

July 25, 2017

Ms. Constance Holland, AICP
Director
Office of State Planning Coordination
122 Martin Luther King Jr. Blvd. South - Haslet Armory
Dover, DE 19901

RE: SOUTH CHAPEL STREET DUNKIN DONUTS – PLUS 2017-03-09

Dear Ms. Holland:

The following are responses to the various agency comments for the above referenced project in a letter from you dated April 20, 2017:

STRATEGIES FOR STATE POLICIES AND SPENDING

It is noted your office has no objections to this proposed development based upon the fact that this project would be considered infill development which is encouraged by State policy.

-CODE REQUIREMENTS

DEPARTMENT OF TRANSPORTATION

An entrance permit exists (NC-458-COM) for the proposed entrances shown. No changes are proposed to the approved entrance plans.

No changes to the approved entrance plans are proposed, therefore, a pre-submittal meeting would not be required.

An Initial Stage Fee will be submitted when the LONOR request is made. No changes to the approved entrance plans are proposed, therefore, a Construction Stage Fee would not be required.

The Traffic Engineer (Duffield Associates) is currently working with DelDOT and New Castle County to address traffic related issues.

A dedication of 30' from the outer edge of travel is not feasible due to the configuration of this lot. It is our opinion, the current layout is the only viable option for the long narrow dimensions of this property. In addition, a 5' dedication to DelDOT was required in 2014 compounding the problem with the buildable area. We will work with the Department to request a waiver from this requirement.

A 15' wide permanent easement is not feasible due to the configuration of this lot. It is our opinion, the current layout is the only viable option for the long narrow dimensions of this property. We will work with the Department to request a waiver from this requirement.

A 4' grass buffer is provided between the sidewalk and curb line.

A 5' wide sidewalk is provided along the site frontages (Kenmar Drive and Route 72).

The proposed bioretention facilities are a minimum of 20' from the State right-of-way line.

No relocation of existing utilities is expected based on the preliminary design.

Based on the project location and proposed building height, we are not required to submit an official notification form for construction in an airport zone. An email correspondence from Josh Thomas is enclosed.

DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL

WATER QUALITY AND TMDL's

Three GTBMP facilities (Bioretention) are proposed on site to help meet the required TMDL's for each nutrient.

SOURCE WATER PROTECTION

The wellhead protection area has been noted on this property. We propose to offset the groundwater loss created by impervious areas on this site with an infiltration facility that recharges clean rooftop water. The proposed stormwater bioretention facilities will be lined to eliminate any potential contaminated water from recharging.

WATER SUPPLY

Information regarding dewatering and well points has been forwarded to the owner for his review and consideration. If well points are needed, only licensed well drillers will apply for and install the wells. The potential contamination source (UST) listed in the report as well as time lines for permit review and issuance have been noted.

SEDIMENT AND EROSION CONTROL/STORMWATER MANAGEMENT

Detailed construction plans including sediment and stormwater management plans are being prepared at this time and will be submitted to New Castle County Department of Land Use with all required applications and fees. A Sediment and Stormwater (SAS) meeting took place with the Department on February 24, 2017.

AIR QUALITY

The owner will comply with all applicable Delaware air quality regulations including construction phase regulations.

TANK MANAGEMENT

No underground storage tanks are anticipated for this project.

STATE HISTORIC PRESERVATION OFFICE

The owner has been made aware of the Unmarked Human Burials and Human Skeletal Remains Law. No revisions to the proposed plan have occurred based upon this comment.

-RECOMMENDATIONS

DEPARTMENT OF TRANSPORTATION

The submission of LONOR request will be made through the PDCA with review fees paid online.

Cross access easements exist for both parcels and will be submitted with the LONOR request.

Any Standard General Notes (dated 8/31/16) that apply to this project will be added to the Record Plan

DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL

The soils on this site are known to be classified as Urban Land (Up) and have no specific features that define its suitability for development.

Green Technology BMP's (Bioretention) are provided on this site which will reduce nutrient and bacterial runoff.

We are attempting to preserve as many natural trees as possible while still meeting the New Castle County UDC guidelines for the proposed use. In addition, a Landscape Plan has been designed to add trees and shrubs where feasible.

The owner has been made aware of the energy efficiency and financial savings of Energy Star qualified products.

Sidewalks along both site frontages are proposed which will contribute to multi-modal travel.

The owner has been made aware of the recommendation of providing a parking spot allotted for the use of alternative fueled vehicle parking and/or charging.

DRAINAGE

No major stormwater pipes will be routed through yards.

No yard basins are proposed on this site. Lots are elevated to direct drainage to the streets and into the stormwater pipe system.

SOLID WASTE

The owner has been made aware of the construction waste issue. No revisions to the proposed plan have occurred based upon this comment.

UNDERGROUND STORAGE TANKS

The owner has been made aware of the inactive LUST site in the vicinity of the proposed project. No revisions to the proposed plan have occurred based upon this comment.

STATE FIRE MARSHAL OFFICE

A complete set of Fire Marshal Record Type Plans will be submitted complying with all current requirements.

Please review these comments and let me know if you have any questions or need additional information.

Sincerely,

LARSON ENGINEERING GROUP, INC.



Andrew J. Collins
Project Manager

Pc: Nick Patel - GJP Enterprises, LLC
Marco Boyce - New Castle County
Robert Wittig - Roal Wit III, LLC

Andrew Collins

From: Thomas, Joshua (DeIDOT) [joshua.thomas@state.de.us]
Sent: Tuesday, May 09, 2017 10:02 AM
To: Andrew Collins
Subject: RE: 906 South Chapel Street, Newark DE 19713

Andrew,

Based on our conversation today and the information provided below, you do not need to submit an official airport notification form. No further action is required with DeIDOT Aeronautics.

Regards,
Josh

Joshua Thomas, AICP, GISP
Aeronautics Coordinator
Regional Systems Planning
Delaware Department of Transportation (DeIDOT)
p: (302) 760-4834 f: (302) 739-2251



From: Andrew Collins [<mailto:acollins@larsonengineering.net>]
Sent: Tuesday, May 09, 2017 9:55 AM
To: Thomas, Joshua (DeIDOT)
Subject: 906 South Chapel Street, Newark DE 19713

Hi Josh,

I am following up on our phone conversation. Please confirm that we do not have to provide an official construction notification form for a proposed one story Dunkin Donuts building at 906 South Chapel Street, Newark DE 19713. The tax parcel is # 11-006.10-274.

Thanks,

Andrew J. Collins
Project Manager
LARSON ENGINEERING GROUP, INC.
910 South Chapel Street, Suite 200
Newark, DE 19713
T: 302-731-7434
acollins@larsonengineering.net
www.larsonengineering.com

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STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
250 BEAR CHRISTIANA ROAD
BEAR, DELAWARE 19701

JENNIFER COHAN
SECRETARY

May 1, 2017

Mr. Robert Wittig
Roal Wit 2, LLC
910 S. Chapel St.
Newark, DE 19713

Dear Mr. Wittig:

We have received your email requesting extension of the completion date for the commercial entrance permit for 906 S. Chapel Street, NC-458-COM. The Department is hereby granting an extension until **December 6, 2017**.

The current Department Regulations require that the developer complete the construction in accordance with the Entrance Construction Permit. If the work is not completed by December 6, 2017, the Department may seek forfeiture of the security you provided the State.

Should you have any questions or concerns, please do not hesitate to contact this office at 302-326-4679.

Sincerely,

A handwritten signature in black ink, appearing to read "R. C. Greybill".

R. C. Greybill, P.E.
Permits Engineer

RCG:db

cc: Matthew Lichtenstein, Public Works Engineer
Chuck Leary, Jr., Central Regional Manager
Ray Brittingham, Area Inspector
MidCoast Community Bank

