



PLANNING & DEVELOPMENT
CITY OF NEWARK

220 South Main Street · Newark, Delaware 19711
302.366.7000 · Fax 302.366.7160 · www.cityofnewarkde.us

June 25, 2019

Roger D. Brickley, PLS
Clifton L Bakhsh, Jr., Inc.
4450 Summit Bridge Road
Middletown, DE 19709

Dear Mr. Brickley:

The City of Newark's Subdivision Advisory Committee has reviewed the minor subdivision plan submitted by Clifton L. Bakhsh, Jr., Inc. on behalf of Frogtown, LLC.

We have the following comments:

Electric Department

1. Electric Service is available from North Street.
2. An open utility easement is required and must be listed on the prints.
3. Developer must pay all costs for electric service infrastructure. The price is subject to a yearly CPI escalation from the date of council approval.
4. No trees growing over 18 feet at maturity can be planted near the electric service pole.
5. Individual electric meters will be required for each commercial unit. The developer will be responsible for the cost of the electric meters.
6. Developer must pay any costs needed to ensure the new smart meters will talk to the existing system.
7. Developer must provide load calculation for each Apartment building. What kind of heating system will they have for the apartments Gas or electric?
8. Electric meters must be installed in one location on the left side of the building (looking from North Street).

9. The existing electrical pole line along the North Street needs to be shown on the print with pole numbers.

Parks and Recreation Department

1. Landscape plan will need to be submitted with CIP submission.

Police Department

1. No further comments

Planning and Development Department

Code Enforcement Division

1. Comments based on the 2012 International Building Code, 2012 International Fire Code and 2015 Delaware State Fire Prevention Regulations and the 2015 NFPA Life Safety Code.
2. The proposed buildings shall meet all applicable Building and Fire Code requirements (as amended). Separate permits are required for each proposed building. The applicant shall submit complete architectural, structural, plumbing, HVAC, electrical and fire protection drawings for review with the permit applications.
3. Separate demolition permits will be required. Proper abatement and disposal of any hazardous materials identified in the Environmental Survey to be done by a registered abatement contractor. Demolition shall be performed in accordance with the City of Newark Demolition requirements. A pre-demolition meeting is required.
4. This project is subject to the LEED based requirements of the City of Newark amendments to the 2012 International Energy Conservation Code as detailed in Section 7-8 (7) of the Municipal Code. A plan or narrative describing proposed means of compliance shall be submitted with the building permit application.
5. Site shall comply with all Accessibility Standards.
6. The two parking spaces which are located between the buildings and the bike rack pad do not meet the minimum size requirement of 9' x 18'.
7. Submitted plans show a building height of 35'6", buildings which exceed 35' in height are required to be protected by a type 13R system. A tank and pump are not permitted to be used with a type 13R system.

8. A Pre-construction meeting will be required. Please submit sequence of construction and location of staging area for constructions materials. Site must be enclosed with approved barrier during construction to ensure public safety.
9. Final Plan shall be signed and sealed by a State of Delaware licensed civil engineer prior to submission.

Land Use Division

1. No further comments

Public Works and Water Resources Department

GENERAL COMMENTS:

1. No further comments

WATER & SEWER:

2. No further comments

STORMWATER:

1. No further comments

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