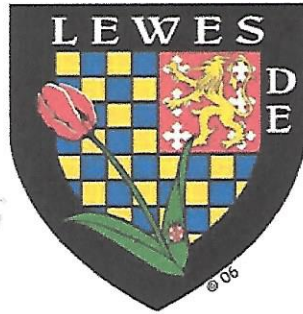


ENGINEER'S REPORT

FOR

LEWES WATERFRONT PRESERVE



CITY OF LEWES
DELAWARE

PREPARED BY:



CIVIL ENGINEERING ASSOCIATES, LLC

55 West Main Street
Middletown, DE 19709
(302) 376-8833

DATE:
December 2018

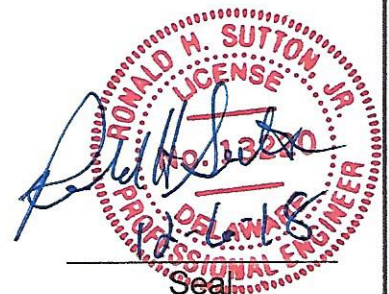


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A. EXECUTIVE SUMMARY

Introduction

This Report has been prepared in accordance with Chapter 170 – Subdivision and Land Development, Article III. Major Subdivision of the City of Lewes Code. This Report provides a summary of site specific information and accompanies the Preliminary Plans submittal, dated December 5, 2018.

Scope of Project:

The proposed project will include ninety (90) townhouse lots on the property known as the Brittingham Property located on New Road in the City of Lewes, Delaware. This project was recently annexed into the City of Lewes with the Zoning designation of AX-Res. We are proposing to utilize the Cluster 2 Option of the AX-Res Zoning District.

The project will involve typical construction activities associated with new roads, stormwater management facilities, home construction, and utility installation. The utilities for the site will consist of electric, telecommunications, sewer, and water services to each home. Stormwater quality (RPv) management for the site will be provided by one (1) stormwater management area.

B. ENGINEER'S REPORT

Suitability of Land

The Brittingham property is located on New Road in the City of Lewes, Delaware. The property is 34.64 +/- Acres and consists of farmland, wooded areas and wetlands. The land is currently being farmed.

The property was part of the City of Lewes' Comprehensive Plan and is an Investment Level I according to the Delaware Strategies for State Policies and Spending. As mentioned above, the property was recently annexed into the City of Lewes.

The proposed townhouse development will be clustered within the farmland area and will preserve the surrounding wooded areas and wetlands.

Floodplain Level

The Floodplain elevation for the property is located at elevation 7.0'. The elevation was determined by a physical survey of the property performed by Civil Engineering Associates in June of 2018. There are no filling activities proposed within the Floodplain.

Total Area within Boundaries

A boundary and topographical survey was completed by Civil Engineering Associates in June of 2018. Based on this survey, the total area of the land is 1,508,918.40 +/- Square Feet or 34.64 +/- Acres.

Total Area in Lots

The total area of Lots is 289,223.24 +/- Square Feet or 6.64 +/- Acres.

Total Area in Streets, Roads, Cul-de-sacs

The total area of Streets, Roads, and Cul-de-sacs is 78,521.81 +/- Square Feet or 1.80 +/- Acres.

Total Area in Open Areas

The total area of Open Space is 1,040,708.72 +/- Square Feet or 23.88 +/- Acres. The required Open Space for this zoning is 50%. The Lewes Waterfront Preserve project will have 68.9% Open Space.

Lot Information

The total number of lots to be developed is 90. Please refer to the Preliminary Plan Sheets for a depiction of the Lots. The proposed Lots will be a minimum of 97 feet in depth and 28 feet wide.

Latest City Assessment

The property was recently annexed into the City of Lewes on November 13, 2018. A city assessment is not available at this time.

Estimates of Off-Site Extensions

Based on discussions with the City of Lewes Board of Public Works (BPW), connections to sewer and water are available along New Road. Connection to water service will extend along New Road to the intersection at Park Road, approximately 1,714 feet from the property. In addition, sewer will extend along New Road to a manhole located at Captains Circle, approximately 2,268 feet from the property. Costs for extending both sewer and water will be borne by the Developers, where applicable.

All Easements

Easements will be shown on the plans for utilities, DeIDOT, and any other site specific needs. All easements will have a legal description and will be submitted in accordance with the City of Lewes regulations.

New Street Names

Street Names have not been determined as of yet. For this submission, we have designated the Streets as A through D. A list of potential street names will be developed and sent to the City of Lewes and Sussex County 911 for approval prior to submittal of Construction Improvement Plans.

Preliminary Geotechnical and Soil Reports

Based on the USDA Soil Survey, the soils within the property consists of Downer sandy loam (DoA), Greenwich loam (GrA), Hurlock loamy sand (HuA), Lenape–Nanticoke complex (Ln), and Udorthents (UzC), the majority of which consists of DoA soils. The Hydrologic Soil Group for this property ranges from A to B with small amounts in the C/D and A/D categories, with the majority falling within HSG A representing the DoA soils type. HSG A soils are typically well drained and do not have flooding or ponding issues. Based on the site soils, we can infer that drainage will not pose any problems. The property consists of wetlands to the south and east and drainage flows from west to east based on existing topography. Based on National Resources Conservation Service (NRCS), it is anticipated that groundwater is located approximately six (6) feet below the existing grades.

Sussex County Tax Map Number

The Sussex County Tax Map number is 335-8.00-17.00.

Property Owner Name and Contact Information

7-11 Market Inc.
229 Marsh Oaks Drive
Charleston, SC 29407

The Equitable Owner's contact information is as follows:

Setting Properties, Inc.
P.O. Box 5
Montchanin, DE 19710
(302) 888-2200

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