



PLANNING & DEVELOPMENT
CITY OF NEWARK

220 South Main Street · Newark, Delaware 19711
302.366.7000 · Fax 302.366.7160 · www.newarkde.gov

January 30, 2018

Mr. Christopher Duke, PE
Senior Associate
Becker Morgan Group, Inc.
250 South Main Street, Suite 109
Newark, DE 19711

RE: 275 South Main Street, Park 'N Shop – January 16, 2018 plan submission
Project #17-06-02

Dear Mr. Duke:

The City of Newark Subdivision Advisory Committee (SAC) has submitted their comments on the Rezoning, Comprehensive Plan Amendment, Major Subdivision, Special Use Permit, and Parking Waiver plan you submitted on behalf of RGW One, LLC for the construction of a 3-story building with 10,600 square feet of commercial space on the ground floor and 12 apartments on the second and third floor at the property located at 275 South Main Street (Project #17-06-02).

The committee has the following comments:

Electric

1. Electric Service is available from Apple Road.
2. Electric service will be underground from a new pole set on the back-right corner of the property if facing from the parking lot. An anchor and guy will be installed on the pole. Developer is responsible for trenching, backfilling, installation of 2-4" conduits for all underground high voltage cables from padmount transformers to a new pole. Developer to supply and install underground secondary cable and conduit from meter boxes to padmount transformer.
3. Developer must pay for transformers, meters, aerial wires and labor needed to supply electric service to the site. Costs to be determined and price will be subject to a yearly CPI increase.
4. Meter boxes must be mounted together on the back-right side of the building if facing

from the parking lot.

5. An open utility easement must be granted and listed on the print.
6. No trees growing over 18" at maturity can be planted under the aerial power lines on South Main Street and Apple Road. This should be listed on the print.
7. Adequate space for padmount transformer must be supplied and shown on the developers drawing to ensure no conflict with water and sewer lines. Electric utility equipment must be located behind the sidewalk.
8. Costs to be determined after final load calculations are received.

Police

1. The Police Department has no comment on this plan.

Parks and Recreation

1. We will require the Developer to pay \$450 per apartment unit for a total of \$5,400 for cash in lieu of land as per Chapter 27, Appendix VI of the Code of the City of Newark, Delaware. This should be listed under general notes.
2. There are still two areas with 2 HP (Hydrangea Paniculata) shown in islands and one area with 1 CCR (Cotinus Coggygria) remaining in the parking lot. These shrubs will create a sight distance issue in the parking lot. Some suggested plantings were listed on our previous review.

Planning

Code Enforcement

1. Comments are based on 2012 ICC Codes. All contractors shall be licensed in the City. 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;
2. 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;

3. Demolition Permits required for both demolition areas. The demolition area at the end of the main shopping center building shall not impact the structure of the main building. Proper abatement and disposal of any hazardous materials identified in the Environmental Survey to be done by a registered abatement contractor. Site must be enclosed with proper barrier during demolition to ensure public safety. Demolition plan and sequence of events to be prepared and submitted by a licensed professional engineer. Pre- Demolition and Pre-Construction meetings are required;
4. All buildings, uses and parking to comply with the 2009 ANSI 117.1; Accessibility Standards. Existing accessible parking spaces are not compliant with 2009 ANSI 117.1 and will need to be brought into compliance;
5. Compliance with LEED requirements as adopted by the City will be required;
6. Fire protection required for all buildings. Comments based on 2012 International Fire Code, 2015 Delaware State Fire Prevention Regulations, 2015 NFPA Life Safety Code;
7. Fire Marshal plan required for review. Complete fire protection plans must be submitted for review. Fire Lanes to be properly labeled around the building. Proposed Building exits shall be noted on the plan for proper review of fire lanes, fire department connection and Knox box locations.

Land Use

1. Area of new subdivided parcel is shown as 1.09 acres and 1.13 acres. Please confirm which is correct and correct discrepancy.
2. A shared access agreement will be required between the two parcels to allow shared parking for all the uses. This should be included as a note on the drawings.
3. Drawing C-101 has a note pointing out existing un-stripped parking lot. This note is not true and should be removed. The stripes there were not repainted with the rest of the lot but they do still exist even if faded. The plan should show the faded striping or label it as area of faded striping.
4. Drawings have been revised since 9-15-17 but have no revision date.
5. New Castle County still shows the Murray Road structures as a separate parcel (18-025.00-159). It is understood that you have found no evidence that the parcel was separated. There is also no information in the City files about the parcel being separated, but the County is the final authority on the labeling of parcels. The applicant should either

convince the County that their data is in error or include the second parcel number in the plans.

6. The Site Data parking calculation numbers don't seem correct. The required parking for the existing and proposed conditions don't seem to add up to the correct numbers. Parking calculations should show the grandfathered spaces and the parking waiver requested.
7. The Site Data setback information shows a BB residential setback of 50 feet. It is not clear what this number represents. It does not appear to be correct.
8. The Site Data setback information shows a BC setback of 35 feet, but there is no setback required in the BC zoning district. It also shows a side yard requirement of 10 feet. This would represent a side yard with the RS zoning district but a side yard with a RD district would be 8 feet. Side Data setback information should be corrected.

Public Works and Water Resources

1. An access aisle shall be shown between the ADA parking spaces in front of the proposed mixed-use building. This will further reduce the available parking on the subject site by one stall.
2. This plan submission and supporting documents demonstrates the project can meet the requirements of the latest edition of the Delaware Sediment and Stormwater Regulations and Chapter 27-Subdivisions, Appendix III Drainage Code. As stated in the Department's previous comments, there are known downstream capacity issues that will limit positive conveyance of stormwater from the site and Apple Road right-of-way. While the developer and his engineer have proven that runoff volumes and peak rates from the site have been reduced, the downstream capacity issues remain. The Department recognizes the need for further evaluation of the downstream closed system and recommends the developer further analyze the downstream storm sewer and provides recommendations and feasibility of improvements.
3. The existing storm sewer pipes shown at the intersection of Apple Road and Sunset Road do not accurately reflect the actual conditions and will be addressed during the Construction Improvement Plan phase of the project.

This review is solely based upon the information and detail provided on the submitted plan. Additional comments may be generated during any successive reviews by our department.

I hope that you find this information helpful. Should you have questions, concerns or need more information, please let me know.

Sincerely,



Mary Ellen Gray, AICP
Planning and Development Director

MEG/tf