

City of



Dover

DATA SHEET FOR RECREATION PLAN REVIEW
Review of Active Recreation Area Plan

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF APRIL 14, 2026
PLANNING COMMISSION MEETING OF APRIL 20, 2026

Plan Title: Bay Village Residential Planned Neighborhood Design (C-26-02)

Plan Type: Planned Neighborhood Design Option Conceptual Plan
(Conditional Use) and Active Recreation Area Plan

Location: South side of White Oak Road across from the Garrison Oak
Business and Technology Center (industrial park), east of State
Route 1

Address: Unaddressed off White Oak Road

Tax Parcel: LC-04-68.00-01-06.00-000

Owner: Bay Village of Dover, LLC
Equitable Owner/Developer: Bay Village Holdings, LLC

Site Area: 79.14 +/- acres

Zoning: RM-2 (Medium Density Residence)
SWPOZ (Source Water Protection Overlay Zone) Tier 2 – Primary
Wellhead Protection Area

Current Use: Vacant Land (agriculture)

Proposed Use: Planned Neighborhood Design Option
Dwelling Units: 250 Townhouse Units (and future Apartment Complex)

Parking: Required: 2 parking spaces per dwelling unit (Townhouse)
Proposed: 2 parking spaces per dwelling unit (Townhouse)
With on-street parking

Water and Sewer: City of Dover

For Consideration: Active Recreation Area Plan
Recreation Area: Required – 68,750 SF
Provided – 72,310 SF

I. PROJECT SUMMARY:

This application is for review of a Planned Neighborhood Design Option Plan (Conditional Use/Master Plan Application and Major Subdivision Plan) for the construction of 250 townhouse units and active recreation areas. There is a development area held for an apartment complex. Also proposed are 500 off-street parking spaces, 110 on-street parking spaces, landscaping, and other site improvements. The project area of 79.14 +/- acres is zoned RM-2 (Medium Density Residence Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone) Tier 2 – Wellhead Protection Area. The property is located south side of White Oak Road, east of State Route 1 and across from the Garrison Oak Business and Technology Center (industrial park). The owner of record is Bay Village of Dover, LLC and equitable owner/developer is Bay Village Holdings, LLC. Property is currently unaddressed on White Oak Road. Tax Parcel: LC-04-68.00-01-06.00-000. Council District 3. *For Consideration: Active Recreation Area Plan.*

II. ACTIVE RECREATION AREA PLAN SUMMARY:

The Conceptual Plan as submitted by the applicant for the Planned Neighborhood Design development identifies Active Recreation features consisting of a basketball half court, tot lot, pavilion and tables, dog park, and walking path with benches to serve the proposed development of the 250 Townhouse units. The future development of an apartment complex will be subject to additional active recreation requirements.

Per *Zoning Ordinance*, Article 5, Section 10.16, recreation area for this project is required at a rate of 275 SF per dwelling unit or 0.5 acre of land, whichever is greater. Based on 250 dwelling units, 68,750 SF of recreational area is required. The applicant proposes 72,310 SF, exceeding this minimum requirement. The Active Recreation Areas proposed are shown on the overall Site Plan, Landscape Plan, and the calculations are provided in the Data Column on page C-001. See Summary Table below of Active Recreation Areas for Bay Village Residential PND.

Active Recreation Area (Article 5 §10.16)	
<i>Required</i>	<i>Provided on Plan</i>
275 S.F. per dwelling unit (DU) or 0.5 acre of land, whichever is greater to be provided on site. 250 DU = 68,750 SF (1.58 +/- ac) Required = 68,750 SF	- Active Open Space area with basketball half court, pavilion and tables, and tot lot (31,798.8 SF) - Active Open Space area with walking path and benches (8,276.4 SF) - Active Open Space area with walking path and benches (8,712 SF) - Active Open Space with proposed fenced Dog Park (23,522.4 SF) Total of 72,310 SF
Other Land Areas	This property includes woodland areas with wetlands and the Little River Tax Ditch system with associated wetlands and Special Flood Hazard Areas (floodplain) which have limitations on development. The Active Recreation Areas are not within these areas.

Article 5 §10.151	<i>Accessible</i>	There is sidewalk proposed along the front of the townhouse units that connect to all active reaction spaces. There are also crosswalks at all intersections. Amenities within the active recreation spaces that are accessible via sidewalks include the basketball half court, pavilion and tables, and tot lot. The proposed dog park is not connected to the sidewalk network. A sidewalk that connects the frontage sidewalk to the dog park entrance would enhance accessibility.
10.152	<i>Pedestrian oriented</i>	In addition to the sidewalks along the front of the townhouse units, there are walkways through three of the active open space areas. There is also a proposed shared-use path along White Oak Road from the east entrance to the proposed development to west of the western entrance.
10.153	<i>Age Oriented</i>	The active recreation areas provide activities for a range of ages. The tot lot offers activities specifically to younger children while the other amenities, such as the basketball half court, pavilion with tables, walking path with benches, and dog park appeal to all ages.
10.154	<i>Parking</i>	There are 110 on-street parking spaces provided in addition to 500 parking spaces on the individual lots. The parking areas are adjacent to sidewalks which offer access to the active recreation areas.
10.155	<i>Walking, jogging and biking trails</i>	There are no bicycle parking spaces depicted on the plan sheet. The individual dwelling units would likely have some opportunity for bicycle storage. Bicycle racks for parking should be added near the key amenity areas of the central open space and at the dog park area.
10.156	<i>Setbacks</i>	The basketball half court on these site plans will need to be moved inward to conform to the 25-foot setback from any right-of-way line requirement for game courts.
10.157	<i>Landscaping</i>	The site requires 462 trees and the applicant proposes planting 476 trees in addition to preservation of certain woodland areas. Specific tree species will need to be identified on the plans and of a species and size as set forth in the table of trees approved by the Planning Commission and kept on file in the office of the city planner or be of an alternate species found acceptable by the commission. The woodland areas to remain are shown.
10.158	<i>Area</i>	The breakdown of the allotted recreation areas is listed on the site plans and they all exceed the minimum area size of 2,000 SF.

III. REVIEW PROCESS

The Planning Office has prepared this Active Recreation Area Report outlining the Recreation Area proposal. The Parks, Recreation and Community Enhancement Committee will need to consider the proposed Active Recreation Area and make a recommendation. The Planning Commission must act to accept the Recreation Area Plan as part of the Planned Neighborhood Design Option Conceptual Plan (Conditional Use/Master Plan with Major Subdivision Plan) review process.

The Parks, Recreation and Community Enhancement Committee will review the Recreation Area Plan at their meeting on April 14, 2026. The Planning Commission Public Hearing and Review of the Planned Neighborhood Design Conceptual Plan C-26-02 is scheduled for April 20, 2026.

IV. CODE CITATIONS:

Dover Code of Ordinances, Appendix B – Zoning, Article 5 – Supplementary Regulations, Section 10 – Open Space, Recreation and Other Public Facilities (select excerpts).

Article 5 Section 10

Section 10. - Open space, recreation, and other public facilities.

The City of Dover shall require the reservation of open space, recreation, and other public facilities in accordance with the provisions of this section as a condition of approval for all one-family dwelling, two-family dwelling and multiple-family dwelling residential developments requiring conditional use approval, site development plan approval, or land subdivision approval by the City of Dover Planning Commission.

10.1 Recreation areas.

10.11 Purpose. The purpose of this section is to ensure that active recreation areas are provided as an integral design element within residential developments and that such facilities are of an adequate scale in relation to the size of the residential development and which provide residents with a variety of active recreational pursuits.

10.12 Dedication required. The commission shall require the dedication or reservation of recreation areas, and the subsequent construction of recreation facilities of a character, extent and location suitable to the needs created by a development for recreation facilities as defined and in accordance with the design guidelines set forth.

10.13 Definition. The following are illustrative of the types of recreation areas and subsequent facilities that shall be deemed to serve active recreational needs and therefore to count toward satisfaction of the recreation area requirements of this section: tennis courts, handball courts, racquetball courts, swimming pools, saunas and exercise rooms, meeting or activity rooms within clubhouses, baseball and soccer fields, basketball courts, volleyball courts, swings, slides and play apparatus, and developed walking, jogging or biking trails.

10.14 Recreation area review.

10.141 *Presubmission conference.* Prior to the submission of a development plan, the applicant or his representative shall meet in person with the city manager or his appointee and the city planner to receive early advice and consultation on the proposed development and the proposed recreation facilities, including the size, type and layout.

10.142 *Review with parks, recreation, and community enhancement committee.* Upon receipt of the submitted development plan, the city manager or his appointee shall consult with the city council parks, recreation, and community enhancement committee.

10.143 *Report to planning commission.* Upon consultation with the committee, the city manager or his designee shall submit to the planning commission, through the development advisory committee, a report detailing the recommendations as to the active

recreation facilities to be recommended and their location, related parking areas, and proposed landscaping.

10.15 *Design guidelines.*

10.151 *Accessible.* Recreation areas shall be accessible within the development and arranged in a manner which affords reasonable access to all residents within the development. When warranted, recreation areas can be dispersed throughout the development, provided that each remote location is accessible.

10.152 *Pedestrian oriented.* Recreation areas shall be pedestrian oriented and designed with linkages to existing and planned public walkways and with other existing or planned recreation areas.

10.153 *Age oriented.* The nature and scope of planned recreation areas shall reflect an awareness of, and sensitivity toward, the anticipated age groups that would reside within the proposed development.

10.154 *Parking.* Designs consider the need for parking facilities associated with recreation areas.

10.155 *Walking, jogging and biking trails.* Recreation trails shall only be counted toward the recreation area requirement when constructed as an accessory to central recreation facilities. The developed trail shall be the only area counted toward the area requirement.

10.156 *Setbacks.* No structure, equipment or game court surface required under this section shall be located nearer than 30 feet to any lot line of a lot to be used for residential purposes, nor nearer than 25 feet from any right-of-way line.

10.157 *Landscaping.* Such uses shall be landscaped in accordance with provisions of article 5, section 15, and where warranted, visual screening of parking areas, game courts, playground areas and other features as necessary to preserve and protect the interests of adjoining residential properties may be required.

10.158 *Area.* The minimum area of a remote recreation area shall be 2,000 square feet.

10.16 *Area required.* All residential developments shall provide recreational areas in a size equal to 275 square feet per dwelling unit or one-half acre of land, whichever is greater. In no case shall the commission require that more than ten percent of the gross area of the development be so dedicated or reserved when the gross area is greater than five acres.

V. STAFF RECOMMENDATIONS

The following are comments and recommendations from staff of the Planning Office following review of the Active Recreation Area Plan.

1) Recreation Areas: As a residential development, there is a requirement for Active Recreation area(s). Staff Recommends the following regarding these Recreation Areas for the Bay Village Residential Planned Neighborhood Design Option plan:

a) Sport Courts:

- i. The recreation areas outlined for specific sports should indicate the materials used for court surfaces.
- ii. Adjust location of court surfaces to ensure a minimum of 25 feet from any right-of-way line.

b) Active Recreation Area Amenities:

- i. Add a sidewalk to connect the frontage sidewalk to the proposed dog park.
- ii. Add bicycle parking (rack) to the central Recreation Area with the tot lot, pavilion, and basketball half court and at the dog park area.
- iii. Please clearly identify the location of benches.
- iv. Consider adding benches to the recreation area containing the dog park and recreation area containing the tot lot.

- v. Ensure at least one table in the pavilion allows handicapped accessible seating.
 - c) Please indicate the material and width of the sidewalks and walkways.
- 2) Sidewalk Curb Cuts: Accessible curb ramps are required at sidewalk curb cuts. Please clearly identify the location of curb ramps.
- 3) Adequate Lighting for the Site: There should be light fixtures added to sufficiently light the recreation areas.
- 4) Landscaping: Please indicate the species of trees and shrubs proposed for planting. Consideration of the placement of canopy trees for shading of certain amenities should be given. Ensure that the location of street trees do not interfere with utilities, sidewalks, or walkways.

VI. ADVISORY COMMENTS

- 1) This Conceptual Plan (Conditional Use/ Master Plan with Major Subdivision Plan) set depicting the Recreational Areas are to include appropriate improvements, plans, and details of the Active Recreation Area as approved.
- 2) There shall be provisions which ensure that the community open space (all areas under consideration for Active Recreation Areas) shall continue as such and be properly managed and maintained. The developer shall either retain ownership and responsibility for maintenance of the common use areas or provide for and establish one (1) or more organizations for the ownership and maintenance of all common spaces, i.e., a Homeowners Association or other property management entity. The organization shall be responsible for maintenance, insurance, and taxes on the community space.
- 3) In the event, major changes and revisions to the Plan occur in the finalization of the Plan contact the Planning Office. Examples include reorientation of buildings, relocation of site components, changes in floor area or lot/unit count, or design revisions impacting Active Recreation Areas. These changes may require resubmission for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regard to the plan.
- 4) The Parks, Recreation, and Community Enhancement Committee shall submit to the Planning Commission a report detailing the recommendations as to the Recreation Area Plan.

Attachments:

- Conceptual Plan C-26-02 Bay Village Residential PND: Select Sheets C-001, C-201 and Sheet L-101
- Narrative Letter on Bay Village Residential PND

Note: The Review Report was initially prepared by Staff of the Rossi Group (under a Planning Services contract with the City of Dover). The DRAFT Report was completed with additional review and editing by the City's Planning Office.

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE A PLANNED NEIGHBORHOOD DEVELOPMENT WITH 250 TOWNHOUSES. A PORTION OF THE SITE WILL BE SUBDIVIDED OUT FOR THE POSSIBLE DEVELOPMENT OF A 200 UNIT APARTMENT COMPLEX. THE APARTMENT DEVELOPMENT IS NOT PART OF THIS DEVELOPMENT PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OCCUPATIONAL SAFETY LAWS AND THE CITY OF DOVER CODE AND STANDARD SPECIFICATIONS, MOST CURRENT EDITION. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- EXISTING UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR, BUT THE COMPLETENESS OF ACCURACY OF THE SAME IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND ELEVATION OF EXISTING UTILITIES AT HIS OWN EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES AND REPAIRS TO EXISTING UTILITIES DURING CONSTRUCTION.
- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS' EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO THE DELAYS FROM SAID RELIANCE.
- A FINAL TRAFFIC IMPACT STUDY LETTER WAS RECEIVED BY VERDANTAS FROM DELDOT ON DECEMBER 18, 2025.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTES FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISPOSED.
- A WETLAND EVALUATION WAS CONDUCTED BY VERDANTAS IN OCTOBER 2022 AND WETLANDS WERE FOUND ON THE SITE. WETLAND FLAGGING WAS LOCATED AS PART OF THE BOUNDARY SURVEY.
- FLOODPLAINS ARE PRESENT ON SITE PER FEMA MAP PANEL 10001C0186J LAST REVISED 7/7/2014. THEY ARE SHOWN ON THE PLANS PER THIS MAPPING.
- ALL HANDICAPPED PARKING DEMARCATION, STALLS AND BUILDINGS ACCESSIBLE ROUTES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND ANSI A117.1-1998 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION, HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF DOVER, KENT CONSERVATION DISTRICT (KCD), DELAWARE DEPARTMENT OF TRANSPORTATION (DEDOT), AND OTHER APPROPRIATE FEDERAL, STATE, CITY, AND COUNTY AGENCIES.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF DOVER AND DELDOT STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- ALL WORK WITHIN STATE MAINTAINED ROAD RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT REVISION OF THE STANDARD SPECIFICATIONS FOR THE ROAD AND BRIDGE CONSTRUCTION, BY THE DELAWARE DEPARTMENT OF TRANSPORTATION (DEDOT).
- TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DE MUTCD) FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.
- ALL PROPOSED SIGNS (PYLON SIGNS, MONUMENT SIGNS) ARE SUBJECT TO A SEPARATE CITY OF DOVER PERMIT AND IS ALSO SUBJECT TO A COMPREHENSIVE UNIFIED SIGN PLAN.
- STORMWATER MANAGEMENT SEDIMENT/EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT DELAWARE SEDIMENT AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC).
- CONTRACTOR SHALL REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS OF PROPOSED BUILDING FOOTPRINTS. THE PROPOSED BUILDING FOOTPRINTS, AS SHOWN ON SITE PLAN, SHOULD ONLY BE USED AS A REFERENCE TO THE ABOVEMENTIONED PLANS.
- WATER, SANITARY SEWER, AND STORM DRAIN LINES PIPES AND STRUCTURES PROPOSED LOCATED WITHIN DEDICATED PUBLIC RIGHT-OF WAY ARE INTENDED FOR DEDICATION TO THE CITY OF DOVER.
- THE SITE CONTRACTOR SHALL NOTIFY THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS AT 302-736-7025 48 HOURS PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS 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 OR FOR ANY WORK REQUIRED BY THE CONTRACTOR TO MAKE AN APPROPRIATE AND LAWFUL CONNECTION.
- 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 CONDESATE. SECTION 11-231 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.
- BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HERE WAS PREPARED BY TRANSITION ENGINEERING SURVEYING IN OCTOBER 3, 2022. AERIAL TOPOGRAPHY WAS PROVIDED BY COOPER AERIAL SURVEYS ON AUGUST 27, 2022.
- IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
- THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- ALL OPEN SPACES AND STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER WITH THE RESPONSIBILITY OF THE MAINTENANCE TO BEGIN AT THE COMPLETION OF THE PROJECT UPON FINAL ACCEPTANCE BY THE CITY, DELOT, AND KCD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES UNTIL THE PROPERTY OWNER TAKES OVER RESPONSIBILITY OF THE MAINTENANCE.
- ANY GAS FIRED HVAC EQUIPMENT MUST BE EQUIPPED WITH EMERGENCY CUT OFF SWITCHES REMOTELY LOCATED.
- ADDRESS NUMBERS OF AT LEAST 12 INCHES IN HEIGHT MUST BE PLACED ON THE STREET SIDE OF THE BUILDING VISIBLE FROM THE STREET, IS REQUIRED.
- ANY NATURAL OR LP GAS BOTTLES, METERS, REGULATORS, ETC. MUST HAVE IMPACT PROTECTION.

KENT CONSERVATION DISTRICT NOTES:

- IF THE APPROVED PLAN NEEDS TO BE MODIFIED DUE TO ERRORS, OMISSIONS, OR FIELD CONDITIONS, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
- THE KENT CONSERVATION DISTRICT (KCD) RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- THE OWNER IS RESPONSIBLE FOR PROPER OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ON SITE.

CERTIFICATION OF ACCURACY

I, VERONICA M. DUBE, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE

VERONICA M. DUBE, P.E.
REGISTRATION # 14062

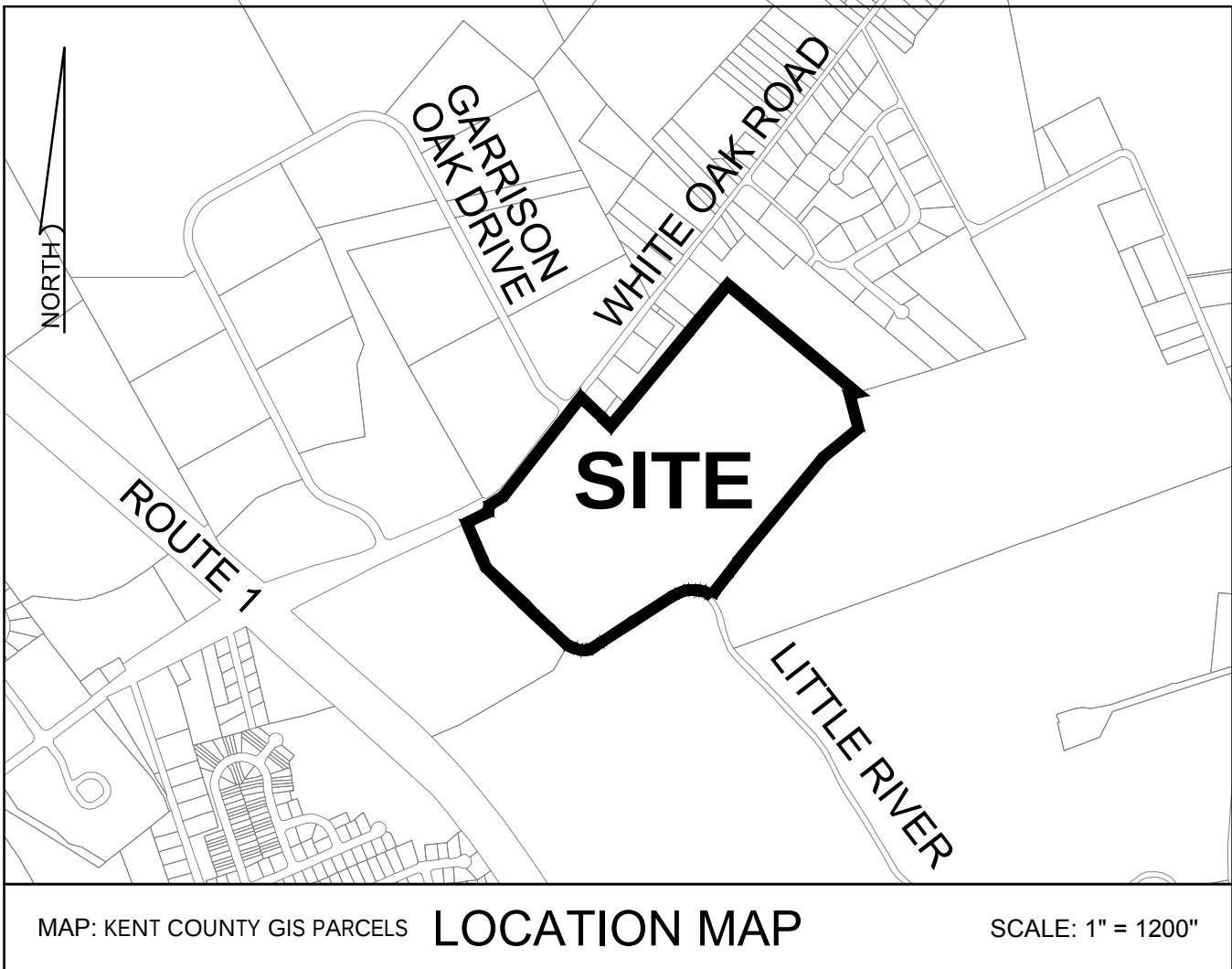
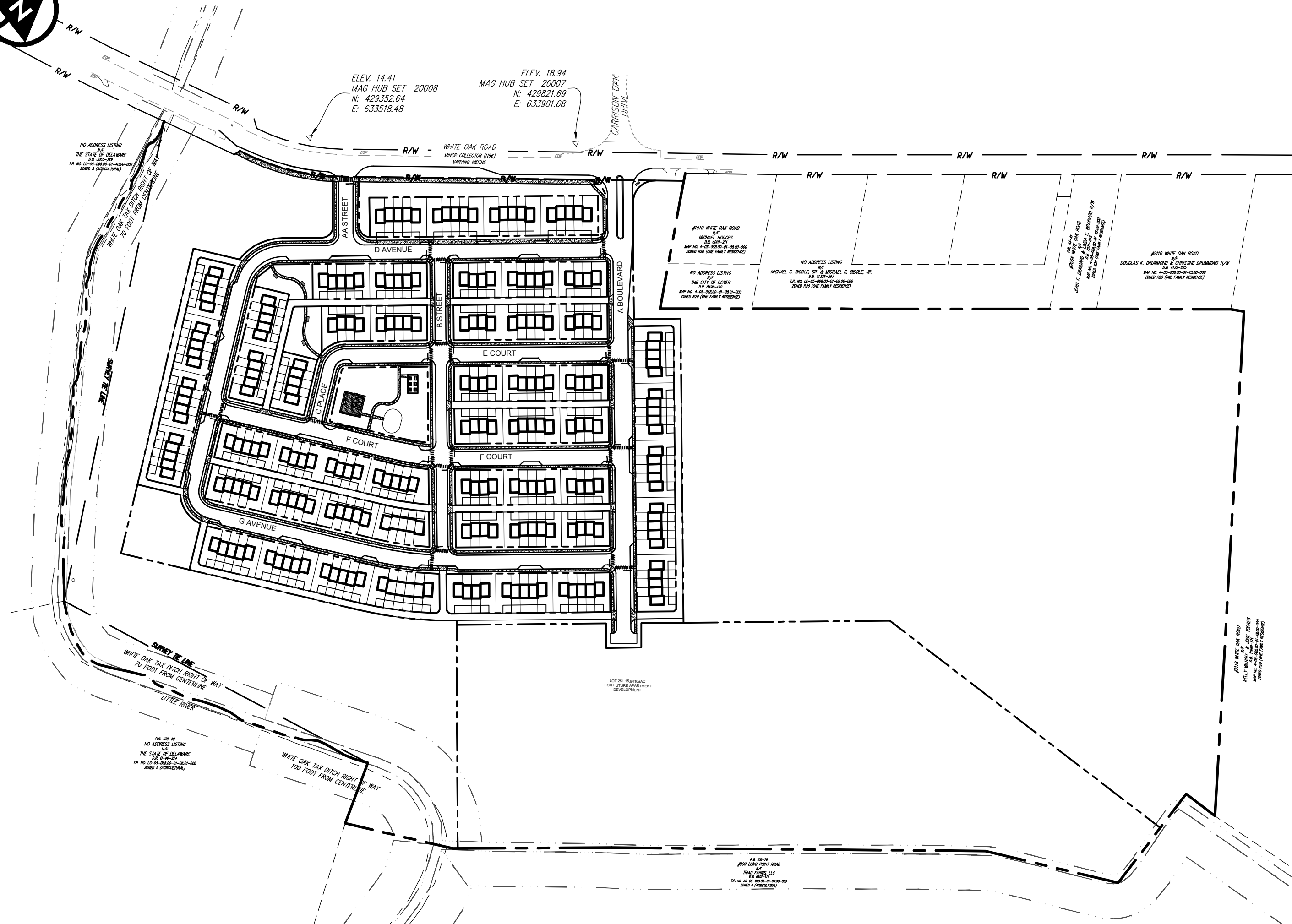
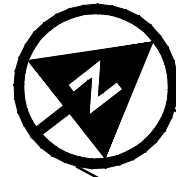
OWNER / DEVELOPER'S PLAN DEVELOPMENT APPROVAL

I THE UNDERSIGNED, HEREBY CERTIFY THAT BAY VILLAGE OF DOVER, LLC IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO ME BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DATE

AUTHORIZED REPRESENTATIVE
BAY VILLAGE OF DOVER, LLC

CONDITIONAL USE SITE PLAN BAY VILLAGE RESIDENTIAL AT WHITE OAK ROAD



SITE DATA:

- TAX PARCEL NO.: 4-05-068.00-01-06.00-00001
- SOURCE OF TITLE: DEED: D6718 / 242
PLAT BOOK: 0113 0073
- OWNER: BAY VILLAGE OF DOVER, LLC
PO BOX 461
DOVER, DE 19903
- APPLICANT / EQUITABLE OWNER: BAY VILLAGE HOLDINGS, LLC
179 REHOBOTH AVE. SUITE 1081
REHOBOTH BEACH, DE 19971
- SITE ADDRESS: WHITE OAK ROAD
DOVER, DE 19901
- ZONING: EXISTING: RM-2 (RESIDENTIAL MEDIUM DENSITY)
PROPOSED: PLANNED NEIGHBORHOOD DEVELOPMENT (PND)
- PROPERTY USE: EXISTING: VACANT (FARM LAND)
PROPOSED: TOWNHOMES
- SITE ACREAGE: EXISTING: 79.13644 AC
PROPOSED: 79.13644 AC
R.O.W DEDICATION: -0.40594 AC
TOTAL: 78.73055 AC
- DATUM: HORIZONTAL: NAD 83 DE STATE PLANE GRID
VERTICAL: N.A.V.D. 88
- BENCHMARK: MAG NAIL 20007
ELEV: 18.94
NORTHING: 429821.69
EASTING: 633901.68
MAG NAIL 20008
ELEV: 14.41
NORTHING: 429352.64
EASTING: 633518.48
- ZONING REQUIREMENTS:

	REQUIRED (RM-2)	PROPOSED (PND)
MIN. LOT AREA	20 AC	78.7315
MAX. DENSITY	8 DU / AC	5.72 DU / AC
TOTAL DWELLING UNITS	633.1 DU	250 DU
TOWNHOMES		250 DU
FUTURE APARTMENT DEVELOPMENT		200 DU
MIN. OPEN SPACE	25% / 19.8 AC	>25% / 35.45 AC
- PROPOSED TOWNHOME REQUIREMENTS:

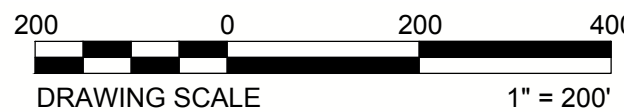
	REQUIRED (RM-2)	PROPOSED (PND)
TOTAL DWELLING UNITS	500 SPACES	250 UNITS
OFF-STREET PARKING	500 SPACES	500 SPACES
MIN. LOT AREA	1 AC	1,600 SF
MIN. LOT AREA / DWELLING UNIT	2,200 SF	20 FT
MIN. LOT WIDTH	22 FT	20 FT
MIN. LOT DEPTH	80 FT	20 FT
MIN. BUILDING SETBACK FROM STREET	20 FT	10 FT
MIN. BUILDING SETBACK FROM PROPERTY LINE	10 FT	30 FT
MIN. BUILDING SPACING	30 FT	5.72 DU
MAX. DWELLING UNITS / BUILDING	8 DU	35 FT / 3 STORY
MAX. BUILDING HEIGHT / STORIES	35 FT	<75% (1,200 SF MAX)
MAX. LOT COVERAGE	75%	
- ACTIVE OPENS SPACE: REQUIRED 275 SF PER UNIT = 275 * 250 = 68,750 SF (1.58 ACRES)
PROVIDED = 1.66 ACRES
- SITE COVERAGE:

	EXISTING:	PROPOSED:
OPEN SPACE	2,431,928 ± SF	1,168,681 ± SF
WOODLAND	1,015,247 ± SF	690,036 ± SF
BUILDINGS	0 ± SF	993,188 ± SF
GRAVEL	0 ± SF	150,000 ± SF
ASPHALT	0 ± SF	427,822 ± SF
TOTAL	3,447,175 ± SF	3,429,479 ± SF

	EXISTING:	PROPOSED:
WOODLAND	1,015,247 ± SF	690,036 ± SF
BUILDINGS	0 ± SF	993,188 ± SF
GRAVEL	0 ± SF	150,000 ± SF
ASPHALT	0 ± SF	427,822 ± SF
TOTAL	3,447,175 ± SF	3,429,479 ± SF
- SOURCE OF WATER: CITY OF DOVER
- SOURCE OF SEWER: CITY OF DOVER
- SOURCE OF ELECTRIC: CITY OF DOVER
- SOURCE OF GAS: CHESAPEAKE UTILITIES
- TRASH COLLECTION: PRIVATE
- EXISTING WETLAND AREA: 22.02 ACRES±

SHEET LIST TABLE

SHEET No.	SHEET TITLE
C-001	INDEX SHEET
C-101	EXISTING CONDITIONS - DEMO PLAN
C-201	OVERALL SITE PLAN
C-202	SITE PLAN
C-301	UTILITY PLAN
C-401	GRADING PLAN
L-101	OVERALL LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L-103	LANDSCAPE NOTES AND DETAILS



verdantas

5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL: 302.239.6634

VERONICA M. DUBE, P.E.

DESIGNED BY

CHK'D BY

DATE

BRK

DRAWN BY

MC

CHECKED BY

VMD

PROJECT NO.

34877

REVISION

No.

1

PRELIMINARY

NOT FOR

CONSTRUCTION

CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL

AT WHITE OAK ROAD

CONDITIONAL USE SITE PLAN

INDEX SHEET

DATE

MARCH 6, 2026

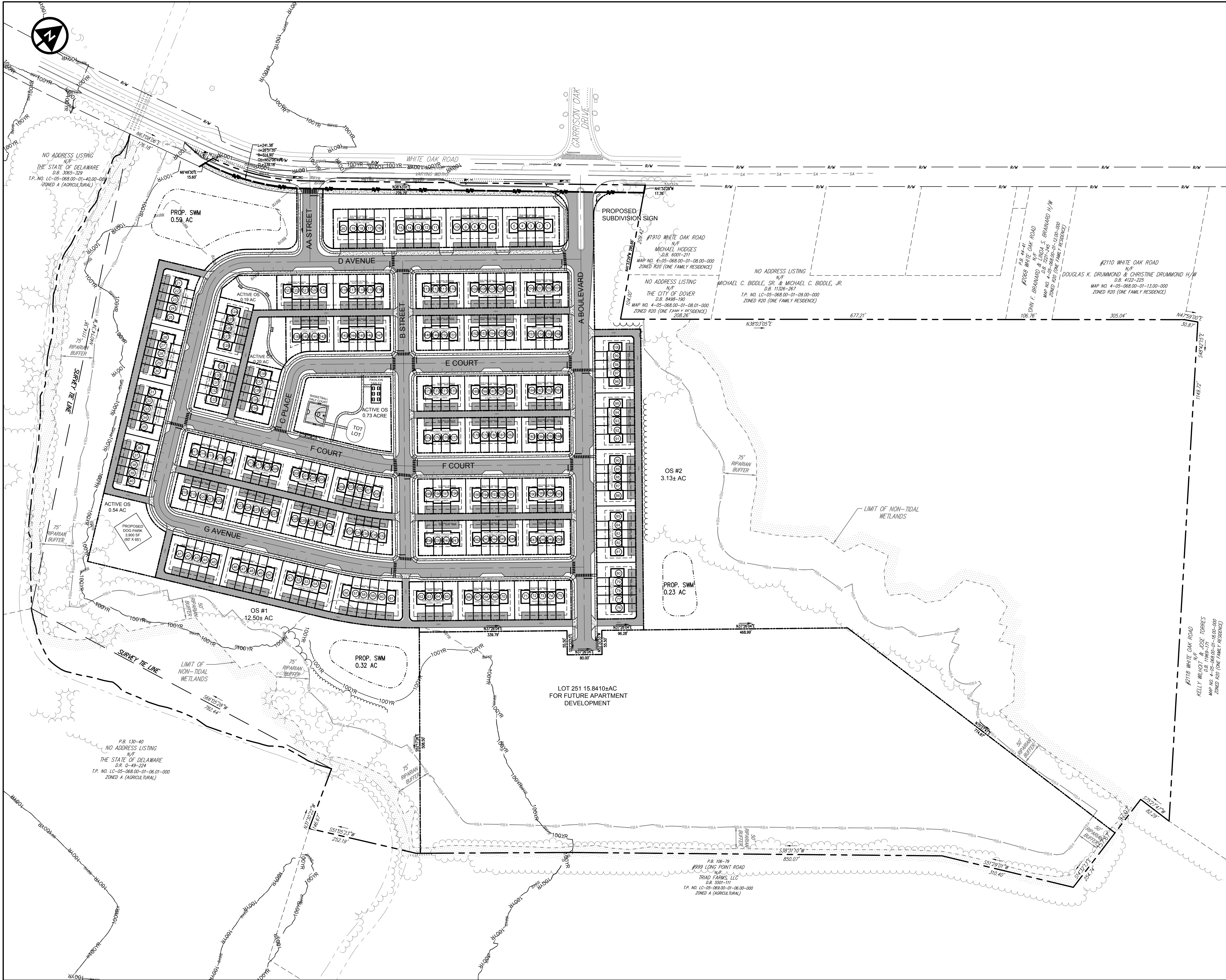
SCALE

1" = 200'

SHEET

C-001

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LEGEND (EXISTING)	
	R/W
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DITCH CENTERLINE
	PCC OFF-SITE CURB
	WETLANDS BUFFER
	EDGE OF WETLANDS
	TREE LINE
	100-YEAR FLOODPLAIN
	EDGE OF WATERWAY
	ADJOINER LINE
	SANITARY FORCE MAIN
	SANITARY MAIN
	WATER MAIN
	TAX DITCH R.O.W.
LEGEND (PROPOSED)	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	PCC ON-SITE CURB
	ROAD CENTERLINE
	STORMWATER AREA
	TREE LINE
	FENCE LINE
	100-YEAR FLOOD PLAIN

5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL. 302.239.4634

DESIGNED BY	BRK	CHK'D BY	DATE	REVISION	No.
DRAWN BY	MC	CHECKED BY			
VMD					
PROJECT NO.	34677				

CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL

AT WHITE OAK ROAD

CONDITIONAL USE SITE PLAN

OVERALL SITE PLAN

DATE

MARCH 6, 2026

SCALE

1" = 100'

SHEET

C-201

VERONICA M. DUBE, P.E.

STATE: DELAWARE P.E. #14062



March 5, 2026

City Of Dover
Department of Planning & Inspections
15 Loockerman Plaza
Dover DE 19903
302.736.7196
Attn: Dawn Melson-Williams

**Re: Bay Village - Conceptual Planned Neighborhood Development Narrative
S.White Oak Road
Dover , DE 19903
Tax Parcel -04-05-06800-01-0600-00001
Verdantas Project Number 34677**

Dear Ms. Melson-Williams:

The purpose of this correspondence is to present the development of the existing farmland at the above referenced site into a Planned Neighborhood Development. The project envisions the construction of 250 townhouse units, as well as a dedicated parcel reserved for the future development of an approximately 250-unit apartment complex. The current site primarily consists of row crops and is surrounded by meadows and woodlands. The property is bordered to the west and south by an existing tax ditch and stream, which include associated floodplain and wetland areas. The proposed site plan incorporates townhomes, a sport court area, playground and dog park, and other active open space areas, all of which will be interconnected by public roads and alleys situated behind the townhouse units.

An earlier version of this development plan was submitted for review through the Office of State Planning Preliminary Land Use Service (PLUS) and featured a different layout, with apartments and townhouses intermixed throughout the site. In response to feedback from the PLUS process and in coordination with the City of Dover's initial recommendations, the updated sketch plan now designates the apartment parcel for future development, concentrates all townhouse units in the northeastern section, and relocates the playground and community space for a better community fit. Additionally, alleys have been added to improve townhouse access. These revisions reflect our collaborative efforts to address planning priorities and enhance the overall design of the neighborhood. In addition, the number of units brought before PLUS has not changed.

Architectural design of the townhomes is still in development, however a similar unit that was recently approved and in construction in the City of Dover is the basis for this unit. We have included these plans in this submission and will supplement them in future submissions as the design progresses.

1. Location

The subject property encompasses approximately 79.14 acres and is located east of Route 1 within the City of Dover, Kent County, Delaware. More specifically, the site is situated on the southern side of White Oak Road, approximately 1,600 feet east of Route 1. The property is identified as Tax Parcel Number 4-05-068.00-01-06.00-00001 and is zoned RM-2 (Residential Medium Density). The site is part of the Little Creek Watershed, which is within the broader Delaware Bay Watershed.

2. Existing Site Information

The land cover consists of approximately 51.05 acres of row crops and 28.08 acres of woodland and vegetation, with no existing impervious surfaces. The Little River defines the southwestern boundary of the property, featuring a channel approximately twenty feet wide with steep, vegetated slopes. The river connects to the site via three large concrete culverts running beneath White Oak Road. Additionally, a drainage ditch runs along the southeastern boundary of the property, measuring approximately five feet wide at its base, and is similarly lined with mature vegetation. This ditch ultimately discharges into the Little River through a corrugated metal culvert.

The northeast corner of the property contains dense, flat wetlands that, while lacking a traceable discharge location, are presumed to flow toward the ditch. These wetlands are contiguous with those along Little River and will be preserved in their natural state throughout the development process. Portions of the site are located within a FEMA-designated floodplain with mapped elevations.

3. Proposed Development

This development is being pursued under the Planned Neighborhood Development (PND) option in accordance with the City of Dover's zoning code. The plan proposes 250 townhome units, each served by 16-foot-wide alleys providing access to parking areas at the rear of each lot. The internal road network will feature 60-foot rights-of-way with a 24-foot cartway and parallel parking on one side to accommodate overflow parking needs. Townhomes will be grouped in clusters of five or fewer, with reduced lot widths of 20 feet, consistent with the PND application for this site. In addition, the minimum lot size is requested to be 1,600 sf. A centrally located community space will provide convenient access for residents, while smaller, interconnected active open spaces are distributed throughout the development via sidewalk connections.

Concurrently with this application, a Conditional Letter of Map Revision (CLOMR) will be submitted to FEMA for review and approval to adjust the current floodplain boundaries on the site. Utilizing detailed survey data and calculations, the adjusted floodplain will allow for the development to be situated outside of floodplain areas. Significant portions of the property, including wooded wetlands and stream corridors, will be preserved, with substantial buffers

maintained between developed areas and existing natural features, consistent with PND objectives to minimize site disturbance.

The site will be serviced by City of Dover water and gravity sewer systems, eliminating the need for a pump station. Utilities will be extended to Lot 251, which has been designated for future apartment development. The Delaware Department of Transportation (DelDOT) has reviewed and approved the Traffic Impact Study for the site, which requires the installation of turn lanes and frontage improvements, as well as two site entrances. Stormwater management plans will be submitted to and reviewed by the Kent Conservation District for approval.

We appreciate your time and consideration of this proposal and the associated Planned Neighborhood Development application. We look forward to your response and the opportunity to collaborate on a project that will contribute positively to the growth and development of the City of Dover.

Sincerely,

Verdantas LLC


Benjamin Kulp
Project Manager


Veronica Dube, PE
Civil Group Leader
bkulp@verdantas.com
vdube@verdantas.com