

The City of Lewes



May 20, 2022

Eric Wahl, RLA
Pennoni
18072 Davidson Dr.
Milton, DE 19968

Re: Letter for additional information regarding the Preliminary Consent for S-1-22 Roosevelt Landing to be located at 660 Pilottown Rd.
Tax Parcels: 335-4.14-110.00 & 111.00

Dear Mr. Wahl,

The Lewes Planning Commission considered the plan submitted at their meeting on May 18, 2022. At that meeting, the Lewes Planning Commission requested additional information for the major subdivision application. The following are the items the Planning Commission requested:

1. Indicate the location of the floodplain on the plan sheets.
2. Provide additional dimensions on the plan sheets. This includes the dimensions of the lots.
3. Provide architectural elevations if needed per Chapter 170-26A(1)(a).
4. Provide information on how the site complies with groundwater recharge per Chapter 170-26A(1)(c).
5. Provide the Phase 1 report for the site.
6. Label the wetland setback on the plan sheets.
7. Indicate the location of the wetlands on the plan sheets.
8. Provide additional information regarding the amenities located within the open space in the parcel located along the canal.
9. Indicate the percentage of open space on the northwest side of the site.
10. Indicate the amount of open space that may be or is underwater in the parcel along the canal.

Please feel free to contact me with any questions regarding the review letter. You may reach me at 302-645-7777 ext. 110 during normal business hours.

Sincerely,

Janelle M. Cornwell, AICP
Municipal Planning and Development Officer

CC: S-1-22 Roosevelt Landing file