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November 13, 2019

Mr. Thomas West, AICP
Municipal Planner
City of Lewes
114 E. Third Street
P.O. Box 227
Lewes, DE 19958

**RE: Waiver Request for Dead End Streets
Lewes Waterfront Preserve
Lewes, Delaware
Project No.: P18014**

Dear Mr. West:

This letter is to request a waiver from the City's Code requirement of a maximum length of 200 feet for dead-end streets for the above referenced project. The plans currently show Red Cedar Drive at approximately 497 feet to a cul-de-sac, and River Birch Drive at approximately 210 feet to a cul-de-sac. For permanent dead-end streets under DeIDOT's Rules and Regulations for Subdivision Streets, DeIDOT recommends a maximum length that ranges from 500-1000 feet (the higher the density, the shorter the dead-end street). The State Fire Marshal Regulations state that a dead end road that is greater than 300 feet in length shall provide a turn-around or cul-de-sac.

The Lewes Waterfront Preserve Subdivision utilizes the Cluster Option 2 designation as a part of the AX-RES zoning. By utilizing this option, the subdivision has been designed to provide a smaller road network, as well as, preserve the environmental concerns such as, the floodplain and wetlands.

Per this letter, we are requesting a waiver from the City's Code requirement of a maximum length of 200 feet for dead-end streets. The current design falls within DeIDOT and the State Fire Marshal's regulations. The current design also provides a smaller road network and avoids any and all environmental disturbance of the floodplain and wetland areas.

If you have any questions or require any additional information, please do not hesitate to contact me at 302-547-2444.

Sincerely,
Civil Engineering Associates

Ronald H. Sutton, Jr.

Ronald H. Sutton, Jr., P.E.
Managing Principal