



PLANNING & DEVELOPMENT
CITY OF NEWARK

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June 12, 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. An open utility easement is required and must be listed on the prints.
3. The developer must supply and install all underground high voltage and low voltage conduits.
4. The developer must pay all costs for any pole rearrangements needed and all labor and material costs to provide electric service to the building including transformer, underground cables, other equipment and meters. Costs to be determined once final design is completed.
5. The developer must pay for all pole rearrangements, including Delmarva, Comcast, and Verizon.
6. A suitable location approved by the Electric Department will be required for a padmounted transformer.
7. Developer must provide a key to the electric department for the utility room where electric meters are located. Meters to be grouped in one location.

8. Developer agrees to pay up to \$4,000 to repair the smart meter system if the building causes interference.

Parks and Recreation Department

1. We will require the Developer to pay \$450 per assisted living suites (90 x \$450 = \$40,500) for cash in lieu of land prior to final approval of the construction improvement plan. This is in accordance with Chapter 27, Appendix VI of the Code of the City of Newark, Delaware. Please note that the cash in lieu provision does not apply to the 22 Memory Care Suites.
2. Sec. 32-89 Installation of Landscape Screen section (a) and (b) that references the 120% surety two-year guarantee must be placed on the landscape plan.
3. The City of Newark Tree and Shrub Planting needs to be included on the landscape plan.
4. Along Barksdale Road the plan calls for 13 Apple Serviceberry, would like to see a little more variety. Please replace at least 4 with another native street tree. Please add to the legend that the Apple Serviceberry will be in tree form.
5. Low evergreen screening shrubs are shown along Barksdale Road, although they are not shown the variety of shrub on the planting legend. We would like to see a native shrub planted in this area.
6. In the north-east corner of the site, the evergreen screening needs to extend through that area. This will further screen the facility from the homes behind it.
7. The Bio retention basin planting plan is not shown, needs to be shown.
8. We suggest using erosion socks along the rear of property where existing trees are to remain. This will help protect the root system.
9. Once the tree clearing is completed, the Parks and Recreation Department will be contacted to help determine if any additional tree pruning or removal needs to be completed.

Police Department

1. The addition of this facility has the potential to significantly increase vehicular traffic in the area, which we believe Barksdale Road can accommodate. There is a crosswalk on the west side of the entrance to the proposed facility that is no longer necessary and should be removed by the applicant. The applicant should provide roadway marking and signage improvements for the Colonial Court crosswalk, located to the west of the

proposed development, in consultation with the PWWR Department.

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. Please see Section 7-8(7) of the Municipal Code for specific requirements;
6. Site must comply with all Accessibility Standards. Please ensure all doors and latching hardware are in compliance with IBC Section 1008;
7. Please clarify the use and any improvement being proposed for the area labelled "marketing" at the rear of the lot. The area marked Dining 1050 and Living 1052 shall be separated for the corridor in accordance with IBC Section 407.2. Please provide approval from the State of Delaware Department of Safety and Homeland Security, Division of Communications of testing for emergency communications. Approval shall be submitted with the Certificate of Completion application;
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. Plan should include note indicating all on-site lighting shall be designed to limit the impact on adjacent and nearby properties, as required by deed restrictions from declaration signed March 2000.
2. The current parcel deed restrictions include requirements for deliveries and pickups, noise barriers, occupancy of the existing home, and alcohol sales that may be excessively restrictive or unnecessary. The current plan does not adequately address some of these restrictions. The proper method to alter the deed restrictions is likely through the Subdivision Agreement, but some of these issues will need to be clarified before the Planning Commission meeting so we can indicate the plans meet all requirements. Perhaps there should be some discussion now about a revised list of deed restrictions.
3. Sheet numbering should be corrected.
4. The marking "125' REAR (SEE NOTE 8)" on Sheet 1 of 1 is not correct. The 125' rear restriction relates to a deed restriction (from Declaration signed March 2000) and has nothing to do with WRPA in Note 8.
5. "50' WIDE CONSERVATION EASEMENT (SEE NOTE)" on Sheet 1 of 1 is not correct. The 50' wide conservation easement would be better to reference Note 15, but Note 15 is also wrong (see below)
6. General Note 15 on Sheet 1 of 1 references the NCC Unified Development Code, when in fact it should reference the Deed Restriction (from Declaration signed March 2000)
7. Plan does not indicate location of and screening method for outdoor mechanical equipment.
8. As indicated in the deed restrictions, signs shall be designed as integral architectural elements of any proposed buildings. If the facility is going to have a sign it should be included in the color renderings.
9. Please include architectural elevations for the rear of the building.

Public Works and Water Resources Department

SITE:

1. Add the project number "#17-11-06" to the plan. (all sheets)

2. All plan sheets shall be numbered to show its relationship to the total number of sheets and an index of the plan sheets should be included on the cover/index sheet. The plan set should include the Landscape Plan referenced in note 13 on sheet 1 of 1.
3. An existing conditions plan was not included in the submission. Submit an existing conditions plan showing all existing site features, utilities and proposed demolitions that are planned for the site.
4. A DeDOT Letter of No Objection to Recordation (LONOR) shall be furnished to the Public Works Department prior to CIP approval.
5. There were no Public Works and Water Review fees submitted with the Major Subdivision Plan submission. The following fees shall accompany any future submission:
 - a. Sediment and Stormwater Management Review Fee = $(\$750 * 1 \text{ acre}) + (4.55 \text{ acres} * \$250) = \$1,875.00$
 - b. Water and Wastewater Review Fee: \$1,000.00

WATER & SEWER:

1. Unused water and sewer services shall be terminated at the main or at a location determined by PWWR Department. As currently designed, there appears to be two unused sanitary sewer stubs that will need to be terminated at the main. Typically, demolitions are shown on the "Existing Conditions Plan."

STORMWATER:

1. A Sediment and Stormwater Management Application was not submitted with the submission and shall be included with the future submission. The application can be found using the following link:

<https://newarkde.gov/DocumentCenter/View/5364/Application-for-Sediment-and-Stormwater-Management-Plan-Approval>
2. A Sediment and Stormwater Program Project Application Meeting was conducted for the project on February 16th, 2018. Per the Project Application agreement items, Preliminary Sediment and Stormwater Management plans shall be submitted. The Preliminary Sediment and Stormwater Management Plan submittal must include preliminary plans for the site, as well as the schematic erosion and sediment control plan, with supporting hydrologic and hydraulic calculations necessary for Public Works and Water Resources to determine compliance with the latest Delaware Sediment and Stormwater Regulations (DDDRs). All the required information needed in this step can be found on the Preliminary Sediment and Stormwater Management checklist using the following link. Submit the completed checklist with the plans.

<https://newarkde.gov/DocumentCenter/View/6650/Preliminary-Sediment-and-Stormwater-Plan-Checklist-Newark>

3. The submission does not include hydraulic and hydrology computations for the proposed conditions of the site and must be included with the next submission.
4. There are currently ten (10) bio-retention areas and two (2) subsurface extended detention facilities show on the Major Subdivision Plan and "Grading & Drainage Plan". It is plausible that the site can comply with the DSSRs, but no DURMM computations have been provided with the submittal for department review. DURMM computation shall accompany the future major subdivision plan submission.
5. The proposed grading shown on the "Grading and Drainage Plans", Sheet 4 of 5 is incomplete throughout the majority of the site grading plan.
6. 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 prior to CIP approval.
7. 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.

Sincerely,



Mary Ellen Gray, AICP
Planning and Development Director

MEG/tf