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June 27, 2019

Tom West, Planning & Development Officer
City of Lewes
P.O. Box 227
Lewes, Delaware 19958

Re: Lewes Waterfront Preserve

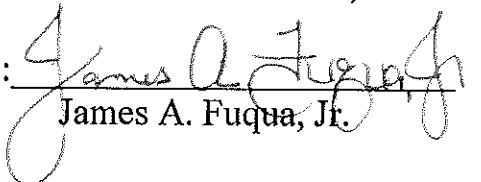
Dear Tom:

At the Lewes Waterfront Preserve public hearing on May 29th, I submitted the Applicant's review considerations pursuant to Chapter 170-19, (E) (1-22).

Attached are copies of a Supplement to that document that I would request be distributed to the Planning Commission Members. Thanks for your attention.

Very truly yours,

FUQUA, WILLARD,
STEVENS & SCHAB, P.A.

By: 
James A. Fuqua, Jr.

JAF/jel
Enclosures
Pc: Glenn Mandalas, Esquire

LEWES PLANNING COMMISSION
SUPPLEMENT TO REVIEW CONSIDERATIONS
PURSUANT TO CHAPTER 170-19 (E) (1-22)

LEWES WATERFRONT PRESERVE

June 27, 2019

5. By letter dated February 26, 2019, the Historic Lewes Byways Committee offered its endorsement of the preliminary concept landscape plan for the LWP development. The Committee requested a wider buffer between New Road and the proposed townhouses than was indicated on the preliminary plan. A wider buffer was also suggested by Mr. West in his staff review comments dated January 9, 2019.

In accordance with those requests, the Applicant revised the preliminary site plan to increase the width of the buffer along New Road from ten (10) feet to thirty (30) feet. In summary, the Applicant will be dedicating fifteen (15) feet of additional right of way to DelDot to create a forty (40) foot right of way from the center line of New Road, will also establish a fifteen (15) foot easement adjacent to the new right of way line for a shared use path. Adjacent to the easement will be the thirty (30) foot landscaped buffer. Because the townhouses will have a fifteen (15) foot required rear yard setback, the actual location of the rear of the townhouses will be seventy five (75) feet back from the existing New Road right of way.

The area between New Road and the closest townhouses will contain the shared use path, extensive landscaping, a landscaped berm, an attractive six (6) foot fence and native evergreen trees on the townhouse side of the fence.

The Applicant has communicated with the Chairperson of the Historic Lewes Byways Committee regarding the increased landscaped buffer and anticipates an Endorsement letter shortly.

7. Additional landscaping will be provided in the area surrounding the pump station which will also be located behind the New Road landscaping buffer as approved by the Historic Lewes Byways Committee.

16. The AX-RES Zoning District requires a thirty (30) foot buffer for new dwellings located within fifty (50) feet of an existing residential development. Because the new dwellings in LWP will be situated greater than fifty (50) feet from the three residential lots accessed from Canary Creek Drive, no buffer is required by ordinance.

Regardless, the Applicant met with the owners of the three lots and agreed to voluntarily provide the landscaped buffer as shown on the preliminary site plan as requested by those owners.

17. The public record on the LWP application was left open for receipt of the City of Lewes Flood Study being prepared for the City by AECOM. A copy of the study dated June 7, 2019 is now part of that record.

The AECOM Report indicates that the 2 year coastal storm and 100 year rainfall results in flooding due to constriction in culverts in the flood plain but states “the elevated simulations did not show any adverse effects from the proposed Lewes Waterfront Preserve Development” and that “the increases to impervious cover and changes to drainage patterns associated with Lewes Waterfront Preserve are not substantial enough to have an appreciable effect on the surrounding watershed.”

Additionally, the report states that the LWP will actually reduce flooding along New Road, “the higher rainfall scenarios (50-year and 100- year) do show some alleviation in flooding along New Road near the proposed entrance to Lewes Waterfront Preserve and along the southeastern edge of the development. This can be attributed to increases in drainage efficiency in the proposed storm drain systems.”