



PLANNING & DEVELOPMENT
CITY OF NEWARK

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January 3, 2020

Mr. Christopher Duke
Becker Morgan Group, Inc.
250 South Main Street
Newark, DE 19711

Dear Mr. Duke:

The City of Newark's Subdivision Advisory Committee has reviewed the subdivision plan you submitted on behalf of your client for the proposed development of Milford Run at 734 Paper Mill Road and 5/11 Possum Hollow Road. (PR#19-08-02)

We have the following comments:

Electric Department

1. No further comments.

Parks and Recreation Department

1. Project does not appear to provide land dedicated for parks and playgrounds, recreation areas, or open space as required by Sec. 27, Appendix VI (a). A \$750/unit fee-in-lieu of open space could be appropriate in this situation but will need to be approved by City Council. At a density of about 2.2 units/acre Code requires 7% parkland/open space.

Police Department

1. Plan should include proposed road name and addresses as approved/provided by City of Newark Police. Revise drawing before submission to City Council.

Planning and Development Department

Code Enforcement Division

1. No further comments.

Land Use Division

1. Revise drawing title before submission to City Council to read "Annexation, Major Subdivision, and Rezoning."

Public Works and Water Resources Department

GENERAL SITE:

1. A Letter of No Objection (LONO) will be required from DeIDOT. PWWR recommends the applicant begin the process of obtaining a LONO as soon as possible and furnish a copy to our Department. The LONO from DeIDOT shall be submitted prior to Construction Improvement Plan approval.

WATER & SEWER:

1. Provide the required fire protection flow rate within General Notes #21 on sheet C-001.
2. All water improvements shall be in accordance with City of Newark standards.
3. Each home within the proposed subdivision will need to be sprinklered. Water supply for the sprinkler system will need to be separate from the domestic water supply line. Show the fire service water line extending to each parcel.
4. The sanitary sewer connection shown on the Sketch Plan is to the New Castle County Sanitary Sewer.
 - a. The closest City sanitary sewer manholes to the project site are MH00040 on Fir Court and MH00039 at the intersection of Fir Court and Middle Road within Middle Run Meadow subdivision.

STORMWATER:

1. This project will require a detailed Sediment and Stormwater Management Plan to comply with City Code and the 2019 Delaware Sediment and Stormwater Regulations (DSSR).
2. Contact Mike Falkowski (mfalkowski@newark.de.us) with PWWR to schedule a Project Application Meeting.
3. After the Project Application Meeting provide a full submittal in accordance with the Preliminary Sediment and Stormwater Checklist.

4. Projects that require a detailed Sediment and Stormwater Management Plan or exceed 1 acre in disturbance also require NPDES permit coverage through submittal of a Notice of Intent (NOI). Proof of the NOI submission to DNREC will be required during the CIP phase.
5. A wetlands report is required to be submitted for major subdivisions involving new and/or additional construction in accordance with Chapter 27, Section VIII of the City Code of Ordinances. If there are no wetlands, a letter certifying no wetland are present will need to be submitted by a wetland scientist or the professional engineer of record.
6. Provide the modeling or calculations used to determine the predeveloped runoff from the development site. A HydroCAD model was provided for the post developed condition but not for predevelopment.
7. A geotechnical report in accordance with the 2019 DSSR will be required with submittal of the Preliminary Sediment and Stormwater Plans. Prior to the full Preliminary Sediment and Stormwater Plan submittal have the geotechnical engineer review DNREC's guidance for geotechnical reports to ensure all elements are included.
8. The geotechnical report must be signed and sealed by a Delaware licensed professional engineer or geologist.
9. All stormwater management reports submitted for review must be signed and sealed by a Delaware licensed professional engineer.
10. This project is located within the White Clay Creek Watershed and as such must also comply with State Code Title 7 Sect 4003A. This requires management of any increase in stormwater runoff volume from predeveloped land use conditions.

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.

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