



PLANNING & DEVELOPMENT
CITY OF NEWARK

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February 20, 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:

Planning and Development Department

Land Use Division

1. The unit density comments from the SAC letter have not been addressed. DU info has not been corrected in Data Column or Site Plan Approval Data table. It might be OK to leave the Data Column the way it is as the standard required max DU for RM is 16, and the Density does calculate to be 20.08 units per acre, but our Code allows for the increase in density for Site Plan Approval and requires rounding density calculations up. So, the Maximum DUs per acre "required" should be 18, "provided" should be 21, and "deviation" should be 3.
2. Change address in Data Column to 22 Benny Street or at least refer to the new Police approved address of 22 Benny Street somewhere obvious on first sheet (1A), sheet 4A, and any other sheet which shows the address and where it would be appropriate to display the new address for the parcel.
3. Somehow indicate that the numbers 102-118 in boxes in the apartments on the first sheet are referring to apartment unit numbers.

4. Please provide garage layout details so we can verify the provided garage parking spaces are at least 9 ft x 18 ft.
5. Applicant should provide drawings to show buildings in relation to neighboring structures. If this isn't ready by 26 Feb, it should at least be prepared for the Planning Commission meeting.
6. It is assumed the applicant is going to voluntarily deed restrict the property to prevent residents from being eligible for residential parking passes or guest passes for parking in the residential parking district.
7. Also, be aware, if you have not done so already, the applicant is requesting approval by Site Plan Approval, so 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. Public Works is reviewing the submitted plans and report as a Major Subdivision Plan and Combined S&S Plan. The project will not be reviewed as a Construction Improvement Plan until the subdivision plans have been approved by City Council.
2. The Public Works and Water Resources Director will not need to sign these plans prior to recordation. The signature block for Public Works Director should be removed from these plans and can be added to the CIPs when submitted for review. **(prior to Council consideration)**
3. Revise the plan purpose to include extinguishing the lot line between the two subject parcels to create one parcel. **(prior to Council consideration)**
4. The Applicant has revised the type of stormwater best management practice (BMP) from an infiltration facility to a subsurface extended detention facility. The design includes the addition of approximately 172 linear feet of 15" RCP in Benny Street. This change increases the amount of disturbance to Benny Street and consequently will result in more restoration of the road, curb, and possibly sidewalk within the right-of-way.
5. Add a note to the plans stating, "Any damage to City roads, sidewalks, or curbs, as a result of this project shall be repaired to the satisfaction of the Public Works and Water Resources Director or his/her designee". **(prior to Council consideration)**

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. Water and sanitary sewer profiles will be required for CIP approval. **(CIP)**

STORMWATER:

1. A 15" RCP is now proposed to convey flows from the proposed extended detention facility to an existing catch basin on Benny Street. The pipe will cross newly installed sanitary sewer and water main for the 155 South Chapel Street property. Potential conflicts with existing utilities in Benny Street shall be further evaluated in the CIP phase for the project. **(CIP)**
2. A planter box is referenced in the sequence of construction on Sheet 4B and Sheet 4E. Is a planter box proposed in addition to the subsurface facility? If not, remove the reference to the planter box. **(CIP)**
3. The Subsurface Storage Construction Sequence appears to be consistent with an infiltration facility. Revise sequence to be specific to extended detention facility. The geotechnical review note is no longer relevant to the construction of the facility. **(CIP)**
4. Revise the Subsurface Storage Maintenance Criteria to be consistent with the latest Standard Guidelines for Operation and Maintenance of Stormwater BMPs. **(CIP)**
5. Revise the summary table on Sheet 4D to specify the correct dewatering time for the facility. The facility shall release the RPv volume over a 48-hour period. While the stormwater indicates an appropriate dewatering time and volume it is not properly reflected by the summary table. **(CIP)**
6. Type-2 Inlet protection will be required in Benny Street. Show all E&S practices on Sheet 4B and Sheet 4E. **(CIP)**

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.

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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