



6/5/2025

City of Dover, Department of Planning and Inspections
Attention: Dawn Melson-Williams
15 Lookerman Plaza, Dover, DE

RE: 350 LAFFERTY LANE, DOVER INDUSTRIAL PHASE 2 - NARRATIVE

Introduction

Phase 2 of Dover Industrial is an extension of the approved final plan for Phase 1 of the Dover Industrial project, located at 350 Lafferty Lane, which was approved by the City of Dover on 5/25/2025. This phase of the project is located to the rear of Phase 1, behind building A and will include two warehouse-style buildings for light industrial use.

Existing Conditions

A portion of the existing land has been cleared from phase 1. The remaining area contains wooded acreage and non-tidal wetlands to the rearmost parts of the parcel. The existing entrance onto the property is shared from the adjacent Frito Lay Distribution Center to the southwest corner of the parcel. There are no on-site entrances directly to Lafferty Lane. Existing stormwater is present in the form of a stormwater pond to the East which was approved for the entire site with the phase 1 project. The soils are comprised of mostly “C” rated soils and the existing zoning of this parcel is listed as “M” (Manufacturing Zone). The property is also in two different airport overlay zones (AEOZ), accident potential zone 1 (APZ1) and accident potential zone 2 (APZ2).

Proposed Design

Phase 2 of this project provides 2 warehouse style buildings with 8” fire suppression lines, paved parking, and paved drive aisles for access to the buildings. The total building footprint for this phase is 178,000 square feet, asphalt and concrete coverage is 137,881 square feet, which yields a total proposed impervious area of 315,881 square feet of coverage.

The buildings are intended to accommodate multiple end-users. The uses will conform to the performance standards set forth in Article 5 section 8 of the Zoning Ordinance of Dover and section 19.1 specified as the Manufacturing Zone Uses permitted. End users must also conform to the regulations listed in Section 22 – Airport Environs Overlay Zone.

Stormwater

Stormwater on the East side of building C will flow into the stormwater pond approved in phase 1 via curb-cuts. The remaining stormwater will be collected from inlets throughout phase 2 parking and carried by pipes to utilize the same pond.

Utilities

Trash pickup will be managed privately as there are screened dumpsters proposed on-site for each building. Water and sewer service will be provided by the City of Dover and will be a continuation of the phase 1 design. The onsite sewer lateral is proposed as a 6” pipe to continue to the phase 1 cleanout

and manhole then out through an 8" gravity main. Two fire hydrants are proposed with this phase and each building has been designed with a fire department connection as an auxiliary feed for the fire suppression systems. The 8" fire suppression lines entering each building are fed by the phase 1 pump house.

Parking

Parking will meet the Manufacturing Zone code standards which is 1 space per 800 square feet of floor space. The entire project will require 290 spaces based on this calculation. This phase proposes 197 spaces (which includes 4 ADA van accessible spaces). With the phase 1 subtotal of 93 from phase 1, the total parking proposed is 290 spaces.

Trees & Landscape

Phase 2 of this project proposes 27 trees to be planted on-site. The total undeveloped lot included 316,353 square feet of wooded area. The total preserved wooded area is equal to 159,564 square feet which is greater than 50% of the original wooded area and as such, woodland mitigation will not be necessary. The undeveloped non-woodland area of the site is 701,074 square feet. The entire project is required to have 234 trees (as calculated from $701,074/3,000$) to offset the development of the site. In total, the two phases together propose 60 trees to be planted onsite. The remaining 174 trees are to be planted offsite as per the agreement with the City of Dover.

Performance Standards

The site will be subject to the performance standards as per article 5 section 8 of the City of Dover Zoning Ordinance and as such will be subject to the performance standards review. All construction equipment will be inspected by authorized personnel deemed suitable by the contractor and will be powered by modern diesel engines with unaltered factory emission controls installed as per the manufacturer. No explosives will be used in the construction of this project. Daily operations will keep dust to a minimum with on-site water tank trucks as needed. Erosion and sediment control devices including and not limited to silt fence and inlet protection will be in place during the entire construction process.

Summary

We are respectfully seeking preliminary site concept approval for the phase 2 design of Dover Industrial which includes 2 warehouse buildings similar in architecture to the building proposed in phase 1. There will be ample parking which includes ADA van accessibility and bicycle parking. Screened dumpsters, utilities, and stormwater management are also proposed for this project. We are excited to be working with the City of Dover and look forward to the upcoming reviews and approval.

We thank you for your time and consideration.

Sincerely,



**ERNEST A. LEMP, JR. PLITKO
ENGINEERING**

53 Atlantic Ave., Suite#3
Ocean View, DE 19970
Phone: 302-537-1919
Email: ernie@plitko.com