

Lewes City Engineer Comments on Dutchman's Harvest – Lewes Workforce Housing Site Development Plan

- Since "Road A" will serve both the Dutchman's Harvest development and future development on Tax Map 335-8.00 Parcels 36.00, 36.01 and 36.02, the City will operate and maintain. Thus, the proposed road must be reviewed to confirm that its design meets City standards, and the road must be dedicated to the City.
- The water main on Savannah Road is 16", not 8" as shown.
- Sanitary sewer main shall be extended from the Road B/Road D manhole to another manhole on Road A.
- Sanitary sewer main shall be extended from the northeastern-most manhole on Road C through open space between SWM Facility 4 and Building 11 to the building setback line.
- The internal 8" water system must be looped with the Continuous Care facility water system on the east side of the project site, thus providing a loop between the 16" water main on Savannah Road and 12" main on Kings Highway.
- A directional sewer arrow on Road B near Building 1 appears to be pointed in the wrong direction and should be reversed.
- The Dutchman's Harvest 8" sanitary sewer must be extended south to a future BPW-installed Jack & Bore manhole near Tax Map 335-8.14 Parcel 47.00 on the east side of Savannah Road.
- Sanitary sewer depths inside Dutchman's Harvest shall be placed deep enough to serve Tax Map 335-8.00 Parcels 36.00, 36.01 and 36.02 with gravity sewer.
- The stormwater management facility discharge locations are unclear on the preliminary site plan. A discussion should be held preliminarily regarding the development's intent to manage the 1-year, 10-year and 100-year events per State regulations.
- The limits of BPW future operation and maintenance responsibility inside the development must be confirmed along with a confirmation regarding the use of "gang" style water meters to serve buildings.

If there are any questions, please contact me. Thank you. Charlie



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