



DATA SHEET FOR REVISED SUBDIVISION PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF December 6, 2023

PLANNING COMMISSION MEETING OF December 18, 2023

Plan Title: Stonebrook East Planned Neighborhood Design, SB-23-03
Plan Type: Revised Subdivision Plan

Previous Applications: Stonebrook East Planned Neighborhood Design, C-07-01 and SB-07-07
Revised Stonebrook East Planned Neighborhood Design, SB-21-05

Applicant/Owner: Stonebrook East 168, LLC

Property Location: Northeast corner of McKee Road and W. Denney's Road

Tax Parcels: ED-05-057.03-01-01.00 through 92.00

Existing Parcel Area: Area totaling 45.75 acres +/-

Present Use: Vacant

Proposed Use: Planned Neighborhood Design (PND) Option

Number of Dwelling Units: 103 Townhouses (+16)
138 Garden Apartments (-30)
241 Total Dwelling Units (decrease of 14)

Sewer/Water: City of Dover

Zoning Classification: RM-1 (Medium Density Residence Zone)
PND (Planned Neighborhood Design)

Waivers Approved: PND – Alternative Design Standards for Townhouse Units and Garden Apartments (previous bulk standards requests)
Sidewalks: Combined Placement and Alternative Materials
Reduction in Street Radius from 150 ft. to 90 ft.

Waiver Requested: PND – Alternative Design Standards for Townhouses: Minimum Lot Width of 20 feet and Reduction of Minimum Lot Area
PND – Alternative Design Standards for Garden Apartments: Increased number of stories to 4 stories; Increase building height to 48 feet; and Allow an average of 35 dwelling units per building

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: December 6, 2023

APPLICATION: Revised Stonebrook East Planned Neighborhood Design at McKee Road and W. Denneys Road – Revised Subdivision Plan

FILE #: SB-23-03 REVIEWING AGENCY: City of Dover Planning

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

I. PLAN SUMMARY

This Application is the Review of a Revised Subdivision Plan to increase the number of townhouses from 87 to 103 townhouses (increase of 16 townhouse units) and to decrease the number of garden apartment units from 168 to 138 garden apartment units (decrease of 30 units). This development known as Stonebrook East Planned Neighborhood Design (PND) proposes 241 dwelling units, recreational areas, open space, and stormwater management areas. The property is zoned RM-1 (Medium Density Residential Zone) and approved as a PND (Planned Neighborhood Design Option). The site is on the northeast corner of McKee Road and W. Denneys Road. Property Address: intersection of McKee Road and West Denneys Road. Property Owners: Hanae Harmony Properties and Stonebrook East 168 LLC. Tax Parcels: ED-05-057.03-01-01.00-000 to ED-05-057.03-01-92.00-000. Council District 1. The submission includes a series of PND - Alternative Design Standards Requests.

II. PREVIOUS APPLICATIONS

A Conditional Use C-07-01 for a conceptual plan for a Planned Neighborhood Design (PND) was approved by the Planning Commission in February 2007. Shortly after on November 19, 2007, a Subdivision Plan (SB-07-07) was presented to Planning Commission for Stonebrook East PND and was approved with Alternative Design Standards for both townhouses and garden apartments. A Final Revised Record Plan was approved by the Planning Office on September 29, 2010 which superseded a previous Record Plan approved on November 26, 2008 after returning to Planning Commission for approval of revised building architecture and placement of the garden apartments in April of 2008. The Final Approved PND Plan consisted of 87 Townhomes (labeled as Lots 1 to 87) and 168 Garden Apartments for a total of 255 units, streets, and open space including active recreation spaces in the form of a pool and clubhouse, basketball court, tot lot and gazebo.

In August 2021, the City of Dover Planning Commission granted conditional approval of a Revised Subdivision Plan SB-21-05 Stonebrook East Planned Neighborhood Design (PND). The Plan consisted of a proposal for 103 townhomes and four apartment buildings with a total of 138 garden apartment units along with a 2,500 SF clubhouse, swimming pool, basketball court, tot lot, and community garden. However, no action was taken to finalize this plan revision.

III. PROJECT DESCRIPTION – Revised Subdivision Plan

The subject development site is located on the northeast corner at the intersection of McKee Road and W. Denney's Road. The property is bordered on the east side by the Fork Branch of the St. Jones River and has significant wetlands in its north and east areas. A large portion of the property is also in the flood hazard area. Access to the site is off of McKee Road (to align with Stonebrook West PND entrance) and off of W. Denneys Road (to align with Grinding Wheel Drive entrance to Mill Creek neighborhood). This Revised Subdivision Plan proposes to increase the number of townhouse lots by 16 from 87 lots to 103 lots. Townhouse Lots 1 through 87 were previously approved as part of SB-07-07. The applicant also wishes to decrease the number of garden apartments from 168 units to 138 units within a series of four buildings. A series of garage building structures are also shown in the apartment area. The garden apartments are to remain on one parcel. The Active Recreation Area includes a Clubhouse, tot lot, game court, and other open space areas; see Active Recreation Area discussion.

Preliminary Land Use Review (PLUS)

This application was reviewed during July 2006 by the Preliminary Land Use Services as required by the City of Dover's Memorandum of Understanding (MOU). This MOU requires that residential developments containing 125 or more dwelling units complete the PLUS Review process prior to application submission. The PLUS Review Comment Letter and the applicant's response letter for this project are on file in the Planning Office.

IV. PLANNED NEIGHBORHOOD DESIGN OPTION:

The applicant is seeking approval under the Planned Neighborhood Design Option (see *Zoning Ordinance* Article 3, Section 24.1(a)). The Ordinance sets forth a three-step review and approval process. As the first step in the review process, the developer presented the concept in a general sketch plan to the City Council on July 24, 2006. The City Council determined that the proposed project was of a design and type that warranted further review by the Planning Commission. The submittal of the Conceptual Plan to the Planning Commission for Conditional Use review and public hearing was the second step in the process and was completed in February 2007 under the file # C-07-01. Stonebrook East PND was approved as a Preliminary Subdivision Plan during the Planning Commission Meeting of November 19, 2007. The Final Plat was approved as an administrative function on November 26, 2008 and later revised and approved on September 29, 2010.

It is important to keep in mind that this proposal does not involve a rezoning of the land. The Planned Neighborhood Design Option is plan specific. The land would remain zoned RM-1. The following are permitted in a Planned Neighborhood Design: single family detached dwellings, one family lot line dwellings, duplexes, multiplex dwellings, townhouses, patio houses, garden apartments, and mid-rise apartments. The PND option allows for a greater variety of housing types and allows for commercial uses while requiring 25% open space. The maximum density for a PND in the RM-1 zoning is six (6) dwelling units per acre. The proposed changes shown on this Subdivision Plan (SB-23-05) put the open space at 74.25% with a density of 5.265dwelling units per acre.

PND - Approved Alternative Design Standards and Requested Changes

The applicant requested adjustments to the required design standards of a Planned Neighborhood Design in the RM-1 zoning district as part of the Conceptual Subdivision Plan Application. During

the Conceptual Plan approval stage of 2007, Planning Commission granted approval of the Alternative Design Standards. Article 3 §24.5 of the *Zoning Ordinance* permits the Planning Commission to grant such adjustments. The following tables present the Alternative Design Standards approved for this project of Stonebrook East PND and the changes requested by unit type.

Bulk Standards: Planned Neighborhood Design Option			
Housing Type	Townhouses	Townhouses	Townhouses Requested (2023)
	PND per Zoning Ordinance	Approved (2007)	
Average Lot Area	2,200 S.F.	2,000 S.F.	2,000 S.F.
Minimum Lot Area	2,000 S.F.	1,800 S.F.	1,870 S.F.
Lot Width	22'	22'	20'
Lot Depth	80'	80'	80'
Off-Street Parking	2 spaces per unit	2 spaces per unit	2 spaces per unit
Building Setback from Street	20'	22'	22'
Building Setback from Property Line	10'	10'	10'
Building Spacing	30'	20'	20'
Building Height	35' and 3 stories	42' and 3.5 stories	35' and 2-3 stories
Lot Coverage	75%	85%	85%
Dwelling Units Per Building (Maximum)	8	8	8

Bulk Standards: Planned Neighborhood Design Option				
Housing Type	Garden Apartments	Garden Apartments	Garden Apartments	Garden Apartments
	PND per Zoning Ordinance	Approved (2007)	Approved 2021 (SB-21-05)	Requested 2023 (SB-23-02)
Average Lot Area	1,800 S.F.	1,800 S.F.	1,800 S.F.	1,800 S.F.
Minimum Lot Area	1,800 S.F.	1,800 S.F.	1,800 S.F.	1,800 S.F.
Lot Width	100' per building	100' per building	100' per building	100' per building
Lot Depth	125' per building	125' per building	125' per building	125' per building
Off-Street Parking	2 spaces per unit	1.5 spaces per unit	1.5 spaces per unit	2.0 spaces per unit
Building Setback from Street	50'	27'	27'	27'
Building Setback from Property Line	50'	15'	15'	15'
Building Spacing	50'	15'	15'	15'
Building Height	35' and 2 stories	45' and 3.5 stories	48' and 4 stories	48' and 4 stories
Lot Coverage	60%	65%	65%	60%
Dwelling Units Per Building	24	24	35	35

*Building separation distance reduced to 15' in a request to amend the PND Design Standards on 4/12/2008.

Previously the Planning Commission found them to be in harmony with the spirit of the Planned Neighborhood Design Option and granted approval to these Alternative Design Standards for Stonebrook East PND. These bulk standards govern the layout and design of the overall subdivision. The following are the requested Alternative Design Standards for the Townhouse and Garden Apartments are what is under review with the Revised Subdivision Plan SB-23-03:

Townhouses:

- Reduce minimum lot width from 22 feet to 20 feet
- Reduce minimum lot area

Garden Apartments:

- Increased building height from previously approved 45 feet to 48 feet.
- Increased number of stories from previously approved 3.5 stories to 4 stories
- Increased average number of dwelling units per building from previously approved 24 units to 35 units per building

V. PARKING SUMMARY:

The parking requirement for apartments is based on a rate of two (2) parking spaces per dwelling unit plus 0.25 space per dwelling unit for visitor parking (*Zoning Ordinance*, Article 6 §3.1). Based on the number of dwelling units (138 apartment units), this site would require 311 parking spaces for that rate. The plans submitted request a parking rate of 2.0 spaces per apartment unit as the minimum for a PND apartment unit. The plan identifies a total of 171 surface parking spaces located as part the apartment complex area flanking the drive aisles and including handicapped accessible parking spaces near each building. There are 40 additional parking spaces identified near the adjacent Clubhouse building. There are also a series of five (5) garage buildings with an unknown number of spaces.

Bicycle Parking

Bicycle parking is required at a rate of one bicycle parking space for every 20 vehicle parking spaces. This rate would be applied to the parking spaces for the apartment buildings. The location of bicycle parking is not currently shown on the plans; however, the type of bicycle parking rack that will be provided is displayed in the construction details.

VI. SITE CONSIDERATIONS

The tract of land totaling 45.75 acres +/- exceeds the requirement that a PND shall be a minimum of twenty (20) acres. The subject site is located on the north side of Denney's Road and east of McKee Road, north of the Mill Creek subdivision. The proposed Stonebrook West PND is located west of the subject site, across McKee Road. This project for Stonebrook East PND would create a neighborhood of mixed types of residential dwellings which differs from the single-family detached homes and duplex home subdivision of Mill Creek (26 single family detached and 14 duplexes) to the south. The design presented consists of townhouse units and garden apartment style buildings.

Site Access Streets

Two connections to the existing street network are required by the *Land Subdivision Regulations* based on the total number of units and lots (241 units are proposed). With the creation of one hundred and fifty (150) dwelling units or twenty (20) lots, a second connection to existing streets is

required (*Land Subdivision Regulations*, Article VI §A.8). The entrance from Denneys Road into Stonebrook East is aligned with the entrance street of Grinding Wheel Drive into Mill Creek. The entrance from McKee Road is aligned with a proposed entrance into the Stonebrook West PND.

The street names within the development were previously approved by Kent County Mapping/911 Addressing Section in conjunction with the City of Dover. The minimum right-of-way for alleys is 16 feet; however, the plan presents an alley right-of-way of 20 feet (with a paved width of 14 feet) which exceeds this requirement to accommodate extra space for movement within the alleys without impact to individual properties.

The street network of streets and alleys accommodating the townhomes largely remains the same. The newly proposed townhouses are to front on Rochester Drive with an alley to the rear other parking areas near the Clubhouse. The plan seems to show that the streets and alleys in the subdivision will be dedicated to the City of Dover but the parking lot areas and drive aisles around the apartment buildings will be privately maintained and not intended for dedication.

Dumpsters

Dumpsters are required for apartment complexes at a rate of two for the first 48 apartment units and then an additional dumpster for each additional 24 apartments or fraction thereof. The Revised Subdivision Plan shows that for the 138 garden apartments six (6) dumpsters would be required. The applicant is proposing to have eight dumpsters in the areas of the apartment buildings and the Clubhouse. Proposed dumpsters are to be constructed of block walls surrounded by chain-link fence with tan slats and gates to match.

Sidewalks

Zoning Ordinance, Article 5 Section 18.3 requires that sidewalk be installed on both sides of the streets in a subdivision. Such sidewalks are also required to have access ramps at points of intersection with street crossings and at other locations so as to afford reasonable pedestrian movement and site access. Sidewalks are shown along all roadways except for along one side of Millais Drive where a waiver was previously granted (see below). Sidewalks are also shown throughout the area that is to accommodate the Garden Apartments and the Clubhouse and other recreational amenities. The plan also shows a multi-modal path proposed along the frontages of both McKee Road and W. Denneys Road.

Previously Approved Waivers

Approved Waiver: Sidewalks – Partial Elimination of Sidewalk/ Combined Placement and Alternative Materials

In 2007, a waiver was granted by the Planning Commission to allow for the construction of a ten-foot multi-modal path of bituminous materials in place of sidewalk along Denneys Road in accordance with DelDOT standards. This waiver also eliminated the requirement for sidewalks along the interior roadway of the site (along the south and west sides of Millais Drive) which would have been parallel to the multi-modal path and in some areas in very close proximity. The bituminous material proposed for the multi-modal path once required a waiver but is now an accepted material and pathway format as a result of *Zoning Ordinance* changes.

Approved Waiver: Reduction of Street Radius

In 2007, the Planning Commission granted a waiver for the reduction of the street radius from 150 feet to 90 feet to accommodate the proposed street network. This Revised Plan SB-23-03 does not alter the general street network layout other than adding Alley E (to east of new Townhouse lots).

VII. BUILDING ARCHITECTURE

The applicant submitted examples of typical Townhouses in the subdivision. The two-story townhome renderings show a mix of horizontal and vertical (vinyl) siding, shingled roofing, windows with shutters, small turned gable feature at the roof line, and small portico over the front door. The side elevations of the end unit are not depicted. These Townhouses are proposed to have a rear parking pad area off the Alley. Clarify the number of stories for the units as the plan lists three stories but a three story version is not depicted. Also, one rendering places the unit very close to the sidewalk rather than presenting on front setback/front yard lawn area.

The Garden Apartment buildings are shown as 4-story buildings with horizontal siding and shingled gable roof. A covered porch walkway is shown on all four floor levels across the entire front of the building with an elevator shaft wrapped with stairwell in the center and a covered stairwell at both ends. Each apartment unit is accessed directly from this walkway. The first level of the walkway is elevated above ground; it shows (on the floor plan) three steps leading to the first level, but the Site Plan shows a ramp system at this center point. The Site Plan also shows areas labeled “storage” on the rear and/or ends of the Apartment Building; clarify this area as it is not shown on the floorplans.

This project adds a series of Garage buildings in the apartment complex area; however, no architecture was provided for them.

Rear Emergency Access

Rear emergency access is required for various residential dwelling types including apartments. Article 5 Section 17 of the *Zoning Ordinance* outlines these requirements. For an apartment building that is four stories or greater a 24 ft. Primary Fire Lane is required. The plans show adequate access for three out of the four garden apartment buildings. Apartment Building D can become compliant with a slight adjustment in its location. (See Fire Marshal Comments).

VIII. SPECIAL FLOOD HAZARD AREAS

Flood Hazard Area

The *Zoning Ordinance*, Article 5 §11.21 requires that flood hazard areas (100-year floodplain) remain as open natural areas with no impervious surfaces. These properties are found on the FEMA FIRM Panel of Kent County Delaware Map Number 10001C0154H effective date May 5, 2003. Portions of the subject property are within the Special Flood Hazard Area (100-year floodplain/ 1% chance of annual flooding) as Zone AE; it is found in the northern and eastern portions of the site in the vicinity of the Fork Branch. The floodplain areas are not proposed for development.

IX. TREE PLANTING AND LANDSCAPE PLAN

Zoning Ordinance, Article 5 Section 16 lays out the requirements for tree planting and preservation. A large portion of the overall property is considered woodland (735,733 SF +/-). The Plan shows that 719,643 SF +/- of the existing woodlands is to be preserved. A tree density requirement of one tree per 3,000 SF of non-woodland lot area is required. This project has a total non-woodland area

of 1,242,126 SF thus requiring 414 trees to be planted. The concept presented on the landscape plan indicates a mix of street trees and tree plantings near the recreational areas, at the perimeter areas of the apartment complex, and on the residential lots. Trees plantings proposed along McKee Road and West Denneys road frontage screening the subdivision.

The development proposes to use a mix of deciduous shade and ornamental trees and evergreen trees including the following kinds of trees in their plan: Hedge Maple, Armstrong Red Maple, Thornless Honey Locust, Bloodgood Planetree, Village Green Zelkova, American Holly, Eastern Red Cedar, Norway Spruce, White Pine, Arborvitae, Red Sunset Maple, Pin Oak, Eastern Redbud, Shadblow Serviceberry, White Fringetree, and Sweetbay Magnolia.

Wetlands

Wetlands & Buffering

The *Zoning Ordinance*, Article 5 §11.22 prescribes provisions related to wetland areas. It requires setbacks from wetland areas that are over 0.25 acres in size. A 100-foot setback from wetlands is required. The setback may be reduced to fifty feet (50) from the top of bank if a riparian buffer of native vegetation is maintained (*Zoning Ordinance*, Article 5 §11.222(a)). Adjacent to the wetlands, the plan shows a 50 foot riparian buffer where existing woodland vegetation will be maintained.

X. OPEN SPACE / ACTIVE RECREATION PLAN

Twenty-five percent of the total site area must be set aside and preserved for open space when a project is developed under the Planned Neighborhood Design (PND) option. A total of 16.71 acres +/- of open space is planned for the development not including the preserved woodland area (17.31 acres +/-). This exceeds the requirement for 25% open space (11.44 acres). As part of the open space, 8.24 acres +/- are to serve as Active Recreation Area.

Recreational Area for this project is required at a rate of 275 square feet per dwelling unit or 0.5 acre of land, whichever is greater. Based on 241 dwelling units, 66,275 S.F. (1.52 acres) of recreational area is required. The recreational component has not changed since it was accepted by the Parks, Recreation and Community Enhancement Committee for a recommendation on November 13, 2007 apart from the addition of a Community Garden area.

The key components of the Active Recreation Area are:

- Community Center Area
 - Clubhouse: 2,500 S.F. building
 - Hard surface court: 84' x 50' for basketball
 - Swimming pool: 72' x 32' with patio area
 - Play Area for Small Children: 'Tot Lot' and Play Structure
 - Community Garden: 40' x 60' (Added since the original approval of the Subdivision Plan)
- Southern Community Park Area
 - Lawn Area / Open Green
 - Gazebo and walking path

XI. 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) Alternative Bulk Standards were granted to the proposed PND project by the Planning Commission as part of Conceptual Plan submission (C-07-01). A note should appear on the plan which details when the original Waiver for Alternative Bulk Standards was granted (February 19, 2007) and the Code citation (Article 3 §24.5 of the *Zoning Ordinance*). After Planning Commission acts on the new waiver requests, a note will also have to be added detailing that action.
 - a. Waiver Request for Townhouses include:
 - Minimum Lot Width of 20 feet
 - Reduction of Minimum Lot Area
 - b. Waiver Requests for Garden Apartments include:
 - Increased building height from previously approved 45 feet to 48 feet.
 - Increased number of stories from previously approved 3.5 stories to 4 stories
 - Increased average number of dwelling units per building from previously approved 24 to 35

Please confirm that these are the only Alternative Bulk Standards being sought. Check the building spacings, lot coverage, and other setbacks. Check Site Data column on Sheet C-001.

- 2) Active Recreation Area: The applicant is responsible for providing an Active Recreation Area of a minimum of 66,275 SF (rate for 241 units). The Plans Applicant has provided information indicating the Active Recreation Areas.
 - a. Any revisions to the Active Recreation Area must be incorporated into the plan drawing and data/notes listings throughout the plan set.
 - b. The Active Recreation Area will not require review by the Council Committee of the Whole: Parks, Recreation & Community Enhancement Committee as the proposed amenities remain unchanged.
- 3) Upright curbing shall be provided around all parking and drive aisle areas in accordance with the requirements of the *Zoning Ordinance* unless a waiver is granted by the City Planner. Clarify the type of curbing proposed in apartment complex areas.
- 4) Please clarify the format of Alley E to the east of the Townhouse Lots (fronting on the east side of Rochester Drive).
 - a. The parking spaces at the rear of the units do not appear to be located on the individual lots. Revise as these lots are not compliant with the parking requirements of two spaces per lot.
 - b. Define the area of the right-of-way for Alley E and if it's to be dedicated to the City of Dover.
- 5) Clarify the concrete pad areas found along the alleys and the indent on the adjacent lots. This is not an acceptable method of trash collection container storage, and the City will likely not take dedication of these areas.

- 6) Sheet C-100 - in the Data Column (and where in other similar data column in plan set):
 - a. General Notes #1: Remove or clarify the term condominium reference.
 - b. Check spelling in all notes.
 - c. General Notes #4. Remove pylon as sign type not allowed here.
 - d. General Note #26: Complete information on dates.
 - e. All notes for the waivers and Alternative Bulk Standards should clearly list when approved. The one note reference (at the end of Stie Data Column) has incorrect date and file number.
 - f. Add waiver previously approved regarding sidewalk and street radius.
 - g. Add the calculation for required bicycle parking. Bicycle parking is required at one bicycle parking space for every 20 car spaces. The parking spaces used in this calculation will only include the spaces provided for the apartment buildings and around the clubhouse. Show location on plan.
 - h. Revise Note #21 as the entire site is not within Flood Zone X.
- 7) Sheet C-101 – Existing Conditions/Demolition Plan:
 - a. The 40' PND Buffer for homes can be removed as that is no longer a requirement of the Code.
 - b. This sheet is the only sheet that shows easements. Please clarify if the water and storm drain easements shown as being extinguished are to be redrawn in different locations. This removal must be shown on the Record Plan if already recorded.
 - c. Please show any other proposed easements.
 - d. Clarify (label) the 500-year floodplain line shown.
 - e. Add reference to Tree Protection notes found in Landscape Plan set.
- 8) Sheet C-201 – Site Plan:
 - a. The townhouses show a setback along the street of 20 feet. The proposed setback listed on the Cover Sheet is 30 feet. The approved Alternative Design Standard is a 22-foot setback from the street. Please clarify which is correct.
 - b. Label parking space courts and number of spaces in garages.
 - c. Each townhouse unit will require a connecting sidewalk from the street frontage sidewalk to the building.
 - d. Remove the line in the center of the roadways and other places which appear to divide the plan; makes drawing confusing.
 - e. Ensure lot lines are clearly depicted.
- 9) Sheet C-301 – Utility Plan:
 - a. Identify if Community Garden has a water source.
 - b. See Department of Water & Wastewater comments regarding potential Water Tank reservation area.
 - c. Check General Utility Notes #9 and 10 as these may only apply to the apartment complex lot.
- 10) Sheet C-601 – Signage and Striping Plan:
 - a. Striping and Signage Construction Notes items are not labeled on this sheet but may be shown in large scale plan sheets series.

- b. List Alleys by name. The Public Works has a naming convention based on adjacent streets.
- c. Add no parking signage along streets where not allowed.

11) Sheet L-101 – L-106:

- a. Sheet L-101: Correct zoning to RM-1 for residual woodland tract.
- b. Be sure all trees are placed on definitive lots, and none are planted on the property line.
- c. Ensure there are no conflicts of tree planting locations with lighting and underground utilities as not all line and/or services laterals may be shown.
- d. Check Street/Alley light placements as some are in the street or in lot parking spaces.
- e. Please verify the correct number of plants is shown in the planting schedule that is reflected on the plans. Recheck tree counts for the following: Armstrong Red Maple, Red Sunset Maple, Bloodgood Plane Tree, and Shadblow Serviceberry.

12) Sheet FM-101 – Fire Marshal Plan:

- a. The sheet has multiple overprints and duplications (of Lot number labels).
- b. Revise per Fire Marshal comments including locating fire hydrants, fire lanes, etc.
- c. Revise Note number 3 about the flood zone. The entire site is not in flood zone X.

13) Parking:

- a. Be sure that any parking is a minimum of 15 feet from any apartment building. The northwest corner of Apartment Building D appears to be less than 15 feet from the edge of the parking area.
- b. Include parking counts on the plan in the areas where parking is shown.
- c. Identify number of parking spaces per garage building.

14) Please show additional connectivity to the tot lot, basketball court and clubhouse to the existing sidewalk network. Show accessibility to community recreation features including the gazebo.

15) Please detail any lighting proposed for this site. Show locations to ensure parking lot and walkway/paths have adequate lighting and include any lights on the buildings.

16) Rear Emergency Access is required for all apartment buildings. Adjust Apartment Building D to comply with distancing requirements of the fire lanes and while maintaining compliant with the front yard setback.

17) A separate Record Plan Set will have to be reviewed and approved for recordation with the subdivision of additional Townhouse lots and alley. The Record Plan Set must document and identify any existing and proposed easements for cross access, utilities, drainage, etc. associated with the revised subdivision of these lots.

18) The Final Record Plat submission must include requirements described in Dover Code of Ordinances, Appendix A: Land Subdivision Regulations, Article IV, C. Plat and any additional requirements of the Planning Commission.

- a. The formal Record Plan will need to be recorded upon completion of the approval process with any corrections identified by the reviewing agencies.

- 19) Signs are subject to a separate review and approval process in the City of Dover. Per the Sign regulations a monument sign or a post and panel sign may be placed at the entrance of certain size limitations.
- 20) 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.
- 21) The Final Plan set must include notes documenting any action taken by the Planning Commission regarding any requested waivers and must list any additional conditions of approval.
- 22) Additional review comments may be provided in the future as more detailed plans are developed.

XII. RECOMMENDED ADDITIONAL CONSIDERATIONS TO MEET CODE OBJECTIVES:

The *Land Subdivision Regulations*, Article I. Purpose, indicates that the regulations are adopted in order to promote and protect the public health, safety, convenience and general welfare; ensure the orderly growth and development of the City, the conservation, protection and proper use of land, and adequate provision for housing, recreation, circulation, utilities and services; and safeguard the City from undue future expenditure for the maintenance of streets and public spaces.

- 1) Waiver: Alternative Design Standards for Townhouse Units: Staff recommends approval of the proposed bulk standards for the Townhouse units for a lot width of 20 feet. This lot width is seen in other areas of the City. Also, the end unit lots would allow for a wider unit based on the lot size and format.
- 2) Waiver: Alternative Design Standards for Garden Apartments: Staff recommends approval of the changes to the bulk standards requested for Garden Apartments. The requested change in height to allow for four stories and a maximum of 48 feet is only a half story and three foot (3) increase from what the plan is currently approved for. The number of dwelling units per building is being increased from 24 to 35 units this combined with the increased height will help increase the density on the site while maintaining the open space.
- 3) EV Parking: Planning Staff encourages this project to include the installation of Electric Vehicle Charging Stations in its parking areas for the multi-family units. Currently, the *Zoning Ordinance* does not require them, but many other jurisdictions have implemented such requirements and there also may be State Code requirements for Electric Vehicle Charging Stations. Electric Vehicle Charging Stations formats include EV-Capable, EV-Ready, and EV-Installed.
 - a. Ensure some of the EV spaces are handicapped accessible.
 - b. Clarify if the garage spaces offer EV charging opportunities.

Other agencies may recommend additional conditions and safeguards in accordance with their areas of expertise. The Recommended Additional Considerations to Meet Code Objectives are offered for

consideration by the Planning Commission.

XIII. ADVISORY COMMENTS TO THE APPLICANT:

- 1) The Planning Commission should act upon the request for any waivers as part of any motion regarding this project application, or as a separate motion as necessary. Note: All waivers are at the discretion of the Planning Commission. The Commission may approve or deny waiver requests. The Subdivision Waiver requires review and action by the Council Committee of the Whole: Safety Advisory and Transportation Committee and City Council.
- 2) In the event, that major changes and revisions to the Revised Subdivision Plan occur in the finalization of the Plan contact the Department of Planning and Inspections. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies making recommendations in regard to the plan.
- 3) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.
- 4) Following Planning Commission approval of the Revised Subdivision Plan, the Plan must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. A Check Print must be submitted for review by Planning Office Staff. Upon determination that the Plan is complete and all agency approvals have been received, copies of the Plan must be submitted for final endorsement prior to recordation at the Kent County Recorder of Deeds Office.
- 5) The developer shall be aware that Street Lights shall be required to be installed in conjunction with the construction of subdivision streets. The developer shall coordinate street light placement and electric utility routing and equipment with the City of Dover Electric Department.
- 6) Construction may have an effect on the adjacent property owners and nearby travel lanes. Any work requiring the closing or rerouting of traffic should be coordinated as to offer the least amount of inconvenience.
- 7) 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.
- 8) The addresses for the new buildings proposed on the property will need to be confirmed with the City's Tax Assessment Office. Each apartment building will be addressed.
- 9) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate site inspections and permits are required.
- 10) Prior to initiation of construction activities at the site other agencies may require notification. The applicant is advised that the project will require a City of Dover Pre-Construction meeting

in order to coordinate the project and due to the project scope, which includes infrastructure to be dedicated to public use.

- 11) The applicant shall be aware that Final Subdivision Plan approval does not represent a Building Permit, Sign Permit, and associated construction activity permits. A separate application process is required for review and approvals for development activity 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

STAFF D.A.C. MEETING DATE: NOVEMBER 29, 2023



APPLICATION: Revised Stonebrook East: Planned Neighborhood Design
at McKee Road and W. Denneys Road

FILE #: SB-23-03

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

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

CONTACT PHONE #: 302-736-7025

CONTACT EMAIL: jlyon@dover.de.us

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION

1. Every person occupying a residence or duplex and every owner of an apartment 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.
2. Please provide the solid waste collection strategy for these lots, depending on the answer, additional requirements may be required.

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 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. Submerged pipe inlets to ponds may only be permitted if they are so designed that the permanent pool elevation of the storm water management area doesn't surcharge back into the City of Dover's storm drain structures and system.
4. The City of Dover Department of Public Works specifications require all culverts to be designed for the 25-year storm frequency and all storm sewers to be designed for the 10-year storm frequency. The Manning's equation shall be utilized in design as applicable. Storm sewers are required to provide a minimum full flow velocity of 2 fps. Provide the calculations for each proposed pipe segment that, at a minimum, include: upstream and downstream inverts, upstream and downstream ground elevations, and ground cover provided; pipe slope, length, material, n value, and diameter; design flow, depth and velocity; and full flow and velocity.
5. The City of Dover Department of Public Works specifications require that all inlets (catch basins) be designed for the 10-year storm frequency (25-year storm frequency for sump conditions) and that the spread of water shall not exceed eight feet (8') from the flow line of the curb. The design must also meet the requirement that the hydraulic grade line may be no higher than one foot (1') below the top of the inlet. Provide the calculations for each proposed catch basin utilizing flows determined by

each catch basin's contributory drainage area, for the appropriate storm frequency. Spread, depth of flow and hydraulic grade line data for each inlet must also be included. Any carryover should also be noted and included at appropriate downstream catch basins as applicable.

6. Provide all stormwater management calculations and erosion and sedimentation control plan as required by Article 5, Section 11.2 and 11.2 of the City of Dover Zoning Ordinance. Ensure that individual lot grading, house locations with finished floor elevations, and driveway locations and grades are provided on the plans in order to verify the adequacy of the design. The provided information should also show adequate conveyance of runoff from each lot.
7. Please indicate if you would like the stormwater infrastructure privately owned on the parcels that are proposing apartment buildings.

STREETS

1. Final site plan approval will not be granted until a copy of the approved entrance plan, signed by DelDOT is submitted to our office.
2. The current City of Dover standard street section provides for a 3' grass strip between the curb and sidewalk. This standard was administratively revised to meet ADA and FHA compliance with cross slope requirements and to prevent cars from scrapping at driveways. The revised standard utilizes a five feet (5') wide public sidewalk with a five feet (5') wide grass strip behind the curb.
3. 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.
4. 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.
5. When determined to be necessary, dead-end streets, designated to be so permanently, shall not be longer than 400 feet and shall be provided at the closed end cul-de-sac with a turnaround having an outside roadway diameter of 80 feet and a street right-of-way diameter of 100 feet. In no instance shall more than 20 percent of the lots in a proposed development front on the turnaround section of a cul-de-sac.
6. Streets shall be laid out so as to intersect as nearly as possible at right angles. The inner right-of-way line of a street intersecting another street at an angle of less than 90 degrees shall be tangent to and follow a curve with a minimum radius of 150 feet centered on the nearest right-of-way line and shall be parallel to said inner right-of-way line.
7. Street right-of-way lines deflecting from each other at any point shall be connected with a curve, the radius of which, for the centerline of the right-of-way, shall not be less than 500 feet on arterial streets, 300 feet on collector streets and 150 feet on minor streets. The outer and inner right-of-way line shall be parallel to said center right-of-way line.
8. Street rights-of-way lines at intersections shall be connected with a curve, the radius of which shall be at least 25 feet. The required radius may be increased by the city engineer if the increased radius is necessary for public safety.
9. Street grades shall not exceed five percent.
10. Street grades shall not be less than one-half percent wherever feasible.
11. Please provide a sign plan for review and approval.

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 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. All water mains within the proposed subdivision must be looped. No dead end mains are permitted. The utility plan must incorporate the appropriate termination valves on the water system between construction phases.
4. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan. All water mains shall be cement lined Class 52 cement lined ductile iron pipe or DR 18 PVC pipe. Division valves must be provided every 800 feet.
5. Water service lines shall be shown for each residential lot meeting the following requirements: The water services shall be one-inch (1") diameter Type K copper tubing, or SDR-9, and installed five feet (5') to the right of the sewer lateral as viewed from the center line of the street. Curb stops shall be installed one foot (1') outside of the right-of-way for each lot. A water meter and meter pit must be installed on the domestic water service, in a non-traffic bearing location just downstream of the curb stop.
6. Fire hydrants shall be spaced no greater than 600 feet as measured along the curb. Fire hydrants shall be placed between the curb and sidewalk at intersections or centered on lot lines. Fifteen feet (15') separation must be provided between all hydrants and hydrant valves.
7. Sizing calculations shall be provided for each apartment building, condo building or clubhouse. The City will provide the meter size for each building based on this information.
8. Please call out that the connection to the water main shall be accomplished with a Powerseal 3490AS tapping sleeve and valve.
9. 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. Due to the height of the garden apartments, a double check valve backflow prevention assembly will be required on each building, please note on plans.
10. 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.
11. 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 3/4" 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.
12. Please add the following to the plans:

- a. 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".
 - 1.) There shall be two (2) scenarios for marker balls to be installed:
 - a.) Scenario 1: 3M marker balls, model 1423-XR, or approved equal shall be installed at every mechanical joint on the water main and at every service line connection to the water main and all bends on the service line.
 - b.) Scenario 2: 3M marker balls, model 1423-XR-ID, or approved equal shall be installed at every depression and utility conflict. This marker ball shall be programmed to provide specific depth information of the infrastructure. A Department of Water & Wastewater (DWW) Inspector shall be present when these marker balls are installed.
13. Please indicate if you would like the water infrastructure privately owned on the parcels that are proposing apartment buildings. Depending on the answer, additional requirements may be required.

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. All sanitary sewer mains shall terminate at manholes between construction phases. This may require sewer lines to extend beyond the proposed phase lines to the next manhole.
4. Minimum slope criteria shall meet Ten States Standards. Provide flow calculations to justify sizing of the sewer mains, showing that velocity requirements are met. Waiver requests must be approved by the Department of Water & Wastewater
5. The desired location for sewer mains is under the centerline of the street. One-tenth of a foot (0.1') drop must be provided across all manholes. The minimum slope for eight-inch (8") sanitary sewer pipe is 0.004 feet/feet. Minimum cover is 3.0 feet.
6. Sanitary sewer manholes shall be spaced no more than 400 feet apart.
7. The minimum size of all sanitary sewer laterals shall be six-inch (6").
8. 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.
9. Sanitary sewer laterals shall be shown for each residential lot meeting the following requirements: The sewer laterals shall be six-inch (6") diameter schedule 35 PVC and, where practicable, installed to the center of each lot. Sewer laterals shall be connected directly to the main, not manholes, unless impracticable. Sewer laterals are to be installed one foot (1') beyond the right-of-way line at a typical depth of three feet (3'), preferably not exceeding five feet (5'). Cleanouts shall be installed one foot (1') outside of the right-of-way for each lot.
10. Please confirm that your intention is to have all the wastewater infrastructure privately owned.
11. Sizing calculations shall be provided for each apartment building, condo building or clubhouse.
12. Please indicate if you would like the wastewater infrastructure privately owned on the parcels that are proposing apartment buildings.

13. The downstream pump station must be evaluated by the developer / engineer to verify it can handle the additional effluent flow.

GENERAL

1. Add the following note to the plans, "A seven and one half feet (7.5') wide easement is retained along all side and rear lot lines, to be unoccupied by building, for utilities, drainage and sanitary sewer purposes. Except where lots are divided for any reason whatsoever, said easements shall fall along the actual side and rear lot lines as conveyed. A fifteen feet (15') wide utility easement is retained along all rear lines of lots abutting the project boundary and other open spaces." A ten feet (10') wide utility easement is required along all front yard lot lines for utility installation. When a water, sewer, or storm sewer main is not located in the right of way, it shall be located within five feet (5') of the center of a twenty feet (20') wide utility easement.
2. The final site plan must be submitted in the following compatible digital formats:
 - a. AutoCAD 2018 (.dwg format).
 - b. Adobe Reader (.pdf format).
3. 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.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

WATER

1. The City of Dover has engaged in preliminary conversations with a previous owner of this project to purchase an easement just north of Rochester Drive in this development. The purpose of this easement is to site an elevated water storage tower. The City would like to have this option in the future. The water main that is traveling down Millais Drive and eventually connecting to the main at Grinding Wheel Drive will need to be upgraded to a twelve-inch (12") Class 52 cement lined ductile iron pipe or DR 18 PVC pipe. The City will be willing to pay the cost differential between the proposed water main size (eight inches (8")) and the twelve-inch (12") requested for this portion of infrastructure.
2. Please depict the future location of this water tower on the plans so no other amenities (trees, playground, etc) is installed in the area.

SANITATION / STORMWATER / STREETS / 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 three (3) times per year during system wide flushing operations. The applicant must call the Department of Public Works directly to schedule these tests. This applies to both existing hydrants as well as those proposed for the site.
4. Impact fees will be required for each residence that is constructed.

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. The existing manhole must be core drilled and an approved (by our office) pipe to manhole connector must be used to construct the connection for installation of the sewer main. The existing manhole flow channel must be reconstructed accordingly.
5. Impact fees will be required for each residence that is constructed.

GENERAL

1. Provide a materials listing table for proposed water mains and services, proposed sanitary sewer mains and services. A table listing all infrastructure elements to be dedicated to the City of Dover must also be provided on the plans.
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: Nov 29, 2023

APPLICATION: Revised Stonebrook East Planned Neighborhood Design at
McKee Road and W. Denneys Road

FILE #: SB-23-03

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 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. Fillable load sheets are available on the website 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: 11/29/23 Revised 12/6/2023**APPLICATION:** Revised Stonebrook East Planned Neighborhood Design at McKee Rd and W Denneys Rd**FILE #:** SB-23-03REVIEWING AGENCY: City of Dover, Office of the Fire MarshalCONTACT PERSON: Jason Osika, Fire Marshal
josika@dover.de.usPHONE #: (302) 736-4457

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

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

CITY AND STATE CODE REQUIREMENTS:

1. Proposed occupancy classification is residential (townhouses and apartments) and assembly (clubhouse) and storage 9garages)
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% for apartments, 50% for storage (garages) 25% if sprinklered and N/A for townhouses and assembly 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 75% for apartments and 50% for assembly (clubhouse) 25% if sprinklered) of the proposed building.

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

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

(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5)

6. Where parking is located between the building and the fire lane, parking shall not be located closer than 15 feet to the exterior wall.

(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.4.1)

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

7. All Fire Lanes shall be marked as follows:

both the inner and outer edges of the fire lane shall be marked, where curbs are present, the top and face of the curb shall be painted yellow, where no curbs are present, a four inch (4") solid yellow demarcation line shall mark the edge(s) of the fire lane.

(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 7)

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

9. Fire lane signs shall be located as follows:

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

Where parking is not restricted roadway markings shall utilize the words "FIRE" and "LANE" in lieu of fire lane signs and shall conform to the specifications of 7.6.

(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 7)

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

(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.8)

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

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

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

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

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

Residential areas

24 feet wide with no parking,

30 feet wide with parking on one side, or

36 feet wide with parking on both sides

Commercial areas

26 feet wide with no parking,

32 feet wide with parking on one side, or

38 feet wide with parking on both sides

Alley

12 feet wide

14. 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.
15. Speed Reduction Devices must be approved, please see City of Dover Ordinance Chapter 98-10 in reference to this process.
16. Gated Areas: Fire Department access shall be provided to the property through the use of a system or device approved by the Fire Marshal. The system or device required shall be located in an area accessible to the fire department and approved by the Fire Marshal. All gates shall be either automatic or manual.

An automated system shall consist of one manual and one automated means to open the gate. The owner or their representative shall meet with the Fire Marshal prior to submission to agree on the system. A letter of agreement shall be created and signed by both parties. The letter shall include a detailed description of both the manual and automated means.

A manual gate shall consist of one manual means to open the gate. The owner or their representative shall meet with the Fire Marshal prior to submission to agree on the means to open. A letter of agreement shall be created and signed by both parties. The letter shall include a detailed description of the manual means to open.

To be considered accessible for fire department apparatus the actual clear openings shall be not less than 14 feet, the paved surface through the gate shall be not less than 12 feet, and the gate shall be setback from the perpendicular street by at least 50 feet.

Please contact this office to discuss options available to comply with this requirement.
(2021 Delaware State Fire Prevention Regulations 705, Chapter 5, 2.6)

17. 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

18. 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.

19. 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.

20. 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>

21. Apartments required clubhouse TBD, 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)

22. Apartments required, clubhouse TBD, 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)

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

Fire department connections. Unless otherwise approved by the fire marshal, fire department connections shall be on the street side of the building and shall be located and arranged so that hose lines can be readily and conveniently attached to without interference from any nearby obstructions as defined by the fire marshal's office. Fire department connections shall be a five-

inch Storz. Fire department connections shall be within 300 feet of an approved City of Dover Fire Hydrant and within 50 feet of the main entrance of the structure it serves. All fire department connections shall be not less than three feet nor more than five feet in height above finished grade. The fire marshal shall have the authority to require more stringent requirements when deemed necessary. (City of Dover Code of Ordinances 46-162)

24. 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)
25. Fire Department Connection to be located within 300 feet of fire hydrant, measured as hose would come off the fire equipment.
26. 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)
27. Apartments required, 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)

28. 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)

29. 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)

30. 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

31. 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
32. 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)

33. 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.
34. Project to be completed per approved Site Plan.
35. Full building and fire plan review is required.
36. 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.
37. Construction or renovations cannot be started until building plans are approved.
38. 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.
39. Building cannot be occupied by the public until a Certificate of Occupancy is obtained.
40. 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. Additional information is needed regarding the assembly (clubhouse) to determine all requirements.
2. Please confirm that there is 15' between the building and parking as outlined in item # 6 listed above. (Revised Comment 12/6/2023)
3. Apartment D needs rear access as outlined in item # 11 listed above.
4. Fire hydrants need to be shown and follow item # 15 listed above.
5. Signage plan S-5 list one way, is this taking place?
6. Please ensure that the landscape plan does not interfere with the Fire Lanes and/or Perimeter Access
7. Fire Marshal Plan data item # 12 states proposed buildings to have sprinklers. Are the townhouses being sprinklered as well?

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: StoneBrook East

FILE#: SB-23-03

REVIEWING AGENCY: DelDOT

CONTACT PERSON: Michael Vandevander

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:

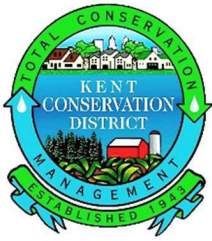
CITY & STATE CODE REQUIREMENTS:

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. The developer will need a coordination/pre-submittal meeting to discuss the development with DelDOT. The Developer will be required to submit revised entrance plans meeting current specifications for approval.



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 DECEMBER 2023

APPLICATION: Stonebrook East: PND at McKee Road and W. Denny's Road

FILE #: SB-23-03

REVIEWING AGENCY: Kent Conservation District

CONTACT: 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

A sediment and stormwater plan approved to comply with previous regulations where construction has not commenced by December 31, 2019 shall expire and a new plan in compliance with the regulations shall be submitted to the Kent Conservation District for review and approval before commencement of construction [DSSR §1.3.2.1].

CITY AND STATE CODE REQUIREMENTS:

- 1) A pre-application meeting is required.
- 2) An approved detailed sediment and stormwater management plan is required prior to any disturbance taking place. Please submit a detailed plan application, review fee, completed checklist, stormwater report, and plan set to Kent Conservation District for review and approval.
- 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. Most current detailed plan review fee schedule, application, and checklist can be found at www.kentcd.org/services/sediment-stormwater/design-permitting
2. Adequate stormwater drainage conveyance must be provided in alley ways.
3. A letter of no objection will be provided upon the approval of the detailed sediment and stormwater management plan.

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

**Dover/Kent
County
Metropolitan
Planning
Organization**

APPLICATION: SB-23-03 Revised Stonebrook East PND

FILE # SB-23-03

REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob

PHONE #: (302) 387-6030

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
Project Review

SB-23-03 Revised Stonebrook East PND

- 1) Plan appears to provide very good pedestrian accommodation and circulation with Barrier-free ADA compliant access ramping at all Sidewalk/Vehicular Drive intersections and marked crosswalks. The Plan does not include curb ramping for the Frontage Pedestrian Facility at the intersection of Denny and McKee Roads. Will this ramping be added?
- 2) The Plan includes a Standard Five (5) Bicycle Rack Detail, but does not indicate proposed locations for installation. It is recommended that a Bike Rack be installed adjacent to the Community Building and/or Gazebo along with additional installations located to support each Apartment Building.
- 3) Consideration should be given for designation/installation of locations for school bus stop and installation of a central transit shelter within the community.

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.



November 3, 2023

Via Hand Delivery

Ms. Dawn E. Melson-Williams, AICP
Principal Planner
City of Dover
15 Loockerman Plaza
Dover, DE 19901

RE: Project No. 13053.CA (Duffield)
Site Development Plan – Stonebrook East
Tax Parcel No. ED05-057.03-01-01.00 to 92.00
Dover, Kent County, DE

Dear Ms. Melson-Williams:

Duffield Associates, LLC (Duffield) is pleased to submit our Site Development Plan for Stonebrook East.

The project site is located at the northeast intersection of McKee Road and West Denneys Road, in the City of Dover, Kent County, Delaware. The site is comprised of Tax Parcel Nos. ED05-057.03-01-01.00 to 92.00 consisting of approximately 45.75 acres and is currently zoned RM-1 (Medium density residence zone).

The site is situated on existing farm field, adjacent to other residential subdivisions along West Denneys Road. This site was previously approved in 2010 for 87 townhomes and 168 garden apartments. This revised project is proposing to develop 103 townhouses and 138 garden apartments. The site will be following the Planned Neighborhood Design option (PND) as listed in the City of Dover's Zoning Code. This will require a conditional use approval from the planning commission.

This project previously was reviewed by the Planning Commission as application SB-21-05 and was previously approved with applications C-07-01 and SB-7-07.

The following waivers are being requested, consistent with the previous application (SB-21-05).

1. To permit 4 story garden apartments (2 stories allowed).
2. To permit 48-foot building height of garden apartments (35 feet allowed).
3. To permit an average 35 dwelling units per building of garden apartments (maximum average of 24 dwelling units per building allowed).

The project is also requesting an alternative design standard for Planned Neighborhood Design. The lot configurations for the townhomes have been proposed so that the minimum lot width has been reduced from 22 feet to 20 feet. These changes increase the previously requested minimum lot area; therefore, the alternative design standard that is being requested at this time is to permit a minimum lot width of 20 feet (22 feet required by Code).

Ms. Dawn E Melson-Williams, AICP
Project No. 13053CA (Duffield)
Stonebrook East
November 3, 2023
Page 2



Coordination with DelDOT is ongoing. An Area Wide Study Fee in lieu of a Traffic Impact Study was approved by both the City and DelDOT. Entrance Plans for West Denny's Road are currently in review with DelDOT. The McKee Road Entrance will be submitted to DelDOT in the coming months, as well as the required pedestrian and signal improvements at the McKee Road and West Denny's Road intersection.

Architectural elevations and renderings have been provided. A meeting was previously held with Kent Conservation District regarding stormwater management. Another meeting will be held prior to submission of the Sediment & Stormwater Management Plans.

Please do not hesitate to contact us, if you have any questions or comments with regard to the above items. We appreciate your review of this project.

Very truly yours,

DUFFIELD ASSOCIATES, LLC

A handwritten signature in blue ink, appearing to read 'K. James Taylor, Jr.', is positioned above the printed name.

K. James Taylor, Jr., P.E.
Senior Project Manager

KJT:mjr

Duffield\Share\Projects\13000\13053\CA\Correspondence\Exports\Dover\2023-11-03 (Site Development Plan)\13053CA.1123-Dover-SitePlan.COR.docx