



Department of Land Use

Department of Land Use Exploratory Report

Date - April 28, 2008
Engineering Firm - Apex Engineering, Inc.
Application Number - 2008-0273 (S)
Name of Project - 20 Montchanin
Description - To develop site with a 36,501 sq. ft. medical building with associated parking
Type of Plan - Minor Land Development
Date of 1st Review- April 23, 2008

Project Review Team

Planner : Gretchen Fitting, 395-5435 *GF*
Engineer: S. Douglas Hokuf, Jr., P.E., 395-5448 *SDH AR*
Historical: Christine Quinn, 395-5521
Transportation: John Janowski, 395-5426
Special Services: Dave Thurman, 395-5752

Status of Review - Conditional Approval

County Board Hearing - Planning Board

Planning

Date Received by Planning: March 27, 2008
Date Reviewed by Planning: April 23, 2008
Days in Review: 19

1. The deed restrictions for subject site state that no use shall be permitted on the land except an office building (and accessory uses) with a total ground floor area, not to exceed 1.7 acres. Since the deed restrictions refer to a single building and this plan is proposing the construction of a second building, it will be necessary for applicant to request a deed restriction change through the Planning Board. Until this has been accomplished, subject plan will not be advanced.
2. Consideration should be given to locating the proposed medical building in another location on the site in order to preserve the mature, specimen trees.
3. The Purpose of Plan should include the word "medical" before building.

4. In Note 9 (Parking Required), it states that the proposed medical office generates 165 parking spaces, however there are only 122 spaces adjacent to that building. Utilization of the existing parking for the medical building would only be feasible if safe pedestrian access is provided via sidewalks and crosswalks. Providing safe pedestrian access to each building is paramount and the Department will need additional information prior to approving the parking and access as presented.
5. Provide certification from the water supplier in accordance with Section 40.05.310 of the NCCC.
6. Submit a landscape plan prepared in accordance with Chapter 40, Article 23 and Appendix 1 of the NCCC, and add the standard landscape note to the plan.
7. Submit a copy of this plan to the Office of the State Fire Marshal for review and approval.
8. Submit a copy of this plan to DelDOT for review and approval.
9. Performance Surety must be provided in accordance with Division 40.31.800 of the NCCC and current Department of Land Use policy. Initiate the Land Development Improvement Agreement by submitting the Land Development Improvement Agreement Information Sheet, based on either the Formula Method or the Cost Estimate Method, to this office. Add the standard LDIA note to the plan.
10. Add the application number to the plan. Reference this number on all future correspondence and SLD-1 forms regarding this plan.

Engineering

Date received: 3/27/08

Review completed: 4/23/08

Total review time: 19-days

The Engineering Section has reviewed the exploratory submission and has conditionally approved the application pursuant to the satisfactory completion of the following comments. A cover letter addressing each comment within this review letter must accompany any resubmission of this project. The letter must describe the manner in which each comment was addressed:

1. The following comments relate to stormwater management:
 - a. In accordance with the Delaware Sediment and Stormwater Regulations Section 10.3.5.1, demonstrate that Green Technology BMPs are not feasible before alternatives are considered for stormwater management. To this end, the use of

the StormTech system is only considered "green" and therefore acceptable if it reduces the volume of runoff through infiltration. If the required testing for determining the elevation of the seasonal high water table and infiltration rate reveal that the stormwater infiltration is not feasible, other GTBMP's shall be provided for treatment of the quality event.

- b. The use of an existing off-site stormwater management basin to provide peak rate control is acceptable provided compliance with the NCCC Section 40.03.406.A is demonstrated.

For clarification, the Engineering Section prefers that new peak rate management structures not be created if an existing structure exists capable of performing this task, as allowed by the NCCC Section 40.03.406.A. This preference, however, does not preclude on-site volume reduction to the maximum extent feasible, as required by the NCCC Section 40.22.210.

2. The note regarding the WRPA shall be revised to reflect the most recent version of the maps of February 2006.

Transportation

The plan labels Montchanin Road along the site as Route 100. In actuality, Route 100 has been redirected elsewhere, so by this site it is only Montchanin Road.

Provide a sidewalk from the proposed building to the existing Montchanin Road sidewalk.

Provide bike parking by the proposed building.

Mapping

The property address assigned to the proposed medical building is 30 Montchanin Road.

Special Services

No sewer connection for the proposed 36,501 sf medical office building has been provided on the plan, therefore the Exploratory Plan is denied.

Standard Approvals and Comments before Recordation

Deldot
Fire Marshal
LDIA