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October 15, 2008

Apex Project #00-104.012

Bradford Shockley
Department of Land Use
New Castle County Government Center
87 Reads Way
New Castle, Delaware 19720

RECEIVED

OCT 17 2008

**RE: Application #2008-0272 Greenville Center
Revised Exploratory Sketch Submission**

DEPT. OF LAND USE

Dear Brad:

Please accept the enclosed information as our revised exploratory sketch submission for the above referenced project. The following items are included.

1. Fifteen (15) copies of the revised exploratory sketch; and,
2. Apex check #4025 in the amount of \$500.00 for the revised exploratory sketch review fee.

Comments from your exploratory sketch report have been addressed as follows.

Planning

1. Previous record plans for the site have addressed proportional compliance in the past. There are few things that are currently not in compliance with UDC requirements that can be changed. The current plan proposes the following improvements.
 - a. Construction of curb along approximately 475 ft. of paving that exists without curbing;
 - b. Removal of approximately 4,600 sq. ft. of paving that exists within the paving setback around the perimeter of the site;
 - c. Reestablishment of approximately 5,600 sq. ft. of riparian buffer area where an existing parking area is being removed; and,
 - d. The landscape plan will propose landscaping in the bufferyards along the street frontage to bring the opacity levels into compliance to the greatest extent possible.
2. The plan has been revised significantly to create a pedestrian precinct that is integrated amongst the residential, commercial and office space. A gross floor area breakdown is now included on the plan, which demonstrates compliance with the mixed-use proportion requirements. Specifically, the requirements of Section 40.03.318 have been addressed as follows.
 - a. The project includes 60,000 sq. ft. of residential gross floor area, which is split amongst 27 units and represents 27.6% of the total gross floor area on-site.
 - b. Other uses on-site include: commercial retail, office, restaurant and public service (post-office).
 - c. Each of the 27 residential units will have a balcony of at least 120 sq. ft. The plan also includes a paved pedestrian precinct.
 - d. The site is zoned CR, and, therefore the additional ON, OR requirements do not apply.

3. *The height of the 12-story building has been noted on the plan as 180 ft., the maximum height allowed by section 40.04.110C.*
4. *A detailed layout of the parking garage has been included with this submission. The garage is shown merely to comply with section 40.22.616.E.5. It is not intended to be constructed. Should it someday be constructed it would remove approximately 2,500 sq. ft. of LS resulting in an LSR of 23.5%, which would still exceed the required 20%.*
5. *Any deed restrictions that once affected the property have been released, and as such, there are no deed restrictions on the property.*
6. *The existing parking area in the rear of the site limits the existing riparian buffer area. That parking area is being removed in conjunction with this project as noted previously. That will allow the riparian buffer area to be increased. The proposed stormwater management area at the new edge of paving will not disturb the riparian buffer area.*
7. *The revised entrance configuration from Kennett Pike has been removed from the plan. The plan does not propose changes to the existing entrance/exit condition.*
8. *The parking lot striping has been shown on the plan. Parking area summaries have been revised as noted.*
9. *The access aisle that I believe you are referring to is the drive-through for the existing bank. Stacking for the drive-through has been shown on the plan.*
10. *The potential parking space total with the garage has been clarified.*
11. *The porous pavement we refer to is intended to be of the type that has recently been used by the County at a number of library locations. It complies with section 40.22.611.A. Additional detail will be provided as the design proceeds.*
12. *The handi-capped parking has been specified and ramps and van accessible aisles have been shown on the plan.*
13. *Additional sidewalks have been shown on the plan for possible points of access. Until architectural plans are developed to a further degree these points of access are conceptual. The plan will be updated to conform to access points as shown on the architectural plan.*
14. *A loading area has been shown on the plan adjacent to the new buildings that are proposed in the rear. Buildings C, D and E remain in their existing condition, and, therefore no additional loading is shown for those buildings. The post office use in building A that requires the loading facility is being removed. Building A will now be broken into a number of small retail stores, none of which will be large enough to require a separate loading facility. Any deliveries that will be made will be by small step van type vehicles that will not require loading facilities. The new post office in the 2,500 sq. ft. building in the front will not be large enough to require a separate loading area.*
15. *Bicycle parking has been shown throughout the site.*
16. *The legend is accurate.*
17. *We have added gfa and use for each building to the plan. We have chosen to show it in table format for purposes of clarity.*
18. *There are two specimen trees on-site. One of which will be removed in conjunction with this project. The landscape plan will mitigate the removal of that tree in accordance with the requirements of section 40.23.300*
19. *We have been requested on another project to actually remove the bufferyard lines from the plan, as they are flexible depending on plant units, berms, etc. Given the existing condition of this site we thought it made sense to remove the bufferyard lines from this plan as well. The landscape plan will show actual bufferyards dimensions that correspond to existing paving and proposed plant units.*

Standard Comments

1. The ownership information has been corrected.
2. We have added screened dumpster pad locations to the plan. All HVAC units for the new buildings will be mounted on the roof.
3. The LOD has been specified to be delineated with fencing.
4. Items 4-16 will be addressed with future submissions as the plan proceeds through the land development process.

Engineering

1. Stormwater management methods that we are contemplating for this project include filter strips, porous pavement and bio-retention. These will be located throughout the disturbed area to treat stormwater as close to the source as possible.
2. Construction plans will incorporate direction for soil amendments to remediate compacted soil in areas where pavement has been removed.
3. We have shown an approximate location for the proposed porous pavement. As the design progresses we will further delineate the exact area in size and shape.
4. An analysis of the existing drainage system will be performed.
5. If the parking garage is ever actually constructed (see note 4 in the planning section) there will be room behind it to construct a GTBMP to provide stormwater management for the garage.

Transportation

1. A TIS is underway and will be completed in accordance with DelDOT requirements.
2. The reconfiguration of the Kennett Pike entrance was a conceptual idea. We have decided not to realign the entrance/exit.
3. The plan will provide bicycle parking as well as connections to the existing frontage sidewalk.

Special Services

1. We will work together with the Special Services department moving forward to address their comments.

Thank you in advance for your assistance with this project. If you have any questions or require any further information please give me a call. We look forward to receiving exploratory sketch approval.

Regards,



James H. Lober, P.E.
Project Engineer

Enclosures

cc: Randy Stoltz Stoltz Management
Brad Coburn Stoltz Management
Pam Scott Saul Ewing Remick & Saul