

July 2, 2021

*Via Email*

Ms. Janelle Cornwell  
Director of Planning  
City of Lewes  
114 E. Third Street  
P. O. Box 227  
Lewes, DE 19958

Re: Project No. 12370.CB  
Fishers Cove Major Preliminary Subdivision Plan

Dear Ms. Cornwell:

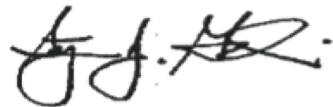
On behalf of our client, Burke and Rutecki, LLC, we respectfully request approval of a 24' and 26' wide road width for all project roads and 40' wide right-of-way (ROW) for just Tyler's Circle as regulated in City of Lewes Code Section 170-27-E.2. We are making this request even though it was not a remand issue. Reduced road and ROW widths are shown on the Preliminary Plans dated March 11, 2021 prepared by Duffield Associates, LLC, and are proposed for the following reasons:

- Runoff reduction is enhanced with a reduced impervious area;
- Reduced imperviousness is part of the City's objective of employing green stormwater management best management practices. AECOM cites this in Section 7.6 of the "City of Lewes Flood Study – Evaluation of Flooding Effects from Canary Creek" dated June 2019;
- The 24' road with additional 16' clear right of way for a total 40' right of way) meets City code as a minimum standard per section 170-27-E.2
- 24' road width meets State Fire Marshal and DeIDOT design standards and is a safe and effective road width for local subdivision streets.

We trust this request will be acceptable to the City and will answer any further questions if needed.

Very truly yours,

DUFFIELD ASSOCIATES, LLC



Stephen J. Gorski, P.E.  
Senior Project Manager

SJG:acj  
12370CB.0721-Lewes DPZ Road&ROW Reduction.LTR