



Department of Land Use

Department of Land Use 3rd Construction Plan Report

Date of Review: June 7, 2021
Engineering Firm: Duffield Associates
Application Number: 2020-0159-S
Name of Project: Harmony at Hockessin Senior Living
Description: Located on the northwesterly corner of Lancaster Pike and Valley Road. The purpose of the plan is to construct a 192,500 S.F. senior living facility and associated site improvements.
Type of Plan: Exploratory Major Land Development Plan

Project Review Team: Mark Wolanski (Planning) – 395-5474 or mark.wolanski@newcastlede.gov
John Gysling P.E. (Engineering) – 395-5473 or john.gysling@newcastlede.gov
Elizabeth Caufield (Historical) – 395-5440 or elizabeth.caufield@newcastlede.gov
Owen Robatino (Transportation) – 395-5427 or owen.robatino@newcastlede.gov
GIS Services (Mapping) - 395-5557 or GIS_Services@newcastlede.gov
Marco Boyce (OS Public Works) – 395-5778 or Marco.Boyce@newcastlede.gov
David Thurman (Special Services) – 395-5752 or david.thurman@newcastlede.gov

County Board Hearing: PLUS: *Held 5/27/2020*
Board of Adjustment: *Held 9/24/2020*
Planning Board: *Held 1/5/2021*
County Council

Status of Review: Conditional Approval – Subject to the addressing of the following comments and Construction Plan approval, a Record Plan may be submitted in accordance with Section 40.31.114 of the New Castle County Code. Include a detailed point by point response letter:

Planning:

1. Verify that the proposed parking areas and access aisles are providing a continuous six inch high concrete curb (Section 40.22.611 of the NCCC). If the intention is to design the site with flush curbing, a waiver request with justification will need to be submitted in accordance with Section 40.22.610.B of the NCCC.
2. Provide the required riparian buffer area with dimensions (per Plan Requirement No. 49 from Appendix 1, Chapter 40 of the NCCC). Zone 1 and Zone 2 of the RBA will need to be properly delineated. The width of existing impervious area shall not count towards the RBA measurement.

3. Please verify that the maximum illumination depicted on the lighting plan does not exceed 0.1 foot candle at the residential property line (per section 40.22.710 of the NCCC). Portions of the western property line appear to exceed the 0.1 foot candle requirement.
4. Remove road traffic data and traffic generation diagram from the record plan
5. Provide certification of approval from DelDOT – transportation (per Section 40.31.114.C of the NCCC).
6. Provide certification of approval from the Office of the State Fire Marshal (Per Section 40.31.114.C of the NCCC).
7. Please note that a Land Development Improvement Agreement must be recorded prior to the recordation of this plan (per Section 40.31.820 of the NCCC).
8. The landscape plan has been found acceptable subject to the approval of the construction plans by the Engineering Section.
9. Provide a paper copy of all submission items for the Department file.
10. Please note, all current County taxes, school taxes and sewer service fees must be paid or not be delinquent at the time of application. Additionally, if payment for the aforementioned taxes becomes delinquent during the review process, no further processing of the application can occur.
11. Please note that Table 40.31.390 of the NCCC outlines the time limits for expiration of plan.

Engineering:

See attached memo for Engineering comments.

Historic:

N/A

Mapping:

N/A

Transportation:

N/A

Public Works:

The plans received on 04/09/2021 (originally submitted 2/16/2021) for Application 2020-0159 (Work Order 420979) are not approvable as submitted. Please review the following comments and make the necessary changes and resubmit for review:

Scale location map to 1" = 800'

Add a purpose statement to plans

Include design peak flow in anticipated sewage information

Specify who is the applicant

Include emails and phone numbers for owner, developer, engineer, and applicant

Include signatures and seals on Sheet 1

Add a sewer lateral table

Include flow angles at each manhole

Sanitary Sewer Schedule tables on Sheet 5 state there is a SMH 11, but no such manhole is shown in the plans or profiles. Revise to correct

SMH 10 is shown in the plan on Sheet 3 but not in the profile. Revise to correct

SMH 9 should be precast with plugs, no stubs

The design of SMH 3 is not preferable. The pipes should tie in at the water table

Sanitary sewer shall be privately maintained up to the public right of way point. Demarcate this boundary

Show proposed grade in profiles

Label vertical separation dimensions of utility crossings

Include NCC SS-MH-3 Detail Sheet depicting inside drop manhole design to plans

Create a sheet in the plan that depicts entire plan with all manholes, pipes, and components for use in the field

Diagonal installation of sanitary sewer pipe is discouraged by DelDOT Utilities Manual. Perpendicular installations are preferred. Please provide written justification for proposed diagonal installations.

Are you proposing to install the diagonal crossings of Lancaster Pike via open trench excavation?

Due to safety concerns with manhole access, the Department does not accept the location of the manholes in the median of Route 41.

The design of the manholes running through the road is a concern and is not preferable. This plan will be run by our operations and DelDOT. We reserve the right to make further corrections based on review of those impacted by this design.

cc: Janet Vinc