



PLANNING & DEVELOPMENT
CITY OF NEWARK

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July 23, 2019

Mr. Colm DeAscanis
CDA Engineering
6 Larch Avenue, Suite 401
Wilmington, DE 19804

Dear Mr. DeAscanis:

The City of Newark's Subdivision Advisory Committee has reviewed the subdivision plan revisions plan for the proposed apartments at 321 Hillside Road submitted on July 18, 2019 by CDA Engineering.

We have the following comments:

Electric Department

1. Electric Service is available.
2. An open utility easement is required and must be listed on the prints.
3. A suitable location approved by the Electric Department will be required for padmounted transformers.
4. Someone must contact the Electric Department with information on transformer location and electric service needs before any costs can be calculated. The developer must pay all costs for electric service infrastructure. The price is subject to a yearly CPI escalation from the date of council approval.
5. No trees growing over 18 feet at maturity can be planted near the electric service pole.
6. The Developer installs all underground conduits for high voltage and low voltage cables to City standards.
7. The Developer installs all underground low voltage cables to City stands.

8. The developer must dig and backfill all trenches for the underground high voltage and low voltage cables to City standards.
9. Individual electric meters will be required for each commercial unit. The developer will be responsible for the cost of the electric meters.
10. All metering shall be grouped together and be arranged so that the service for each unit can be properly and independently controlled from a point readily accessible to the City. Additionally, each meter shall be permanently marked with the address served by that equipment. The interior of meter boxes shall also be marked appropriately.
11. All meters on townhouses shall be mounted on the side of each building. The developer must contact the Electric Department with information on meter locations.
12. The developer must provide a minimum of 15' of access road on the back side of the project for utility trucks to do the maintenance on City's power line. If the access road can not be provided, then the developer must pay all the associated cost to put all the aerial power line and communication lines on the south side of the property underground.
13. The developer must pay any costs needed to ensure the new smart meters will talk to the existing system.

Parks and Recreation Department

1. On sheet #1 of 2, under the "Shrubs" list Fringetree (*Chionanthus virginicus*) is listed as one of the proposed shrub types. Fringetree is related to Ash and EAB has been found in Fringetree. The Fringetree should be removed from the proposed list.
2. Also, on sheet #1, Hackberry (*Celtis occidentalis*) is shown as a planting tree type for under utility lines. This species will get much too tall to be located under power lines. This is however a very urban/heat tolerant tree and suggest moving it to the "M" designation list for taller trees.
3. On sheet #2 in the top left corner is a list of all the trees 18" or greater to remain with no disturbance. Trees J and K are listed but the locations are not shown on the plan, we need to know their location.
4. Located on the east side of the site are 4 Honey Locust to be saved but a note on the plan states "No Protection Fence is to be Proposed". If these trees are to remain, then a tree protection should be erected. The plan does not show the parking area being enlarged so the tree protection should not be eliminated.

5. A more detailed planting plan must be completed detailing all of the tree/shrubs and their exact locations on the plan.

Police Department

1. Plans must include addresses as approved by City of Newark Police Department. Addresses must be included in plan before recordation of subdivision plan. City of Newark approved address are attached.
2. Building Permit plans must include City of Newark Police approved room numbering before first building permit is approved.

Planning and Development

Code Enforcement Division

1. No further comments

Fire Marshal

1. Fire Hydrant locations (2) to be reviewed and relocated as required by Fire Marshall prior to approval of CIP.
2. FDC Locations (1) shall be relocated as required by Fire Marshall prior to approval of CIP.
3. Fire Lane off Apple road to be 16ft wide with removable bollards to prevent normal traffic. Note referencing removable bollard must be added to drawings before CIP approval.

Land Use Division

1. Current shared access agreements between swim club and University of Delaware may not be totally appropriate with non-university and more year-round use. If terms are being renegotiated, they should be shared with the City to be included in the review and report and verify the agreement adequately addresses easement issues.

Public Works and Water Resources Department

GENERAL / SITE COMMENTS:

1. For the CIP Phase submittal include an Application for Construction Improvement Plan (CIP) Approval and associated fees and Application for Sediment & Stormwater Management Plan Approval with associated fees. The CIP submittal shall be in accordance with the City of Newark Construction Improvement Plans Checklist which will include the sediment and stormwater submittal in accordance with the Step 2/3: Sediment & Stormwater Management Plan Review Checklist.
2. Include the proposed addresses of each building and individual units on the plan.
3. The bike pads need 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.
4. ADA compliant sidewalks, curb ramps, and parking will be required for the entire project site including existing parking areas.
5. A typical dumpster enclosure detail shall be provided on the Construction Improvement Plans.
6. The developer proposes to dedicate the entire portion of Hillside Road fronting the site to public use as part of this major subdivision plan.
 - a. The City completed a structural restoration of Hillside Road from Cheltenham Road to Apple Road in 2015. The demolition and earthmoving operations associated with this project will require a significant number of trips from loaded dump trucks and heavy equipment in and out of the subject site. Any damage to the roadway or curb shall be restored to the satisfaction of the Public Works and Water Resources Department prior to acceptance by the City and final certificate of occupancy. In lieu of making the repairs as part of the project, the Developer may elect to fund a portion of the Hillside Road restoration as part of a future annual Street Improvement Program in the amount of \$82,000.
7. Asbestos and other hazardous material abatement shall be handled using best management practices including oversight and protection for the surrounding residents and pedestrians. The Department recommends air quality monitoring be performed to monitor and prevent airborne matter, asbestos and crystalline silicates from affecting surrounding residents, buildings, and pedestrians during outdoor asbestos abatement activity and building demolition.

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

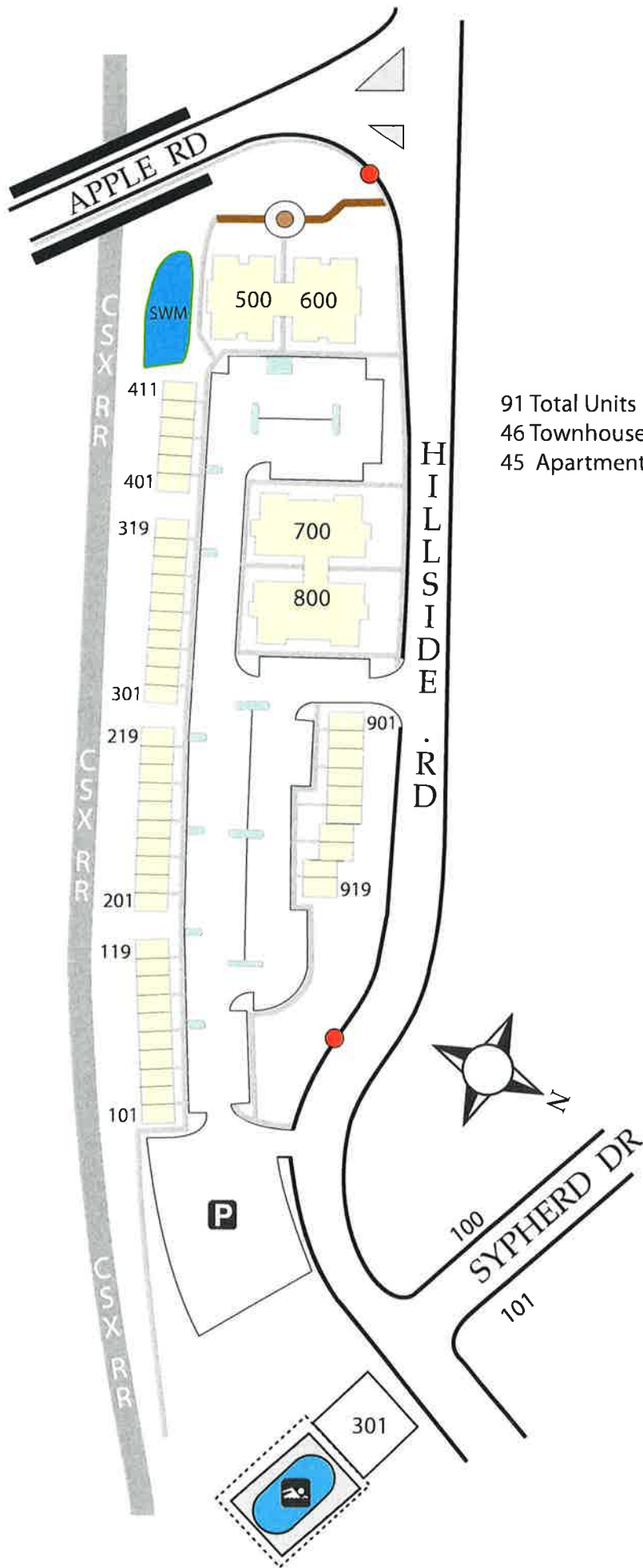
8. It is the Departments understanding that the Developer agrees to restrict demolition of the structures during the months of June, July and August.

WATER & SEWER:

1. Sanitary Treatment Plant Fee has been calculated as follows. The proposed 91 apartment units (@\$666.67 each = \$60,666.97) minus the credit for 354 dorm rooms (@\$120/room = \$42,480) will require a fee of \$18,186.97. STP fee will be required prior to CIP approval.
2. Show size and invert information of the existing sanitary sewer system including the location of existing sanitary laterals from the buildings to the sanitary mains on the plans. Indicate all sanitary piping that is to be removed.
3. Profiles for water and sanitary sewer will be required in the CIP phase.
4. The condition of the existing downstream sanitary manhole being tied into will need to be evaluated. If the conditions are unsuitable, the manhole shall be replaced or restored to the satisfaction of the Public Works Director or his/her designee.
5. Any fire hydrants to be salvaged and reused shall be manufactured after 2014 and shall be low lead compliant.
6. Sanitary cleanouts shall be provided on each building lateral.

STORMWATER:

1. Development 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.
2. The plans currently propose to re-use the existing 21" CMP outfall pipe to the swale along the CSX property. The department recommends the pipe be replaced given the relatively short life expectancy of corrugated metal pipe.
3. Profiles for storm sewer shall be provided during the CIP phase.
4. The project is located in the Christina River Watershed. Add the watershed to the Site Data column.



91 Total Units
 46 Townhouses
 45 Apartments

NPD / AetnaHHL
 07-02-19
 07-11-19