



GEORGE, MILES & BUHR, LLC



ARCHITECTS
ENGINEERS

400 HIGH STREET
SEAFORD, DE 19973
PH: 302.628.1421
FAX: 302.628.8350

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January 11, 2021

Board of Public Works
107 Franklin Avenue
Lewes, DE 19958

Attn: Darrin Gordon
General Manager

Re: White's Pond Meadow
Council Approval Review
Lewes, Delaware
GMB File No. R190021

Dear Mr. Gordon:

GMB has completed its Construction Plan review of resubmitted Drawings with revision date October 30, 2020, and the Developer's Engineer's response letter to GMB comments as provided to the Developer on August 27, 2020, as submitted on November 30, 2020 by Davis, Bowen & Friedel, Inc. on behalf of Showfield, LLC for the proposed White's Pond Meadow major subdivision development. The proposed development is located off Theodore C. Freeman Memorial Highway on a proposed extension of Monroe Avenue. The submission was reviewed in adherence to the Council Approval phase procedure for a major subdivision in the City Code – specifically, Section 170-20, and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below. We understand these comments will continue to be addressed until the Board of Public Works, City of Lewes, and GMB, offer approval of the subdivision documents.

General

1. Applicant's Engineer's Report
 - a. An updated Applicant's Engineer's Report has not been received by GMB.
2. Improvement Construction Plans
 - a. The sanitary sewer gravity main grades have been adjusted to achieve the desired pipe cover. The pipe size diameter was increased to 10-inch to achieve the cover requirements. There are now only two (2) locations where the required cover is not met. Based on the greater than 3-foot of cover provided at both locations, and the required separation from nearby storm drainpipe, the depths are acceptable.
 - i. These locations are between manholes SS-07 and SS-08 and SS-21 and SS-22, as shown on Utility Plan – Sewer Profiles Drawing No. C-504.
 - b. All manholes have been adjusted to a minimum depth of 4-feet.

JAMES H. WILLEY, JR., PE
PETER A. BOZICK, JR., PE
JUDY A. SCHWARTZ, PE
CHARLES M. O'DONNELL, III, PE
W. BRICE FOXWELL, PE
A. REGGIE MARINER, JR., PE
JAMES C. HOAGESON, PE
STEPHEN L. MARSH, PE
DAVID A. VANDERBEEK, PE
ROLAND E. HOLLAND, PE
JASON M. LYTLE, PE
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W. MARK GARDOCKY, PE
MORGAN H. HELFRICH, AIA
KATHERINE J. MCALLISTER, PE

JOHN E. BURNSWORTH, PE
VINCENT A. LUCIANI, PE
ANDREW J. LYONS, JR., PE
W. NICHOLAS LLOYD
AUTUMN J. WILLIS

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- c. All Lewes Board of Public Works Standard Details have been updated to their most recent version.
 - d. Per the waiver request approved by City Council at their meeting on December 14, 2020, storm drainpipes within the City of Lewes right-of-way have been designed with a slope that achieves a minimum velocity of 3 feet per second.
 - i. All pipes outside of the City of Lewes right of way will be maintained by the Homeowner's Association.
 - e. All pipes inside the City of Lewes right-of-way have been increased to a minimum 15-inch diameter.
 - i. All pipes outside of the City of Lewes right of way will be maintained by the Homeowner's Association.
 - f. The Lewes Board of Public Works Standard Utility Standard Utility Specifications and Details for Water, Sewer, and Storm Drain only allows for Reinforced Concrete Pipe per Section E, Subsection 1.
 - i. The applicant states that, "All pipes inside the ROW have been changed to RCP. Pipes outside the ROW are HDPE as will be the responsibility of the HOA."
 - ii. Pipe Sections that do not comply are as follows: P-101, P-103, P-111, P-121, P-201, P-221, P-225, P-242, P-243, P-248, P-249, P-273.
 - g. A temporary construction easement must be obtained from the City of Lewes for work at the intersection of Freeman Memorial Highway and Monroe Avenue.
 - h. Per an email sent by GMB on October 29, 2020 please include the following:
 - i. A 25-foot stub of 8-inch sewer pipe extending from proposed MH SS-20 northward into the gravel driveway serving the "existing business".
 - ii. Indication on the plans for the removal of two (2) grinder pump stations, including all mechanical and electrical components.
 - iii. Indication on the plans for the removal of the 2-inch force main that previously served homes on Monroe Avenue Extended.
 - iv. Note that the two (2) grinder stations closer to Freeman Highway should remain in service.
3. Subdivision Site Plans
- a. Note that the number of lots has been reduced from 86 to 85 since the Preliminary Consent Review Phase.
 - b. Lot 2 has a street frontage of 74.53-feet. According to the City of Lewes dimensional regulations, the minimum street frontage for an R-2 zoned lot is 75-feet.
 - i. The curve table on Drawing No. V-101 must be updated so that the street frontage of Lot 2 can be verified.

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- c. According to Lewes City Code 170-27,H,(1), “a cul-de-sac will not be approved when a through street is practicable based on topography, preexisting development, or environment constraints.”
 - i. Per discussions with the Lewes Board of Public Works and the City of Lewes, an interconnecting street between White's Pond Meadow's Filly Lane and Bay Breeze Estates is not required.
 - ii. The Filly Lane right-of-way has been extended to the property boundary to accommodate a possible future interconnection.
- d. The spelling of Monroe Avenue should be corrected on Drawing No. V-103. It is currently spelled “Monrow”.
- e. The buildable area on Lots 54, 55, and 56 has been revised to not encroach on the existing tree line.
- f. The Applicant will be responsible for providing a legal drawing and description detailing a City dedication of right-of-way for the work at the intersection of Freeman Memorial Highway and Monroe Avenue. Note that the intersection improvements require a 12-foot right-turn lane from Monroe Avenue (City-side) to Freeman Highway. This right-turn lane crosses into City-owned Tax Map 335-8.15 Parcel 40.02 (Bike Trailhead facility) and the City will wish to dedicate the right-turn lane infrastructure as part of the Monroe Avenue right-of-way rather than providing an easement on Parcel 40.02.

4. Verification of adjustments of estimates of costs

- a. A cost estimate has not yet been received by GMB from the Applicant. The Applicant has indicated to GMB that the cost estimate will be included with the complete application for Council Approval.

5. Planning Commission Recommendations and Considerations

- a. Compliance with the provisions of this Chapter, Chapter 197, Zoning, and any other applicable provisions of the Municipal Code of the City of Lewes.
 - i. Condition. Final Plans shall show the proposed dwellings and open space areas from Sussex County Tax Map 335-8.00 Parcel 46.00 exclusively for the final plat plan.
 - 1. The subdivision has not yet proceeded to the stage where final plat plans are recorded.
 - 2. The Applicant has stated that, “The proposed dwellings cannot be shown as each lot will have a unique home that will be selected by the individual homebuyer. The development will not have a builder tie-in. The building restriction lines, and open space, are shown on the plans.”

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- ii. Condition. Submit required permits (Sussex Conservation District erosion and sediment control permit and stormwater management approval, State Fire Marshal, DNREC sanitary sewer system permit, Office of Drinking Water water system approval to construct permit, necessary to develop the project to City, BPW and Engineer (GMB).
 1. GMB has received the Delaware State Fire Marshal plan approval and the Delaware Office of Drinking Water approval to construct but awaits all other permits/approvals.
 2. The Applicant has stated that, "The above permits will be provided as they are received."
 3. Note that DeIDOT and/or Delaware River & Bay Authority (DRBA) approvals are necessary for the Monroe/Freeman intersection improvements.
 4. Note that DeIDOT approvals are necessary for other purposes including utility connections, etc.
- iii. Condition. On Final Plan, add both front yard setbacks for all proposed corner lots.
 1. Both front yard setbacks have been added to all corner lots except for Lot 43.
- iv. Condition. On Final Plan, include a traffic generation diagram with the most current traffic counts and turning movements for all proposed connections.
 1. A traffic generation diagram has been included on Drawing No. V-101.
- v. Condition. For the Final Plan application, add descriptions outlining the ownership and maintenance responsibilities for all open space, buffers and utilities located in common areas.
 1. Descriptions outlining the post-construction ownership and maintenance responsibilities for all open space, buffers and utilities located in common areas have been added on the Record Plan title sheet.
- vi. Recommendation. The applicant shall prepare responses to the comments provided in the City Engineer and City Planning reports as part of the Final Plan Review.
 1. GMB has not received responses to the comments provided in the City Engineer report.

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2. The Applicant has stated that, “An updated Engineer’s Report will be provided.”
- vii. Recommendation. The Applicant should consider the comments in the State PLUS Review in preparation of final plans.
 1. GMB has received the PLUS response letter showing the Applicant’s considerations.
- viii. Recommendation. Location of natural gas main. The final plan should include the existence of all existing utilities.
 1. The Chesapeake Utilities gas main has been added to the plans and can be seen on Utility Plan Drawing Nos. C-502 and C-503. It is denoted with a line type that includes the designation CU-G.
- b. Integration of the proposed major subdivision into existing terrain and surrounding landscape.
 - i. Condition. (Parks & Recreation Committee (PRC))
Once final plans are available, provide to Lewes Parks & Recreation Committee for review and comment.
 1. The Applicant must confirm that the Parks & Recreation Committee receives a copy of the Final Plans for comment.
 2. The Applicant has stated that, “A copy of the plans will be provided to the Parks & Recreation Committee once final plans are available.
 - ii. Condition. Amenities and open space shall be utilized solely by the White’s Pond Meadow subdivision.
 1. General Note No. 3 on Drawing No. C-601 – Amenity Site Plan references that the amenities are private and for use only by the residents of the development.
 2. General Note No. 14 has been added on the Record Plan Title Sheet regarding the open space and amenities as being private.
 - iii. Condition. As part of final plan, provide clarification on any shared amenities and responsibilities between White’s Pond Meadow, Showfield (County) and additional portions of property.
 1. The Applicant has stated that, “There are no shared amenities between the adjacent developments...”
 - iv. Condition. Street tree placement, species, size, and planting techniques to be approved by Lewes Tree Commissioner.
 1. The Applicant must confirm that the street tree placement, species, size, and planting

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- techniques are approved by the Lewes Tree Commissioner.
2. The Applicant has requested and received the contact information for the Lewes Tree Commissioner.
- v. Recommendation. Refine stormwater basin designs by employing a less rectilinear shape and more natural planted buffer along the edge with native trees, shrubs and or other low maintenance plants instead of leaving a grass buffer.
1. The stormwater basin has retained its shape since Preliminary Plan review.
 2. The Applicant has stated that, "The shape of the SWM pond is necessary to maximize the capacity of the pond. A planting plan for the ponds are included in the Sediment and Stormwater Plans."
- vi. Recommendation. The Developer should work with the residents of Showfield (County) and Bay Breeze Estates to resolve disagreements about access, traffic, loss of privacy, and pedestrian-vehicle safety.
1. The Applicant must confirm that disagreements about access, traffic, loss of privacy, and pedestrian-vehicle safety have been resolved with neighboring communities.
- vii. Recommendation. (PRC) Give street trees more than 3-feet of space to establish root zones.
1. The Applicant must confirm that the trees have more than 3-feet of space to establish root zones.
 2. The Applicant has provided 4-feet of space between the back of curb and the sidewalk for street trees.
- viii. Recommendation. A combination of fencing, berms and landscaping should be explored to provide visual and audible separation from highway traffic for lots adjacent to Freeman Highway.
1. The Applicant should clarify the location of the forested buffer.
- ix. Recommendation. Stormwater management facilities should be designed, and grading solutions explored, to encourage a more natural formation in shape and surrounding vegetation.
1. The Applicant must confirm that alternative stormwater management facility designs, and grading solutions were explored.

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2. The Applicant has stated that, "The most practical, affective and least impactful stormwater management and grading solutions were explored."
- c. Minimal use of wetlands and floodplains.
 - i. There were no conditions or recommendations made.
- d. Preservation of natural and historical features.
 - i. Condition. Applicant shall follow all regulations related to the recovery of remains, artifices, and other cultural or historic resources located on the site prior to, during, and after construction.
 1. Applicant must follow all applicable regulations and requirements.
 2. The Applicant has stated in the PLUS response letter, "The developer is aware of the historic nature of the property and of Delaware's Unmarked Human Burials and Human Skeletal Remains Law."
- e. Preservation of open space and scenic views.
 - i. Condition. No grading, storage of materials, parking and construction activity should occur within the drip line of the trees in Open Space C.
 1. The entirety of the tree drip line is shown on the plans to be safeguarded by sensitive area protection methods.
 - ii. Recommendation. More attention to be paid to open space and the possible uses for areas such as a park for residents.
 1. The Applicant must confirm that alternative open space designs were explored.
 2. The Applicant has stated that, "The open space was designed with a walking trail around the interior lots, a pool and clubhouse and retaining the existing stand of trees. More than a dozen concepts were explored before settling on the final design."
 - iii. Recommendation. Establish an easement for resident and public access to Open Space B area. Currently the area is not accessible to residents except those whose properties border it.
 1. Access to Open Space B has been added via Haywagon Lane.
 - iv. Recommendation. (PRC) Apply visible permanent property markers by lots next to, or near, open spaces and trails to prevent homeowners from encroaching into the right of ways and open areas with landscaping or other structures and preserving the open space.

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1. The Applicant has stated that, “The grey circles shown on the property corners on the Record Plan indicate iron rods and caps to be set at all property corners.”
- v. Recommendation. (PRC) If no recreation items are proposed, recommend a one-time fee “in lieu of” to the Parks & Recreation Committee for maintenance of current park amenities.
 1. Discussion of one-time fee should be coordinated with the City and its Parks & Recreation Committee.
 2. The Applicant has confirmed that they will coordinate with the Parks & Recreation Committee.
- f. Minimization of tree and soil removal and grade changes, except to ease flood concerns.
 - i. Condition. Preserve existing healthy trees, as defined by a certified arborist, on Lots 18 through 21.
 1. Note the relevant lots are now lots 17 through 20.
 2. The Demolition Key Legend label DA on Sheet C-401 calls for the removal of these trees.
 3. The Applicant has stated that, “As determined by a Landscape Architect these trees are covered with vines, which has adversely affected the health of the trees. These trees will be removed to accommodate the placement of a storm drainpipe, however new trees will be planted in this vicinity as part of the Forested Buffer.”
 - ii. Recommendation. Minimize tree removal when possible, maintaining a natural and undisturbed portion of the development to help absorb storm water, avoid excessive erosion, and provide habitat for local wildlife.
 1. See comments made on Section 5.f.i. of this letter.
 2. The Applicant has stated that, “The existing stand of trees in the middle of the site will be preserved.”
- g. Screening of objectionable features from neighboring properties and roadways.
 - i. There were no conditions or recommendations made.
- h. Provisions for water supply.
 - i. Condition. All services and utilities for the development shall be provided in the Final Plan (Water, Sewer, Electric, etc.).

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1. All services and utilities are included in the current plan set except for Electric. The Applicant has noted that once the Electric Plans are finalized, they will be submitted to the Board of Public Works and GMB.
2. The Applicant has coordinated on utilities with the Lewes Board of Public Works, and GMB, and the utilities have been found to be generally acceptable.
- ii. Condition. (GMB) The water mains should be moved from under the sidewalk to under the street pavement.
 1. All water mains have been moved from under the sidewalk to under the street pavement.
- iii. Condition. (GMB) The water main on Filly Lane should be extended and connected to the existing water main on Inlet Place in Bay Breeze Estates.
 1. The water main on Filly Lane is now shown as being connected to the existing water main on Inlet Place in Bay Breeze Estates.
- iv. Condition. (GMB) The proposed water main on Monroe Avenue shall connect to the existing 8-inch water main installed on the northeast side of the Monroe Avenue and Battlemiser Drive intersection.
 1. The requested interconnections have been added to the plans.
- v. Recommendation. Possible requirement of updated "Will Serve" letter as the current letter is dated 2012.
 1. The Applicant must include an updated and acceptable "Will Serve" letter from the Lewes Board of Public Works in their Final Application.
- i. Prevention of pollution of surface water and groundwater.
 - i. Condition. The final plan application should include descriptions that address how runoff will be managed and treated to minimize impacts to local water resources.
 1. A Stormwater Management report has been provided that indicates how runoff will be managed.
 - ii. Condition. Applicant should consider better access to stormwater management ponds for service and maintenance where applicable. If easements are required, they must be documented as part of the final plan.
 1. Access easements have been included in the current plans.

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- iii. Recommendation. Given the proximity of Lots 45 through 50 to White's Pond, a natural stormwater runoff system such as a bioswale should be investigated to treat potential runoff into the natural pond that exists.
 - 1. Note the relevant lots are now Lots 44 through 49.
 - 2. Neither a bioswale nor any other additional stormwater device have been included behind these lots.
 - 3. The applicant has stated that, "The back of lots will drain via sheet flow across the rear of the lot to White's Pond. This will act as a filter for runoff entering the pond from the lots."
- j. Minimization of erosion and sedimentation, minimization of changes in groundwater levels, minimization of increased rates of runoff, minimization of potential for flooding and design of drainage so that recharge is maximized.
 - i. There were no conditions or recommendations made.
- k. Provision for safe vehicular and pedestrian movement within the site and to adjacent ways.
 - i. Condition. To help manage regional traffic and optimize access for essential services, the proposed street connections between White's Pond Meadow and the adjacent Showfield (County) development shall be maintained to accommodate through traffic as defined in previous plans and traffic impact studies.
 - 1. The proposed street connection has been maintained in the most recent plan.
 - ii. Condition. The requested reduction of roadway corridor width for internal local roads from 32-feet to 28-feet has been approved by the Planning Commission apart from Monroe Avenue, which should be 30-feet. Final plans will describe the typical cartways, shoulders and sidewalk widths.
 - 1. Except for Haywagon Lane (a privately maintained road), all internal streets are drawn at the approved widths. Monroe Avenue is shown as 30-feet wide from face-of-curb to face-of-curb and all other roads are shown at 28-feet wide.
 - 2. The plan and section views show the travel lanes, shoulder, and sidewalk widths.
 - iii. Condition. The Applicant shall work with the Showfield (County) homeowner's association to identify an acceptable agreement that addresses the road connections in terms of any needed updates or



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- maintenance agreements which shall be included in the final plan application.
1. The final plan application has not yet been received thus this Condition is not yet addressed.
 2. The Applicant has stated that, "The developer will work with the Showfield HOA to address the above."
- iv. Condition. In consultation with DeIDOT and the City of Lewes, the Developer shall obtain approval from the Delaware River & Bay Authority (DRBA) for signalized access improvements from Monroe Avenue to Freeman Highway, and shall obtain DRBA's approval of Developer's installation plan, including timing.
1. Preliminary plans for signalization of the Monroe Avenue and Theodore C. Freeman Memorial Highway intersection have been received by GMB.
- v. Recommendation. It is recommended a connection for pedestrians and bicyclists between Filly Lane and Inlet Place be established as part of this subdivision. In addition, the area between the paved surface of Filly Lane and the edge of Sussex County Tax Map 335-8.00 Parcel 46.00, adjacent to Inlet Place, should be dedicated as an access easement for a future road connection should the need arise in coming years.
1. An easement has not been extended across the shared use path to Bay Breeze Estates for a potential future road connection.
 2. The Applicant has stated that "A pedestrian/bicycle connection will not be made to Inlet Place as it is against the wishes of the Bay Breeze Homeowners Association. The right-of-way of Filly Lane has been extended to the boundary line with Bay Breeze to accommodate a future road connection should one be desired."
- vi. Recommendation. A natural buffer between the existing bike path and development should be considered.
1. No buffer has been added between the shared use path and the development.
 2. The Applicant has stated that, "The shared-use path exists therefore any potential homebuyer will be aware of its existence."
- vii. Recommendation. A DeIDOT Letter of No Objection to Recordation (LONOR) should be obtained as suggested in the PLUS review to help ensure internal

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road designs are consistent with proposed connections and regional traffic evaluations.

1. There is no indication of a DeIDOT LONOR in the current application.
 2. The Applicant has stated that, "After extensive coordination with DeIDOT and DRBA the first plan submittal was made to DeIDOT on November 20, 2020."
- I. Effect on area property values.
 - i. There were no conditions or recommendations made.
 - m. Effect on schools, public buildings, and community facilities.
 - i. There were no conditions or recommendations made.
 - n. Effect on area roadways and public transportation. The Planning Commission, by majority vote, may require a traffic impact study conducted by an outside agency at the expense of the applicant, should conditions warrant such a study.
 - i. There were no conditions or recommendations made.
 - o. Compatibility with adjacent area land uses.
 - i. Condition. Applicant shall provide a lighting plan for the site as required by City Code.
 1. The Applicant has provided a lighting plan to GMB and the Lewes Board of Public Works. This must be reviewed by the Board of Public Works.
 - ii. Recommendation. The Applicant should consider using energy efficient lighting with minimal light pollution to the development and adjacent areas while maintain a safe environment for pedestrians and vehicles.
 1. The Lighting Plan indicates the LED fixtures are to be used.
 - iii. Recommendation. Planning for future development is important for interconnectivity, availability of utilities, etc. Measures should be taken to ensure a solid foundation is laid for adjacent properties.
 - p. Effects on area waterways.
 - i. There were no conditions or recommendations made.
 - q. Whether estimated cost to be borne by the City during construction, if any, can be met from available City funds which reasonably may be anticipated to become available to the City and applicable to subdivision purposes.
 - i. Condition. (GMB) A construction cost estimate must be reviewed during the Council Approval stage of the project such that a proper construction performance bond can be put in place.
 1. A construction cost estimate has not yet been received by GMB.

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2. The Applicant has stated that, "A construction cost estimate will be provided once the plans have been finalized."
- r. Whether the estimated expense to the City can be justified on the basis of estimated tax returns which would accrue to the City within a reasonable period of time.
 - i. There were no conditions or recommendations made.
- s. Recognition of scenic byways and walkability.
 - i. There were no conditions or recommendations made.
- t. Job creation.
 - i. There were no conditions or recommendations made.
- u. Providing diverse housing options.
 - i. There were no conditions or recommendations made.

Permits Required for Proposed Site Work

Please forward the following permits/approvals to the Lewes Board of Public Works and George, Miles & Buhr, LLC as the project progresses.

1. Sussex County Conservation District – stormwater management and erosion and sediment control permit approvals.
2. DNREC – sanitary sewer system permit.
3. Office of Drinking Water – water system approval to construct and approval to operate.
4. DelDOT – various permits and approvals.
5. DRBA approval related to connection with Freeman Highway and signalization of Monroe/Freeman intersection.
6. Any other permits/approvals necessary to develop the project.

If you have any questions, please contact me at jelliott@gmbnet.com or 302.628.1421. Thank you.

Sincerely,



Joshua T. Elliott, EIT
Project Engineer

JTE/jad

cc: City of Lewes
Attn: Janelle M. Cornwell, AICP
Municipal Planning & Development Officer
Davis, Bowen & Friedel, Inc.
Attn: Cliff Mumford, P.E.