



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

April 15, 2005

Mr. Chris Carbaugh
Atlantic Group
10038 Old Ocean City Blvd.
Berlin, MD 21811

RE: PLUS review – PLUS 2005-03-04; Stillwater

Dear Mr. Carbaugh:

Thank you for meeting with State agency planners on March 30, 2005 to discuss the proposed plans for the Stillwater project to be located on Route 54, east of Delmar.

According to the information received, you are seeking annexation into Delmar and rezoning from AR-1 to R-2 for 130 residential units on 88.78 acres.

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 Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County. It is noted that, once the Delmar Comprehensive Plan is completed, you hope to seek annexation in to the Town of Delmar. If this happens, Delmar will be the governing authority for this property and you will need to comply to their regulations as this project moves forward.

Executive Summary

The following section includes some site specific highlights from the agency comments found in this letter. This summary is provided for your convenience and reference. The full text of this letter represents the official state response to this project. *Our office notes that the applicants are responsible for reading and responding to this letter and all comments contained within it in their entirety.*

State Strategies/Project Location

The Office of State Planning Coordination notes that this proposal is within an Investment Level 4 area according to the Strategies for State Policies and Spending. It is also shown as a part of the annexation area in the Delmar Comprehensive Plan currently under State review and is proposed for annexation into Delmar. In Investment Level 4 areas, State policies encourage agricultural preservation and the conservation of natural resources, not development. However, in this case, the State's overall position will be determined by the outcome of the certification process for Delmar's comprehensive plan.

Street Design and Transportation

- It is recommended that the Town require that stub streets be provided for future connections to the Bradley parcel to the west and the Klaverweiden parcel to the east.
- It is recommended that some of the proposed cul-de-sacs be eliminated.

Natural and Cultural Resources

- Site plans indicate that a road crossing will run through a wetland on site. Impacts to streams and associated wetlands, including road crossings, are regulated by the Subaqueous Land Section from DNREC Division of Water Resources and the Army Corps of Engineers.
- It is also strongly recommended that all Stormwater management pond(s) be at least 100 feet away from all wetlands and/or streams.
- Site plans indicate that 32 lots have portions of the wetland within lot lines: Lots 38-40, 41-44, 46-49, 51-52, 54-55, and 110-112. Site plans also show that a small wetland (.11 acres) runs along property lines 3, 15-16, 21-23, and 26-33. Although these wetlands are non-tidal, wetlands should never be included in lot lines. Therefore, lots should be removed in their entirety from wetlands. By slightly reducing some lot sizes, this could likely be accomplished without losing lots.
- Vegetated buffers of no less than 100 feet should be employed from the edge of the wetland complex. A 100 foot buffer could be designated along the wetlands by reducing lot sizes, reducing the number of stormwater ponds, or removing the pool and parking area.
- Preservation of the mature forested area on-site should be given the highest priority over any development activities because it is mature and a vital resource to the regional ecosystem. Therefore, forest clearing should be minimized to the fullest extent possible.

The following are a complete list of comments received by State agencies:

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

The Office of State Planning Coordination notes that this proposal is within an Investment Level 4 area according to the Strategies for State Policies and Spending. It is also shown as a part of the annexation area in the Delmar Comprehensive Plan currently under State review and is proposed for annexation into Delmar. In Investment Level 4 areas, State policies encourage agricultural preservation and the conservation of natural resources, not development. However, in this case, the State's overall position will be determined by the outcome of the certification process for Delmar's comprehensive plan.

Annexation of the Stillwater parcels is contingent on the adoption and certification of the comprehensive plan. We also will need to receive a plan of services for annexation from the Town prior to any action on annexation.

State Historic Preservation Office (SHPO) – Contact: Alice Guerrant 739-5685

There are two known historic properties within the parcel, a dwelling complex (S-6602) which may be the W. Hastings House shown on the Beers Atlas of 1868, and the Tappan dwelling complex (S-6603) which appears to be early 20th-century in date. The buildings in both of these complexes are in ruins. The Bradley dwelling complex (S-6601) is immediately adjacent to this development, in the strip development on Rt. 54. Historic archaeological site potential is very high, associated with the W. Hastings House. Prehistoric archaeological site potential is low, although there could be a small site near the water course.

The developer informed SHPO that an Army Corps of Engineers permit would be required for the stream crossing. Therefore, this project, at least in part, will be subject to a federal Section 106 review under the National Historic Preservation Act of 1966 (as amended), and the developer should discuss these issues with the DE SHPO at the time of application for the permit.

For now, SHPO would be happy to work with the owner/developer to delineate any archaeological site areas so that they could perhaps be preserved in open space. They would also appreciate an opportunity to photograph and document the buildings before they are demolished.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

Because the development is proposed for a Level 4 Area, it is inconsistent with the Strategies for State Policies and Spending. Therefore DelDOT will not participate in the cost of any road improvements needed to support this development. The comments that follow are technical, and are not intended to suggest that DelDOT supports this development proposal.

- 1) DelDOT would be opposed to the subject land being annexed into the Town of Delmar now because it would create an enclave, under County jurisdiction but accessible only through the Town. DelDOT's policy on Municipal Annexations states that they oppose enclaves because they create a need for duplicate (municipal and non-municipal) utility lines using the State right-of-way. DelDOT recognizes that the Town's Comprehensive Plan allows for the possibility of this land being annexed within the next five years, but unless the intervening parcels along the north side of Route 54 are annexed before or at the same time, they would be opposed to this annexation.
- 2) It is recommended that the Town require that stub streets be provided for future connections to the Bradley parcel to the west and the Klaverweiden parcel to the east.
- 3) It is recommended that some of the proposed cul-de-sacs be eliminated. DelDOT understand that cul-de-sacs are necessary in some instances to make efficient use of the land. However, they are not conducive to good traffic flow or a sense of community. Where possible they should be eliminated.
- 4) The developer's site engineer should contact the DelDOT Subdivision Manager for Sussex County, Mr. John Fiori, regarding their requirements for access. 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 Sussex County soil survey, Kalmia, Kenanville, Keyport, and Elkton were mapped was mapped in the immediate vicinity of the proposed construction. Kalmia and Kenansville are well-drained upland soils that, generally, have few limitations for development. Keyport is a moderately well-drained soil of low-lying uplands that has moderate limitations on account of the depth to water table occurrence and permeability. Elkton is a poorly-drained wetland associated (**hydric**) soil that has severe limitations for development.

Wetlands

Statewide Wetland Mapping Project (SWMP) maps indicate the presence of palustrine forested wetland. Numerous lot lines include these wetlands. 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.

Site plans indicate that 32 lots have portions of the wetland within lot lines: Lots 38-40, 41-44, 46-49, 51-52, 54-55, and 110-112. Site plans also show that a small wetland (.11 acres) runs along property lines 3, 15-16, 21-23, and 26-33. Although these wetlands are non-tidal, wetlands should never be included in lot lines. Therefore, lots should be removed in their entirety from wetlands. Vegetated buffers of no less than 100 feet should be employed from the edge of the wetland complex. A 100 foot buffer could be designated along the wetlands by reducing lot sizes, reducing the number of stormwater ponds, or removing the pool and parking area.

Impacts to Palustrine 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.

Site plans indicate that a road crossing will run through a wetland on site. Impacts to streams and associated wetlands, including road crossings, are regulated by the Subaqueous Land Section from DNREC Division of Water Resources and the Army Corps of Engineers.

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.

TMDLs

The nutrient reductions prescribed for this watershed have been developed by the Maryland Department of the Environment. According to this agency, nonpoint source reductions of nitrogen and phosphorus must be greater than or equal to 63 and 16 percent, respectively. It will be incumbent upon the applicant to contact the Maryland Department of the Environment for information related to protocol for achieving these reductions.

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.

Sediment and Erosion Control/Stormwater Management

1. Please submit a sediment control and stormwater management plan to the Sussex Conservation District for review. No construction (i.e. clearing, filling, grading, etc.) shall take place on-site until a sediment control and stormwater management plan has been approved by the Conservation District.
2. Please indicate on the sediment and stormwater management plan who shall be responsible for maintenance of the stormwater management facilities both during construction and after.
3. During the design of the sediment control and stormwater management plan, considerations should be made for maintenance (i.e. access, easements, etc.) of any structures or facilities.
4. During the design of the stormwater management facility please note that both stormwater quantity and quality must be addressed.
5. If a stormwater management pond is going to be utilized as a sediment trap/basin during construction it must be designed to accommodate 3600 cubic feet of storage per acre of contributing drainage area until project stabilization is complete.
6. Specify First Floor elevations for all lots.
7. All ponds are required to be constructed per pond code 378.
8. Please demonstrate to the Conservation District that you have an adequate outfall for the proposed stormwater facilities. Discharging to an isolated wetland is not considered an outlet for stormwater management. This development will be required to provide the District with pertinent information as to where the non-tidal wetlands discharge.
9. Please note that if the stormwater facilities will impact wetlands, a permit must be provided to the District prior to receiving approval. Please address.

10. Due to the proximity to sensitive areas, the Conservation District will require reinforced and super silt fence to adequately protect wetland areas during the construction of the site.
11. A CCR is required for this development since the gross acreage for the project exceeds 50 acres.
12. Please contact us when design of stormwater management facility is initiated, as we would like to work closely with you in its design.

It is also strongly recommended that all Stormwater management pond(s) be at least 100 feet away from all wetlands and/or streams.

Forests

Comparisons between 1937 and 2002 aerial photographs, indicate that majority of the forest is mature. This forested area provides important water quality, air quality and habitat benefits both to the site itself and the region. Preservation of this forested area should be given the highest priority over any development activities because it is mature and a vital resource to the regional ecosystem. Therefore, forest clearing should be minimized to the fullest extent possible.

Forested areas on-site set aside for conservation purposes should be placed into a permanent conservation easement or other binding protection. 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

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.

Potential Hunting Issue

Because the project parcel is part of a larger forest block, legal hunting activities may take place on adjacent properties. Hunting within 100yds of a dwelling is illegal and the applicant may want to contact adjacent landowners to determine if this is going to be an

issue. In effect, the adjacent landowner will be losing 100yds of their property for hunting if there is no buffer between lot lines and the adjacent property line.

Nuisance Waterfowl

The proposed stormwater ponds will likely attract waterfowl like resident Canada geese and mute swans that will create a nuisance for community residents. 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 (at least 50 feet) 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 of ponds, proper landscaping, monitoring, and other techniques, geese problems can be minimized.

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, parks, public mass transit stops, schools, stores, work, etc. We recommend that a bike and pedestrian pathway be provided to the east for an alternative access to the town of Delmar. A single access point restricts mobility.

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 are Walking or Jogging Paths, Picnic Areas, Bike Paths and Fishing Areas. Moderate priorities are Swimming Pools, Baseball/Softball fields, Hiking Trails, Basketball Courts, Campgrounds and Playgrounds.

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.

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.

Once complete, vehicle emissions associated with this project are estimated be 10.0 tons (19,953.6 pounds) per year of VOC (volatile organic compounds), 8.3 tons (16,520.3 pounds) per year of NOx (nitrogen oxides), 6.1 tons (12,189.0 pounds) per year of SO2 (sulfur dioxide), 0.5 ton (1,085.0 pounds) per year of fine particulates and 834.5 tons (1,669,096.8 pounds) per year of CO2 (carbon dioxide).

Emissions from area sources associated with this project are estimated be 4.0 tons (8,048.2 pounds) per year of VOC (volatile organic compounds), 0.4 ton (885.5 pounds) per year of NOx (nitrogen oxides), 0.4 ton (734.9 pounds) per year of SO2 (sulfur dioxide), 0.5 ton (948.3 pounds) per year of fine particulates and 16.3 tons (32,625.6 pounds) per year of CO2 (carbon dioxide).

Emissions from electrical power generation associated with this project are estimated to be 1.6 tons (3,189.7 pounds) per year of NOx (nitrogen oxides), 5.5 tons (11,094.7 pounds) per year of SO2 (sulfur dioxide) and 818.2 tons (1,636,471.2 pounds) per year of CO2 (carbon dioxide).

| | VOC | NOx | SO ₂ | PM _{2.5} | CO ₂ |
|------------------|-------------|-------------|-----------------|-------------------|-----------------|
| Mobile | 10.0 | 8.3 | 6.1 | 0.5 | 834.5 |
| Residential | 4.0 | 0.4 | 0.4 | 0.5 | 16.3 |
| Electrical Power | | 1.6 | 5.5 | | 818.2 |
| TOTAL | 14.0 | 10.3 | 12.0 | 1.0 | 1669.0 |

For this project the electrical usage via electric power plant generation alone totaled to produce an additional 1.6 tons of nitrogen oxides per year and 5.5 tons of sulfur dioxide per year.

A significant method to mitigate this impact would be to require the builder to construct Energy Star qualified homes. Every percentage of increased energy efficiency translates into a percent reduction in pollution. Quoting from their webpage <http://www.energystar.gov/>:

“ENERGY STAR qualified homes are independently verified to be at least 30% more energy efficient than homes built to the 1993 national Model Energy Code or 15% more efficient than state energy code, whichever is more rigorous. These savings are based on heating, cooling, and hot water energy use and are typically achieved through a combination of:

building envelope upgrades,
high performance windows,
controlled air infiltration,
upgraded heating and air conditioning systems,
tight duct systems and
upgraded water-heating equipment.”

Our energy office in DNREC is in the process of training builders in making their structures more energy efficient. The Energy Star Program is excellent way to save on energy costs and reduce air pollution. We highly recommend this project development and other residential proposals increase the energy efficiency of their homes.

Solid Waste

Each Delaware household generates approximately 3,600 pounds of solid waste per year. On average each new house constructed generates an additional 10,000 pounds of construction waste. Due to Delaware's present rate of growth and the impact that growth will have on the state's existing landfill capacity, the applicant is requested to estimate the amount of solid waste that will be generated as a result of construction and occupancy.

State Fire Marshal's Office – Contact: Duane Fox 302-856-5800

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 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly)
 - 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

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 Route 54 East 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.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

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)
- 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, technical services link, plan review, applications or brochures.

Department of Agriculture - Contact: Mark Davis 739-4811

Overall Comments

The Delaware Forest Service does not support this project as proposed and reserves the right to comment on this site at this time. This site falls within an area that is rich in forestland and agricultural value. In addition, the development, as proposed, lessens the value of the environmental resources found within and adjacent to this site. The Forest Service strongly encourages the developer to work with all agencies to address such concerns as preservation of the forested since this area is almost all forested. The Delaware Department of Agriculture Forest Service offers it services to the developer in the re-design of this project, to learn more please contact our office at (302) 698-4500.

Right Tree for the Right Place

The Delaware Department of Agriculture Forest Service encourages the developer to use the “Right Tree for the Right Place” for any design considerations. This concept allows for the proper placement of trees to increase property values in upwards of 25% of appraised value and will reduce heating and cooling costs on average by 20 to 35 dollars per month. In addition, a landscape design that encompasses this approach will avoid future maintenance cost to the property owner and ensure a lasting forest resource.

Native Landscapes

The Department of Agriculture Forest Service encourages the developer to use native trees and shrubs to buffer the property from the adjacent land-use activities near this site. A properly designed forested buffer can create wildlife habitat corridors and improve air quality to the area by removing six to eight tons of carbon dioxide annually and clean our rivers and creeks of storm-water run-off pollutants. To learn more about acceptable native trees and how to avoid plants considered invasive to our local landscapes, please contact the Delaware Department of Agriculture Plant Industry Section at (302) 698-4500.

Public Service Commission - Contact: Andrea Maucher 739-4247

The information provided indicates the Town of Delmar will provide water to the proposed projects through a central public water system. The Town of Delmar does not currently hold a certificate of public convenience and necessity (CPCN) to provide public water in these areas. If the parcel is not annexed, the town will need to file an application for a CPCN with the Public Service Commission. If it is annexed, the town needs to notify the Public Service Commission when the annexation is complete.

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.

The southern portion of the project appears to be within the Town of Delmar's wastewater service territory. If the town elects to serve the portions outside its existing territory, it must update the information provided to the Commission.

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

Due to the number of residential units being proposed, an impact to public safety is foreseen by implementation of this project. The developer should notify the police, fire service, and emergency medical response organization serving this portion of Sussex County, to keep them apprised of all development activities.

Department of Education – Contact: Nick Vacirca 739-4658

130 dwelling units could generate an estimated 65 additional students for the Delmar School District. Sussex County does not have school concurrence legislation at this time. It is recommended that the developer submit a package to the school district for informational purposes.

If the development is approved and built, 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.

Sussex County – Contact: Richard Kautz 302-855-7878

The County had no comment other than the Town should ensure that no enclaves are created by the annexation.

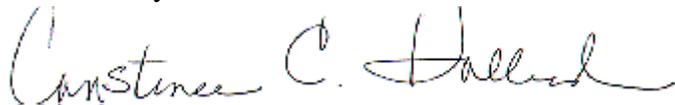
The Sussex County Engineer Comments:

- The proposed subdivision is not within an area where the County plans to provide sanitary sewer service.

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: Sussex County
Town of Delmar