



PLANNING & DEVELOPMENT
CITY OF NEWARK

220 South Main Street · Newark, Delaware 19711
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November 30, 2017

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

Dear Mr. DeAscanis:

The City of Newark's Subdivision Advisory Committee has reviewed the major subdivision plan you submitted on behalf of Fusco Properties LP for 0/1365 Marrows Road.

We have the following comments:

Electric Department

1. Electric service is available from Newark Christiana Road.
2. An open utility easement must be granted and listed on the print.
3. Costs to be determined after final load calculations are received.

Parks and Recreation Department

1. Parks and Recreations Department has no comments at this time.

Police Department

1. The police department has no comments at this time.

Planning and Development Department

Code Enforcement Division

1. Comments are based on 2012 ICC Codes and only on the submitted site plan;
2. The proposed buildings must meet all applicable Building and Fire Code requirements. Complete architectural, structural, plumbing, HVAC, electrical and fire protection drawings required for review prior to permits. Building Height and Area will be determined by type of construction;
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. Site must be enclosed with proper barrier during construction to ensure public safety. Sequence of construction to be prepared and submitted by a licensed professional engineer. Location of staging area must be submitted and approved. Pre-Construction meetings are required;
5. All buildings, uses and parking to comply with the 2009 ANSI 117.1; Accessibility Standards;
6. Compliance with LEED requirements as adopted by the City will be required;
7. Fire sprinklers required for all buildings. Complete fire protection plans must be submitted for review.

Land Use Division

1. Sec 32-19 (a) (2) b. requires that minimum distance of all structures and all vehicles on display for sale or rent from all property lines, other than street lines shall be 20 feet. The west property line is an easement for a driveway and not a street line. As such, the parking spaces on the west side of the car rental parcel can not be used to store vehicles that will be rented. This should be included as a plan note.
2. Exterior lighting details should be added to the plan.
3. Plan should include note that "No wrecked or junked or stripped vehicles may be stored on site."
4. Plan should include at least 3 bike parking locations and bike rack details that conform to City Bike Design Guidelines.

5. All future plans and correspondence for this project should include reference to PR#17-09-03.

Public Works and Water Resources Department

GENERAL SITE:

1. The SAS checklist and SAR have not been submitted for review. The Sediment and Stormwater Program Project Application Meeting will need to be scheduled with the City's Planning and Design Engineer (Ethan Robinson, Phone: (302)366-7000 Ext. 2108).
2. A descriptive plan purpose shall be added to Sheet 1 of 1. In general, explain what is being removed and what is being proposed.
3. All existing and proposed handicapped parking demarcations, stalls, and building accessible routes shall be made compliant with the Americans with Disabilities Act. Include ADA parking rationale or summary in the Site Data column of Sheet 1 of 1.
4. Add handicap parking stall signage to the plan.
5. One (1) bicycle parking space shall be provided for every five (5) required off-street parking stalls. Due to the proposed use, it would be appropriate to reduce the required number of bike parking stalls to four (two approved racks). 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".
6. List all utility owners in the Site Data column of Sheet 1.
7. A DelDOT Email of No Impact (EONI) will be required prior to CIP approval.
8. Add the following notes to the plan:
 - a. *"All fire lanes, fire hydrants, standpipes, sprinkler connections, etc., shall be marked and/or protected in accordance with the 2012 IFC and the Delaware State Fire Prevention Regulations, (DSFPR part v, chapter 5), whichever is more restrictive, and as amended."*
 - b. *"Stormwater management, drainage, and erosion and sediment control shall be in compliance with the Delaware Sediment and Stormwater Regulations and the City of Newark Drainage Code."*
 - c. *"All construction improvements shall be in accordance with City of Newark standards or DelDOT standards, as applicable."*
 - d. *"The car rental building shall be fully protected by an approved automatic sprinkler system."*

- e. *“Maintenance of the parking area will be the responsibility of the property owner(s). The City of Newark assumes no responsibility for the future maintenance of this area.”*
- f. *“The Developer will be responsible for the installation of additional transmission equipment should the proposed building negatively affect the performance of the City’s wireless meter reading system.”*

9. There is no dumpster shown on the plan. Indicate how refuse collection will be addressed.
10. Provide adjacent property owner and zoning information for all properties within 200 feet of the proposed project.
11. Identify the site benchmark (Sanitary Manhole Pnt. No. 671) on the plan.

WATER & SEWER:

1. The plans currently show a 6” fire service to the new building. The domestic water service, curb stop and meter pit must also be shown on the plans.
2. All fire and domestic water services shall have individual valves located at the edge of the right of way. Move the proposed 6” water service gate valve out of the road to just behind the curb.
3. The sanitary sewer lateral shall be SDR-26 PVC. Revise annotation on the plan accordingly.
4. The sanitary sewer lateral currently proposed to run from the east side of the building to tie into an existing manhole in Marrows Road. It seems it would be easier and cheaper to run the new 6” lateral to tie-in to the existing sanitary main in the access drive.
5. Specify the size of the existing sanitary sewer on the plan.
6. Add cleanouts to the sanitary sewer lateral at all changes in direction.
7. There is an annotation on what appears to be the existing sanitary main running along the west side of the property. It is called out as “Ex. 6” PVC Storm”. Confirm this is correctly labeled as storm sewer.
8. A hydrant flow test will be required to verify the flow rate and system pressure are consistent with the basis of design. Contact the Public Works and Water Resources Department to schedule a flow test at a cost of \$300 per test.

9. Provide the City of Newark with a signed and sealed copy of the Department of Public Health approved water as-built plans within 30 days of DPH approval. Delaware State Plane Coordinates shall be provided for all fittings, valves, bends and hydrants.
10. Provide a wastewater flow generation summary on the plan for the proposed average and peak wastewater flows using New Castle County Department of Special Services flow generation standards. Projects that generate more than 2000 gallons per day of average sewer flow require a DNREC "Construction of Wastewater Collection and Conveyance Systems" permit. Plans which do not meet the 2000 gallons per day threshold shall be submitted to DNREC but do not need to submit the accompanying permit application and review fee. A copy of the approved permit shall be provided to the City prior to CIP approval.
11. Provide the City of Newark with a signed and sealed copy of the DNREC approved sanitary sewer as-built plans within 30 days of DNREC approval. Delaware State Plane coordinates shall be provided for all manholes, lateral connections, and cleanouts. Diameter and depth shall be provided for all cleanouts.
12. Add the following notes to the plan: a. *"The required fire protection flow rate for the building is _____."*
 - a. The required sprinkler flow rate for the building will need to be provided with the Subdivision Plan submission.
 - b. *"A City of Newark standard water meter pit shall be provided to meter water consumption for the entire building."*
 - c. *"The Developer will be responsible for the cost of the meters. The city will determine the size of the meters in coordination with the Developer."*
 - d. *"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."*
 - e. *"Unused water and sewer services shall be terminated at the utility main unless a more suitable location is determined by the PWWR Department during construction."*
 - f. *"All on-site storm sewer and sanitary sewer is private. On-site manholes shall not have "Newark" anywhere on the lid."*
 - g. *"The Developer shall pay the Sewage Treatment Plant (STP) fee prior to issuance of a building permit."*
 - h. *"The Developer shall pay fees associated with the new water meters prior to issuance of a building permit."*
 - i. *"The Developer shall provide the City of Newark with signed and sealed copy of the DNREC approved sanitary sewer as-built plans within 30 days of DNREC approval."*

STORMWATER:

1. The SAS checklist and SAR have not been submitted for review. The Sediment and Stormwater Program Project Application Meeting will need to be scheduled with the City's Planning and Design Engineer (Ethan Robinson, Phone: (302)366-7000 Ext. 2108).
2. There are currently no stormwater management facilities or BMPs shown on the Plans. Stormwater management will be required for the subject site. The approach to stormwater management for the site will be further discussed during the SAS Project Application Meeting.
3. As a redevelopment project, runoff reduction practices shall be employed to achieve a 30% reduction in the effective imperviousness based on the existing conditions.
4. Redevelopment 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.
5. Has a soil investigation or infiltration testing been conducted on the site to determine if infiltration is an option for stormwater BMPs? The location of all infiltration tests shall be provided on the plans.
6. Provide the DNREC Preliminary or Final S&S checklists and report concurrently with any future Minor Subdivision Plan submission.
7. It is unclear where the existing 15" RCP storm sewer that is tied into the catch basin at the entrance originates from. Please clarify on the plan.
8. The existing catch basin at the entrance will need to be adjusted or converted to a junction box.
9. Show the location of downspouts and roof leaders on the plans.
10. It is likely that the limit of disturbance for the project will be close enough to 1 acre to require an NOI.

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. Clifton L. Bakhsh, Jr.
November 30, 2017

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Sincerely,

A handwritten signature in blue ink that reads "Mary Ellen Gray". The signature is written in a cursive style with a large initial "M".

Mary Ellen Gray
Planning and Development Director

MEG/tf