



**PLANNING & DEVELOPMENT**  
CITY OF NEWARK

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220 South Main Street · Newark, Delaware 19711  
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March 9, 2017

Mr. Stephen J. Gorski, P.E.  
Senior Project Manager  
Duffield Associates, Inc.  
5400 Limestone Road  
Wilmington, DE 19808

RE: Revised SAC Comments for 1119 South College Avenue – Project #16-06-01

Dear Mr. Gorski:

Upon review of the February 8, 2017 Major Subdivision and Special Use Permits plan you submitted on behalf of Shri Swami Narayan, LLC for the construction of a four-story, 98-room hotel and convenience store with six gas pumps at the property located at 1119 South College Avenue (Project #16-06-01), we have the following comments:

General

1. Upon addressing these issues the plan will be scheduled at the next available Planning Commission Meeting for consideration and recommendation.
2. As of this date, we have not received the TIS review from DeIDOT. Please be advised that the Major Subdivision and Special Use Permit plan cannot advance to Planning Commission review without the TIS being completed, and DeIDOT comments received and reviewed by the City.
3. The plan notes that you will be pursuing variances from the Board of Adjustments. These variance should be heard prior to Planning Commission action.

Electric

1. The Electric Department indicates that the previous comments sent to you at sketch plan submittal are still valid and should be addressed in future submittals, as necessary.
2. Electric service is available from Cooch's Bridge from the right side of the building if facing from South College Avenue. A location approved by the Electric Department for the hotel transformer must be shown on the print.

### Police

1. The Newark Police Department (NPD) offers no new comments regarding the development beyond what was noted to you at the sketch plan phase. The NPD does believe that the reduced number of rooms in the hotel and c-store will be beneficial and encourages you to provide ample exterior lighting (that is properly shielded), especially in the rear lots adjacent to Old Cooch's Bridge Road, in order to deter nefarious activity.

### Parks and Recreation

1. The Parks and Recreation Department indicates that the previous comments for the site are still valid. An updated landscape plan was not included, and will comment when the new landscape plan is submitted during the CIP process.
2. The Department requests a plan noted added referencing Zoning Code Section 32-89, which requires a surety bond at 120% of the cost of landscaping and requires that the developer be responsible to replace dead or diseased plants for two years after completion.

### Planning

#### *Code Enforcement*

1. The Division indicates that the comments on this plan were based on the 2012 IBC.
2. As previously noted, 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. The final building height and area will determine the type of construction required. All architectural plans will need to match the architectural renderings/elevations submitted to Council for the project. Confirmation that elevations will match the rendering will be done at the time of architectural plan review.
3. As previously noted, sprinklers will be are required for all buildings. The fire protection system will also need to be fed by an approved fire main. The fire lane markings should be on the asphalt as per 2015 DSFPR requirements and the fire hydrants to be painted as per the flow test. The location of the Knox boxes for the hotel and store will be determined during building permit review.
4. Please note that 2 Way communications by the elevator areas will be required as well as a radio test to be completed by State of Delaware.

5. Please show all depressed curbs and truncated domes on the site plan.
6. Please explain what the dashed lines indicates at the hotel entrance. Also, please advise the purpose of the concrete block on the south west corner of the property.

*Land Use*

1. Please add a plan note that addresses the date the TIS was completed and its finding. Please submit the proposed cross access agreement for review as called for in note 37. When this agreement is approved and recorded please note the instrument number on the plan. A final review of all notes and site data is recommended.
2. As previously noted, a variance is necessary to accommodate this plan. Specifically, a 23 foot variance from the required 50 foot distance between the convenience store access drive and the residentially zoned property adjacent is required. See Code Section 32-19(b)(1)g. The variance is necessary before Planning Commission can review the plan. If granted, please note the date of approval by the Board of Adjustment.
3. Your letter indicated that a variance will be sought for compliance with Code Section 32-46(a)(2) that requires three loading berths for the hotel and one for the convenience store. The variance is necessary before Planning Commission can review the plan. If granted, please note the date of approval by the Board of Adjustment.
4. Please note that we will still need to review a lighting plan to ensure compliance with the Code. Specifically, exterior lighting is required to be shielded so that it is deflected away from adjacent properties and from passing motorists. A plan note indicating compliance should be added to the plan addressing this requirement, as well as utility hardware and trash receptacles being screened from view from the public way.
5. Based on what was submitted, 296 parking spaces are required and the plan indicated 299 spaces being provided. It appears that the total provided is counting parking spaces at the filling pumps. Please clarify the parking count and the location of spaces.
6. The bike racks shown on the plan should also be accompanied by the style of bike rack being proposed. This comment is further described in the Public Works and Water Resources Department comments attached.
7. Your submittal did not include the required elevations for the C-store. This elevation will be required prior to the Planning Commission review. Please refer to Subdivisions Appendix XIV regarding design review for major subdivisions not located in downtown Newark. Color scale elevations meeting Appendix XIV will be necessary.

8. As noted previously, considering the discretionary approvals needed for the plan, you may wish to consider providing some community/location benefit to your project. For example, the applicant could offer to improve the appearance of the overall area, which as you know is a gateway to the City. In addition, please note the great interest in the community regarding this project, and it would be advantageous, from the Department's perspective, for you to reach out to Councilperson to discuss the project and provide accurate information on the scope of the project.

Public Works and Water Resources

1. Please see the attached comments from the Public Works and Water Resources Department.

If I can provide you with any more information or assistance, please feel free to contact me at your convenience.

Sincerely,



David M. Culver  
Interim Planning and Development Director

Attachment



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March 8, 2017

TO: David Culver, Interim Planning and Development Director

FROM: Ethan J. Robinson, Public Works and Water Resources, Planning and Design Engineer

**RE: COMMENTS CONCERNING 1119 SOUTH COLLEGE AVENUE MAJOR SUBDIVISION PLAN (#16-06-01)**

General Comments:

**SITE:**

1. The plans need to specify 12 handicap parking stalls and currently only shows 11 handicapped parking spaces.
2. The Site Data on the Index Plan indicates there are 8 bicycle parking spaces proposed. The 8 racks shown on the plan would accommodate 16 bikes (2 per rack). Revise the number of bike parking spaces to 16.
3. Add parcel information to the plan view on the Index Sheet for the two subject parcels just as the adjacent properties are labeled.
4. The existing utility easement for the water main on the south side of the property will be revised to follow the new alignment for proposed water main. The easement revision shall be annotated as a "20' WIDE UTILITY EASEMENT".
5. Revise limit of disturbance to include new dumpster pad on northeast corner of site, parking stall improvements behind the Friendly's Restaurant, and entrance improvements along South College Avenue.
6. There are no curb ramps shown on the plan. Show curb ramps and provide typical curb ramp symbol on the legend. Spot grades are required to demonstrate ADA compliance for the handicap parking spaces and curb ramps.
7. Provide additional spot elevations on the Grading Plan. Provide spot elevations at high and low points, building corners, tops of structures and any other critical elevations.
8. The location and spacing of bollards at the C-Store need to be revisited. Bollards shall be spaced such that they do not obstruct access from handicap aisles.
9. Provide top of wall elevation for proposed retaining walls.
10. Use a separate symbol to identify site benchmarks so the existing features used as benchmarks can be removed in post-development condition drawings (i.e. remove existing headwall for benchmark #3 from the Utility Plan). Add benchmark symbol to the legend.
11. Revise note 32(b) to read "Delaware Health and Social Services" not "Department of Public Health".

**WATER & SEWER:**

1. Provide sizes and invert elevations for all proposed and existing sanitary sewer manholes, mains, and laterals.
2. Add existing and proposed manhole symbols for sanitary manholes, cleanouts, and water valves.
3. The water line between the meter pit and the proposed hotel can be reduced to a single 8" line and branched into separate domestic and fire services just outside the building.



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4. Turn off the existing hydrant and associated annotation currently shown on the southeast side of the parking lot on Sheets 4 and 5 of 6.
5. The meter pit for the hotel measures approximately 5' x 3' as scaled off the plans. This will not accommodate the 8" and 4" lines for the hotel. The City's standard large meter pit detail has been attached for your reference. Alternative meter pit configurations may be submitted for approval at the discretion of the Director of Public Works and Water Resources.
6. Specify an 8'x8' Mueller H-615 tapping sleeve and valve at the proposed meter pit tie-in for the hotel.
7. The pipe and valve configuration for the meter pit shall be such that maintenance of the domestic meter can be performed and fire water to the building can be maintained.
8. Add a note to the plans stating "The developer shall paint all existing and proposed fire hydrants associated with this project to reflect the flow capacity and apply 2 inch reflective tape in accordance with the State Fire Code."
9. The plans do not currently show a fire service for the C-Store. Add the C-Store fire service to the plans.
10. 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 standard meter pit detail for a typical 6" service to assist in the meter pit design.
11. All fire hydrants to be salvaged and reused shall be manufactured after 2014 and shall be low lead compliant.
12. Add a note to the plan stating "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."
13. A dedicated fire service is required for the C-Store. Show both the domestic and fire services on the plans.

**STORMWATER:**

1. The revised SWM plans and report were not submitted with this Subdivision Plan resubmission.
2. Show the location of downspouts and roof leaders on the plans.
3. The proposed storm sewer between MH-4 and MH-5 needs to be revised to connect to existing manhole MH-5.
4. Catch Basin I-16 will need to be relocated to the front of the proposed curb, not just raised to proposed grade.
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 certificate to that affect will be needed for this project.
6. Show the extent of the existing stormwater facilities more prominently on the subject parcels (bioretention areas and Stormtech facilities).
7. Turn off all unnecessary existing feature layers that will be removed or demolished as part of the project on Sheets 3 and 8 on the Sediment and Stormwater Management Plans.
8. The project is located in the Christina River Watershed. Revise the Title Sheet of the SWM Plans to reference the Christina River Watershed, not the White Clay Watershed.
9. 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 Note No. 10 on the Sediment and Stormwater Title Sheet.
10. Add a note after Note No. 7 of the Construction Site Stormwater Management-Sequence of Construction



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(Sheet 3 of 8) that indicates “Conduct infiltration testing within the proposed infiltration area prior to facility construction and furnish results to the City of Newark Public Works and Water Resources Department. Soil tests shall be certified by a geotechnical engineer.”

11. Provide additional land cover characteristics and areas in Exhibit 5 of the SWM Report demonstrating there is no change to the Weighted CN for the parcel (18-046.00-026). Provide a sub-catchment summary for the pre and post-developed condition.
12. 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. The previous Sediment and Storm water Management comments remain outstanding until the revised plans and report are submitted. Additional comments may be generated during any future submission or CIP phases.

If you should have any questions, do not hesitate to contact me at 302-366-7000 ext. 2108 or [erobinson@newark.de.us](mailto:erobinson@newark.de.us).

Sincerely,

A handwritten signature in black ink that reads "Ethan J. Robinson". The signature is written in a cursive style.

Ethan J. Robinson  
Planning & Design Engineer

cc: Tom Coleman, Public Works & Water Resources Director  
1119 South College Avenue File