

April 18, 2007

Ms. Constance C. Holland, AICP
The Delaware Office of State Planning Coordination
540 S. DuPont Hwy
Thomas Collins Building, Third Floor
Dover, DE 19901

RE: PLUS Review Comment Response
PLUS 2005-06-04; Meadowlands Estate

Dear Ms. Holland,

The proposed plans for the above referenced project were reviewed by the State agency planners on July 6, 2005. The comments generated by these agencies, summarized in the letter to Meridian Architects and Engineers dated July 20, 2005, have been incorporated into the revised "Preliminary Subdivision Plat for Soldier Field" as specified below.

Office of State Planning Coordination

The proposed project is located in an Investment Level 4 area according to the *State Strategies for State Policies and Spending*. It is considered to be outside the "Growth Zone" for Kent County. It is located in an Agricultural Residential (A-R) area according to Kent County Zoning. The project is proposed at a density of 0.82 DU/acre which is less than the allowable density of 1.0 DU/acre for this zoning. In addition, the project is less than 1000' feet from Delaware Route 13, a principle arterial for the state of Delaware, and not consistent with other properties "Outside the Growth Zone"

State Historic Preservation Office (SHPO)

An on-site archeological and historic survey was conducted for this project. It was determined that there are no archeological and or historic structures on the site.

Department of Transportation

- 5' additional right-of-way has been dedicated on KCR 117 and KCR 439 providing for an ultimate right-of-way of 60' which is what is required by DeIDOT for a *local* road.

- A 15-foot wide permanent easement has been added to the plan for a future multi-modal path except along the northern ROW where an existing tax Ditch would impede the construction of a multi-use path.
- The plans have been designed to incorporate several road improvements to Woodyard Road/Staytonville Road (KCR 117) and Beebe Road (KCR 439) to include road widening and shoulder repair in areas adjacent to the project site. Any further improvements designated as necessary by DoIDOT will be incorporated at such time that an agreement is reached between the owner and the state.

Department of Natural Resources and Environmental Control

Green Infrastructure

The plan has been revised to include a 30-foot minimum buffer around the property in addition to the conservation of 42 acres of existing Forrest, thus leaving approximately 40% of the site undisturbed.

The plan also proposes an additional 2 acres of active open space.

Water bodies

A 30-foot minimum buffer has been maintained from the top edge of the ditches located on site where adjacent to any proposed development (lots, roads, stormwater). In addition, in areas where the ditches is considered to be a blue-line stream, we have shown a 100' buffer to be recorded with the final site plan.

Wetlands

Based on an investigation conducted by Laurel Oak, LLC; there are wetlands on this site. These are limited to the multiple tax ditches and the connecting agricultural ditches and 2 small pockets of isolated wetlands. A 50-foot minimum buffer has been maintained from these waterways.

TMDL's

A nutrient budget will be prepared to verify compliance with the TMDL mandate upon completion of the stormwater management design that is to be developed during the design phase of this project.

Water Supply

Water for this development will be supplied and managed by Artesian. Please see attached willing and Able to serve letter.

Water Resource Protection Areas

The density of the site is less than 1 DU per acre and nearly 42 acres of the site are being left as undisturbed. This should limit the amount of impervious coverage on site. In addition, the associated stormwater management practices proposed on site should allow for the necessary recharge of ground water.

Sediment and Erosion Control/Stormwater Management

All comments from the Kent Conservation District to be addressed during the design and review phase of the project.

Drainage

The ditches on this site are part of the Nanticoke River and Beaverdam Tax Ditches. The maintenance area/easement for the tax ditch is not less than 15-feet from the top of the ditch and not more than 60-feet from the top of the ditch. A site meeting will be conducted with Brooks Cahall of DNREC-Drainage Section to establish the exact setback.

Forests

The revised Preliminary Subdivision Plat shows 42 acres or 70% of the trees on site to be preserved. In addition 98 Street Trees will be installed as part of this construction.

Open Space

There are 34 acres of open space on the site, not including stormwater and wastewater areas. This includes approximately 2 acres of active open space/recreation area.

Air Quality

The forested buffer strip in addition to conservation of 42 wooded acres of the site will improve air quality by removing carbon dioxide from the air. A properly designed forested buffer strip can remove six to eight tons of carbon dioxide annually per the Dept. of Ag. Forest Service. In addition 98 street trees will be provided.

State Fire Marshal

All comments generated from the State Fire Marshal's office will be addressed as part of the design and review phase of this project should the subdivision receive preliminary approval.

Department of Agriculture

There are 34 acres of open space on the site, not including stormwater and wastewater areas. This includes approximately 2 acres of active open space/recreation area. This project will also protect 42 acres of woodlands.

Public Service Commission

The central community water system and the central community wastewater system are to be provided by Artesian Water Supply. Please see attached Willing and Able to Serve letter from Artesian. Artesian is a Public Service Commission approved service supplier.

Delaware State Housing Authority

The project is proposed at a density of 0.82 DU/acre. According to Sussex County current zoning regulations, a parcel zoned A-R has an allowable density of 1.0 DU/acre. This project is being proposed in accordance with the general planning practices as outlined in the Kent County Code.

Delaware Emergency Management Agency

This site is located within 1 mile of the Farmington Fire Company. They have been contacted and will continue ongoing communication with them throughout the design process.

Department of Education

The superintendent for the Woodbridge School District has been contacted and made aware of the proposed development. At this time Woodbridge School District is not at full capacity, and should be able to absorb any potential students from this subdivision.

A copy of the revised Preliminary Subdivision Plat has been attached with this letter. If you have any questions please do not hesitate to contact me at your convenience.

Sincerely,

Thomas R. Bartosiewicz, P.E.

cc. Merritt Savage, Kent County Planning and Zoning

Enclosures