



Department of Land Use

Department of Land Use Exploratory Plan Report

Application Number – 2011-0171
Name of Project – Greenville Professional Center
Description - Propose nineteen (19) new parking spaces
Type of Plan - Resubdivision Plan
Date of Review- April 5, 2011

Project Review Team – Brad Shockley - Planning – 395-5446
John Gysling - Engineering – 395-5473
Christine Quinn - Historic – 395-5521
Owen Robotino - Transportation – 395-5472

Status of Review - Unacceptable – Note that all variances must be granted prior to advancing to the record stage. Address the following comments with the next submission:

Planning:

1. The plan notes that the improvements shown will require variances and that variances will be requested for existing nonconforming situations. Provide a complete list of variances that will be requested for this project prior to making application to the Board of Adjustment;
2. Specify the GFA and use of each building within the plan view;
3. Specify why there are two required parking calculations (Note No. 9 and inset);
4. Label one-way parking aisles and provide aisle dimensions;
5. Provide an additional handicap parking space in accordance with Table 40.22.613 of the NCCC;
6. Address Section 40.22.614.A of the NCCC in regard to the required proportional compliance.

Standard Comments:

1. Add the application number to the plan;
2. Provide certification of approval from the Fire Marshal;
3. Note that Table 40.31.390 of the NCCC outlines time limits for expiration of plan.

Engineering:

The Engineering Section within the Department of Land Use has reviewed the exploratory sketch plan submission for the referenced project and finds the plan unacceptable. Please include a cover letter detailing your response to each enumerated comment below. Plan was received on March 24, 2011 and comments issued on April 1, 2011.

1. By my calculation and by the disturbed acreage stated on the SLD-1 form, this plan disturbs in excess of 5000 square feet and, thus, is subject to the Delaware Sediment and Stormwater Regulations. Without this information and the required information from the Exploratory Plan Engineering Checklist, the submission shall be determined unacceptable.
2. Stormwater from the site improvements shall be managed for rate, water quality and volume pursuant to the DSSR. Details pursuant to the checklist shall be provided for the proposed stormwater facility.
3. Plan must be designed to comply with 10.3.4.4 of the DSSR for this project located within the Little Mill Creek watershed.
4. Provide field data for all proposed GTBMPs to establish the feasibility of each practice as it relates to soils, seasonal high water table, quantity, quality and volume management requirements and outfall condition.
5. As stormwater management practices are finalized, points of interest shall be analyzed at the outfall of each practice and an evaluation provided that demonstrates non-erosive conveyance from the discharge point to the receiving system. This evaluation shall be performed consistent with the tractive force methodology in the Appendix of the DESCH.
6. Please note that this application is subject to the Non-residential Stormwater Inspection Fund pursuant to 40.27.240 of the UDC.
7. Provide a Grading Plan and Sediment and Stormwater Plan, applicable checklist and fees with the construction plan submission.
8. Be advised additional comments may be issued on this application due to future plan changes, additional or new information or based on a more complete understanding of the information submitted.

Transportation:

Add bike parking.

Mapping:

The Source of Title listed on the plan is incorrect. The correct Source of Title is Deed Instrument 20071221-0107984. The property addresses are listed under the "Parking Rationale" but not on the buildings themselves.

Historic:

N/A

cc: Michael Bennett
Kennett Pike, LLC