



**PLANNING & DEVELOPMENT
CITY OF NEWARK**

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March 27, 2018

Mr. Colm DeAscanis
CDA Engineering, Inc.
6 Larch Avenue, Suite 401
Wilmington, DE 19804

Dear Mr. DeAscanis:

The City of Newark's Subdivision Advisory Committee has reviewed the major subdivision plan you resubmitted on February 22, 2018 on behalf of Fusco Properties LP for 0/1365 Marrows Road.

We have the following comments:

Electric Department

1. Electric Service is available from Ogletown Road.
2. Under Site Data, its saying that the Electric service is provided by Delmarva Power and Light. That needs to be changed to City of Newark.
3. An open utility easement is required and must be listed on the prints.
4. A suitable location approved by the Electric Department will be required for a pad-mounted transformer.
5. No trees growing over 18 feet at maturity can be planted near the electric service pole.
6. The Developer must pay all costs for any pole rearrangements needed and all labor and material costs to provide electric service to the building including transformer cost, aerial wires and meters. This cost will be determined at a later date.
7. The Developer installs all underground conduits for high voltage and low voltage cables to City standards.

8. The Developer installs all underground high voltage and low voltage cables to City stands.
9. The developer must dig and backfill all trenches for the underground high voltage and low voltage cables to City standards.

Parks and Recreation Department

1. Parks and Receptions Department has no comments at this time.

Police Department

1. The police department has no comments at this time.

Planning and Development Department

Code Enforcement Division

1. Our comments from October 9, 2017 are still in effect. Our comments are based on 2012 ICC Codes and based on the submitted site plan;
2. The proposed buildings must meet all applicable Building and Fire Code requirements. Complete architectural, structural, plumbing, HVAC, electrical and fire protection drawings required for review prior to permits. Building Height and Area will be determined by type of construction;
3. The architectural plans will need to match the architectural rendering/elevations submitted for the project. Confirmation that the elevations will match the rendering will need to be done at the time of architectural plan review. Code recommends that draft floor plans be presented to avoid issues during site plan review;
4. Site must be enclosed with proper barrier during construction to ensure public safety. Sequence of construction to be prepared and submitted by a licensed professional engineer. Location of staging area must be submitted and approved. Pre-Construction meetings are required;
5. All buildings, uses and parking to comply with the 2009 ANSI 117.1; Accessibility Standards;
6. Compliance with LEED requirements as adopted by the City will be required;

7. Fire sprinklers required for all buildings. Complete fire protection plans must be submitted for review.

Land Use Division

1. Before recordation the new address of 1335 Marrows Road should be added to the plan.
2. Cross access parking agreements should be created between the Wawa parcel (18-021.00-181) and these parcels (18-021.00-203/204).

Public Works and Water Resources Department

GENERAL SITE:

1. The bike rack layout will need to be provided on the CIP plans and shall conform to the City of Newark Bicycle Plan and DelDOT Standard Construction Detail M-4 – “Bike Rack Layout Details”.
2. Additional grading detail will need to be provided at the south entrance of the site. Provide additional spot elevations.
3. Although the adjacent parcel immediately to the south of the subject parcel is owned by the same owner, a utility easement will be required for the water and sewer services tied into the main along the main access drive. Easement documents shall be executed prior to CIP approval.
4. Add a note to the plans stating, “Refuse collection for the subject site shall be private”.
5. There is no dumpster shown on the plan. If a dumpster is required for the site, a dumpster enclosure shall be provided on the Subdivision Plan and will need to be further detailed on the Construction Improvement Plan set.

WATER & SEWER:

1. Additional detail will be required for the proposed oil and water separator. Include a detail with the construction details provided during the CIP process.
2. Revise the annotation for the 1.5” water service to read “domestic” not “fire”.
3. The domestic service shut-off valve and meter pit locations need to be flipped. The meter pit shall be located between the shutoff valve and the building.

4. Many of the annotations for the existing privately maintained water main are labeled "8" Fire Service" and should more appropriately be labeled "8" Water Main".
5. In General Note No.12 of the Minor Subdivision Plan, add the word "water" in front of meters to clarify this note refers specifically to water meters.

STORMWATER:

1. The proposed subsurface stormwater extended detention facility shall be privately maintained. Add this note to the plans.
2. The Developer's engineer shall provide detailed information regarding the stormwater management quality and quantity control system to the Public Works and Water Resources Department through the Construction Improvement Plan process.
3. Provide a detail for the Stormtech facility outfall structure and include invert elevations and top of grate elevations on the plan.
4. The Developer shall execute a Stormwater Drainage and Maintenance Agreement prior to Construction Improvement Plan approval.
5. A pretreatment structure designed in accordance with DSSR guidance to capture sediment, coarse trash and debris must be placed upstream of the detention facility.
6. Show the locations of the subsurface exploratory test pits on the Subdivision Plan, Sediment and Stormwater Plan and any future CIP submission.
7. Catch basins CB #2, CB #3, and CB #4 do not appear to be in locations that will effectively collect runoff from the site. Grading of the northern parking lot can be revised to direct surface runoff to these basins or they should be relocated to the flow line in the drive aisle.
8. Add the NOI Program ID to Note No. 10 of the Sediment and Stormwater (S&S) Plan cover sheet for the next S&S plan submission.

This Subdivision Plan review is solely based upon the information and details provided in the submitted documents. Additional comments may be generated during any future submission or CIP phases.

I hope you find this information helpful. Should you have questions or need more information, please do not hesitate to contact me at 366-7000, extension 2040.

Mr. Colm DeAscanis
March 27, 2018

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Sincerely,

A handwritten signature in blue ink that reads "Mary Ellen Gray". The signature is written in a cursive style with a long horizontal flourish at the end.

Mary Ellen Gray
Planning and Development Director

MEG/tf