



3 February 2023

City of Dover Planning Commission
P.O. Box 475
Dover, DE 19903

RE: Ekaman Subdivision Application (Parcel ID# ED05-077.17-06-02.01) Jefferson Terrace Extension

Dear Planning Commission:

On behalf of Wyoming LLC, Mountain Consulting, Inc. (MCI) is pleased to submit for major subdivision approval of the Ekaman Subdivision. The proposed 6-lot Ekaman Subdivision consists of:

- City right-of-way extension of Jefferson Terrace (subject to City Council approving Ekaman Way name)
- Four (4) residential lots conforming to standard zoning (subject to a Cul-De-Sac Waiver)
- One (1) stormwater management lot (subject to a SWM Lot Waiver)
- One (1) residual lot with existing legal, non-conforming frontage, to be developed as a residential dwelling.

Adjacent to the existing dead end stub of Jefferson Terrace are two undeveloped parcels whose frontage will be improved by the proposed road construction:

- ED05-077.17-06-13.00 on the north side (A-20 on the subdivision plan)
- ED05-077.17-06-10.00 on the south side (A-18 on the subdivision plan)

The proposed roadway improvements will extend asphalt paving, curbing, and sidewalks from the existing paved edge of Monroe Terrace, approximately 310 feet to the center of an 80-foot diameter cul-de-sac bulb. Water, sewer, power and communications service lines will be extended with the proposed road improvements.

The adjacent land to the west of the proposed subdivision is a residual strip of land 20± feet wide without a City Parcel ID# that may be a former alley that is not maintained or owned by the City. The actual owner of this strip of land is unknown to the Applicant, Engineer and City. The land to the west of this unnumbered strip is the Woodbrook Subdivision.

The southwest corner of the proposed subdivision has an unnamed blue line stream channel with adjacent wetlands, and a FEMA Floodplain, Zone AE (FIRM 10001C0169J). There is approximately 2.32 acres of existing woodland canopy within the proposed subdivision covering and extending from the floodplain. Approximately 25% of this canopy is to be cut in areas outside of the mapped floodplain for the proposed subdivision.

Stormwater management (SWM) facilities are proposed outside of the floodplain on its own lot as per guidance of Kent Conservation District. A 15' wide access strip is part of the SWM Lot connecting the proposed cul-de-sac to the SWM facility areas adjacent to the floodplain. The floodplain areas within the subdivision are being placed within a stormwater management easement.

At the southwest corner of the proposed subdivision is an existing residential dwelling addressed as 312 Mallard Drive, with an existing paved driveway and culvert for the blue line stream flow. The culvert and most of the existing driveway is within the southern boundary of the subdivision. No easement or right-of-way has been identified for this driveway. A shared access easement is proposed to be placed over the driveway, so that the Residual Lot will share the existing entrance connection off the end of Monroe Terrace.

Individual utility service connections to Monroe Terrace will be installed to support the construction of a residential dwelling on the Residual Lot.

Please write or call with any questions. I can be reached directly at 302-922-5575 or by email at kburchard@mountainconsulting.com. Thank you for your consideration.

Sincerely,

MOUNTAIN CONSULTING, INC.

A handwritten signature in black ink, appearing to read 'Kyle Burchard', with a stylized flourish at the end.

Kyle Burchard, P.E.
Director of Engineering



mountain
consulting

Woman Owned, 8(a) & HUBZone Certified

3 February 2023

Ms. Mary Ellen Gray
City of Dover Planning & Inspections
P.O. Box 475
Dover, DE 19903

RE: Request to Waive Lot Shape & Frontage for SWM Parcel (Appendix A, Art. VI, Sections E.1 and E.5.)
Ekaman Subdivision (Parcel ID# ED05-077.17-06-02.01) Jefferson Terrace Extension

Dear Ms. Gray:

We are requesting relief from the City of Dover subdivision requirements in the Dover Code of Ordinances Appendix A, Article VI, Sections E.1. and E.5. that pertain to lot dimensions, shape and frontage for only the proposed stormwater management (SWM) lot. The specific relief requested is to allow the proposed SWM lot to have a shape as shown on the plan with a 15± foot wide access and frontage stem of length 127± feet connected to a 110± foot x 285± foot SWM area.

Following preliminary meetings with Kent Conservation District (KCD), stormwater management facilities are problematic and unacceptable when located within easements on residential lots, thereby requiring separate lots for stormwater management within subdivisions. The unique shape and constraints of the parent parcel causes the most suitable location for stormwater management facilities to be at the interior of the property, adjacent to the 100-year floodplain, on a lot that is constrained for access.

Please write or call with any questions. I can be reached directly at 302-922-5575 or by email at kburchard@mountainconsulting.com. Thank you for your consideration.

Sincerely,
MOUNTAIN CONSULTING, INC.

Kyle Burchard, P.E.
Director of Engineering



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3 February 2023

Ms. Mary Ellen Gray
City of Dover Planning & Inspections
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Dover, DE 19903

RE: Request to Waive Percentage of Lots on Cul-de-sac (Appendix A, Article VI, Section A.15.)
Ekaman Subdivision (Parcel ID# ED05-077.17-06-02.01) Jefferson Terrace Extension

Dear Ms. Gray:

We are requesting relief from the City of Dover subdivision requirements in the Dover Code of Ordinances Appendix A, Article VI, Section A.15. that states, "In no instance shall more than 20 percent of the lots in a proposed development front on the turnaround section of a cul-de-sac." The specific relief requested is to allow 5 of 6 proposed lots to connect to the cul-de-sac, or 83%.

The unique lot shape and constraints of this parcel allows only a dead end cul-de-sac extension of Jefferson Terrace for access to the proposed lots. The proposed residential dwelling lots otherwise comply with zoning yards and setbacks, standard walkways, curbing and signage. The total dead-end road length from the sideline of Monroe Terrace to the center of the cul-de-sac bulb is 310± linear feet, in compliance with the Code.

Please write or call with any questions. I can be reached directly at 302-922-5575 or by email at kburchard@mountainconsulting.com. Thank you for your consideration.

Sincerely,
MOUNTAIN CONSULTING, INC.

Kyle Burchard, P.E.
Director of Engineering



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Woman Owned, 8(a) & HUBZone Certified

9 March 2023

Ms. Mary Ellen Gray
City of Dover Planning & Inspections
P.O. Box 475
Dover, DE 19903

RE: Request to Waive Sidewalk on Existing Non-Conforming Lot (Appendix A, Art. VI, Section G (d))
Ekaman Subdivision (Parcel ID# ED05-077.17-06-02.01) Jefferson Terrace Extension

Dear Ms. Gray:

On behalf of our client, Wyoming LLC, we are requesting relief from the City of Dover subdivision requirements in the Dover Code of Ordinances Appendix A, Article VI, Section G(d) that pertains to installation of sidewalk along the existing non-conforming lot with frontage on Monroe Terrace. The proposed road extension is not subject to this request. The proposed road and cul-de-sac will have sidewalks in accordance with this Code section.

The lot frontage that is subject to this waiver is at the very end of Monroe Terrace, a dead end street. The adjacent residential property to the north of this frontage does not have a sidewalk, and to the south is a wood fence barrier blocking the road and any sidewalk connection.

Please write or call with any questions. I can be reached directly at 302-922-5575 or by email at kburchard@mountainconsulting.com. Thank you for your consideration.

Sincerely,
MOUNTAIN CONSULTING, INC.

Kyle Burchard, P.E.
Director of Engineering