



Department of Land Use

Department of Land Use Preliminary Plan Report

Application Number – 2008-0272
Name of Project – Greenville Center
Type of Plan - Major Land Development Plan – Revised Preliminary Plan
Date of Review- April 26, 2011

Engineer- Stephen Davies

Project Review Team – Brad Shockley (Planning) – 395-5446 *BA*
Mike Clendaniel (Engineering) – 395-5418 *MAC*
Christine Quinn (Historic) – 395-5521
Owen Robatino (Transportation) – 395-5427

Status of Review – The preliminary plan will be approved if the required variances are granted by the Board of Adjustment. Address the following comments with the next submission:

Planning:

1. Revise Note No. 38 based on the variances that will be requested from the Board of Adjustment;
2. Note that the plan must address Section 40.08.130.B of the NCCC in regard to the required proportional compliance;
3. Clarify the LOD within the vicinity of the riparian buffer area (RBA). If additional disturbance is required within the RBA for the proposed parking, a variance (with a recommendation from RPATAC) will be required;
4. 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 additional variances will be required;
5. Specify the existing/proposed use for each building within the plan view;
6. Specify the total number of proposed/required loading bays. It appears that a waiver will be required (per Section 40.22.610.B of the NCCC) from the minimum loading bay dimensions (Section 40.22.621.A of the NCCC). Address Sections 40.22.620 and 621 in regard to the design of the loading bays;
7. Correct the parking aisle summaries in front of Unit E and along Buck Road. Verify the total number of parking spaces based on the aisle summaries;
8. Provide a handicap accessible ramp within the sidewalk at Units B and F;
9. Provide a bumper block within the handicap parking space that is to the south of Unit A;
10. Label one-way parking aisles and provide aisle dimensions;
11. Specify the maximum building height within Note No. 6;

12. Correct the typo within Note No. 13;
13. Show all proposed trash receptacle and/or HVAC equipment locations. A solid fence, wall or evergreen landscaping must be provided to screen these facilities.

Standard Comments:

1. Provide certification of approval from the water supplier;
2. Provide certification of approval from DelDOT;
3. Provide certification of approval from the Fire Marshal;
4. Submit a LDIA information sheet to initiate the LDIA process. Note that the LDIA must be recorded prior to final plan approval;
5. Submit a landscape/lighting plan. Note that only the final bufferyards should be shown on the record plan. Address Section 40.23.320 of the NCCC in regard to the required specimen tree replacement;
6. Note that Table 40.31.390 of the NCCC outlines time limits for expiration of plan.

Engineering:

N/A

Transportation:

The latest version of the Plan proposes development somewhat different than that shown on the prior versions and modeled in the May 2009 Traffic Impact Study (TIS).

The TIS may need to be updated. Please submit a Trip Generation comparison, tabulating the multiple types of development modeled in the TIS and those proposed by the latest version of the Plan. Per discussions with DelDOT's County Coordinator, the Plan should better specify the individual uses to model in the TIS, such as Medical Office and Shopping Center.

The Plan should show bike parking and a walkway from the corner bank to the nearby frontage sidewalk.

Historic:

N/A

Mapping:

Property address assigned for Unit B - 3801 Kennett Pike Unit B; Unit F - 3801 Kennett Pike Unit F. Tax Parcels 07-026.00-094-C0001, C0002 and C0003 were created by the Condominium Plan recorded under m/f 200804280028894 and Declaration Deed Instrument 20080428-0028892.

cc: Michael Bennett
Stoltz Management of Delaware, Inc.