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November 3, 2022

Board of Public Works  
107 Franklin Avenue  
Lewes, DE 19958

Attn: Austin Calaman  
General Manager

Re: Fishers Cove  
Development Plan Code Compliance Review  
Lewes, Delaware  
GMB File No. R180225

Dear Mr. Calaman:

GMB has completed its review of Improvement Construction Plans dated June 22, 2022, Subdivision Site Plans dated July 2022 (prepared by Atlantic Surveying & Mapping), updated sections of the Report of the Applicant's Engineer, and other requested supplementary information, as submitted by Verdantas (formerly Duffield Associates) on behalf of Burke & Rutecki, LLC for the Fishers Cove major subdivision development. The submission was reviewed in adherence to the Council Approval phase procedure for a major subdivision in the City Code (specifically, Section 170-20), Board of Public Works utility standards, and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below. Per our discussion with the City concerning the settlement agreement, we understand these comments will continue to be addressed until all agency approvals are granted.

**General**

1. Applicant Engineer's Report
  - a. The side lot, and rear lot, blanket utility easements across all properties should be added to the easement section of the Engineer's Report. A sample note has been sent to the Developer's Engineer for inclusion.
2. Subdivision Site Plan
  - a. The Subdivision Site Plan was prepared by Atlantic Surveying and Mapping, LLC.
  - b. The Subdivision Site Plan should follow all requirements listed in section 170-20 B of the City of Lewes Code. The following subsections of 170-20 B must still be addressed and included in the Record Plan.
    - i. (a) Benchmark based on Delaware State Plane Coordinates, most recent designation, for horizontal control, and North American Vertical Datum, most recent designation, for vertical control.

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1. Controls should be added to the subdivision site plan.
  - ii. (b) A legend including, but not limited to, pavement, elevation contour, utility piping and appurtenances, soil test pits, and streetlights.
  - iii. (d) Names of adjacent property owners.
    1. All adjacent property owner names should be added to the subdivision site plan.
  - iv. (f) Location and size of existing sanitary sewers.
  - v. (g) Location and type of all existing topographical features which may affect proposed streets.
  - vi. (i) Location and size of existing water mains.
  - vii. (j) Location of existing electric.
  - viii. (k) Contours at intervals of one foot.
  - ix. (l) Layout of proposed streets, including paved widths and easements.
  - x. (o) Tentative grades of proposed streets to an existing street, utilities, stormwater management system or to a point 400 feet beyond the subdivision boundaries.
  - xi. (p) Tentative location and size of proposed sanitary sewers.
  - xii. (q) Tentative location and size of proposed storm sewers, drainage ditches, watercourses or stormwater management system.
  - xiii. (r) Tentative location and size of proposed waterlines.
  - xiv. (s) Tentative location of proposed electric, cable television, telephone, and other utilities.
3. Improvement Construction Plans
  - a. Improvement construction plans have been received. Below are items that must be addressed for final submission and the relevant subsections of 170-20 C:
    - i. Crosswalks shall be added at all ADA ramps and shown on the horizontal plans.
    - ii. (2) (a) [3] Utility ownership information as well as all utility easement information shall be listed on the plans.
      1. The side lot, and rear lot, blanket easements across all properties should be added to the plans. A general note describing the blanket easements has been provided to the Developer's Engineer for inclusion into the plans.
4. Verification of adjustments of estimates of costs
  - a. No expenses are expected to be borne by the City or BPW. Sewer and water connection extensions from Pilottown Road shall be paid for by the Developer.
  - b. A cost estimate has been received by GMB from the Applicant. GMB has reviewed the estimate and it is consistent with the cost of a

project of this size. GMB requests that an updated estimate be submitted when the Plans are finalized. The approved estimate will be utilized to establish the project performance bond from the Developer.

5. General Engineering

a. Stormwater

i. Minimum pipe grade shall be 0.5%. If minimum slope cannot be met the developer must show that a minimum pipe velocity of 3 feet per second will be met.

1. P-14 meets neither the slope requirements nor the velocity requirements.

b. Water

i. Water connections shall be revised due to the University of Delaware easement issues.

1. Where the new water main connects into the end of Tylers Circle, a valve must be shown on either side of the tee perpendicular to the main that runs toward Pilottown Road.

ii. The Lewes BPW blowoff standard detail has been updated. GMB has provided the Developer with the detail.

c. Sanitary Sewer

i. Sanitary sewer main connections shall be revised due to the University of Delaware easement issues.

1. The force main shall be shown connecting into Pilottown Road through the emergency access easement.

a. Some of the plans call for this connection to be core drilled. A stub for the sewer connection has been installed and there is no need to core drill the manhole.

2. Some of the plans show the force main diameter as 1.5-inches and some show the diameter as 2-inches. The diameter should be shown at a consistent size on all plans.

d. Other

i. Revise sheet numbers to eliminate duplicates (i.e. sheet numbers 14 and 15).

**Permits Required for Proposed Site Work**

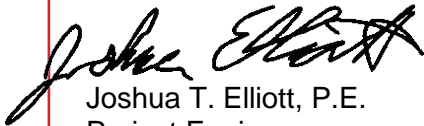
Please forward the following permits/approvals to the Lewes Board of Public Works and George, Miles & Buhr, LLC as the project progresses.

1. Sussex Conservation District – stormwater management and erosion and sediment control permit approvals.
  - a. Received by GMB. – the Developer’s Engineer should confirm that the permit covers the updated plans.
2. DNREC – Wastewater Conveyance Permit
3. Office of Drinking Water – water system approval to construct and approval to operate upon completion of water system installation.
4. DeIDOT – Entrance Plan Approval – the Developer’s Engineer should confirm with DeIDOT if an entrance plan is required for the emergency access lane to Pilottown Road.
5. State Fire Marshal Approval
  - a. Received by GMB. – the Developer’s Engineer should confirm that the permit covers the updated plans.
6. Any permits necessary for the stormwater outfall into the wetlands.
7. Any other permits/approvals necessary to develop the project.

If you have any questions, please contact me at [jelliott@gmbnet.com](mailto:jelliott@gmbnet.com) or 302.628.1421.

Thank you.

Sincerely,



Joshua T. Elliott, P.E.  
Project Engineer

cc: City of Lewes  
Attn: Janelle M. Cornwell, AICP  
Planning & Development Officer  
Verdantas (formerly Duffield Associates)  
Attn: Stephen J. Gorski, P.E.  
Sr. Project Manager