

**VANDEMARK
& LYNCH, INC.**
ENGINEERS • PLANNERS • SURVEYORS

July 21, 2010

4305 MILLER ROAD
WILMINGTON, DE 19802-1901
(302) 764-7635 FAX (302) 764-4170
www.vandemarklynch.com

Project No. 22649

Bradford Shockley
NEW CASTLE COUNTY DEPARTMENT OF LAND USE
87 Reads Way
New Castle, DE 19720RE: **Site Plan**
Express Car Wash
Brandywine Development Partnership

Dear Mr. Shockley:

Thank you for meeting with John Recchiuti and me earlier this month to discuss the construction of a car wash at the location of a closed Sunoco gas station near the intersection of Foulk and Silverside Roads in Brandywine Hundred. As we discussed, the gross floor area of the car wash addition to the building will be less than 1,000 square feet.

Accordingly, enclosed are the following documents in support of Site Plan approval:

- Twelve (12) Prints of the Site Plan
- Completed SLD-1 Application
- Check for \$1,500.00, payable to "New Castle County"

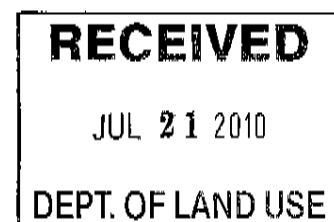
We are not aware of any deed restrictions for which the County is a party. Per our conversation, we understand that a landscape plan will not be required.

If you require any additional information, or have any questions, please call. Please be aware that, concurrent with this submission, we are submitting a Grading Plan to Doug Hokuf.

Sincerely,

VANDEMARK & LYNCH, INC.

Stephen H. Rosenfeld, P.E.



cc: John Recchiuti, Brandywine Valley Development Partnership

EXPLORATORY SKETCH PLAN SUBMISSION CHECK LIST

BSS

Date Plan Received 7/21/10 Rezoning Request: (yes) _____ (no) _____

Title of Plan EXPRESS CAR WASH

Type of Plan SITE Redevelopment Plan _____

ENG Required (Y/N) _____

- * required for all submissions**
- completed current SLD-1 form*
 - planning filing fee*
 - engineering filing fee (**)
 - wetlands report*
 - copy of previous record plan*
 - major/minor checklist*

- ** not required for a Major plan**
- site capacity/concurrency calculations*
 - tax verification (original copy)*
 - 15" folded paper prints*
 - traffic information (Majors only)
 - existing deed restrictions
 - site evaluation approved by DNREC or sewer feasibility plan for Minor Subdivision Plans only

Water UNITED Sewer NCC

Location CONSTRUCT 984 SF. BUILDING ADDITION

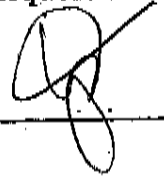
Description SOUTHWEST CORNER OF SILVERSIDE ROAD AND FOLK ROAD INTERSECT

Zoning CN Council District 2 Hundred Brandywine Civic _____

Plan Accepted: (yes) _____ (no- info missing) _____

Missing Information: _____

Date/Time of Request for Missing Info: _____

Checked By: 

Date: 7/22

NEW CASTLE COUNTY DEPARTMENT OF PLANNING

**SLD-1 Form
(Application for Plan Review)**

<u>Level of Plan Submission</u>	<u>Plan Type</u>
<input type="checkbox"/> Exploratory Sketch	<input type="checkbox"/> Major Land Development
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Minor Land Development
<input type="checkbox"/> Check Print	<input type="checkbox"/> Resubdivision
<input type="checkbox"/> Record Plan	<input checked="" type="checkbox"/> Site
<input type="checkbox"/> Revised Plan	<input type="checkbox"/> Utility
	<input type="checkbox"/> Parking
	<input type="checkbox"/> Title Subdivision
<input type="checkbox"/> Engineering Section Submission Only	<input type="checkbox"/> Sanitary Sewer
	<input type="checkbox"/> Grading / E&S / Stormwater
	<input type="checkbox"/> Floodplain
	<input type="checkbox"/> General Permit

Date Rec'd. 5-21-10
 App. No. -20100517-
 Assigned Planner BSS
 Assigned Engineer _____

1) Name of Plan Express Car Wash
 Former Plan Name or Alias _____
 Tax Parcel Number(s) 06-054.00-023

2) Name of Legal Property Owner(s) ARDPROP, Inc. Phone # _____
If legal owner is a business entity, name of responsible employee acting for the business.
 Address 1735 Market Street, Philadelphia, PA 19103

3) Name of Applicant Brandywine Valley Development Partnership, LP Phone # 610-715-1531
If legal owner is a business entity, name of responsible employee acting for the business.
 Address John Recchuiti
227 Caleb Drive West Chester, PA 19382

4) Firm or Person Responsible for the Preparation of the Plan (Engineer/Surveyor):
 Name, Title Stephen Rosenfeld, P.E.
 Firm VanDemark & Lynch, Inc.
 Address 4305 Miller Road, Wilmington, DE 19802
 Telephone 302-764-7635 ext. 153
 FAX 302-764-4170
 Email srosenfeld@vandemarklynch.com

5) Existing Zoning CN
 Proposed Zoning Changes (if applicable) _____

6) Also submitted are the following applicable fees as indicated: (See Appendix 2 for Details)

<u>Exploratory Sketch Plan Submission</u>	<u>Record Plan Submission</u>
<input type="checkbox"/> Planning Land Development &/or Rezoning Review and Processing Fee Amount of Check \$ _____	<input type="checkbox"/> Planning Check Print Filing Fee Amount of Check \$ _____
<input type="checkbox"/> Engineering Review and Processing Fee Amount of Check \$ _____	<input type="checkbox"/> Planning Land Development &/or Rezoning Review and Processing Fee Amount of Check \$ _____
	<input type="checkbox"/> Engineering Review and Processing Fee Amount of Check \$ _____
<u>Preliminary Plan Submission</u>	<input type="checkbox"/> Recorder of Deeds Fee Amount of Check \$ _____
<input type="checkbox"/> Planning Land Development &/or Rezoning Review and Processing Fee Amount of Check \$ _____	<input type="checkbox"/> Delaware Document Account Fee Amount of Check \$ _____
<input type="checkbox"/> Engineering Review and Processing Fee Amount of Check \$ _____	

(Continued)

7) Other Items: (See Appendix 1 for Details)

8) It is required that the applicant notify the Federal Aviation Administration on their Form 7460-1, available at the New Castle County Airport Manager's Office if proposed construction, or crane operation will exceed 200 feet above ground level, or will penetrate a slope of 100:1 outward and upward from the nearest point of the nearest runway for a distance of 20,000 feet. For construction, or crane operations in closer proximity to any other airport or heliport in New Castle County, the obstruction/height criteria may vary. Clarification should be made by contacting the New Castle County Airport Manager's Office.

I certify that, to the best of my knowledge, all information listed above and all information and statements contained in any documents or plans submitted with this application are true, correct, and complete and the legal owner of the land agrees with the filing of this application. I understand that any person who falsifies any information on any application made with the Department shall be subject to criminal proceedings under Title 11 of the Delaware Code.

I certify that I will post an application notice for this Major/Minor Land Development Plan according to New Castle County Code Chapter 40 (UDC) §31.320(F)(2) within 10 days of submission of this completed SLD application.

**MANDATORY
PLAN SUBMISSION DATA**

() Residential Non-Residential

Site Acreage 0.7

Disturbed Acreage: 0.2

Number of Lots: 1

Estimated
Number of Pumps: 0

Estimated
Sanitary Sewer Flow: N/A
(GPD)

Non-Residential
Proposed CFA: 984
(if Applicable)

Building Footprint: 984
(if Applicable)

Acreage Paved: 0.7

Acreage Open: 0

Sewer: NCC

Water: United

Residential:

Acreage Open Space: N/A

Acreage Lots: N/A

Acreage ROW: N/A

Signature of Legal Property Owner

Roy Lance 7/15/10
Date
Roy Lance
Manager Real Estate
(Print Legal Owner Name)

Signature of Applicant

John Recchini 7/16/10
Date
John Recchini
(Print Applicant Name)

Signature and Seal of Engineer/Surveyor

Stephen H. Rosenfeld, P.E. 7-20-10
Date
Stephen H. Rosenfeld
(Print Engineer/Surveyor Name)

Form 05.310 Water Capacity Certification				
1. Water Service Provider	Name: <u>ARTESIAN WATER Co.</u>			
2. Development	Name: <u>2225 N. DUPONT HWY.</u>			
3. Service Standards				
	Residential	Commercial	Office	Industrial
Daily Peak - Lots less than 1 acre	400 gpd/detached du 250 gpd/attached du	0.5 gpd/sf.	0.3 gpd/sf.	0.5 gpd/sf. or actual whichever is more
Daily Peak - Lots 1 acre or more	500 gpd/du	0.5 gpd/sf.	0.3 gpd/sf.	0.5 gpd/sf. or actual whichever is more
Fire Flows gpm.*	500 - 1000 gpm	1000 gpm	1000 gpm	1500 gpm
Minimum Residual Pressure*	20 psi	20 psi	20 psi	20 psi
Minimum Service Pressure	25 psi	25 psi	25 psi	25 psi
4. Site Requirement	That the water supply system and proposed development improvements proposed by the subject development has met the service standards in 3.			
5. Storage Requirement	That the water storage and distribution facilities serving the proposed development can continue to provide service meeting the standards in 3 within the proposed development and all other areas served by those storage and distribution facilities.			
6. Line Requirement	That the distribution lines directly serving the proposed development can continue to provide service meeting the standards in 3 within the proposed development and all other existing and proposed future areas to be served by those distribution lines. (Proposed areas shall mean those areas for which a preliminary plan has been approved).			
7. Supply Capacity	That the capacity of the water supply during a drought of record with stream flows meeting the prevailing flow standards (currently 7Q10) is adequate to serve existing customers and future customers as determined by the number of lots or square footage shown on an approved preliminary plan; that the capacity of the water supply from groundwater sources be of sufficient quantity and pressure (as monitored) or as determined by DNREC allocations of groundwater supply based on maximum regulatory drawdown limits to serve existing customers and future customers as determined by the number of lots or square footage shown on an approved preliminary plan; that imported water from other watersheds be of sufficient quantity (as reduced to account for periods during a drought of record) and quality to serve the existing and future customers of the watershed of origin as well as any areas outside said watershed. If the capacity of the existing water supply is inadequate to serve the demands of existing and future customers, describe the plans to provide additional water supplies.			
8. Reduced Capacity (if applicable)	The analysis demonstrated that the maximum capacity of the site that meets 3-7 above is _____ dwelling units and/or _____ square feet of _____.			
9. Certification	I, <u>Robert E. Penman</u> , <u>Engineer</u>			
	name title			
	Employed by the <u>Artesian Water Co.</u> as an engineer water supplier			
I have analyzed the area and find that the standards in 3, 4, 5, 6 & 7 will be met for this development and any others approved in the area of influence are fully developed.				
signature <u>[Signature]</u> 7/22/10 seal				

* See Chapter 6, Delaware State Fire Prevention Regulations, as may be amended.

Land Development Improvement Agreement Information Sheet

Please complete the following information as listed on the Land Development Plan
(Must be TYPED)

Residential _____ Non Residential

Record Plan Name 2225 NORTH DUPONT HIGHWAY

Application No. 2008 07 30 5 Hundred NEW CASTLE

Tax Parcel Numbers (list all parcels in reference to this plan)
10-009.00-014

Name and Address of Legal Owner _____

Equitable Owner/Developer Name and Address N/A

Plan Purpose TO

Surety Information (See Reverse Side for Instructions)

Old Code Based (\$1,000 per acre) _____ (acres) x \$1,000 = _____ Surety Amount

Formula Based Residential (attached) _____ lots x \$2,500 = _____ Surety Amount

Residential (detached) _____ lots x \$3,500 = _____ Surety Amount

Non Residential 34692 sq. ft x \$2.00 = 69384.00 Surety Amount

Estimate Based Approved Estimate _____ x 120% = _____ Surety Amount

Is this plan requesting sewer capacity? Yes _____ No _____

If yes, complete sewer information below - If no, form is completed

Sewer Capacity Information

See Reverse Side For Flow Generating Chart

Proposed Average Daily Flow 3470 gpd Sewer Length 200 L.F.

Proposed No. of Sewer Lateral Connections 4 (Connections to proposed or existing NCC sewer)

Proposed No. of Pump Stations to be dedicated to New Castle County 0

Capital Recovery Breakdown Per Unit

Unit #1	Flow Rating <u>700</u> gpd	Unit #2	Flow Rating <u>1200</u> gpd
Use <u>Industrial</u>		Use <u>Industrial</u>	
Unit #3	Flow Rating <u>990</u> gpd	Unit #4	Flow Rating <u>179</u> 1200 gpd
Use <u>Industrial</u>		Use <u>Industrial</u>	

UNIT 5 400 GPD USE CR **Attach Additional Breakdown As Needed**

I, the undersigned, hereby certify that I am a Professional Engineer or Professional Land Surveyor in the State of Delaware and that each element of this Information Sheet is correct to the best of my knowledge.

CAROLINE F. CASPER _____
 Print Name of Engineer/Land Surveyor Signature of Engineer/Land Surveyor

Office Use Only	
NCC Planner _____	NCC Engineer _____
Planner's Initials and Date: _____	Engineer's Initials and Date: _____
Sent to Special Services _____	UDIA Format _____
	Revised 05/01

HOWARD L. ROBERTSON, INC.*Registered Professional Engineers and Land Surveyors***801 BRANDYWINE BOULEVARD - WILMINGTON, DELAWARE 19809****Telephone: (302)764-2456 Fax: (302)764-7022**

Date- July 29, 2010

Brad Shockley and John Gysling
New Castle County Dept. of Land Use
87 Reads Way
New Castle, DE. 19720.

RECEIVED

JUL 29 2010

DEPT. OF LAND USE

RE: Lands of Thomas C. & Jerome T. Smith
(2225 N. Dupont Hwy.)

Dear Brad and John:

Please find enclosed herewith the following in connection with the Major Land Development Plan for the above mentioned property as per your letter dated June 10, 2010.

1. Two copies of Record Plan & check list.
2. One copy of Sediment and Stormwater Plan & check list, Grading Plan & check list. (9 sheets)
3. One copy of Pre and Post-developed Drainage Plan.
4. A Sanitary Sewer Plan and check list has been submitted to Special Services.
5. Offsite Drainage Plan, Drainage Reports and Narrative.
6. Copy of the LDIA (which was E-mailed to Brad on July 20, 2010)
7. Copy of Water Certification

The plans have been revised as follows;

Planning:

1. The parking isle summary to the west of the 4000 sq.ft. building has been corrected.
2. All the 6800 sq.ft. building has been included within the parking calculations.

3. An access isle adjacent to the handicap parking space on lot 1 has been provided.
4. Curbing is proposed on lot 1, except at the beginning of the storage area where it is necessary to facilitate drainage.
5. Two way vehicular circulation is not proposed adjacent to the 14,000 sq.ft. storage area.
6. The minimum number of loading bay has been provided for each building in accordance with section 40.03.510 of the NCC.
7. The feature to the southeast of the 4000 sq.ft. building has been corrected.
8. The use for lot 1 is; heavy retail and service, has been shown on plan view and data column.
9. The "Title Subdivision" line has been revised. The setbacks have been shown around the perimeter of the property, not along the proposed internal lot line.
10. The duplicate signature block for the General Manager has been removed from the plan.

Landscape Plan:

Standard Comments:

1. A revised landscape plan will be submitted.
2. Ten monuments have been proposed.
3. A draft cross access agreement will be submitted and will be recorded prior to final plan approval. Notes 4 & 21 have been completed.
4. A land Development Improvement Agreement (LDIA) sheet has been submitted (E-mailed to Brad. on 7.20.2010).
5. The executed and notarized maintenance organization compliance and disclosure affidavit required by chapter 40, section 27.140G of the NCC has been submitted.
6. Certification of approval for water supplier is included.
7. Certification of approval from DelDot will be provided prior to final plan approval and recordation.
8. Certification of approval from the Office of the State Fire Marshal will be provided prior to final plan approval and recordation.

Engineering:

Record Plan.

1. The Record Plan Engineering fee has been provided.
2. The water course easement has been shown throughout the property in accordance with NCC DC 12.04.005.
3. The standard note for stormwater access and inspection has been placed on the Record Plan.

4. The long term non-residential stormwater management fee will be revised to show the correct fee for Department of Special Services.
5. A notice of intent form has been sent to DNREC for approval.

Grading Plan:

1. All slopes in excess of 3:1 have been identified for critical stabilization have been identified (shown in hatches).
2. The contour along property line with Petrillo Brothers have been revised. A 1"=30' scale grading plan has been provided. The highpoint between catch basins 8 and 9 and the outfall pipe have been shown on the plan.
3. The proposed finished floors for the addition to the building on lot 2 have been provided.
4. Flow arrows at high points to illustrate drainage patterns per item R of the Grading plan check list are shown on the plan.
5. Item U of the check list has been addressed.
6. Drainage easement along each perpendicular run per item V of check list has been labeled.
7. Item W of the check list is checked.
8. All existing structures and their uses have been labeled.
9. Item H-H is marked N/A.
10. A note about building permits for construction of retaining walls has been provided on the plan.(see sheet 4 of 9 of Grading Plan)
11. A note indicating that a licensed Geo-technical professional must be present to evaluate and report the condition of the prepared fill has been placed on the Grading Plan.(see sheet 4 of 9)

Sediment and Stormwater:

1. The highway culvert is shown the offsite drainage plan. All features identified on diagram have been labeled. The site grade and contour data has been adjusted to reflect the NAVD 88 datum.
 2. The flow path for sub-catchment east of the road has been corrected to channel flow over a constructed lane structure.
 3. The TC path for subarea offsite 1 is now taken to the point of analysis. The lengths of the culvert under Route 13 are shown on the plan. The drainage system for the culvert conveyance piping has been computed using the existing and proposed structures incorporating individual contributed drainage subareas.
- The HydroCad program employs manning, entrance and contraction coefficients and incremental tail water calculations to check multiple flow conditions in order to determine the prevailing flow at each elevation.

The site and highway culvert drainage system depictions have been modeled with reversed flow devices, to accurately determine the flooding condition effects where it is applicable.

4. Point of analysis 2 has been labeled to centerline of stream.

5. The HydroCad program has been used to determine the drainage system design capacities.

The HydroCad program employs manning, entrance and contraction coefficients and incremental tail water calculations to check multiple flow conditions in order to determine the prevailing flow at each elevation.

The site and highway culvert drainage system depictions have been modeled with reversed flow devices, to accurately determine the flooding condition effects where it is applicable. The stormcad program has been modeled with the supplied head loss coefficient inputs at the confluence of the drainage conveyance piping. The entrance coefficient for the upgrade ends of the system are included in the HGL analysis.

6. All pipes have been labeled on the cross sections and labeled on the post-developed drainage plan.

Pipes P1 thru P7 plan lengths have been shown on the HGL cross section plans, discrepancies in lengths are due to inherent stormcad pipe length rounding and automatic center point to center point measurements within the program.

7. The statement "Dry Pond" in narrative has been replaced by "Infiltration Basin".

8. A temporary sediment basin has been placed on site with an extensive down grade berm structure creating an area to be utilized with a Temporary Pipe Outlet Sediment Trap structure during construction and filling of the site. The PST and engineered fill berm adjacent to the conservation area will be placed during the pre-bulk grading phase in conjunction with the twin 42" bypass culverts construction (see Pre-bulk grading plan).

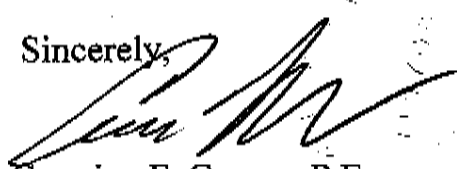
9. A note requiring all infrastructures to be in place and stabilized prior to the first building Certificate of Occupancy has been added to the revised post-bulk plan sequence of construction.(see sheet 3 of 9)

10 The note has been relocated and the example products for slope stabilization 3:1 or flatter have been added to clarify the note. The slope stabilization areas have been referenced with shading on the grading plan.

11. The frequent inundation of minor stormwater runoff to the sump area will create ponding which is not desirable for a typical grass seeding mixture over well drained soil areas.

12. The planting plan and bio-retention area has been included within the landscape plan.
13. A proposed foundation cut-off trench detail has been added to the cross-sections at the downgrade side of the proposed infiltration basin where fill will be placed above the existing grades elevation. The pond (378) construction specifications for foundation preparation fill placement, moisture control and compaction have been added to the plan detail specification in order to assure alleviation of any seepage thru the engineered fill areas and berm structure adjacent the 2-42" pipe culvert entrance.
14. The cross-section on sheet 7 of 8 has been revised to show the proposed underdrain stone and pipe configuration.
15. The underdrain pipes have been labeled on the plan view and cross sections. The recommended slope stabilization criteria and types are in accordance with erosion and sediment control hand book.
16. The hydraulic grade line has been labeled on sheet 8 of 8 profiles.
17. A hydraulic grade line has been calculated for the twin 42 inch culvert.

Sincerely,



Carmine F. Casper, P.E.