



**PLANNING & DEVELOPMENT**  
CITY OF NEWARK

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220 South Main Street · Newark, Delaware 19711  
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October 30, 2018

Mr. Alan Hill  
Hillcrest Associates  
PO Box 1180  
Hockessin, DE 19707

Dear Mr. Hill:

The City of Newark's Subdivision Advisory Committee has reviewed the major subdivision plan to be reviewed by site plan approval you submitted October 9, 2018 on behalf of Kevin Mayhew for Campus Walk II.

We have the following comments:

Electric Department

1. No further comments.

Parks and Recreation Department

1. We will agree with the developer providing an open area along the front porches of the proposed RM structure for safety and esthetic reasons.
2. We would like to see landscape screening along the property line behind the bike rack located in the north west corner. See attached. *(This can be addressed in the CIP Phase)*

Police Department

1. No further comments.

Planning and Development Department

*Code Enforcement Division*

1. Comments based on 2012 ICC Codes and 2009 ICC 117.1; Accessible and Usable Buildings and Facilities;
2. Code still recommends that the row of townhomes on New London be broken into two 6 pack of units for both access and design reasons;
3. The common parking area will still require handicap parking spaces;
4. The location of the historic marker appears to be acceptable. Final placement should be determined upon completion of project;
5. Fire Sprinklers are required. Flow tests will need to be conducted and preliminary fire pump report will need to be reviewed and approved during CIP review;
6. Fire hydrants and standpipes locations will need to be approved during CIP review;
7. Main and rear entrances will need to be identified and addressed;
8. Pre-construction meeting will be required. Please submit sequence of construction and location of staging area for constructions materials. Site must be enclosed during construction with approved barrier during construction to ensure public safety.

*Land Use Division*

1. The provided elevations show the front of the buildings facing New London Road and the front of the buildings facing the back yards on Wilson Street but do not show a rendering of the sides facing the interior parking area or the ends. Additional renderings should be provided to show the other sides.
2. Parcel Numbers for 83 New London Road and 85 New London Road shown on the plans do not match the parcel numbers shown in the New Castle County database. This discrepancy should be resolved, and correct parcel numbers should be shown on the drawings before recordation.

Public Works and Water Resources Department

GENERAL COMMENTS:

1. The limit of disturbance will need to be delineated on the plan and the area added to the Cover/Index Sheet prior to recordation. (Prior to recordation).

2. General Note 25 indicates trash/refuse collection shall be private, but there have been discussions about having City collection of trash for this development. This should be finalized, and drawings should be verified to correctly reflect the intent before they are recorded. If dumpsters are to remain, discussions should be finalized about addition of trash enclosures to any dumpster locations on site.

#### WATER & SEWER:

1. The existing water services and sewer laterals that are to be reconnected along New London Road and at 41 Wilson Street are not clearly shown. It should be clear which units will use existing utilities and which units will be getting new services and laterals. The utilities to remain should be consistently shown on the Existing Conditions Plan and noted as such. *(This can be addressed in the CIP Phase)*
2. The proposed sanitary lateral for unit 110 conflicts with the proposed stormwater inlet "CB#2". *(This can be addressed in the CIP Phase)*
3. The proposed sanitary lateral for unit 98 is missing between the cleanout and the main. *(This can be addressed in the CIP Phase)*
4. The Sanitary Treatment Plant Fee has been calculated as follows. There is one dwelling being relocated and 10 single family dwellings (@\$1,000.00 each) being demolished for a net credit of \$10,000.00. The 28 new townhouses (@\$833.33 each) minus the credit require a fee of \$13,333.24.
5. Proposed sanitary pipe material and slope will need to be provided. Proposed sanitary manhole invert will also need to be provided. *(This can be addressed in the CIP Phase)*
6. Add the following notes to the General Notes on Sheet 1 of 5:
  - "All on-site sanitary sewer mains and laterals shall be maintained in perpetuity by the Campus Walk owners, home owner's association or maintenance corporation." (Subdivision Agreement)
  - "All on-site water mains and services shall be maintained in perpetuity by the Campus Walk owner, home owner's association or maintenance corporation." (Subdivision Agreement)

#### STORMWATER:

1. Drainage Area (DA1k) is specified in the stormwater report as draining to Bioretention Area #1 but the outlet pipe is proposed to tie directly into the outfall structure for the facility. As configured flows from Drainage Area (DA1k) will bypass the BMP and would not be included in the R<sub>Pv</sub> volume, resulting in an overall shortfall for the site. *(This can be addressed in the CIP Phase)*
2. As designed the R<sub>Pv</sub> water surface elevation in the bioretention area exceeds the elevation of the proposed 8" inflow chimneys allowing runoff to bypass the bio-media. The volume that bypasses the bio-media will not be considered in the R<sub>Pv</sub> volume provided. The inflow chimney

elevations must be raised to elevation 143.72' or greater. *(This can be addressed in the CIP Phase)*

3. To meet the Resource Protection Event requirement for the site, the bioretention area will need to be increased in size or the runoff from DA 1k must be conveyed to the bioretention area for treatment.
4. All runoff directed to a bioretention practice must receive pretreatment. A pretreatment cell or forebay shall be added to the facility design in the CIP phase. *(This can be addressed in the CIP Phase)*
5. As discussed in the Project Application Meeting, a downstream POI should be added at the stream outfall to Bogy Run. *(This can be addressed in the CIP Phase)*
6. A trench drain is proposed across a portion of the access drive to capture runoff from the parking lot and drive. As proposed, it is likely a portion of the runoff will jump the narrow trench drain and continue down the access drive toward Corbit Street. Consider installation of a wider trench drain and extending the trench drain through the four proposed parking stalls. *(This can be addressed in the CIP Phase)*
7. Add the following notes to the Sheet 1 of 5:
  - "The subsurface stormwater management basin, bioretention area, and all stormwater infrastructure will be privately maintained by Campus Walk II owner(s), home owner's association or maintenance corporation." (Subdivision Agreement)
  - "Stormwater management, drainage, and erosion and sediment control shall be in compliance with the Delaware Sediment and Stormwater Regulations and the City of Newark code Drainage Code." (Subdivision Agreement)

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

Attachment

MEG/tf

