



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF MANAGEMENT AND BUDGET
STATE PLANNING COORDINATION

September 19, 2005

Mr. Don McCoy
Davis, Bowen & Friedel
One Plaza East, Ste. 200
Salisbury, MD 21801

RE: PLUS review – PLUS 2005-08-09; Auburn Hills

Dear Mr. McCoy:

Thank you for meeting with State agency planners on August 31, 2005 to discuss the proposed plans for the Auburn Hills project to be located on Barretts Chapel Road on the west side of Double Run Branch.

According to the information received, you are seeking subdivision plan approval for 293 residential units on 139 acres located in Investment Level 2.

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 Kent 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.

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

This project is located in Investment Level 2 according to the *Strategies for State Policies and Spending*. This site is also located in the Kent County Growth Zone. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near term future. State investments will support growth in these areas. Our office has no objections to the proposed development of this project in accordance with the relevant County codes and ordinances.

Street Design and Transportation

- DeIDOT's policy is to require dedication of sufficient land to provide a minimum right-of-way width of 30 feet from the centerline on local roads. Therefore they will require right-of-way dedication along the frontage to provide any additional width needed from this project.
- DeIDOT will also require that a paved multi-modal path, located in a 15-foot wide permanent easement, be provided across the frontage of the site.
- DeIDOT recommends that the site be redesigned to eliminate at least some of the nine proposed cul-de-sacs
- DeIDOT may require that one or both of the proposed access points for Auburn Hills be moved to avoid creating conflicts for turning traffic when the parcel across the road is proposed for development.

Natural and Cultural Resources

- DNREC recommends a vegetated buffer of no less than 100 feet from the edge of wetlands and water bodies.
- This parcel borders or contains headwater or near headwater riparian wetlands which eventually drain to the environmentally-sensitive Murderkill River. Headwater riparian wetlands are important for the protection of water quality and the maintenance/integrity of the ecological functions throughout the length of the stream, including the floodplain system and/or water bodies further downstream. Since such streams are a major avenue for nutrient-laden stormwater and sediment runoff, their protection deserves the highest priority. In recognition of this concern, the Department strongly recommends that the applicant preserve the existing riparian buffer in its entirety
- According to the application, most of the 25 acres (less than 1 acre) of woodlands are going to be left intact. If applicable, it is recommended that clearing not occur

April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize forested habitats.

- The Drainage Program is aware of existing drainage problems to the south and east of this project. The Drainage Program requests that all precautions be taken to ensure the project does not hinder any off site drainage upstream of the project or create any off site drainage problems downstream by the release of on site storm water

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

Office of State Planning Coordination – Contact: David Edgell 739-3090

This project is located in Investment Level 2 according to the *Strategies for State Policies and Spending*. This site is also located in the Kent County Growth Zone. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near term future. State investments will support growth in these areas. Our office has no objections to the proposed development of this project in accordance with the relevant County codes and ordinances.

Division of Historic and Cultural Affairs – Contact: Alice Guerrant 739-5685

The Auburn Hills Project area has the potential to impact archeological resources and therefore, the Division of Historical and Cultural Affairs recommends the property owner/developer consider undertaking a cultural resource study of the project area before proceeding. This area has been inhabited for many centuries and has high potential for Native American precontact sites as well as post contact resources.

Burials, both marked and unmarked, are protected by Delaware law. Please refer to the following sections of the Delaware State Code: (1) Title 11 Sub-Chapter 1340, titled “Desecration of Burial Places”; and (2) Title 7 Chapter 54, known as the “Delaware Unmarked Human Remains Act”. For more information about these laws and the implications for the project, contact Craig Lukesic of this office at 302-736-7400. The Division provides a list of qualified consultants on our web site at <http://www.state.de.us/shpo/PDF/Consultants.pdf>.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

- 1) A traffic impact study (TIS) was scoped for this project under the name “Lands of Dorothy’s, LLC” on November 18, 2004 and the completed report was sent to DelDOT for review and comment on July 28, 2005. DelDOT expects to complete their review and comment to the County on the results later this year.
- 2) Barratts Chapel Road is classified as a local road. Local roads in Delaware typically have right-of-way widths ranging from 33 to 50 feet. DelDOT’s policy

- is to require dedication of sufficient land to provide a minimum right-of-way width of 30 feet from the centerline on local roads. Therefore they will require right-of-way dedication along the frontage to provide any additional width needed from this project.
- 3) DelDOT will also require that a paved multi-modal path, located in a 15-foot wide permanent easement, be provided across the frontage of the site.
 - 4) DelDOT recommends that the site be redesigned to eliminate at least some of the nine proposed cul-de-sacs. Notably, the two cul-de-sacs proposed at the west end of the property should be connected. While they acknowledge that cul-de-sacs are necessary to make efficient use of the land in environmentally constrained areas, they discourage pedestrian travel within the development and do not promote a sense of community. Where possible, they should be avoided.
 - 5) DelDOT commends the developer for providing the proposed stub street to the Blessing property.
 - 6) While DelDOT did not mention it at the PLUS meeting, discussion at the meeting raised an additional concern that they now find noteworthy. There is a large undeveloped parcel opposite the subject development, on the south side of Barratts Chapel Road. Previous strip development has limited the frontage of that parcel to three locations and due to the alignment of the road only two of those locations are suitable for access. Because it is likely that current or future owners of that parcel will seek to develop it someday, DelDOT must take reasonable measures to plan for its access. For that reason, they may require that one or both of the proposed access points for Auburn Hills be moved now to avoid creating conflicts for turning traffic when the parcel across the road is proposed for development.
 - 7) The developer's site engineer should contact Mr. Brad Herb, DelDOT project manager for Kent County, regarding their specific requirements for streets and access. He may be reached at (302) 266-9600.

**The Department of Natural Resources and Environmental Control – Contact:
Kevin Coyle 739-9071**

Soils

According to the Kent County soil survey, Sassafras, Rumford, Fallsington and Johnston were mapped on subject parcel. Sassafras and Rumford are well-drained upland soils that, generally, have few 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.

Wetlands

Statewide Wetland Mapping Project (SWMP) maps indicate the presence of palustrine wetlands. PLUS application materials indicate that wetlands have been delineated. This delineation should be verified Corps of Engineers through the Jurisdictional Determination process.

Site plans show that there will not be direct impacts to these wetlands through construction activities; however, secondary impacts of construction could be detrimental to the health of these wetlands and their associated streams. To mitigate these impacts DNREC recommends a vegetated buffer of no less than 100 feet from the edge of wetlands and water bodies. Because this property is located within a State Resource Area and within the Murderkill watershed where water quality is degraded, providing a vegetated buffer is particularly important. Lot lines should exclude all wetlands and buffer zones to ensure against potential cumulative impacts resulting from unauthorized and/or illegal activities and disturbances that can be caused by homeowners.

If impacts are anticipated please note that 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. Disturbance to wetlands should be avoided and vegetated buffers of no less than 100 feet should be employed from all wetlands and water bodies.

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.

It should be noted that this parcel borders or contains headwater or near headwater riparian wetlands which eventually drain to the environmentally-sensitive Murderkill River. Headwater riparian wetlands are important for the protection of water quality and the maintenance/integrity of the ecological functions throughout the length of the stream, including the floodplain system and/or water bodies further downstream. Since such streams are a major avenue for nutrient-laden stormwater and sediment runoff, their protection deserves the highest priority. **In recognition of this concern, the Department strongly recommends that the applicant preserve the existing riparian buffer in its entirety. Otherwise – as mentioned previously - a 100-foot upland buffer width is the minimum acceptable distance that should be maintained between all wetlands and water bodies (including ditches).** Lot lines, roadways, and stormwater management ponds should not be located within this buffer zone. 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.

Water Bodies

A blue line stream bisects this parcel. From the site plan and maps provided, this stream appears to be impacted by a road crossing and proposed stormwater management pond. Disturbance to water bodies should be avoided and vegetated buffers of no less than 100 feet should be employed from all wetlands and water bodies. Impacts to streams and associated riparian wetlands, including road crossings, are regulated by the Subaqueous Land Section from DNREC Division of Water Resources and the Army Corps of Engineers.

Impervious Cover

Research findings have consistently shown that once a watershed exceeds a threshold of 10 percent imperviousness, water and habitat quality irreversibly decline below their predevelopment level. Moreover, increases in a watershed's surface imperviousness have been shown to reflect proportional decreases in water and habitat once this threshold is exceeded. Information compiled by the University of Delaware through analysis of 2002 aerial photography indicates that the Murderkill subwatershed has about 8.1 percent impervious cover. However, given the fact that this data is three years old current impervious cover figures are likely to be significantly higher. Therefore, the Department strongly recommends that applicant be environmentally proactive by implementing BMPs that reduce surface imperviousness. Planting/preservation of trees (especially when adjacent to wetlands/water bodies), and the use of pervious paving surfaces ("pavers") in lieu of asphalt or concrete – are examples of practical BMPs to reduce such impacts.

TMDLs

Total Maximum Daily Loads (TMDLs) for nitrogen and phosphorus have been promulgated through regulation for the Murderkill River subwatershed. 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 Murderkill River subwatershed, "target-rate-reductions" of 50 and 30 percent will be required for nitrogen and phosphorus, respectively. We request that a full nutrient budget be calculated to ensure compliance. Please contact Lyle Jones of Watershed Section at 739-4590 for the acceptable protocol. The applicant should be made aware that the inclusion of stormwater management, wastewater treatment, buffers and wetlands as metrics for open space calculations - may understate the actual TMDL nutrient loading and, subsequently, the actual nutrient runoff as calculated from the nutrient budget protocol.

Nitrogen and Phosphorus loading reductions to the Murderkill River subwatershed can also be realized through the implementation of practicable best management practices (BMPs) that minimize surface imperviousness (pervious pavers) and/or maximize the perviousness of existing pervious surfaces and increase forested acreage via tree native tree plantings. Further nutrient reductions can also be realized through efforts to maximize the upland buffer distance between wetlands/water bodies and parcel lot lines. As mentioned previously, a 100-foot buffer width is the currently accepted minimum width necessary to maintain water and habitat quality.

Water Supply

The project information sheets state that Tidewater Utilities will be used to provide water for the proposed project. Our records indicate that the project is located within the public water service area granted to Artesian Water Company under Certificate of Public Convenience and Necessity number 03-CPCN-10. It is recommended that the developer contact Artesian Water Company to determine the availability of public water. Any questions concerning CPCNs should be directed to the Public Service Commission at 302-739-4247. The Division of Water Resources will consider applications for the construction of on-site wells provided the wells can be constructed and located in compliance with all requirements of the Regulations Governing the Construction and Use of Wells. A well construction permit must be obtained prior to constructing any well(s).

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 302-739-9944.

Sediment and Erosion Control/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 **Kent Conservation District**. Contact Jared Adkins at (302) 741-2600, ext. 3, for details regarding submittal requirements and fees.

As of April 11, 2005, stormwater best management practices must also consider water quality as well as quantity in impaired water bodies.

Drainage

The Drainage Program is aware of existing drainage problems to the south and east of this project. The Drainage Program requests that all precautions be taken to ensure the project does not hinder any off site drainage upstream of the project or create any off site drainage problems downstream by the release of on site storm water. The Drainage Program requests the "Double Run" Branch be checked for function and blockages prior to the construction of homes.

The Drainage Program does not have a clear understanding how stormwater will be conveyed to the stormwater management area.

The Drainage Program requests the majority of the stormwater pipes on this project be located on drainage and utility easements along the streets.

Regarding drainage conveyances within the proposed subdivision that are not able to be located along a street, the Drainage Program strongly recommends said drainage conveyances be dedicated as a drainage easement and such easement be designated as passive open space, not owned by individual landowners. Designation as open space will aid in the prevention of garages, sheds, fences, and kennels placed along the drainage conveyance preventing the maintenance of said conveyance. The easement should be planted as vegetated buffers and be of sufficient width to allow for future drainage maintenance or the reconstruction of drainage conveyances. The Drainage Program recommends 30-foot wide drainage easements for storm drains.

The Drainage Program requests the routing of major stormwater pipes through yards be prohibited. For lack of regular maintenance and access, the Drainage Program discourages the placement of catch basins in the rear and side yards. The Drainage Program promotes the elevation of rear yards to direct stormwater towards the street for accessible maintenance of stormwater pipes.

The Drainage Program does not have a clear understanding where the proposed stormwater management area will outlet. The application states the proposed outlet for stormwater from this site is an intermittent stream on the east property line. The stormwater management area is on one side of the property and the proposed outlet is on the other.

The Drainage Program requests the wetland buffers on this project be open space. During prolonged wet periods, the wetland buffer may become too wet for normal residential use. Designation as open space will aid in the prevention of decks, sheds, fences, and kennels placed within the buffer thereby reducing nuisance drainage complaints.

The Drainage Program requests 50-foot vegetated buffers along existing ditches on this property and recommends a tree and shrub planting on said buffers with the tallest trees planted on the south and west side of the ditches to maximize shading. Trees and shrubs

should be native species, spaced to allow for mechanized drainage maintenance at maturity. Tree and shrub planting in this manner will provide a shading effect promoting water quality while allowing future drainage maintenance. Trees should not be planted within 5 feet of the top of the bank to avoid future blockages from roots. The riparian buffer should be planted with herbaceous vegetation to aid in the reduction of sediment and nutrients entering into Double Run Branch. Grasses, forbs and sedges planted within this buffer should be native species, selected for their height, ease of maintenance, erosion control, and nutrient uptake capabilities.

The above-mentioned easement widths are necessitated for the maintenance and/or reconstruction of drainage conveyances. This project is within the Murderkill River Watershed, a designated critical area, with a promulgated Total Maximum Daily Load (TMDL). Existing riparian buffers should be preserved to aid in the reduction of nutrients, sediment, and other pollutants. For the further enhancement of water quality, the Drainage Program encourages additional widths of vegetated buffers and other water quality measures on this project.

Floodplains

Portions of the site appear to be located within the 100-year floodplain, where the subdivision of land is restricted by Kent County.

Forest Preservation

According to the application, most of the 25 acres (less than 1 acre) of woodlands are going to be left intact. If applicable, it is recommended that clearing not occur April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize forested habitats. Lot lines, roadways and stormwater management ponds should not be located within the wooded area. DNREC further recommends placing the woods in permanent conservation so that future clearing is less likely to occur.

Nuisance Waterfowl

The ponds planned for the subdivision will likely attract waterfowl like resident Canada geese and mute swans. 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. Short manicured lawns around ponds provide an attractive habitat for these species. DNREC recommends native plantings of tall grasses, wildflowers, shrubs, and trees at the edge and within a buffer area (50 feet) around the perimeter. Waterfowl do not feel safe when they can not see the surrounding area for possible predators. These plantings should be completed as soon as possible as it is easier to deter geese when there are only a few than it is to remove them once they become plentiful. 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 the ponds, proper landscaping, monitoring, and other techniques, geese problems can be minimized.

Open Space

PLUS materials indicate that 43 acres are proposed for 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. This habitat improvement is particularly important as this parcel is within the Murderkill watershed; a watershed which has already experienced degraded water quality. 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.

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 be aware of the impact this project will have on the State's limited landfill resources and, to the extent possible, take steps to minimize the amount of construction waste associated with this development.

Air Quality

Once complete, vehicle emissions associated with this project are estimated to be 22.5 tons (44,972.4 pounds) per year of VOC (volatile organic compounds), 18.6 tons (37,234.1 pounds) per year of NO_x (nitrogen oxides), 13.7 tons (27,472.0 pounds) per year of SO₂ (sulfur dioxide), 1.2 ton (2,445.5 pounds) per year of fine particulates and 1,880.9 tons (3,761,887.5 pounds) per year of CO₂ (carbon dioxide).

Emissions from area sources associated with this project are estimated to be 9.1 tons (18,139.4 pounds) per year of VOC (volatile organic compounds), 1.0 ton (1,995.9 pounds) per year of NO_x (nitrogen oxides), 0.8 ton (1,656.3 pounds) per year of SO₂ (sulfur dioxide), 1.1 ton (2,137.4 pounds) per year of fine particulates and 36.8 tons (73,533.2 pounds) per year of CO₂ (carbon dioxide).

Emissions from electrical power generation associated with this project are estimated to be 3.6 tons (7,189.2 pounds) per year of NO_x (nitrogen oxides), 12.5 tons (25,005.8 pounds) per year of SO₂ (sulfur dioxide) and 1,844.2 tons (3,688,354.3 pounds) per year of CO₂ (carbon dioxide).

	VOC	NO _x	SO ₂	PM _{2.5}	CO ₂
Mobile	22.5	18.6	13.7	1.2	1880.9
Residential	9.1	1.0	0.8	1.1	36.8
Electrical Power		3.6	12.5		1844.2
TOTAL	31.6	23.2	27.0	2.3	3761.9

For this project the electrical usage via electric power plant generation alone totaled to produce an additional 3.6 tons of nitrogen oxides per year and 12.5 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.”

The DNREC Energy office 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.

DNREC also recommends that the home builders offer geothermal and photo voltaic energy options. Applicable vehicles should use retrofitted diesel engines during construction. The development should provide tie-ins to the nearest bike paths and links

to mass transport system, and fund a lawnmower exchange program for their new occupants.

State Fire Marshal's Office – Contact: John Rossiter 739-4394

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. (Treatment)
- 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 of 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 Barrett's Chapel Road 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: Milton Melendez 698-4500

Neither the Delaware Department of Agriculture nor the Delaware Forest Service opposes the proposed subdivision application for Auburn Hills. The site is located in a designated controlled development area. The *Strategies for State Policies and Spending* encourage responsible development in areas within a Growth Level 2 Zone; the Delaware Department of Agriculture and the Delaware Forest Service supports growth within these areas, and encourages the applicant to contact our office so we may be of service. Finally,

the Delaware Forest Service recommends the following to provide for forest resources within the project.

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 Delaware Department of Agriculture and the Delaware 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 will 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.

Tree Mitigation

The Delaware Forest Service encourages the developer to implement a tree mitigation program to replace trees at a 1:1 ratio within the site and throughout the community. This will help to meet the community’s forestry goals and objectives and reduce the environmental impacts to the surrounding natural resources. To learn more, please contact our offices at (302) 349-5754.

Public Service Commission - Contact: Andrea Maucher 739-4247

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.

Department of Education – Contact: Nick Vacirca 739-4658

293 dwelling units could generate an estimated 147 additional students for the Lake Forest School District. Kent County does not have school concurrence legislation at this time. We recommend 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.

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,

A handwritten signature in cursive script that reads "Constance C. Holland".

Constance C. Holland, AICP
Director

CC: Kent County