flat or mansard roof. The architectural elevations presented as part of this project incorporate a 38'-4" high building height.

A waiver from the maximum permitted building height of thirty-five feet (35') is required. In addition, a waiver from the maximum permitted number of stories of two (2) is also required. To justify these waiver requests, the following table has been provided to summarize the approximate building height for various similar-type projects in the City of Dover:

Development Name	Development Type	Approximate Building Height (ft)	Approximate Number of Stories
University Courtyard	Student Housing	?	3
Westminster Village	Assisted/Independent Living & Nursing Facility	38	3
Fountainview	Senior Housing (PND)	40	4
Tall Pines	Apartments	38	3
Luther Village	Senior Housing (PND)	38	3
The Arbors	Senior Housing (PND)	38	3
The Villages of Maple Dale Phase 3	Senior Housing (PND)	38.33	3

The building height proposed for this project is consistent with similar-type developments in the City of Dover. Based on this premise, the Applicant respectfully requests waivers from the maximum permitted building height of thirty-five feet (35') and from the maximum permitted number of stories of two (2). These building height standards are based on City of Dover Zoning Code §24.5 which refers to §4.11 "Garden Apartments". Also, per §24.5, "the Planning Commission may relax these requirements when such action is desirable and consistent with the objections of this ordinance and the comprehensive plan."

Waiver Request #3 – Exceedance of Maximum Number of Dwelling Units in a Building

The Applicant respectfully requests a waiver to exceed the maximum number of dwelling units in a building (24). As illustrated on the Conditional Use Site Plans and support documentation, forty-eight (48) units are proposed in the age-restricted apartment building. Please note that as part of the Villages of Maple Dale Phase 3, the Applicant is proposing an age-restricted apartment building that is very similar to that proposed as part of The Arbors Senior Housing PND noted in the table above. That building also consisted of forty-eight (48) units and was recently constructed by the Applicant adjacent to College Road. Please note that the maximum number of dwelling units is based on City of Dover Zoning Code §24.5 which refers to §4.11 "Garden Apartments". Also, per §24.5, "the Planning Commission may relax these requirements when such action is desirable and consistent with the objections of this ordinance and the comprehensive plan."

Thank you for your consideration of this project. If you have any questions/comments or require additional information, please do not hesitate to contact me at (302) 353-7587.

Respectfully submitted,

PENNONI ASSOCIATES INC.



Douglas D. Barry, PE
Associate Vice President



January 03, 2025

UANDI-24002

Mr. Usman Sandhu



1200 S Bay Road

Dover, Delaware 19901

Submitted via e-mail usmansandhu72@gmail.com

**RE: Wetland and Watercourse Presence/Absence Finding Letter
Villages of Maple Dale Phase 3; City of Dover, Delaware**

Dear Mr. Sandhu:

On December 20, 2024, Pennoni conducted a wetland and watercourse presence/absence investigation within the proposed limit of disturbance to determine if wetlands and watercourses are present. The study area encapsulated approximately five (5) acres of the Maple Dale Country Club Property (Tax Parcel # 2-05-06700-04-0100-00001). The project site centroid is located on the north side of Maple Dale Circle at approximately 39°10'29.66" North Latitude and 75°34'26.16" West Longitude.

Potential wetland and watercourse habitats located within the project study area were reviewed through the combined use of existing published data and a field investigation. Existing published data included 7.5-minute quadrangle USGS topographic mapping; Natural Resources Conservation Service (NCRS) Web Soil Survey website (<http://websoilsurvey.nrcs.usda.gov>); Kent County Soil Survey; U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI); and the Delaware Department of Natural Resources and Conservation (DNREC) State wetlands map. The NCRS Web Soil Survey website was reviewed to determine the soil types within the project study area. According to the website, SacB (Sassafras Sandy Loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain) are mapped within the project study area. SacB is not listed as a hydric soil, according to the NRCS List of Hydric Soils. The USFWS NWI maps shows no wetlands mapped on the project study area.

During the field survey, the presence of wetland habitats within the study area were evaluated using the Routine Wetland Delineation Method for small areas described in the US Army Corps of Engineers (USACE) Wetland Delineation Manual, Technical Report Y-87-1 (1987) and USACE Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coast Region Version 2.0 (November 2010). The presence of watercourses was also evaluated during the field investigation. Watercourses are defined as channels or conveyances of surface water having defined bed and banks, natural or artificial, hydrologically sorted substrate material, and the presence of an Ordinary High-Water Mark (OHWM). These resources are potentially regulated under the Federal Clean Water Act as Waters of the United States of America and Delaware Code Title 7 Natural Resources and Environmental Control, Chapter 7500 as Wetlands and Subaqueous Lands. **The on-site field investigation conducted on December 20, 2024, identified no wetlands or watercourse within the project study limits.**

Respectfully submitted,
PENNONI ASSOCIATES INC.

A handwritten signature in blue ink that reads "Douglas Barry".

Douglas D. Barry, PE