SAFETY ADVISORY AND TRANSPORTATION COMMITTEE

A G E N D A

April 28, 2009 - 6:00 P.M. - Caucus Room - City Hall - City of Dover

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 Tmcdowell@dover.de.us) should you wish to be recognized.

AGENDA ADDITIONS/DELETIONS

1. Waiver of Land Subdivision Regulations - Maximum Length of Dead End Street - Lafferty Industrial Park

/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.

PETITION TO WAIVE CERTAIN SUBDIVISION STREET DESIGN STANDARDS
Before the City Council Safety Advisory & Transportation Committee
April 28, 2009

Plan Title:	Lafferty Industrial Park SB-09-01C
Plan Type:	Conceptual Subdivision Plan
Site Area:	76.9546 Acres +/-
Proposed Use:	Manufacturing subdivision- 4 parcels
Zoning Classification:	M (Manufacturing Zone) AEOZ (Airport Environs Overlay Zone) Noise Zones C and D APZ I (Accident Potential Zone I) CZ (Clear Zone)
Waiver Recommended:	*Land Subdivision Regulations* (Street requirements) Article VI § A15 Exceed the Maximum Length of a Dead-end Street

PLAN SUMMARY:
This is a Conceptual Subdivision Review to permit the subdivision of 76.9546 acres +/- of land into 23 lots and residual land along with the associated site improvements. The property is zoned M (Manufacturing Zone) and subject to the AEOZ (Airport Environs Overlay Zone). The property is located on the south side of Lafferty Lane west of Horsepond Road. The owner of record is Fogarty Enterprises, LLC. The property address is Lafferty Lane. Tax Parcel: ED-05-077.00-01-28.00-000.

Request for Waiver for Exceeding the Maximum Length of a Dead-End Street:
The proposed dead end street is 700 feet in length. The proposed dead end street exceeds the permitted length of a dead end street per the *Land Subdivision Regulations* Article VI § A15. The size of the property and the layout of the lots support the need to extend beyond 400 feet in length.

The requested waiver is further summarized in the following chart:

Summary

Street Design Standard	Required/Permitted	Proposed	Waiver
Maximum Length of a dead-end street	400 feet	700 feet +/-	300 feet +/-

Findings and Recommendations of the Dover Planning Commission

The Planning Commission at its meeting on March 16, 2009 reviewed the proposed waiver request as part of its review of the Conceptual Subdivision Plan for the Lafferty Industrial Park. **The Planning Commission recommends approval of the waiver to exceed the maximum length of a dead-end street.** The motion passed unanimously 7-0 of the members present.

Attachments: Site Plan
Waiver Request

PHASE 5
FOR FUTURE DEVELOPMENT

PHASE 2
PHASE 3
PHASE 4
PHASE 5

LIMITS OF 100 YEAR STORM EVENT

LOT 7
56,874 sq. ft.
1.31 acres

LOT 8
56,874 sq. ft.
1.31 acres

PROPOSED STORMWATER MANAGEMENT FACILITY
SEASONAL HIGH WATER TABLE 17.50

PROPOSED STORMWATER MANAGEMENT FACILITY
SEASONAL HIGH WATER TABLE 17.00

LOT 9
53,745 sq. ft.
1.23 acres

LOT 20
45,273 sq. ft.
1.04 acres

TEMPORARY Cul de Sac

EXISTING WOODS LINE

NOISE ZONE C (75db)
NOISE ZONE D (80db)

D.A.F.B. CRASH ZONE LIMIT

FOGARTY DRIVE

300 LF 8" PVC SDR-35 @ 0.0040 FT/FT

26' PAVEMENT WIDTH
60' R.O.W.

40' BUILDING RESTRICTION LINE
20' BUILDING RESTRICTION LINE

MH# 6
INVERT IN 13.13
INVERT OUT 13.03

MH# 7
INVERT IN 14.43
INVERT OUT 14.33

MH# 8
INVERT IN 15.41
INVERT OUT 15.31

220.1 LF 8" PVC SDR-35 @ 0.0040 FT/FT

MH# 9-2
INVERT IN 17.65
INVERT OUT 17.55

MH# 9-3
INVERT OUT 18.85

PROPOSED BLOW OFF VALVE

LOT 19
43,560 sq. ft.
1.00 acres

LOT 10
45,960 sq. ft.
1.06 acres

LOT 11
43,560 sq. ft.
1.00 acres

LOT 12
43,560 sq. ft.
1.00 acres

LOT 13
46,684 sq. ft.
1.07 acres

STREET TO BE DEDICATED FOR PUBLIC USE
300 LF 8" PVC SDR-35 @ 0.0040 FT/FT

LOT 23
43,560 sq. ft.
1.00 acres

LOT 22
43,560 sq. ft.
1.00 acres

LOT 14
49,431 sq. ft.
1.13 acres

MH# 9
INVERT IN 16.35
INVERT OUT 16.25

202.5 LF 8" PVC SDR-35 @ 0.0040 FT/FT

LOT 21
43,560 sq. ft.
1.00 acres

LOT 18
43,560 sq. ft.
1.00 acres

LOT 15
44,877 sq. ft.
1.03 acres

LANDS N.O.F. M & L VENTURES, LLC
2-05-07700-01-2804-00001
Deed Ref: D 1535 0181
ZONING M

PROVIDE CAP AND STUB FOR FUTURE WATERLINE LOOP THROUGH LANDS N.O.F. M & L VENTURES, LLC

PROPOSED GATE VALVE

N69°47'47"E 300.00'

67.62'
S23°12'13"E

MH# 9-1
INVERT OUT 17.16

LOT 17
43,560 sq. ft.
1.00 acres

LOT 16
49,906 sq. ft.
1.15 acres

N69°47'47"E 388.03'

MATCH LINE — SEE SHEET 4 / SEE SHEET 5

PROPOSED STORMWATER MANAGEMENT FACILITY
SEASONAL HIGH WATER TABLE 17.50

LANDS N.O.F. OF
UNITED STATES OF AMERICA
2-05-07700-01-2801-00001
DEED REF: C 0043 0310
ZONING M

MeB
Ws
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SfB

CONCEPTUAL SUBDIVISION PLAN
prepared for
LAFFERTY INDUSTRIAL PARK
CITY OF DOVER
KENT COUNTY DELAWARE

Clifton L. Bakhsh, Jr., Inc.
Land Surveyors, Engineers, & Planners
4450 Summit Bridge Road, Middletown, DE 19709
Phone: (302) 378-8009 Fax: (302) 378-7498

Date : 1-9-2009 Drawn By : mtr
Scale : 1" = 50' Checked By :
Comm. No. File No. : MJ-20561

GRAPHIC SCALE 1" = 50'
50 25 0 50 100

REVISION | DATE

APPROVED BY

Sheet No. 4 of 5

March 3, 2009

Janelle M. Cornwell, AICP
City of Dover
Department of Planning and Inspection
P.O. Box 475
Dover, DE 19903

RE: Lafferty Industrial Park Conceptual Subdivision Plan
Fogarty Enterprises LLC
Job #20561

Dear Ms. Cornwell:

This letter is seeking a design waiver to Article V1 A–15 (maximum length of dead end street- 400'). The property is long and narrow and street connections to adjoining properties beyond the connection to the M & L Ventures site to the west is unobtainable due to wetlands and lack of development on adjacent properties.

Sincerely,

Michael Fogarty(Owner)

RECEIVED
MAR 05 2009
CITY OF DOVER
PLANNING & INSPECTIONS