

The City of Lewes



MEMORANDUM

TO: PLANNING COMMISSION
FROM: LEWES PARKS AND RECREATION COMMISSION
SUBJECT: FISHERS COVE SUBDIVISION
DATE: REVISED & UPDATED APRIL 15, 2019

Monday April 15, 2019 the Lewes parks & recreation commission (PRC) reviewed the REVISED Fishers Cove Subdivision plan & Landscaping Plan submitted by Karins and Associates & Denison Landscaping Inc. on behalf of owners Burke & Rutecki, LLC. The PRC reviewed the plan related to existing or proposed open space, effect on any adjacent park areas or other natural features within the City for comment to the Lewes planning commission.

It was noted that the subdivision borders the State owned property of the Great Marsh of which the city maintains 66 acres as the Great Marsh Park. Much of the Great Marsh is open space within the 100 year flood plan and has wetlands and uplands. The area that backs up to the proposed Fishers Cove Subdivision is within the 100 year flood plain and is wetlands (tidal).

Recommendations, points of discussion, issues and concerns discussed at the PRC meeting are outlined below for the Planning Commission's consideration when reviewing the subdivisions proposal from the Monday April 15, 2019 meeting.

- Recommendation of adding distinctive visual property markers such as but not limited to concrete monuments along the buffers to prevent encroachment.
- Recommendation that a final landscape plan be submitted and reviewed by Parks & Recreation before planting is to occur. This should address placement of any trees, shrubs, grasses etc. It should include the size of trees, planting locations, species, and planting techniques. Use of natives is highly encouraged. Some resources for native information can be found at the Delaware Native Plant Society, Mt. Cuba Center, and DNREC.
- Recommendation that multiple storm water management techniques are used such as but not limited to bio swales, rain gardens, etc.
- Recommendation to use a soft line instead of the proposed bulkhead.
- Recommendation to have the Byways Committee comment or review the Emergency Access Easement onto Pilottown Road.
- Recommendation to have continuous connectivity of access to open space through sidewalks, paths, shared use trails or other connections.

Points of discussion, issues and concerns discussed at the PRC meeting are outlined below for the Planning Commission's consideration when reviewing the subdivisions proposal from the Monday October 22, 2018 meeting.

- There is a proposed Home Owners Association (HOA) for the subdivision. UPDATED Recommendation that the HOA bylaws and documents outline how community landscaping and open space will be maintained, replaced, or added.
- UPDATED Proposed street trees to be planted at 2 per lot.
- According to the current plan there would be no space between the sidewalk and curb, therefore no place for trees that would be under the jurisdiction of the PRC in accordance with Chapter 177 of the City Code. To offset, in part, the trees that will be lost in construction, we recommend that the HOA be required to ensure that there at least two trees on each front lawn and maintained in accordance with industry best practices, including standard of the International Society of Arborists.