

## Department of Land Use Revised Exploratory Plan Report

To: Andrew Hayes – ForeSite Associates – Inc.

Date - September 22, 2008  
Application Number - 2008-0419-S  
Name of Project - The Pilot School  
Description - Proposed 75,099 sq. ft. School and Facilities  
Type of Plan - Major Land Development Plan  
Date of 1<sup>st</sup> Review - June 9, 2008

Project Review Team -  
Planner Antoni Sekowski at 395-5414  
Engineer Doug Hokuf, Jr. at 395-5448  
Historic Christine Quinn at 395-5521  
Transportation John Janowski at 395-5426  
Special Services Robert Magnotti at 395-5722

Hearings:  
Planning Board  
Board of Adjustment

**Status of Review - Conditional Approval** – Historic and Transportation comments must be addressed by the applicant, prior to the submittal of a Preliminary Plan. Items 1-3 must be adequately addressed prior to the plan proceeding to the Planning Board Public Hearing.

### Planning:

Plan Submittal Complete: September 2, 2008  
Plan Review Complete by Planning: September 15, 2008  
Number of Days to Complete Review: 9

1. As you are aware, the plan proposes an alternative entrance (roundabout) design. Once the applicant and DeLDOT determine which entrance design will be required for this site, the plan will need to be updated accordingly. It appears that the proposed roundabout would impose a street yard building restriction line on the adjoining easterly tax parcel. The plan would need to reflect a 50 foot setback from the right-of-way for the residential parcel. Proposed setback encroachments would require a Board of Adjustment approval. The adjoining property owner would need to sign the plan;
2. It has been noted that the applicant has applied to the New Castle County Board of Adjustment to maintain a building 68 feet from the proposed Woodlawn Road right of way. If the alternative entrance is utilized, the Board of Adjustment request may need to be modified;
3. It has been noted that all wetlands within 150 feet of the proposed LOD have been delineated and shown on the plan. Additionally, a wetlands investigation is currently being completed

for the entire east side of Hurricane Run and north side of Rocky Run. The Preliminary Plan will need to contain any additional findings. Your wetlands note should indicate that all areas west of Hurricane Run and South of Rocky Run are assumed 100% protected. The applicant reserves the right to further define the resource delineation in the future. Finally, all wetlands must be described by meets and bounds on the plan or in the wetlands report;

4. The parking spaces located along the southerly and southeasterly sides of the building must contain a 22 foot wide access aisle;
5. The Department has conditionally approved the parking reduction request to permit a minimum of 154 of the required 167 spaces. Plan notes should be updated accordingly;
6. As discussed, the request to permit 85 of the required 154 parking spaces with an alternative surface appears excessive. All of the parking spaces located within the area of the proposed loop road should be provided with a typical paved surface. The 34 spaces located in the southerly portion of the site may remain as overflow parking with an alternative surface. Once the plan is revised, the Department will process your waiver request;
7. Your waiver request to provide dead end parking has not been found acceptable at this time. Alternative designs that would allow vehicles to turn around with out backing should be explored;
8. The plan should clearly label all areas of proposed flush or depressed curbing. Provide a written request with justification for a waiver associated with the alternative curbing proposal. The plan should show handicapped access points to sidewalks. Revise the plan to provide 6 handicapped parking spaces;
9. Provide a sidewalk access point to the grass ramp located at the northerly end of the site;
10. The proposed limits of disturbance will need to include the retaining wall on the southerly side of the athletic field and the stormwater facility in the northerly corner of the site. Additionally, the LOD must demonstrate protection of the specimen trees. Any grading within the drip line of the specimen trees may require mitigation. Disturbance should be avoided;
11. It has been noted that the applicant has been in contact with DNREC to address Section 40.10.370 of the NCCC for the Critical Natural Areas located on this parcel;
12. The proposed paving symbol should be provided for the 9 parking spaces and access lane on the southeasterly side of the school;
13. The zoning should reflect SE;
14. Your note 3 will need to reference the non-delineated floodplain study;
15. Provide top and bottom wall elevations for proposed retaining walls;
16. The Record Plan will not need to show existing improvements to be removed or topography;

**Engineering:**

The Preliminary Plan submittal will need to address Engineering comments, as outlined in the Departments review letter dated June 9, 2008.

**Historic:**

A recommendation from the Historic Review Board will be required prior to the submittal of a Preliminary Plan.

**Transportation:**

TIS must be reviewed and found acceptable by DeIDOT and the Department of Land Use prior to the submittal of a Preliminary Plan.

**Standard Approvals and Comments before Recordation**

1. Approval from DeIDOT will be required;
2. Approval from the Office of the State Fire Marshal will be required;
3. A Landscape and Lighting Plan must be reviewed and approved prior to plan recordation. Please note that a Scenic Corridor may be required in accordance with Section 40.04.240 of the NCCC;
4. Provide certification from the water supplier in accordance with Section 40.05.310 of the NCCC;
5. Please obtain approval from the Mapping Section of the Department of Land Use for proposed postal addresses;
6. Performance Surety must be provided in accordance with Chapter 40, Division 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 to this office. The LDIA must be recorded prior to plan recordation;
7. Please note that Table 40.31.390 of the NCCC outlines time limits for expiration of plan;

CC: Vernon Green  
Kathy Craven  
Michael J. Bennett  
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