



DATA SHEET FOR SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF January 7, 2026

PLANNING COMMISSION MEETING OF January 20, 2026

Plan Title: The Enclave Apartments (Revised Walker Road Apartments) on Walker Road, Dover, DE
S-26-03

Plan Type: Site Development Plan

Location: North side of Walker Road; Northeast of the intersection of Kenton Road and Walker Road in Dover, DE between Harmony Road and the Liberty Court Apartments and north of 1325 Walker Road.

Owner: Dover Synergy Group, LLC

Addresses: Walker Road, Dover DE 19904 (unaddressed)

Tax Parcel: ED05-067.18-01-71.00-000

Size: 6.08 +/- acres

Present Uses: Woodland Forested areas/Undeveloped

Proposed Use: Apartment Complex – 48 Units

Zoning: RM-2 (Medium Density Residence Zone)

Parking: 115 total vehicle parking spaces: 106 standard parking spaces, 9 ADA parking spaces, and 16 bicycle spaces (2 racks)

For Consideration: Active Recreation Area Plan

Recreation Area: Required: 10,000 SF
Provided: 10,900 SF

Waiver Requested: Partial Elimination of Curbing

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: January 7, 2026

**City of
Dover
Planning
Office**

APPLICATION: The Enclave Apartments, Review of a Site Development Plan at Walker Road

FILE #: S-26-03

REVIEWING AGENCY: City of Dover Planning

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

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

I. PLAN SUMMARY

This Application is for Review of a Site Development Application for the construction of two (2) three story, garden style apartment buildings consisting of twenty-four (24) units each for a total of 48 units. Also proposed are a Clubhouse, parking lot improvements, and four (4) outdoor recreation areas. The property is zoned RM-2 (Medium Density Residence Zone). The subject site consists of one parcel totaling 6.08 acres +/- located on the north side of Walker Road and west of Independence Boulevard. The owner of record is Dover Synergy Group, LLC. Property Address: unaddressed parcel on Walker Road. Tax Parcel: ED-05-067.18-01-71.00-000. Council District 4.

Preliminary Land Use Services Review (PLUS):

The PLUS Review is required by a City of Dover Memorandum of Understanding (MOU) for certain types of projects. As the proposed number of dwelling units is less than 125 units, this project was not required to complete PLUS Review process.

II. PROJECT DESCRIPTION

The application proposes construction of an apartment complex in the City of Dover. The property is located northeast of the intersection of Kenton Road and Walker Road in Dover, DE between Harmony Road and the Liberty Court Apartments and north of the property at 1325 Walker Road. The 6.08-acre complex would include: two 3-story apartment buildings (24 units each/10,350 SF per floor), a Leasing office/Clubhouse, active recreation amenities, a 600 SF storage building, and associated parking lot. The proposed site's access will connect to Walker Road between 1325 Walker Road and 1341 Walker Road.

The property has an adjacent stormwater pond facility in the southeast corner and an existing drainage ditch runs north from the pond. The subject parcel is currently forested and undeveloped. According to the National Wetlands Inventory-Wetlands Mapper, two wetland areas are located on the eastern side of the parcel: a 0.51-acre riverine that runs vertically through the length of the parcel and a 0.36-acre stormwater management pond located in the southeast corner of the property

(currently identified as a 0.82-acre DeIDOT stormwater pond). It must be clarified if the stormwater facility is on a separate parcel as our mapping does not show this.

Surrounding Land Uses

The subject property is located near the intersection of Walker Road and Harmony Lane. The site is bordered by residential housing to the east, west, and south and a social organization office/hall to the north. The parcel is zoned RM-2 (Medium Density Residence Zone). Properties immediately adjacent to the subject project location along the south and east side are also zoned RM-2. The homes to the west are zoned RG-2 (General Residence Zone) with a portion closest to the parcel zoned as ROS (Recreational and Open Space Zone) containing picnic tables and recreational spaces associated with the neighboring townhouse development. The facility to the north of the parcel is zoned IO (Institutional/Office Zone). The proposed Enclave Apartments will be located directly between Village at McKee Branch on the west side (S-13-18 Redevelopment of Walker Woods) and Liberty Court Apartments on the east side (S-16-22 Redevelopment of Liberty Court Apartments) on Walker Road and The Most Worshipful Prince Hall Grand Lodge (north side) on College Road. Four single-family properties (1353, 1335, 1341, and 1325 Walker Road) abut the parcel along the frontage of Walker Road and are also zoned RM-2.

Previous Applications

A prior Site Plan application for this site, S-23-22 Walker Road Apartments, was reviewed by the Planning Commission in December 2023. This Site Plan proposed 48 garden-style apartments in two buildings but included a layout where the buildings were in the center of the site, with the parking and drive aisles surrounding them. This plan has since expired.

III. ZONING REVIEW

RM-2 (Medium Density Residence Zone)

The subject property is zoned RM-2 (Medium Density Residence Zone). Article 3 §7 of the *Zoning Ordinance* details the permitted uses within the RM-2 (Medium Density Residence Zone). Based upon the uses permitted in this zone, the proposed use as garden apartments is permitted. Article 4, §4.8 provides the bulk standards for the RM-2 zone. The RM-2 zone has a maximum density limitation of eight dwelling units per acre.

	Required	Provided
Lot Area (DU)	3000 SF/ dwelling unit	5,517.6 SF/dwelling unit
Lot Area (Building)	1 acre	3.04 +/- acre
Lot Width	100 ft.	>100 ft.
Lot Depth	125ft.	>125 ft.
Front Yard	30 ft.	Over 145 feet
Side Yard	20 ft.	39 ft. (west)
Rear Yard	30 ft.	59 ft.

Building Height	3 stories / 35 ft.	3 story/24 ft 8in
Lot Coverage	60%	40.7%

IV. PARKING SUMMARY

The RM-2 (Medium Density Residence Zone) includes a minimum parking requirement from Article 6 §1 of the *Zoning Ordinance* which requires that parking is calculated at two (2) parking space per dwelling unit and one (1) for every two hundred (200) square feet of office space and 0.25 per dwelling unit for visitor space. Available ADA parking is calculated at 5 accessible spaces if between 101 to 150 total spaces provided in a parking facility. Based on the submitted plans of the proposed 48 apartment units (48 DU), a minimum of 115 parking spaces is required. The Plans submitted include 115 total parking spaces: 106 standard and 9 ADA parking spaces.

For building with multi-family units, the *Zoning Ordinance*, Article 6 §5.3 requires that the parking spaces be at least 15 feet from the wall of the building and three feet from side and rear property lines. Provide dimensions to confirm compliance.

Bicycle Parking

Bicycle parking shall be provided for parking spaces at a rate of one (1) bicycle parking space for every twenty (20) parking spaces. Based on the 115 parking spaces provided, 6 bicycle spaces are required. The Plans submitted include 16 bicycle parking spaces (4 bicycle racks).

Upright Curbing: Potential Waiver Request for Partial Elimination of Curbing

The upright cubing for parking lots and drive aisles is required by Article 6 Section 3.6(b) of the *Zoning Ordinance*. Locations and type of curbing must be clarified on the Site Plan; it appears to include curbing expect for the rear emergency access drive. A written waiver request has been submitted for consideration.

V. SITE CONSIDERATIONS

Site Access

The site layout provides vehicle access through one entrance on Walker Road. The proposed Site Plan connects to Walker Road with a dedicated (32-foot-wide) entrance drive between the adjoining properties of 1325 Walker Road and 1341 Walker Road.

Pedestrian Site Access

The Site Plan shows existing sidewalk on Walker Road along the frontage entrance area. A frontage sidewalk is required on all street frontages. A crosswalk with associated sidewalk curb ramps is proposed along the front entrance of the project. Pedestrian access into the site is provided with sidewalks on both sides of the site entrance drive. There are sidewalks at the building fronts and at the perimeter of the Parking Lot which lead to each building and clubhouse. There are sidewalks in the parking lot center islands and medians.

Rear Emergency Access

According to Article 5 Section 17 of the *Zoning Ordinance*, an 18-foot-wide Secondary Fire 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 18-foot-wide drive aisle around the parking lot perimeter.

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

The Plan shows light poles along the entrance drive, throughout the parking lot, and on the basketball and volleyball courts.

Trash Collection

This site will utilize private trash collection. The *Zoning Ordinance* requires two (2) dumpsters per property for the first 48 apartments. The applicant proposes two (2) external dumpsters: one northwest of the Walker Road driveway and the other northeast of the parking area. The enclosure must provide space for trash and recycling units.

DelDOT Stormwater Management Pond

A DelDOT stormwater management pond is located at the southeast corner of the project site, fronting on Walker Road. The 0.82-acre land area is not included in the total land area for the site. The applicant has indicated that this area is owned by DelDOT via a deed. Parcel records do not show this as a separate parcel nor as road right-of-way.

VI. ACTIVE RECREATION AREA

The *Zoning Ordinance*, Article 5 Section 10 sets out requirements to preserve areas of open space within residential developments which are designed to provide buffer spaces between developing areas, to preserve existing natural and historic features and to establish a network of open spaces within the built environment to provide a balance between developed and undeveloped lands, wildlife habitat conservation, the preservation of scenic view corridors, and to provide residents opportunities to engage in passive recreational activities. *Zoning Ordinance*, Article 5 Section 10.11 notes the purpose of providing Recreation Areas.

Article 5 §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.

This project qualifies for the "Small development" exemption which sets the Active Recreation Area rate at 150 SF per dwelling unit or a minimum of 10,000 SF of area. The applicant has shown on the submitted plan that there will be four (4) active outdoor recreation areas, and a Clubhouse with leasing offices. These areas are labeled as basketball half court, volleyball court, and active recreation area. No specific plans for the inside of the Clubhouse are provided. See the Active Recreation Area Plan Review Report for a detailed review.

VII. BUILDING ARCHITECTURE

The application proposes an apartment complex with recreation areas. The proposed 6.08-acre complex would include two 3-story apartment buildings (24 units each/10,350 SF per floor) and a 3,613 +/- SF Leasing office/Clubhouse, and a 600 SF accessory storage building, with 115 vehicle parking spaces, landscaping, and an existing stormwater management feature. The proposed apartment buildings will feature two main material palettes. The first includes brick veneer with band board, colored trim and window frames. The second includes horizontal siding for portions of the second and third stories, decorative paneled shutter windows, gable vents, and asphalt shingle

roofs in varying heights and hipped and gable formats. The stairwells will have open arches facing the front entrance over the first floor. The clubhouse has similar materials but is only one story.

Signage shown on the architectural elevations or plan is not considered as part of the Site Plan review. The plan shows freestanding signage at the site entrance. A separate application for sign permits is required. All signage must comply with the requirements of Article 5 §4 Supplementary Sign Regulations. While all signage submitted has not been reviewed for compliance with Article 5, §4, please note the following:

- Monument type signs are low freestanding signs that is affixed to a base that is equal to or wider than the sign itself. The height of the sign is to be measured from the finished grade to the top of the sign.

VIII. 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”. *Zoning Ordinance* Article 5, Section 16 defines “Woodland” as follows:

Woodland. An area of contiguous wooded vegetation (7,500 square feet or greater), where trees exist at a density of at least one tree with a caliper dimension of six inches or greater per 375 square feet of land and where the tree branches form a contiguous canopy.

According to plans, there are 4.19 acres of existing woods, and they propose to remove 2.09 acres of these woods (49.9%) to make way for the building site.

Tree Planting Requirements

The *Zoning Ordinance* further requires tree planting at a rate of one tree per 3,000 SF of non-woodland development area. Based on the total non-woodland area for the submitted plan of 3.98 acres, 58 trees are required to be planted. The applicant has proposed to preserve trees if possible and will plant 61 new trees as part of landscape development.

IX. WETLANDS:

Wetland Area

Zoning Ordinance, Article 5 §11.231 requires that site development applications appearing before the Planning Commission must include either a wetland delineation prepared by a licensed/registered soil scientist, wetlands scientist, or professional engineer in accordance with U.S. Army Corps of Engineers standards; or provide a statement from the design professional that no wetlands are present on the site. The plan does not include a wetland delineation; yet the data column indicates a 0.2089-acre wetland area within the parcel boundary.

A 100-foot buffer must be provided from the wetland, if the wetland area exceeds 0.25 acres, and from all water bodies. This can be reduced to 50 feet if a riparian buffer is established consisting of native vegetation and can be reduced to 30 feet if there is bank stabilization that utilizes native vegetation. The plan must avoid any encroachments into this buffer area, even if reduced to 30 feet. The plan, as submitted, shows a 30-foot-wide wetland buffer but does not show details about stabilization of the ditch bank nor the planting of native vegetation in support of the bank stabilization.

X. CITY AND STATE CODE REQUIREMENTS:

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

- 1) Upright curbing must be provided around all parking areas and circulation drives unless a waiver is granted by the City Planner. The City Planner is accepting the partial elimination of curbing as related to stormwater facility design.
- 2) The proposed number of buildings listed in the site plan is 2. However, the total building (24,313 SF) area was calculated including the 2 apartment buildings (10,350 SF, each) and the leasing office/clubhouse (3,613 SF). Please correct values on all pages of site plans to like building footprint and total floor area by building.
- 3) The proposed parking calculation of one space for every 200 SF of office space lists 7 Spaces. However, the 3,613 SF of Office space when subtracting the Clubhouse (-3,000 SF) would be 613 SF of office space and therefore 4 Spaces (613 SF/200 SF). Please provide the Office square footage that would account for the additional 3 spaces that were calculated. The allocation of clubhouse/leasing office space also relates to the Active Recreation Area Plan review.
- 4) Provide a plan sheet that clearly depicts the existing conditions of the woodland and for the woodland area to be cleared and preserved.
- 5) For building with multi-family units, the *Zoning Ordinance*, Article 6 §5.3 requires that the parking spaces be at least 15 feet from the wall of the building and three feet from side and rear property lines. Provide dimensions to confirm compliance.
- 6) Provide a wetland delineation developed by a qualified professional.
- 7) Landscape Plan (Sheet L-1)
 - a) The site plan shows a 30-foot-wide wetland buffer in accordance with Article 5 §11.222. Reduction of the required buffer width from 100 feet to 30 feet requires a buffer be established consisting of native vegetation and that bank stabilization is implemented through the planting of native species. Please include details regarding bank stabilization and native plantings within the Landscape Plan.
 - b) Article 5 §16.53 specifies that "no more than 50 percent of a lot, parcel or tract of land occupied by woodland vegetation may be cleared for any purpose." The plan submitted proposes to clear 49.9% of woodland on the parcel. The Landscape Plan must include a Tree Preservation and Selective Clearing Plan, in accordance with Article 5 §16.51. This plan must include tree protection measures in accordance with Article 5 §16.7.
- 8) Please ensure that internal circulation is ADA accessible. The plan does not identify curb ramp locations or provide details for curb ramps. Please add curb ramps at each transition to the parking drive aisles and provide details on a detail sheet.
- 9) Please provide a detail sheet that includes such features as signs, curb ramps, bicycle racks, dumpster enclosures, and other site features.
 - a) Ensure the Dumpsters as accessible as they appear to be side loading.

- b) Dumpster enclosures must provide space for trash and recycling units.
- 10) The architectural elevations include signage. Signage is not approved as part of the Site Development Plan review and must be applied for through separate sign permits.
- 11) Provide construction details for the following items but not limited to, dumpster enclosure, traffic control signage, lighting fixtures, bicycle racks, handicap signage, etc.
 - a) The location of the bike racks is recommended to be directly adjacent to a paved/sidewalk area but off set so as to not impede passage.
- 12) Setbacks: The applicant should be aware that the sport courts require a setback of 30 feet per *Zoning Ordinance*, Article 5 Section 10.156. The recreational courts may need to be moved back to comply with the *Zoning Ordinance*.
- 13) The construction of the site entrances and street improvements on Walker Road must comply with the requirements of DelDOT. Identify any improvements being implemented with the Kenton Road Improvement project which affect this area.
- 14) Provide a complete stormwater management plan for the project. Erosion & Sediment Control Plans and Stormwater Management Plans granted approval by the Kent Conservation District and Delaware Sediment and Stormwater Management regulations 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.
- 15) The Final Plan set must include notes documenting any action taken by the Planning Commission on the requested waivers and must list any additional conditions of approval.
- 16) The addresses for the new buildings proposed on the property will need to be confirmed with the City's GIS Division and the Tax Assessment Office. Consultation may be necessary to determine if there are numbers available for a Walker Road address for each building or if the apartment complex drive aisle must be named.

XI. 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 - Elimination of Upright Curbing: In accordance Article 6 §3.6 (b) of the City of Dover zoning standards, upright curbing requirements can be relaxed for portions of a parking area when there is a demonstrated need to convey stormwater to a proposed SWM area. As the plan proposes sheet flow drainage into onsite swales and a stormwater pond/facility, the City Planner has granted the waiver for upright curbing in these areas.

- 2) Woodland Clearing: As the estimated wooded area to be cleared (49.9%) is within the margin of the maximum clearing requirement of 50%, Planning Staff recommends identifying additional existing wooded areas for preservation to guarantee project remains under maximum threshold.
- 3) Wetland Buffer: The easternmost Active Recreation Area is very close to the wetland buffer. Please ensure that the wetland buffer is protected from activities within the recreation area.
- 4) Bicycle Parking: Planning Staff would encourage some bicycle parking facilities to be either covered or otherwise provided at locations interior to the Apartment Buildings.
- 5) 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 labels 4 parking spaces as EV; identify format.
- 6) DelDOT Stormwater Management Pond: Planning Staff recommends that the application work with DelDOT to submit a record plan that either separates the 0.82-acre corner of the site from the larger parcel, either as right-of-way or a separate parcel.
- 7) Active Recreation Area Plan Review: The Active Recreation Area Plan Review report is attached. The Parks, Recreation and Community Enhancement Committee will review this at their meeting on January 13, 2026. The following staff recommendations were provided in the report:
 - a) The project plan is required to provide 10,000 SF of Active Recreation Area. The Plan shows a total of 10,900 SF of Active Recreation Area including four Active Recreation features consisting of a basketball half court, a volleyball court, and two Active Recreation areas along with a Clubhouse Building. Staff recommends approval of the proposed Active Recreation Area amenities, subject to the conditions and recommendations below.
 - b) Recreation Areas: As a residential development, there is a requirement for Active Recreation area(s). Staff recommends the following regarding these Recreation Area amenities:
 - i. Sport Courts:
 1. The recreation areas outlined for specific sports should indicate the materials used for court areas.
 2. Ensure that game courts maintain the 30-foot setback from property lines.
 3. Connecting these areas to the walking paths would allow for wheelchair and stroller access.
 - ii. Clubhouse:
 1. There should be specifics on what recreation or activities can transpire in the Clubhouse.
 2. List size of areas with Clubhouse as Leasing Office area does not count.
 - iii. Active Recreation Areas:
 1. Provide details for the unspecified active recreation areas as to whether they will be open lawn area or have amenities.
 2. Ensure the unspecified active recreation area east of the parking lot is not located

within the required 30-foot buffer from the wetland boundary.

XII. ADVISORY COMMENTS TO THE APPLICANT:

- 1) In the event, that major changes and revisions to the Site Plan occur in the finalization of the Plan contact the Department of Planning and Inspections. Examples include relocation of site components like paving and increases in building footprint. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regard to the Plan.
- 2) Following Planning Commission approval of the Site 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 to Planning Office Staff and to 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).
- 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 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.
- 5) For building new construction, the requirements of the building code and the fire code must be complied with. Consult with the Building Inspection Staff and City of Dover Fire Marshal regarding 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.
- 6) 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.
- 7) 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.
- 8) The City of Dover has construction work hours limitations that are outlined in the Noise Ordinance in the *Dover Code of Ordinances*. Staff suggests planning for construction impacts such as notifying adjacent residents on Walker Road with construction schedule/hours to mitigate noise impact and maintenance efforts to clear roadways of sediment & tracking.

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



CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: DECEMBER 31, 2025



APPLICATION: The Enclave Apartments: Revised Walker Road Apartments

FILE #: S-26-03

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. The proposed plan will require private trash collection services. A note to this effect is to be added to the plan. Dumpster locations should also be provided on the plan.

STORMWATER

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

STREETS

1. Final site plan approval will not be granted until a copy of the approved entrance plan, signed by DeIDOT is submitted to our office.
2. The street network is to be private and will not be maintained by the City of Dover.
3. Please add the following notes to the plans:
 - a. Standard City of Dover sidewalk, as per chapter 98, article IV of the Dover Code of Ordinances, shall be required to be installed along the entire public street frontage of a property. Where frontage sidewalk exists but does not meet the standards of chapter 98, article IV, the sidewalk shall be re-laid to meet the standards. Sidewalk shall include barrier-free access ramping at points of intersection with street crossings and at other locations so as to afford reasonable barrier-free pedestrian movement and site access.

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

WATER

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
 - b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan. Please be advised that effective May 1, 2022, water mains can now be constructed using DR 18 PVC pipe.
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. Please call out that the connection to the water main shall be accomplished with a Powerseal 3490AS tapping sleeve and valve.
8. Each building shall have one (1) water service.
9. The water infrastructure within the development shall be privately maintained.
10. 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. A double check valve backflow prevention assembly will be required on each building, please note on plans. The certificate of occupancy will not be provided until the city has proof that the assembly has been installed and tested by a certified tester.

WASTEWATER

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - b. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "...any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.
3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures.
4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Sizing (flow) calculations must be submitted for all sanitary sewer mains showing that velocity and all other requirements are met.
6. The minimum size of all sanitary sewer laterals shall be six-inch (6").
7. If kitchen facilities are proposed a minimum 1,000 gallon, two chamber grease trap, meeting all Kent County ordinance requirements, must be provided. A construction detail for the proposed grease trap, as well as the proposed location, must be provided on the plan.
8. The downstream pump station must be evaluated by the developer / engineer to verify it can handle the additional effluent flow. If improvements are required for the pump station, the cost shall be the responsibility of the developer.
9. The wastewater infrastructure within the development will be privately 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 will be required to be paid prior to Certificate of Occupancy for this project.

WASTEWATER

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

GENERAL

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

SANITATION / STORMWATER / STREETS

1. None.

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

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: December 31, 2025**APPLICATION:** The Enclave Apartments Revised**FILE #:** S-26-03**REVIEWING AGENCY:** City of Dover, Office of the Fire Marshal**CONTACT PERSON:** Jason Osika, Fire Marshal
josika@dover.de.us**PHONE #:** (302) 736-4457

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

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

CITY AND STATE CODE REQUIREMENTS:

1. Proposed occupancy classification is 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% (plus rear access)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. Speed Reduction Devices must be approved, please see City of Dover Ordinance Chapter 98-10 in reference to this process.
16. 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

17. 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.

18. 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.

19. 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>

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

Fire alarm in place of assembly. *Fire alarm required.* Any new occupancy or new portion of an occupancy determined to be a place of assembly by the fire marshal and is capable of receiving an occupant load of 75 persons or greater, shall be required to install a fire alarm in accordance with NFPA codes governing the installation of fire alarms and the National Electrical Code.

Fire alarm system required. Any existing occupancy or portion of an existing occupancy determined to be a place of assembly by the fire marshal, and is undergoing renovations in excess of 50 percent of the assessed value of the building and is capable of receiving an occupant load 75 persons or greater or is being enlarged to receive an occupant load of 75 persons or greater, shall

be required to install a complete fire alarm system in accordance with NFPA codes governing the installation of fire alarms and the National Electrical Code.

Public mode audible requirements. To ensure that audible public mode signals are clearly heard by occupants of a structure, they shall have a sound level at least 15 decibels (dB) above the average ambient sound level or five decibels (dB) above the maximum sound level having a duration of at least 60 seconds, whichever is greater, measured five feet (1.5m) above the floor in the area required to be served by the system using the A-weighted scale dBA. In the event the stated requirement cannot be met a shunt trip relay/switches shall be the approved method of meeting the intent of this section of the Code.

(City Code of Ordinances 46-171)

21. Sprinkler system required. System is to be monitored by an approved Fire Alarm System.

This chapter shall apply to all buildings, structures, marine vessels, premises, and conditions which are modified by more than 50% after the effective date of these Regulations. The 50% figure shall be calculated utilizing the gross square footage of the building, structure, marine vessel, premises and conditions as to arrive at the correct application.

Any proposal that is presented to the Office of the State Fire Marshal for review and approval for a building rehabilitation as defined in the 101 Life Safety Code, for less than 50% of the gross square footage of a non-sprinklered building, may not have another such project for the same building submitted for review and approval any sooner than three (3) years after the date of the final inspection unless sprinkler projection is provided throughout the entire building.

In all buildings exceeding 10,000 square feet of aggregate, gross floor area.

In all buildings in excess of 40 feet in height or more than four (4) stories in height.

In all buildings or areas thereof used for the storage, fabricating, assembling, manufacturing, processing, display or sale of combustible goods, wares, merchandise, products, or materials when more than two (2) stories or 25 feet in height.

In all basement areas exceeding 2,500 square feet floor area.

In residential occupancies when of: Type V (0,0,0) or Type III (2,0,0) construction and exceeding two (2) stories or 25 feet in height. Type V (1,1,1) and Type III (2,1,1) or

Type IV (2,H,H) construction exceeding three (3) stories or 3 In all residential apartment buildings storage areas except individual unit closets that are located within individual residential living units.

In all buildings used as health care occupancies as defined in the Life Safety Code, NFPA 101, as adopted and/or modified by these Regulations. In all buildings or areas classified as "high hazard" under the Life Safety Code, NFPA 101, or "extra hazard" under the Standard for the Installation of Sprinkler Systems, NFPA 13, as adopted and/or modified by these Regulations.

All buildings used as dormitories, in whole or in part, to house students at a public or private school or public or private institution of higher education. (16 Del.C. Ch. 88) This applies to all such dormitories regardless if new or existing.

(2015 State of Delaware fire Prevention Regulations, 702, Chapter 4)

Places of assembly shall be sprinklered throughout in accordance with the most recently adopted edition of NFPA 13 when the following apply:

All new indoor places of assembly with an occupant load of 150 persons or greater.

Any interior renovations of 50 percent or more to an existing place of assembly with an occupant load greater than 150 persons.

Any additions or increase in interior size to an existing place of assembly that would create an occupant load of 150 persons or greater.

Places of assembly where alcohol is served for consumption on the premises shall be sprinklered throughout in accordance with the most recently adopted edition of NFPA 13 when the following apply:

All new indoor places of assembly with an occupant load of 100 persons or greater and where alcohol will be served for consumption on the premises.

Any interior renovation of 50 percent or more to an existing place of assembly with an occupant load greater than 100 persons and where alcohol will be served for consumption on the premises.

Any additions or increase in interior size to an existing place of assembly which would create an occupant load of 100 persons or greater and where alcohol will be served for consumption on the premises.

New educational occupancies of 5,000 square feet or greater shall be sprinklered throughout in accordance with the most recently adopted edition of NFPA 13.

(City of Dover Code of Ordinances 46-162)

NFPA 101, 12.3.5.1 The following assembly occupancies shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1(1): 1. Dance Halls 2. Discotheques 3. Nightclubs 4. Bars 5. Restaurants 6. Assembly occupancies with festival seating

22. 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)

23. 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)
24. Fire Department Connection to be located within 300 feet of fire hydrant, measured as hose would come off the fire equipment.
25. 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)

26. 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)

27. 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)

28. 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)

29. 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

30. 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
31. All new passenger elevators in a building shall be provided with a car sized to accommodate an ambulance cot 24 inches (609 mm) by 84 inches (2133 mm) in its horizontal open position. Where two or more new passenger elevators are located in a single hoist way and serve all or the same portion of the building, only one elevator car that provides a car sized to accommodate an ambulance cot 24 inches by 84 inches in its horizontal position for each hoist way shall be required. Elevator cars required to comply with 15.1 or 15.2 shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoist way door frame. Firefighter recall keys shall be provided in a manner acceptable to the local fire department.
(2021 Delaware State Fire Prevention Regulations 705, Chapter 1, 15)
32. 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.
33. Project to be completed per approved Site Plan.
34. Full building and fire plan review is required.
35. Separate building permits/plans submission will be required for each building and/or tenant fit out. If the permit submission is for a "shell" a Certificate of Occupancy will not be issued. Separate plans and permits submissions will be required for each "tenant fit out" at which time a Certificate of Occupancy will be issued upon compliance/completion of each "tenant fit out".

Each "shell" will require a fire permit for sprinkler and fire alarm if applicable. Those systems (for the "shell") must be accepted into service prior to any "tenant fit out" fire permits being issued.
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. Need to discuss adding a fire hydrant at the rear of the emergency access lane
2. FDC needs to have clear access

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):

2024 NFPA 1 Fire Code (NFPA; National Fire Protection Association)

2024 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)

2025 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)

2025 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.**

From: [Akbar, Ali \(DelDOT\)](#)
To: [Melson-Williams, Dawn](#); [Purnell, Maretta](#)
Cc: [Mobley, Will \(DelDOT\)](#)
Subject: EXTERNAL: DAC Plan Comments
Date: Friday, January 2, 2026 10:20:10 AM

Some people who received this message don't often get email from ali.akbar@delaware.gov. [Learn why this is important](#)

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Here are the comments from DelDOT for the applications discussed in the DAC Committee Meeting.

S-26-01 Bayhealth Medical Center, Inc. - Kent Campus: Master Plan Phases 1-3

Comments: Schedule a pre-submittal meeting with DelDOT

S-26-02 R.E. Pierson Regional Headquarters (Office, Garage and Contractors yard) at 30 Lafferty Lane

Comments: Schedule a pre-submittal meeting with DelDOT

NOTE: Project appears to have an entrance within the area of a Right Turn Lane on Eastbound Lafferty Lane to Cassidy Drive. Ensure entrance is NOT within the operational area of the RTL.

S-26-03 The Enclave Apartments: Revised Walker Road Apartments

Comments: Schedule a pre-submittal meeting with DelDOT

S-26-04 DuPont Plaza at 747 N. DuPont Highway: Revised Master Plan

Comments: Schedule a pre-submittal meeting with DelDOT

Please let me know if you have any questions.

Ali Akbar
Engineer I
DelDOT, Development Coordination
800 Bay Road
Dover, DE 19901
302-760-2910



KENT CONSERVATION DISTRICT

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

CITY OF DOVER ADMINISTRATIVE SITE PLAN REVIEW JANUARY 2026

APPLICATION: The Enclave Apartments: Revised Walker Road Apartments

FILE #: S-26-03

REVIEWING AGENCY: Kent Conservation District

CONTACT PERSON: Cullen Baker

PHONE: (302) 608 - 5370

EMAIL: stormwater@kentcd.org

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

Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

1. As the disturbance for this site will exceed 5,000 square feet, a 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 is due at the time of plan submittal to the District's office.
2. The following notes must appear on the record plan:
 - a. The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
 - b. The Kent Conservation District reserves the right to add, modify, or delete any erosion or sediment control measure, as it deems necessary.
 - c. A clear statement of defined maintenance responsibility for stormwater management facilities must be provided on the Record Plan.

ADVISORY COMMENTS TO THE APPLICANT:

1. A pre-application meeting will need to be held with KCD prior to submitting plans for review.
2. If the intent is to discharge the site's stormwater to an existing DelDOT pond, we will require a shared use agreement between the developer & DelDOT. The agreement should specify the right to discharge to the offsite facility and define who is responsible for maintenance.
3. Hydrology calculations will need to be provided for the existing offsite pond to verify that it will be able to control the increased stormwater runoff from the proposed site.
4. 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.
5. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
ADVISORY BRIEF
D.A.C. MEETING DATE: 1/7/2026

**Dover/Kent
County
Metropolitan
Planning
Organization**

S-26-03 The Enclave Apartments: Revised Walker Road Apartments

FILE # S-26-03

REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob

PHONE #: (302) 387-6030

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

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

City of Dover Planning Commission
Site Development Plan Review

S-26-03 The Enclave Apartments: Revised Walker Road Apartments

This site plan includes many of the features needed for pedestrian safety. Sidewalks are already present along the property's frontage, and a network of internal sidewalks is planned for the site. One thing to note is that the sidewalks should contain ADA ramps at each end. This is something the site plan currently does not depict.

In terms of bicycle connectivity, in the *Dover Bicycle and Pedestrian Plan*, Walker Road was identified as a barrier to most bicyclists, due to the heavy traffic, the lack of shoulders, and the lack of alternative routes. The road is a Major Collector with an Annual Average Daily Traffic (AADT) of 6,431 and a posted speed limit of 35 mph. Solutions proposed in the document include uninterrupted shoulders between Saulsbury Road and Kenton Road as well as other measures. Improvements such as these should be considered for the frontage of this property to meet the goals of the *Bicycle and Pedestrian Plan*.¹

¹ *Dover Bicycle and Pedestrian Plan*. City of Dover (2020).

<https://doverkentmpo.delaware.gov/files/2021/04/Dover-Bicycle-and-Pedestrian-Plan-2020-FINAL-1.pdf#page=127>.



The plan depicts crosswalks connecting each side of the property entrance. Note that painted crosswalks would also be useful within the parking area and connecting to the residential buildings. The crosswalks should include ADA ramps at each end for improved mobility. Similarly, the accessible parking spaces should be accompanied by ADA ramps placed in convenient locations, so that the building entrances are easily accessible.

Bike racks are proposed for the property, and the number of bicycle spaces in the site plan will meet the City of Dover's requirements for bicycle parking. The bike racks should be placed in a secure location that is close to the building entrances.

Given the expected volume of incoming and outgoing vehicle traffic, it may be necessary to add turn lanes into the property from Walker Road. This would help improve the flow of traffic and reduce the likelihood of a crash. The applicant should work with DelDOT to determine the need for such improvements.

Finally, note that a DART bus stop is located on the north side of Walker Road, immediately to the east to the planned property entrance. Any changes to the roadway, sidewalks, and other infrastructure should not impede access to this bus stop.

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.





SCOTT ENGINEERING, INC.
Consulting Engineers • Surveyors • Land Planners

January 7, 2026

Mrs. Dawn Melson-Williams
City of Dover
Department of Planning and Inspections
P.O. Box 475
Dover, DE 19903

RE: The Enclave Apartments – **WAIVER REQUEST**
Walker Road
Dover, DE
T.M.P. No. ED-05-067.18-01-71.00-000
City of Dover Site Plan Application No. S-26-03
SEI Project No. 3207

Dear Mrs. Melson-Williams:

On behalf of Dover Synergy Group, LLC., our firm submitted a site plan for review and approval by the Planning Commission for the development of two (2) apartment buildings with a total of 48 units, located on the north side of Walker Road and west of Independence Blvd. between Village at McKee Branch on the west side and Liberty Court Apartments on the east side. We are requesting a waiver from Article 6 Section 3.6(b) of the *Zoning Ordinance* that requires upright cubing for parking lots and drive aisles for the drive aisle that wraps around the side and rear of the 2 apartment buildings as submitted to the Planning Commission for their review and action at their January 20, 2026, meeting.

The City of Dover zoning regulations require that curbing be installed around all parking areas and drives. Our client is requesting that a waiver be granted to allow for the elimination of curbing in several areas of the site to alleviate or eliminate the potential drainage problems caused by installing curbing and to allow for better water quality treatment. The areas that a waiver for curbing are being requested are the rear emergency access lanes on the side and rear of each building. The reason for the request is to allow for the implementation of proper drainage off the rear emergency access drive aisle and meet stormwater management quality requirements of the State of Delaware by using Best Management Practices (BMP's).

The paved drive aisles in this area will be designed to sheet flow in lieu of concentrated flow toward the grassy areas adjacent the pavement. This practice will allow the aisle to drain across grass areas to filter and clean the water. When curbing is installed, the water becomes trapped on site and must be handled by catch basins and storm drainage pipe. The site is relatively flat and does not have enough fall to collect the stormwater in storm drain systems along the access drive aisles and drain across the site to the discharge point at the existing stormwater management pond.

Thank you for your consideration in this waiver. Should you have any questions or require additional information please let me know.

Sincerely,

SCOTT ENGINEERING, INC.

Gregory R. Scott, P.E.

Cc: Tolano Anderson