



PLANNING & DEVELOPMENT
CITY OF NEWARK

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June 1, 2018

Mr. Alan Hill
Hillcrest Associates
PO Box 1180
Hockessin, DE 19707

Dear Mr. Hill:

The City of Newark's Subdivision Advisory Committee has reviewed the annexation, rezoning, major subdivision, site plan approval plan you submitted on behalf of the Handloff/Weinberg Trusts for 0 Paper Mill Road, Tax Parcel 08-052.00-012, PR#17-11-01

We have the following comments:

Electric Department

1. An open Electric utility easement will be required and listed on prints.
2. The developer must ensure the location of the electric meter boxes will be in an area that is safe from damage.
3. The developer must supply and install all underground high voltage and low voltage conduits.
4. The developer must supply and install all low voltage cables and contact the Electric Department to ensure low voltage cables will work properly with the padmount transformer connectors.
5. The streetlights will be supplied only if the street will be City owned.
6. No trees growing over 18' at maturity can be planted under the aerial power lines on Paper Mill Road. This should be listed on the print.
7. Developer must pay any cost needed to repair the smart meter system if the buildings cause any interference.

Parks and Recreation Department

1. The planting schedule shows 9- "AS", no "AS" is on the planting schedule. Please show on the plant schedule.
2. There is an area where we would like to see additional 8 evergreens planted, as shown in pink highlighted area attached.
3. For the remaining required replacement plantings, we have yet to determine a path forward for the tree mitigation based on the large number of value trees removed and the amount of replacement trees required. We will have the details during the next review process.

Police Department

1. The police department has no comment or concern with this project.

Planning and Development Department

Code Enforcement Division

1. Comments based on 2012 IBC;
2. The proposed buildings must meet all applicable Building and Fire Code requirements. Complete architectural, structural, plumbing, HVAC, electrical and fire protection drawings are required for review prior to permits. Sprinklers are required for all housing units;
3. No new architectural plans were submitted. As previously noted the submitted architectural plans did lack diversity in unit design and the Code Division recommends they be updated to show a variety of materials. 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. Final fire hydrant locations will need to be verified. Please provide a turning template to verify the turning radius will work for fire truck access. In addition, the site and architectural plans will need to be to the 2012 IFC and the 2015 Delaware Fire Protection Regulations;

5. The proposed homes will need to meet the LEED standards as per 2012 IECC;
6. Site must comply with all Accessibility Standards;
7. Pre-construction meeting will be required. Proper protection of site and public required during construction. The sequence of construction to be prepared and submitted by a licensed professional engineer.

Land Use Division

1. The Minimum Lot Width column of the Lot Specific Deviation Table on Sheet 4 does not seem to be accurate.
2. The Lot Specific Deviation Table on Sheet 4 should also address the variances required as a result of narrow lot frontage as described in the definition for lot width, Sec. 32-4(a)(72).
3. The lots listed for a variance of Minimum Lot Width in the Site Plan Approval Date table on Sheet 1 does not seem accurate.
4. As the proposed development is in a sensitive area related to storm water discharge, it would be appropriate to educate perspective homeowners about the importance of responsible land use and storm water control practices. The developer should provide an educational packet, to be prepared by the Planning and Development Department, including details of the White Clay Creek Catch the Rain program and rebate information, as well as any other appropriate information or programs the department might identify.
5. Provide the applicable descriptions indicated in Section 32-98 (b) and (c) including architectural elevations of all sides of the proposed housing units and proposed building materials and types.

Public Works and Water Resources Department

GENERAL SITE:

1. The open space/landscaped areas proposed within the cul-de-sacs at the ends of Road 'A' and 'B' will create an obstruction for emergency service vehicles and shall be removed from the cul-de-sac.
2. Unless further turning radius analysis is presented, the department does not recommend that parking be permitted within the cul-de-sac(s) or along Road 'A' or Road 'B'. Provide a turning analysis that proves the most restrictive fire department vehicle

would be capable of maneuvering around parked cars. The turning analysis software utilized and specific vehicle being analyzed shall be specified on the plans.

3. Realistic proposed street names shall be added to the plan per Sec. 27-21(b)(viii). Revise plans and street named accordingly.
4. There is no record of a fire flow test being performed for the subject site. Contact the Public Works and Water Resources Department to schedule a flow test at a cost of \$300 per test.
5. The plans indicate the proposed roads are to be public and dedicated to the City of Newark. The Public Works and Water Resources Department has concerns that current fiscal projections indicate that the costs for future maintenance of the road, storm sewer, sanitary sewer and water infrastructure would exceed the projected tax revenue for this project and therefore recommends that this infrastructure up to the public Right of Way be private and maintained by the Homeowners Association.

WATER & SEWER:

1. The water main is reduced to 6 inches to feed units #6 through #18 and must be a minimum of 8 inches when serving homes with both fire and domestic water service.
2. The proposed water alignment will require an unnecessary number of bends to run around the cul-de-sacs as shown. The more bends in the water main, the more chance there is to have leaks in the system. We recommend the water alignment be revisited to simplify the site's water distribution piping. This can be addressed in the CIP phase of the project.
3. Air release valves shall be provided on lines at all local high points along the force main profile and shall be located in an open bottom manhole. Without a profile of the force main, the proposed depth is assumed based on proposed ground elevation and a local high point on the line will occur at the corner of lot 2 requiring an additional air release valve. This can be addressed in the CIP phase of the project.
4. Revise General Note No. 4 to state "The City of Newark will not be responsible for maintenance of lateral assemblies, flushing connections, grinder pumps, control panels, or other low pressure sanitary sewer system appurtenances beyond the right of way."
5. Remove the 2" force main annotations on Dwg. 6.
6. The proposed force main crossing Paper Mill Road perpendicularly shall be installed in a casing pipe.
7. Remove General Note No. 32 from the Cover Sheet.

STORMWATER:

1. Bioretention Areas 'A' and 'B' are both proposed and designed to infiltrate runoff from their respective sub catchment areas with design infiltration rates of 2" per hour or greater. The department has some concern with the proximity and stepped design of the two bioretention areas. Bioretention Area 'A' may affect the infiltration capacity of Bioretention Area 'B' if a confining layer or more dense, non-porous soil exists that causes subsurface water to move in a horizontal direction toward the subsurface soils of Bioretention Area 'B'. A more conservative safety factor would be appropriate for the exfiltration rate used for Bioretention Area 'B'. Contact Public Works and Water Resources to discuss this comment further.
2. A junction box will be required to tie the 8" outfall pipe from Bioretention Area 'B' into the existing 12" RCP beneath the existing access drive.
3. Revise General Note No.27 to read, "The City of Newark is not responsible for required routine maintenance of storm water facilities. All routine maintenance shall be the responsibility of the maintenance corporation or homeowner's association. The City of Newark will be responsible for major repair needs of the facilities."

WRPA COMMENTS:

Water Budget and Hydrologic Report:

1. Many of the assumptions used are applicable to Class B Wellheads and not Class C specifically. Please provide documentation to support the assumption that *'The Class C Wellhead WRPA's represent conservative estimates of the lands lying within a 5-year groundwater time of travel (TOT) surrounding the public wells.'*
2. The report references on-site soil investigation for a site-specific Infiltration Evaluation (Ingram Engineering Associates, October 2017) Please provide this report to verify the measured infiltration rates of 5.0 to 5.75 inches per hour.
3. Calculations seem to be missing from the back of the report.

Groundwater Monitoring Plan:

1. The City will require the monitoring for a minimum of 5 years after the subdivision is complete.

2. Discuss the potential for chlorides to enter the groundwater and include in all sampling and monitoring plans.
3. Provide a 2-inch PVC monitoring well, constructed with clean well sand around the screen and grouted around the casing to existing ground surface. Monitoring will be a real-time water level, conductivity, and temperature data logging transducer outfitted with a cellular based telemetry system.
4. Show proposed monitoring well location on the proposed conditions plan.

Based on the response to the above WRPA comments, a decision will be made on the requested density. A condition of any approval will be to record a Water Management Appendix as part of the Subdivision Agreement. The agreement will detail the monitoring and reporting associated with the monitoring well, along with escrow funding for mitigation or storm water facility modifications, should the monitoring show any adverse effects on the groundwater.

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.

Sincerely,



Mary Ellen Gray
Planning and Development Director

Attachment

MEG/tf

32-87(A)(3) - FOR MAJOR RESIDENT TREE SHALL BE PROVIDED FOR EACH FAMILY SEMIDETACHED LOT

ONE TEN-FOOT HIGH, ONE AND ONE-FOOT AND ONE SIX-FOOT HIGH EVERGREEN EXISTING PLANTINGS FOR EACH DNE

