

City of



Dover

April 25, 2023

Mr. Ring Lardner, P.E.
Davis Bowen & Friedel
1 Park Avenue
Milford DE 19963
Via Email: rwf@dbfinc.com

**Re: Final Site Plan Approval – Dover Logistics Center
(Conditional Use) Site Plan: C-21-07 Lands of First State Business Center, LLC: Two
Buildings at 30 Lafferty Lane, Dover, DE
Tax Parcel Number: ED-05-077.00-01-28.03-000.**

Dear Mr. Lardner:

The Planning Office grants Final Plan Approval of the (Conditional Use) Site Plan C-21-07 Lands of First State Business Center, LLC to construct warehouses at the above referenced parcel on the south side of Lafferty Lane, Dover, Delaware. The City of Dover Planning Commission granted conditional approval of C-21-07 on November 15, 2021 including approval for the partial elimination of sidewalk and approval of the Performance Standards Review Application.

It is noted that the project name has been revised to Dover Logistics Center (also referred to as the Lafferty Lane Warehouse Project). The project consists of the construction of two (2) Warehouse Buildings with a combined size of 296,400 SF (Building A of 132,600 SF and Building B 163,800 SF), a trailer parking area, and associated site improvements. The property is zoned M (Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone): Accident Potential Zone I (APZ I) and Noise Zone A. The property consists of approximately 30 acres and is located on the south side of Lafferty Lane between Bay Road and Horsepond Road. The owner of record is First State Business Center, LLC and the equitable owner/developer is Jack Lingo Asset Management, LLC.

The Planning Staff has reviewed the plan of the above-referenced project for conformity with the conditions of approval established by the Planning Commission review of November 15, 2021 and with the *Dover Code of Ordinances*, Appendix B: Zoning Ordinance. The Plan also conforms to the conditions outlined in the Development Advisory Committee Report dated November 3, 2021.

The associated Record Plan (Sheet V-01 to V-03) has been granted approval for recordation to show right-of-way dedication along Lafferty Lane and locations of easements for drainage, sewer, and utilities. The Record Plan will be released to the application's representative for recording and requires submission of recordation documentation back to the Planning Office.

The Conditional Use Site Plan Set for C-21-07 as approved consists of 79 sheets including Title Sheets, Site Plan C-101-C-109 and C-201 to C-208, Grading Plan C-301- to C-307, Sediment and Stormwater Management Plan C-401 to C-438 and E-1 to E-6, Utility Plan C-501 to C-510, Entrance Plan C-801 to C-825, Record Plan V-01 to V-03, and Landscape Plan L-101 to L-106. The Approved Site Plan has revision dates of October 5, 2022 and February 22, 2023 with

signatures of the Engineer and Landscape Architect (dated 4/5/2023), owner (dated 4/5/2023), and developer (dated 2/9/2023).

The necessary agency approvals have been granted by the following agencies:

- City Department of Public Works and City Department of Water and Wastewater: Approval granted in letter of March 31, 2023. This included notation of Office of Drinking Water approval for water system construction received May 26, 2022 (Permit #22W99).
- City Fire Marshal's Office: Email of May 27, 2022 notes the Plans compliance with the Fire Marshal's Office This has been accepted as approval by the Fire Marshal's Office of the Site Plan.
- City Electric Department: The applicant is advised to continue working with them regarding electric service provisions. They will prescribe the locations of electric service equipment.
- DelDOT – Letter of No Objection to Recordation (for Record Plan) received dated February 15, 2023 and Entrance Plan approval of February 15, 2023. Appropriate Entrance Plan and Permit approvals are necessary prior to commencement of site construction and entrance construction on this State maintained road of Lafferty Lane.
- Kent Conservation District: Sediment and Stormwater Management Plan granted approval as of March 24, 2023.

The following are a series of advisory comments pertaining to the construction of the project:

- 1) A City of Dover Pre-Construction meeting with City of Dover Departments is recommended prior to the commencement of Site Work activities. The Planning Office can coordinate a Meeting by contacting Dawn Melson-Williams at (302) 736-7196. If there are questions regarding the construction activities process for work in the City, the developer and/or contractors may contact the Planning Office or the appropriate City Department. Ensure project management personnel is familiar with the various City Departments and how the construction/inspection process works in the City.
- 2) In the event that major changes and revisions are proposed to the Conditional Use Site Plan design, you are required to contact the Planning Office to discuss prior to implementation. These changes may require resubmittal of the plan/drawings for review by agencies making recommendations or taking action in regard to the application.
- 3) As the project site is located on a State maintained road, the appropriate Entrance Permit issued by DelDOT must be in place prior to commencement of construction activities on the property. Contact DelDOT Central District Public Works Office regarding Entrance Permit requirements. See Entrance Plan Approval Letter for more information.
- 4) The applicant should be aware that Final Conditional Use Site Plan approval does not represent a Building Permit, Sign Permit, and other associated construction activity permits from the City of Dover. If developer wishes to commence Site Work activities prior to submission of a Building Permit for the building construction, then submission of an Administrative Building Permit is required specific to Site Work only.

- 5) This approved Final Conditional Use Site Plan shall be on the premises at all times during construction and site construction shall be carried out in accordance with, and as illustrated on the approved plan. The Planning Office will complete an Inspection of the property for compliance with this Conditional Use Site Plan C-21-07 as part of the Inspections for a Certificate of Occupancy of each warehouse facility building.
- 6) Construction activities may have an effect on the adjacent property owners and nearby travel lanes. Any work requiring the closing or rerouting of visitors to adjacent properties should be coordinated as to offer the least amount of inconvenience to the adjacent property owners.
- 7) Any uses of the site, buildings, and/or individual tenant spaces within the buildings are subject to compliance with the allowable uses in the M (Manufacturing Zone) and the AEOZ (Airport Environs Overlay Zone) Land Use Compatibility Table of the *Zoning Ordinance*. Evaluation of each use will occur as part of the Permit process for construction activity or for the establishment of a use and also as part of the Business Licensing program.
- 8) One copy of the approved Conditional Use Site Plan C-21-07 set is available for pick-up at the Department Planning & Inspections. Contact Planning Staff to arrange pick-up. One additional copy of the Conditional Use Site Plan will be returned with the Building Permit.

Planning Commission approval is valid for two (2) years from the date of approval, during which time the Conditional Use Site Plan shall be finalized, Building Permits obtained, and the project commenced. For Site Development Plan C-21-07, the approval expiration date is November 30, 2023. Plan approval also expires if construction activity ceases for a period of one year. To apply for a 1-year extension of Approval from the Planning Commission, this office shall be in receipt of a letter from the owner/applicant requesting such extension at least 30 days prior to the expiration of the original approval. The letter requesting the extension shall state the reasons why an extension is necessary.

Should you have any questions, or require further assistance, please reach out to Dawn Melson-Williams at dmelson@dover.de.us or contact the Planning Office at (302) 736-7196.

Sincerely,
Department of Planning & Inspections



Dawn E. Melson-Williams, AICP
Principal Planner
dmelson@dover.de.us

Cc via email: Mary Ellen Gray, AICP, Director of Planning, Inspections & Community Development
Jason Lyon, P.E., Director of Water & Wastewater
James Wood, First State business Center, Inc.
Doug Motley and Nick Hammonds, JLAM
File C-21-07