



**PLANNING & DEVELOPMENT**  
**CITY OF NEWARK**

220 South Main Street · Newark, Delaware 19711  
302.366.7000 · Fax 302.366.7160 · [www.cityofnewarkde.us](http://www.cityofnewarkde.us)

January 27, 2020

Mr. Chris Locke  
100 Dean Drive  
Newark, DE 19711

Dear Chris:

The City of Newark's Subdivision Advisory Committee has reviewed the subdivision plan for Twin Lakes Boulevard dated May 8, 2019. (PR#19-06-02) We have the following comments:

Electric Department

1. Electric service is available onsite.
2. An open utility easement must be granted and listed on the print.
3. The developer must pay all costs for material and labor for the installation of electric distribution equipment and meters. Costs to be determined once the final design is completed.
4. The Developer installs all underground low voltage cables to City stands. The developer must dig and backfill all trenches for the underground high voltage and low voltage cables to City standards.
5. The developer must pay up to \$4,000 to repair a smart meter radio system if buildings cause interference.
6. The developer must show the location of existing underground electric utilities (cable and transformers) on prints.
7. The developer must pay all costs to relocate existing electric utilities.
8. The developer must provide a load calculation for each unit.
9. Electric meters must be installed in one location near transformers on the sides of

buildings.

10. All metering shall be grouped together and be arranged so that the service for each unit can be adequately and independently controlled from a point readily accessible to the City. Additionally, each meter shall be permanently marked with the address served by that equipment. The interior of meter boxes shall also be marked appropriately.

#### Parks and Recreation Department

1. On the south side behind units #4 & 5, the plan calls for 7 Roses. There are too many Roses on this site along with the issue of Rose Rosette Disease now in northern Delaware. The plan needs more diversity, suggest using either Korean Spice Viburnum or Snow mound Spirea instead.
2. On the SW side of the site next to unit #1, there is 1 shrub shown on the plan as "IO" but there is no "IO" on the plant schedule.
3. Along the W side of unit #1, are shown 3 Crepe Myrtles. There are too many Crepe Myrtles on this plan. The plan needs more diversity, suggest using 3- Lime Light Hydrangeas in this area.
4. We will require the Developer to pay \$700 per unit for a total of \$16,800 for cash in lieu of land prior to final approval of the construction improvement plan. This is in accordance with Chapter 27, Appendix VI of the Code of the City of Newark, Delaware.

#### Police Department

1. Plan should reflect addresses provided by police. (see attached)

#### 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. 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.
4. Site shall comply with all Accessibility Standards, detectable warnings not shown at proposed crosswalks.
5. The plan states that 28 dwelling units are proposed, only 24 dwelling units are shown.
6. The plan states that garden apartments are proposed, townhouse/single family home buildings are shown.
7. The proposed finished floor elevations are significantly higher than the existing grades at the garage doors.
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.

*Fire Marshal*

1. Fire Hydrant Locations to be confirmed
2. Fire Dept Turning radius
3. Fire Lane to continue on site as currently labeled
4. Townhouse units to be sprinklered with NFPA 13D systems

*Land Use Division*

1. Plan Purpose on Sheet 1 of plans indicates 28 units but plan only shows 24 units.
2. Sec. 32-11(a)(1)f. requires building to be at least 25 feet apart. Unit 10 is only 20 feet from Unit 11. This will require either adjustment of the building locations, a variance, or site plan approval.
3. Sec. 32-11(c)(5)b. requires any part of a building to be set back from all interior streets at least 35 feet. On Lot 2, Units 1, 2, 5, 6, 13, 14, 17, 18, 21, 22, and 24 are less than 25 feet from an interior road. Most of these seem to be about 23 feet from the front of the

building, but the side of Unit 24 is only set back from street about 12 feet. These will require either adjustment of the building locations, a variance, or site plan approval.

Public Works and Water Resources Department

GENERAL COMMENTS:

1. Add the project number "19-06-02" to all plan sheets.
2. Provide the name of the owner/developer on the Cover Sheet/Index Sheet.
3. The plans specify 24 new garden apartment units to be constructed while the plan purpose on the Index/Cover Sheet specifies 28 units to be constructed. Revise the plan purpose accordingly.
4. Include the gross floor area in addition to the finished floor elevation of all proposed buildings. Preferably this would be indicated on the buildings in the plan view in addition to the data column.
5. The plans indicate refuse collection for the subdivision will be private. Additional information is needed to specify whether recycling and trash collection will be collected in carts or dumpsters. Revise the existing note on Sheet 3 of 5 accordingly.
6. The limit of disturbance (LOD) must be delineated on the plan and the area added to the Cover/Index Sheet.
7. Add the following notes to the Site Notes on Sheet 3 of 5:
  - a. "Any damage to city roads, sidewalks, or curbs as a result of this project shall be replaced or repaired by the owner to the satisfaction of the Public Works and Water Resources Director or their designee."
  - b. "All maintenance of the stormwater management system will be the Owner's responsibility. On-site manholes shall not have "NEWARK" anywhere on the lid. Access to these areas shall be allowed for future site inspection by City inspectors to ensure proper maintenance and function. The Owner, heirs, successors, and assigns shall be directed by the City to perform maintenance on such areas as necessary."
  - c. "All private right of way, including pavement, P.C.C. curb, and sidewalks shall be maintained by the maintenance association to include snow removal."
8. The bike racks and rack layout will need to conform to the City of Newark Bicycle Plan and DelDOT Standard Construction Detail M-4 – "Bike Rack Layout Details".
9. ADA compliant sidewalks, curb ramps, and parking will be required for the entire project site. Show ADA curb ramps on the Proposed Conditions Plan.

10. Ensure all pipes and utilities are labeled with the size, type and purpose. For example, there is a 4" PVC and 15" HDPEP shown running behind proposed units 1 through 6. Identify the purpose of these pipes and show their entire length. These pipes shall not be located less than 10-feet from the proposed townhomes.
11. The project is located in the Christina River Watershed. Add the watershed to the Site Data column.
12. The 5-foot wide bituminous walk previously approved as part of The Village of Twin Lakes and The Green at Twin Lakes has not been constructed. The walkway is required to be installed as part of those subdivisions and should be incorporated into the design for this project.

#### WATER & SEWER:

1. The following notes should be added to the Major Subdivision Plan: a. "The developer shall paint all existing and proposed fire hydrants associated with this project to reflect the flow capacity and apply 2-inch reflective tape in accordance with the State Fire Code."
4. The Owner shall agree, through the construction improvement plan process, that a final pump station and sanitary sewer review shall be conducted which includes evaluation of the adequacy of the existing lift station to accommodate the wastewater flows generated as a result of the development pursuant to the revised subdivision plan.
5. The responsibility for maintenance and operation of the existing sanitary sewer pump station is currently shared between the owner of the subject parcel and the homeowners of The Greene at Twin Lakes subdivision. Clarification is needed on the proportionate share of responsibility for each entity assuming this subdivision is approved.
6. Specify as part of the Major Subdivision Plan process the developer's intent regarding the existing sanitary sewer pump station.
7. Provide an analysis demonstrating the existing pump station and sanitary sewer lines have capacity for the proposed number of dwelling units.
8. A hydrant flow tests will be required to verify the flow rate and system pressure are consistent with the basis of design. The water system throughout the site is private. All valves and hydrants will need to be operated by the owner (or owner's representative). 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.
9. All water improvements shall be in accordance with City of Newark standards.

8. The 10-foot wide access easement between units 10 and 11 has been realigned. There shall be no structures, utility fixtures, or obstructions within the easement. Relocate the proposed valve boxes for unit 10 so they are outside of the easement. **(CIP)**

**STORMWATER:**

1. A Project Application Meeting was held on July 24, 2019 between City of Newark PWWP representatives Ethan Robinson, Mike Falkowski and Mike Ferenz, Chris Locke of Lang Development Group and John Mascari and Don Eschenbrenner of Karins and Associates. Discussion and Agreement Items were covered during the meeting and distributed to all attendees via electronic mail on July 25, 2019.
2. Per the items discussed during the Project Application Meeting and the following comments a revised Preliminary Sediment and Stormwater Report should accompany the next Subdivision Plan Submittal.
3. Projects that require a detailed Sediment and Stormwater Management Plan or exceed 1 acre in disturbance also require NPDES permit coverage through submittal of a Notice of Intent (NOI). Proof of the NOI submission to DNREC will be required during the CIP phase. **(CIP)**
4. A wetlands report is required to be submitted for major subdivisions involving new and/or additional construction in accordance with Chapter 27, Section VIII of the City Code of Ordinances. If there are no wetlands, a letter certifying no wetland are present will need to be submitted by a wetland scientist or the professional engineer of record.
5. Within the Preliminary Stormwater Management Report update the proposed bioretention routing so that the outlet devices are named such that they correspond to pipes/structures shown on the Proposed Conditions Plan.
6. The "Bio-Retention Area Typical Section Detail" on the BMP Contributing Drainage Area Plan does not depict the required two (2) foot sump under the underdrain. Per the Delaware Sediment and Stormwater Regulations underdrain bioretention facilities must have a two (2) foot sump. **(CIP)**
7. Pretreatment of runoff to the proposed bioretention is required. Provide/specify the pretreatment practice on the plans. **(CIP)**
8. Include the pre and post developed 2-year H&H analysis within the Preliminary Stormwater Management Report and add the results to the summary table on page 4.

This Major Subdivision Plan review is solely based upon the information and detail provided in the submitted documents. Additional comments may be generated during any successive

reviews by our department.

I hope you find this information helpful. **Please provide a written response to all comments with subsequent submissions.** 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 large initial "M".

Mary Ellen Gray, AICP  
Planning and Development Director

MEG/tf

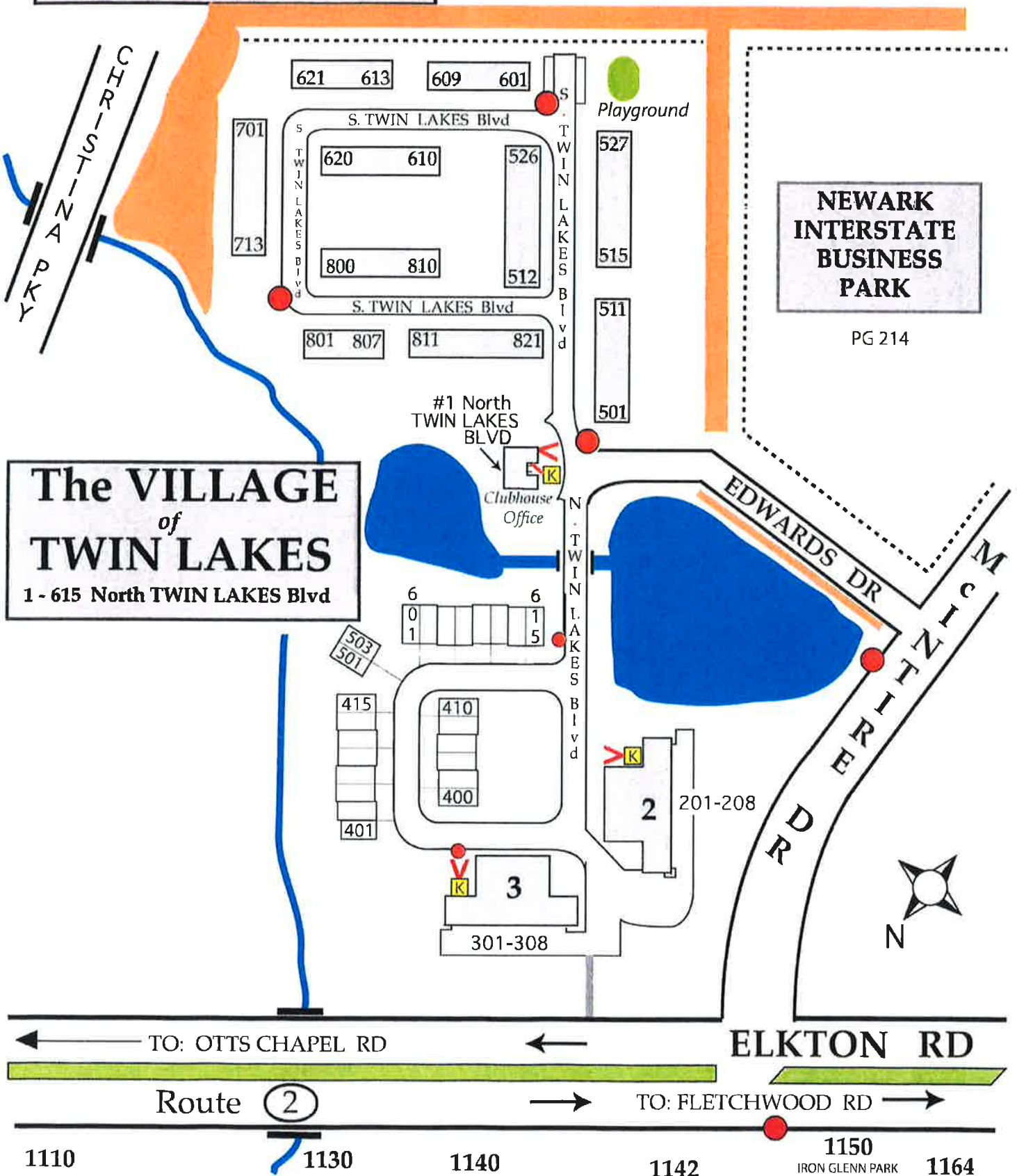
# The GREENE at TWIN LAKES

501 - 821 South TWIN LAKES Blvd

AMTRAK RAIL LINES

553

06-19



# The VILLAGE of TWIN LAKES

1 - 615 North TWIN LAKES Blvd

**NEWARK INTERSTATE BUSINESS PARK**

PG 214

EDWARDS DR  
ERITNIC RD

ELKTON RD

TO: OTTS CHAPEL RD

TO: FLETCHWOOD RD

Route 2

1110

1130

1140

1142

1150

IRON GLENN PARK

1164