



**PLANNING & DEVELOPMENT**  
**CITY OF NEWARK**

220 South Main Street · Newark, Delaware 19711  
302.366.7000 · Fax 302.366.7160 · www.cityofnewarkde.us

February 15, 2018

Mr. Jim Lober  
The Kercher Group, Inc.  
254 Chapman Road – Suite 202  
Newark, DE 19702

Dear Mr. Lober:

The City of Newark's Subdivision Advisory Committee has reviewed the major subdivision sketch plan submitted on behalf of Columbia Pacific Senior Housing for 924 Barksdale Road.

We have the following comments:

Electric Department

1. Electric Service is available from Barksdale Road.
2. The developer must pay all costs for material and labor for the electric service to the development including transformer, underground cables, other equipment and meters. Costs to be determined once final design is completed.
3. The developer must pay for all pole rearrangements, including Delmarva, Comcast, and Verizon.

Parks and Recreation Department

1. It appears that at least one value tree will need to be removed. Although, the limit of disturbance and trees to remain in this plan are yet to be determined until we see the landscape plan for the project.
2. Please refer the developer to chapter 32 zoning article XXV landscape screening and treatment and to Subdivisions, Appendix VI Playgrounds, Recreation Area Requirements. We will comment further once the landscape plan is submitted.

### Police Department

1. We are assuming that the facility will be state of the art and there will be no chance for wandering patients. If it is not, this could be a burden to the police department as these types of complaints are taxing on our resources; and could be long, drawn-out events.
2. The addition of this facility will significantly increase vehicle traffic in the area, which Barksdale Road can accommodate. However, there is a crosswalk on the west side of the proposed entrance to the facility. This entrance is directly across from the entrance to the Newark Day Nursery. The traffic unit is currently fielding a complaint about pedestrians in this crosswalk from the Newark Day Nursery. Many of the visitors of this facility will likely be from out of town and unfamiliar with our roadways. Therefore, a pedestrian signal should be considered at this location to alert drivers of the presence of pedestrians in the area.

### Planning and Development Department

#### *Code Enforcement Division*

1. Comments based on 2012 IBC;
2. The proposed buildings must meet all applicable Building and Fire Code requirements. Complete architectural, structural, plumbing, HVAC, electrical and fire protection drawings are required for review prior to permits. Building height and area will be determined by the type of construction. Sprinklers are required;
3. The architectural plans will need to match the architectural rendering/elevations submitted for the project. Confirmation that the elevations will match the rendering will need to be done at the time of architectural plan review. Code recommends that draft floor plans be presented to avoid issues during site plan review;
4. Please indicate the fire hydrant locations on the site plan and provide a turning template to verify the turning radius will work for fire truck access. A water flow test for the fire pump will need to be conducted. FDC locations will be determined at the time of building plan review. The main entrance shall meet the fire lane requirements. Separate curb stoops for fire service and domestic water will be required. In addition to the 2012 IFC, please consult the 2015 Delaware Fire Protection Regulations;
5. The proposed building will need to meet the LEED standards as per 2012 IECC;
6. Site must comply with all Accessibility Standards;
7. Demolition permits will be required for any existing buildings. An environmental survey

and report will be required for any building. Any underground tanks will need to be removed by a certified contractor;

8. Pre-construction meeting will be required. Proper protection of site and public required during construction. The sequence of construction to be prepared and submitted by a licensed professional engineer.

*Land Use Division*

1. Future plans and correspondence should reference PR#17-11-06.
2. Plan title should include Major Subdivision, Rezoning, and Comprehensive Plan Amendment.
3. Applicant should include parking calculations on plan.
4. Site lighting should be included on plan and be shown to limit the impact on adjacent and nearby properties as required by deed restriction.
5. As indicated in the deed restriction deliveries and pickups, including trash removal, shall be restricted to between the hours of 8 AM and 5:30 PM. The department is open to discussions about revising this requirement to better fit the applicant's projected operations. The potential need for noise barriers could be discussed as part of this discussion.
6. As indicated in the deed restrictions, the architectural design of any buildings on the property shall be carried out on all sides of the buildings. Architectural details have not been provided yet, but must show all sides of the building.
7. As indicated in the deed restriction, Mechanical equipment or other utility hardware on roofs, ground or buildings shall be screened from public view with materials harmonious with the buildings, or located so they are not visible from surrounding residential properties or Barksdale Road. Plan appears to show sloped roof, but any mechanical equipment must be screened and detailed in color renderings of building.
8. As indicated in the deed restrictions, signs shall be designed as integral architectural elements of any proposed buildings. Color renderings should include sign details.
9. The Comprehensive Development Plan V provides a Land Use for this property of "Commercial." The proposed development, at 16.1 (or 17) residential units per acre, is "Residential, High density" This project will require a Comprehensive Development Plan Amendment from "Commercial" to "Residential, High Density".

Public Works and Water Resources Department

SITE:

1. Add the project number "#17-11-06" to the plan.
2. There are wetlands shown on the plan that are proposed to be filled. Are additional wetlands proposed to be created to offset the removal/filling of these wetlands? An Army Corps Nationwide Permit will likely be required to fill the existing wetland area. Furnish any correspondence to and from the Army Corps regarding site wetlands to the City.
3. Refuse collection will be private for the subject site? Add a note to the plans indicating refuse collection for the facility will be private.
4. Add a trash enclosure to any dumpster location on the site.
5. The limit of disturbance will need to be delineated on the plan and added to the Site Data column (in square feet and acres).
6. Include the gross floor area and finished floor elevation of the proposed facility.
7. A parking rationale shall be provided under the Site Data column.
8. A bicycle parking rationale shall be provided under the Site Data column on the Index Sheet. One (1) bicycle parking space shall be provided for every five (5) required off-street parking stalls. Due to the proposed use, it would likely be appropriate to reduce the required number of bike parking stalls.
9. The bike racks and rack layout will need to conform to the City of Newark Bicycle Plan and DelDOT Standard Construction Detail M-4 – "Bike Rack Layout Details".
10. Accessible parking and an accessible route to the building will be required per ADA guidelines.
11. A DelDOT Letter of No Objection to Recordation (LONOR) shall be furnished to the Public Works Department prior to CIP approval.

WATER & SEWER:

1. Provide location and details for connection to City water and sewer.
2. The following notes should be added to the Major Subdivision Plan:

- a. *"An "Approval to Construct" will be required from the Department of Public Health Office of Drinking Water. A copy of the approved permit shall be furnished to the City prior to CIP approval."*
  - b. *"An "Approval to Operate" from the Department of Public Health shall be provided to the City prior to the use of any domestic water or issuance of any certificate of occupancy."*
  - c. *"A DNREC "Construction of Wastewater Collection and Conveyance Systems" permit will be required and shall be furnished to the City prior to CIP approval." Required for all projects generating more than 2000 gallons per day average sewer flow.*
  - d. *"A signed and sealed copy of the DNREC approved sanitary sewer as-built plans shall be furnished to the City within 30 days of DNREC approval."*
  - e. *"The Developer shall pay the Sewage Treatment Plant (STP) fee prior to the issuance of any building permit."*
  - f. *"The Developer shall pay all water meter fees prior to the issuance of any building permit."*
  - g. *"The Developer shall be responsible for the installation and perpetual maintenance of the meter pits, valves, associated piping, and weighted check valve."*
  - h. *"The owner will be responsible for the installation of additional transmission equipment as necessary should the proposed building negatively affect the performance of the City's wireless meter reading system."*
  - i. *"Any damage to the City storm sewer, water, or sanitary sewer infrastructure shall be repaired or replaced to the satisfaction of the Public Works and Water Resources Director."*
  - j. *"All on-site storm sewer and sanitary sewer is private. On-site manholes shall not have "NEWARK" anywhere on the lid."*
  - k. *"The required fire protection flow rate is \_\_\_\_\_." To be determined by the engineer.*
  - l. *"The Developer shall televise the existing sanitary sewer lateral and provide a copy of the video to the City for review. The condition will be evaluated to determine the suitability for reuse." This note only applies if existing laterals are to be reused.*
  - m. *"Individual water meters will be required for each commercial unit. The developer will be responsible for the cost of the water meters."*
  - n. *"All on-site storm sewer and sanitary sewer is private. On-site manholes shall not have "NEWARK" anywhere on the lid."*
3. Separate fire and domestic water services shall be specified. The water meter shall be located inside appropriately sized meter pits just beyond the property/Right-of-Way line. See the latest City of Newark Water and Wastewater Standards and Specifications regarding meter pits.
  4. The water lines serving hydrants shall be 8" as it they will serve a hydrant as well as the fire suppression system.

5. The minimum meter pit size for an 8" service shall be 10' in length, 6' in width, and 6' in height. See the City standard meter pit detail for a typical 6" service to assist in the meter pit design.
6. A hydrant flow test will be required to verify the flow rate and system pressure are consistent with the basis of design. Please submit a fire flow test request to PWWR.
7. Unused water and sewer services shall be terminated at the main or at a location determined by PWWR Department.
8. All fire hydrants to be salvaged and reused shall be manufactured after 2014 and shall be low lead compliant.

**STORMWATER:**

1. An SAS checklist and SAR have been submitted and will be reviewed by the Department in the next week. A Sediment and Stormwater Program Project Application Meeting will need to be scheduled with the City's Planning and Design Engineer, Ethan Robinson, at (302) 366-7000 Ext. 2108.
2. This is a development project that shall comply with the latest Delaware Sediment and Stormwater Regulations.
3. 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.
4. The project is located in the Christina River Watershed. Add the watershed to the Site Data column.
5. A drainage agreement will be required and will be forwarded to the Owner for execution prior to CIP approval.

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.

Mr. Jim Lober  
February 15, 2018

Page 7

Sincerely,



Mary Ellen Gray  
Planning and Development Director

MEG/tf

