SAFETY ADVISORY AND TRANSPORTATION COMMITTEE
A G E N D A

OCTOBER 24, 2012 - 5:00 P.M.

CITY HALL CONFERENCE ROOM
15 LOOCKERMAN PLAZA
DOVER, DELAWARE

Public comments are welcomed on any item and will be permitted at appropriate times. When possible, please notify the City Clerk (736-7008 or e-mail at CityClerk@dover.de.us) should you wish to be recognized.

AGENDA ADDITIONS/DELETIONS

1. Proposed Resolution No. 2012-14 - Designating a Redevelopment Area on Properties Bounded by U.S. Route 13 (North Dupont Highway) on the East, Kings Highway on the North and West, and Delaware Route 8 (East Division Street) on the South

2. Review of Rear Access Waiver for Leander Lakes Apartments

3. Creation of Bicycle and Pedestrian Committee

4. Adjournment

/tm
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THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.

ACTION FORM

PROCEEDING: Safety Advisory and Transportation Committee
DEPARTMENT OF ORIGIN: Planning & Inspections **DATE SUBMITTED**: October 12, 2012
PREPARED BY: Ann Marie Townshend, AICP, Director of Planning & Community Development
SUBJECT: Resolution #2012-14: A Resolution Designating A Redevelopment Area On Properties Bounded By U.S. Route 13 (North DuPont Highway) On The East, Kings Highway On The North And West, And Delaware Route 8 (East Division Street) On The South
REFERENCE: N/A
RELATED PROJECT: Kent County Regional Bicycle Plan and 2008 City of Dover Comprehensive Plan
REVIEWED BY: N/A
EXHIBITS:
EXPENDITURE REQUIRED: N/A **AMOUNT BUDGETED**: N/A **FUNDING SOURCE (Dept./Page in CIP & Budget)**: N/A
TIME TIMETABLE: N/A
RECOMMENDED ACTION: Staff recommends that the Committee recommend that City Council approve the resolution.

BACKGROUND AND ANALYSIS

In the development process, the developer is typically responsible for the transportation upgrades necessary to support his proposed development project. In an urban area, this becomes a challenge when roadways or intersections fail to meet level of service standards under existing conditions. In order for the development proposal to move forward, the developer must bring the road segment or intersection up to an acceptable level of service. Again, in a highly developed urban area, this becomes a challenge, as the upgrades, which may involve property acquisition or even condemnation, can be costly enough to make a project economically infeasible.

The DelDOT *Standards and Regulations for Subdivision Streets and State Highway Access* includes level of service (LOS) criteria and limited flexibility for DelDOT to relax its LOS standards. The following language grants DelDOT such flexibility in the case of redevelopment:

> **4. Development in Areas Designated for Re-Development**
> If a proposed development is located in an area, or on a land parcel or parcels of land, designated as a "re-development" site by either state or local government, with local government concurrence DelDOT may accept the existing Level of Service provided that the proposed development makes sufficient improvements, to DelDOT"s satisfaction, to retain the existing measured Level-of-Service.

The property located in the area bound by U.S. Route 13 on the east, Kings Highway on the north and west, and Delaware 8 on the south, is one of these areas where the current transportation challenges create an impediment to redevelopment without flexibility on the LOS standard. In discussion with DelDOT, while the language in the City's Comprehensive Plan supports redevelopment of underutilized sites along the Route 13 corridor, it is not specific enough for DelDOT to require only that the current LOS be maintained. The proposed resolution would allow DelDOT to apply this standard and not require that the developer make the costly upgrades to the intersection that would make the project infeasible.

City of Dover

MAYOR AND COUNCIL

DRAFT PROPOSED COUNCIL RESOLUTION NO. 2012-14

A RESOLUTION DESIGNATING A REDEVELOPMENT AREA ON PROPERTIES BOUNDED BY U.S. ROUTE 13 (NORTH DUPONT HIGHWAY) ON THE EAST, KINGS HIGHWAY ON THE NORTH AND WEST, AND DELAWARE ROUTE 8 (EAST DIVISION STREET) ON THE SOUTH

WHEREAS, the City of Dover 2008 Comprehensive Plan, as amended, encourages redevelopment along the U.S. Route 13 corridor; and

WHEREAS, a number of intersections along the U.S. Route 13 corridor fail to meet the Level of Service Standards required by the State of Delaware, and the costs of modifying such intersections can cause redevelopment of certain properties to be financially infeasible; and

WHEREAS, economic growth, prosperity and redevelopment are identified priorities of the City of Dover, which wishes to work with the development community and the Delaware Department of Transportation to promote redevelopment while preserving and enhancing the transportation network.

NOW, THEREFORE BE IT RESOLVED THAT THE MAYOR AND COUNCIL OF THE CITY OF DOVER

1. Designates the area bounded by U.S. Route 13 (North DuPont Highway) on the east, Kings Highway on the north and west, and Delaware Route 8 (East Division Street) on the south as a redevelopment area, and requests that the Delaware Department of Transportation allow for development to proceed without requiring the developer to make all of the necessary improvements but rather requiring the developer to contribute a portion of the costs to be set aside for current and future improvements that is proportional to the traffic generated by the proposed development; and

2. Directs staff to work with the Delaware Department of Transportation and the Dover/Kent County Metropolitan Planning Organization to plan for and prioritize the transportation system improvements needed to facilitate redevelopment.

ADOPTED: *

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CARLETON E. CAREY, SR.	THOMAS J. LEARY
MAYOR	COUNCIL PRESIDENT

Actions History:

October 24, 2012 - Introduced at Safety Advisory and Transportation Committee

Draft

City of Dover

PETITION TO WAIVE EMERGENCY ACCESS REQUIEMENTS
Before the City Council Safety Advisory & Transportation Committee
October 24, 2012

Plan Title:	Leander Lakes Apartments S-12-18
Plan Type:	Site Plan
Site Area:	28.67 acres ±
Proposed Use:	Apartments
Number of Dwelling Units:	Total – 240 dwelling units
Zoning Classification:	RM-1 (Medium Density Residence Zone) COZ-1 (Corridor Overlay Zone)
Waivers Recommended:	*Zoning Ordinance* Article 5 § 17.3 and 17.5(a) Elimination of the Emergency Rear Access

PLAN SUMMARY (Plan dated August 24, 2012):
The subject property consists of one parcel of land totaling 28.67 acres +/-. The subject property is zoned RM-1 (Medium Density Residence Zone) and is subject to the COZ-1 (Corridor Overlay Zone). This property is located on the south side of Forrest Avenue west of Dover High Drive and the property of Dover High School and east of Artis Drive. The owner of record is Leander Lakes, LLC. Tax Parcel: ED-05-075.00-01-05.01-000.

The Site Plan proposes 240 apartment dwelling units in a series of 3 story apartment buildings. The development will consist of a total of ten (10) apartment buildings, clubhouse, and residual land to be used for stormwater management, the entry road, and open space. The entrances leading into the apartment complex site is off of Dover High Drive which connects to Forrest Avenue. Currently under construction, the continuation of Dover High Drive will connect to Tribbitt Street in the Cannon Mill subdivision.

Previous Application
The Planning Commission originally granted conditional Site Plan approval (S-09-13) for a 240 unit apartment complex at their meeting in August 2009. Construction did not commence and the plan expired on August 31, 2012. Previously, a Record Plan was recorded to subdivide the subject property from the Destiny Christian Church parcel. A Record Plan also recorded the contribution of forty (40) feet of property by Leander Lakes, LLC to create the right-of-way for Dover High Drive. The waiver request for the elimination of the emergency rear access was a part of this previous application. City Council granted the waiver request at their meeting of September 14, 2009.

Request for Waiver for Elimination of the Emergency Rear Access:

The *Zoning Ordinance* requires a 16 foot alley or an 18 foot secondary fire lane and an 18 foot subgrade emergency access lane as emergency access to the rear building areas for two and three story apartment buildings. (Article 5 §17.5(a)). The applicant is requesting a waiver for the elimination of these requirements.

The existing circulation layout provides a 24 foot fire lane access across the front side of each building. The buildings are to be sprinklered.

The requested waiver is further summarized in the following chart:

Summary

Zoning Ordinance	Required	Proposed	Waiver
Emergency Rear Access for Two-Three story apartment buildings	16 ft. alley or 18 ft. secondary fire lane and an 18 ft. subgrade emergency access lane	None	Elimination of the required alleys/secondary fire lanes

Findings and Recommendations of the Dover Planning Commission

The Planning Commission at its meeting on October 15, 2012 reviewed the proposed waiver request as part of its review of the Site Plan for the Leander Lakes Apartments. **The Planning Commission recommends approval of the waiver for the Elimination of the Emergency Rear Access.** The motion passed unanimously 8-0 of the members present.

Attachments: Site Index Plan (dated 8-24-12)

LEANDER LAKES APARTMENTS

IN THE CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, STATE OF DELAWARE

CONSTRUCTION NOTES

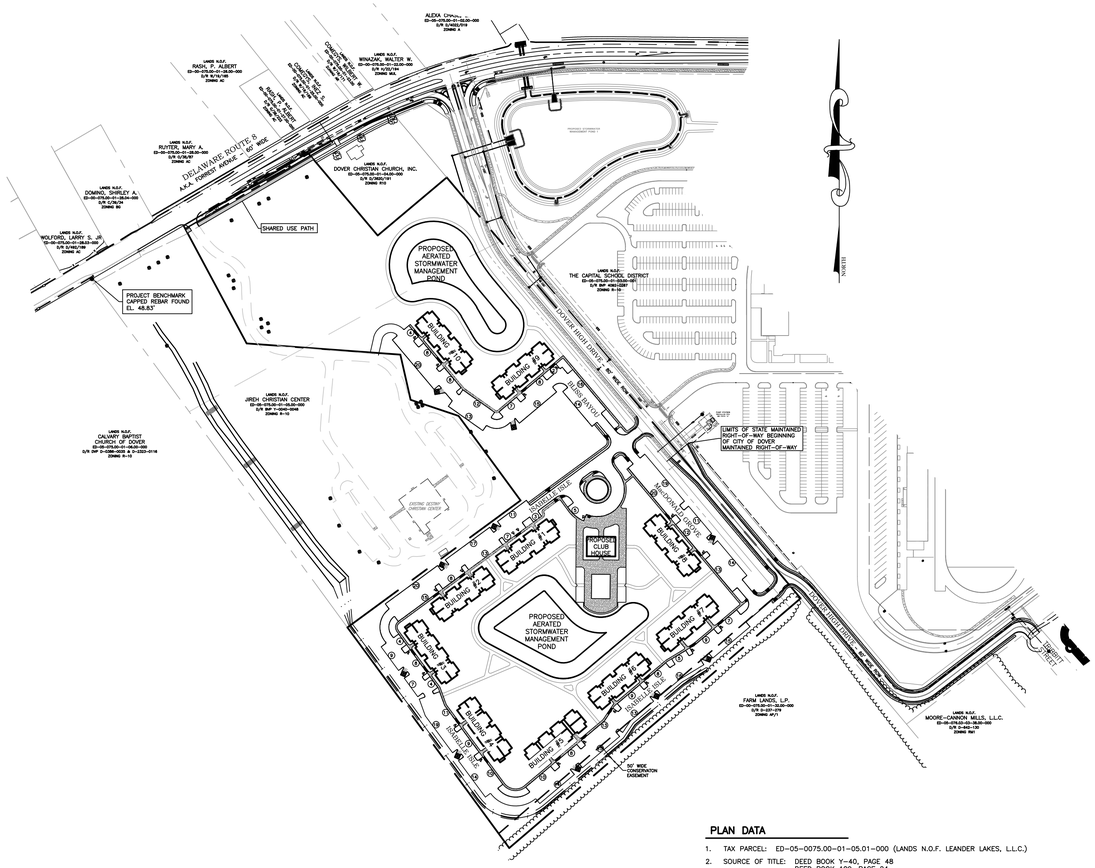
1. ALL WATER AND SANITARY MAIN INSTALLATION AND TESTING SHALL BE IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS AND SPECIFICATIONS.
2. ALL CONSTRUCTION NOT SPECIFIED IN CONSTRUCTION NOTE 1 SHALL BE IN ACCORDANCE WITH THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", DATED AUGUST 2001, WITH CURRENT REVISIONS AND IN ACCORDANCE WITH THE MOST CURRENT VERSION OF DELDOT'S "STANDARD CONSTRUCTION DETAILS" AND/OR AS MODIFIED BY THESE PLANS.
3. PERMANENT TRAFFIC SIGNS AND MARKINGS SHALL BE IN ACCORDANCE WITH THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES MILLENNIUM ADDITION", WITH CURRENT REVISIONS AND/OR AS MODIFIED BY THESE PLANS.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT LEAST THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION AT 1-800-282-8555.
5. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS. EXISTING AERIAL UTILITIES ARE NOT SHOWN.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES, AND ANY DAMAGE TO THEM BY THEIR OPERATION SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THEIR OWN EXPENSE.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THERE IS SUFFICIENT COVER ON ALL PIPING DURING CONSTRUCTION TO PREVENT FAILURE OF PIPES.
8. ALL AREAS EXCEPT UNDISTURBED AREAS SHALL BE GRADED TO DRAIN. MINIMUM PAVEMENT GRADE TO BE 0.5% AND MINIMUM LAWN GRADE TO BE 1%.
9. ALL PROPOSED UNDERGROUND UTILITIES SHALL BE MARKED WITH 6-INCH WIDE (MIN.) METALLIC MARKING TAPE OF APPROPRIATE COLOR AND MESSAGE TO CONFORM TO THE UTILITY BURIED BENEATH IT AND SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
10. PAINT STRIPING AND GRAPHICS SHALL UTILIZE CHLORINATED RUBBER-BASED, FACTORY-MIXED, NON-BLEEDING, FAST-DRYING, BEST-QUALITY, WHITE TRAFFIC PAINT WITH A LIFE EXPECTANCY OF TWO YEARS UNDER NORMAL TRAFFIC USE.
11. ALL DISTURBED AREAS NOT COVERED BY PAVING OR BUILDING SHALL RECEIVE 4" MINIMUM OF TOPSOIL, SEED, AND MULCH. SITE CONTRACTOR SHALL PROVIDE FINISH GRADED SITE COMPLETE WITH TOPSOIL. PERMANENT SEEDING SHALL BE BY SITE CONTRACTOR.
12. NO DEBRIS SHALL BE BURIED ON SITE.
13. EXCESS TOPSOIL AND/OR EXCAVATION SHALL BE DISPOSED OF AT THE OWNER'S DISCRETION. EXCESS TOPSOIL CAN BE DISPOSED OF IN NON-STRUCTURAL AREAS, I.E., NOT UNDER DWELLINGS, PAVEMENTS, WALKS, DRIVEWAYS, TRENCH BACKFILL, OR IN DETENTION FACILITY EMBANKMENTS.
14. THE CONTRACTOR IS TO COORDINATE ALL WORK WITH THE UTILITY COMPANIES INVOLVED.
15. ALL UTILITY EXCAVATION SHALL BE KEPT DRY AT ALL TIMES.
16. STORMWATER QUALITY MANAGEMENT FACILITIES, IN ORDER TO MEET STRINGENT TECHNICAL REQUIREMENTS FOR LONG-TERM DETENTION, ARE OFTEN DESIGNED WITH SPECIFIC MOWING HEIGHTS AND VEGETATION REQUIREMENTS WITH SMALLER THAN NORMAL OUTLET COMPONENTS. THESE REQUIRE FREQUENT MAINTENANCE TO ENSURE CONTINUED FUNCTIONING OF THE STORMWATER QUALITY FACILITY, AS WELL AS THE STORMWATER QUANTITY COMPONENT IN CASES OF CONVEYANCE OF LARGER STORMS.
17. 4" PVC PIPE SLEEVES TO BE PROVIDED FOR ALL SIGNS IN SIDEWALK AREAS.
18. SAW CUT AT THE JUNCTION OF ALL EXISTING AND PROPOSED CURB, SIDEWALK, PAVEMENT, AND FOR ALL PAVEMENT REMOVAL. MATCH PROPOSED PAVING AND CURBING ELEVATIONS TO EXISTING PAVING AND CURBING ELEVATIONS WHEREVER THEY ADJOIN.
19. SANITARY AND STORM SEWER SEPARATION FROM WATER MAINS (10 STATE STANDARDS); HORIZONTAL: 10' MINIMUM: VERTICAL: 18" MINIMUM CLEARANCE, OUTSIDE PIPE TO OUTSIDE PIPE. CONCRETE ENCASE ALL SANITARY SEWER AND STORM MAINS WHICH ARE WITHIN MINIMUM SEPARATION DISTANCE OF EITHER EXISTING OR PROPOSED WATER MAINS OR WATER LATERALS. CONCRETE ENCASEMENT SHALL EXTEND 10' ON EITHER SIDE OF ALL CROSSINGS. LAY ALL PIPING SO ONE FULL PIPE LENGTH IS CENTERED OVER CROSSING.
20. ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF UTILITY, OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
21. ALL AREAS ADJACENT TO THE BUILDING SHALL BE GRADED TO DIRECT WATER AWAY FROM THE BUILDING.
22. MINIMUM COMPACTION AS DEFINED BY MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM-D1557) SHALL BE:
    PAVEMENT SUBGRADE AREAS – 95 PERCENT
    UNPAVED SUBGRADE AREAS – 90 PERCENT
23. ALL SIDEWALKS SHALL BE PROVIDED WITH BARRIER FREE ACCESS RAMPING AT ALL CORNERS AND STREET INTERSECTIONS.
24. ALL EXISTING AND PROPOSED WATER VALVE BOXES, SEWER CLEANOUT CAPS, CATCH BASIN FRAMES, UTILITY BOXES AND MANHOLE COVERS SHALL BE INSTALLED FLUSH WITH PROPOSED FINISH GRADE.
25. ALL CONCRETE PIPE SHALL BE CLASS IV UNLESS OTHERWISE NOTED.
26. ALL CORRUGATED METAL PIPE SHALL BE GAUGE 14.
27. ALL WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE. ALL WATER MAIN SHALL BE INSTALLED WITH 48-INCH MINIMUM COVER FROM PROPOSED FINISHED GRADE, EXCEPT AS NOTED. ALL WATER MAIN FITTINGS SHALL BE MECHANICAL JOINT CLASS 350 DUCTILE IRON.
28. ALL SANITARY SEWER MAIN SHALL BE PVC SDR 35 PIPE WITH PUSH ON TYPE JOINTS AND FITTINGS OF THE SAME MATERIAL AS THE MAIN.
29. CONCRETE THRUST BLOCKS (MIN. 3000 PSI) PLACED AGAINST UNDISTURBED EARTH SHALL BE PROVIDED AT ALL CHANGES IN WATER MAIN DIRECTION AND AT DEAD ENDS.
30. ALL CURB SHALL BE P.C.C. CURB TYPE 1 ON-SITE, AND CURB & GUTTER TYPE 3 WITHIN THE CITY OF DOVER RIGHT-OF-WAY.
31. FOR EXACT LOCATION OF BUILDING WATER SERVICE AND SANITARY SEWER LATERAL, SEE ARCHITECTURAL PLANS.
32. FOR ACCEPTANCE OF WATER AND SANITARY FORCE MAINS, A HYDROSTATIC PRESSURE TEST IN CONJUNCTION WITH A LEAKAGE TEST IS REQUIRED IN ACCORDANCE WITH NOTE 1.
33. FOR ACCEPTANCE OF THE WATER MAIN, DISINFECTING MUST BE COMPLETED IN ACCORDANCE WITH ANSI/AWWA C-601. THE CONTRACTOR SHALL SUBMIT A PLAN OF DISINFECTION FOR APPROVAL BY THE CITY OF DOVER.
34. FOR ACCEPTANCE OF THE SANITARY SEWER MAIN, AN EXFILTRATION OR AIR TEST ALONG WITH A MIRROR TEST IS REQUIRED IN ACCORDANCE WITH NOTE 1.
35. THE SITE CONTRACTOR SHALL CONTACT THE CITY OF DOVER PUBLIC UTILITIES CONSTRUCTION MANAGER AT (302) 736-7070 PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER DEPARTMENT OF PUBLIC UTILITIES MUST OBSERVE AND APPROVE ALL CITY OWNED WATER AND SANITARY SEWER INTERCONNECTION 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.
36. 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.
37. HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT.
38. ALL SIGNAGE IS PROPOSED AND DOES NOT CONSTITUTE APPROVAL. ALL SIGNAGE IS SUBJECT TO A SEPARATE CITY OF DOVER PERMIT REVIEW PROCESS.
39. THIS SITE IS LOCATED ADJACENT TO LAND THAT IS IN AGRICULTURE PRESERVATION.
40. 3.04± AC. OF RIGHT-OF-WAY IS PROPOSED FOR DEDICATION BY THE CAPITAL SCHOOL DISTRICT AS PART OF THIS PROJECT.
36. STREET LIGHTS WITHIN THE CITY OF DOVER R-O-W CAN BE INSTALLED BY THE CITY OF DOVER FOR A SPECIFIED FEE PER LIGHT. THE CONTRACTOR MUST PURCHASE THE STREET LIGHTS AND PROVIDE THE ELECTRIC SUPPLY REGARDLESS OF WHETHER THE CITY INSTALLS THE LIGHTS.
37. LIGHTING SHALL BE A MINIMUM OF 1.5 FOOT CANDLES AT GRADE AND THAT LIGHTING SHALL NOT REFLECT ON ADJACENT PROPERTIES.
38. ANY EXISTING WATER LINES AND 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 PUBLIC UTILITIES DEPARTMENT SPECIFICATIONS AND REQUIREMENTS.
39. MAILBOXES FOR EACH UNIT WILL BE LOCATED WITHIN THE BUILDING.
40. THE CITY OF DOVER WILL REQUIRE THE INTERSECTION OF RINNIER ROW AND TRIBBITT STREET TO BE CONVERTED TO A "T" WHEN IT IS DETERMINED TO BE NECESSARY.

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THERETO APPURTENANT

LEGEND

- PROPERTY LINE
- ADJOINER LINE
- BUILDING RESTRICTION LINE
- RIGHT-OF-WAY
- 50.50 PROPOSED SPOT ELEVATION
- + 24.7 EXISTING SPOT ELEVATION
- 29 EXISTING CONTOURS
- 29 PROPOSED CONTOURS
- EXISTING CURB
- PROPOSED CURB
- 8"W PROPOSED WATER MAIN AND VALVE
- 8"W EXISTING WATER MAIN AND VALVE
- FH EXISTING FIRE HYDRANT
- FH PROPOSED FIRE HYDRANT
- 8"S EXISTING SANITARY SEWER AND MANHOLE WITH FLOW DIRECTION
- 8"S PROPOSED SANITARY SEWER AND MANHOLE WITH FLOW DIRECTION
- EXISTING STORM SEWER & CATCH BASIN/MANHOLE
- PROPOSED STORM SEWER & CATCH BASIN/MANHOLE
- EXISTING ROADWAY SIGN
- PROPOSED ROADWAY SIGN
- UP EXISTING UTILITY POLE
- PROPOSED P.C.C. SIDEWALK
- PROPOSED SHARED USE PATH
- PROPOSED CINDER WALK
- PROPOSED P.C.C. PAVEMENT SECTION
- EXISTING P.C.C. SIDEWALK
- x EXISTING FENCE
- x PROPOSED FENCE
- EXISTING TREE LINE
- SOILS LINE
- CaA CARMICHAEL LOAM
- FgA FALLSINGTON LOAM
- HbB HAMBROOK SANDY LOAM
- PyA PINEYNECK LOAM
- UlB UNICORN LOAM



INDEX OF SHEETS

CC-01 INDEX PLAN
CC-02 PAVING AND UTILITY PLAN
CC-03 LINES AND GRADES PLAN 1
CC-04 LINES AND GRADES PLAN 2

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OWNER'S CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER'S RIGHTFUL REPRESENTATIVE OF THE PROPERTY DESCRIBED AND SHOWN HEREON, THAT THE PLANS WERE MADE AT THE OWNER'S DIRECTION AND THAT THE OWNER INTENDS THIS PLAN TO BE RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

LISA RINNIER
LEANDER LAKES, L.L.C.

DATE

ENGINEER'S CERTIFICATION

I, KEITH R. KOOKER, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

KEITH R. KOOKER, P.E., DE #10142

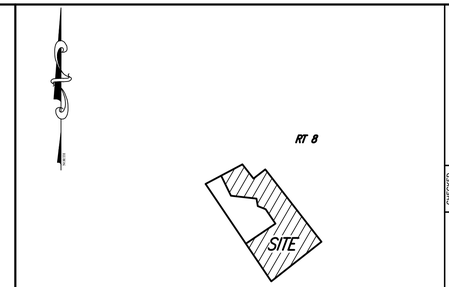
DATE

PLAN DATA

1. TAX PARCEL: ED-05-0075.00-01-05.01-000 (LANDS N.O.F. LEANDER LAKES, L.L.C.)
2. SOURCE OF TITLE: DEED BOOK Y-40, PAGE 48
   DEED BOOK 109, PAGE 24
3. REFERENCE DOCUMENTS UTILIZED IN THE COMPLETION OF THE SUBJECT SITE PLANS INCLUDE:
   "CONDITIONAL USE SITE PLAN FOR JIREH CHRISTIAN CENTER" BY EARL D. SMITH, INC. DATED 3-20-2001.
   "BOUNDARY SURVEY PLAN FOR PROPERTY KNOWN AS LANDS NOW OR FORMERLY OF DONALD M. CAREY & EDWIN B. BAKER III" BY MERESTONE CONSULTANTS, INC. DATED 7-31-2007 (2 SHEETS).
   "MINOR SUBDIVISION PLAN FOR TAX PARCEL # ED-05-75.00-01-05.00-000" BY LANDMARK ENGINEERING, INC. DATED 2-15-2010.
4. TOTAL SITE AREA: 30.00± AC. TOTAL (5.8± AC. WITHIN CO2-1)
   3 PROPOSED SUBDIVIDED PARCELS
5. EXISTING ZONING: RM-2 IN CO21 (RESIDENTIAL MEDIUM DENSITY ZONE IN THE CORRIDOR OVERLAY ZONE)
6. PROPOSED ZONING: SAME AS EXISTING
7. PROPOSED SITE DENSITY: 8 DU/ACRE (8 DU/AC. MAX. FOR RM-2)
8. WATER SUPPLY: CITY OF DOVER
   IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS AND SPECIFICATIONS.
9. SEWAGE DISPOSAL: CITY OF DOVER
   IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS AND SPECIFICATIONS.
10. TRASH REMOVAL: PRIVATE
11. FLOOD PLAIN: NONE
    NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAPS 10001C0162H AND 10001C0164H DATED MAY 5, 2003.
12. LOT COVERAGE:
    PROPOSED: 7.38 AC.
    PERMITTED (60%): 17.20 AC.
13. PARKING:
    REQUIRED SPACES: 240 UNITS x 2 SPACES PER UNIT = 480
    600 SQ. FT. OFFICE SPACE x 1 SPACE PER 200 SQ. FT = 3
    0.25 SPACES PER UNIT FOR VISITOR SPACE = 60
    TOTAL REQUIRED SPACES = 543
    PROPOSED SPACES: 552 (21 HANDICAP SPACES PROVIDED, 501-1000 REQUIRES 2% PER ADA MANUAL REQUIRING 11 SPACES)
14. VERTICAL DATUM: NAVD 88
    PROJECT BENCHMARK: ELEVATION = 48.83 CAPPED REBAR FOUND
15. SITE ENTRANCE: PROPOSED ENTRANCES ONTO DOVER HIGH DRIVE.
16. PERVIOUS AND IMPERVIOUS AREA: 60% MAX IMPERVIOUS
    PERVIOUS AREA: 17.71± AC.
    IMPERVIOUS AREA: 10.96± AC. (38.2%)
17. BUILDING AREA:
    BUILDING #1: 31,731± SQ. FT.
    BUILDING #2: 31,731± SQ. FT.
    BUILDING #3: 31,731± SQ. FT.
    BUILDING #4: 31,731± SQ. FT.
    BUILDING #5: 31,731± SQ. FT.
    BUILDING #6: 31,731± SQ. FT.
    BUILDING #7: 31,731± SQ. FT.
    BUILDING #8: 31,731± SQ. FT.
    BUILDING #9: 31,731± SQ. FT.
    BUILDING #10: 31,731± SQ. FT.
    CLUBHOUSE: 4,400± SQ. FT.
    TOTAL: 321,710± SQ. FT.
18. BUILDING HEIGHT:
    BUILDINGS 1 THROUGH 10 = 35'
    CLUBHOUSE = 18'
19. RESTRICTIONS:

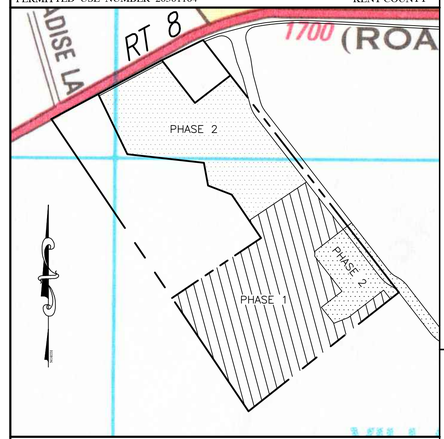
	RM-2 (APARTMENT)	CO2-1 (BOTH)
MIN. REQUIREMENTS PER DWELLING UNIT:		
LOT AREA (SQ. FT.)	3,000	10,000
OFF-STREET PARKING SPACES	2	–
MIN. REQUIREMENTS PER BUILDING:		
LOT AREA	1 ACRE	–
LOT WIDTH (FT.)	100	–
LOT DEPTH (FT.)	125	100
FRONT YARD (FT.)	30	60 MIN. ALONG RTE 8
MINIMUM SIDE YARD (FT.)	20	20
TOTAL SIDE YARDS (FT.)	40	40
REAR YARD (FT.)	30	30
MAX. PERMITTED:		
BUILDING HEIGHT		
STORIES	3	2
FEET	35	35
PERMITTED LOT COVERAGE	60%	70%
PROPOSED LOT COVERAGE	40%	73%
NUMBER OF DWELLING UNITS PER BLDG.	24	–
NUMBER OF APARTMENT UNITS	240	0

20. TOPOGRAPHIC INFORMATION SHOWN ON THE SUBJECT SITE PLANS IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY LANDMARK ENGINEERING, INC., APRIL 2009.
21. THE FOLLOWING WAIVERS WILL BE REQUESTED FROM THE REGIONAL PLANNING COMMISSION FOR THE FOLLOWING:
    A. ALLOWANCE OF AN ALTERNATIVE MATERIAL CHOICE FOR THE BICYCLE/PEDESTRIAN PATH ALONG FORREST AVENUE.
    B. ELIMINATION OF CURBING ALONG THE EDGES OF THE PARKING AREA TO ALLOW FOR DRAINAGE INTO THE STORMWATER MANAGEMENT AREAS ALONG THE EDGE OF THE PROPERTY.
22. THE FOLLOWING WAIVER WILL BE REQUESTED FROM THE CITY COUNCIL FOR THE FOLLOWING:
    A. ELIMINATION OF THE EMERGENCY REAR ACCESS REQUIREMENT.
23. THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PRESERVATION DISTRICT IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICAL AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OF INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.



LOCATION MAP 1"=1200'

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ADC KENT COUNTY



LOCATION MAP & PHASING PLAN 1"=400'

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REVISIONS

	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

CHECKED BY:

INDEX PLAN
FOR
LEANDER LAKES APARTMENT COMPLEX
IN THE CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, STATE OF DELAWARE

OWNER/DEVELOPER
LEANDER LAKES, LLC
218 E. MAIN STREET
SALISBURY, MARYLAND 21801
PHONE: (410) 742-3551
FAX: (410) 749-7810

NEW CASTLE, DE (302) 323-9372
DOVER, DE (302) 734-6997
GEORGETOWN, DE (302) 854-9138
HAVRE DE GRACE, MD (410) 939-2144

Landmark ICM Science and Engineering
29 SOUTH STATE STREET
DOVER, DELAWARE 19901
PHONE: (302) 734-7950 • FAX: (302) 734-3675
INFO@DOVER.LANDMARKICM.COM • WWW.LANDMARKICM.COM

GRAPHIC SCALE 0 100 200 400

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ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THERETO APPURTENANT.

DRAWN BY:	RPS
DESIGNED BY:	RPS
CHECKED BY:	KRK
COMM. NO.	C2079
DRAWING NAME:	INDEX.DWG
SCALE:	1" = 200'
DATE:	8/24/12
LAST MODIFIED	9/10/12
FILE NO.	XXX
SHEET NO.	CC-01 of 4

CC-01

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ACTION FORM

PROCEEDING: Safety Advisory and Transportation Committee
DEPARTMENT OF ORIGIN: Planning & Inspections **DATE SUBMITTED**: October 12, 2012
PREPARED BY: Ann Marie Townshend, AICP, Director of Planning & Community Development
SUBJECT: Creation of a Bicycle and Pedestrian Committee
REFERENCE: N/A
RELATED PROJECT: Kent County Regional Bicycle Plan and 2008 City of Dover Comprehensive Plan
REVIEWED BY: N/A
EXHIBITS:
EXPENDITURE REQUIRED: N/A **AMOUNT BUDGETED**: N/A **FUNDING SOURCE (Dept./Page in CIP & Budget)**: N/A
TIME TIMETABLE: Approve the creation of the Bicycle and Pedestrian Committee at the City Council meeting on November 13, 2012, and have the Committee in place by January 1, 2013.
RECOMMENDED ACTION: Staff recommends that the Committee endorse the creation of a Bicycle and Pedestrian Committee as described below.

BACKGROUND AND ANALYSIS

The 2008 City of Dover Comprehensive Plan includes the following recommendation:

> **Form Bicycle/Pedestrian Advisory Group**
> Form an advisory group made up of bicyclists, pedestrians, DelDOT staff, MPO staff, and City staff to begin identifying gaps in the pedestrian and bicycle network. This would ultimately be used in the update of the Bicycle and Pedestrian Plan, but it may also be used to focus on filling in gaps in the bicycle and pedestrian network ahead of this plan.

In September 2011, the Dover Kent County MPO approved the Kent County Regional Bicycle Plan, which aims to create an effective, safe bicycle system in central Delaware. It shows where there are bicycle trails, lanes and similar facilities in central Delaware and where there are gaps in service. This plan identifies a number of priorities in the City of Dover. The proposed Bicycle and Pedestrian Committee could work with the City, DelDOT and the Dover/Kent County MPO to prioritize projects for implementation and to promote safe opportunities for bicycling, walking and jogging in the City of Dover.

With the creation of this Committee, the City will have a mechanism for regular communication with the cycling and pedestrian community. This will help to improve the quality of life in the City of Dover, help the City to achieve the Bicycle Friendly Community designation, and put the City in a positive position to receive funding through the State Trails and Pathways Initiative.

As proposed, the Committee would be made up of five City residents who are active pedestrians and cyclists to be selected by the Chair of the Safety Advisory and Transportation Committee, as well as participation from City departments, DelDOT, and the Dover/Kent County MPO.