



**PLANNING & DEVELOPMENT**  
CITY OF NEWARK

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February 21, 2019

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 revisions to the amendment of the Martin Honda 1364 Marrows Road major subdivision plan you submitted January 9, 2019.

We have the following comments:

Electric Department

1. All previous comments were acknowledged. No new comments on the revised submission.

Parks and Recreation Department

1. New Landscape Plan for current building configuration will need to be provided with a future submission or during CIP approval process. The current landscape plan is for the previous proposal.

Police Department

1. No further comments.

Planning and Development Department

*Code Enforcement Division*

1. No additional comments.

*Land Use Division*

2. All previous comments were acknowledged. No new comments on the revised submission.

Public Works and Water Resources Department

GENERAL COMMENTS:

1. The City still has not seen an approved DeIDOT Entrance Plans or a LONOR (Letter of No Objection to Recordation) for the subject site. The approved DeIDOT Entrance Plans and LONOR shall be furnished to the City prior to CIP approval.

WATER & SEWER:

1. A minimum of 10' horizontal clearance shall be provided between the water main and the existing gas transmission lines on the east side of the building. Revise the alignment to provide adequate clearance. **(CIP)**

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 \$1,925 (4.7 acres @ \$250/acre plus \$750). Include an updated Application for Detailed Stormwater Management Plan Review and fee with the next Subdivision Plan submission. Changes to the Limit of Disturbance could change this number. **(CIP)**
2. Storm Tech facility outlet structure and manifold are not detailed on the plans. The SWM report indicates the Storm Tech facility will have a 1.25-inch diameter syphon pipe to achieve 48-hour detention of the RPv volume. Any orifice proposed shall be a minimum of 3" in diameter. An overflow syphon outlet will not be approved. **(CIP)**
3. Include the RPv storage volume and 1" runoff volume in the table provided in the Stormwater Narrative that includes the outfall invert elevation and water surface elevation. **(CIP)**

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,

A handwritten signature in blue ink that reads "Mary Ellen Gray". The signature is written in a cursive style with a long, sweeping underline.

Mary Ellen Gray, AICP  
Planning and Development Director

MEG/tf

