

Department of Land Use Preliminary TAC Report

Application Number – 2008-0272
Name of Project – Greenville Center
Type of Plan - Preliminary Major Land Development Plan
Date of Review- December 17, 2009

Engineer- Stephen Davies

Project Review Team – Brad Shockley (Planning) – 395-5446
Mike Clendaniel (Engineering) – 395-5418
Christine Quinn (Historic) – 395-5521
Owen Robatino (Transportation) – 395-5427
Rob Magnotti (Special Services) – 395-5722

Status of Review – General Compliance for the Public Hearing - The Department will issue an additional review report after the Public Hearing that will find the plan acceptable to proceed to record after you address all comments and/or studies or unacceptable, submit a revised preliminary plan to address all comments and/or studies.

Planning:

1. The conceptual pedestrian precinct exhibit should be revised, so as to correspond with the limits shown on the preliminary plan. Final details for the pedestrian precinct will be required on the landscape plan for this project;
2. The 'Schedule of Building S.F. and Uses' table should be updated to reflect the various uses that were identified in your cover letter from the exploratory submission. This will document compliance with Section 40.03.318.B of the NCCC;
3. As previously noted, Note No. 22 references porous pavement. Additional information will be required to document compliance with Section 40.22.611.A of the NCCC;
4. Verify the total number of proposed parking spaces based on the per aisle summaries;
5. Provide bumper blocks within individual parking spaces that abut depressed curbing;
6. Provide a section of sidewalk to provide pedestrian access from the four (4) parking spaces that are to the west of Unit B. Reconfigure the parking aisle to the east of Building A, so as to provide a crosswalk from this area to the sidewalk that fronts Building B. Also, provide a sidewalk from the parking lot to the bank, so as to provide more direct pedestrian access;
7. Provide typical dimensions for the proposed loading bays. Note that a waiver is required (in accordance with Section 40.22.610.B of the NCCC) for any loading areas that are less than the required 12' x 60';
8. Specify how the proposed exit lanes at Buck Road will function given the location of the existing parking spaces and landscape island at the rear corner of Building E. It appears that

the elimination of several parking spaces and the relocation of the island would provide for better circulation, especially for vehicles making a right turn on to Buck Road;

9. Remove the reference to 'redevelopment' within the purpose note and clarify/specify the total GFA to be demolished/constructed;
10. Verify the GFA calculations within Note No. 9 and the 'schedule of building s.f. and uses' table;
11. The reference to the 'proposed post office' should be removed since any permitted use within a shopping center in the CR zoning district would be allowed to locate in this structure;
12. Show the dimension of the proposed riparian buffer area (RBA);
13. Label the buildings on the cover sheet;
14. Update the revision block;
15. As noted in the Department's letter dated March 11, 2009, please address the public comments that were presented at the exploratory hearing in regard to Section 40.01.015 of the County Code and how the plan relates to the character of the community.

Standard Comments:

1. Include the standard nonconforming note on the plan to address the existing paving setback encroachments;
2. Include the standard conservation easement note on the plan;
3. Include the following note on the plan - All common facilities including, but not limited to, paved areas, sidewalks, curbing, landscaping, open space, drainage and storm water management facilities shall be kept in good repair and maintained in a safe and sanitary condition in accordance with the provisions of the Unified Development Code;
4. Submit a landscape/lighting plan for review and approval. Include the standard landscape plan note on the record plan. Show the required specimen tree mitigation. Revise the bufferyard setbacks within Note No. 6;
5. Submit a LDIA information sheet to initiate the LDIA process. Note that the LDIA must be recorded prior to final plan approval. Include the standard LDIA note on the plan;
6. Submit a copy of the required maintenance declaration and a copy of the plan to the Division of Law and this Department for review and approval. Include the standard maintenance declaration note on the plan;
7. The Owner/Developer must provide certification to the Department of Land Use from the Secretary of the Department of Education that the school district(s) serving the site has adequate capacity for the proposed development. Include the following note on the plan - Prior to the issuance of any certificate of occupancy for any lot or unit shown on this plan, the owner/developer shall provide a certification from the Secretary of the Department of Education that the Voluntary School Assessment for that lot or unit has been paid;
8. Provide certification of approval from the water supplier;
9. Provide certification of approval from DelDOT;
10. Provide certification of approval from the Office of the State Fire Marshal;
11. Please note that Table 40.31.390 of the NCCC outlines time limits for expiration of plan.

Engineering:

The Engineering Section has reviewed the exploratory submission and finds the acceptable with 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.

Date Received by Engineering Section: October 22, 2009

Date Completed by Engineering Section: November 11, 2009

Number of Days in the Engineering Section: 16

1. In order for the Department to find the proposed construction in compliance with section 3.2.2 of the Sediment and Stormwater Regulations documentation shall be provided to verify the increase will not adversely impact the receiving water course. Also, documentation shall be provided to verify the existing conveyance system can adequately convey the runoff in a non-erosive condition in accordance with Section 12.04.001.A of the NCC Drainage Code.
2. Clarify the stormwater management layout in drainage area A. The proposed plan depicts a bio-retention facility in the northern corner of the site however, the stormwater management narrative does not account for the facility. Instead a sand filter is mentioned.
3. Provide details on the construction plans for the remediation of the soils on site that are being changed from pavement back to vegetation or for stormwater management in order to verify the functionality of the facilities and for returning the soil back to a good condition.
4. The storm events shall coincide with the rainfall depths for New Castle County as effective January 1, 2007.
5. The proposed porous pavement that is mentioned in the narrative shall be depicted on the plan.
6. For non-residential plans the following note may be provided in lieu of specific easements for each stormwater management facility:

A stormwater management access easement in favor of New Castle County, its agents and assigns is hereby created on, over, under and across the entire area of all stormwater management facilities including, stormwater conveyance systems, basins, and all components thereof, identified on the plan and all watercourses for the purpose of inspecting, evaluating and maintaining the stormwater management facilities and watercourses. The easement shall extend 10' from the outer edges of each such stormwater management facility. A general access easement is hereby created over and across the property shown on this Plan granting New Castle County, its agents and assigns the right, privilege and authority to enter upon and travel across the property to each stormwater management facility. The easements herein created shall be for pedestrian, vehicular and equipment use. If New Castle County, its agents or assigns determines that maintenance is required to a stormwater management facility, New Castle County shall provide notice of the required maintenance and the time frame in which such maintenance shall be completed to the property owner or responsible party. No notice shall be required where New Castle County performs maintenance where there is imminent threat to life, health or property. In the event New Castle County elects to maintain the stormwater management facilities, all expenses shall be assessed jointly and severally against the owners of the property shown on this Plan.
7. Work with the Department of Special Services to determine the fee amount for the Non-residential Stormwater Management Facility Maintenance Fund in accordance with the NCCC Section 40.27.240. Once the fee has been determined the following note shall be placed on the record plan:

The Owner/Developer shall pay, to New Castle County, funds for Long Term Stormwater Maintenance and Inspection Fund pursuant to Section 40.27.240 of the County Code. The funds shall be used for the costs associated with inspections. An amount of **XXXX** shall be funded prior to receiving the first Certificate of Occupancy. The Department of Land Use shall withhold the issuance of any Certificate of Occupancy until satisfactory written proof that the funds have been paid to New Castle County is furnished in accordance with the requirements.

Transportation:

DeIDOT's TIS review letter states this development meets the County LOS Standards. It requests changes at the site entrance on Buck Road, including two outbound lanes and a Signal Agreement. The letter also calls for a good faith attempt to establish vehicular cross-access with adjacent Greenville Crossing.

The Preliminary Plan shows these entrance changes, notes the Signal Agreement, and delimits the cross-access easement. DeIDOT will review the modified entrance configuration, including its alignment with the driveway behind. TIS Note 29 should read:

“A Traffic Impact Study (TIS), dated May 2009, was done for this plan by Apex Engineering. DeIDOT reviewed the TIS, providing comments and recommendations in a letter dated October 19, 2009. Their letter states the proposed development meets the Level of Service (LOS) standards in Section 40.11.210 of the New Castle County Code. No Certificate of Occupancy shall be issued until the Developer (1) enters into a Signal Agreement with DeIDOT for the site entrance on Buck Road, and (2) reconfigures this entrance and has the work approved by DeIDOT.”

The Preliminary Plan notes a bus stop improvement on Kennett Pike, and shows a sidewalk extension along Buck Road and a new internal sidewalk connection from the Pike. The Plan should also label the proposed bike parking areas and provide sidewalk connections to the post office at the corner of the Pike and Buck. Provide additional bike parking on the south side of the site.

Historic:

N/A

Mapping:

N/A

Special Services:

N/A

cc: Michael Bennett
Stoltz Management of Delaware, Inc.