

Engineer's Report – Roosevelt Landing

As part of the Major Subdivision Development Plan Application to the City of Lewes, this Engineer's Report is supplemental to the application and is required under City of Lewes Subdivision Code.

Project: Roosevelt Landing
Site Location: Pilottown Road (old Lewes Dairy site)
Owner: RJL Associates Inc.
 35246 Harry Byrd Highway, Suite 200
 Round Hill, VA 20141
 540-338-9298
 RJLHomes@aol.com

Site Data Summary Chart

Tax Map & Parcel Number	335-4.14-111.00 and 110.00
Zoning Classification	R-2
Proposed Zoning	R-2 with Lot Averaging
Allowable Density	8 Units (refer to Yield Plan)
Proposed Density	8 Units (refer to Preliminary Site Plan)
Total Property Area	3.35 Acres
Total Area within Lots	100,624 SF
Total Area within Paving	12,139 SF
Required Open Space	10% (14,578 SF)
Proposed Open Space	16,579 SF (11.5%)
Flood Zone	Map number 10005c0191k, map revised March 16, 2015. Zone X: unshaded.
Source Water Protection Area	N/A
Wetlands/Water Bodies	Lewes-Rehoboth Canal (refer to Survey)
Number of Proposed Lots	8 Lots
Availability of Utilities	Electric, Water & Sewer – Lewes BPW
Zoning Front Yard Setback Requirements	30 Feet
Zoning Side Yard Setback Requirements	8 Feet
Zoning Rear Yard Setback Requirements	15 feet
Zoning Lot Size Requirements	Minimum 7,500 SF (average 10,000 SF)

Project Description:

The subject property at 660 Pilottown Road is home to the vacated Lewes Dairy and will consist of demolishing and removing existing paved areas and existing building structures. A new subdivision roadway will provide access to the site and proposed residential lots within the community. All lots will have access off internal roadway, with the exception of Lot 3. The proposed lots that face Pilottown Road will also include property across the road extending to the Lewes-Rehoboth Canal, consistent with other existing properties along Pilottown Road. Community open space will also be located on this side of the project, adjacent to the canal, that will include the existing dock. The total project will include 8 residential lots with minimum lot sizes of 7,500 SF and averaging 10,000 SF (in compliance with Section 197-51of the Lewes Zoning Code.)

Suitability of Land for Redevelopment:

The existing property is the vacated Lewes Dairy site that includes existing structures, concrete pads, stoned and paved areas, and areas of lawn. Existing residential lots are found to the south, an existing cemetery to the north, University of Delaware property to the west, and the Lewes Rehoboth Canal to the east. The property sits at a relative high point of Pilottown Road and has been vacant for a number of years. The Applicant wishes to redevelop the site into residential lots, which is consistent with the Lewes Comprehensive Plan and Future Land Use Map that were recently amended to show this area changed from Industrial Use to Residential use. In addition, this redevelopment will be compatible with its surroundings and have no negative impact on the existing adjacent uses.

Lewes Property Assessment:

Map/Parcel/Unit:	335-4.14-110.00	Tax Account Id:	138
Property Location:	PILOTTOWN ROAD 650	Zoning Code:	
Owner Name/Address:	RJL ASSOCIATES INC	Improvement Value:	5,900
	35246 HARRY BYRD HWY STE 200	Leased Land Value:	0
	ROUND HILL VA 20141-3202	Exempt Value:	0
		Total Assessed Value:	5,900
		Deductions:	None

Map/Parcel/Unit:	335-4.14-111.00	Tax Account Id:	839
Property Location:	PILOTTOWN ROAD 660	Zoning Code:	
Owner Name/Address:	ECMM AT DELAWARE LLC	Improvement Value:	215,100
	35246 HARRY BURD HWY STE 200	Leased Land Value:	0
	ROUND HILL VA 20141-3202	Exempt Value:	0
		Total Assessed Value:	215,100
		Deductions:	None

Off-site Extensions of Utilities:

Existing utility lines within Pilottown Road are currently being upgraded by the Lewes Board of Public Works. The Applicant has provided a proposed plan indicating future connections to the property with both sanitary sewer service and water service. A Capacity and Willing to Serve letter from Lewes BPW has been issued to the Applicant and is part of this Preliminary submission. There is no proposed off-site extensions or upgrades required for the proposed project. Lateral stubs will be provided as part of the current upgrades.

Preliminary Geotechnical and Soils Report:

A review of the Soil Survey of Sussex County, Delaware published by the USDA-SCS revealed that the soils present on the subject property consist of Downer sandy loam. This component is on flats, coastal plains. The parent material consists of loamy fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

According to “Hydrology of the Columbia (Pleistocene) Deposits in Delaware: An Appraisal of a Regional Water-Table Aquifer”, published by the Delaware Geological Survey, the subject property lies within the Atlantic Coastal Plain, which consists of unconsolidated deposits of gravel, sand, silt and clay. The subject property is underlain by a broad band of sandy Pleistocene deposits, typically referred to as the Columbia deposits or Columbia Formation. In the vicinity of the subject property, the Columbia deposits consist of fine to coarse moderately well sorted quartz sand, extending to an approximate depth of about 75-feet below sea level.

Geotechnical reports for proposed single-family lots will be provided on an as needed basis. At this time, there are no specific building specifications or floor plans developed for the site. If buildings require geotechnical research to be performed as part of their foundation requirements, it will be provided as part of the building construction plans.

Supplemental Information



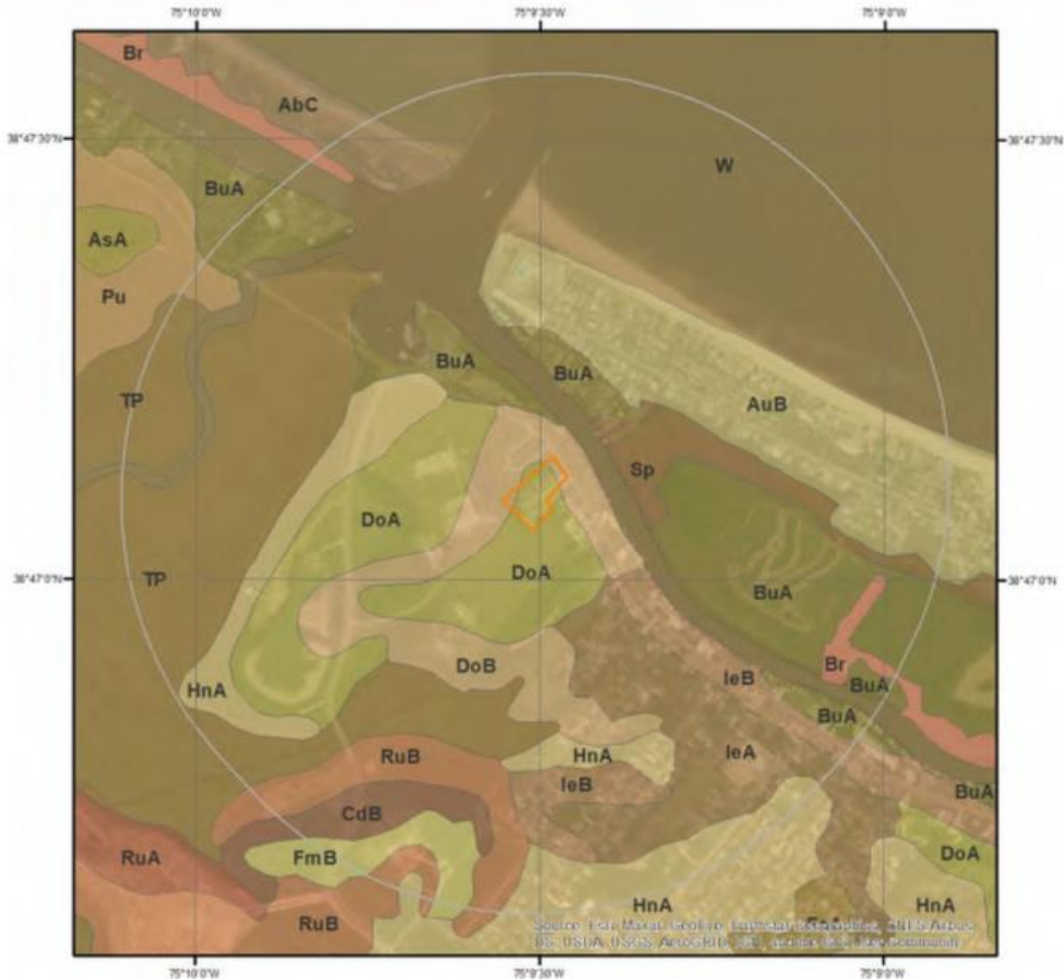
Existing Lewes Zoning Map: subject property is zoned R-2 (Residential Low Density)



Location of subject property shown above; old Lewes Dairy site that is now vacant.



Existing FEMA Flood Map, number 10005c0191k, map revised March 16, 2015.
Zone X: unshaded.



Existing soils map shows majority of soil is DoA:

Map Unit DoA (0.03%)

Map Unit Name: Downer sandy loam, 0 to 2 percent slopes

Bedrock Depth - Min: null

Watertable Depth - Annual Min: null

Drainage Class - Dominant: Well drained

Hydrologic Group - Dominant: A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are:

Downer (80%)

horizon Ap(0cm to 28cm) Sandy loam

horizon Bt(28cm to 89cm) Sandy loam

horizon C(89cm to 203cm) Loamy sand

Component: Downer (80%)

The Downer component makes up 80 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on coastal plains. The parent material consists of

loamy fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Non-irrigated land capability classification is 1. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

END OF SUPPLEMENTAL ENGINEER'S REPORT