



PLANNING & DEVELOPMENT
CITY OF NEWARK

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February 25, 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 February 19, 2020. (PR#19-06-02) We have the following comments:

Electric Department

1. No further comments.

Parks and Recreation Department

1. In regard to the fee in lieu of open space comment from the previous SAC letter, upon further investigation, City staff has found that on an Agreement made on October 4, 2006 indicates...

"The Developer agrees, through the Construction Improvements Plan process, to include a five-foot wide asphalt walking/jogging trail on the perimeter of the subdivision, said trail shall take into account and proposed stormwater facilities. In lieu of "cash-in-lieu-of-open-space," the Developer agrees to construct a community center and pool area to provide an active recreational area on the Site."

It is the understanding of City staff that no walking path was ever constructed, no pool was ever constructed, and due to security and vandalism problems the community center and fitness room may currently be locked and unavailable for use. Additionally, the previous agreement was made when this section of the plan was to contain two buildings with eight units each. That plan was subsequently replaced by a new plan with a total of twelve units, which is now being replaced by a plan with 24 units. In any case, the original agreement has not been satisfied and there are additional units proposed at this time.

In light of these details it seems the original plan agreement could be required to be met with walking and jogging path along with a pool, with a payment of \$700 per unit for the eight additional units beyond the original 16 approved units, or the Developer can agree to pay \$700 per unit for the 24 proposed units with a total of \$16,800 for cash in lieu of land prior to final approval of the construction improvement plan. City Council will have the final ruling on an appropriate fee in lieu of open space. This is in accordance with Chapter 27, Appendix VI of the Code of the City of Newark, Delaware.

Police Department

1. No further comments.

Planning and Development Department

Code Enforcement Division

1. No further comments.

Fire Marshal

1. No further comments.

Land Use Division

1. No further comments.

Public Works and Water Resources Department

WATER & SEWER:

1. The existing sanitary sewer pump station has experienced numerous failures in the past several years resulting in sanitary sewer overflows and backups in the gravity collection system serving the existing Village at Twin Lakes and Greene at Twin Lakes subdivisions. The pump station shall be upgraded to the satisfaction of the Public Works and Water Resources Department and comply with the latest Water and Wastewater Standards and Specifications. The specifics of the pump station improvements shall be further detailed during the Construction Improvement Plan process and at a minimum shall include, replacement of the existing pumps with new non-clog pumps suited for solids handling, installation of an emergency bypass pumping connection, installation of a comminutor (sewage grinder), and installation of a remote monitoring/alarm system.

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. 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