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September 9, 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 June 1, 2022 and the document titled "Request for Additional Information", 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 the remaining comments will be addressed during the Council Action Phase if preliminary consent is granted by the Lewes Planning Commission.

General

1. Comments regarding "Applicant's Engineer's Report":
 - a. An estimate of the assessments to be made of the land and buildings after development/subdivision 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 325 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 Code revisions to match the requirements of the State Fire Marshal.
 - b. Dairy Lane is approximately 27-feet wide between the faces of the curb. 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 27-foot-wide road. The Planning

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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. 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. 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. 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.
 1. The interconnection water main shall include a valve and a blowoff connection per the Lewes BPW standards.

- ii. The water services for building Lot 1 and Lot 2 should originate from Dairy Lane and should utilize side and rear lot easements as necessary.
- iii. 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. The sanitary sewer laterals for building Lot 1 and Lot 2 should originate from Dairy Lane and should utilize side and rear lot easements as necessary.
- c. 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.

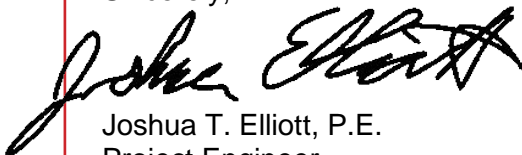
Permits & Approvals Required for Proposed Site Work

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

cc: City of Lewes
Attn: Janelle M. Cornwell, AICP – Planning & Development Officer
Pennoni Associates Inc.
Attn: Eric W. Wahl, RLA