



STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF  
STATE PLANNING COORDINATION

September 13, 2004

Mr. Mark Koppenhaver  
The Heritage Companies  
P.O. Box 1028  
Middleburg, VA 20118

RE: PLUS review – PLUS 2004-08-08; Smoot Property

Dear Mr. Koppenhaver:

Thank you for meeting with State agency planners on August 25, 2004 to discuss the proposed plans for the Smoot Property project to be located approximately ¼ mile north of the intersection of Route 20 and Route 13, along US Route 13 in Seaford.

According to the information provided at the meeting, you are seeking a rezoning from C2 to C2/R2/R3 for a mixed use development of 378 residential units with 26 acre set aside for unspecified future commercial uses.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. The developers will also need to comply with any Federal, State and local regulations regarding this property. We also note that as the City of Seaford is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the City.

This office has received the following comments from State agencies:

**Office of State Planning Coordination – Contact: Ann Marie Townshend 739-3090**

This proposal is located within the City of Seaford, in an area reflected as Investment Level 2 in the 2004 draft update of the Strategies for State Policies and Spending. The Strategies document has been endorsed by the Cabinet Committee on State Planning Issues and is currently awaiting final approval by Governor Minner. In Investment Level 2, the State policies encourage well-planned orderly growth and infill development. For

this reason, the Office of State Planning Coordination supports the location of this project within an area favored for development where municipal services are available.

We note that a portion of this project area is reflected as commercial on the future land use map of the Seaford Comprehensive Plan. If this rezoning goes forward, it will require a comprehensive plan amendment. The Office of State Planning Coordination will work with the City of Seaford on this issue.

We recommend that the developer consider redesigning the project using some of the principles found in the State's new publication, *Better Models for Development in Delaware*. Specifically, we recommend reducing the number of cul-de-sacs and providing better connectivity throughout the project. We are glad to see a stub street to the parcel south of the project site. We also recommend that a stub street be provided to the parcel north of the project site.

**State Historic Preservation Office (SHPO) – Contact: Anne McCleave 739-5685**

There are known archaeological sites throughout the subject property, located along the perimeters and in the middle of the property (a historic homestead that was demolished). It is strongly requested that the applicant and developers contact Ms. Anne McCleave at 302-739-5685 in the SHPO office and invite some archaeologists from that office to visit the property. They will then be able to provide information and advice about the sites so the development can be planned in a way that avoids and minimizes any harm to archaeological sites.

**Department of Transportation – Contact: Bill Brockenbrough 760-2109**

- 1) A traffic impact study (TIS) will be required for the development of this property. When they are ready to proceed with that study, the applicant should have their traffic engineer contact the DelDOT Planning Office to set up a scoping meeting for the TIS. It is recommended that they do so soon. Presently, the completion and review of an average TIS in Delaware takes over a year.
- 2) DelDOT agrees with the comments made by Mr. Robert Ehemann and Ms. Susan Love, respectively from the Division of Parks and Recreation and the Division of Soil & Water Conservation, that some of the cul-de-sacs should be eliminated in favor of connected streets. Doing so would allow improve the circulation of traffic within the development and create an enhanced sense of community.
- 3) During the PLUS meeting, the developer offered to provide connections from the cul-de-sac ends to the pedestrian trail that would run between them. That would be desirable in that it would improve the accessibility, and therefore the utility, of the trail.

- 4) While they did not mention it at the PLUS meeting, DelDOT commended the developer for providing the “future interparcel connection” to the Isaacs property.
- 5) Because of its location on US Route 13, this development is subject to the Corridor Capacity Preservation Program. For that reason, a service road will need to be constructed parallel to Route 13 between the proposed commercial and residential developments. Near the north end of the site frontage, the right-of-way for the service road should shift west to provide for its future extension along the fronts of the Cooper, Patel and Moore properties and beyond. For information on where the service road might be located or should be provided, DelDOT asks that the applicant contact their Subdivision Engineer, Mr. Drew Boyce. Mr. Boyce may be reached at (302) 760-2165.
- 6) Apart from the service road, access to the proposed development would be provided for right turns in, right turns out and left turns in from Route 13. Median modifications will be required on Route 13 at the crossover across from the main entrance and at the next crossover to the north. For details on what would be required in these regards, the developer’s site engineer should contact our Subdivision Manager for Sussex County, Mr. John Fiori. Mr. Fiori may be reached at (302) 760-2260.

**The Department of Natural Resources and Environmental Control – Contact: Kevin Coyle 739-3091**

### **Soils**

According to the soil survey update, the following soils were found in the immediate vicinity of the proposed construction and grouped on the basis of drainage class:

- Human altered with an undefined drainage class – Borrow Pits (sources of sand and/or gravel pits for construction)
- Excessively well drained - Evesboro
- Well Drained –Sassafras and Rumford
- Moderately well drained – Woodstown
- Poorly drained (**hydric**) -Fallsington
- Very poorly drained (**hydric**) – Johnston (Floodplain soil)

Borrow pits is a classification given to soils that have been excessively excavated, filled, or graded; these soils have unpredictable site specific limitations. Evesboro is an excessively well-drained upland soil that has limitations associated with rapid permeability. Sassafras and Rumford are well-drained upland soils that, generally, have few limitations for development. Woodstown is a moderately well-drained soil of low-lying uplands that moderate limitations for development. Fallsington is a poorly-drained wetland associated (**hydric**) soil that has severe limitations for development. Johnston is

a very poorly-drained wetland associated (**hydric**) floodplain soil that has severe limitations for development.

Although the soils on this parcel are fairly well drained, they have some limitations associated with rapidly permeable sandy subsurface horizons. Such soils are conducive to nutrient leaching via groundwater or surface runoff into the surrounding watershed. In soils containing shallow water tables or found in close proximity to waterbodies, these impacts are greatly intensified.

### **Wetlands**

Statewide Wetland Mapping Project (SWMP) maps indicate the presence of Palustrine Forested wetlands in the eastern portion of the parcel.

Although site plans do not show impacts to wetlands, the developer and County should note that impacts to these wetlands are regulated by the Army Corps of Engineers through Section 404 of the Clean Water Act. In addition, individual 404 permits and certain Nationwide Permits from the Army Corps of Engineers also require 401 Water Quality Certification from the DNREC Wetland and Subaqueous Land Section and Coastal Zone Federal Consistency Certification from the DNREC Division of Soil and Water Conservation, Delaware Coastal Programs Section. Each of these certifications represents a separate permitting process.

Because there is strong evidence that federally regulated wetlands exist on site, **a wetland delineation, in accordance with the methodology established by the Corps of Engineers Wetlands Delineation Manual, (Technical Report Y-87-1) should be conducted. Once complete, this delineation should be verified Corps of Engineers through the Jurisdictional Determination process.**

**To find out more about permitting requirements, the applicant is encouraged to attend a Joint Permit Process Meeting.** These meetings are held monthly and are attended by federal and state resource agencies responsible for wetland permitting. Contact Denise Rawding at (302) 739-4691 to schedule a meeting.

Vegetated buffer zones of no less than 100 feet should be employed from the edge of the wetland complex. The developer should note that both DNREC and Army Corps of Engineers discourage allowing lot lines to contain wetlands to minimize potential cumulative impacts resulting from unauthorized and/or illegal activities and disturbances that can be caused by homeowners.

### **Buffers**

**In cases where natural buffer vegetation has been removed or reduced by past development or farming activities, the developer is encouraged to restore/establish to said buffer width or greater with native herbaceous and/or woody vegetation.**

**Moreover, the Department strongly advocates the preservation of the existing forested buffer (in its entirety) for the area bordering the William Newlon Ditch.**

**Further, the Department strongly recommends that the periphery of any proposed ponds (including stormwater management ponds) contain a 50-foot buffer of native woody and/or herbaceous vegetation. This buffer will serve to reduce nutrient runoff into the pond and reduce the problems associated with nuisance geese.**

### **ERES Waters**

This project is located adjacent to environmentally sensitive receiving waters of the Chesapeake Bay Watershed; designated as waters having Exceptional Recreational or Ecological Significance (ERES). ERES waters are recognized as special assets of the State, and shall be protected and/ or restored, to the maximum extent practicable, to their natural condition. Provisions in Section 11.5 of Delaware's "Surface Water Quality Standards" (as amended August 11, 1999), specify that all designated ERES waters and receiving tributaries develop a "pollution control strategy" to reduce non-point sources of nutrient runoff through implementation of Best Management Practices (BMPs). Best Management Practices as defined in subsection 11.5(e) of this section, expressly authorizes the Department to provide standards for controlling the addition of pollutants and reducing them to the greatest degree practicable, or where attainable, a standard requiring no discharge of pollutants.

### **TMDLs**

With the adoption of Total Maximum Daily Loads (TMDLs) as a "nutrient-runoff-mitigation strategy" for reducing nutrients in the Chesapeake Bay Watershed, reduction of nitrogen and phosphorus loading will be obligatory. A TMDL is the maximum level of pollution allowed for a given pollutant below which a "water quality limited water body" can assimilate and still meet water quality standards to the extent necessary to support use goals such as, swimming, fishing, drinking water and shell fish harvesting. In the Chesapeake Watershed, "target-rate-reductions" of 30 and 50 percent will be required for nitrogen and phosphorus, respectively.

Although TMDLs are authorized under federal code, states are charged with developing and implementing standards to support those desired use goals. The Jurisdictional authority for attaining these use goals fall under the auspices of Section 11.5 of the State of Delaware's Surface Water Quality Standards (as amended August 11, 1999), and will be achieved via nutrient reductions referred to as "pollution control strategies."

**In order for the applicant to verify compliance with the TMDL mandate, a full nutrient accounting process known as nutrient budget should be prepared. The developer/consultant should contact Lyle Jones (739-4590) in the Department's Watershed Assessment Section for further information regarding the acceptable protocol for calculating a nutrient budget.**

The developer is encouraged to employ BMPs (or other pollution control strategies) such as stormwater management and riparian buffers to mitigate nutrient runoff into adjoining streams or watercourses. The previously mentioned recommendation for a **100-foot minimum isolation distance from all waterbodies and wetlands is an important BMP to attain nutrient load reduction goals.**

### **Water Supply**

Should dewatering points be needed during any phase of construction, a dewatering well construction permit must be obtained from the Water Supply Section prior to construction of the well points. In addition, a water allocation permit will be needed if the pumping rate will exceed 50,000 gallons per day at any time during operation.

All well permit applications must be prepared and signed by licensed water well contractors, and only licensed well drillers may construct the wells. Please factor in the necessary time for processing the well permit applications into the construction schedule. Dewatering well permit applications typically take approximately four weeks to process, which allows the necessary time for technical review and advertising. Should you have any questions concerning these comments, please contact Rick Rios at 302-739-3665.

### **Stormwater Management**

A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. The plan review and approval as well as construction inspection will be coordinated through Sussex Conservation District. Contact Jessica Watson, Program Manager, at (302) 856-7219 for details regarding submittal requirements and fees.

It is strongly recommended that you contact Sussex Conservation District to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan. The site topography, soils mapping, pre and post development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion.

A Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity must be submitted to DNREC Division of Soil and Water Conservation along with the \$195 NOI fee prior to plan approval.

Applying practices to mimic the pre development hydrology on the site, promote recharge, maximize the use of existing natural features on the site, and limit the reliance on structural stormwater components, such as maintaining open spaces, should be considered in the overall design of the project as a stormwater management technique.

Each stormwater management facility should have an adequate outlet for release of stormwater. Any drainage conveyed onto this site from neighboring properties must be adequately conveyed through the site to the discharge point without interruption. Consideration should be given to stormwater management for the future commercial area along Route 13 by sizing the drainage system and stormwater management facilities to include that area in its developed condition.

Provide open space to access Pond #1 from the end of the cul-de-sac where the trail begins. The access to the pond and around the pond perimeter should be no less than 12 feet wide.

A Certified Construction Reviewer (CCR) will be required for the site during construction. You should contact Sussex Conservation District for details regarding the CCR requirement.

### **Ponds/Nuisance Species**

The ponds within the subdivision will likely attract waterfowl like resident Canada geese and mute swans that will create a nuisance for community residents. Although small numbers of these species are enjoyed by residents, geese and swans can quickly multiply and overwhelm the area. High concentrations of waterfowl in ponds create water-quality problems, leave droppings on lawn and paved areas and can become aggressive during the nesting season. Ponds that remain in the subdivision plan should be landscaped to deter nuisance species. Short manicured lawns around ponds provide an attractive habitat for these species. However, native plantings, including tall grasses, wildflowers, shrubs, and trees at the edge and within a buffer area around ponds, are not as attractive to geese because they do not feel as safe from predators and other disturbance when their view of the area is blocked. The Division of Fish and Wildlife does not provide goose control services, and if problems arise, residents or the home-owners association will have to accept the burden of dealing with these species (e.g., permit applications, costs, securing services of certified wildlife professionals). Solutions can be costly and labor intensive; however, with a reduction in the number and/or size of ponds, proper landscaping, monitoring, and other techniques, geese problems can be minimized.

### **Revegetation**

It is requested that no invasive species be used in the revegetation of disturbed areas. A list of species considered invasive in Delaware can be found on the DNHP web site, <[www.dnrec.state.de.us/fw/invasive.htm](http://www.dnrec.state.de.us/fw/invasive.htm)>. DNREC recommends the use of native plants and the DNREC Botanist, Bill McAvoy can be contacted at (302) 653-2880 to assist you in developing a plant list.

## **Forests**

Site plans show potential impacts to the forested area in the eastern portion of the project site. This particular area is adjacent to a large forested parcel, and is part of a large riparian corridor along Clear Brook. This riparian corridor is close to a series private and State conservation areas leading to Redden State Forest. As such, the forest on this parcel is an important component of this much larger system. Clearing trees here will cause “fragmentation” of the larger forest, resulting in a significant decrease in habitat value. The developer is strongly encouraged to preserve, and where possible, enhance forested resources on site.

It is recommended that the developer strongly consider a planting plan for the power line easement which runs through this property. Revegetating this area with either warm season grasses or small trees appropriate for power line easements will reconnect two large forested areas together, as well as relieve maintenance burdens on future residents.

Any lands set aside for conservation purposes should be placed into a permanent conservation easement or other binding protection mechanism. These areas should be clearly marked and delineated so that residents understand their importance and so that homeowner activities do not infringe upon these areas.

## **Open Space**

To maximize the existing buffering capacity and wildlife habitat on site, it is recommended that lot lines and other infrastructure (such as stormwater management ponds) be pulled out of the forest and that areas of community open space be designated along the riparian areas. Doing so will accomplish two things: it will preserve and expand the existing riparian buffers on site and its value for birds and wildlife and it will create recreational opportunities for residents by allowing them access to and views of the forest and stream.

In areas set aside for passive open space, the developer is encouraged to consider establishment of additional forested areas or meadow-type grasses. Once established, these ecosystems provide increased water infiltration into groundwater, decreased run-off into surface water, air quality improvements, and require much less maintenance than traditional turf grass, an important consideration if a homeowners association will take over responsibility for maintenance of community open spaces.

Open space containing forest and/or wetlands should be placed into a permanent conservation easement or other permanent protection mechanism. Conservation areas should also be demarked to avoid infringement by homeowners.

## Recreation

It is recommended that sidewalks be built fronting every residence and stub streets. A complete system of sidewalks will: 1) fulfill the recreation need for walking and biking facilities 2) provide opportunities for neighbors to interact in the community and 3) facilitate safe, convenient off-road access to neighboring communities, public mass transit stops, schools, stores, work etc. It is also recommended that the number of cul-de-sacs be reduced to allow for better bike and pedestrian mobility through the development and adjacent parcels.

DNREC recommends that a series of stacking trail loops be designed with access points in each subdivision “pod” and connections to adjacent communities. Community trail systems with long continuous trails, perimeter-only trails, and systems with few access points, often go unused and neglected. For trail design/construction specifications, contact Susan Moerschel at (302) 739-5285.

DNREC further recommends that stub streets be provided on the north and south borders for future inter-parcel connections.

The Division of Parks and Recreation conducted a telephone survey of Delaware residents to gather information on outdoor recreation patterns and preferences as well as other information on their landscape perception. These findings are the foundation of the 2003-2008 Statewide Comprehensive Outdoor Recreation Plan (SCORP) providing guidance for investments in needed outdoor recreation facilities. The high and moderate facility needs in Western Sussex County are listed below. Consideration should be given to incorporate some of these recreation opportunities into the project.

For additional information about the outdoor recreation priorities, contact Bob Ehemann at 739-5285.

### High Priorities

Walking or Jogging Paths

Picnic Areas

Bike Paths

Fishing Areas

### Moderate Priorities

Swimming Pools

Baseball/Softball Fields

Hiking Trails

Basketball Courts

Campgrounds

Playgrounds

DNREC encourages the designer/builder to involve the Seaford Parks and Recreation Department in the recreation components of this project. Ron Breeding can be reached at (302) 628-6002.

**Air Quality**

Air pollution threatens the health of human beings and other living things on our planet. While often invisible, pollutants in the air create smog and acid rain, cause cancer or other serious health effects, diminish the protective ozone layer in the upper atmosphere, and contribute to the potential for world climate change. Breathing polluted air can have numerous effects on human health, including respiratory problems, hospitalization for heart or lung disease, and even premature death. Some can also have effects on aquatic life, vegetation, and animals.

Once complete, vehicle emissions associated with this project are estimated to be 29.9 tons (59,860.9 pounds) per year of VOC (volatile organic compounds), 24.8 tons (49,560.8 pounds) per year of NOx (nitrogen oxides), 18.3 tons (36,566.9 pounds) per year of SO2 (sulfur dioxide), 1.6 ton (3,255.1 pounds) per year of fine particulates and 2,503.6 tons (5,007,290.5 pounds) per year of CO2 (carbon dioxide)

Emissions from electrical power generation associated with this project are estimated to be 4.8 tons (9,569.2 pounds) per year of NOx (nitrogen oxides), 16.6 tons (33,284.2 pounds) per year of SO2 (sulfur dioxide) and 2,454.7 tons (4,909,413.6 pounds) per year of CO2 (carbon dioxide).

Emissions from area sources associated with this project are estimated to be 12.1 tons (24,144.6 pounds) per year of VOC (volatile organic compounds), 1.3 ton (2,656.6 pounds) per year of NOx (nitrogen oxides), 1.1 ton (2,204.6 pounds) per year of SO2 (sulfur dioxide), 1.4 ton (2,845.0 pounds) per year of fine particulates and 48.9 tons (97,876.9 pounds) per year of CO2 (carbon dioxide).

	VOC	NOx	SO <sub>2</sub>	PM <sub>2.5</sub>	CO <sub>2</sub>
Mobile	29.9	24.8	18.3	1.6	2503.6
Residential	12.1	1.3	1.1	1.4	48.9
Electrical Power		4.8	16.6		2454.7
TOTAL	42.0	30.9	36.0	3.0	5007.2

The Department of Natural Resources and Environmental Control is asking that local jurisdictions consider mitigation to help resolve this issue. Mitigation might involve limiting large new developments to growth zones, focusing development to urban areas capable of providing mass transit services, requiring more energy efficient homes which would lessen air quality impacts, and promoting walkability and bikability within and between developments and town centers.

With that said this State notes that this proposed development is within a growth area and within the City of Seaford. Therefore, the State would ask that you consider the development of energy efficient homes and interconnectivity with the Town and

surrounding commercial areas to promote walkability and bikeability and help mitigate the air quality impacts of the proposed development.

### **Underground Storage Tanks**

There is one inactive LUST sites located near the proposed project:

Schmidt Baking Co., Facility # 5-000071, Project # S9310186

No environmental impact is expected from the above inactive/active LUST site(s). However, should any underground storage tank or petroleum contaminated soil be discovered during construction, the Tank Management Branch must be notified as soon as possible. It is not anticipated that any construction specifications would be need to be changed due to petroleum contamination. However, should any unanticipated contamination be encountered and PVC pipe is being utilized, it will need to be changed to ductile steel in the contaminated areas.

### **Site Investigation and Restoration**

One site was found within a 1-mile radius of the proposed project. It is the Krewatch-Phii site. Following a fire on the property, a cleanup of the site was initiated where bulk solids, oil products, and over 25 filled drums were removed. An SI and an RI were completed on the site, and over 35 tons of contaminated soil was removed from the property. A groundwater investigation was also completed and it was discovered that the groundwater was not impacted, and the site was determined clean.

### **State Fire Marshal's Office – Contact: Kevin McSweeney 739-3696**

These comments are intended for informational use only and do not constitute any type of approval from the Delaware State Fire Marshal's Office. At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

- a. **Fire Protection Water Requirements:**
  - Water distribution system capable of delivering at least 1500 gpm for 2-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Mercantile)
  - Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Townhouses)
  - Where a water distribution system is proposed for single family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)

- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Fire Protection Features:**

- All structures over 10,000 Sq. Ft. aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 sq.ft., 3-stories or more or over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements.
- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR
- For townhouse buildings, provide a section / detail and the UL design number of the 2-hour fire rated separation wall on the Site plan.

c. **Accessibility**

- All premises which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from US Route 13 must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- If the use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.

d. **Gas Piping and System Information:**

- Provide type of fuel proposed, and show locations of bulk containers on plan.

e. **Required Notes:**

- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use

- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Townhouse 2-hr separation wall details shall be shown on site plans
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
- Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: [www.delawarestatefiremarshal.com](http://www.delawarestatefiremarshal.com), technical services link, plan review, applications or brochures.

**Department of Agriculture - Contact: Mark Davis 739-4811**

A forested buffer is recommended between the proposed subdivision and all adjacent properties in active agricultural use. In addition, a forest buffer should be maintained for those pre-existing residential properties and along all streams, wetlands, and river that border the proposed subdivision.

The developer should consider a diverse landscape plan that uses Delaware native tree and shrub species and encourages the “Right Tree for the Right Place” concept.

**Public Service Commission - Contact: Andrea Maucher 739-4247**

The project information sheets state water will be provided to the project by the City of Seaford via a central water system. Our records indicate that the project is located within the public water service area granted to the City of Seaford under Certificate of Public Convenience and Necessity 00-CPCN-10.

Any expansion of natural gas or installation of a closed propane system must fall within Pipeline Safety guidelines. Contact: Malak Michael at (302) 739-4247.

If not already completed, the City of Seaford will need to notify the Commission of the areas to which it is providing wastewater services.

**Delaware State Housing Authority – Contact Karen Horton 739-4263**

DSHA supports this proposal because the location provides residents with close proximity to services and markets. In addition, some of the units will be targeted for

first-time homebuyers. The provision of these units will help address the need for affordable homeownership that was identified in the 2003 Statewide Housing Needs Assessment.

**Department of Education – Contact Nick Vacirca 739-4658**

390 dwelling units could generate an estimated 195 additional students for the Seaford School District.

It is recommended that you submit a package to the school district for informational purposes. If the development is approved and build, please use the following information for school transportation planning. If there are homes more than 1/2 mile from the nearest public road (outside the development), developers should plan wide enough streets so that large school buses can access and turn around (without backing) from the furthest areas within the development while picking up and dropping off students. Should there not be any sites more than 1/2 mile from the nearest public road, provisions for appropriate pick-up and drop-off at the development entrance should be included. The developer should work closely with the school district transportation supervisor.

In addition if any development is planned adjacent to school property, the developer should provide walking or bike paths for the use of multi modes of transportation.

**Delaware Emergency Management Agency – Contact Don Knox 659-3362**

A significant impact to public safety is foreseen by implementation of this project, due to the large number of residential units being constructed. The developer should notify the police, fire service, and emergency medical response organization serving the City of Seaford, to keep them apprised of all development activities.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,



Constance C. Holland, AICP  
Director

CC: The City of Seaford