

Department of Land Use Exploratory Plan Report

To: Thomas Coleman – Karins & Associates Engineering, Inc.

Application Number –2010-0329-S

Name of Project - Silverside Cadia Rehabilitation North Baptist Church

Description - Proposed 64,400 Nursing Center and Associated Improvements

Type of Plan - Major Land Development Plan

Date - July 23, 2010

Project Review Team -

Planner Antoni Sekowski at 395-5414 or asekowski@nccde.org

Engineer Eric Laramore, P.E. at 395-5447 or elaramore@nccde.org

Historic Christine Quinn at 395-5521 or cquinn@nccde.org

Transportation Owen Robatino at 395-5427 or orobatino@nccde.org

Special Services Robert Magnotti at 395-5722 or rmagnotti@nccde.org

Hearings:

Office of State Planning PLUS Review

Planning Board Public Hearing

Status of Review - General Compliance for Office of State Planning PLUS Review and Planning Board public hearing - Upon receipt of the Office of State Planning PLUS written report, the exploratory plan will be scheduled for a Planning Board public hearing on the next available hearing date. The Department will issue an additional review report after the Planning Board public hearing that will find the plan acceptable to proceed to County Council after you address all comments and/or studies or unacceptable, submit a revised exploratory plan to address all comments and/or studies.

Planning:

1. Provide revised site capacity calculations to address the following issues: For tax parcel 75, revise step 4 to provide the lower acreage number from steps 1 or 3. Note that your calculation for step 6 is currently incorrect. For tax parcel 76, revise step 4 to provide the lower acreage number from steps 1 or 3. Note that the revised calculations result in a total maximum permitted GFA of approximately 74,800. In order to demonstrate that the site does not exceed the maximum permitted GFA, the plan must be revised to include the GFA of the existing church;

2. Provide a parking calculation for the existing church. Parking shall be based on 1 space per 4 permanent seats or 10 spaces per 1,000 square feet of public assembly area, whichever is greater;
3. As discussed at the pre-application sketch plan review/conference, revise the plan to provide sidewalks and curbing for the perimeter of the existing church. This will enable safe pedestrian access from proposed parking areas to the existing facility. Provide sidewalks to connect the proposed nursing center and existing church to the sidewalk located along Silverside Road. Verify that all sidewalks are at least 5 feet in width;
4. The proposed Title Subdivision will need to demonstrate compliance with Section 40.31.713.C of the County Code. Cross access and shared facilities agreements will need to be recorded and referenced on the plan prior to plan recordation. Your note 26 will need to reference all shared facilities;
5. Be advised that a 0.4 opacity (minimum 20 foot wide) bufferyard is required adjoining the property to the east. Revise the plan to remove paving from this area. Additionally, the access aisle located on the east side of the church must maintain, at minimum, a width of 16 feet. All parking must be 100% County Code compliant. Provide directional arrows at the end of all one way traffic aisles;
6. Revise the plan to remove the incorrect bufferyard opacity references and delineations which currently encroach into site improvements. Additionally, demonstrate that the street bufferyard, located on the north side of the church, can accommodate the proposed stormwater facility and required plantings;
7. Revise the plan to provide a street yard setback and street paving setback for the two right-of-ways, which adjoin the westerly property line;
8. Please indicate if the applicant will be seeking a partial curbing waiver. Typically partial curbing waivers are directly associated with green technology stormwater management;
9. It has been noted that the applicant will provide additional documentation to demonstrate that the proposed facility would be defined as a Type II institutional residential facility, as defined by the County Code;
10. Revise note 14 to reference existing sewer flows for the church;
11. Revise the Certificate of Accuracy note for tax parcel 76 to additionally reference topography;
12. Revise the plan to remove notes 18 and 27;
13. Label the enclosure for the proposed trash receptacle;

14. Mitigation for the removal of the specimen tree will be required in accordance with Section 40.23.320 of the County Code;

Engineering:

The Engineering Section has reviewed the exploratory plan submission and finds the plan acceptable for the public hearing. The following comments shall be addressed with the initial site construction plan submission. A cover letter addressing each comment within this review letter must accompany any future submission of this application. The letter must describe the manner in which each comment was addressed. If the following items are not addressed as part of any future submission, the submission will be considered incomplete, automatically denied and returned.

1. Date Received by Engineering Section: 6/24/2010
Date Completed by Engineering Section: 7/2/10
Number of Days in the Engineering Section: 6 days
2. Please note, this application is subject to Section 10.3.4.4 of the Delaware Sediment and Stormwater Regulations, requiring successful management of any increase stormwater runoff volume resulting from this subdivision application. Practices such as rainwater harvesting and reuse, green roof, or permeable pavement may be used to mitigate the additional runoff volume generated by the proposed impervious cover. For example, if permitted by the Fire Marshalls Office, the fire lane could be constructed of a structural geo-grid product and planted with grass or a permeable pavement that meets the fire lane requirements and helps with the runoff volume management.
3. The engineering section suggests the southern parking and stormwater facility design for the North Baptist Church parcel be examined for realigning the proposed stormwater facility (or facilities) in the parking area perpendicular to the natural flow pattern. This will provide a more efficient inflow to the stormwater facility along the facility's entire length versus a parallel alignment which often biases the filtering and ponding at the low end of the facility. Additionally, a horizontal realignment may provide an additional north-south pedestrian walk along the left portion of the curbed island providing a more defined pedestrian path along the shared access between the two parcels.
4. Verify the proposed discharge location of the southwesterly stormwater facility with the Department of Special Services, in regard to the discharge being placed within the proposed sewer easement. The facility may need to be designed with an earthen spillway overflow.
5. A common use and maintenance easement shall be provided for the shared drainage and stormwater design between the subject parcels in accordance with UDC Section 40.03.406.A. Provide a copy of the easement for review and approval to the Engineering Section and the Law Department. The easement shall be required to be approved prior to site construction plan approval.

6. Adequate conveyance for all drainage discharges shall be demonstrated for the proposed land development plan in accordance with Section 12.04.001 of the NCC Drainage Code. Prior to site construction plan approval, a detailed assessment shall be provided for all existing conveyances systems to and from the site's discharge points. The assessment shall identify any existing impairments, such as limited capacity, and proposed remedies to those impairments as well as the ability to provide non-erosive conveyance for the design storm events.
7. Please note, any increase in runoff to the DelDOT maintained system will require a letter of no objection for drainage from DelDOT prior to recordation.
8. Be advised, a soils analysis for all proposed stormwater facilities, establishing the USCS soil classification, permeability (infiltration) rate and elevation of the seasonal high groundwater table is required to be submitted with the subsequent plan submission.
9. Revise note #33 of the plan to reflect the requirement for sediment disposal areas in accordance with the Delaware Sediment and Stormwater Regulations Section 10.3.11. The areas shall be shown on the sediment and stormwater plan, record plan and open space management plan. Sediment accumulation from routine stormwater facility maintenance can be taken off-site to an approved location as an option, but provision must be made for a disposal area on-site so that off-site disposal is not mandatory.
10. Be advised, stormwater practices necessary to provide attenuation (detention) of peak flows shall comply with Section 12.04.001.F of the NCC Drainage Code by analyzing the off-site, receiving conveyance to verify that adequate conveyance can be provided and that downstream properties or existing conveyances will not be adversely impacted. This analysis is required with the initial record/construction plan submission.
11. Please note, this application is subject to the Non-residential Stormwater Inspection Fund in accordance with Section 40.27.240 of the UDC.
12. The engineering section suggests providing signage for all BMP's, stating the type of facility and any conditions crucial to the function of the facility. For example, the sign for a filter strip should typically specify the mowing height of the grass vegetation.
13. Be advised, additional comments may be issued on this application due to future plan changes, additional or new information or based upon the level of exactness of the information submitted.

Historic:

No known historic issues.

Mapping:

1. On plan received 6/24/10: Source of Title issues addressed. Property addresses listed on plan. The ownership for parcel 06-052.00-075 is still not listed on plan. If John C Hintz has power of attorney for the other owners, please have Karins submit copy for file.

Transportation:

The Applicant submitted with the Exploratory Plan a Preliminary Traffic Analysis (PTA). The Transportation Section has reviewed the PTA and determined no Traffic Impact Study (TIS) is required.

Per County Code Section 40.21.162, the Plan should build sidewalk to connect the proposed nursing center with Silverside Road. Bike parking should be added.

DART has a park-and-ride lot at the church on this site. They may want a bus stop improvement along Silverside Road.

Standard Approvals and Comments before Recordation

1. Approval from DelDOT will be required;
2. Approval from the Office of the State Fire Marshal will be required;
3. A Landscape Plan and Lighting Plan must be reviewed and approved prior to plan recordation;
4. Provide certification from the water supplier in accordance with Section 40.05.310 of the NCCC;
5. If applicable, provide phase lines on the Record Plan;
6. Performance Surety must be provided in accordance with Chapter 40, Division 31.800 of the NCCC and current Department of Land Use policy. Initiate the Land Development Improvement Agreement by submitting the Land Development Improvement Agreement Information Sheet based either on the Formula Method or

the Cost estimate Method, to this office. The LDIA must be recorded prior to plan recordation;

7. Please note that Table 40.31.390 of the NCCC outlines time limits for expiration of plan;

CC: Allan Brinton, Sr.
James Ezell, Jr.
Michael J. Bennett
Office of State Planning
file