



PLANNING & DEVELOPMENT
CITY OF NEWARK

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May 18, 2018

Mr. Mark Ziegler, P.E.
McBride & Ziegler, Inc.
2607 Eastburn Center
Newark, DE 19711

Dear Mr. Ziegler:

The City of Newark's Subdivision Advisory Committee has reviewed the amendment to the Martin Honda 1364 Marrows Road major subdivision plan you resubmitted on March 22, 2018. The changes required by the Public Works and Water Resources Department are substantial enough that they will require another review of the plans after their comments have been addressed before this project can move forward.

We have the following comments:

Electric Department

1. Electric service is available from Marrows Road.
2. Electric service will be underground from a new pole set on the south side of the new entrance on Marrows Road. An anchor and guy will be installed on the pole.
3. The developer must provide an open easement and list it on the prints.
4. Developer must pay \$47,114 towards the cost of the transformer, meter, aerial wires and labor needed to supply electric service to the site. The price will be subject to a yearly CPI increase.
5. Developer is responsible for trenching, backfilling, installation of 2-4" conduits for all underground high voltage cables from a new pole to padmount transformer(s).
6. Developer to supply and install City approved underground high voltage primary cable from a new pole to padmount transformer(s).

7. Developer to supply and install all underground secondary cable and conduit from padmount transformer(s) to meter box.
8. No trees growing over 18' at maturity can be planted under the aerial power lines on Marrows Road. This should be listed on the print.
9. Developer must pay any cost needed to repair the smart meter system if the buildings cause any interference.
10. Developer is responsible for parking lot lights.

Parks and Recreation Department

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

Police Department

1. The Police Department has no comment or concern with this project.

Planning and Development Department

Code Enforcement Division

1. Building comments are based on the 2012 IBC. 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;
2. The LEEDS standards as per 2012 IECC as well as meeting all of Accessibility Standards (ANSI 117.1) during building permit review;
3. The architectural renderings presented to Council as part of the approval process will need to match what is submitted for a building permit. Code encourages the applicant to meet with us to discuss any architectural issues;
4. Protection of the site and public is required during construction. Both a pre-demolition and pre-construction meeting will be required. If applicable, a Hazardous Materials Report and proper disposal of any hazardous materials will need to be done by an approved registered contractor;

5. A sequence of construction and location of the staging area for construction materials plan must be submitted. Site must be enclosed with approved barrier during demolition and construction to ensure public safety;
6. A Fire Marshal plan will be required for review. Sprinklers are required for the site and the fire protection system will need to be fed by an approved fire main. A fire service will need to be shown on the larger center. All fire lanes and fire department turn arounds need to be labeled. The fire lane needs to be extended around entire structure or a continuous loop of access. Turning radius shall meet the standards to the most stringent piece of equipment within the Aetna Hose Hook and Ladder fleet. All fire hydrant locations must be shown on the plan and approved by Code Enforcement. One hydrant will need to be located within an island on the site.

Land Use Division

1. Plan should indicate proposed building height.
2. Applicant should provide building elevations as specified in Chapter 27 - APPENDIX XIV. - DESIGN REVIEW FOR MAJOR SUBDIVISIONS NOT LOCATED DOWNTOWN (c)(1)-(4).

Public Works and Water Resources Department

General Site

1. The Purpose of Plan note references an inaccurate date for the previously approved subdivision plans for the subject site. Revise the date accordingly.
2. Add the project number "16-01-03" to the plans and revise plan title to indicate this is an "Amendment to the Annexation, Rezoning, Major Subdivision, and Special Use Permit Plan".
3. Add a Plan Index to the Title/Cover Sheet. Label each plan appropriately (ie. Cover Sheet, Existing Conditions Plan, Proposed Conditions Plan, Signing & Striping Plan).
4. Turn off proposed features on the existing conditions plan and turn off removed/demolished features from the proposed plan.
5. Extend the plan view on all plans to include the southern catch basin that is proposed to be tied into as well as the full extent of the Limit of Disturbance.

6. Correct the text conflict on sheet 2 on the northwest corner of the site referencing the existing traffic signal pull box.
7. Indicate the number of bike parking spaces provided in the Parking Calculations on Sheet 1 of 4.
8. The City still has not seen an approved DeIDOT Entrance Plan or LONOR for the subject site. It is highly recommended that the Developer submit for a "Letter of No Objection to Recordation" (LONOR) from DeIDOT as soon as possible to prevent any delays in the plan review (Subdivision Plan and CIP phases). DeIDOT LONO should be provided concurrently with any future CIP submission and must be furnished to the City prior to CIP approval.
9. ADA compliant sidewalks, curb ramps, and parking will be required for the entire project. Show the locations of handicap curb ramps on the plan.

WATER & SEWER:

1. Show proposed fire and domestic water connection to the proposed building that has the carwash. No water connection is currently shown.
2. Show proposed Fire Department Connection locations.
3. Add the following notes to the plan:
 - a. *"The required fire protection flow rate for the building is _____."* The required sprinkler flow rate for each building will need to be provided with the Subdivision Plan submission.
 - b. *"The developer will be responsible for the cost of the meters and the meter pits. The City will determine the size of the meters in coordination with the developer. Meter pits shall be Mueller Thermal-Coil meter pits in accordance with the latest City of Newark Water and Wastewater Standards and Specifications."*
 - c. *"The Developer shall pay fees associated with the new water meters prior to issuance of any building permit."*
 - 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."*

STORMWATER:

1. The stormwater management design has changed significantly from the previously approved plan, requiring further review by the department. The SWM review fee for the project is \$1,675 (\$750/acre plus \$250/acre). Include an updated Application for Detailed Stormwater Management Plan Review and fee with the next Subdivision Plan submission.
2. The plans and SWM report specify each Stormtech facility will have small diameter orifice(s) to achieve 48-hour detention of the RPv volume. Any orifice proposed shall be a minimum of 3" in diameter. An overflow siphon outlet will not be approved.
3. The post-development peak runoff rate for the RPv, Cv, and Fv shall not exceed the predevelopment peak rate for any point of analysis. The post-developed Fv peak rate for POA-A is greater than the pre-development rate and needs to be revisited.
4. Provide a table in the Stormwater Narrative that includes the outfall invert elevation, RPv 1" runoff volume, and RPv storage and elevation.
5. The plans and SWM report are not consistent with regard to the number of SC-740 chambers to be installed for each Stormtech facility. Revise report or plans accordingly.
6. Pipe size, material, slope, and inverts will be required for all existing and proposed storm sewer piping and tops and inverts of all existing and proposed storm sewer structures will be required to be shown on the Subdivision Plan. The same information will be required for any existing pipes or structures immediately upstream or downstream to any pipe or structure that the proposed system is tied into.
7. Show the location of downspouts and roof leaders on the plans.
8. Revise the Limit of Disturbance on the plans to include all proposed work (water tie in on Ogletown Rd and proposed 15" HDPE pipe at northeast corner of property are outside of the line as currently shown) and revise the disturbed area on the plans accordingly.

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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 2044.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas K. Fruehstorfer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Thomas K. Fruehstorfer
Planner