



Department of Land Use

Department of Land Use Exploratory Plan Report

Application Number – 2011-0201  
Name of Project – 20 Montchanin Road  
Type of Plan - Minor Land Development Plan - Rezoning  
Date of Review- April 27, 2011

Engineer- Stephen Davies

Project Review Team – Brad Shockley (Planning) – 395-5446  
Doug Hokuf (Engineering) – 395-5448  
Christine Quinn (Historic) – 395-5521  
Owen Robatino (Transportation) – 395-5427

Status of Review: General compliance for the public hearing

Planning:

1. The proposed rezoning from OR to CN may be considered inappropriate at this time. At the joint Department and Planning Board Public Hearing, the applicant should be prepared to address the plan's conformance with the Comprehensive Development Plan, impact upon the surrounding area and infrastructure, compatibility of land use intensity and scale of proposed development, character of the neighborhood, zoning, and use of nearby properties and the suitability of the property for the proposed use. Also, note that the deed restriction change must be approved prior to recordation;
2. The purpose note should reference the as-built conditions of the site that do not correspond with the previously recorded plan. There is paving within a bufferyard to the southwest of 'Wing C' that was not shown on the previous plan. Note that this must be addressed on the landscape plan for this project, or a variance may be required;
3. Provide separate site capacity calculations for the OR and CN zoning. Also, specify the acreage of the proposed area of CN zoning and provide metes/bounds description for the zoning line;
4. Show the correct building restriction lines based on the proposed rezoning. Also, specify the intent of the 30' and 100' building restriction lines;
5. Specify the intent of the line that is 15' from the southern property boundary;
6. Note that the plan must address Section 40.08.130.B of the NCCC in regard to the required proportional compliance;
7. Document compliance with Table 40.03.522 and Section 40.03.316 of the NCCC in regard to the proposed drive-in facility and the minimum stacking requirements/required curbed bypass lane. Specify if the paving along the eastern side of the proposed parking lot could be expanded, so as to provide two-way vehicular circulation;
8. Provide a handicap accessible ramp within the sidewalk at the entrance to the proposed bank.

Standard Comments:

1. Add the application number to the plan;
2. Include the standard impact fee note on the plan;
3. Submit a LDIA information sheet and include the standard note on the plan;
4. Submit a landscape/lighting plan and include the standard note on the plan;
5. Provide certification of approval from the water supplier;
6. Provide certification of approval from DelDOT;
7. Provide certification of approval from the Fire Marshal;
8. Note that Table 40.31.390 of the NCCC outlines time limits for expiration of plan.

Engineering:

Date received: 4/12/11

Date complete: 4/27/11

Review time: 10-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. 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 New Castle County Code 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.
2. The area breakdown in the site data column shall include the area for storm water management in accordance with Chapter 40, Appendix 1, Item 22 of the New Castle County Code.
3. In accordance with Chapter 40, Appendix 1, Item 43 of the New Castle County Code, each storm water management practice shall have its area provided in acres on the plan.
4. The mapping of the soils and required soil data shall be provided utilizing the most current version of the USDA Soil Survey available through the USDA web-site. All plans and reports shall be updated accordingly.
5. Soil testing is required to demonstrate the feasibility of the proposed storm water management practice as it relates to infiltration rate and its relationship to the elevation of the seasonal high water table. Infiltration testing shall be provided in accordance with the Delaware Sediment and Stormwater Regulations Section 10.3.15 and DNREC Memorandum dated 5/29/96.
6. Contrary to the completion of the submission checklist, the submission of a copy of the receiving water-body's pollutant or stressor is applicable, revise accordingly.

7. The drainage plan shall be revised with the submission of the final storm water management report as follows:
  - a. The sub-areas shall be labeled for clarity.
  - b. The segments of flow (sheet, shallow concentrated, channel) along each Tc path shall be identified.
8. The storm water model schematic within the report shall be revised to label the analysis points as labeled on the drainage plan and the flow label for DA 2a shall be revised so that it is legible.
9. The final storm water management report shall revise the storm water computations so that the time step is 0.05-hrs and the end time is at least 30-hrs so that more accurate peak rates and volumes are reported for the regulated storm events. Also, the rainfall depth entered into the Tc computations shall be revised to accurately reflect the 2-yr 24-hr event of 3.2-inches.
10. A grading plan with applicable erosion and sediment controls shall be provided to demonstrate that the proposed building and paving configurations comply with the New Castle County Code - Chapter 12 grading requirements

Transportation:

Based on information contained in this application and staff evaluation, the Transportation Section has determined that it requires a Preliminary Traffic Analysis (PTA). This requirement is in accordance with Chapter 40, Articles 11 and 31 of the New Castle County Code. Attached is the Fact Sheet for subject Traffic Analysis Zone 72.

The Applicant is responsible for providing the following traffic data:

1. Approximate vehicle trips per day during the week and on the weekend, and the a.m. and p.m. peak hour trips generated by the proposed development.
2. Road conditions and access geometry including roadway surface, horizontal, and vertical alignment conditions associated with the ingress and egress locations to the adjoining roadway.
3. Accident data for the last three years for the roadways with ingress and egress locations, within the Area of Influence.
4. Existing peak hour Level of Service (LOS) at intersections within the Area of Influence, if available.
5. Previously recorded transportation notes or restrictions.
6. All other County Code requirements.

Construct a sidewalk along the drive aisle from Montchanin Road to the proposed building. Remove the reference to Route 100. Show bike parking.

Historic:

N/A

Mapping:

Property address assigned for Proposed 6000 sf Building - 30 Montchanin Road.

cc: Michael Bennett  
Stoltz Management of Delaware, Inc.

**Preliminary Traffic Analysis (PTA)/  
Wilmington Area Planning Council (WILMAPCO)  
Regional Transportation Plan (RTP)  
Fact Sheet**

**Date:** Tuesday, April 12, 2011

**Application:** 20 Montchanin Bank (2011-0201-S)

**Location:** Montchanin Road (east side), south of Route 141

**Status:** Exploratory Minor Land Development Plan (with partial rezoning from OR to CN)

**Traffic Analysis Zone (TAZ):** 72

	<b>Estimated Development Yield</b>	<b>WILMAPCO Estimated Existing (2010)</b>	<b>WILMAPCO RTP Projection (2030)</b>
<b>Employment</b>			
Natural Resources		2	1
Construction		23	31
Manufacturing		51	29
Transport, Trade, Utilities		68	54
Information		5	4
Finance		48	43
Business		106	120
Hospitality		188	216
Health		40	38
Services		20	19
Public Administration		3	2
Total	10	554	557

**Dwelling Units**

Single Family

Semi-Detached

Townhouses

Apartments

Total	36	52
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<b>Population</b>	96	127
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**Vehicle Ownership**

**Comments:** This proposed development may slightly exceed the WILMAPCO future Employment projection.