

June 10, 2021

Ms. Janelle Cornwell, Direct of Planning
 City of Lewes
 114 E. Third Street
 P.O. Box 227
 Lewes, DE 19958

Re: Project No. 12370.CB
 Fisher's Cove Preliminary Consent
Amended Engineer's Report
 City of Lewes
 Sussex County, DE

Dear Ms. Cornwell:

Pursuant to your request, we are amending the original Engineers Report for the referenced Major Subdivision located on Sussex County tax parcel 335-4.00-15.00 prepared by Karins Associates dated September 17, 2018, last revised on March 2019, specifically as it pertains to Sections 170.19(A)-6d, e, f, g, h and j as follows:

Proposed Development:

- Total Property Area: 11.08 Ac. (+/-)
- d. Total area in lots: 4.87 ac. (+/-)
- e. Average lot area: 0.27 ac. (+/-) (11,765 SF +/-)
- f. Total area in road right of ways: 1.86 ac. (+/-)
- g. Total area in open space: 4.35 ac. (+/-) (39.2%)
- h. Latest City assessment:

Unimproved:

Tax parcel number	Land	Building	Total
335-4.00-15.00	55,400	3700	59,100

Post development:

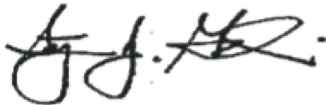
Tax parcel number	Land	Building	Total
335-4.00-15.00	6,300,000	10,800,000	17,100,000

j. Easements:

- Existing easement for ingress/egress over Open Space Parcel A to State Lands: 0.22 acres (+/-)
- Proposed easement over Open Space Parcel A for tree and wetland preserve: 1.02 acres (+/-)
- Proposed easement over Open Space Parcel C for tree and wetland preserve, and stormwater management: 2.11 acres (+/-)
- Proposed easement over Open Space Parcel D for stormwater management: 0.57 acres (+/-)
- Proposed 15' across rear of Lots 3 thru 18 and Open Space B for tree preservation/landscape buffer: 0.59 acres
- Proposed 20' easement across lots 14 and 15 for sanitary sewer: 0.06 acres (+/-)
- Proposed 15' and 20' drainage easements across lots 3,4 and 7: 0.12 acres (+/-)
- Proposed 20' drainage and utility easements across lots 10-18: 0.38 acres (+/-)

Very truly yours,

DUFFIELD ASSOCIATES, LLC



Stephen J. Gorski, P.E.
Senior Project Manager

SJG:acj
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