

April 10, 2007

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Office of State Planning
Haslet Armory
122 William Penn St.
Dover, DE. 19901

Attn: Mrs. Constance C. Holland, AICP
Director

Re: PLUS Response Letter
Saxton Mill (PLUS 2005-09-06)
DBF# 670A053A

Dear Mrs. Holland:

Thank you for the response letter dated October 21, 2005, in regards to the proposed plan Saxton Mill (formerly Church Hill Village) for the 586 Planned Unit Residential (PUD) subdivision on 196 acres.

The developer has the following comments:

Office of State Planning Coordination

Thank you for acknowledging the development is in Investment Level 3 according to the Strategies for State Policies and Spending and within the Kent County Growth Zone.

Division of Historic and Cultural Affairs (DHCA)

The developer acknowledges the potential existence for prehistoric archaeological sites in the area and will attempt to work with DHCA to minimize the disturbance of such sites.

A 50' buffer with appropriate landscaping will be used to conceal this development from the neighboring historic houses.

The developer also acknowledges the request for DHCA to conduct an archaeological study before construction begins.

Department of Transportation

The developer will provide the required right-of-way necessary so that the proposed right-of-way will be thirty feet (30') from centerline of the road.

The developer will work with DelDot to provide any additional right-of-ways across from Cicada Lane.

The developer will work with DelDot to provide the required improvements to Tub Mill Pond Road.

The developer will provide the required paved multi-modal path along Tub Mill Pond Road and Church Hill Road

The developer acknowledges the recommendation to realign streets to eliminate the proposed cul-de-sacs.

The developer will provide the required buffer between the ultimate right-of-way and the top of the slopes of the 4 storm water ponds. The developer also acknowledges the concern regarding the runoff from the site. The developer will provide the required buffer as well as design the ponds to manage the same rate and volume post-development as pre-development.

A traffic impact study(TIS) has been completed for the project. The developer will work with DelDOT to fulfill any requirements following review of the study.

A roundabout has been proposed at the site entrance on Church Hill Road.

The developer is currently working with DelDOT and the time line suggested in the TIS. Thank you for the contact information regarding specific requirements on street and site entrances designs.

The Department of Natural Resources and Environmental Control

Soils

Thank you for the classification of the soils within the subdivision.

Wetlands

The developer acknowledges the presence of wetlands on site. The developer will work with the Army Corp of Engineers to verify the delineation of the wetlands.

The developer does not anticipate any direct impacts on the wetlands from construction activity. However, if impacts occur the developer will follow any and all regulations and permitting as they apply to this matter.

The developer acknowledges the concern regarding the preservation of the riparian buffer. The developer will attempt to preserve the existing riparian buffer and will provide the 100-foot buffer from the water-bodies.

TMDL's

The developer acknowledges that a TMDL study for the area is currently in progress and has not been adopted but will utilize best available technologies (BAT) and/or best management practices (BMP) in order to reduce the impacts that might be associated with this project.

Thank for you the recommendations as to reduce excessive nutrient runoff.

Impervious Cover

The developer acknowledges the recommendation to utilize BMP's to reduce runoff and thanks you for the information regarding methods to reduce impacts.

Water Supply

The developer will follow all regulations and permit processes in obtaining any and all well permits during development.

Sediment and Erosion Control/Stormwater Management

The developer will provide the necessary sediment and stormwater plan as well as follow any and all regulations within the Kent Conservation District..

Drainage

The developer acknowledges the concern regarding any potential off site drainage problems. The developer will work with personnel with the Drainage Program to clarify the drainage of the on-site stormwater management area.

The developer acknowledges the recommendation regarding placement of the stormwater pipes as well as the placement of landscaping along any easement.

The developer acknowledges the recommendation for additional widths of vegetated buffers.

Forest Preservation

The developer has revised the plan to preserve 82.5% of the existing woodland, additional acreage will be preserved by deed restrictions

The developer acknowledges the request to reduce the number of lots and/or redesigning the site plan and will attempt to satisfy this request. The developer also will attempt to place stormwater management ponds in areas other than the forested areas.

Open Space

The developer acknowledges the recommendation to relocate infrastructures in order to minimize forest removal and also acknowledges the recommendation to place open space along the forested areas.

The developer acknowledges the recommendation to establish additional forest areas and/or meadow areas.

The developer acknowledges the recommendation to place remaining forest and/or wetlands into a protection zone as well as indicate areas to prevent infringement by homeowners.

Rare Species/Site Visit Request

The developer acknowledges DNREC's concern regarding the potential for a federally threatened swamp pink plant and will attempt to work with DNREC to have the site surveyed and studied to help avoid any impacts.

Potential Hunting Issue

The developer acknowledges the recommendation to contact adjacent homeowners in regards to hunting on the adjacent properties.

Nuisance Waterfowl

The developer acknowledges the recommendation to provide tall grasses, wildflowers, shrubs, and trees around the stormwater management ponds to help minimize the attraction of waterfowl.

Recreation

The developer acknowledges the recommendation to involve Kent County Parks and Recreation Department in the recreation components of the project and will attempt to satisfy such recommendation.

Thank you for the information regarding recreational patterns. The developer will attempt to utilize some of the patterns listed from the 2003-2008 Statewide Comprehensive Outdoor Recreation Plan.

The developer acknowledges the recommendation to provide sidewalks on at least one side of the residential streets.

Solid Waste

The developer acknowledges the concern regarding construction waste and the State's limited landfill resources.

Air Quality

Thank you for the information regarding vehicle emissions, emissions from surrounding areas, and electrical power generation emissions for the proposed project.

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The developer acknowledges the recommendation to build Energy Star qualified homes and thanks you for the information on Energy Star qualified homes.

The developer acknowledges the recommendation to offer geothermal and photo voltaic energy options. The developer also acknowledges the recommendation to provide tie-ins to local bike paths, links to mass transits and to offer a lawnmower exchange program.

State Fire Marshal

Thank you for the information on Fire Protection Water Requirements, Fire Protection Features, Accessibility, Gas Piping and System Information, and Required Notes. The developer will follow all fire regulations and will work with the Fire Marshal's office to obtain final approval.

Department of Agriculture

Thank you for your support with this proposed project.

The developer acknowledges the concern regarding the loss of "excellent" and/or "good" recharge areas and will attempt to consider this concern during the design phase as well as during the construction phase.

The developer acknowledges the recommendation to follow the "Right Tree for the Right Place" design and will attempt to provide such placement of trees.

The developer also acknowledges the recommendation to use native species within the surrounding buffers. Thank you for the contact information regarding acceptable native trees.

Public Service Commission

Thank you for the clarification as to the water company provider.

The developer will follow any and all guidelines as they pertain to Pipeline Safety.

Should you have any questions or need any additional information, please call (302)424-1441.

Sincerely,



Joseph M. Joachimowski Jr.
GIS Specialist

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Enc.