

Meridian Architects & Engineers

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October 5, 2006

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

RECEIVED
OCT 18 2006

RE: PLUS Review Comment Response
PLUS 2005-06-17; Landlock Acres

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 Paradise Lakes" 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 located in an Agricultural Residential (AR-1) area according to Sussex County Zoning. The project is proposed at a density of 1.61 DU/acre which is less than the allowable density of 2.0 DU/acre for this zoning.

State Historic Preservation Office (SHPO)

No known historic sites within the parcels per the State Historic Preservation Office. A fifty foot minimum forested buffer will remain around the site to block the view from any remaining historic houses in the area.

Department of Transportation

- 15' additional right-of-way has been dedicated on US Route 9 providing for an ultimate right-of-way of 100' which is what is required by DeIDOT for an *Other Arterial* road.
- A 15-foot wide permanent easement has been added to the plan for a future multi-modal path.

Department of Natural Resources and Environmental Control

Green Infrastructure

The plan has been revised to include a 50-foot minimum forested buffer around the property in addition to the conservation of 40 wooded acres, thus leaving 40% of the site undisturbed.

The plan also proposes an additional 9.8 acres of active open space.

Water bodies

A 50-foot minimum buffer has been maintained from the top edge of Round Pole Branch to any proposed development (lots, roads, stormwater).

Wetlands

Based on an investigation conducted by Ten Bears, Environmental; there are no wetlands on this site. However, Round Pole Branch and the connecting agricultural ditches are considered "Jurisdictional" waterways. 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 should it receive preliminary subdivision approval.

Water Supply

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

Sediment and Erosion Control/Stormwater Management

All comments from the Sussex Conservation District to be addressed during the design and review phase of the project should it receive preliminary subdivision approval.

Drainage

The section of Round Pole Branch that exists on this site is part of the Koepfel-Robinson Tax Ditch. The maintenance area/easement for the tax ditch is not less than 25-feet from the top of the ditch and not more than 60-feet from the top of the ditch. Should this project receive preliminary subdivision approval a site meeting will be conducted with Brooks Cahall of DNREC-Drainage Section to establish the exact setback.

Forests

The plan has been revised to include a 50-foot minimum forested buffer around the property in addition to the conservation of 40 wooded acres, thus leaving 40% of the site undisturbed.

Also, please refer to Envirotech report (attached) regarding existing woodland conditions.

Open Space

There are 52.3 acres of open space on the site, not including stormwater and wastewater areas. 42.6 acres of the open space is to remain undisturbed forest and 9.7 acres

Air Quality

The 50-foot wide forested buffer strip in addition to conservation of 40 wooded acres of the site will improve air quality by removing carbon dioxide from the air. A properly designed forested buffer strip (detail shown on Preliminary Subdivision Plat) can remove six to eight tons of carbon dioxide annually per the Dept. of Ag. Forest Service.

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

Please refer to Envirotech report (attached) regarding the woodland conditions of this site.

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 1.61 DU/acre. According to Sussex County current zoning regulations, a parcel zoned AR-1 has an allowable density of 2.0 DU/acre. This project is being proposed in accordance with the general planning practices as outlined in the Sussex County Code.

Sussex County

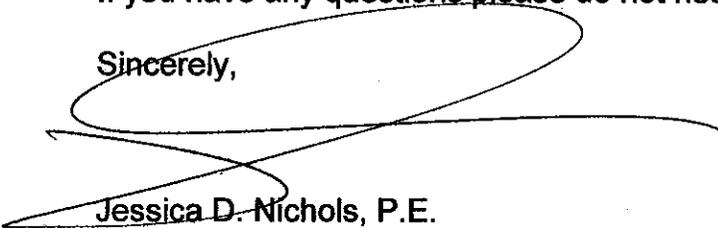
Because this project is an AR-1 cluster, an open space management plan is being included with the application to the county. Also, a letter is being provided to Sussex County documenting how the proposed development, as a cluster, is superior to what would be allowed under the standard lot option and how it will not have an adverse effect on any of the items included under Ordinance 1152 (County Code 99-9C).

Sewer plans for the community wastewater system will be submitted to the Sussex County Engineering Department as a part of the design and review phase of this project should the subdivision receive preliminary approval.

Any well location will be such that the wellhead protection area is located entirely on-site.

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,



Jessica D. Nichols, P.E.

cc. Lawrence Lank, Sussex County Planning and Zoning

Enclosures