

City of



Dover

DATA SHEET FOR SITE DEVELOPMENT PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF May 8, 2024

PLANNING COMMISSION MEETING OF May 20, 2024

Plan Title:	Revised Leander Lakes III Apartments, S-24-06
Previous Plan:	Leander Lakes III Apartments, S-23-04
Plan Type:	Site Development Plan and Minor Subdivision Plan Active Recreation Area Plan (previously approved with S-23-04)
Location:	South side of Forrest Avenue west of Dover High Drive
Address:	Unaddressed off Forrest Avenue (Previous Part of property at 2285 Forrest Avenue) and 2161 Forrest Avenue
Tax Parcels:	part of ED-05-075.00-01-06.00-000 ED-05-075.00-01-05.00-000
Owners:	(Calvary Baptist Church of Dover) and Leander Lakes IV, LLC
Equitable Owner/Developer:	Leander Lakes III, LLC.
Project Area:	Apartments Lot: 25.00 acres +/- (Pending new parcel) Access Drive on Lot: 12 acres +/- (Residual Lot - Calvary Baptist Church: 50.19 acres +/-)
Project Area Zoning:	RM-2 (Medium Density Residence Zone and partially subject to COZ-1 (Commercial Overlay Zone)
Current Use:	Vacant Land (Agricultural and Woodland)
Proposed Use:	Garden Style Apartments (Multi-family Community)
Dwelling Units:	200 units
Parking:	Required: 450 spaces Proposed: 450 spaces
Water and Sewer:	City of Dover
Previously Approved:	Active Recreation Area Plan
Recreation Area:	Required – 55,000 SF (1.26 +/- acres) Provided – 1.30 +/- acres
Waiver Request:	Elimination of Curbing on Access Drive on (Leander Lakes IV parcel)

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: May 8, 2024

DRAFT

APPLICATION: Revised Leander Lakes III Apartments (Reconfiguration/Relocation of Access Drive)

FILE #: S-23-04

REVIEWING AGENCY: City of Dover Planning

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

I. PLAN SUMMARY:

This application is for Review of a Revision to the Site Development Plan Application S-23-04 for the construction of eight (8) 3-story garden style apartment buildings and 1 (one) 2-story 8 unit building for a total of two hundred (200) units and Active Recreation Areas to be known as Leander Lakes III. The Revised Plan involves the reconfiguration and relocation of the access drive connection to Forrest Avenue for the apartment complex. The parcel with the Access Drive is zoned RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone). The Apartment Complex project area (future 25-acre parcel) is zoned RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone) with the balance of this parcel zoned R-10 (One Family Residence Zone) and partially subject to COZ-1 (Commercial Overlay Zone). The property is located on the south side of Forrest Avenue west of Dover High Drive. The owners of record are Leander Lakes IV, LLC (previous owner: Jireh Christian Center) and Calvary Baptist Church of Dover with equitable owner/developer as Leander Lakes III, LLC. Property Addresses: 2161 Forrest Avenue and part of 2285 Forrest Avenue. Tax Parcels: ED-05-075.00-01-05.00-000 and ED-05-075.00-01-06.00-000. Council District 1. *Waiver Request: Elimination of Curbing on Access Drive. This site was granted conditional approval for a 200-unit apartment complex with Site Plan S-23-04 Leander Lakes III by the Planning Commission on February 21, 2023. A Minor Subdivision Plan to create the 25 acre parcel for Leander Lakes III is pending.*

Existing Property:

The Apartment complex is to be developed on a 25-acre parcel in the southeast portion of the overall, 75.51-acre property; it is in the process of being created through a Minor Subdivision process (Plan released for recordation and recorded 4/17/2024). The overall property has frontage on Forrest Avenue (Route 8) and Artis Drive, but the 25-acre parcel only has frontage on Forrest Avenue. The property is crossed by a small stream and includes woodlands, wetlands, and agricultural lands. In the northeast corner of the site, a place of worship (church) building has been approved under Conditional Use Site Plan C-19-06. The adjoining property to the east at 2161 Forrest Avenue is now part of the project to provide for the location of the reconfigured

access drive from the Apartment complex to Forrest Avenue by way of an existing entrance and driveway currently serving the property. This property is the location of Destiny Christian Church Building.

Previous Applications:

The 75.51-acre tract was annexed into the City in early 2007 along with several other properties on the west side of the City following the annexation of the Carey Farm for the site of the new Dover High School (AX-06-09). At the time of annexation, the tract was zoned to R-10 (One Family Residence Zone) and COZ-1 (Corridor Overlay Zone). Prior to annexation into the City of Dover, the Calvary Baptist Church completed a Site Plan review process under the jurisdiction of Kent County (CS-03-08). That Plan was then accepted by the City through Administrative Site Plan review (MI-07-07). A Building Permit (#07-547) for construction of the church building was issued but not acted upon and then expired.

The overall 75.51-acre property is subject of Conditional Use Site Plan Application C-19-06 Calvary Baptist Church for construction of a new place of worship and associated site improvements including a site entrance from Forrest Avenue. The Conditional Use Site Plan received conditional approval by the Planning Commission at their July 15, 2019 meeting, an extension of plan approval on May 17, 2021, and Final Plan Approval in December 2021. Building Permit was issued and sitework construction activities have commenced.

The subject property was the subject of Rezoning Application Z-22-02 focusing on a 25 acre portion of the overall parcel. In October 2022, the zoning for the 25 acres was approved as RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone). The adjoining Jireh Christian Center Inc. (Destiny Christian Church) property was the subject of Rezoning Application Z-23-01 and approved for rezoning to the RM-2 zone in May 2023 (Ordinance # 2023-04).

Conditional approval for a 200-unit apartment complex with Site Plan S-23-04 Leander Lakes III was granted by the Planning Commission on February 21, 2023. The application was for the construction of eight (8) 3-story garden style 24-unit apartment buildings and 1 (one) 2-story 8 unit building for a total of two hundred (200) units. The Minor Subdivision Plan to create Lot 1 of 50.19 acres+/- (residual) and Lot 2 of 25 acres (project area) is pending completion of the recordation process.

Surrounding Land Uses

The surrounding parcels are zoned residential. Located to the north across Forrest Avenue (Route 8) are a series of lots with single family homes which are outside City limits and under the jurisdiction of Kent County. To the east of the proposed Apartment Complex (and now included in the development plan to provide an access drive connection) is the Destiny Christian Church which has access to Forrest Avenue. A second church, Dover Christian Church, also fronts on Forrest Avenue but has access from Dover High Drive. Adjoining the subject site to the southeast, there is multi-family development for 240 apartment units known as Leander Lakes (S-12-18). To the south is agricultural land outside of City limits and to the west of the project area is a wooded portion of the main parcel.

Preliminary Land Use Services Review (PLUS)

An application (PLUS Review #2022-11-06) related to this Leander Lakes III project for 200 apartment units was reviewed by the State's Preliminary Land Use Services, as required by the City of Dover's Memorandum of Understanding (MOU). It was reviewed by the state at the meeting on November 16, 2022. This MOU requires that non-residential developments of over 75,000 square feet or residential developments containing 125 or more dwelling units complete the PLUS Review process prior to application submission. Copies of the PLUS Review Comments are on file at the Planning Office; and a copy of the applicant's response letter is attached to this Report.

II. PROJECT DESCRIPTION:

The Site Development Plan as submitted by the applicant for the Revised Leander Lakes III Apartments continues to consist of nine (9) garden style apartment buildings with active recreation areas and walking paths for a total recreation area of 1.30 Acres +/- . This Revised Site Plan S-24-06 involves the reconfiguration and relocation of the access drive connection to Forrest Avenue for the apartment complex. The developer acquired the adjoining property at 2161 Forrest Avenue that has a larger frontage on Route 8. The Revision will carry the access drive from the Apartment complex across the Leander Lakes IV property (previous Jireh Christian Center, Inc.) property instead of an interconnection with the Calvary Baptist Church property to reach Forrest Ave/Route 8.

Minor Subdivision Plan

Site Plan S-23-04 included a minor subdivision of the 75 +/- acres main parcel to create the project site of 25 acres with frontage on Forrest Avenue. The project area parcel is to coincide with the land area rezoned to the RM-2 zoning district (Z-22-02). Residual Lot of 50.19 acres is the residual area of the main parcel (proposed Calvary Baptist Church location). The Minor Subdivision Plan included easements along Isabelle Isle connecting to Dover High Drive (access easement) and other utility easements. It has been approved and released for recordation; the recordation occurred on April 17, 2024.

III. ZONING REVIEW:

The subject property is unaddressed and was rezoned as RM-2 (Medium Density Residential Zone) with a portion fronting on Forrest Avenue being subject to COZ-1 (Commercial Overlay Zone). The RM-2 zone allows for a variety of housing unit types ranging from single family detached dwellings, duplexes, multiplexes, and townhouses to garden apartments. The RM-2 zone has a maximum gross residential density limitation of eight dwelling units per acre. The adjoining parcel that the access drive crosses (as revised) is also zoned RM-2 with Application Z-23-01.

COZ-1 (Corridor Overlay Zone)

The subject site areas involved with this application are partially located within the COZ-1 (Corridor Overlay Zone). The COZ-1 impacts only the front 520 feet of the property along Forrest Avenue. The proposed apartment complex (main area with buildings) is not within the COZ-1; only a portion of the proposed access drive on the Leander Lakes IV property is within the COZ-1. Thus, this means that only portions of the site and its development are subject to the COZ-1 provisions.

The *Zoning Ordinance* details the requirements of the COZ-1 in Article 3 §26 and its subsections. The Corridor Overlay Zone as a planning and growth management tool is designed to foster and attractive, efficient, and economically vibrant urban corridor along Route 8/Forrest Avenue and Saulsbury/McKee Roads. To this end, more stringent standards are applied to development taking place along the corridor. A discussion of the provisions of the COZ-1 which apply to this application follows below.

The plan as presented is in compliance with the requirements listed below. Since no buildings are in the COZ-1 area, they are not required to meet the COZ-1 provisions.

- Achieves the following for the parking lot layout/arrangement: parking lot location is not in the front yard setback and the number of parking spaces versus islands. Since there is currently no building within the COZ-1 zone area, the parking lot is accepted in its current location.
- The proposal meets the requirement that 25% of the lot consist of landscaped open space. A significant amount of development area on the apartment parcel and on the adjacent access drive (Destiny Church parcel) remains as open space.
- Street frontage of Forrest Avenue is required to have a landscaped open space of 25 feet and provide one tree per 50 (fifty) feet of frontage. (See Landscape discussion.)
- Non-frontages (side and rear yards) in the COZ-1 area are required to have landscaped open space of 15 feet when adjacent to residential uses and landscaped open space of 5 feet when adjacent to non-residential uses and to provide one tree per 75 (seventy-five) feet. (See Landscape discussion.)

IV. 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. Based on the number of dwelling units (200 units), this site would require 450 parking spaces. The plans submitted identify a total of 450 parking spaces located around the perimeter of the complex and including handicapped accessible parking spaces near each building.

Bicycle Parking

The site plans submitted identify three (3) bike rack locations with several including a shelter. Bicycle parking is required at a ratio of one space for every twenty parking spaces. If the site is required to have 450 vehicle parking spaces, then twenty-three (23) bicycle parking spaces are required.

Waiver Request – Partial Elimination of Upright Curbing

The upright cubing for parking lots and drive aisles is required by the requirements of Article 6 Section 3.6(b) of the *Zoning Ordinance*. The Apartment complex area appears to make use of upright curbing throughout. The Revised Site Plan proposes an access drive connection from the northwest corner turn of Isabell Isle traveling north across the Leander Lakes IV parcel to interconnect with the existing entrance drive of the Destiny Christian Church Building that intersects with Forrest Avenue/Route 8. A written waiver request was received citing the access drive without curb would likely be a temporary situation pending designs to redevelop the adjoining parcel.

V. SITE CONSIDERATIONS:

Access – As Revised

The access to this Apartment Complex portion of the site is now proposed to be across the adjoining Leander Lakes IV parcel (at 2161 Forrest Avenue) to connect to the Destiny Christian Church property entrance drive to connect to Forrest Avenue. Originally with Site Plan S-23-04 access was proposed to Forrest Avenue by interconnecting with an internal drive aisle of the Calvary Baptist Church (under construction) which has an entrance/exit from Forrest Avenue; this will be eliminated. The on-site circulation of Toulson Terrace (drive aisle) in the proposed Leander Lakes III Apartment complex continues to connect to the parking lot drive aisle (Isabelle Isle) of the existing Leander Lakes apartments which allows access to Dover High Drive.

Rear Emergency Access

Rear Emergency Access is required for some residential dwelling types. According to Article 5, Section 17 of the *Zoning Ordinance* an 18 ft. wide Secondary Fire Lane or 18 ft. wide subgrade emergency access lane is required for Apartments that are 2-3 stories to serve as rear access. This is to provide access to rear building areas. The plan calls for an emergency access lane network along the inside of the common area with a 10 foot wide concrete path with an additional 4 foot of grass pavers on either side. This creates a lane of 18 foot width to provide a fire access to the back side of each of the buildings. The Fire Marshal's Office will also evaluate these fire protection measures as related to the fire lane requirements of the applicable Fire Codes.

Lighting

Light poles are shown on the Site Plan between the buildings and the parking lots. No further details are listed. Open space lighting for the walking paths and the emergency access lane paths is also shown.

Sidewalks

Sidewalks are shown on the plans between the parking lots and the building access points. Wider sidewalks serve as rear emergency accessways as part of the pedestrian connectivity. Pathways as stone dust walking paths connect directly to the recreational amenity areas. There are sidewalks that continue from Building A and Building I in Leander Lakes III across Toulson Terrace to connect to the neighboring community of Leander Lakes Apartments.

Dumpsters

New Dumpster regulations adopted March 11, 2024 require Dumpsters based on apartment unit counts. Based on 200 apartment units, a total of nine (9) Dumpsters are required. There is a dumpster pad for each building on the opposite perimeter of the parking lot with space in each for both trash and recycling containers.

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. This plan depicts Non-Tidal wetlands which coincide with a stream that crosses the property. A 100-foot setback is required; however, this can be reduced to 50 feet with implementation of a Riparian Buffer or reduced to 30 feet with bank stabilization. Adjacent to the wetland/stream the plan shows a 50 foot riparian buffer where existing vegetation will be maintained. The site parking lot circulation drive aisle

(Porter Place) crosses the stream in two locations. More detail on the culvert and design of the road crossings is needed and will require specific permits.

VI. BUILDING ARCHITECTURE:

The applicant has submitted elevations for both the three story 24-unit buildings and the two story 8-unit building. Each unit has a balcony or patio area. The larger buildings have two points of entry as an open stairwell corridor to access the units on each floor. The detail drawings show the front, rear, left and right building elevations. Additionally detailed drawings for the 24-unit buildings were provided showing the side gable, corner tower, entry, projecting balcony, and rear gable group. Each of the gables has a decorative gable trimwork.

The exterior finishes of the apartment buildings consist of a brick watertable, horizontal vinyl siding with select areas of vertical siding, trim board at corners and window surrounds, band board dividing the wall at floor transitions, and fascia boards. Architectural asphalt shingles are shown for the pitched gable roofs.

VII. TREE PLANTING AND LANDSCAPE PLAN:

Zoning Ordinance, Article 5 Section 16 lays out the requirements for tree planting and preservation. A new project is required to provide tree planting at a rate of one (1) tree per 3,000 SF of “Development Area.” The Cover Sheet (Sheet 1) of the Plans submitted appears to note existing woodland on-site generally found in the southwest corner of the project area. According to plans, there are 2.01 acres of existing woods, and they propose to remove 0.45 acres of these woods to make way for the building site.

Based on the number of acres for this development site, the minimum required number of trees is 341. The site plans show 367 trees (deciduous, evergreen, and screening evergreen trees) spread over the site around the parking lot and in the internal open space areas. There are tree plantings adjacent to Forrest Avenue and along the property lines in the COZ-1 area of the parcel. However, there are no trees proposed on the plan along the balance of the entrance drive labeled Toulson Terrace leading to the apartment complex. The plan calls for three types of deciduous and evergreen trees but does not specify tree species giving only a tree selection list.

COZ-1 Landscaping Requirements

The COZ-1 requires that a minimum of 25% of the site be landscaped open space. For this site approximately 59.4% of the apartment parcel is open space (40.6% is impervious cover per the submitted plan). The COZ also requires at least one tree per 50 linear feet of frontage to be planted; three trees are planted along the multi-modal path at the Forrest Avenue frontage on the 25-acre parcel and there are a series of existing trees on the Leander Lakes IV parcel. One tree per 75 feet is also required on non-frontage perimeters within the COZ-1 zone. There are trees on the west and east property lines of the project area in the COZ-1 of the main parcel. Trees must be added along the adjoining parcel line on 2161 Forest Avenue property.

VIII. ACTIVE RECREATION AREA

Active Recreation Area Plan Review

Zoning Ordinance, Article 5 Section 10.11 notes the purpose of providing Recreation Areas as an integral design element within residential developments providing opportunities for a variety of active recreational pursuits.

With Site Plan S-23-04, the applicant submitted a Recreation Areas Exhibit Plan dated February 8, 2023. Review of that Plan by the Parks, Recreation and Community Enhancement Committee discussed revisions, and these have been implemented and displayed on Sheet 7 and 8 of this submission. This Revised Plan includes the amenities of Fitness Areas, cornhole/horseshoes, a walking trail, and pathways of crushed stone. An itemized listing of the Recreation Areas and materials is given on the Plan sheet. The Recreation Plan Review Report originally reviewed the Plan and is available in the Planning Office. Planning Staff determined that additional review of the Recreation Plan would not be required as it continues to meet the code requirements and was revised in response to previous review comments.

IX. CITY AND STATE CODE REQUIREMENTS:

The subject proposal (plan set dated 4/4/2024) 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) Active Recreation Area: The applicant is responsible for providing an Active Recreation Area of a minimum 55,000 SF. The Plans Applicant has provided information indicating they intend to provide 1.30 acres (56,628 SF) SF of Active Recreation Area. The revisions to the Active Recreation Area were incorporated into the plan as Sheets 7 and 8 of the plan set.
 - a. The Active Recreation Area was reviewed and recommended for approval by the Council Committee of the Whole: Parks, Recreation & Community Enhancement Committee on February 14, 2023. Since no significant changes were made a second review by this Committee is not required.
- 2) Upright curbing shall be provided around all parking and drive areas in accordance with the requirements of the *Zoning Ordinance* unless a waiver is granted by the City Planner. A written waiver request was received to eliminate the curbing along the new access drive and connection to Forrest Avenue.
- 3) Sheet 1 – Cover Sheet:
 - a. List updated tax parcel number (when assigned), involved property owners, and addresses of properties.
 - b. Cite source of wetlands delineation; where is signature block?
 - c. Match total impervious coverage and lot coverage. It is listed differently.
- 4) Sheet 2 – Existing Conditions Plan: Add addresses to church buildings and properties for clarity.
- 5) Sheet 3 – Preliminary Site Plan:
 - a. Add traffic control signage for fire lanes; points of intersection of Porter Place with Toulson Terrace and Isabelle Isle.
- 6) Please provide one or more detail sheets depicting required site details, including but not limited to bike racks, Dumpsters, stormwater, and utility details, etc.

- 7) Sheet 4 – Clarify if ROW dedication and easement are existing or proposed. If proposed, then a Record Plan sheet will be required. Ensure plan set has references to easements already established.
- 8) Sheet 5 and 6 - Preliminary Landscape Plan:
 - a. Identify specific tree species for proposed trees. The tree selection list can be linked to type.
 - b. Identify any landscape planting plan around each apartment building.
 - c. Tree placements providing shade to recreation amenity areas is encouraged.
 - d. Show required demarcation shrub plantings for rear emergency access lanes.
 - e. Please be aware of placement of any trees/landscaping with regards to any underground utilities/storm water management systems and rear emergency access lanes.
- 9) Provide details on the bridge or culvert crossings of Porter Place at the non-tidal wetlands/stream (two locations). Documentation of appropriate Permits for these crossing will also be required.
- 10) Note the number of bicycle parking spaces to be provided in the data column. Add details of bike rack shelter construction.
- 11) Signs are subject to a separate review and approval process in the City of Dover. However, advice may be given on the locations of freestanding signs if they are included on the Site Plan. The proposed location of Apartment Complex signage on the adjacent church will need additional review for compliance.
- 12) 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.
- 13) Record Plan: A separate Record Plan sheet may be needed to capture the additional easements for the access drive and any utility easement such as that to reach the pump station (if required by Department of Water & Wastewater).
- 14) 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.

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

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

in subsections 2.21 to 2.28.

- 1) Waiver Request - Partial Elimination of Upright Curbing on Access Drive: Planning Staff grants approval of this waiver request noting the potential linkage to the stormwater management plan and the future development that may occur on 2161 Forrest Avenue that could change the format of the Access Drive.
- 2) Electric Vehicle Charging: Planning Staff encourages this project to include the installation of Electric Vehicle Charging Stations in its parking lot. Currently, the *Zoning Ordinance* does not require them, but many other jurisdictions have implemented such requirements. Electric Vehicle Charging Stations formats include EV-Capable, EV-Ready, and EV-Installed. The plan indicates that they are planning infrastructure for two EV spaces with each building.

XI. 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.
- 2) In the event, that major changes and revisions to the Site Development Plan occur in the finalization of the Site Plan contact the Department of Planning and Inspections. Examples include relocation of site components like paving and increases in floor area. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations regarding 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) The redevelopment of the Leander lakes IV parcel (previous Destiny Christian Church owned by Jireh Christian Center) will be subject to separate plan submission and review.
- 5) Following Planning Commission approval of the Site Development Plan, the Plan must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. A Check Print must be submitted for review by Planning Office Staff and the other commenting agencies. Upon determination that the Plan is complete and all agency approvals have been received, copies of the Plan may be submitted for final endorsement (Final Plan Approval).
- 6) 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.

- 7) The applicant/developer shall be aware that prior to any development or ground disturbing activities on the site the appropriate site inspections and permits are required. This includes activities to clean-up existing vegetation, the import of fill dirt, etc.
- 8) The addresses for the new buildings proposed on the property will need to be confirmed with the City's Tax Assessment Office. The existing address of 2285 Forrest Avenue may be retained for the proposed church (CBC) on the one property. 2161 Forrest Avenue is the church building to the northeast of the proposed apartment complex. Each apartment building will be addressed using the named drive aisle of Porter Place and Toulson Terrace.
- 9) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate Site Plan approvals, Pre-Construction meetings, site inspections and permits are required.
- 10) The applicant shall be aware that Site Plan approval does not represent a Building Permit and associated construction activity permits. A separate application process is required for issuance of a Building Permit from the City of Dover. Building Permits will be required for each building.
- 11) The applicant shall be aware that Plan approval does not represent a Sign Permit, nor does it convey permission to place any sign on the premises. Any proposed site or building identification sign may require a Sign Permit from the City of Dover prior to placement of any such sign in accordance with *Zoning Ordinance*, Article 5 §4.

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: MAY 1, 2024



APPLICATION: REVISED Leander Lakes III Apartments
FILE #: S-24-06
REVIEWING AGENCY: City of Dover Department of Public Works and Water & Wastewater
CONTACT PERSON: Jason A. Lyon, P.E., Director of Water & Wastewater / Engineering Services
CONTACT PHONE #: 302-736-7025
CONTACT EMAIL: jlyon@dover.de.us

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

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

CITY AND STATE CODE REQUIREMENTS

SANITATION

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

STORMWATER

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

STREETS

1. Final site plan approval will not be granted until a copy of the approved entrance plan, signed by DelDOT is submitted to our office.
2. The internal street network for this property will be privately owned and maintained.

WATER

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:

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

WASTEWATER

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - b. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "...any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner

and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.

3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures.
4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Sizing (flow) calculations must be submitted for all sanitary sewer laterals (other than for single-family dwellings) showing that velocity and all other requirements are met.
6. The minimum size of all sanitary sewer laterals shall be six-inch (6").
7. Sanitary sewer laterals shall be connected directly to the main, not manholes, unless impracticable, as determined by the Department of Water & Wastewater.
8. Please provide calculations that support the existing pump station in this basin can properly accept the proposed flow from this development. If upgrades are required to the pump station, the developer will be responsible.
9. Please provide any connection plan to the adjacent property to the north. As the plan stands now, the wastewater infrastructure shall be privately owned and maintained.

GENERAL

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL

1. None.

ADVISORY COMMENTS TO THE APPLICANT

WATER

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

WASTEWATER

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

GENERAL

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

SANITATION / STORMWATER / STREETS

1. None

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

CITY OF DOVER ELECTRIC
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: MAY 1, 2024

APPLICATION:	<u>Revised Leander Lakes III Apartments</u>
FILE #:	S-24-06
REVIEWING AGENCY:	City of Dover Electric Department
CONTACT PERSON:	Shawn Burgett, Engineering Services & System Ops Superintendent
CONTACT PHONE #:	302-674-7568
CONTACT EMAIL #:	sburgett@dover.de.us

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

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

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

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

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

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

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

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

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

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

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 05/01/24

APPLICATION: Revised Leander Lakes III Apartments

FILE #: S-24-06 REVIEWING 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 apartments.

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 75% 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 35% 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. All access roadways shall be paved and be a minimum of 20 feet clear width for two-way traffic and 14 feet clear width for one-way traffic. The paved width of access roadway shall be measured from edge of parking spaces, or face of curb for vertical curb and back of curb for mountable curb, or edge of pavement if there is no curbing. (2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 5.2)

12. 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.

13. 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.
14. 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

15. 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.
16. Speed Reduction Devices must be approved, please see City of Dover Ordinance Chapter 98-10 in reference to this process.
17. 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)

18. 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

19. 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.

20. 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.

21. 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>

22. NFPA 72 compliant Fire Alarm System required per occupancy code requirements per building.

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)

23. 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)

24. Fire Department Connection is to be a 5-inch storz 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)

25. 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)

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

28. TBD 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)

29. 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)

30. 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)

31. 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

32. 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
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. Construction or renovations cannot be started until building plans are approved.
37. 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.
38. Building cannot be occupied by the public until a Certificate of Occupancy is obtained.
39. 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)

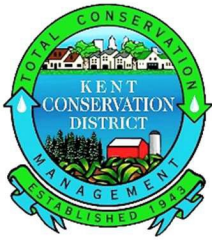
ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. Please confirm that there is a hydrant within 300' of each FDC
2. Please confirm that the hydrants are properly spaced per item # 18 listed above
3. Please confirm that the rear emergency access meets the following: All subgrade emergency access lanes shall be constructed on a level subgrade compacted to at least 2,000 pounds per square foot. The compacted subgrade shall be overlaid with three to four inches of compacted crusher run (CR1-2.5") underneath four inches of compacted crusher run (CR6-1.5") to form a compacted subbase. The compacted subbase shall be covered with at least four inches of topsoil and shall be graded and seeded or sodded. (See figure 17.1.)
4. The access drive will have no parking due to its size, please ensure it is properly marked no parking.

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):

2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)
2009 IBC (International Building Code)
Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations
2021 Delaware State Fire Prevention Regulations
City of Dover Code of Ordinances

***If you have any questions or need to discuss any of the above comments, please call the above contact person listed.**



KENT CONSERVATION DISTRICT

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

CITY OF DOVER DEVELOPMENT ADVISORY COMMITTEE APPLICATION REVIEW COMMENTARY MAY 2024

APPLICATION: Revised Leander Lakes III Apartments

FILE #: S-24-06

REVIEWING AGENCY: Kent Conservation District

CONTACT PERSON: Kate Owens

PHONE: (302) 608 – 5370

EMAIL: stormwater@kentcd.org

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE. THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

1. As the disturbance for this site will exceed 5,000 square feet, a detailed sediment and stormwater management plan must be reviewed and approved by the District prior to any land disturbing activity (i.e. clearing, grubbing, filling, grading, etc.) taking place. The review fee and a completed Application for a Detailed Plan are due at the time of plan submittal to the District's office.
2. The following notes must appear on the record plan:
 - a. The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
 - b. The Kent Conservation District reserves the right to add, modify, or delete any erosion or sediment control measure, as it deems necessary.
 - c. A clear statement of defined maintenance responsibility for stormwater management facilities must be provided on the Record Plan.

ADVISORY COMMENTS TO THE APPLICANT:

1. Leander Lakes III preliminary sediment and stormwater management plan was submitted, and review 1 comments were provided August 30, 2023. Comments must be addressed, and an item-by-item response narrative is required for resubmittal.
2. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
3. As a reminder, the Kent Conservation District is required to verify that a Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under a NPDES General Permit has been received by DNREC prior to District approval.
4. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY



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APPLICATION: Revised Leander Lakes III Apartments

FILE#: S-24-06

REVIEWING AGENCY: DelDOT

CONTACT PERSON: Will Mobley

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 has been in contact with DelDOT. When Phase IV comes online, the developer must make a Pre Submittal meeting to discuss the entrance. Further comments will be generated from that meeting.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: 5/8/2024

**Dover/Kent
County
Metropolitan
Planning
Organization**

S-24-06 Revised Leander Lakes III Apartments

FILE # Z-24-05

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
Zoning Review

S-24-06 Revised Leander Lakes III Apartments

- 1) The MPO does not have any objections to the proposed site development plan. Note that Dover Kent MPO completed a pedestrian safety study for the Dover High School walk zone in July of 2023. Extending the sidewalk along the southern side of Forrest Ave, including in front of the Leander Lakes properties, was one of the recommendations to come out of this analysis. It was also recommended that residential neighborhoods provide adequate sidewalk connections, and that additional crossings be added to Dover High Drive, so that students may safely walk to and from Dover High School. For the full study, please see the following link:
<https://doverkentmpo.delaware.gov/files/2023/07/Dover-High-School-Walk-Zone-Sidewalk-Gaps-Final-7.2023.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.





April 5, 2024

Ms. Dawn Melson-Williams
City of Dover
15 Loockerman Plaza
Dover, DE 19901

RE: Leander Lakes III Waiver Request

Dear Dawn,

Please allow this letter to serve as a waiver request for providing curbing along the access road through the future Leander Lakes IV parcel. The hope for this road is that when Leander Lakes IV is developed, this road may remain in place and be expanded upon with the development of that parcel. If curbing is provided now, this will limit the ability to provide parking and improvements off of this access road whenever Leander Lakes IV is developed.

It is understood that any development of Leander Lakes IV will require a separate site plan.

Should you have any questions, please do not hesitate to call our office.

Thanks,

A handwritten signature in black ink, appearing to be "Jim Eriksen". The signature is fluid and stylized, with a long horizontal stroke extending to the right.

Jim Eriksen, PE

Solutions IPEM