

City of



Dover

DATA SHEET FOR SITE DEVELOPMENT PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF MAY 7, 2025

PLANNING COMMISSION MEETING of May 19, 2025

Project: PAM Rehabilitation Hospital of Dover Building Addition at 1216 and 1240 McKee Road, Dover, DE| S-25-08

Plan Type: Site Development Plan

Associated Plans: S-17-05 Medcore Partners
Z-24-06 Rezoning 1216 McKee Road: CPO/COZ-1 to IO/COZ-1
V-18-10 Variance for signage

Location: Northwest of the intersection of McKee and College Road. On the west side of McKee Road between 1282 McKee Road and 1005 College Road.

Property Owners:	Dover MOB LLC		PAM Cubed Real Estate
	C/O Altus Group		Holdings LLC
	PO Box 92129		1828 Good Hope Rd, STE 102
	Southlake, Tx, 76092		Enola, PA, 17025

Property Addresses: 1240 and 1216 McKee Road.

Tax Parcels: ED-05-067.00-01-33.00-000 and ED-05-067.00-01-34.00-000

Zoning: IO (Institutional and Office Zone) & COZ-1 (Corridor Overlay Zone)

Present Use: Rehabilitation Hospital and Vacant Parcel

Proposed Use: Rehabilitation Hospital with Building Additions and Therapy Garden

Building Area: 56,606 SF

Parking: 189 Parking Spaces

Sewer & Water: City of Dover

Waiver Requests: Partial Elimination of Upright Curbing, Reduction of Loading Berth Requirements

For Consideration: Superior Urban Design.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY

City of
Dover
Planning
Office

D.A.C MEETING DATE: May 07, 2025

APPLICATION: PAM Rehabilitation Hospital of Dover Building Addition at 1216 and 1240
McKee Road, Dover, DE

FILE#: S-25-08 REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Christopher Salzano, AICP PHONE#: (302) 736-7196

I. PLAN SUMMARY

This Application is for Review of Site Development Plan S-25-08 for the expansion of the PAM Rehabilitation Hospital of Dover. This report was completed using the updated site plan sent to City Staff on 01 May 2025. The properties are zoned IO (Institutional and Office) and subject to the COZ-1 (Corridor Overlay Zone). The proposed Addition would expand the existing rehabilitation hospital at 1240 McKee Road by 13,084 SF, adding two additions, one totaling 10,062 SF and one totaling 3,022 SF. The application includes the addition of a therapy garden, 64 parking spaces, associated circulation for parking, and a stormwater management pond. The project is located northwest of the McKee and College Road intersection, on the western side of McKee Road. The owners of record for the areas of construction are Dover MOB LLC and PAM Cubed Real Estate. Property Addresses: 1240 McKee Road and 1216 McKee Road. Tax Parcels: ED-05-067.00-01-33.00-000 and ED-05-067.00-01-34.00-000. Council District 1.

Previous Applications

There are a two Related Applications for the PAM Rehabilitation Hospital of Dover: S-17-05 and Z-24-06. S-17-05 approved the construction of a 42,000 SF in-patient physical rehabilitation hospital and associated site improvements. The site located at 1240 McKee Road is 4.07 acres located on the west side of McKee Road, north of College Road. At the time, the property was zoned IO (Institutional and Office Zone) and COZ-1 (Corridor Overlay Zone). Z-24-06 is related to the site at 1216 McKee Road; and it rezoned from C-PO (Commercial and Professional Office Zone) to IO (Institutional and Office Zone) with it remaining subject to the COZ-1. The Parcel located at 1216 McKee Road is ± 1.23 Acres and is a vacant tract of land. In 2021 the residence at 1216 McKee Road was demolished in Demolition Permit #21-132. V-18-10 was granted in 2018 to allow a sign over 32 SF in area at 424 SF.

II. PROJECT DESCRIPTION

The Site Plan proposes two additions totaling 13,084 SF to the existing rehabilitation hospital building located at 1240 McKee Road and associated site improvements. The addition on the southeast side of the building totaling 10,062 SF (5,031 SF/Floor) will extend onto the property at 1216 McKee Road. The second addition is on the western side of the current building and totals 3,022 SF (1,511 SF/Floor) and is limited in scope to 1240 McKee Road. This portion of

the addition also includes the expansion of site infrastructure, incorporating 63 new parking spaces and site infrastructure to accommodate traffic flow. The Activity on the project's southeastern side incorporates a new stormwater management facility to accommodate the additional runoff generated by the new impervious surface area being added to the site. The Site Plan also proposes a new Therapy Garden area in the southwest.

III. ZONING REVIEW

IO Zoning District

The project's proposed use as a rehabilitation hospital is permitted in the IO (Institutional and Office) Zoning District.

The properties are in compliance with the bulk standards requirement for the IO (Institutional and Office) Zone which requires:

	IO
Minimum required:	
Lot area	10,000 sq. ft.
Lot width (ft.)	100
Lot depth (ft.)	100
Front yard (ft.)	10
Side yard (ft.)	10
Rear yard (ft.)	15
Side or rear yards which adjoin a residence zone (ft.)	30
Off-street parking	
Per 300 sq. ft. floor area or	1
Per employee (whichever is greater)	
Maximum permitted:	
Building height	
Stories	10
Feet	150
Floor area ratio	6.0
Lot coverage	85%

Because the property is situated in the McKee/Saulsbury corridor of the COZ-1, its requirements for front yard setbacks are slightly different from the standard IO (Institutional and Office Zone) requirements. For nonresidential properties in this corridor the minimum setback is 40 feet, and the maximum is 50 feet. The existing building, and therefore the additions exceed the required maximum front setback of 50 feet per the COZ-1; see consideration of Superior Urban Design discussion.

COZ-1: (Corridor Overlay Zone)

The purpose of the Corridor Overlay Zone (*Zoning Ordinance* Article 3 §27) is to promote superior development and a high quality built environment along the City of Dover's urban corridors. It sets standards for landscaping and architectural design in excess of those required by underlying zoning districts and sets bulk standards which supersede those outlined in the *Zoning Ordinance*, Article 4. McKee Road is the corridor adjacent to this site.

The requirements of the COZ-1 are laid out in Article 3, §27 of the *Zoning Ordinance*. The following requirements of the COZ-1 have been met:

- §27.62: Buildings must be situated on the property so that the longest side of the building is arranged parallel and square to the roadway. The building meets this requirement.
- §27.63(c)(i): The number of parking spaces versus islands and medians, and the sizing thereof, meet the requirements of the COZ-1.
- §27.63(c)(ii): Landscaped buffer areas of at least 12 feet in width are provided between the building and adjacent parking lot and drive areas, except the truck loading area. Six-foot-wide sidewalks are also provided in this buffer area adjacent to the building.
- §27.64(d): Cross access is being provided per the requirements of the COZ-1 overlay which states that cross access shall be provided among abutting uses of similar use categories. If another physical rehabilitation, or other compatible use is constructed on an adjoining lot, there is an ability to connect the properties for ease of access. Currently adjacent properties include buildings and other improvements.
- §27.64(e): The site entrance is more than 10 feet away from adjacent commercial property to the north.
- §27.66: The building complies with the allowable number of stories and allowable building height in the COZ-1 of 35 feet, and not exceeding two (2) stories.
- §27.67(a): The proposal meets the requirement that 25% of the lot consist of landscaped open space. As shown 61.2% of the lot is impervious surface and 38.8% of the lot is open space. If the stormwater
- §27.67(b): Street frontages (McKee Road frontage) are required to have a landscaped open space 25 feet in depth, measured from the curb line, and to provide one tree per fifty (50) feet of frontage. The landscaping and tree planting requirement for this location has been met (see Landscape Plan discussion).
- §27.67(c) A minimum of 15 feet of landscaped open space is required along the rear lot line, which adjoins residential uses, and a minimum of 5 feet of landscaped open space is required along the north and south lot lines, which adjoin commercial uses. These landscaped open areas have been provided. The provisions of this subsection also require tree planting requirements of one tree per 75 feet of perimeter. These tree planting requirements are also met (see Landscape Plan discussion).
- §27.69: The buildings have architectural features meeting the requirements of the COZ-1 (See Building Architecture discussion).

Consideration of Superior Urban Design

The following requirements of the COZ-1 have not been met but may be relaxed if the Planning Commission determines that the project plan is “Superior Urban Design” based on specific criteria outlined in the *Zoning Ordinance*, Article 3, Section 27.2 and with reference to the policy guidance sheet “COZ-1 Superior Urban Design Goals and Policies” (see Attachment). See also the applicant’s narrative seeking consideration for Superior Urban Design for the project.

- §27.61(a): The maximum setback for nonresidential properties on McKee Road is 50 feet. This may be extended to a maximum setback of 90 feet if the applicant can demonstrate to the satisfaction of the Planning Commission that the plan exhibits Superior Urban Design as defined in §27.2. The building addition is set back 86 feet from the front property line. This continues the previous setback established by the original building.
- §27.63(a): Parking is not permitted between the building and the street in the COZ-1 unless the applicant can demonstrate to the satisfaction of the Planning Commission that the plan exhibits Superior Urban Design as defined in §27.2. The ADA-accessible parking spaces are between the building and the street.

IV. PARKING SUMMARY

Off-street parking in the IO zone must be provided at a rate of one (1) space per 300 square feet of floor area or one (1) space per employee, whichever is greater. Article 6 §3.1 of the *Zoning Ordinance* also specifies a parking requirement specific to hospitals: one space for every three (3) beds. The parking requirement based on the 34 beds that are to be in the facility would be twelve (12) spaces. The applicant has advised that they will be adding 12 beds. The parking requirement based on the 56,606 S.F. floor area would be 189 spaces. By Article 6 §3.1, the greater requirement based on floor area governs. The plan proposes to construct an additional 64 parking spaces to meet the requirement which brings the total parking spaces on site to 189.

Waiver Request: Partial Elimination of Portions of Upright Curbing

By code all permanent parking areas must be enclosed with upright concrete curbing at least six (6) inches in height. The Applicant is requesting this be waived for portions of the parking area to allow for the sheet flow of runoff from the parking areas to the stormwater management facility on the southern side of the property. Per the requirements of the *Zoning Ordinance*, Article 6 Section 3.6 (b), the Planning Staff may relax this requirement for a portion of the parking area where there is a demonstrated need to convey stormwater to a proposed or approved stormwater management area.

Waiver Request: Reduction of Loading Space Requirement

Based on the use as a hospital and the 56,606 S.F. floor area, the building must be served by at least three (3) loading spaces. One (1) truck loading space is currently provided near the southwest corner of the site. The applicant has submitted a waiver request asking the Planning Commission to reduce the required number of loading spaces from three to one. Per the requirements of the *Zoning Ordinance*, Article 6 §4.4, the Planning Commission may grant a waiver if it can be demonstrated that the requirements of the Ordinance are in excess of the actual needs of the site.

V. SITE CONSIDERATIONS

Easements and Property Lines

There is an existing five-foot-wide electrical easement along the McKee Road frontage. There are two additional easements, one twenty-foot-wide easement to the southwest of the site in the rear of the nearby residential properties for storm drainage and one three-foot-wide easement on the northeastern portion of the site for the State of Delaware.

Traffic Circulation

It is possible for two-way traffic to circulate around the whole building perimeter. Traffic within the parking lot is also two-way. The site vehicular entrance is at a distance from the building, but provides easy access to the parking lot.

Sidewalks/Pedestrian Circulation

The site is served by an existing eight-foot-wide multi-use path along McKee Road. The site also has existing pedestrian infrastructure connecting the parking to the existing building. The proposed additions incorporate additional sidewalks to allow safe access from the added parking spaces to the new facilities. There is a sidewalk to the Therapy Garden area which extends along the southwestern side of the building and 49-feet across the widest part of the parking lot to reach the Therapy Garden. These new sidewalks are incorporated into the existing sidewalk network to create a relatively pedestrian-friendly site.

Lighting

Light poles are proposed in appropriate locations around the site. At present information about direction, power, and time of use for the lighting has not been provided. Because the hospital is not a commercial use there is no specific lighting level requirement.

Dumpsters

Based on the building's nonresidential use, two dumpsters are required. The two provided dumpsters are located near the southwest corner of the site and the method of trash collection appears to be front load. The method of loading must be confirmed. The applicants must ensure that the dumpsters are sufficient to meet the trash collection and recycling needs of the site.

Therapy Garden

While not required, the addition of a therapy garden to serve as open space is proposed and is beneficial for the neighborhood character as it presents landscaped outdoor space to be used by the clientele of the rehabilitation hospital. This is located in the southwest corner of the property.

VI. BUILDING ARCHITECTURE

The applicant has provided elevations showing the front elevations of the proposed new additions. Due to the site's location in the COZ-1, the front elevation, known as the "corridor elevation," is subject to special requirements under the zoning. Corridor elevations are typically required to include several features, including functioning windows; a primary entrance door; a primary entrance feature; and either landscaping integrated into the building design concept, architectural or urban design elements linking adjacent structures, or architectural relief.

The architectural requirements of the COZ-1 have been satisfactorily met and continue to be met by the new additions. The building additions have functioning windows on the front facade for the interior spaces, taking up proportionately appropriate amounts of wall space. A primary entrance door for the existing building is prominently located in the middle of the front façade, and the canopy over it serves as an effective primary entrance feature. The existing building and proposed additions exhibit strong architectural relief, with EIFS (exterior insulation finishing system) banding, metal coping, EIFS and precast corner quoins, EIFS and precast sills, stone veneer, and solar shades over the large windows in the center section of the building.

VII. TREE PLANTING AND LANDSCAPE PLAN

The submitted plan set includes a concept for the Landscape Plan. The total lot area is 5.30 acres (230,868 S.F.); based on this area, and the already existing 60 trees that meet the original plan's requirements, the applicant has proposed planting an additional 53 trees and 13 shrubs. In total 70 trees are required for the entire site. The planting plan proposes 113 trees in total. The applicant proposes to meet this requirement with new shade tree plantings of Red Maple (5), White Oak (3), Willow Oak (4); evergreen tree plantings of White Spruce (9), Eastern White Pine (9), and Eastern Arborvitae (9); ornamental tree plantings of Eastern Redbud (6) and Crape Myrtle (8); and shrub plantings consisting of Shamrock Holly (6) and Cherry Laurel (7).

Article 3 §27.67(a) specifies that lots in the COZ-1 must have a landscaped open space of at least 25 feet in width at the front of the lot, measured from the back of the street curb. This space has been landscaped as required. The COZ-1 also requires at least one tree per 50 linear feet of frontage be planted along the front; 20 trees are planted along the 290-foot frontage so that trees are planted at a rate of one tree per 14.5 feet.

One tree per 75 feet is also required on nonfrontage perimeters. For the southern property line, 15 trees are provided along the 210-foot property line for a rate of one tree per 14 feet. For the western property line, 12 trees are provided along the 180-foot property line for a rate of one tree per 15 feet.

Opaque Barrier Requirement

According to Article 5 §7.2 of the *Zoning Ordinance*, screening is required wherever a non-residential use abuts a residential use. This screening must consist of an opaque barrier (a fence, wall, or berm) at least six feet in height. This requirement applies to the west side of the property and the applicant has elected to expand the barrier fence to the south side as well. The applicant has proposed a six-foot-tall opaque vinyl fence to meet this requirement. Per the requirements of the *Zoning Ordinance* Article 5 §7.22 the required opaque barrier must be accompanied by landscaping. The Applicant has chosen to plant a continuous six-foot evergreen planted screen keeping with the character of the existing fence and barrier in the rear.

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

VIII. CITY AND STATE CODE REQUIREMENTS:

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

- 1) The Planning Commission must determine if the project demonstrates Superior Urban Design per the requirements of the *Zoning Ordinance* as defined in Article 3, §27.2. The applicant has submitted a written request for such a designation. If such designation is not achieved, there are required site design changes.
- 2) Three (3) loading spaces shall be provided for the site per the requirements of the *Zoning Ordinance* unless a waiver is granted by the Planning Commission. A written waiver request was received for consideration.
- 3) Upright curbing shall be provided around all parking and driving areas per the requirements of the *Zoning Ordinance* unless a waiver is granted by the Planning Staff. A written waiver request was received for consideration. Staff grants the waiver for the upright curbing directly adjacent to the stormwater management facility.
- 4) Sheet C-001 (Cover Sheet/Overall Site Plan):
 - a. Provide a lighting plan to confirm that new parking and circulation lighting conform to the *Zoning Ordinance*, requirements under Article 5 §7.1 “Lighting.”
 - b. Please indicate whether the new additions will increase the bed count in the rehabilitation facility. List bed count on plan.
- 5) Sheet C-101 (Preliminary Existing Conditions and Demolition Plan):
 - a. Show the existing tree and accurate site conditions for 1216 McKee Road.
- 6) Sheet C-201 (Preliminary Site Plan):
 - a. Provide a vehicular circulation plan to verify the maneuvering space requirements to meet the *Zoning Ordinance*, Article 5 §6.14 requirements. This is related to truck access for deliveries and trash pickup.
 - b. Provide dumpster enclosure and gate details to verify that the screening for the dumpster meets the requirements of *Zoning Ordinance* Article 5 §6.11.
 - c. What does the marker at O-2 represent? Is there an O-1? Please provide legend notes for these items and provide details for this enclosure.
 - d. Please describe the plan to protect the existing backup generator during construction.
 - e. Clearly delineate the locations of the depressed curb requested by the waiver to allow for sheet flow of the stormwater runoff into the proposed stormwater management pond.
 - f. Provide parking space detail to confirm the size of parking spaces is compliant with the *Zoning Ordinance*, Article 6 §3.4
- 7) Sheet C-301 (Preliminary Utility Plan):
 - a. Please verify there is no rooftop mechanical equipment proposed for either addition; if there is, please provide details and if necessary, a screening plan to verify compliance with the *Zoning Ordinance* Article 3 §27.67(f)(3).
- 8) Sheet L-001 (Landscape Plan)
 - a. Consider providing plantings along the eastern façade of the southern building

addition to keep a consistent site character across the primary arterial frontage, and to conform with the *Zoning Ordinance*, Article 3 §27.69(b)(a).

- b. Please verify if the tree that exists on the 1216 McKee Road lot will remain or be removed. If it is to remain, the plan must include tree protection measures to be taken during construction.

9) Sheet A2.01 (Architectural Submission):

- a. Provide south elevation
- b. Provide west elevation
- c. Provide elevations for the second addition

10) The Erosion and Sediment Control Plans and Stormwater Management Plans approved 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.

11) The Final Plan set must include notes documenting any action taken by the Planning Commission with regard to 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) Waiver Request: Partial Elimination of Curbing: Planning Staff grants approval of the waiver request to relax curbing requirements on the southeastern drive aisle and parking area. The upright curbing requested to be waived is directly adjacent to stormwater management areas. Therefore, the elimination is appropriate to allow sheet flow of water into these areas. If curbing areas are eliminated at the head of parking spaces add parking bumpers.
- 2) Waiver Request: Reduction of Loading Space Requirement: Planning Staff recommends approval of the waiver request to relax the loading space requirements of the site. Staff concurs with the applicants that one loading space would be adequate for the site, given the bed count of the facility and facility operations.
- 3) Superior Urban Design: Staff recommends the Planning Commission grant approval of a designation of Superior Urban Design, noting the Site Plan's qualifications in the following areas:
 - a. Architecture: The building addition would continue to improve the character of the area and appears to be tailored to the site. It makes use of unique architectural

elements including bands, corner quoins, coping, and stone veneer.

- b. Landscaping: The landscape design exhibits a robust use of trees, shrubbery, and flowering plants.
- 4) Staff recommends that any outside HVAC Equipment be designed to minimize the impact on adjacent property owners, adequately screened from public view and the overall visible impact. Consideration must also be given to equipment placement in proximity to loading areas and public facades of the buildings.
- 5) City Staff suggests re-examination of the 49-foot length of crosswalk across the parking lot to get to the therapy garden. While well-intended, this long walkway may pose a safety risk for patients crossing the drive aisle, especially considering its position in the access areas for large delivery trucks and garbage trucks.
- 6) Evaluate placement of four-inch gas line situated east of the proposed addition to allow for more landscaping to be placed near the southern addition per the *Zoning Ordinance*, Article 3 §27.69(b)(a) and to keep a consistent site character across the front-facing building façade.

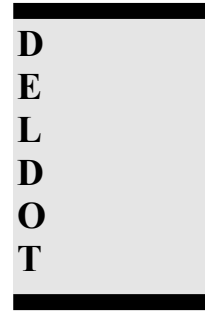
X. ADVISORY COMMENTS TO THE APPLICANT:

- 1) A copy of Dover's Superior Urban Design Policy is being attached to this report to assist in consideration of the determination on if the Site Plan meets the City's Superior Urban Design criteria.
- 2) The Planning Commission should act upon the Waiver Requests and the Superior Urban Design designation as part of any motion to approve this Site Plan, or as a separate motion if necessary. Note: The recommendations are at the discretion of the Planning Commission. The Commission may approve or deny waiver requests.
- 3) In the event that major changes and revisions to the Site Development Plan occur in the finalization of the Plan, contact the Planning Office. Examples include reorientation of the building additions, relocation of site components like stormwater management areas, and increases in floor area count. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regards to the plan.
- 4) In the event that there are changes to the architecture, building footprint, layout or square footage of the building contact the Planning Office. These changes may require review by the Planning Commission.
- 5) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.

- 6) 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.
- 7) For the building addition new construction, the requirements of the building code and the fire code must be complied with. Consult with the Building Inspection Staff 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.
- 8) 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.
- 9) Construction may have an effect on the adjacent property owners and visitors to existing facilities on the property. Any work requiring the closing or rerouting of residents or visitors should be coordinated as to offer the least amount of inconvenience.
- 10) The applicant shall be aware that Site 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.
- 11) The applicant shall be aware that Site Plan approval does not represent a Building Permit and associated construction activity permits. A separate application process is required for issuance of a Building Permit from the City of Dover.

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

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY



APPLICATION: PAM Rehabilitation Hospital of Dover Building Addition

FILE#: S-25-08

REVIEWING AGENCY: DeIDOT

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 scheduled with DeIDOT for May 7, 2025. Continue working with the Department towards approval.



CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: APRIL 30, 2025



APPLICATION: PAM Rehabilitation Hospital of Dover Building Addition at
1216 and 1240 McKee Road

FILE #: S-25-08

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. Sanitation service for this property shall remain private.

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 letter of no objection, 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. Sidewalk and curb shall be installed for the width of the project scope.
3. It shall be unlawful for any person to alter the curb of any street so as to create a curb depression for the purpose of permitting vehicles to enter onto or exit from the city streets, without a permit issued by the city manager.
4. Please provide an entrance plan for the work proposed on Innovation Way. At minimum, this plan shall provide the radius' of the entrance, grade elevations and turning diagrams to provide evidence that the improvements will not be detrimental to traffic or drainage.
5. Please add the following notes to the plans:
 - a. Standard City of Dover sidewalk, as per chapter 98, article IV of the Dover Code of Ordinances, shall be required to be installed along the entire public street frontage of a property. Where frontage sidewalk exists but does not meet the standards of chapter 98, article IV, the sidewalk shall be re-laid to meet the standards. Sidewalk shall include barrier-free

access ramping at points of intersection with street crossings and at other locations so as to afford reasonable barrier-free pedestrian movement and site access.

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

WATER

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
 - b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan. Please be advised that effective May 1, 2022, water mains can now be constructed using DR 18 PVC.
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 buildings. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meters 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. There shall only be one (1) water service per building. 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. 1. All non-metallic water lines (mains and services) shall be installed with a tracer wire and identification tape. The wire shall be a minimum of twelve (12) gauge blue coated solid copper wire, wrapped around the pipe, and extending up into all valve and curb boxes. The identification tape shall be six-inches (6") wide, laid one foot (1') above the pipe, with the following text: "Caution: Buried Water Line Below". 3M marker balls, model 1423-XR, or approved equal shall be installed at every service line connection to the water main and all bends on the service line.

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 a specific description of the activities within this project.
9. The minimum spacing between fire hydrants and hydrant valves shall be fifteen feet (15').

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 mains showing that velocity and all other requirements are met.
6. The minimum size of all sanitary sewer laterals shall be six-inch (6").
7. If kitchen facilities are proposed a minimum 1,000 gallon, two chamber grease trap, meeting all Kent County ordinance requirements, must be provided. A construction detail for the proposed grease trap, as well as the proposed location, must be provided on the plan.
8. Please provide calculations that support the existing pump station in this basin can properly accept the proposed flow from this development. If upgrades are required to the pump station, the developer will be responsible.

GENERAL

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL

1. None.

ADVISORY COMMENTS TO THE APPLICANT

WATER

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

WASTEWATER

1. The City of Dover sanitary sewer system is available to this site. The developer is responsible for all costs associated with extending and providing service and capacity to the proposed development.
2. Prior to plan approval, it may be required to submit the sanitary sewer system plans to the DNREC, Division of Water Resources, Surface Water Discharges Section for review and approval. The owner/developer is responsible for providing all application fees, completed forms and plan sets directly to DNREC.
3. Profiles of the sanitary sewer main must be provided with the construction plans. All water, sanitary sewer and storm sewer crossings must be shown on the profiles.
4. Wastewater impact fees will be required to be paid prior to Certificate of Occupancy for this project.

GENERAL

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

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: APR 30, 2025

APPLICATION: PAM Rehabilitation Hospital of Dover Building Addition at 1216 and 1240 McKee Road

FILE #: S-25-08

REVIEWING AGENCY: City of Dover Electric Department

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

CONTACT PHONE #: 302-674-7568

CONTACT EMAIL #: sburgett@dover.de.us

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

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

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

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

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

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

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

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

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

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 04/30/25

APPLICATION: PAM Rehabilitation Hospital of Dover Building Addition at 1216 and 1240 McKee Rd

FILE #: S-25-08 **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 rehabilitation hospital
2. Building Access shall be no further than 50 feet from a primary entrance.

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

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

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

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

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

The closest edge of fire lanes shall not be located closer than ten (10) feet to the exterior wall and the closest edge of fire lanes shall not be located further than 50 feet from the exterior wall if one or two stories in height; 40 feet if three or four stories in height, or 30 feet if over four stories in height.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5)
6. Where parking is located between the building and the fire lane, parking shall not be located closer than 15 feet to the exterior wall.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.4.1)

Where parking is located between the building and the perimeter access area, parking shall not be located closer than 10 feet to the exterior wall for one-story buildings and 15 feet to the exterior wall for building of two or more stories. 2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 3.5.2
7. All Fire Lanes shall be marked as follows:
both the inner and outer edges of the fire lane shall be marked, where curbs are present, the top and face of the curb shall be painted yellow, where no curbs are present, a four inch (4") solid yellow demarcation line shall mark the edge(s) of the fire lane.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 7)
8. The specific color yellow shall be the uniformly accepted yellow as utilized by State of Delaware Department of Transportation (DelDOT). Only vivid and durable paint shall be used and shall be suitable for street surfaces
9. Fire lane signs shall be located as follows:

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

Where parking is not restricted roadway markings shall utilize the words "FIRE" and "LANE" in lieu of fire lane signs and shall conform to the specifications of 7.6.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 7)
10. Where overhangs, canopies, balconies, or any other building or site features must project over any fire lane, an unobstructed vertical clearance of not less than 13'-6" above the fire lane shall be provided and the portion of the building perimeter which contains overhangs, canopies, balconies, or any other building features shall not apply towards the fire lane accessibility requirements of Section 4.0, Table 5-1 in this chapter.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.8)
11. Speed Reduction Devices must be approved, please see City of Dover Ordinance Chapter 98-10 in reference to this process.
12. Fire hydrants shall be installed per the requirements of City of Dover Public Utilities Water/Wastewater Handbook, NFPA requirements, and Delaware State Fire Prevention Regulations. City Ordinance Sec 46-9 (f).

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

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

NFPA 1

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

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

13. 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.

14. 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.

15. 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>

16. 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)

17. 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

18. 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)
19. Fire Department Connection to be located within 300 feet of fire hydrant, measured as hose would come off the fire equipment.
20. 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)
21. 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)

22. 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 at 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)

23. 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)

24. 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
25. 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)
26. 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.
27. Project to be completed per approved Site Plan.
28. Full building and fire plan review is required.

29. 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.

30. Construction or renovations cannot be started until building plans are approved.
31. 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.
32. Building cannot be occupied by the public until a Certificate of Occupancy is obtained.
33. 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. Currently the Fire Lane is 100%. Will need to discuss this.
2. Need to discuss the hydrant relocation (refer to item # 19 listed above).
3. Confirm that the address of 1240 will continue to be used, not 1216
4. Need to discuss drop-off/pick up parking, not using the Fire Lane
5. State of DE FM approval needed during the building process if CMS funding is received.
6. Please ensure item # 6 listed above is in compliance.

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.**



KENT CONSERVATION DISTRICT

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

CITY OF DOVER ADMINISTRATIVE SITE PLAN REVIEW MAY 2025

APPLICATION: PAM Rehabilitation Hospital of Dover Building Addition at 1216 and 1240 McKee Road

FILE #: S-25-08

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 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 is 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. There is an existing underground stormwater management facility on site. This facility will need to be inspected and may need required maintenance to be performed prior to the Kent Conservation District's approval for the proposed construction.
2. We will require to hold a pre-application meeting prior to a formal submittal and application for the project.
3. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
4. 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: 5/7/2025

**Dover/Kent
County
Metropolitan
Planning
Organization**

S-25-08 PAM Rehabilitation Hospital of Dover Building Addition at 1216 and 1240 McKee Road

FILE # S-25-08

REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob

PHONE #: (302) 387-6030

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

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

City of Dover Planning Commission
Site Development Plan Review

S-25-08 PAM Rehabilitation Hospital of Dover Building Addition at 1216 and 1240 McKee Road

Dover Kent MPO has no major objections to the site plan. There is already a shared use path for pedestrian and bicycle access along the property's frontage. This path runs north to south on the western side of McKee Road. The site plan also includes accessible parking spaces in the new parking area, crosswalks in key locations with ADA-compliant curb ramps, and bicycle racks on the southern side of the building.

One thing the applicant should consider is the accessibility of the property by larger vehicles, including buses, trash collection vehicles, and first responders. Coordinating with the City of Dover can help in determining whether the site plan meets these needs.

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.



SUPERIOR URBAN DESIGN REQUEST

CITY OF DOVER PAM REHABILITATION HOSPITAL OF DOVER

COZ-1 DESIGN ADJUSTMENTS

REQUEST: We are proposing building setback and parking relief for the corridor overlay zone (COZ-1) with the use of superior urban design.

EXTENT OF THE REQUEST: By code, the building is to be front set back no less than 40 feet and no more than 50 feet from McKee Road, and no parking spaces in the front yard. We are proposing to match the existing front facade of the building with the expansion and add 6 ADA accessible parking spaces in the front yard.

BASIS FOR REQUEST: The COZ allows for relief from the front building set back and the front yard parking restriction if the design complies with superior urban design.

Multi-modal Transportation

We have connected the site to the multi-use path along McKee Road, allowing pedestrian and bicycle traffic to enter the site freely. Bicycle parking will be provided on site. While the patients will most likely need vehicular transportation, employees and visitors will have access. The connection to the multi-use path also provides access to public transportation near the intersection of McKee Road and State College Road.

Architectural Features

The building has been designed to complement its surroundings with EIFS siding, bands, corner coins, and coping, trimmed in stone veneer, with solar shades, canopies at the side and rear doors, and a large canopy at the front entrance.

Landscaping

The landscaping includes 12 canopy trees, 14 ornamental trees, 27 evergreens, and 13 shrubs over 1.50 acres of open

space for a robust ground covering of the site. We have benches proposed near 3 of the building entrances and along the walk connecting the site to the multi-use path.

Green technologies

We are proposing infiltration basin, submerged gravel wetland, and/or bio-swales as a means of stormwater management for the site in compliance with state wide Green Best Management Practices for stormwater management.

WAIVER REQUEST

CITY OF DOVER PAM REHABILITATION HOSPITAL OF DOVER

LOADING BERTH REQUIREMENTS

REQUEST: We are proposing a loading berth reduction of 2 berths for the proposed physical rehabilitation hospital.

EXTENT OF THE REQUEST: By code, the project is required to have 3 loading berths based on 56,606 s.f. of floor area. We are proposing to provide 1 loading berth (a reduction of 2 loading berths).

BASIS FOR REQUEST: PAM's experience with at this facility they have been successful with only having the need for 1 loading berth for this building. The majority of this expansion is for patient rooms, thus we are requesting the reduction stated above.

WAIVER REQUEST

CITY OF DOVER PAM REHABILITATION HOSPITAL OF DOVER CURBING REQUIREMENTS

REQUEST: We request that portions of the required upright concrete curbing along the front drive and parking area be waived by the Planning Commission.

EXTENT OF THE REQUEST: By code, all permanent parking areas shall be enclosed with upright concrete curbing at least six (6) inches in height. We are requesting a waiver to eliminate portions of upright curbing to allow for the sheet flow of runoff from the parking areas to the stormwater management facility on the south side of the property.

BASIS FOR REQUEST: Article 6, section 3.6 (b) of the City of Dover zoning standards states that the Planning Commission may relax this requirement for a portion of a parking area when there is a demonstrated need to convey stormwater to a proposed or approved stormwater management area. We are proposing that the parking areas be allowed to sheet flow stormwater run-off to the proposed stormwater management facility.



COZ-1 Superior Urban Design Goals and Policies

Goal 1: - Creating a Superior Urban Design

Define the parameters for meeting the ‘Superior Urban Design’ criteria.

Policy 1: - Ensure the creation of an urban environment.

To qualify as a ‘Superior Urban Design’, building sites in the Corridor Overlay Zone must meet or exceed the requirements of at least 2 of the provisions established in the ‘Superior Urban Design’ Definition (Policy 2 states these requirements and establishes the criteria for meeting them) as well as providing superior fire protection through the employment of a building sprinkler system. Additionally, applicants must provide a written report which assumes the burden of proof concerning why the site design constitutes a ‘Superior Urban Design’.

Recommendation:

Applications seeking a ‘Superior Urban Design’ designation must be evaluated by the Planning Office with strict scrutiny. In a manner similar to which other city agencies review applications (e.g. Public Utilities, DelDOT, Department of Parks and Recreation), issues of urban design should be identified as a specialization specific to the Department of Planning. Planning Commission should place an emphasis on the report comments of the Planning Staff when evaluating applications seeking a ‘Superior Urban Design’ designation.

Policy 2: - Criteria for meeting the ‘Superior Urban Design’ merit.

To qualify as a ‘Superior Urban Design’, applications must meet or exceed the criteria of at least 2 of the following categories. Partial fulfillment of one or more categories will not constitute a qualifying application. A minimum of two criteria must be addressed entirely as per the specifics of the requirements.

- **Multi-modal Transportation:** will be evaluated by the following elements.
 - Display an emphasis on pedestrian safety
 - Ensure safe, barrier free pedestrian access
 - Arrange for public transit stops where available
 - The potential for the site to reduce car-trips and drive times through providing an attractive, safe, inviting environment for bicyclists and pedestrians.

- Create interconnections with adjoining sites, if such interconnections have been previously implemented, improve or enhance those interconnections. This requirement is not limited to vehicular traffic; it also pertains to pedestrians, cyclists, and other means of non-vehicular traffic.
- **Architectural Features:** will be evaluated by the following elements.
 - Unique architecture is specifically encouraged. Commercial establishments should seek to present buildings and facades which improve the character of the area. Buildings should be specifically tailored to the site and general character of the location.
 - Elements which constitute 'unique architecture' include, but are not limited to items such as: entry porticos, colonnades, cornices, porch columns and balusters, band courses, water tables, decorative trimming and signage
- **Landscaping**
 - A robust use of trees, shrubbery, and flowering plants. Specifically when referring to trees, this requirement seeks trees of at least twice the minimum caliper required by code
 - Integration of pervious paved material for sidewalks
 - Tree preservation measures
 - Water gardens and ponds
- **Improvements to Public Space**
 - Sidewalk improvements and beautification
 - Art, including but not limited to sculpture, memorials, and murals
 - Open space, including but not limited to court yards, pocket parks, and fountains,
 - Special consideration will be given to buildings which demonstrate unique integration of street elements into their design (e.g. sidewalks which enter and join walkways on site, placement of street furniture on site)
- **Green Technologies**
 - Use of certified green technologies pertaining to stormwater management.
 - Geothermal, solar, or other alternative energy supplies.
 - Implementation of rain gardens, use of rain barrels, or other means of pro-active non-point stormwater runoff management.

Ann Marie Townshend

9-10-2008

Ann Marie Townshend, AICP
City Planner

Date