



DATA SHEET FOR SITE DEVELOPMENT PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF February 8, 2023

PLANNING COMMISSION MEETING OF February 21, 2023

Plan Title: Tidal Wave Auto Spa at 245 North DuPont Highway, S-23-05

Plan Type: Site Development Plan
Lot Consolidation Plan

Location: Northeast of the intersection of North DuPont Highway and White Oak Road

Address: Two (2) Parcels addressed as 245 North DuPont Highway, Dover DE

Tax Parcel: ED-05-068.18-01-12.00-000
ED-05-068.18-01-13.00-000

Owner: TWAS Properties LLC

Lot Size: Existing Parcel A: not provided
Existing Parcel B: not provided
Total Both Parcels: 2.15 +/- acres (88,718 SF)
Total Both Parcels (after ROW dedication): 2.04 +/- acres

Zoning: C-4 (Highway Commercial Zone)

Present Use: Unoccupied (Previous use: Retail Building with drive-thru)

Proposed Use: Car Wash (Service Establishment)

Proposed Building Area: Carwash: 3,690 SF
Canopy 1: not provided
Canopy 2: not provided

Off Street Parking: Required – 13 spaces
Proposed – 41 spaces (34 Vacuum Station Parking Spaces)

Sewer & Water: City of Dover

Waivers Requested: None

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: February 8, 2023

APPLICATION: Tidal Wave Auto Spa at 245 North DuPont Highway

FILE #: S-23-05

REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Julian Swierczek, AICP

PHONE #: (302) 736-7196

I. PLAN SUMMARY

This application is for review of a Site Development Plan Application and associated Lot Consolidation Plan Application for two (2) parcels totaling 2.15 +/- acres at 245 North DuPont Highway. The Plan is to permit construction of a 3,690 SF Car Wash facility, 24 vacuum spaces, and associated site improvements. The properties are zoned C-4 (Highway Commercial Zone). The parcels consist of a total of 2.15 +/- acres and is located on the northeastern corner of N. Dupont Highway and White Oak Road. The owner of record is TWAS Properties LLC. Property Addresses: 245 and 243 N Dupont Highway. Tax Parcel IDs: ED-05-068.18-01-13.00-000 and ED-05-068.18-01-12.00-000.

II. PROJECT DESCRIPTION

The subject properties were most recently used as retail (Rite Aid Pharmacy); however, this previous use has ceased, and the existing building is currently vacant. The subject site is currently comprised of two (2) parcels totaling 2.15 +/- acres in total, and the Plans submitted indicate that the Applicant is to consolidate the properties into one single parcel. The project proposes demolition of the existing retail building. This would allow then for the construction a new one-story 3,690 SF building to be utilized as the new Car Wash Facility as well as other site features. The Plans indicate that there are to be two (2) additional structures to the east of the proposed main building to be built. These are both to be structures to cover the thirty-four (34) Vacuum Stations proposed. With one structure providing cover to twenty-four (24) spaces to the south, and ten (10) spaces to the north, both running perpendicular to the proposed main building to the west.

Surrounding Land Uses:

Immediately abutting this property to the north and east are further properties also zoned C-4 (Highway Commercial Zone) containing a mix of retail uses. It is noted that these properties appear to share access drives and parking, and the Applicant has noted the existence of some easements to that effect. Across White Oak Road to the south and west of the subject site are properties also zoned C-4 and containing a mix of commercial uses as well as two single-family homes which are legal non-conforming as they were developed prior to the current zoning regulations. Across White Oak Road from the subject site to the south and east are more single-family homes on properties zoned R-7 (One-Family Residence Zone). Across North DuPont Highway to the west are properties

again zoned C-4, and containing a Restaurant (Dunkin Donuts), as well as another Car Wash Facility (Race Track Car Wash), and a Motel (Superlodge).

III. ZONING REVIEW C-4 (Highway Commercial Zone)

The C-4 Zoning District in the City of Dover permits the following: retail stores; business, professional, and government offices; restaurants; personal service establishments; service establishments; hotels and motels; places of public assembly; bus terminals; wholesale, storage, warehousing, and distribution establishments; indoor or outdoor recreation and amusement establishments; hospitals and medical centers; drive-throughs; motor vehicle, boat, or farm equipment service stations subject to conditions; manufacturing with less than 25 employees; and mini-storage facilities. Permitted conditionally subject to Conditional Use approval by the Planning Commission: apartments and multi-family dwellings; crematories subject to conditions. See City of Dover *Zoning Ordinance*, Article 3 Section 16 for more details on the C-4 zoning district. The use of a Car Wash Facility is considered a service establishment, which is a permitted use in the C-4 Zoning District.

IV. PARKING SUMMARY

The parking requirement for a building within the C-4 zone is one parking space per 300 SF of floor area, or one per every employee, whichever is greater. Based on floor area of 3,690 SF the facility would require thirteen (13) parking spaces. The plan appears to show a total of forty-one (41) parking spaces. This includes thirty-four (34) parking spaces with vacuum service equipment. There are also two (2) ADA vehicle parking spaces immediately abutting the proposed building to the east. Five (5) vehicle parking spaces are shown to the north of the site, accessed by the shared access-drive which runs along the north property line. The Plan identifies these as being intended as employee parking.

Bicycle Parking

Bicycle parking is required at a ratio of one space for every twenty parking spaces. If the site is to be served by 41 parking spaces, three bicycle parking spaces are required. Currently, none are shown on the Plans submitted but the applicant has stated that a bicycle parking rack will be provided. The *Zoning Ordinance*, Article 6 Section 3.10 does allow for the Applicant to request a Waiver from the requirements to provide bicycle parking from the Planning Commission, provided the Applicant can demonstrate that bicycle parking would not be appropriate for safety reasons or due to the nature of the use of the site

V. SITE CONSIDERATIONS Access

There are two points of existing vehicle access to the site from the adjacent shared circulation system. There is an existing shared access drive from North DuPont Highway. This provides access to a Drive Aisle which runs along the north property line of the subject site. There is an existing entrance to the parking areas existing on-site from this shared access drive, but this subject Application is proposing moving this entrance from the west end (closer to North DuPont Highway) to further east. There is another two-way entrance existing at the southeast corner of the site which currently provides vehicle access to the adjacent property immediately to the east of the subject site. No change is proposed to this vehicle access point.

The new location of the vehicle access point along the north access drive provides connection to the drive thru lanes where vehicles may cue for the drive-thru car wash. The vehicle access point at the southeast corner of the project site which in turn provides access from the adjacent property to the east. There is a one-way drive-aisle which runs parallel to the east property line (south to north) which connects the two access points. This Drive Aisle along the east property line provides access to the vehicle parking and vacuum stations located internal to the site via a two-way drive aisle which encompasses these facilities. There is otherwise no direct connection from either North DuPont Highway or White Oak Road to the drive aisles or parking areas internal to the site.

Sidewalks

Sidewalks are required along all street frontages (*Zoning Ordinance*, Article 5 §18). The plan shows an existing sidewalk along the North DuPont Highway frontage, which is to be removed. In its place, the Applicant is proposing a new 5-foot wide sidewalk, which appears to include a sidewalk connection into the site. The Applicant is similarly proposing to replace the existing sidewalk along the White Oak Road frontage to the south with a 5-foot wide sidewalk, which in turn also is showing a sidewalk connection onto the site.

While there is a connection from the sidewalks along both the North DuPont Highway and White Oak Road frontages shown, these sidewalks are connecting to vehicle only infrastructure on-site without any paths identified for pedestrians to access the proposed building, parking areas or other site features. There is an existing sidewalks connection off North DuPont Highway along the north property line, providing pedestrian access to the properties to the east of the subject Site. This sidewalk is to be removed, with a new sidewalk connection off North DuPont Highway that would connect to where vehicles would cue to enter the Car Wash. It appears to be at the widest point of these drive-aisles, where vehicle would have to turn and there is a concern about visibility here. There is also no pedestrian crossing shown across the drive aisle, but it does appear that a pathway for this sidewalk to again connect to the east property lines exists; however, it is shown to cross the drive aisle a total of three (3) times before making said connection.

The sidewalk connecting from the White Oak Road frontage from the south similarly connects to a drive aisle but has no pedestrian path clearly visible connecting from this point to any of the on-site features. This sidewalk connects at a point where vehicles exit the Car Wash and two drive aisles connect, being an area of heavy vehicle traffic.

Lighting

Article 5 §7.1 stipulates that lighting shall provide no less than 1.5 foot-candles at grade. Light shall be deflected away from adjacent residential areas and shall not be distracting to traffic on adjacent roads. The Lighting scheme has been shown on Plan Sheet C-301.

Dumpsters

There is not a specific Dumpster requirement for this type of use. A Dumpster enclosure is proposed off the drive aisle which runs parallel to the east property line, as shown in the site Plan (Plan Sheet C-301). The number of dumpsters to be contained are not identified, nor is the method of trash collection.

Some details are provided in the Elevation Drawing submitted in conjunction with the Site Plan. This appears to indicate that the overall aesthetic of the exterior of the Dumpster Enclosure is in keeping with the overall design of the main building (Carwash). Both the Elevation Plan Sheet and Site Plan Sheet note that the presence of a smaller gate providing access to what appears to be a short series of ascending steps within the Dumpster Enclosure.

Curbing

The upright curbing for the parking lots and drive aisles are subject to the requirements of Article 6 Section 3.6(b) of the *Zoning Ordinance*. The Applicant appears to show curbing along all paved areas throughout the site, however no details of the curbing have been provided. Such details will need to be provided to determine if the curbing height is in compliance.

VI. BUILDING ARCHITECTURE

The Plan submission includes Elevation Drawings. These color drawings depict all four elevations of the proposed 1-story Car Wash Facility building and identifies the materials proposed. The Building overall appears to be comprised primarily of glass walls, with certain facades containing flat surfaces painted in a dark gray. These are accented by the corners being covered in a light gray stone veneer in the upper areas, and a watertable around the lower portions of the walls of a warmer brown stone veneer. The proposed building runs parallel to North DuPont Highway. The façade facing North DuPont Highway appears to be almost entirely composed of glass (with the exception of the stone veneer on the north and south corners) though the material which appears as glass is not explicitly identified under the Exterior Materials Legend. The building is capped by a gabled roof which is noted as being of a dark blue metal material.

There is an Elevation Sheet containing a building layout and two Elevation Drawings of the proposed roof structure over the (24) Vacuum Stations proposed running parallel to White Oak Road. This structure is open on all four sides and shows a series of dark metal beams supporting a blue metal roof similar to that of the main building to the west. The Site Plan notes this canopy structure sheltering 24 total stations (12 along both the south and north sides of the structure), with an enclosed space to the west end to contain some of the vacuum equipment. The elevations do not depict any of the Vacuum Equipment, nor the enclosed space towards the west end of the canopy. The Elevation Drawings also appear to only show 11 spaces on either side (22 total). No information is provided for the additional covered parking area for the ten (10) Vacuum Stations to the north shown on the Site Plan, but it may be similar to the main Vacuum Canopy depicted.

VII. TREE PLANTING AND LANDSCAPE PLAN

The submitted plan set includes a concept for the Landscaping Plan (Sheet C-701). The Stated development area is 2.04 +/- acres (88,718 SF), which would require thirty (30) trees to meet the tree density requirements. However, the Site Overall appears to be 2.15 +/- acres, which coincides with the Plans' stated "Area of Disturbance." 2.15 +/- acres would equate to roughly 93,654 SF, which would require a total number of thirty-two (32) trees to be planted. The Applicant must clarify the Lot Area overall (in both acreage and square feet) to verify the total number of tree plantings required.

The Landscape Plan submitted with their overall submission (Sheet C-701) which identifies (32)

trees proposed and a variety of other shrubs and ornamental plants. They have provided four (4) different Shade Tree types including Red Maple, Willow and Red Oak, and Kentucky Coffee Trees. These Trees are shown largely around the perimeter of the Site, as well as along the perimeter of the stormwater pond. The Plan further notes a variety of ornamental trees, deciduous shrubs, and evergreen shrubs. These are all shown largely around the perimeter of the Site.

Arterial Street Buffer Requirements

The *Zoning Ordinance*, Article 5 Section 7.3 requires that where a nonresidential zoned property fronts on a principal arterial street, a landscape buffer shall be required in addition to normal landscaping of the street right-of-way. Article 5, Section 7.31 further addresses the landscaping requirements of this buffer by noting that, at the time of development of the property, the arterial street buffer shall be planted with a variety of trees, shrubs and ground cover. The landscape design and planting plan for these arterial street buffers shall be subject to the approval of the planning commission as an integral part of the site development plan.

The Site Plan submitted notes on the Landscape Plan (Plan Sheet C-701) that a 30-foot Arterial Street Buffer shows is to be implemented. This area appears to contain four (4) Red Oak shade trees, as well as a series of evergreen shrubs.

Parking Lot Landscape Requirements

The *Zoning Ordinance* Article 5 Section 7.23 requires that whenever a Parking Lot is located across the street from a residential use, it shall be screened from view of such land by a thick hedge located along a line drawn parallel to the street. Across White Oak Road to the south of the subject site is a series of properties zoned R-7 (One-Family Detached Dwelling Units) containing single family homes which are part of the Edge Hill neighborhood. The Applicant has shown that a row of evergreen shrubs is to be planted along the south property line (White Oak Road frontage). Interspersed with Red Maple Trees. The existing fence along this frontage appears to be removed with this redevelopment plan.

The Site Layout does not show parking to be located along the south frontage of the site facing White Oak Road. Instead, the Plans show a drive aisle running along the White Oak Road frontage of the Site, accessing parking spaces for the Vacuum Stations immediately to the north of the drive aisle. These vehicle parking spaces face north, away from the houses across White Oak Road to the south.

VIII. CITY AND STATE CODE REQUIREMENTS:

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

- 1) Bicycle Parking is required to be provided at a rate of one (1) space for every twenty (20) vehicle parking spaces. The Plans must show where these facilities are to be located and must provide details as to the method thereof.

- 2) The Site currently consists of two (2) separate parcels. Ensure that all information provided regarding current conditions reflects this.
- 3) A separate Record Plan Sheet will need to be provided that addresses the proposed Lot Consolidation and any other Easements or other such features requiring recordation with the Kent County Recorder of Deeds.
- 4) For ease of reference, assign each of the existing Lots a common reference (“A” and “B”).
- 5) Clarify the Lot specifications. The Cover Sheet under “General Notes” does not provide information specific to either of the Lots. As such, there is a note on the “Min. Lot Area” being 2.04 +/- acres (88,718 SF), and then another note stating “Acreage of Proposed Disturbance: 2.15 acres +/-.”
- 6) Clarify the Elevation Drawings. Not all materials are identified. No information is provided on what appears to be the glass/ windows, especially those which appear to comprise the bulk of the west façade facing North DuPont Highway. This feature is identified with “T2” on the Drawing, but “T2” is not provided in the Materials Legend. Identify this material, clarify the color, and verify that these are to be windows. Also clarify as to how opaque or not this is to be, as this would expose the internal workings of the Car Wash. Similarly, what appears to be windows under the gable on the east façade is identified as “G3,” but there is no “G3” in the Legend. Lastly, the Legend notes materials “GL-1” and “GL-2,” but these do not appear to be shown on the Elevation Drawings.

Clarify too the Building Materials and Colors and ensure that the information is consistent throughout. Sheet G100 of the Elevation Drawings shows Building Surface identified as “PT-1” being of a dark gray on the Elevation Drawing itself, but the Materials Legend shows this as being a light tan color “Quinoa.”

- 7) Clarify the Discrepancy between the Elevation Drawings submitted depicting one Canopy structure for 22 vacuum stations (11 on each side), as no such Canopy is shown on the Site Plan. The site Plan depicts 1 double-sided Canopy structure for 24 stations (12 on each side) with an enclosed space to the west end for equipment. There is also one Canopy structure to the north for 10 total Vacuum Stations.
- 8) All dumpster enclosures must be constructed of durable materials that will withstand the normal wear expected during trash removal. If the dumpster is within view of a public right of way it the appearance of the dumpster enclosure should complement the architecture of the principal building on the lot (*Zoning Ordinance*, Article 5, Section 6). Please clarify the construction details of the dumpster enclosure.
- 9) Since there is the presence of a dumpster enclosure on the plans it is under our assumption that the trash collection will be private. Please verify this with a note on the plans.
- 10) City of Dover *Zoning Ordinance*, Article 6, Section 3 requires curb height to be six inches in all permanent parking areas. Please clarify the height of the curbing shown on the plans.

- 11) Provide details on the Vacuum stations, noting the scale and location of the units. This should be done to convey that the Vehicle Parking Spaces do not impede the minimum 9' x 18' required for a vehicle parking space.
- 12) The tree density required is 1 tree per 3,000 SF of development area or fraction thereof (*Zoning Ordinance*, Article 5 Section 16.62). The development area of the Site appears to be incorrectly noted as 2.08 +/- acres, which is believed to only reference one of the two parcels. The site overall appears to be a combined 2.15 +/- acres. Confirm the area of Site overall (including both parcels) and provide their area in both acreage as well as square footage to confirm the tree planting calculations.
- 13) Cover Sheet (C-101):
 - a. General Notes
 - i. Note all of the Bulk Standards for the C-4 (Highway Commercial Zone) as found in Article 4, Section 4.15 of the *Zoning Ordinance*. Specify if the Bulk Standards noted are for the existing conditions, existing conditions per Lot, or proposed. It is noted that the side yard setback Provided of 244.3 feet appears to not account for the Canopies (roofed areas) over the Vacuum Stations. Adjust the Side Yard Setback figure accordingly.
 - ii. Note the Lot Area of each existing Parcel, as well as the Area of the Subject Site Overall. Provide both in acreage and square footage.
 - iii. Clarify the "Acreage of Proposed Disturbance, as this figure is greater than the actual Lot Area provided.
 - iv. Correct the Vehicle Parking Space Calculations. The minimum number of Vehicle Parking Spaces required is thirteen (13), not 12.
 - v. Provide the Tree Planting Calculations, ensuring this is determined based on the Site overall.
 - vi. Note the Bicycle Parking Requirements.
 - vii. Clarify the Note Referencing "Open Space: N/A."
 - viii. Note the current Lot Coverage figures.
 - ix. Provide the Dumpster calculations, as well as identifying the method of Trash collection.
- 14) Site Plan (C-301):
 - a. Clearly mark pedestrian crossing points.
 - b. Show where any Vacuum equipment is to be located, ensuring that such equipment does not conflict with the required minimum vehicle parking area of 9'x 18'.
 - c. Include a note that no tree planting shall be closer than 10 feet from any utility lines.
- 15) Signs are subject to a separate Sign Permit Review and approval process in the City of Dover.
- 16) Any Erosion & Sediment Control Plans and Stormwater Management Plans granted approval by the Kent Conservation District 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.

- 17) The Final Plan set must include notes documenting any action taken by the Planning Commission on the requested waivers and must list any additional conditions of approval.

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

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

- 1) Sidewalks: Both sidewalks providing pedestrian access to the site from North DuPont Highway and White Oak Road facilitate pedestrian traffic into awkward, potentially dangerous vehicle-oriented infrastructure. The north sidewalk connection currently is shown to connect directly into the drive aisle where cars queue for the car Wash. This sidewalk does not provide access to the proposed building or other site features, but rather crosses the north drive aisle three (3) times before connecting to sidewalks connecting to the properties to the east. The Applicant should look to reorganize the layout to ensure that pedestrian crossings are minimized, and that they cross at the narrowest possible points and in a manner to ensure visibility is not impeded.

Similarly, the south sidewalk connection off White Oak Road, connects onto the subject site at an awkward point where several vehicle pathways converge, and then offers no defined pathway further into the site. This southern sidewalk connection should be relocated to minimize interaction between pedestrians and vehicles.

Both sidewalk connection should be laid out in a manner to convey pedestrians with as little interaction with vehicle traffic as possible. Sidewalk connections should also clearly identify connection point to the main building, parking spaces, and other such Site features. The Plans should also clearly mark these links by ensuring that pedestrian crossings are clearly marked at drive aisles.

X. ADVISORY COMMENTS TO THE APPLICANT:

- 1) In the event that major changes and revisions to the Site Plan occur in the finalization of the Plan, contact the Planning Office. Examples include reorientation of the building, relocation of site components like stormwater management areas, and increases in floor area count. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations regarding the plan.
- 2) If there are changes to the architecture, building footprint, layout or square footage of the

building contact the Planning Office. These changes may require review by the Planning Commission.

- 3) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.
- 4) Following Planning Commission approval of the Site Development Plan, the Plan must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. This process involves submission of Check Prints in order to achieve Final Plan approval.
- 5) For building new construction, the requirements of the building code and the fire code must be complied with. Consult with the Chief Building Inspector and City of Dover Fire Marshal for these requirements. The resolution of these items may impact the site design including such items as building dimensions and height, building openings, and fire protection needs, etc.
- 6) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate Site Plan approvals, Pre-Construction meetings, site inspections and permits are required.
- 7) Construction may have an effect on the adjacent property owners and visitors. Any work requiring the closing or rerouting of residents or visitors should be coordinated as to offer the least amount of inconvenience.
- 8) The applicant shall be aware that Plan approval does not represent a Sign Permit, nor does it convey permission to place any sign on the premises. Any proposed site or building identification sign may require a Sign Permit from the City of Dover prior to placement of any such sign in accordance with *Zoning Ordinance* Article 5 §4.
- 9) The applicant shall be aware that Plan approval does not represent a Building Permit and associated construction activity permits. A separate application process is required for issuance of a Building Permit from the City of Dover.
- 10) All businesses operating in the City of Dover are required to obtain a City of Dover Business Licenses from the Licensing and Permitting Division.

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: FEBRUARY 1, 2023



APPLICATION: Tidal Wave Auto Spa at 245 N. Dupont Highway
FILE #: S-23-05
REVIEWING AGENCY: City of Dover Department of Public Works and Water & Wastewater
CONTACT PERSON: Jason A. Lyon, P.E., Director of Water & Wastewater / Engineering Services
CONTACT PHONE #: 302-736-7025
CONTACT PHONE #: jlyon@dover.de.us

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION

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

STORMWATER

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

STREETS

1. Final site plan approval will not be granted until a copy of the approved entrance plan, signed by DelDOT is submitted to our office.
2. The current City of Dover standard street section provides for a 3' grass strip between the curb and sidewalk. This standard was administratively revised to meet ADA and FHA compliance with cross slope requirements and to prevent cars from scrapping at driveways. The revised standard utilizes a five feet (5') wide public sidewalk with a five feet (5') wide grass strip behind the curb.

WATER

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
 - b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan.
4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed building. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.
5. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically, this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended.
6. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. The Department of Public Works will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90°) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
7. Water services shall be either type K copper or SDR-9.
8. On October 24, 2022, City of Dover Council approved the new Cross Connection Control Program. This program requires certain backflow prevention assemblies on water service connections to the city's distribution system. This project will require a double check valve assembly to be installed downstream of the water meter in the building.
9. Please provide a detailed plan on the water circulation plan for the car wash.

WASTEWATER

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - b. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage,

uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "...any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.

3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures.
4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Sizing (flow) calculations must be submitted for all sanitary sewer laterals (other than for single-family dwellings) showing that velocity and all other requirements are met.
6. The minimum size of all sanitary sewer laterals shall be six-inch (6").
7. Sanitary sewer laterals shall be connected directly to the main, not manholes, unless impracticable, as determined by the Department of Water & Wastewater.
8. The proposed twenty-foot (20') easement shall not have any structure within its boundary.
9. Please provide hydraulic calculations that the proposed force main relocation will not interfere with proper operations of the upstream pump station.
10. Please provide a plan to allow the force main flow to be diverted during the proposed re-alignment.
11. As the City of Dover is a contract user of the Kent County Regional Resource Recovery Facility, an approval of the effluent makeup will be required from Kent County prior to final approval.
12. Please make the sanitary sewer connection directly to the main, not to the manhole, as outlined in the Water / Wastewater Handbook.

GENERAL

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL

1. None.

ADVISORY COMMENTS TO THE APPLICANT

WATER

1. The City of Dover water system is available to this site. The developer is responsible for all costs associated with extending and providing service to the proposed development.

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

GENERAL

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

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: FEB 1, 2023

APPLICATION: Tidal Wave Auto Spa at 245 N. Dupont Highway
FILE #: S-23-05
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. The roadway and curbing must be in.
2. The right-of-way must be within 6" of final grade.
3. The property corners must be staked.
4. Owner is responsible for locating all existing underground electric, communications and water facilities.
5. Owner is responsible for installing all conduits and equipment pads per the City of Dover Engineering Department specifications.
6. Owner is responsible for site and/or street lighting.
7. Meter locations will be determined by City of Dover Engineering Department.
8. Load sheets and AutoCAD compatible DXF or DWG diskettes of site plans, including driveways, are required prior to receiving approved electrical construction drawings.
9. Any relocation of existing electrical equipment will be engineered by the City of Dover Electric Department. Developer may be required to perform a quantity of the relocation. Any work performed by the City of Dover will be at the owner's expense.
10. Prior to construction, owner is responsible for granting an easement to the City of Dover Electric Department. Easement forms will be furnished and prepared by the City of Dover Electric Engineering Department.
11. Fees will be assessed upon final site plans. The owner will be responsible for fees assessed prior to construction. Owner is required to sign off plans prepared by the Electric Department.
12. Must maintain 10' clearance around all electrical equipment, unless pre-approved by the City of Dover Electric Engineering Department.

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

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

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

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

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

S-23-05

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 02/01/23

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APPLICATION: Tidal Wave Auto Spa at 245 N DuPont Hwy

FILE #: S-23-05 **REVIEWING AGENCY:** City of Dover, Office of the Fire Marshal

CONTACT PERSON: Jason Osika, Fire Marshal

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 business.
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 30% (15% if sprinklered) 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. Any dead-end road more than 300 feet in length shall be provided with a turnaround or cul-de-sac as outlined in the 2021 Delaware State Fire Prevention Regulations 705, chapter 5, 2.3.
6. Speed Reduction Devices must be approved, please see City of Dover Ordinance Chapter 98-10 in reference to this process.
7. 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)
8. 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.

9. 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.
10. 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>
11. NFPA 72 compliant Fire Alarm System TBD 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)

12. 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)

13. 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)

14. TBD 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

15. 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
16. Project to be completed per approved Site Plan.
17. Full building and fire plan review is required.
18. Separate building permits/plans submission will be required for each building and/or tenant fit out. If the permit submission is for a “shell” a Certificate of Occupancy will not be issued. Separate plans and permits submissions will be required for each “tenant fit out” at which time a Certificate of Occupancy will be issued upon compliance/completion of each “tenant fit out”.

Each “shell” will require a fire permit for sprinkler and fire alarm if applicable. Those systems (for the “shell”) must be accepted into service prior to any “tenant fit out” fire permits being issued.

19. Construction or renovations cannot be started until building plans are approved.
20. 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.
21. Building cannot be occupied by the public until a Certificate of Occupancy is obtained.
22. 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. Need to discuss current hydrant locations and if they are adequate for this building.
2. Need to confirm proper turning radius for emergency apparatus
3. Ensure that a demo permit is obtained prior to any demolition

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



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APPLICATION: Tidal Wave Auto Spa at 245 N. Dupont Highway

FILE#: S-23-05

REVIEWING AGENCY: DelDOT

CONTACT PERSON: Joshua Johnson

PHONE#: 302-760-2141

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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:

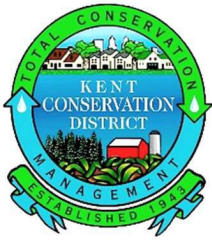
CITY & STATE CODE REQUIREMENTS:

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. DelDOT held a coordination meeting with the applicants on December 15, 2022. DelDOT anticipates this project will follow the standard Record Plan/Entrance Plan process.



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 2023**

APPLICATION: Tidal Wave Auto Spa at 245 N Dupont Highway

FILE #: S-23-05

REVIEWING AGENCY: Kent Conservation District

CONTACT PERSON: Kate Owens

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. 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 are due at the time of plan submittal to the District's office.
2. A pre-application meeting is required.
3. 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. Proposed facility must account for drainage areas managed by the existing dry pond facility and be designed according to the 2019 DSSR.
2. There is more than one existing stormwater facilities near the site that may be impacted. Site plan is to show all existing stormwater facilities on adjacent parcels.
3. A letter of no objection to recordation will be provided once the detailed Sediment and Stormwater Management Plan has been approved.