



PLANNING & DEVELOPMENT
CITY OF NEWARK

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November 14, 2022

Steve Gorski
Verdantes
5400 Limestone Road
Wilmington, DE 19808

Steve,

The City of Newark's Subdivision Advisory Committee has reviewed the September 19, 2022 submission for the major subdivision plan for the proposed Home2Suites hotel at 1119 South College Avenue (PR# 22-01-01). We have the following comments:

Electric Department

1. No comments.

Parks and Recreation Department

1. No comments.

Police Department

1. No comments.

Planning and Development Department

Code Enforcement Division

1. No comments.

Fire Marshal

1. No comments.

Land Use Division

1. No 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:
 - 1.1. Sediment and Stormwater Management Review Fee – \$1,650.00 – **PAID**
2. Bike racks should be provided in a location that is accessible and visible to tenants and visitors at the point of entry. The bike racks and rack layout will need to conform to the City of Newark Bicycle Plan and [DeIDOT Standard Construction Detail M-4](#) – “Bike Rack Layout Details”. Include the detail for both the rack and pad layout on the plans and ensure the pad shown on the plans conforms to the size and spacing on the detail. Add the following note to the bike rack detail, “The bike pad needs to be installed at a higher elevation than the adjacent pavement (4” min.) or separated by a curb.” **(CIP)**
3. Include the proposed addresses of the units on the plan. Coordinate all addressing with Newark Police Department and AETNA. **(CIP)**
4. 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)**
5. ADA compliant sidewalks, curb ramps, and parking will be required for the entire project site including existing parking areas. **(CIP)**

WATER & SEWER:

1. PWWR is confident the eventual use of the proposed Commercial Pad Site will exceed a wastewater flow rate of 200 GPD. As such a sanitary sewer capacity analysis will be required **(Include in Subdivision Agreement)**.
2. When the Commercial Pad Site is to be developed and the proposed sanitary sewer flow exceeds 200 GPD the developer shall investigate the capacity of the existing sanitary sewer system on South College Avenue and Old Cooches Bridge Road to determine if sufficient capacity exists in the downstream system to handle the anticipated wastewater flows and furnish the report to the city for review and approval. **(Include in Subdivision Agreement)**

3. 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 Developers expense. **(Include in Subdivision Agreement)**
4. A valve will be required between the meter vault and water main tie-in location. **(CIP)**
5. Indicate the tapping sleeve and valve at the proposed water main tie-in. **(CIP)**
6. Specify the size and material of the proposed domestic and fire service. **(CIP)**
7. Indicate the size and material of the existing and proposed sanitary laterals. **(CIP)**
8. 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. 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 **prior to CIP approval**.
2. Inspection of both the existing underground detention facility and bioretention facility and correction of any deficiencies will be required as part of this redevelopment project. **(Include in Subdivision Agreement)**

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. **No action is required by the applicant prior to City Council's consideration.** Should you have questions or need more information, please do not hesitate to contact me at (302) 366-7000, extension 2045.

Sincerely,



Renee K. Bensley
Director of Planning and Development