



PLANNING & DEVELOPMENT
CITY OF NEWARK

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September 25, 2019

Mr. Christopher R. Locke, Esq.
Lang Development Group
100 Dean Drive
Newark, DE 19711

Dear Mr. Locke:

The City of Newark's Subdivision Advisory Committee has reviewed the land use plan for the property located at 287 East Main Street (Project #19-01-01) for Rezoning, Special Use Permit, and Major Subdivision submitted by Lang Development Group on August 12, 2019. We have the following comments:

Electric Department

1. The proposed transformer location is not suitable for the Electric Department.
2. The metering room must be shown on the developer drawings.
3. The developer must provide the electrical load information to allow the City to size the transformer.
4. No trees growing over 18 feet at maturity can be planted within 10' of any electric lines.
5. Two TOG type of trees on the south end of the property needs to be move. They can not be planted within 10' of power lines.

Parks and Recreation Department

1. No further comments.

Police Department

1. Address approved by City of Newark Police Department must be included on Subdivision Plans.
2. Unit numbering for apartments must be approved by City of Newark Police Department. Plans must include unit numbering before approval of building permit.

Planning and Development Department

Code Enforcement Division

1. No further comments.

Fire

1. Canopy of drive through must be at least 14 feet high.

Land Use Division

1. Plan shows proposed uses of commercial, financial institution, and parking. The proposed plan generally meets zoning requirements for these uses, but any specific use will be reviewed during tenant fit out building permit review process to verify it meets zoning code requirements including parking requirements.
2. Given that this is in the Downtown District, this application may be reviewed by the Design Committee per Chapter 32, Appendix XIII Section (d) (3) of the Code.

Public Works and Water Resources Department

Comments that do not need to be addressed until Construction Improvement Plans are submitted are indicated with **(CIP)**.

SITE – GENERAL COMMENTS:

1. Include the proposed addresses of the units on the plan once received from Police Department and Fire Marshal.
2. The limit of disturbance will need to be delineated on the plan. **(CIP)**
3. A DelDOT Letter of No Objection to Recordation (LONOR) shall be furnished to the Public Works Department prior to CIP approval. It is highly recommended that the developer submit for a LONOR from DelDOT as soon as possible to prevent any delays in the plan review process (Subdivision Plan and CIP phases). LONOR shall be provided concurrently

with any future CIP submission. **(CIP)**

4. Forward comments/correspondence from DelDOT to PWWR once the pre-submission meeting is conducted.
5. It is likely DelDOT will implement a five (5) year moratorium from any road opening, excavation or disturbance on Main Street after the rehabilitation project is complete in this area. The Department recommends the developer confirm that no utility work is necessary within Main Street. If utility tie-in to Main Street is necessary, it is recommended to proactively install the anticipated water, sanitary sewer and storm sewer infrastructure for the project in advance of the DelDOT Main Street project.
6. ADA compliant sidewalks, curb ramps, and parking will be required for the entire project site including existing parking areas. **(CIP)**

WATER & SEWER:

1. Sanitary Treatment Plant Fee has been calculated as follows. The proposed 30 apartment units (@\$666.67 each = \$20,000.10) plus 6,000 S.F. retail area (@\$0.24/S.F. = \$1440.00) minus the credit for 2,665 S.F. building (@\$0.24/S.F. = \$639.60) will require a fee of \$20,800.50. STP fee will be required prior to CIP approval. **(CIP)**
2. A hydrant flow tests will be required to verify the flow rate and system pressure are consistent with the basis of design. Public Works and Water Resources personnel must be present during flow testing to collect flow test results. Please submit a [fire flow test request](#) to PWWR.
3. The developer shall investigate the capacity of the existing sanitary sewer system to determine if sufficient capacity exists to handle the anticipated wastewater flows and furnish the report to the city for review and approval. PWWR can provide the applicant's engineer with the diurnal curve for dry weather flows for the project area that they will need to adjust their field measurements. **The sanitary sewer capacity analysis must be completed prior to bringing the project before Council.**
4. If the proposed use of the building includes food preparation such that a grease trap is required, two (2) separate service laterals are required so that flows from kitchens or containing grease or oils flow to the grease trap and not directly to the public sewer. Grease traps should be located outside the building for ease of cleaning and inspection.
5. The current water connection along Tyre Ave is to a 6" main. If the flow test shows insufficient capacity for the proposed building, the developer will likely have to tap the 10-inch water main located in Main St. **(CIP)**
6. Profiles for water and sanitary sewer will be required in the CIP phase. **(CIP)**

7. The condition of the existing downstream sanitary manhole, downstream of the buildings lateral will need to be evaluated. If the conditions are unsuitable the manhole will need to be replaced or restored accordingly at the Developers expense.
8. Any fire hydrants to be salvaged and reused shall be manufactured after 2014 and shall be low lead compliant.
9. The latest version of the City of Newark Water and Wastewater Standards and Specifications is available at <https://newarkde.gov/DocumentCenter/Home/View/464>. Ensure that all water and wastewater design standards are met and all relevant details shown on the plans correspond to those in the latest release. **(CIP)**

STORMWATER:

1. A Sediment and Stormwater Program Project Application Meeting was held on July 24, 2019 and meeting minutes/ Discussion and Agreement Items were distributed to meeting attendees on July 25, 2019.
2. PWWR has reviewed the Preliminary Sediment and Stormwater submission and comments from the letter dated March 22, 2019 were addressed. PWWR makes every reasonable effort to identify all code deficiencies with each review. Any non-compliant item discovered throughout any stage of the process is still valid and must be resolved prior to plan approval.
3. Provide a soil boring location map overlaid on the proposed site layout to ensure the infiltration tests performed were done within the footprint of the proposed StormTech system.
4. Include appendixes dividers in any future stormwater management report submissions.
5. 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. There is no record of an NOI Project ID for this project. Add the NOI Program ID to the Plan. **(CIP)**
6. The project is located in the White Clay Creek Watershed. Add the watershed to the Site Data column.

This Subdivision Plan review is solely based upon the information and details provided in the submitted documents. **Please submit and include a written response to all comments to this letter with your subsequent submission.** 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