



PLANNING & DEVELOPMENT
CITY OF NEWARK

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January 25, 2019

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

Dear Mr. Hill:

The City of Newark's Subdivision Advisory Committee has reviewed the major subdivision plan submitted by Hillcrest Associates, Inc. on behalf of Maras Landing, LLC for 20 and 22 Benny Street.

We have the following comments:

Electric Department

1. Electric Service is available from Benny Street.
2. Developer must pay for transformers, meters, underground cables and labor needed to supply electric service to the site. Cost to be determined after final load calculations are received and price will be subject to a yearly CPI increase.
3. Adequate space for padmounted transformer must be supplied and shown on the developers drawing to ensure no conflict with water and sewer lines.
4. All the electric utility equipment must be located behind the sidewalk.
5. Developer is responsible for trenching, backfilling, installation of 2-4" conduits for all underground high voltage and low voltage cables to City standards.
6. Developer supplies and installs all underground low voltage cable from meter box to padmounted transformer to City standards.
7. Electric meter must be installed in one location on the front right side of the building (not facing roadway) if you are looking from Benny Street.

8. An open utility easement must be granted and listed on the print.
9. Developer must pay any costs needed to repair the smart meter system if the buildings cause any interference.

Parks and Recreation Department

1. There are two value trees on the site, as per Chapter 32, Article XXV Landscape Screening and Treatment Ordinance, the developer still owes 7 trees or 35 large shrubs or any combination of the two categories as per the ordinance. Many of the plantings could be absorbed into the East side of the plan.
2. The landscape Plan indicates 1 CAG (blue atlas cedar). This tree will get too big for this location and the underground electric line will be directly under the tree. In addition, the blue atlas cedar has a big root ball system that could interfere with the line. We suggest a golden hinoki false cypress or a similar evergreen that has smaller root system and will not grow as large.
3. Plan General Note 42. must be revised to indicate the new fee of \$700 per unit.

Police Department

1. No comment at this time.

Planning and Development Department

Code Enforcement Division

1. Demolition Permits required. Proper abatement and disposal of any hazardous materials by registered contractor.
2. Site and public protection required during demolition and construction.
3. Fire protection required for residential buildings. (Minimum 2" service per unit)
4. Separate curb stops for fire service and domestic service. Must be permanently marked.
5. All buildings and all uses to comply with the ANSI 117.1; Accessibility Standards.
6. Complete architectural, structural, plumbing, HVAC, electrical and fire protection drawings required for review prior to permits.

7. Comments based on 2012 ICC Codes.
8. Building Height and Area will be determined by type of construction.
9. Compliance with LEED requirements as adopted by the City of Newark.
10. Required parking spaces to be minimum 9' x 18' clear area.

Land Use Division

1. Per Sec. 32-11(a)(1)b, staff has determined the density can be increased 2.5% for provisions shown under Section 1. and 10% for provisions shown under Section 2. for a total increase of 12.5% resulting in an allowable density of 18 units per acre. The Site Plan Approval Data Table should be adjusted to show a "required" density of 18. The "provided" density should be rounded up to 21 as required by Code, resulting in a "deviation" of 3.
2. Site Plan Approval Data table shows 29.1% open area provided, but staff calculations show 35.2% provided. Applicant should review Code definition of open area and verify that the plan indicates correct open area. Staff calculations indicate the plan is 4.8% short of the required open area as opposed to 10.9% shown in table on plan.
3. As the applicant is requesting approval by Site Plan Approval, detail will be required to verify the design is in conformance with Sec. 32-98.3, particularly the proposed building materials.

Public Works and Water Resources Department

GENERAL SITE:

1. Add the project number "18-11-01" to all plan sheets.
2. Include the proposed addresses of the units on the plan.
3. Remove all references to 30 Benny Street from the plans. 30 Benny Street has become 155 South Chapel Street.
4. Replace the 4-foot-wide sidewalk detail on Sheet 2B to include the 5-foot-wide sidewalk.
5. ADA compliant sidewalks, curb ramps, and parking will be required for the project.

6. The bike pad needs to be installed at a higher elevation than the adjacent pavement (4" min.) or separated by a curb. Indicate on the plan or on the detail how this will be achieved. **(CIP)**
7. Correct the spelling of the word "the" in Fire Marshal Note 7 on sheet 1C.

WATER & SEWER:

1. Sanitary Treatment Plant Fee has been calculated as follows. The 9 proposed townhouses (@\$833.33 each = \$7,499.97) minus the credit for 2 single family dwellings (@\$1000 each = \$2,000) will require a fee of \$5,499.97. STP fee will be required prior to CIP approval. **(CIP)**
2. Include both existing and proposed wastewater flow summary data in the "Wastewater Flow Generation Summary" on the Cover Sheet.
3. Identify the utility providers on the Cover Sheet. Remove DNREC from the "Utility Owners" column on the Cover Sheet.
4. Indicate on the plans the existing water services to be removed.
5. Water and sanitary sewer profiles will be required for CIP approval. **(CIP)**
6. The condition of the existing sanitary manhole upstream from the tie-in location (southern most manhole shown on sheet 2A) will need to be verified. If the conditions are unsuitable the manhole will need to be replaced or restored accordingly. This is addressed on Water and Wastewater General Note 17, sheet 3A.
7. The City revised the water and wastewater standards and specifications on January 2, 2019. All water and sanitary details shown on the plans shall be replaced with the appropriate City of Newark details per the latest Water and Wastewater Standards and Specifications.
8. Update the Water and Wastewater Specifications shown on Sheet 3A with the latest (January 2019) update.
9. Water and Wastewater General Note 8, on Sheet 3A, is in conflict with the City specifications for 18" vertical and 10-foot horizontal separation between utilities. Since the City specifications are included in full on the plans, this note can either be revised or removed.
10. Water and Wastewater General Note 13, on Sheet 3A, is in conflict with the City specifications for the use of a Mueller BR2B bronze saddle tap for residential water

services. Since the City specifications are included in full on the plans, this note can either be revised or removed.

11. Water and Wastewater General Note 29, on Sheet 3A, can be removed, since a meter room does not apply to this project.

STORMWATER:

1. Revise Sediment and Stormwater Management Construction Note 7, on Sheet 4A, to indicate the plan is valid for 5 years.
2. The soils report prepared by Ingram Engineering Services dated, September 26, 2018 and Revised October 1, 2018, indicates site soils do not meet the minimum criteria for infiltration practices. Both infiltration tests in the report resulted in a 0.00 inches/hour infiltration rate. An alternative BMP will need to be considered for the site. A subsurface 48-hour extended detention facility would be a viable option but would require the installation of approximately 175' linear feet of new storm sewer in Benny Street.
3. Revise the Construction Sequence and Operation and Maintenance Criteria notes on Sheet 4C to be consistent with the revised facility type.

This Subdivision Plan review is solely based upon the information and details provided in the submitted documents. **Please request a written response to all comments to be included with any 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,



Mary Ellen Gray, AICP
Planning and Development Director

MEG/tf