

May 9, 2023

City of Lewes  
114 E. 3<sup>rd</sup> Street  
P.O. Box 227  
Lewes, DE. 19958

*Ring W. Lardner, P.E.  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA  
Jason P. Loar, P.E.  
Jamie L. Sechler, P.E.*

ATTN: Janelle Cornwell, AICP  
Planning & Building Manager

RE: **Henlopen Bluff – Major Subdivision**  
Street Design Waiver Requests  
Tax Map No.: 335-8.00-52.00, 53.00, & 53.01; 335-9.00-1.02  
DBF # 2261G008.E01

Dear Ms. Cornwell,

On behalf of the Owner, Showfield, LLC., we respectfully request two waivers from the City of Lewes code regarding the road centerline radius and dead end streets. The requests are further described below.

1. Waiver Request:

A waiver for Gallop Lane, Dressage Lane, and Martingale Street from the requirement in the Lewes City Code, Section 170-27(7)(a) of the City of Lewes Code that requires residential roads to have a minimum horizontal radius of 100 feet. The proposed minimum centerline radius is 50-feet.

Reason for Request:

A large centerline radius along a curve increases driver comfort and encourages speeding. A sharper centerline radius of 50-feet will act as a traffic calming feature and require vehicles to drive slowly and cautiously around curves.

In addition, larger road radii lead to more lots that are larger than those around them as the side lot lines are made perpendicular to the curve and pie shaped lots are created. Increasing the radius creates more of these pie shaped lots.

2. Waiver Request:

A waiver for Dressage Lane, Karen Parker Way, and Otis Smith Place from the requirement in the Lewes City Code, Section 170-27(9)(b) that permanent dead-end streets must incorporate a T-turnaround.

Reason for Request:

The dead-end portion of Hazel Smith Place past the intersection with Otis Smith Road is approximately 175' long and only serves three lots (lot 41, 42, & 43). Karen Parker Way

has a dead-end on the north and south end of the road. The north being 80-feet long and the south being 100-feet long. Both dead ends only serve two lots (51, 52, 58, & 59). The fourth dead-end location is on Dressage Lane, is 45' long and serves lot 16.

Sussex County Code does not require a turnaround on dead end streets less than 300 feet in length that serve less than five (5) dwelling units.

The Office of the State Fire Marshal also does not require a turnaround on streets less than 300 feet in length.

Adding a tee-turnaround in these locations would increase the amount of impervious surface needed to construct the development by adding pavement that would rarely be used. In addition it would create oddly shaped lots as the tee-turnarounds would need to cut into the property lines of the lots.

For the reasons described above we ask that the above waiver requests be approved. Should you have any questions regarding this request, or if additional information is required, please contact me at (302) 424-1441 or via e-mail at [cdm@dbfinc.com](mailto:cdm@dbfinc.com).

Sincerely,  
*DAVIS, BOWEN & FRIEDEL, INC.*



Cliff Mumford, P.E.  
Associate

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cc: Nick Hammonds, Showfield, LLC  
Doug Motley, Showfield, LLC  
David Hutt, Morris James LP