



This image was taken by Nick Roth for the Cape Gazette and published in their July 30th, 2021 article. It does a very good job illustrating the meandering nature of the existing vegetation along the buffer at Lewes Crossing. Red line indicates approximate location of buffer line.



Corner Lot 213 Facing Buffer



Corner Lot 213 Facing Northwest



Corner of Lots 213 & 214 Facing Northwest



Corner of Lots 214 & 215 Facing Northwest



Corner of Lots 214 & 215 Facing Buffer



Corner of Lots 214 & 215 Facing Southeast



Corner of Lots 215 & 216 Facing Northwest



Corner of Lots 215 & 216 Facing Buffer



Corner of Lots 215 & 216 Facing Southeast



Corner of Lot 216 Facing Northwest



Corner of Lot 216 Facing Buffer



Corner of Lots 216 Facing Southeast



Corner of Lot 217 Facing Northwest



Corner of Lot 217 Facing Buffer



Corner of Lot 217 Facing Southeast



Corner of Lots 217 & 218 Facing Northwest



Corner of Lots 217 & 218 Facing Buffer



Corner of Lots 217 & 218 Facing Southeast



Corner of Lots 218 & 219 Facing Northwest



Corner of Lots 218 & 219 Facing Buffer



Corner of Lots 218 & 219 Facing Southeast



Corner of Lots 219 & 220 Facing Northwest



Corner of Lots 219 & 220 Facing Buffer



Corner of Lots 219 & 220 Facing South East



Corner of Lots 220 & 221 Facing Northwest



Corner of Lots 220 & 221 Facing Buffer



Corner of Lots 220 & 221 Facing Southeast



Corner of Lots 221 & 222 Facing Northwest



Corner of Lots 221 & 222 Facing Buffer



Corner of Lots 221 & 222 Facing Southeast



Corner of Lots 222 & 223 Facing Northwest



Corner of Lots 222 & 223 Facing Buffer



Corner of Lots 222 & 223 Facing Southeast



Corner of Lots 223 & 224 Facing Northwest



Corner of Lots 223 & 224 Facing Buffer



Corner of Lots 223 & 224 Facing Southeast



Corner of Lots 224 & 225 Facing Northwest



Corner of Lots 224 & 225 Facing Buffer



Corner of Lots 224 & 225 Facing Southeast



Corner of Lots 225 & 226 Facing Northwest



Corner of Lots 225 & 226 Facing Buffer



Corner of Lots 225 & 226 Facing Southeast



Corner of Lots 226 & 227 Facing Northwest



Corner of Lots 226 & 227 Facing Buffer



Corner of Lots 226 & 227 Facing Southeast



Corner of Lot 227 Facing Buffer



Corner of Lot 227 Facing Southeast



PERIMETER 2 SHORTFALL CALCULATION

MIN. TREES REQUIRED/100 L.F. = 15
MIN. BUFFER WIDTH = 20'.

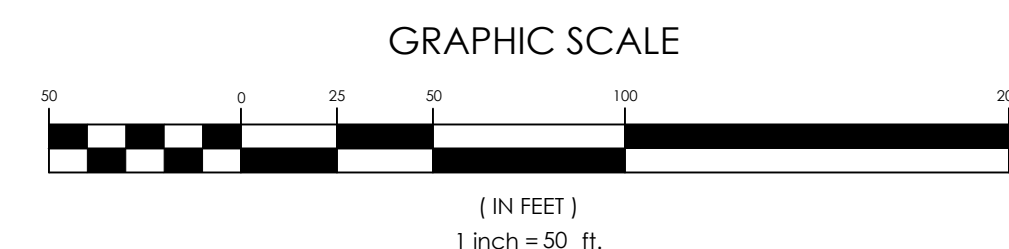
TREES/L.F. = .15
TREES/SQFT = 0.15/20 = .0075

AREA REQUIRING ADDITIONAL TREES = 8,948
MIN. TREES REQUIRED = 67

AREA NUMBER	AREA (SQFT)	TREES REQUIRED
Area 1	695	5.2
Area 2	446	3.3
Area 3	3,542	26.6
Area 4	977	7.3
Area 5	3,288	24.7
Total Area	8,948	67.1

NOTE:
THERE ARE APPROXIMATELY 135 PLANTINGS
SHOWN OUTSIDE OF THE PERIMETER BUFFERS.
THESE PLANTINGS ARE NOT REQUIRED BY CODE.

PERIMETERS 1, 3, 4, & 5 MEET COUNTY CODE
AS SHOWN ON THE REVISED PLAN



Seal _____
Date _____

REVISIONS	
NO.	DESCRIPTION

PERIMETER 2 EXHIBIT - 50 SCALE

for

LEWES CROSSING PHASE 8

SUSSEX COUNTY, DELAWARE

Prepared for: BDRP, LLC



MIN. TREES REQUIRED/100 L.F. = 15
MIN. BUFFER WIDTH = 20'.

TREES/L.F. = .15
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AREA NUMBER	AREA (SQFT)	TREES REQUIRED	TREES PROVIDED
Area 1	695	5.2	7
Area 2	446	3.3	5
Area 3	3,542	26.6	32
Area 4	977	7.3	9
Area 5	3,288	24.7	32
LOTS 216-218	-	-	21
Total Area	8,948	67.1	106

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



solutions

 consulting & management, LLC

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Salisbury, MD 21804
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Deal _____
Date _____

[illegible]

PERIMETER 2 EXHIBIT - 50 SCALE

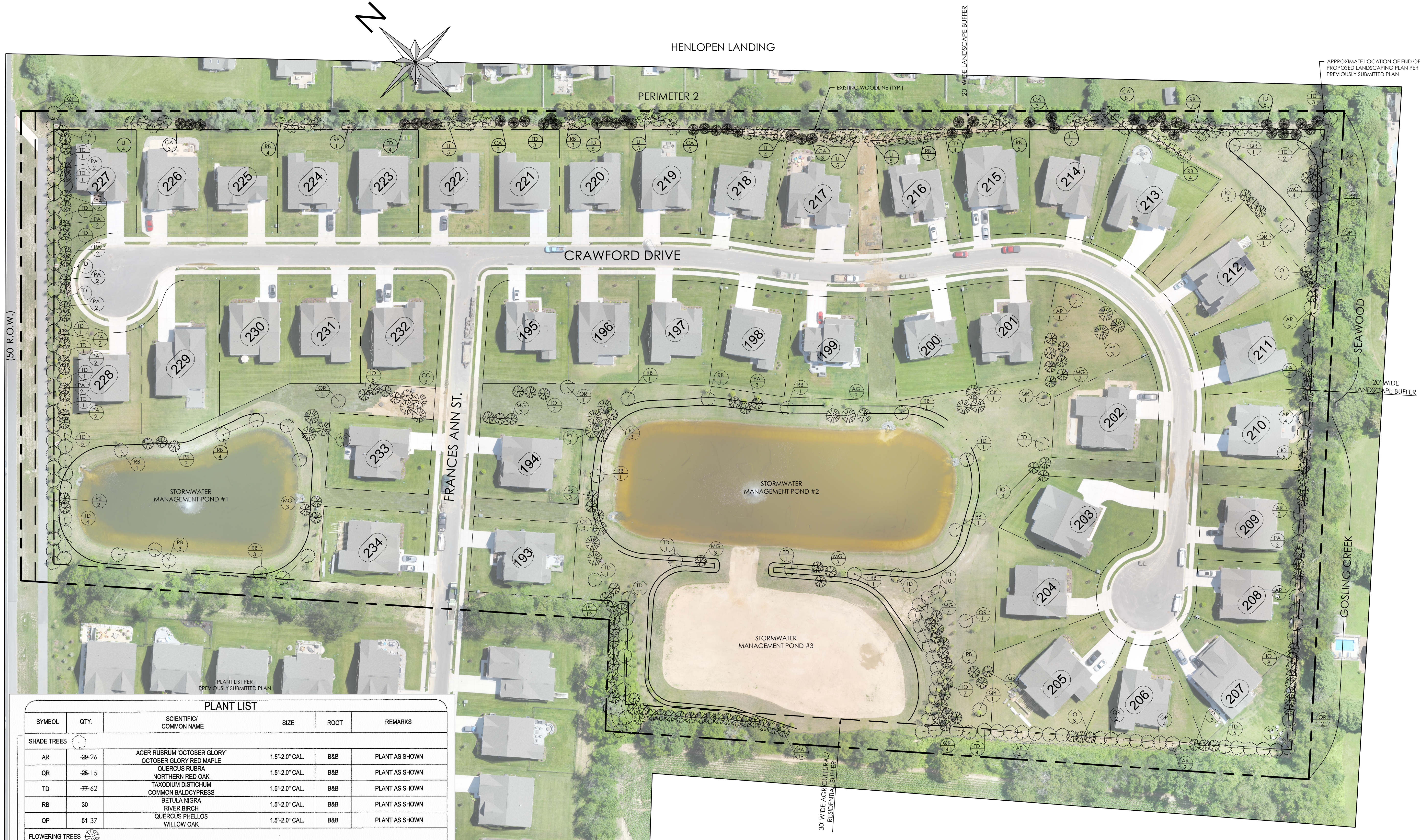
LEWES CROSSING PH
for
SUSSEX COUNTY, DELAWARE
Prepared for: BDRP, LLC

Date:	08-17-2021
Job Number:	G21070
Scale:	1"= 50'
Drawn By:	JRE
Designed By:	JRE
Approved By:	JRE

Sheet No.:

File Name:
LANDSCAPE-AERIAL.dwg

SCR 23 BEAVER DAM ROAD



PLANT LIST

SYMBOL	QTY.	SCIENTIFIC/ COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES					
AR	29-26	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	1.5"-2.0" CAL.	B&B	PLANT AS SHOWN
QR	26-15	QUERCUS RUBRA NORTHERN RED OAK	1.5"-2.0" CAL.	B&B	PLANT AS SHOWN
TD	77-62	TAXODIUM DISTICHUM COMMON BALDCYPRESS	1.5"-2.0" CAL.	B&B	PLANT AS SHOWN
RB	30	BETULA NIGRA RIVER BIRCH	1.5"-2.0" CAL.	B&B	PLANT AS SHOWN
QP	64-37	QUERCUS PHELLOS WILLOW OAK	1.5"-2.0" CAL.	B&B	PLANT AS SHOWN
FLOWERING TREES					
PY	6	PRUNUS x YEDOENSIS YOSHINO CHERRY	6'-8' HT.	B&B	MULTI-STEM, PLANT AS SHOWN
CK	6	CORNUS KOUSA KOUSA DOGWOOD	6'-8' HT.	B&B	PLANT AS SHOWN
CC	3	CERCIS CANADENSIS REDBUD	6'-8' HT.	B&B	MULTI-STEM, PLANT AS SHOWN
AG	6	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICE BERRY	6'-8' HT.	B&B	MULTI-STEM, PLANT AS SHOWN
EVERGREEN TREES					
IO	64-50	ILEX OPACA AMERICAN HOLLY	8'-10' HT.	B&B	PLANT AS SHOWN
MG	34	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	8'-10' HT.	B&B	PLANT AS SHOWN
PA	62-53	PICEA ABIES NORWAY SPRUCE	8'-10' HT.	B&B	PLANT AS SHOWN
PS	22-18	PINUS STROBUS WHITE PINE	8'-10' HT.	B&B	PLANT AS SHOWN

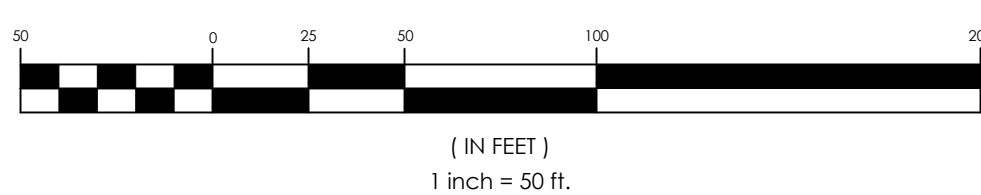
* PLANT SPECIES SHOWN ARE A REPRESENTATION OF THE TYPE OF SPECIES TO MEET REQUIREMENTS. SUBSTITUTION MAY BE MADE IF NECESSARY DUE TO AVAILABILITY OR CAST SO AS TO STILL COMPLY WITH REGULATIONS.

* THE DEVELOPER MAY SUBSTITUTE THE PLANTING TYPES PROVIDED THAT THE REPLACEMENT MEETS THE INTENT OF THE ORIGINAL PLANS AND SATISFIES SUSSEX COUNTY REQUIREMENTS REGARDING THE FORESTED/LANDSCAPED BUFFER.

ADDITIONAL PLANT LIST

SYMBOL	QTY.	SCIENTIFIC/ COMMON NAME	SIZE	ROOT	REMARKS
BN	27	BETULA NIGRA RIVER BIRCH	1.5"-2.0" CAL.	B&B	PLANT AS SHOWN
LI	35	LAGERSTROEMIA INDICA CRAPE MYRTLE	1.5"-2.0" CAL.	B&B	PLANT AS SHOWN
TD	24	TAXODIUM DISTICHUM BALD CYPRESS	8'-10' HT.	B&B	PLANT AS SHOWN
CA	21	CUPRESSUS ARIZONICA BLUE CYPRESS	8'-10' HT.	B&B	PLANT AS SHOWN

GRAPHIC SCALE



LEWES CROSSING PHASE 8 LANDSCAPING EXHIBIT

for
LEWES CROSSING PHASE 8
SUSSEX COUNTY, DELAWARE
Prepared for: BDRP, LLC

Date:	08-17-2021
Job Number:	G21070
Scale:	1" = 50'
Drawn By:	JRE
Designed By:	JRE
Approved By:	JRE

Sheet No.:

1
File Name:
landscaping-aerial-exhibit

solutions
landscape architecture
engineering & construction, LLC

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Seal

Date

REVISIONS

DESCRIPTION

NO.

DATE

DESCRIPTION



September 10, 2021

Mr. Jamie Whitehouse
Sussex County Planning and Zoning Department
2 The Circle, PO Box 417
Georgetown, DE 19947

RE: Lewes Crossing Phase 8 Landscape Buffer
Tax Parcel: 334-5.00-222.01

Dear Mr. Whitehouse

At the public hearing on July 22nd, 2021, the Planning Commission left the record open with the expectation for a submittal of an updated proposed landscaping plan, some pictures and information for the existing trees, and relevant items that show the conditions of the current trees and plantings.

Attached to this letter are several items including a proposed landscaping plan, pictures of the existing vegetation at each property corner from lots 215-227, and some exhibits to depict the general appearance of the proposed plantings along with the existing conditions.

During the July 22nd, 2021 public hearing, Solutions IPEM identified several areas where the existing trees within the buffer did not appear to be adequate to meet the County Code without additional plantings being added. The areas were all located along the outbound property line that was identified as "Perimeter 2" on the landscaping plans prepared by Pennoni Associates. These areas were identified on exhibits as Areas 1, 2, 3, and 4. Solutions IPEM estimated that 43 additional trees would be required in these areas to make them compliant with the code based on a square footage calculation. The proposed landscaping plan has provided approximately 53 trees within these areas.

Additionally, there were concerns from several residents where the previously-approved landscaping plan provided some plantings in the open space between the buffer and their lot, but the plan revision prepared by Pennoni eliminated these plantings as well as additional plantings in the buffer. Solutions IPEM has provided an additional 21 trees in this area to enhance the existing vegetation in the buffer.

Solutions IPEM has also revised the area in perimeter 2 from the southeastern property corner to Lot 214 (identified in the attached exhibits as "Area 5"). In the Pennoni Associates revision, this area maintained the plantings from the original landscape plan. However, there are existing trees and some drainage features in this area which would result in similar concerns regarding the practicality of

planting the full number of trees in this area. The proposed trees required in that area is approximately 25 trees. Solutions IPEM's updated plan has provided 32 trees in that area.

The chart below summarizes the minimum and provided plantings throughout the Perimeter 2 buffer. There were approximately 67 total trees required to meet the code throughout this perimeter. The updated plan has provided 106 trees along Perimeter 2.

AREA NUMBER	AREA (SQFT)	TREES REQUIRED	TREES PROVIDED
Area 1	695	5.2	7
Area 2	446	3.3	5
Area 3	3,542	26.6	32
Area 4	977	7.3	9
Area 5	3,288	24.7	32
LOTS 216-218	-	-	21
Total Area	8,948	67.1	106

The pictures included in this submittal were taken at each lot corner. At each corner, one picture was taken along the rear property/buffer line to the northwest, one to the southeast, and one directly at the buffer. This should provide some insight into how the existing vegetation looks as well as how the swale may limit feasibility. While it may be hard to see in the photographs, there are orange/pink flags shown in the buffer. These flags generally represent where proposed trees will be placed with the proposed plan. It is worth noting that several of the flags were knocked over or otherwise damaged/relocated prior to being photographed and may not reflect the exact final location. The final plan also added additional trees that are were not flagged in the field at the time of the photographs.

As you can confirm with the pictures of the existing trees, the existing trees retained within the buffer are mostly deciduous trees, and as such, these trees will lose their leaves in the autumn, and will not have leaves again until late spring. Please note that the proposed buffer would require 70% deciduous trees, so 70% of any plantings installed will also go several months without leaves. Similarly, the plantings within the buffer will take time to mature and fill in – newly planted buffers do not create an instant barrier as they require time to grow and mature. Allowing the existing trees to remain rather than be replaced will maintain a better visual barrier. The proposed revision will provide trees that in conjunction with the existing vegetation will create an adequate buffer without requiring additional removal of the existing trees.

Lastly, work within the swales that are located within the buffer is also ongoing, and as such, some areas have not been permanently stabilized or graded to the final grade.

As shown in the exhibits provided here, the proposed revision will provide a code-compliant buffer that will allow for exiting trees to remain.

If you have any questions, please contact me at your convenience.

Sincerely,

Solutions, IPEM



Jim Eriksen, PE




GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LANDSCAPE ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED
UNDER MY SUPERVISION.

 8-24-21

LEE ANN SCHNAPPINGER BRIDGMAN, RLA
BRIDGMAN LANDSCAPE ARCHITECTURE, LLC

DATE

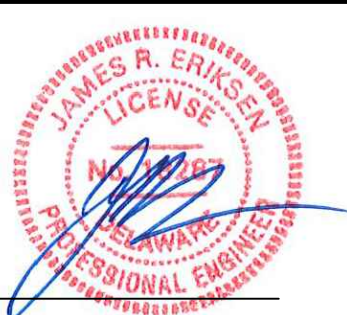
LEWES CROSSING PHASE 8 LANDSCAPING PLAN

LEWES CROSSING PHASE 8
SUSSEX COUNTY, DELAWARE
Prepared for: BDRP, LLC

Date:	08-23-2021
Job Number:	G21070
Scale:	1"= 50'
Drawn By:	JRE
Designed By:	JRE
Approved By:	JRE

Sheet No.: 1

File Name: landscape



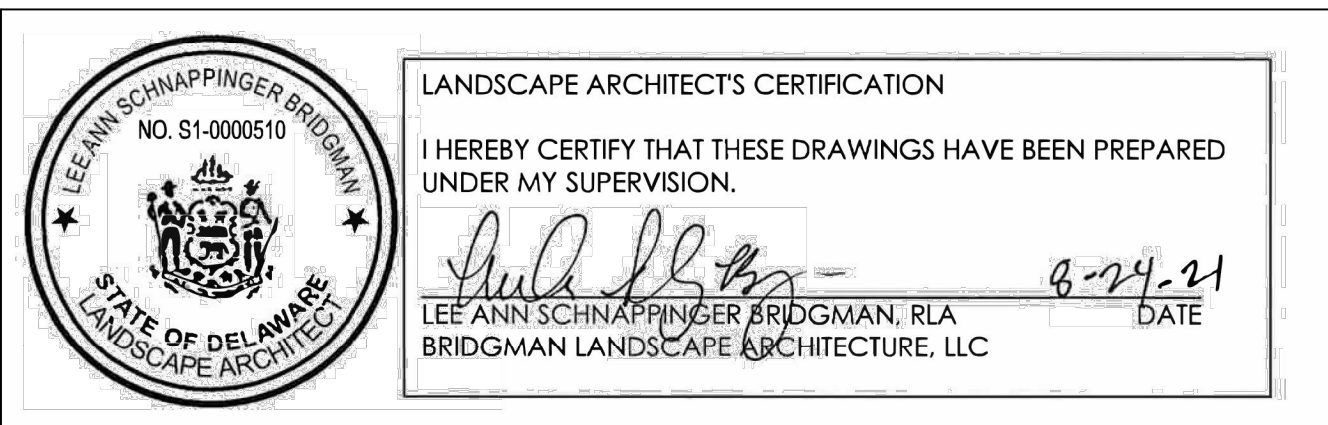
Seal 8-25-2021
Date

NOTES:

2. THE LAND DEVELOPER SHALL BE RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR NECESSARY WATERING FOR A MINIMUM OF 2 YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A CONDOMINIUM ASSOCIATION; PROVIDED, HOWEVER THAT THE DEVELOPER SHALL REPLACE AND TREES THAT DIE DURING THE MINIMUM 2 YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A CONDOMINIUM ASSOCIATION.

4. PURSUANT WITH SUSSEX COUNTY CODE SECTION 99-5, THE 20' WIDE LANDSCAPE BUFFER SHOWN IN THIS PLAN MUST BE PLANTED WITH A MIX OF 70% DECIDUOUS AND 30% EVERGREEN TREES, THE MAJORITY OF WHICH SHALL BE SUITABLE TREES OF COMMON LOCAL SPECIES. EVERY 100' OF BUFFER SHALL INCLUDE A MINIMUM OF 15 TREES.

6. ALL EVERGREEN TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THEY ARE REASONABLY CAPABLE OF ATTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.

[illegible]

LEWES CROSSING PHASE 8 LANDSCAPING NOTES AND DETAILED

for
LEWES CROSSING PHASE 8
SUSSEX COUNTY, DELAWARE
Prepared for: BDRP, LLC

Date:	08-23-2021
Job Number:	G21070
Scale:	1"= 50'
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