



## DATA SHEET FOR SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF January 4, 2023

PLANNING COMMISSION MEETING OF January 17, 2023

|                                    |                                                                                                                                                       |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Plan Title:                        | S-23-01 East Carolina Supply Warehouse on Ridgely Street                                                                                              |
| Plan Type:                         | Site Development Plan and associated Minor Subdivision Plan                                                                                           |
| Current Address:                   | 631 Ridgely Street                                                                                                                                    |
| Location:                          | North of the terminus of Ridgely Street and at Clara Street Extension to the west of the railroad.                                                    |
| Tax Parcel:                        | ED-05-076.08-01-01.00-000                                                                                                                             |
| Owner:                             | Clara Ridgely Project, LLC                                                                                                                            |
| Overall Property Area:             | 28.65 +/- acres                                                                                                                                       |
| Proposed Parcel A (south):         | 4.928 +/- acres (214,643 SF)                                                                                                                          |
| Proposed Residual Parcel (north):  | 23.726 +/- acres (1,033,516 SF) Residual                                                                                                              |
| Present Use:                       | Warehouse (Area of proposed Parcel A is unused lot)                                                                                                   |
| Proposed Parcel A use:             | Warehouse (proposed)                                                                                                                                  |
| Proposed Residual Parcel use:      | Warehouse (existing)                                                                                                                                  |
| Proposed Building Area (Parcel A): | 42,400 SF +/-                                                                                                                                         |
| Zoning:                            | IPM (Industrial Park Manufacturing Zone)                                                                                                              |
| Off Street Parking:                | Required – 53<br>Proposed – 27 spaces                                                                                                                 |
| Waiver Requests:                   | Partial Elimination of Upright Curbing<br>Reduction in Parking Requirement<br>Subdivision Waiver: To create a Lot without Frontage on a Public Street |
| For Consideration:                 | Performance Standards Review Application                                                                                                              |

CITY OF DOVER  
DEVELOPMENT ADVISORY COMMITTEE  
APPLICATION REVIEW COMMENTARY  
D.A.C. MEETING DATE: January 4, 2023

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APPLICATION: East Carolina Supply Warehouse on Ridgely Street

FILE #: S-23-01 REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Julian Swierczek, AICP PHONE #: (302) 736-7196

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I. PLAN SUMMARY:

This Site Plan Review of a Site Development Plan and Minor Subdivision Plan for a property currently addressed as 631 Ridgely Street. The Plan proposes to subdivide the current parcel of 28.65 +/- acres into two new parcels. The proposed Parcel A is southernmost portion of the site and is to be 4.928 +/- acres (214,643 SF). The Residual Parcel is the northern portion of the site containing an existing warehouse building and would be 23.726 +/- acres (1,033,516 SF). The Plan is to permit construction on Parcel A of a 42,400 SF +/- warehouse and associated site improvements. The current property is zoned IPM (Industrial Park Manufacturing Zone). The property is located north of the terminus of Ridgely Street and at Clara Street to the west of the railroad. The owner of record is Clara Ridgely Project, LLC. Property Address: 631 Ridgely Street. Tax Parcel: ED-05-076.08-01-01.00-000.

Previous Applications:

Aerial imagery suggests the current warehouse building on site was developed prior to 1961 with the western portion of the existing building having been built as an addition between 1961 and 1968. There is also an existing 125-foot tall wireless communication facility (monopole) that was developed under applications V-15-09 and S-15-16. Variance Application V-15-09 was approved by the Board of Adjustment at their June 2015 Meeting, with the related Administrative Site Plan S-15-16 having received Final Plan approval in a Letter dated April 5, 2016.

II. PROJECT DESCRIPTION

Minor Subdivision

The current property is located at 631 Ridgely Street and is subject to a Minor Subdivision Plan Application and associated Site Development Plan Application. This Minor Subdivision Plan proposes to subdivide the property into two lots. The following Table is a summary of the lots proposed.

| Site         | Proposed Acreage                   | Area                                                                                      |
|--------------|------------------------------------|-------------------------------------------------------------------------------------------|
| Parcel A     | 4.928 +/- acres<br>(214,643 SF)    | Southern area of existing site. Subject area to related Site Development Plan Application |
| Residual Lot | 23.726 +/- acres<br>(1,033,516 SF) | Northern residual portion of overall site.<br>Location of existing warehouse building.    |
| <b>TOTAL</b> | 28.65 +/- acres                    |                                                                                           |

The existing warehouse building contains a mix of businesses including warehouses, office, and a Child Day Care Center. The creation of Parcel A requires consideration of a Land Subdivision Waiver to allow the creation of a Lot without direct frontage on a public street (See notes in Section III - *Subdivision Regulations Review* of this Report).

#### Site Development Plan

This Site Development Plan Application proposes the construction of a new 42,400 SF warehouse building with associated site improvements on the proposed new Lot A. The associated site improvements include drive aisles along the south and west portions of the new building and a total of twenty-seven (27) vehicle parking spaces in two areas. The overall site access is to be via Ridgely Street which is not public right-of-way this far north, but rather a privately maintained access drive. The proposed Lot A also includes an existing wireless communications facility (monopole tower) in the southwest corner. To the east of the existing access drive (easement), the property is left as a grass/ meadow area, after an area of paving adjacent to said access drive.

#### Surrounding Land Uses:

The railroad right-of-way extends along the entirety of the eastern property line of the site, running north/south. Across the railroad right-of-way to the east from the subject site is predominantly zoned IO (Institutional and Office Zone) containing a warehouse, City offices, and a Charter School. To the south of the subject property lay three (3) parcels also zoned IPM (Industrial Park Manufacturing Zone), two of which are undeveloped and one containing a self-storage facility and another wireless communication facility (monopole) tower. Further to the west is a property also zoned IO which contains William Henry Middle School. To the north is another parcel zoned IPM and the location of another warehouse/manufacturing facility of Energizer.

### III. SUBDIVISION REGULATIONS REVIEW

The procedures for subdivision of land are found in the *Land Subdivision Regulations*. Planning Staff confirms this application includes a Minor Subdivision. Therefore, the Planning Commission may find the application is subject to one public hearing and review for action by the Planning Commission followed by the administrative process to complete the Final Plat for recordation. In order to subdivide the property, the plan review must ensure that the subdivision does not create any non-conformities with the bulk standards of the *Zoning Ordinance*. These bulk standards include minimum lot size, front yard setbacks, side yard setbacks, rear yard setbacks, floor area ratio, etc. See also discussion below under Zoning Review.

Subdivision Waiver Requested: Create Lot without Frontage Lot Frontage on a Public Street

Appendix A: *Land Subdivision Regulations*, Article VI Item E requires that all lots in a subdivision shall have frontage on a public street. To that end, pursuant to Article VII regarding Waivers, the Applicant has submitted a Waiver Request from the above referenced requirement to require that newly subdivided lots have direct frontage on a public right-of-way. The Waiver Request notes that an Access Easement from Ridgely Street had previously been recorded in 1996 providing access from the end of the public right-of-way of Ridgely Street, across the properties to the south, providing access to the subject site. The Applicant is proposing that another cross-access easement be established across the proposed Parcel A to ensure vehicle access is still provided to the Residual parcel. It is noted that the Residual parcel has frontage on Clara Street Extension.

The purpose of the requirement for frontage on a public street is to ensure access to lots created. According to the *Land Subdivision Regulations*, Article VI. Subdivision General Requirements and Design Standards, Section E. Lots:

1. Lot width, depth, shape and orientation, and the building setback lines shall be appropriate for the location of the subdivision, for the type of development and for the use contemplated.
2. Lot sizes shall conform to the requirements of the zoning ordinance.
3. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to comply with the off-street parking and loading requirements contained in the zoning ordinance.
5. All lots in a subdivision shall have frontage on a public street.

According to the *Land Subdivision Regulations*, Article VII. Special Provisions, Section A. Variance and Waiver:

1. Upon the findings of the commission that, due to special conditions peculiar to a subdivision or a site, certain requirements of these regulations are inappropriate, or that strict compliance with said requirements may cause extraordinary and unnecessary hardships, the commission may recommend to the city council, and the city council may vary or waive said requirements, provided that such variance or waiver shall not be detrimental to the public health, safety, or general welfare, or have the effect of nullifying the intent and purpose of the official map, the zoning ordinance, the development plan or these regulations. In varying or waiving certain requirements, the council may specify such conditions as will, in its judgment, secure substantially the objectives of the requirements so varied or waived.

#### IV. ZONING REVIEW

IPM Zoning District

The property is zoned IPM (Industrial Park Manufacturing Zone) and is subject to the regulations of *Zoning Ordinance*, Article 3 §20 and Article 4 §4.16 as a conventional planned lot development. Broadly speaking, the use as a Warehouse Facility is a permitted use within this

zoning district; however, a more specific description of the intended use should be provided to confirm compliance with the permitted uses of the IPM zone. The following Table highlights some of the lot design standards for the IPM zone. The new Parcel A (and Residual) appear to comply with these requirements. Refer to the following Table (next page).

| Minimum Required                                                                                           | IPM<br>(Conventional<br>Planned)      |
|------------------------------------------------------------------------------------------------------------|---------------------------------------|
| For All Permitted Uses:                                                                                    |                                       |
| Lot Area                                                                                                   | 2 1/2 acres                           |
| Lot width (ft.)                                                                                            | 200                                   |
| Lot depth (ft.)                                                                                            | 300                                   |
| Front Yard                                                                                                 | 60                                    |
| Side yard (ft.)                                                                                            | 40                                    |
| Rear yard (ft.)                                                                                            | 40                                    |
| Side or rear yard which adjoins a residential zone (ft.)                                                   | 100                                   |
| Off-street parking space:                                                                                  |                                       |
| Per 800 sq. ft. of floor area                                                                              | 1                                     |
| Per employee, per largest working shift (if greater than the requirement under the floor area calculation) | 1                                     |
| <b>Maximum Permitted</b>                                                                                   |                                       |
| Building Height:                                                                                           |                                       |
| Stories                                                                                                    | Not limit                             |
| Feet                                                                                                       | Equal to distance to nearest lot line |
| Floor Area Ratio                                                                                           | 0.5                                   |
| Lot Coverage                                                                                               | 75%                                   |

## V. PARKING SUMMARY

The *Zoning Ordinance*, Article 4 Section 4.16 states that the parking requirement for conventional planned development in the IPM zone is based on a rate of one parking space per 800 SF of floor area or one per employee, per largest working shift (if greater than the requirement under the floor area calculation). The Applicant has noted that only five (5) employees are expected to be at the facility. Parking calculations would therefore be done based on the square footage. With a stated floor area of 42,400 SF, this would require a minimum parking space count of 53 spaces. The Plans submitted show that twenty-seven (27) vehicle parking spaces are to be provided to the east and west of the proposed building.

### Waiver Request: Reduction in Parking Requirement

The Applicant has submitted a written Waiver Request for the Parking Requirements. The Request notes that only five (5) employees are expected for this facility, and therefore at most the Applicant has stated they “only need ten (10) parking spaces but are providing (27).” To that end, Article 6 §3.9 of the *Zoning Ordinance* notes that the Planning Commission may reduce the parking requirements, in an amount not to exceed 50 percent. The Applicant cites the number of employees as reason to reduce the number of vehicle parking spaces, as well as noting that the reduced number of vehicle parking spaces would reduce impervious surface areas and “have

environmental benefits of additional groundwater recharge and less stormwater runoff for the site.”

#### Loading Spaces

Article 6 Section 4.26 of the *Zoning Ordinance* provides the loading berth requirement for a manufacturing, wholesale and storage uses in the IPM Zone. Specifically, it is required to provide “one berth for 5,000 to 10,000 square feet of floor area in such uses, and one additional berth for each additional 10,000 square feet of floor area or fraction thereof so used.” Based on the square footage of 42,400 SF, this would calculate five (5) loading berths. However, Article 6, Section 4.16 notes that for buildings under 150,000 SF, the maximum number of loading spaces required would be three (3) loading spaces.

The Site Plan submitted by the Applicant notes one 3-bay recessed truck dock at the northeast corner of the building. There is however a 24-foot-wide drive aisle shown which appears to run through the north interior of the proposed warehouse building. The Plans note that, within the building, this area is “reserved for loading and unloading trucks.” The details of this interior loading area are uncertain. It is noted as enclosed as it does state that there are 24-foot-wide doors at both the east and west ends of this drive. It is however unknown how many trucks are to be accommodated, which type of truck may be accommodated, if there is to be a dedicated entrance/exit (travel direction), etc.

#### Bicycle Parking

The site is required to provide bicycle parking. The minimum bicycle parking requirement is one (1) for every twenty (20) vehicle parking spaces. Based on the 27 parking spaces identified for this site, at least two (2) bicycle parking spaces are required for the project. The Plans submitted do not appear to identify the location of any such bicycle parking, nor do they provide any details of any bicycle parking facilities. The applicant has stated that they are planning to add the bicycle parking adjacent to a sidewalk at the front (east side) of the building.

### VI. SITE CONSIDERATIONS

#### Lighting

Article 5 §7.1 stipulates that lighting shall provide no less than 1.5 foot-candles at grade. Light shall also be deflected away from adjacent residential areas and shall not be distracting to traffic on adjacent roads.

The Plans submitted include a Lighting Plan which notes that there is to be exterior wall-mounted lighting on the south, west and north facades of the proposed Warehouse. The east façade is shown to have two (2) light poles adjacent to the vehicle parking area.

#### Dumpsters

The *Zoning Ordinance*, Article 5 §6.1 stipulates the regulations regarding the required number of dumpsters and the associated placement and screening requirements thereof. Article 5 §6.11 specifically notes the following:

6.11 *Location and screening required.* All dumpsters must be located in approved locations on the lot. Dumpsters must be placed on hard, paved, dust-free surfaces and may not be placed in

designated parking spaces, fire lanes, or access ways. Outside storage of trash, cardboard, or shipping pallets is prohibited. A dumpster enclosure is required to screen the dumpster from view whenever these units are situated so that they will be visible from any public right-of-way or from an adjacent property.

The *Zoning Ordinance*, goes on in Article 5 §6.12 to note that industrial, warehouse & institutional uses provide a minimum of two (2) dumpster for the first 80,000 square feet of gross building area, and one (1) required for each additional 40,000 square feet of gross building area or fraction thereof. This would require the proposed Warehouse on Parcel A to provide a minimum of two (2) dumpsters.

The Plans submitted note one (1) “roll off” dumpster to be provided atop a concrete pad on the west side of the warehouse building proposed on Parcel A. It is further noted to include a fence and landscape screening. Details as to the fencing and any possible gate for an enclosure are not provided.

### Curbing

#### Waiver Request: Partial Elimination of 6-inch Upright Curbing

The use of 6-inch upright curbing for parking lots and drive aisles is a requirement stipulated in Article 6 Section 3.6(b) of the *Zoning Ordinance*. The Applicant has submitted a Written Waiver Request in the Cover Letter of the initial Plan submission, noting that no curbing is proposed to the rear (west) of the Warehouse in order to facilitate sheet flow. There also does not appear to be curbing provided along the private access drive (extension of Ridgely Street), the vehicle parking spaces to the west of the proposed building, nor the drive aisle to the south of the Warehouse.

The Site Plans submitted appear to show curbing being provided around the vehicle parking spaces to the east of the new Warehouse Building. The Plan does not appear to be curbing shown to the rear (west) or south of the Warehouse Building. To that end, the Applicant has verbally indicated that the curbing will not be implemented to the south of the building either, as this area will also need to be kept at grade for the purpose of stormwater management.

### Vehicle Access

Vehicle access to the site is provided via a private access drive (easement) which is an extension of the public right-of-way of Ridgely Street to the south. The on-site circulation connects from this private access drive to a drive aisle that runs along the south side of the proposed Warehouse on Parcel A, then runs along the west side. This drive aisle in turn provides access to a drive that runs through the northern interior of the building. This drive is enclosed at the east and west ends by 24-foot-wide doors and is listed as a loading and unloading area internal to the building. There is vehicle parking currently shown along both the east and west sides of the building.

### Pedestrian Access

There is currently no pedestrian access to the site via sidewalk directly from the public right-of-way. The subject site currently has vehicle access off of Clara Street Extension to the west and via a privately maintained access drive (easement) from the south. Neither of these vehicle access points have sidewalk along their frontages in the vicinity of the subject site. The Plans submitted do not show sidewalks being constructed along the private access drive (easement).

There are currently sidewalks in place on the Residual Lot, facilitating internal pedestrian traffic around portions of the perimeter of the existing warehouse building, primarily to the south. There are however sidewalks shown in the vicinity of the proposed Warehouse Building for on-site circulation. The proposed Warehouse Building on Parcel A is showing a sidewalk in place to the east of the main building connecting vehicle parking spaces to what appears to be the main entrance to the building. There is currently no sidewalk system shown on the rear (west side) of the Warehouse Building.

## VII. BUILDING ARCHITECTURE

The submission includes an architectural rendering, appearing to show the proposed Warehouse from the southeast. The rendering shows the building to be clad in a white vertical metal panels. The base of the two facades visible in the Rendering show a watertable of a black metal, but matched what appears to be a black, gabled, metallic roof. There is a protruding wing which corresponds to the Site Plan's depiction of what is noted as offices. This has another black, gabled, metallic roof which extends over a covered walkway, fronted by white beams. The east façade of this office area appears to be the main entrance and is the only one shown to contain windows. This east façade of this office area (where the covered walkway is shown), shows stone watertable.

Some of the details are somewhat difficult to determine on the Renderings submitted; however, there was a supplemental linework drawing submitted showing the four elevations of the building. This drawing confirms that the watertable is to be of gray stone but appears to show that this is only planned for the east façade, and portions of the north and south facades at the office section of the building. The west (rear) façade of the building shows no watertable feature.

## VIII. TREE PLANTING AND LANDSCAPE PLAN

Article 5 Section 16.62 of the *Zoning Ordinance* specifies that new tree plantings should be provided at a rate of density no less than one (1) tree per 3,000 SF. Section Article 5 Section 16.2 provides the following definition of "Development Area:"

*Development area.* The area containing all new site features (buildings, parking and drive areas, pedestrian walks, stormwater management areas, buffer areas etc. but not underground utilities) proposed by a plan. The development area shall be delineated using property lines and lines run straight across the property from one property line to another without bending or curving.

Based on the above definition, the Plans submitted by the Applicant note a Development Area of 119,752 SF. This area would require a minimum of forty (40) trees to be planted. These are listed as a variety of shade and evergreen trees, provided along the south, west, and north property boundaries of the proposed Parcel A, as well as between the proposed Warehouse Building and vehicle parking lot to the east of the building. The area to the east of the access drive (easement) is not part of the Development Area and is shown to remain as a grass/meadow area with no improvements.



## IX. PERFORMANCE STANDARDS REVIEW

Uses in the IPM Zone are subject to the Performance Standards Procedure set forth in the *Zoning Ordinance*, Article 5, Section 8.1 and 8.2 and referenced sections.

Article 5 §8.1 Dangerous and objectionable elements. No land or building in any zone shall be used or occupied in any manner so as to cause any one or more of the following conditions to exist and to be dangerous, injurious, noxious or offensive beyond the boundaries of such premises in such a manner or in such amount as to adversely affect the reasonable use of the surrounding area or adjoining premises: Fire, explosive or other hazard; noise, or vibration; smoke, dust, odor or other form of air pollution; heat, cold, dampness or electromagnetic disturbance; glare, liquid or solid refuse or waste; traffic congestion causing roadways or intersections in the surrounding highway network to fall below acceptable levels of comfort and convenience; or other substance, condition or element (referred to hereinafter as "dangerous or objectionable elements"), provided that any use permitted or not expressly prohibited by this ordinance may be undertaken and maintained if it conforms to the regulations of this section limiting dangerous and objectionable elements at the point of the determination of their existence.

The project's compliance with a series of performance standards for the "dangerous and objectionable elements" is to be considered by the Planning Commission. The "dangerous and objectionable elements" are as follows:

- Fire and explosion hazards (activities with and storage of)
- Radioactivity or electromagnetic disturbance
- Noise (sound pressure level)
- Vibration
- Smoke
- Odors (Odorous gases or odorous matter)
- Fly ash, dust, fumes, vapors, gases and other forms of air pollution
- Glare (from lighting or high temperature processes)
- Liquid or solid wastes
- Traffic congestion (Level of Service E)

The project cannot cause the above conditions to exist so that they adversely affect the surrounding areas or adjoining properties. The specific limits of each performance standard are described in the *Zoning Ordinance*. Where the performance standards conflict with regulations established by other state or local agencies such as the Delaware Department of Natural Resources and Environmental Control (DNREC), the more restrictive regulations apply.

As part of this procedure, a separate *Performance Standard Review Application* has been submitted by the application for consideration alongside the Site Plan review. The Performance Standard Review Application letter appears to indicate that the proposed development will comply with these provisions by restricting the emission of dangerous and objectionable elements detailed in Article 5, Section 8.5. The Planning Commission may refer the Application to expert consultants for review if deemed necessary. The Planning Commission is charged with determining if the proposed of the facility conforms to the applicable performance standards.

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

X. CITY AND STATE CODE REQUIREMENTS:

- 1) The Applicants have submitted a *Performance Standards Review Application* as required for the property development in accordance with *Zoning Ordinance*, Article 5 §8.6. The letter addresses each aspect of these provisions and identifies how the proposed warehouse facility will be in compliance with each section.
- 2) According to the *Land Subdivision Regulations*, Article VI. Subdivision General Requirements and Design Standards, Section E; all Lots are required to have frontage on a public right-of-way. A Waiver Request was submitted to allow creation of Parcel A recognizing the available that the public right-of-way for Ridgely Street terminates south of the subject site, and the property may therefore only be accessed from the south via a private access drive. As such a cross-access easement will be required to facilitate access to both the proposed Parcel A and Residual Lot from Ridgely Street to the south. Such Easements will also provide access to the proposed Parcel A from the Clara Street Extension to the west.

The Planning Commission shall make a recommendation to City Council. This recommendation will be forwarded to the Safety Advisory and Transportation Committee, who will in turn make a recommendation to City Council.

- a) In order to grant a waiver of the requirement that all lots have frontage on a public street, the Planning Commission and City Council shall determine that compliance with the requirements of the ordinance would cause extraordinary and unnecessary hardship and that "such variance or waiver shall not be detrimental to the public health, safety, or general welfare, or have the effect of nullifying the intent and purpose of the official map, the zoning ordinance, the development plan or these regulations."
  - b) All necessary easements to provide access to and between the Lots, including any known access required for utility installation and drainage needs, shall be secured and incorporated into the Record Plan prior to approval of the Minor Subdivision for recordation.
- 3) Waiver Request: Partial Elimination of Upright Curbing  
Planning Staff notes the request of the Applicant to be granted a Waiver from the requirements to provide 6-inch Upright Curbing to the rear (west) of the proposed Warehouse Building on Parcel A. However, the Plans do not show curbing elsewhere on the Site where required (particularly the drive aisle to the south of the Warehouse). The Applicant has noted that likewise these areas will not have curbing as part the stormwater management activities.
- 4) Waiver Request: Reduction in Parking Requirement  
Vehicle Parking is required to be provided at a rate of one (1) parking space per every 800 SF of building area, or one (1) vehicle parking space per worker per largest shift. At 42,400 SF, the Warehouse would require a minimum of fifty-three (53) vehicle parking spaces. The

Applicant must provide this number of vehicle parking spaces, unless the submitted Waiver Request for the reduction of the minimum parking requirement from (53) to (27) is granted.

- 5) The Record Plan Sheet must document and identify any existing and proposed easements for cross access, utilities, drainage, etc. associated with the subdivision of this lot. However, any associated recorded documents may need to be updated to clarify rights are for both Parcel A and the Residual Lot.
- 6) Provide any information on any agreements established regarding responsibilities for existing access drive aisle and utilities. Add notes to the Record Plan sheet as necessary for reference.
- 7) Note that any future signage must comply with the provisions of the *Zoning Ordinance* Article 5, Section 4, and are subject to a separate Sign Permit submission and review.
- 8) A minimum number of two (2) bicycle parking spaces is required. Show the location of the bicycle parking facilities and provide details of said facilities.
- 9) Cover Sheet (RP-1):
  - a) Note that Site Development Plans do not need to be Recorded. It is the Minor Subdivision and any related items such as Easements which require Recordation.
  - b) Under Project Team, change the note from “Dover Public Works Department,” to instead be the City of Dover Department of Water/ Wastewater.
- 10) Subdivision Plan (Sheet RP-2)
  - a) In the General Notes Column, Item #3 references “surrounding residential properties.” Note that there are no neighboring residential properties in the vicinity.
  - b) Note the Property Owners of the Subject Site(s).
  - c) Note relevant deed references/ easements.
- 11) Site Plan (Sheet RP-3)
  - a) Provide the full Setbacks/ Bulk Standards as Required, Existing, and Proposed.
  - b) Clarify the Lot Coverage Chart figures.
  - c) Clarify the location of 6-inch Upright Curbing as required per *Code*. Ensure that the Site Design is reflected in the submitted Waiver Request for the Partial Elimination of 6-inch Upright Curbing.
  - d) Provide the distances between Site features, including:
    - i) Distance from sidewalk on the east side of building to the building itself.
    - ii) Distance between all drive aisles and the proposed Warehouse
    - iii) Distance between the vehicle parking spaces and the proposed Warehouse.
  - e) Correct any notation referencing “doores” to instead read “doors.”
  - f) Note the distance from the northwest property line to the feature shown on the Residual Lot to the west.
  - g) Identify the feature shown on the Residual Lot which appears to be accessed via the drive aisle from the proposed Lot A.
- 12) Landscape and Lighting Plan (Sheet LP-1)
  - a) Provide the Landscape Architect Certification and Signature.

- 13) Any Erosion & Sediment Control Plans and Stormwater Management Plans granted approval by Kent Conservation District (KCD) 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.
- 14) The Final Plan set must include notes documenting any action taken by the Planning Commission and must list any additional conditions of approval.

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) Performance Standards Review Application: Planning Staff finds the Performance Standards Review Application to confirm that the proposed development will not violate any of the provisions as found in the Zoning Ordinance Article 5 §8.6 regarding dangerous or objectionable elements. As such, Staff recommends that the Planning Commission approve the Performance Standard Review in conjunction with the Site Development Plan Application.
- 2) The proposed Minor Subdivision Plan for the property was evaluated. The subdivision of this property into two (2) individual lots and does not impede the plan to develop the proposed Parcel A. The Subdivision Plan therefore generally complies with the *Land Subdivision Regulations* with the exception of the lot frontage provisions.
- 3) Subdivision Waiver Request - Requirement for Required Lot Frontage on a Public Street: In order for City Council to grant a waiver from the requirements of the *Land Subdivision Regulations*, the applicant must demonstrate that compliance with the requirements of the Regulations would cause extraordinary and unnecessary hardship, and that the variance or waiver “shall not be detrimental to the public health, safety, or general welfare, or have the effect of nullifying the intent and purpose of the official map, the zoning ordinance, the development plan or these regulations.”
  - a) Planning Staff notes that access to the current parcel from the south is already established via an Access Easement. The Applicant has indicated that they will maintain this Easement and further extend it to provide a Cross-Access Easement to accommodate the Residual Lot to the north once the property is subdivided.
  - b) Planning Staff notes that the Public Right-of-Way of Ridgely Street ends further south of the property, and therefore would be ineligible for extension.
  - c) There is an additional access to the existing Site from the Clara Street Extension. This

access will remain unchanged to the Residual parcel after the subdivision, and any Cross-Access Easement between the two properties would similarly allow access from Clara Street Extension to be maintained to the Proposed Parcel A to the south.

- 4) Waiver Request - Reduction in Parking Requirement: Planning Staff recommends approval of the submitted Waiver Request to reduce the number of Vehicle Parking Spaces from fifty-three (53) to twenty-seven (27). Having noted the maximum number of employees at five (5), Planning Staff finds the reduction in the minimum number of vehicle parking spaces to be provided to twenty-seven as reasonable. As the Applicant notes, this would still be well beyond what is required to accommodate the proposed number of five (5) employees at the facility. The property includes area where parking could be developed in the future should be parking needs change for the building.
- 5) Waiver Request – Partial Elimination of the Upright Curbing  
Planning Staff notes the request of the Applicant (as submitted in the Cover Letter with the original Plan submission) for the Partial Elimination of the 6-inch Upright Curbing Requirement for the drive aisle to the rear (west) of the Warehouse Building proposed on Lot A. Their request notes that this is to allow for stormwater management (sheet flow).

The Plans submitted however only show curbing being provided around the vehicle parking spaces to the east of the proposed Warehouse. Additional clarification by the applicant of where the 6-inch Upright Curbing is to be implemented versus not, indicates that no curbing is planned for areas on the south and west sides of the building where grading necessitates no curbing to allow for sheet flow across pavement into grass areas associated with stormwater management. Planning Staff grants approval to eliminate curing in these areas.

- 6) Additional features should be provided to break up the building façade, particularly the east façade which faces the private access drive extension of Ridgely Street. It should also be ensured that such features are utilized throughout the exterior of the building so that no façade contains large expanses of featureless wall-space.

## XII. ADVISORY COMMENTS TO THE APPLICANT:

- 1) In the event that major changes and revisions to the Site Plan or Minor Subdivision Plan occur in the finalization of either such Plan, contact the Department of Planning and Inspections. Examples include reorientation of building, relocation of site components like stormwater management areas, and increases in floor area. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regard to the plan.
- 2) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.
- 3) Following Planning Commission approval of the Minor Subdivision Plan, the Plan must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. A Check Print must be submitted for review by Planning Office Staff. Upon

determination that the Plan is complete and all agency approvals have been received, copies of the Plan must be submitted for final endorsement prior to recordation at the Kent County Recorder of Deeds Office.

- 4) 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 by Planning Office Staff. Upon determination that the Plan is complete and all agency approvals have been received, copies of the Plan may be submitted for final endorsement.
- 5) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate site inspections and permits are required.
- 6) The applicant shall be aware that Site Plan approval does not represent a Sign Permit, nor does it convey permission to place or revise any sign on the premises. Any proposed or revised site or building identification sign shall require a Sign Permit from the City of Dover prior to placement of any such sign.
- 7) 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.
- 8) All businesses operating in the City of Dover are required to obtain a City of Dover Business Licenses from the Licensing and Permitting Division.
- 9) Construction may have an effect on the adjacent property owners. Any work requiring the closing or rerouting of residents or visitors should be coordinated as to offer the least amount of inconvenience. Any activity on site must also be compliant with any applicable noise restrictions.

**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.**

January 6, 2023

City of Dover  
Department of Planning and Inspections  
P.O. Box 475  
Dover, DE 19903-0475

Attn: Dawn Melson-Williams, AICP

**RE: Performance Standard Review Application  
East Carolina Supply Warehouse  
Tax Map No: ED-05-07608-01-0100  
631 Ridgely Street**

Dear Ms. Melson-Williams:

On behalf of our client, East Carolina Supply, LLC; we submit this Performance Standard Review as a supplement to the Application for Site Development Plan Approval for the East Carolina Supply Warehouse, S-23-01, on Ridgely Street. The project involves the construction of a 42,400 SF warehouse with associated parking and site amenities.

Section 8.51 – Fire and Explosion Hazards: A sprinkler system is proposed in the warehouse in accordance with the Delaware State Fire Prevention Regulations. Neither explosive nor hazardous materials are proposed in the warehouse.

Section 8.52 – Radioactivity or Electromagnetic Disturbance: Not applicable, the proposed warehouse will not contain or produce radioactive material or electromagnetic disturbances.

Section 8.53 – Noise: Not applicable, the proposed warehouse will not generate any noise beyond what is consistent with a warehousing or distribution use.

Section 8.54 – Vibration: Not applicable, the proposed warehouse will not generate vibrational beyond what is consistent with a warehousing or distribution use.

Section 8.55 – Smoke: Not applicable, the proposed warehouse is not intended for manufacturing and will not generate smoke resulting from manufacturing processes.

Section 8.56 – Odors: Not applicable, the proposed warehouse will not generate odoriferous gases or other offensive smells.

Section 8.57 – Fly Ash, Dust, Fumes, Gases, and other forms of Air Pollution: Manufacturing is not proposed in the warehouse. Consequently, the project will not generate these forms of air pollution beyond what is consistent with a warehousing or distribution use.

Section 8.58 – Glare: All lighting will be downward screened to eliminate glare on adjacent properties, and it will be in accordance with the City of Dover lighting requirements.

Section 8.59 – Liquid or Solid Wastes: The warehouse will not generate manufacturing or industrial waste that will need to be hauled off-site or discharged into the City's wastewater system. A standard sewer connection for the restrooms in the warehouse is proposed and will be constructed in accordance with the City's standards.

Section 8.60 – Traffic Congestion: Not applicable. The proposed warehouse parcel is to be subdivided off from an existing parcel that contains about one million square feet of warehouse space. The proposed increase in warehouse space is about five percent. The proposed cross-access easements will ensure that the flow off traffic to parent and proposed parcel remains the same. Both parcels will have access to Ridgely Street via a private easement and Clare Street Extension. The parent parcel and existing building were previously used by Playtex for manufacturing. The proposed warehouse use will generate substantially less traffic than the previous manufacturing use.

Please call me if you have any questions or concerns at (302) 841-7901.



Dave Heatwole, PE | Principal  
**SITEWORKS ENGINEERING**



# SITeworks

## ENGINEERING

December 1, 2022

City of Dover  
Planning Department  
P.O. Box 475  
Dover, DE 19903-0475

Attn: Dawn Melson-Williams, AICP

**RE: East Carolina Supply Warehouse  
Preliminary Site Plan – Cover Letter  
Tax Map No: ED-05-07608-01-0100  
631 Ridgely Street**

Dear Ms. Melson-Williams:

On behalf of our client, East Carolina Supply, LLC, we submit this Site Plan Application package to you for review and consideration at the January 17<sup>th</sup>, 2023, Planning Commission meeting. I write to provide background for the site design.

#### Pre-Application Meeting

A pre-application meeting was done via a Microsoft Teams meeting on 10/28/22. Henry Mast, Dawn Melson-Williams, and Dave Heatwole attended the meeting; where it was determined that two waivers were needed to develop the site as planned. We included waiver requests for reduced parking and creating a lot that does not front a public street in the site plan submittal package.

#### Existing Site Area

Most of the 2.8-acre development area is paved and used to store miscellaneous items. The development area is west of the existing access drive from Ridgely Street before the existing warehouse's perimeter access drive. We propose removing the existing pavement in the new warehouse's development area, resulting in a 23% imperviousness reduction.

#### Kent Conservation District

The City recommended a Stormwater Assessment Meeting (SAS) with Kent Conservation District (KCD) before the Preliminary Site Plan submittal. We had the SAS meeting with KCD on 11/22/22 and have attached the meeting minutes to this cover letter. At the meeting, it was determined that stormwater management facilities are unnecessary because we will reduce imperviousness and maintain existing drainage patterns. DNREC classifies the project as a redevelopment project.

#### Parking Lot and Drive Aisle Curbing

From the plan view, the existing paved area generally sheet flows from left to right toward the adjacent properties owned by Fountainview, LLC. The highest area of the site is at the bottom left of the page on the backside of the warehouse. No curb is proposed on the backside of the warehouse so that we can manage the stormwater runoff

to match the existing conditions. If curbing is introduced on the backside of the warehouse, it will create a point discharge for the stormwater runoff; and we won't be able to replicate the existing drainage patterns.

We have proposed curbing in the parking area on the front side of the building.

#### Site Access and Traffic

Per our Pre-Application meeting, most traffic and truck traffic for the existing and proposed warehouse generally accesses the site from Clara Street Extension. The access from Ridgely Street functions typically like a drive aisle, and we sited 16 parking spaces off the entrance to Ridgely Street. All of the parking spaces are kept entirely outside of the easement area.

Minimal site traffic is expected. East Coast Supply, Inc. anticipates three to four trucks per day and up to five employees working at the warehouse. The average daily traffic is 20 trips per day.

#### Loading Spaces

The truck dock contains three spaces. Additionally, the site is configured for trucks to drive into the building through the 24-foot doors on the warehouse's north side. East Coast Supply will load and unload trucks in the protected space. We don't show an outside material storage area on the plan, as it is to be contained inside the facility.

#### Dumpster and Buffering

Due to the nature of the anticipated waste, we have proposed a 22-foot roll-off dumpster. It is sited on the backside of the warehouse adjacent to a 14-foot door to provide access for forklifts. The dumpster will be partially enclosed with a fence and buffered from adjacent properties by tree planting shown on the landscape plan. The warehouse shields it from the Ridgely Street access.

We believe that the dumpster will not negatively impact adjacent properties because of buffering noted above and because of the character of the surrounding properties.

Please call me if you have any questions or concerns at (302) 841-7901.



Dave Heatwole, PE | Principal  
**SITEWORKS ENGINEERING**

### East Carolina Supply Warehouse – SAS Meeting Minutes

Meeting Date: November 22, 2022

Meeting Summary: November 23, 2022

Siteworks Engineering Project #: 22-243

#### In Attendance via WebEx or Conference Call

| Name            | Company               | Email                                                                                |
|-----------------|-----------------------|--------------------------------------------------------------------------------------|
| Jared Atkins    | DNREC                 | <a href="mailto:Jared.Adkins@delaware.gov">Jared.Adkins@delaware.gov</a>             |
| Katherine Owens | DNREC                 | <a href="mailto:Katherine.Owens@delaware.gov">Katherine.Owens@delaware.gov</a>       |
| David Heatwole  | Siteworks Engineering | <a href="mailto:David.Heatwole@siteworkseng.com">David.Heatwole@siteworkseng.com</a> |
| Alec Witt       | Siteworks Engineering | <a href="mailto:Alec.Witt@siteworkseng.com">Alec.Witt@siteworkseng.com</a>           |

#### Site Information

|                      |                                 |
|----------------------|---------------------------------|
| Development Company: | East Carolina Supply, LLC       |
| Developer Contact:   | Fred Sutor                      |
| Project Location:    | 631 Ridgely St, Dover, DE 19904 |
| Proposed Use:        | Warehouse                       |

#### Meeting Summary

The following items were discussed during the East Carolina Warehouse Supply SAS meeting. But the actual order of discussion may have differed from the list presented here.

1. Project walkthrough- Dave Heatwole reviewed aerials showing the development of the property from the 1960's to the present and the conceptual subdivision, site, and grading plans, and the pre and post-development drainage area plans and stormwater calculations.
2. It was noted that the proposed warehouse is sited in an existing paved area, and that imperviousness will be reduced by up to 23% in the development area. The pre-development drainage maps show stormwater runoff directed to the two adjacent parcels south of the site. The post-development drainage plan will mimic the existing one.
3. Dave Heatwole noted that the project would seek Rpv compliance under item 5.6.2.4.1 of the stormwater regulations by targeting a 15% imperviousness reduction.
4. Jared Adkins noted that the project is in the Tar Ditch drainage area, and that there are drainage issues documented in the area. Traditionally, stormwater west of the railroad tracks is overmanaged, and

stormwater to the east of the railroad tracks is discharged quickly to alleviate an undersized drainage network.

5. The District indicated a stormwater management pond or facility would not be required if the imperviousness is reduced by 20% and if discharge rates are reduced in the post-development drainage model.
6. The limits of the drainage plan were reviewed, and the District recommended adding the meadow area across the access drive to the model.
7. The hydrologic soil group to be used in the stormwater calculations was discussed. The NRCS soils mapping indicates that the soils in the project area do not have a hydrologic classification. The District said to model the site using either B or D soils and to make sure the pre and post-development models were consistent.
8. Dave Heatwole discussed installing a level spreader near the communications tower on the south-western side of the site. The District said they preferred using a grass level spreader in the area. It was also discussed that trees would be planted along the southern property line, which will help stabilize the area.
9. Kate Ownes asked if the site needs to provide access to the communications tower. Dave Heatwole said it may be needed and that the communication tower access will be worked out during the planning process.
10. The Stormwater Assessment Study Web Application indicated that there were no known contamination issues on the site.
11. Siteworks requested information regarding the approval process for the site. The District indicated that a detailed plan review is required since the limit of disturbance exceeds 1.0 acre.
12. The District recommended specifying compost filter logs along the downstream side of the pavement to filter runoff from the site during construction.

This summary represents my best recollection of the items discussed at the meeting. Please submit written comments, additions, or exceptions to this summary by December 7, 2022.. The record of these minutes will become final if no comments are received by that date.

Please call me if you have any questions or concerns at 302-841-7901.



Dave Heatwole, PE | Principal  
**SITWORKS ENGINEERING**

# SITWORKS

## ENGINEERING

December 1, 2022

City of Dover  
Planning Department  
P.O. Box 475  
Dover, DE 19903-0475

Attn: Dawn Melson-Williams, AICP

**RE: East Carolina Supply Warehouse  
Preliminary Site Plan – New Lot off an Existing Easement  
Tax Map No: ED-05-07608-01-0100  
631 Ridgely Street**

Dear Ms. Melson-Williams:

On behalf of our client, East Carolina Supply, LLC, we request a waiver from Appendix A, Article IV, Item E of the City Code requiring all lots to have frontage on a public street. We propose subdividing the parcel referenced above to create a new lot for a 42,400 sf warehouse. We propose the new lot take its frontage from an existing access and utility easement on the lands now or formerly of Fountainview, LLC. The easement provides direct access to Ridgely Street which is owned and maintained by the City of Dover.

The existing 28.654-acre property was home to a ±427,110 sf Playtex manufacturing facility. Playtex ceased operations at the plant some time ago, and the building is now used primarily as a warehouse. Access to the property is from Ridgely Street via the access easement noted above and from Clara Street Extension. We propose easements on both the remaining lands and the new lot so that the existing traffic flow will be maintained.

The access easement from Ridgely Street was recorded on February 27, 1996, in deed book 160, page 319, between Playtex Apparel, Inc. and Cosden-Evans Co., Inc. It does not define maintenance responsibility, and no known maintenance agreement exists. The easement is for the benefit of the existing property noted above.

Please call me if you have any questions or concerns at (302) 841-7901.



Dave Heatwole, PE | Principal  
**SITWORKS ENGINEERING**

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# SITWORKS

## ENGINEERING

December 1, 2022

City of Dover  
Planning Department  
P.O. Box 475  
Dover, DE 19903-0475

Attn: Dawn Melson-Williams, AICP

**RE: East Carolina Supply Warehouse  
Preliminary Site Plan – Parking Waiver  
Tax Map No: ED-05-07608-01-0100  
631 Ridgely Street**

Dear Ms. Melson-Williams:

On behalf of our client, East Carolina Supply, LLC; we request a waiver from the parking required under Appendix B, Article IV Section 4.16 of the City code from one space for every 800 sf of building to one space for every 1,600 sf of building. Per code, 53 parking spaces are required. The 27 spaces we proposed are nearly three times the ten spaces our client said were needed at the project kick-off meeting. Only five employees are expected to use the facility.

The reduction in required parking spaces will reduce impervious areas and have the environmental benefits of additional groundwater recharge and less stormwater runoff for the site.

Please call me if you have any questions or concerns at (302) 841-7901.



Dave Heatwole, PE | Principal  
**SITWORKS ENGINEERING**

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## CITY OF DOVER

### DEVELOPMENT ADVISORY COMMITTEE

### APPLICATION REVIEW COMMENTARY

**STAFF D.A.C. MEETING DATE: DECEMBER 28, 2022**

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**APPLICATION:** East Carolina Supply Warehouse on Ridgely Street  
**FILE #:** S-23-01  
**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 PHONE #:** jlyon@dover.de.us

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

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

#### **CITY AND STATE CODE REQUIREMENTS**

##### **SANITATION**

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

##### **STORMWATER**

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

##### **STREETS**

1. None

##### **WATER**

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
  - a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
  - b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.

- c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan.
4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed building. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.
5. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically, this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended.
6. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. The Department of Public Works will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90°) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
7. Please call out that the connection to the water main shall be accomplished with a Powerseal 3490AS tapping sleeve and valve.
8. Water services shall be either type K copper or SDR-9.
9. On October 24, 2022, City of Dover Council approved the new Cross Connection Control Program. This program requires certain backflow prevention assemblies on water service connections to the city's distribution system. This project will require a double check valve assembly to be installed downstream of the water meter in the building.

## **WASTEWATER**

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



4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Sizing (flow) calculations must be submitted for all sanitary sewer laterals (other than for single-family dwellings) showing that velocity and all other requirements are met.
6. The minimum size of all sanitary sewer laterals shall be six-inch (6").
7. 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. Sanitary sewer laterals shall be connected directly to the main, not manholes, unless impracticable, as determined by the Department of Water & Wastewater.

#### **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**

##### **STREETS / SANITATION / STORMWATER / WATER / WASTEWATER / GENERAL**

1. None.

#### **ADVISORY COMMENTS TO THE APPLICANT**

##### **WATER**

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

##### **WASTEWATER**

1. The City of Dover sanitary sewer system is available to this site. The developer is responsible for all costs associated with extending and providing service and capacity to the proposed development.

2. Prior to plan approval, it may be required to submit the sanitary sewer system plans to the DNREC, Division of Water Resources, Surface Water Discharges Section for review and approval. The owner/developer is responsible for providing all application fees, completed forms and plan sets directly to DNREC.
3. Wastewater impact fees may be required to be paid prior to Certificate of Occupancy for this project.

**GENERAL**

1. The applicant is advised that depending upon the size of the existing water service and sanitary sewer lateral to be abandoned, flowable fill may be required.
2. Construction plans will not be reviewed by our office unless all previous comments have been clearly addressed within the plan set and accordingly identified within an itemized response letter and with the Water/Wastewater Initial Plan Submission Checklist, which can be obtained from the following website: [https://imageserv9.team-logic.com/mediaLibrary/198/WaterWastewaterHandbookFinal\\_1.pdf](https://imageserv9.team-logic.com/mediaLibrary/198/WaterWastewaterHandbookFinal_1.pdf), page 88.

**STORMWATER**

1. None

**STREETS**

1. Please be advised that Rosemary Road is privately owned. If the developer would like to dedicate the street to the city for ownership, the improvements must meet all requirements from the City of Dover.

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: January 4, 2023 *Revised*

APPLICATION: East Carolina Supply Warehouse

FILE #: S-23-01

REVIEWING AGENCY: City of Dover, Office of the Fire MarshalCONTACT PERSON: Jason Osika, Fire MarshalPHONE #: (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 Warehouse.
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 50% 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 50% 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)

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. 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.

12. 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.

13. Speed Reduction Devices must be approved, please see City of Dover Ordinance Chapter 98-10 in reference to this process.
14. Gated Areas: Fire Department access shall be provided to the property through the use of a system or device approved by the Fire Marshal. The system or device required shall be located in an area accessible to the fire department and approved by the Fire Marshal. All gates shall be either automatic or manual.

An automated system shall consist of one manual and one automated means to open the gate. The owner or their representative shall meet with the Fire Marshal prior to submission to agree on the system. A letter of agreement shall be created and signed by both parties. The letter shall include a detailed description of both the manual and automated means.

A manual gate shall consist of one manual means to open the gate. The owner or their representative shall meet with the Fire Marshal prior to submission to agree on the means to open. A letter of agreement shall be created and signed by both parties. The letter shall include a detailed description of the manual means to open.

To be considered accessible for fire department apparatus the actual clear openings shall be not less than 14 feet, the paved surface through the gate shall be not less than 12 feet, and the gate shall be setback from the perpendicular street by at least 50 feet.

Please contact this office to discuss options available to comply with this requirement.  
(2021 Delaware State Fire Prevention Regulations 705, Chapter 5, 2.6)

15. 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.

16. 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.

17. 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>

18. 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)

19. 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.

20. 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)

21. 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)

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

23. If there is any type of rack storage, the following will be required: 1) a diagram showing the layout and type of rack system 2) a list and quantity of items being stored 3) a letter from an

authorized/licensed fire suppression contractor stating that in rack sprinklers are or are not needed. If in rack sprinklers are not needed, a letter may be requested from an authorized/licensed fire suppression contractor to ensure that the sprinkler system is adequate for the storage presented.

24. 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)
25. 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,

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)

26. 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)

27. 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

28. 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
29. Buildings over 25,000 Sq. Ft are to have radio performance testing done by Delaware State Communications prior to Final CO. This must be scheduled in advance with Delaware State Communications.
30. Project to be completed per approved Site Plan.
31. Full building and fire plan review is required.
32. 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.

33. Construction or renovations cannot be started until building plans are approved.
34. 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.
35. Building cannot be occupied by the public until a Certificate of Occupancy is obtained.
36. 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. Show existing hydrants on the plan with measurement. Must be within 300 ft of FDC
2. Show Firefighter perimeter access on the plan
3. Show Proposed fire lanes on plan
4. Any Gas meters? If so, Impact protection required
5. Show proposed Fire Department Connection on Plan

**APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):**

2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)

2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)

2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)

2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)

2009 IBC (International Building Code)

Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations

2021 Delaware State Fire Prevention Regulations

City of Dover Code of Ordinances

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

CITY OF DOVER  
DEVELOPMENT ADVISORY COMMITTEE  
APPLICATION REVIEW COMMENTARY



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APPLICATION: East Carolina Supply Warehouse on Ridgely Street

FILE#: S-23-01

REVIEWING AGENCY: DelDOT

CONTACT PERSON: Joshua Johnson

PHONE#: 302-760-2141

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

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

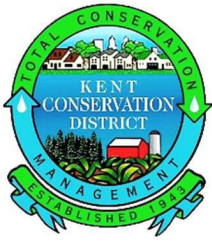
CITY & STATE CODE REQUIREMENTS:

No person, firm, corporation or the like shall construct, open, reconstruct, maintain, modify or use any crossing or entrance onto a state-maintained highway, street or road, including any drainage modifications leading into or carried by the highway drainage system, without first having complied with standards and regulations adopted by the Department and having obtained a permit issued by the Department. Please contact the Delaware Department of Transportation - Development Coordination section to begin permit process.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. The developer should schedule a pre-submittal meeting to discuss the development with DelDOT Subdivisions.



# KENT CONSERVATION DISTRICT

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

**CITY OF DOVER  
DEVELOPMENT ADVISORY COMMITTEE  
APPLICATION REVIEW COMMENTARY  
JANUARY 2023**

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**APPLICATION:** East Carolina Supply Warehouse on Ridgely Street

**FILE #:** S-23-01

**REVIEWING AGENCY:** Kent Conservation District

**CONTACT PERSON:** Kate Owens

**PHONE:** (302) 608 – 5370

**EMAIL:** stormwater@kentcd.org

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

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

ADVISORY COMMENTS TO THE APPLICANT:

1. A letter of no objection to recordation will be provided once the detailed Sediment and Stormwater Management Plan has been approved.