



GEORGE, MILES & BUHR, LLC



ARCHITECTS
ENGINEERS

400 HIGH STREET
SEAFORD, DE 19973
PH: 302.628.1421
FAX: 302.628.8350

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com



May 13, 2022

Board of Public Works
107 Franklin Avenue
Lewes, DE 19958

Attn: Austin Calaman
General Manager

Re: Roosevelt Landing Subdivision
Preliminary Consent Review
Lewes, Delaware
GMB File No. R220069

Dear Mr. Calaman:

We have completed our review of the Preliminary Site Plans dated January 26, 2022, Wetlands and Watercourse Investigation Report, and undated Developer Engineer’s Report, as submitted by Pennoni Associates, Inc. on behalf of RJL Associates, Inc. for the proposed Roosevelt Landing subdivision. The proposed development is located at the old Lewes Dairy on Pilottown Road. The submission was reviewed in adherence to the Preliminary Consent procedure for a major subdivision in the City Code – in particular, Section 170-19 Paragraph D, and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below. We understand these comments will continue to be addressed during the Preliminary Consent process.

General

1. Comments regarding “Applicant’s Engineer’s Report”:
 - a. In the Developer Engineer’s report, a statement concerning the portion of the site within the floodplain should be made.
 - b. An estimate of the assessments to be made of the land and buildings after development/subdivision should be included in the Engineer’s report.
 - c. A statement regarding all property easements should be included in the Engineer’s report.
 - d. A statement regarding all new street names should be included in the Engineer’s report.

2. Comments regarding “through streets and connections thereof with existing or probable future streets of adjoining properties”:
 - a. Dairy Lane is approximately 300 feet long to the center of the proposed cul-de-sac. The Developer is requesting a waiver to exceed the 200 lineal feet maximum length of a dead-end street allowed by the current City Code (Lewes City Code Section 170-27 H. (5)). The Planning Commission should note that a length of 300 lineal feet has been proposed in the draft City

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

JUDY A. SCHWARTZ, P.E.
W. BRICE FOXWELL, P.E.

JOHN E. BURNSWORTH, P.E.
VINCENT A. LUCIANI, P.E.
AUTUMN J. WILLIS
CHRISTOPHER J. PFEIFER, P.E.

Code revisions to match the requirements of the State Fire Marshal.

- b. Dairy Lane is approximately 26-feet wide. The minimum residential street width allowed by the current City Code is 32-feet (170-27 E. (1)). A waiver will be required for the proposed 26-foot-wide road. The Planning Commission should note that a width requirement of 22-feet has been proposed in the draft City Code revisions provided that there is no parking on the side of the street that includes fire hydrants.
 - c. A street section view must be added to the plans to ensure that streets will, “accommodate the probable volume of traffic” (Lewes City Code Section 170-19 A. (2)). See Lewes City Code Section 170-27 G for street design standard requirements.
 - d. The Developer shall investigate the feasibility of a permeable pavement system for Dairy Lane.
3. Comments regarding “endorsement or comment on suitability of land for proposed purpose”:
- a. Due to the prior industrial use of the property to be developed, GMB recommends that the Planning Commission consider that a Phase I environmental assessment be performed on the site (or that assessment report submitted if already complete).
 - b. Per the Developer Engineer’s report – “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.”
 - i. For these reasons GMB believes that the site is suitable for the proposed purpose contingent on the developer addressing the comments made in this letter, complying to all sections of Lewes City Code, following all Lewes Board of Public Works Standards and Details, and the requirements of review agency approvals.
4. Comments regarding “verification or adjustment of cost estimates of items, if any, to be borne in whole or in part by the Board of Public Works and the City during the construction process”:
- a. No costs are expected to be borne by the Lewes Board of Public Works or the City of Lewes.
 - b. 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. Comments regarding “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. Water Utility:
 - i. Watermains and water services must be shown on the plan per City Code section 170-19 A. (2).
 - ii. An interconnection onto the University of Delaware property shall be shown on the plans. The easement for the interconnection is currently being obtained by the Lewes BPW. GMB will provide the Developer with details of the easement and interconnection.
 - iii. The water services for the building lots should all originate from Dairy Lane and should utilize side and rear lot easements as necessary.
 - iv. Abandoned utilities on Pilottown Road should be removed from the plans or labeled as abandoned. GMB will provide the Developer with the most recent “Pilottown Road Water and Sewer Improvements” as-built plans if necessary.
 - b. Sanitary Sewer Utility:
 - i. Sanitary Sewer mains and laterals must be shown on the plan per City Code section 170-19 A. (2).
 - ii. The sanitary sewer laterals for the building lots should all originate from Dairy Lane and should utilize side and rear lot easements as necessary.
 - c. Stormwater Utility:
 - i. Note that part of the development is in Zone AE (EL 8). Per section 170-19 A. (2) of the City Code, the Developer should show the flood zones.
 - ii. The requirements for stormwater management should be confirmed with the Sussex Conservation District (SCD). A preliminary meeting must be held with the SCD to discuss stormwater management, and a written response from the SCD concerning the requirements shall be forwarded to GMB.
 - d. Electric Utility:
 - i. A preliminary plan for the electric utility must be shown on the plat plan and approved by the Lewes BPW Electric Department (City Code section 170-19 A. (2)).
 - ii. The Developer must confirm the requirements for streetlights with the City and BPW.
 - e. Lot Dimensions & Plat Plan:
 - i. The proposed easement on the University Delaware property should be added to the plans.
 - ii. Per section 170-26 B. (1) (d) of the City Code, “...open space shall provide adequate access to residents within the subdivision...” Please include a crosswalk or other means of access to the open

- space across Pilottown Road that meets the requirements of DeIDOT.
- iii. Adjacent property owner information must be shown on the Conceptual Plat plan (City Code section 170-19 A. (2)).
 - iv. Per the definition of a lot in section 170-6 B. of the City Code, "...the front property line being as nearly parallel as possible to the right-of-way line of any street on which the lot fronts", therefore Lots 1 and 2 must be revised to show front setbacks adjacent to Dairy Lane.
 - v. Please note on the Plat plan that a 10-foot blanket utility easement exists on all front and rear lot lines and an 8-foot blanket utility easement exists on all side lot lines.

Permits & Approvals 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. Any modification of the plans should be coordinated with the appropriate review agencies.

1. Sussex County Conservation District – stormwater management and erosion and sediment control permit approvals.
2. State Fire Marshal Approval
3. DNREC – Wastewater Conveyance Permit
4. Office of Drinking Water – water system Approval to Construct permit
5. Delaware Department of Transportation – Entrance Plan approval
6. Delaware Department of Transportation – Utility Permit (if needed)
7. Any permits required for the stormwater outfall into the Lewes/Rehoboth Canal
8. Any other permits/approvals necessary to develop the project.

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

Sincerely,



Joshua T. Elliott, P.E.
Project Engineer

JTE/jad

cc: City of Lewes
Attn: Janelle M. Cornwell, AICP – Planning & Development Officer
Pennoni Associates Inc.
Attn: Alan Decktor, P.E.