

DATE: September 9, 2022

TO: Janelle Cornwell, AICP
City of Lewes

FROM: Eric W. Wahl, RLA
Pennoni Associates

RE: **Preliminary Consent Response**
Major Subdivision Application Preliminary Submission
Conceptual Plat Plan - Roosevelt Landing
Tax Maps: 335-4.14-110.00 and 111.00
Pilottown Road
Lewes, DE 19958

Ms. Cornwell,

In response to the items that need addressed from the Planning Commission meeting on August 17, 2022, we are pleased to submit the following:

- **Landhooks:** Revised Conceptual Plat Plan (including cover sheet, existing conditions, and conceptual plat) that addresses the minimum 75-foot width required for the landhooks across Pilottown Road. We have increased the size of the landhooks to comply with the minimum 75-foot width. This resulted in showing only two landhooks for Lots 1 and 3, and the balance of the area as private open space for the community.
- **Topography:** The plans currently show existing and proposed conceptual topography. We have also included proposed conceptual swale/flow locations to the rear of the proposed lots. Final grading will be part of the engineering and construction plans.
- **GMB Review:** GMB has stated that their review of the last submitted plan will be provided by C.O.B. Friday, September 9, 2022, via email dated Wednesday, September 7, 2022 (City of Lewes copied).
- **Storm Water Management:** Regarding the conceptual storm water management proposed for the site, Sussex Conservation District has confirmed our initial method and calculations are in compliance with their standards via email dated Tuesday, August 23, 2022. In a supplemental email from GMB dated August 26, 2022, it was confirmed that SCD's response meets the intent of the City's preliminary consent requirements.

Should you have any questions or need further information, please do not hesitate to contact us.

Sincerely,



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