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May 10, 2019

Board of Public Works
107 Franklin Avenue
Lewes, DE 19958

Attn: Darrin Gordon
General Manager

Re: Fishers Cove Subdivision
Preliminary Consent Review – Resubmitted Plans
Lewes, Delaware
GMB File No. R180225

Dear Mr. Gordon:

We have completed our review of the Conceptual Plat Plan dated March 15, 2019, and Engineers Report (Suitability, Proposed Development, Existing Property Assessment, Post Development Assessment, Estimate of Utility Extensions, Easements, Street Names, Preliminary Geological Assessment, Traffic, Fire and Emergency Services Access, and Other Considerations), as submitted by Karins and Associates on behalf of Burke & Utecki, LLC for the proposed Fishers Cove development. The proposed development is located at the end of Rodney Avenue. The submission was reviewed in adherence to the preliminary approval procedure for a major subdivision in the City Code – specifically, Section 170-19 Paragraph D, and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below. Per our discussion with the City, we understand these comments will be addressed during the Council Approval phase of the project.

General

1. Applicant’s Engineer’s Report:

- a. In the “Proposed Development” section of the Engineer’s Report, it should be noted that the total area in lots should read 5.30 ac. It should also be noted that this will change the average lot area to 0.29 acres (12,827 square feet).
- b. In the “Fire and Emergency Service access” section of the Engineer’s Report, it is stated that “Jacks Court is a tee turn-around, with the dead end being less than 200 feet in length.” Recognizing that a cul-de-sac may cause undue hardship in land use, the proposed T-Shaped background will be acceptable contingent on State Fire Marshal approval.
- c. The existing property assessment should be updated to reflect the 2019 assessment values.

2. Through streets and connections thereof with existing or probable future streets of adjoining properties:

JAMES H. WILLEY, JR., PE
PETER A. BOZICK, JR., PE
JUDY A. SCHWARTZ, PE
CHARLES M. O'DONNELL, III, PE
W. BRICE FOXWELL, PE
A. REGGIE MARINER, JR., PE
JAMES C. HOAGESON, PE
STEPHEN L. MARSH, PE
DAVID A. VANDERBEEK, PE
ROLAND E. HOLLAND, PE
JASON M. LYTLE, PE
CHRIS B. DERBYSHIRE, PE
W. MARK GARDOCKY, PE
MORGAN H. HELFRICH, AIA
KATHERINE J. MCALLISTER, PE

JOHN E. BURNSWORTH, PE
MICHAEL G. KOBIN, PE
VINCENT A. LUCIANI, PE
ANDREW J. LYONS, JR., PE
W. NICHOLAS LLOYD
AUTUMN J. WILLIS

- a. The Tee-Shaped Background at Burke Road and Patchy Way is not necessary according to any applicable code and presents a safety issue at lot number 2. It is recommended that the Tee-Shaped Background be removed. Additionally, the “intersection” at Burke Road and Patchy Way does not constitute an intersection pursuant to the AASHTO “Green Book” Chapter 9, Section 9.3 Types and Examples of Intersections (A policy on Geometric Design of Highways and Streets 6th Edition, 2011). While it is evidenced that the joining of Burke Road and Patchy Way does not constitute an intersection and is thus an unusual condition it is suggested that the applicant request a waiver due to the topographic constraints of the site.
 - b. Tylers Circle, the “elongated cul-de-sac with a center island” is technically acceptable contingent upon the addition of no parking areas on the east side of the proposed cul-de-sac due to emergency vehicle turning radius conflicts. The applicant will be responsible for coordinating with the Lewes Fire Department to ensure that all emergency vehicles and equipment can navigate the “elongated cul-de-sac with a center Island.” The use of the “elongated cul-de-sac with a center island” is contingent on Fire Marshal approval and a modification to City Code Section §170-27. Streets. H. (1)(a) – ‘Cul-de-sac with Center Islands’ – such modification granted by the Lewes Planning Commission.
3. Endorsement or comment on suitability of land for proposed purpose:
- a. All building lots (1-18) are suitable for subdivision as requested. The applicant’s engineer’s changes to the plans have ensured that all developments, lots, and properties are provided with a drainage system that is adequate to prevent the undue retention of surface water on the site. The changes have also eliminated the previously proposed stormwater infiltration basins.
 - b. All stormwater management practices are subject to the approval of the Sussex Conservation District and may require additional geotechnical testing for the currently shown practices.
4. Verification or adjustment of cost estimates of items, if any, to be borne in whole or in part by the Board of Pubic Works and the City during the construction process:
- a. A cost estimate for the total project, including construction, additional engineering design fees, and expected legal costs, must be submitted and reviewed during the Council Approval

stage of the project such that a proper project performance bond can be put in place.

5. Certification of the Plat Plan is complete and in full accordance with the subdivision regulations, as well as fits into a plan for orderly development of the City:
 - a. The fire hydrant proposed beside the existing University of Delaware easement must be relocated to maintain access to the easement.
 - b. Except for the above, the Plat Plans are generally in accordance with the City's Subdivision Regulations – the following items should be noted:
 - i. All given road options are acceptable from an engineering standpoint and it should be left up to the Planning Commission to decide the final road width.
 - ii. The Applicant's Engineer should ensure that the chosen landscape buffer along the backs of lots 3-7 provides adequate drainage to the proposed stormwater management practices.

Permits Required for Proposed Site Work

Please forward the following permits/approvals to the Lewes Board of Public Works, City of Lewes, and George, Miles & Buhr, LLC as the project progresses.

1. Sussex County Conservation District – stormwater management and erosion and sediment control permit approvals.
2. DNREC – sanitary sewer system permit.
3. Office of Drinking Water – water system approval to construct permit.
4. Any other permits/approvals necessary to develop the project.

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,



Josh T. Elliott, EIT

Project Engineer

JTE/jd

cc: City of Lewes
Attn: Tom West
Planning & Development Officer