



**PLANNING & DEVELOPMENT  
CITY OF NEWARK**

220 South Main Street · Newark, Delaware 19711  
302.366.7000 · Fax 302.366.7160 · [www.cityofnewarkde.us](http://www.cityofnewarkde.us)

August 28, 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. Electric meters must be individually located on each unit. Adequate space for padmount transformers and above ground pedestals must be supplied and shown on the developers drawing to ensure no conflict with water and sewer lines. Electric utility equipment must be located behind the sidewalk. Concrete sidewalk to front doors must be shown on prints.
2. The developer must pay all costs for onsite material, labor and, meters to feed the homes in the development. Costs to be determined.

Parks and Recreation Department

1. The tree mitigation for the value trees removed will be \$175 per tree based on the cost of a 1.5"-2" caliber tree including shipping. The trees and shrubs that will be planted as part of the 0 Paper Mill Road landscape plan, excluding the shrub plantings in the bio retention area, should be deducted from the mitigation total.

Police Department

1. The police department would like to stay away from White Clay in the name as we have White Clay Drive and White Clay Vistas. There have been previous requests with similar names which were changed.

Planning and Development Department

*Code Enforcement Division*

1. No further comments.

*Land Use Division*

1. The Planning and Development Department requires details about the land the applicant plans to donate to the State as parkland.
2. The Planning and Development Department requires details about communications with DeIDOT.

Public Works and Water Resources Department

GENERAL SITE:

1. Confirm that the entire site is Jacob Lane.
2. Submit fire flow test results being performed for the subject site.

WATER & SEWER:

1. Include the size and material for the proposed domestic water and fire services.
2. Provide size and material for the water main running through the utility easement along the North side of the site.
3. The leader for the 2" Blow Off on the southwestern cul-de-sac of Jacob Lane does not point to the main.
4. The proposed sanitary force main shows 1½" & 2" sizes but the location of the transition is not shown.

**STORMWATER:**

1. The proposed manholes should have a unique identifier (i.e. MH-1, SMH-1, etc.) and also include a rim elevation (MH on Lot 16 doesn't have a rim elevation).
2. The inlets located in the grass areas are 6" higher than the proposed grade. Revise accordingly.
3. The average exfiltration rate of the DNREC approved biosoil mix is 2.83 in/hr which would limit the flow rate conveyed through the proposed underdrains in the proposed bioretention area. The specific discharge through the cross-section of the infiltration facility is what would be conveyed through the 4" horizontal orifice (Device #2). The infiltration rate should equate to a flow closer to 0.10-0.15 cfs through the underdrains. Revise pond routing accordingly.
4. Revise General Note No. 27 to read, "The City of Newark is not responsible for required routine maintenance of stormwater 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 if the maintenance organization has performed all required routine maintenance for the facilities."
5. The SWM Report and pond routing must be revised before PWWR will provide a positive recommendation regarding the project.

**WRPA COMMENTS:**

Water Budget and Hydrologic Report:

1. See attached memo from Tim Filasky, Acting Director – PWWR, dated August 28, 2018.
2. The applicant shall make functional provision for the adjacent properties to the north west, parcel numbers 08-052.00-010 and 08-052.00-011 that are currently on septic systems, to tie into the proposed sanitary sewer system within one year after Construction Improvement Plans are approved for this subdivision.
3. The stormwater management ponds shall be lined so that runoff from the subdivision does not recharge in the location of the basins.

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.

Mr. Alan Hill  
August 28, 2018

Page 4

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




**PUBLIC WORKS & WATER RESOURCES**  
CITY OF NEWARK

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August 28, 2018

**TO:** Mary Ellen Gray  
Planning & Development Director

**FROM:** Tim Filasky   
Acting Director - PWWR

**RE:** **WRPA DENSITY DETERMINATION FOR 0 PAPER MILL ROAD, HANDLOFF/WEINBERG TRUSTS PROPERTY (#17-11-01)**

Per Newark Municipal Code Section 30-54(a)(1), the Public Works and Water Resources Department has reviewed the documentation submitted by Ten Bears Environmental. The proposed density of the development is approved, subject to the conditions listed below.

Several unique factors for this proposed subdivision have factored into this decision. The adjacent lots that will also be annexed and included on the sanitary sewer system are currently on septic systems which are likely at or beyond their useful life. It is likely that the effluent is not being adequately treated and connecting to a central system will enhance the environment significantly. Further, the stormwater management areas are able to meet or exceed the Delaware Sediment and Stormwater Management Regulations if they are lined with an impermeable liner to prevent any of the runoff from entering the groundwater upstream of the City wells in the Laird Tract Well Field.

Based on the above, the following conditions apply to the approval noted above:

1. The applicant shall make functional provision for the adjacent properties to the north west, parcel numbers 08-052.00-010 and 08-052.00-011 that are currently on septic systems, to tie into the proposed sanitary sewer system within one year after Construction Improvement Plans are approved for this subdivision.
2. The stormwater management ponds shall be lined so that runoff from the subdivision does not recharge in the location of the basins.

This approval applies solely to the requested density and does not guarantee Annexation, Rezoning, Subdivision Plan approval, or Construction Improvement Plan approval. It shall not be construed in any way to set precedent for any properties or projects. Each project or proposal shall stand on its own merits and be evaluated as such.

If you should have any questions, do not hesitate to contact me at 302-366-7000 or [tfilasky@newark.de.us](mailto:tfilasky@newark.de.us).