



PLANNING & DEVELOPMENT
CITY OF NEWARK

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November 27, 2018

Mr. Thomas A. Schreier, RLA
Hillcrest Associates
P.O. Box 1180
Hockessin, DE 19707

Dear Mr. Schreier:

The City of Newark's Subdivision Advisory Committee has reviewed the major subdivision plan submitted by Hillcrest Associates, Inc. on behalf of Hal Prettyman of Chapel North, LLC for 62 North Chapel Street.

We have the following comments:

Electric Department

1. Electric Service is available from North Chapel Street.
2. The existing power line on north side of the building cannot be de-energized. Developer must contact electric department before starting any work for this project.
3. The existing pole line at the entrance of the shopping center may need to be relocated or reconfigured if it does not meet the National Electrical Safety (NESC) code requirements. Developer must pay for all the material and labor cost to relocate or reconfigured the pole line.
4. The engineering study is required to confirm compliance with NESC and/or proposed alternatives solutions to rectify non-compliances. The Developer must pay all cost associated with the engineering study.
5. Developer must pay all costs for electric service infrastructure. The price is subject to a yearly CPI escalation from the date of council approval. Someone must contact the Electric Department with information on transformer location and electric service needs before any costs can be calculated.

6. Developer to supply and install all underground secondary cable and conduit from pole#14F48 to meter box.
7. Developer must pay any cost needed to repair smart meter system if the buildings cause any interference.
8. Developer must provide load calculation for each Apartment building. What kind of heating system will they have for the apartments Gas or electric?
9. Individual electric meters will be required for each commercial unit. The developer will be responsible for the cost of the electric meters.
10. Meters to be grouped in one location.
11. Developer is responsible for parking lot lights.

Parks and Recreation Department

1. We will require the Developer to pay \$700 per apartment unit for a total of \$8,100 for cash in lieu of land prior to final approval of the construction improvement plan. This is in accordance with Chapter 27, Appendix VI of the Code of the City of Newark, Delaware.
2. The plant schedule calls for Prunus Serrulata (flowering cherry). Due to the tight area, the variety should be Prunus Serrulata Amanogawa which is the narrow up right variety. Please indicate that variety of flowering cherry in the plant list. (before recordation of subdivision plan)
3. The existing London Plane tree highlighted in yellow will need to be removed. We estimate about 50% of the root structure will be lost during construction.
4. For the existing London Plane trees that are to remain a tree protection plan will need to be put in place. A tree protection detail sheet will need to be shown on the landscape or general site plan. (before recordation of subdivision plan)
5. The Pomeroy Trail needs to be labeled on the landscape plan and the general site development plan. (before recordation of subdivision plan)

Police Department

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

Planning and Development Department

Code Enforcement Division

1. Since the north side if the building is currently only 8.5+/- feet from the property line, the building shall be designed with maximum of 25% openings per floor (2012 IBC Table 705.8).

Land Use Division

1. No further comments.

Public Works and Water Resources Department

SITE:

1. No further comments.

WATER & SEWER:

1. A hydrant flow test will be required to verify the flow rate and system pressure are consistent with the basis of design. Contact the Public Works and Water Resources Department to schedule a flow test at a cost of \$300 per test. **(Prior to Council Consideration)**
2. The Developer shall provide a set of water system drawings in accordance with the State Department of Health Drinking Water Standards for their review and approval. A copy of the approval letter (Approval to Construct) shall be provided to the City prior to CIP approval. A copy of the "Approval to Operate" from the Department of Public Health shall be provided to the City prior to CIP approval. **(CIP)**
3. It is possible that the existing 4" main currently serving the existing building may not have adequate capacity to serve the proposed building with fire flows. If the required fire flow cannot be achieved, the developer shall extend a portion of the existing main in North Chapel to serve the new building. **(Subdivision Agreement)**
4. Provide the City of Newark with a signed and sealed copy of the Department of Public Health approved water as-built plans within 30 days of DPH approval. Delaware State Plane Coordinates shall be provided for all fittings, valves, bends and hydrants. **(CIP)**

5. Projects that generate more than 2000 gallons per day of average sewer flow require a DNREC "Construction of Wastewater Collection and Conveyance Systems" permit. A copy of the approved permit shall be provided to the City prior to CIP approval. **(Subdivision Agreement)**
6. STP fees shall be paid prior to the issuance of any building permits for the project. **(CIP)**

STORMWATER:

1. As currently graded, a portion of the building and the majority of the parking lot will runoff to the adjacent property (52 N. Chapel Street) directing flow into a private stormwater management facility. The plans shall be revised such that the runoff from the property is not conveyed onto the neighboring property and into the existing stormwater management facility. **(Prior to Planning Commission)**
2. The hydraulic capacity of proposed catch basin CB#1 shall be evaluated to verify all surface runoff can be collected by the grate and that a hydraulic jump does not occur, allowing runoff into the adjacent stormwater facility. **(CIP)**
3. The routing of the bio-retention planter box shall be revised to specify a 6" horizontal primary riser chimney (not 8" as specified in the design engineer's report. This will affect water surface elevations for each design storm slightly. **(Prior to Planning Commission)**
4. All runoff directed to a bioretention practice must receive pretreatment. A pretreatment cell or forebay shall be added to the facility design in the CIP phase. **(CIP)**
5. The bioretention planter box and all stormwater infrastructure shall be privately maintained by the owner(s) or maintenance corporation." **(Subdivision Agreement)**
6. As designed, half the roof top drainage will be conveyed to the planter box. Show the location of downspouts and roof drains on the plan. **(CIP)**
7. Redevelopment projects that require a detailed Sediment and Stormwater Management Plan require NPDES permit coverage through submittal of a Notice of Intent (NOI). Proof of the NOI submission to DNREC will be required. There is no record of an NOI Project ID for this project. Add the NOI Program ID to the Plan. **(CIP)**
8. Infiltration shall be performed to verify soil permeability is not suitable for infiltration practices before looking at alternative practices. The department will require infiltration testing be performed on the site as part of the CIP process. Testing should be performed in the existing parking lot and the proposed planter box location. **(CIP)**

This Major Subdivision Plan review is solely based upon the information and details provided in the submitted documents. **Please prepare a written response to all comments and include with your subsequent submission.** 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,

A handwritten signature in blue ink that reads "Mary Ellen Gray". The signature is written in a cursive, flowing style.

Mary Ellen Gray, AICP
Planning and Development Director

MEG/tf