



PLANNING & DEVELOPMENT
CITY OF NEWARK

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June 6, 2022

Mr. John M. Mascari
Karins and Associates
17 Polly Drummond Center, Suite 201
Newark, DE 19711

Dear John:

The City of Newark's Subdivision Advisory Committee has reviewed the subdivision plan submission for 25 North Chapel Street (PR#20-11-01) submitted on April 14, 2022. We have the following comments:

Electric Department

1. No further comments

Parks and Recreation Department

1. No further comments

Police Department

1. No further comments

Planning and Development Department

Code Enforcement Division

1. No further comments

Fire Marshal

1. The structure does not have the 30% access required by State of Delaware Fire Codes so the building must be constructed to mid-rise building fire standards.
2. A 2-hour fire rating will be required for the parking garage ceiling.

Land Use Division

1. No further comments.

Public Works and Water Resources Department

GENERAL / SITE:

1. Refer to the latest [Public Works and Water Resources Schedule of Fees](#). **The following fee(s) shall accompany any future submission:**
 - Sediment and Stormwater Management Review Fee – \$825 plus \$275 per acre over 1.0, 0.35ac LOD = **\$825.00**
 - Water and Wastewater Review Fee – Greater than 2,000 GPD = **\$1,100.00**
2. Plans must be signed by all appropriate parties and sealed by the engineer of record **prior to Subdivision approval.**
3. Add the following note to the General Notes on the Fire Site Plan:
4. Include the proposed addresses of the units on the plan. Coordinate all addressing with Newark Police Department and AETNA. **(CIP)**
5. A DeIDOT 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 submits for a LONOR from DeIDOT 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)**
6. ADA compliant sidewalks, curb ramps, and parking will be required for the entire project site including existing parking areas. **(CIP)**

WATER & SEWER:

1. The developer shall investigate the capacity of the existing sanitary sewer system on Chapel Street to determine if sufficient capacity exists to handle the anticipated wastewater flows and furnish the report to the city for review and approval. **(prior to Council consideration)**
2. The condition of the existing downstream sanitary manholes will need to be evaluated. If the conditions are substandard the manhole will need to be replaced or restored accordingly at the Developer's expense. **(prior to Subdivision approval, include in Subdivision Agreement)**
3. Consider placement of trees and other plantings above proposed water service and

sanitary lateral. It is not recommended to place trees directly above underground utilities.

4. Specify the size and material of the proposed domestic and fire service. **(CIP)**
5. Indicate the size and material of the existing and proposed sanitary laterals. **(CIP)**
6. 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)**
7. Individual water meters shall be provided for each dwelling unit and located in a centralized location of the building in a meter bank configuration. The developer will be responsible for the cost of the meters. The City will determine the size of the meters based on anticipated peak demand and in coordination with the developer. **(Include in Subdivision Agreement)**
8. Applicant shall Verify the size of the existing lateral and that it has capacity to serve the proposed building. An exploratory dig with a PWWR inspector present must be completed to verify lateral size. **(prior to CIP, include in subdivision agreement)**

STORMWATER MANAGEMENT:

1. No Further comments.

This plan review is solely based upon the information and details provided in the submitted documents. Additional comments may be generated following any future submissions.

I hope you find this information helpful. **Please provide a written response to all comments with subsequent submissions. Please note that in order facilitate the scheduling of this project on the July 5, 2022 Planning Commission agenda, a digital copy and 15 paper copies of the final site plan with all comments noted as being required before Planning Commission or with the next submission addressed needs to be submitted to the Planning and Development Department for review no later than Friday, June 10, 2022.** 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