



February 20, 2024

Eric Wahl, RLA
Pennonni
18072 Davidson Dr.
Milton, DE 19968

Re: Notice of Decision Letter regarding Preliminary Approval for White's Pond Preserve (S-2-23)
Major Subdivision to be located off Monroe Ave. Ext.
Tax Parcels: 335-4.14-110 & 111.00

Dear Mr. Wahl,

At their meeting on February 12, 2024, the Mayor and City Council **approved** the preliminary plan of Major Subdivision Application S-2-23 White's Pond Preserve for the creation of 13 single-family lots with site improvements to be located off Monroe Ave. Ext. subject to agency approvals and the following conditions:

- 1) Plant one (1) street tree every 60 ft. along the portion of Clara Ln. from the proposed turn-around bulb (labeled as S3 on Preliminary Plat Sheet 4) to the cul-de-sac.
- 2) Enhance the landscaping near the proposed lift station (labeled as S4 on Preliminary Plat Sheet 4).
- 3) Within the open space areas adjacent to Lot 1, move the landscaping to the edges of the open space areas to allow for more usable open space.
- 4) Provide a sign indicating the presence of wetlands. A sign shall be placed at the edge of the wetlands in line with the rear lot line of every lot indicating the presence of wetlands.
- 5) Provide a sign indicating the wetlands buffer. A sign shall be placed at the rear lot line of every lot indicating the presence of the wetlands buffer.
- 6) The street trees will be planted on the individual lots and shall be required to remain and shall be the maintenance responsibility of the homeowner's association.
- 7) Trees and structures including fences shall not be installed in the easement along the road frontage.
- 8) The homeowner's association shall be responsible for the maintenance of the amenities and open space areas.
- 9) Provide a wetland buffer management plan.
- 10) The gazebo shall use spaced decking with grass or other pervious material below the gazebo.
- 11) The street trees shall not count towards the tree planting requirement.
- 12) The street trees shall be planted at 80% of the homes are constructed per the close out process in Ch.170.

- 13) The street trees shall have protection that includes a snow fence around the dripline during construction until the CO for the house has been issued.
- 14) Provide updated construction information detailing that the streetlights will utilize dark sky lighting.
- 15) Lots 6, 7, and 8 shall have a tree planting requirement that is 50% above the standard tree planting requirements while allowing for a buildable area.

At their meeting on February 12, 2024, the Mayor and City Council **approved** the following waivers:

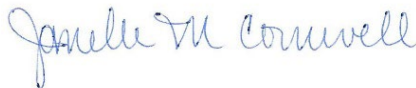
- 1) Elimination of Grass Strip. The Planning Commission recommended approval of a waiver from the requirement of a grass strip between the curb and sidewalk.
- 2) Right-of-Way Reduction. The Planning Commission recommended approval of a waiver to allow the reduction of the required width of the right-of-way from 50 ft. to 30 ft.
- 3) Dead End Street Length. The Planning Commission recommended approval of a waiver to allow Clara Ln. to exceed 300 ft.
- 4) Sidewalk Waiver. The Planning Commission recommended approval of the partial elimination of the sidewalk. The area of sidewalk to be eliminated would be the entire length of Clara Ln. adjacent to the bike path and halfway along Clara Ln. on the opposite side of the street as shown on the preliminary plan.

The approved conditions and waivers shall be noted on the Final Record Plan for the subdivision and on the construction set.

The preliminary plan approval is valid for 12 months from the preliminary approval date of the Mayor and City Council. After 12 months the applicant may request up to two (2) six-month time extensions. The six-month time extensions shall be submitted to the City Planning at least 30 calendar days prior to the expiration date of the preliminary plan.

Please feel free to contact me with any questions regarding the letter. You may reach me via email or at 302-645-7777 ext. 110 during normal business hours.

Sincerely,



Janelle M. Cornwell, AICP
Planning & Building Manager

CC: Charlie O'Donnell, GMB – City of Lewes Engineer
Jon Horner, applicant
File – S-2-23 Whites Pond Preserve