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January 30, 2008

Ms. Constance C. Holland, Director  
 The Delaware Office of State Planning Coordination  
 122 William Penn Street  
 Haslett Armory, Suite 302  
 Dover, DE 19901

RE: Meding Acres Subdivision Application  
 Plus Review- PLUS 2005-09-12  
 S.E.I. Project No. 3002

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 OF.C. ASST AND BUDGET  
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Dear Ms. Holland,

An application for Preliminary Plan approval for the Meding Acres subdivision has been submitted to Kent County for their review and consideration. In accordance with your requirements, this letter is an attempt to respond to comments made at the PLUS meeting held October 5, 2005 on the above referenced property. Comments to PLUS are as follows:

- **Office of State Planning Coordination** - We are in agreement with the Office of State Planning Coordination as this project is located in Investment Levels 2 and 3. We also agree that this site is located within 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. Investment Level 3 reflects areas where growth is anticipated by local, county, and State plans in the longer term future, or areas that may have environmental or other constraints to development. In this case the Investment Level 3 areas correspond to the existing wooded portions of the site. State investments support will support growth in these areas. The portion of the site that is existing woodlands and is located in Investment Level 3 will be preserved according to the plan.
- **Division of Historic and Cultural Affairs (DHCA)** - While it is not possible to maintain the historic complex on one lot, we will give the (DHCA) the opportunity to record the house and outbuildings on this property prior to any demolition activities. In addition, we will contact the (DHCA) prior to the start of any ground-disturbing or tree clearing in an effort to cooperate and allow them to explore the lands of the proposed subdivision for any archaeological sites. Sufficient landscaping and berms have been placed along Canterbury Road and Andrews Lake Road in an effort to block the view of this development from the view of adjacent and nearby historic properties.
- **Department of Transportation (DOT)** - We plan to work closely with the (DOT), as it relates to expansion of the Right-of-Way; the entrance design and outside improvements as it relates to this site.

- 1 A Traffic Impact Study has been completed for the site and has been reviewed and approved by DeIDOT.
- 2 The required right-of-way dedications have been given and noted on the plan.
- 3 An entrance has been provided opposite Marion Way in the Harrison Knoll subdivision. DeIDOT would not allow a second entrance onto Andrews Lake Road from this site. A safe pedestrian crossing from the Harrison Knoll subdivision will be considered and provided if approved by DeIDOT. Protected left turn lanes have been provided at the Andrews Lake Road entrance.
4. We have already contacted Brad Herb of JMT, an outside consultant reviewing plans for DeIDOT, regarding the requirements for streets and access.

**The Department of Natural Resources and Environmental Control (DNREC) –**

- › Soils - We have taken into consideration the types and location of various soils located on the property and have located and designed stormwater management facilities, roadways and lots based upon the soil characteristics and limitations.
- › Wetlands – A wetland delineation was performed by JCM Environmental on September 13, 2005 and it was determined that there are no existing wetlands on this site.
- › TMDLs – Under this category, we are sensitive to water runoff and will work with the Kent Conservation District to implement new design practices and BMP options that effectively address the reduction of TMDLs in accordance with their current regulations.
- › Water Supply – We will be working with the Tidewater Utilities for access to their central water supply system. Well permits for dewatering will be applied for if found to be necessary for the construction practices proposed.
- › Water Resource Protection Areas - The proposed subdivision provides over 31.9 acres of open space, which is nearly 30 percent of the property. This far exceeds the minimum requirements of the Kent County Zoning and Subdivision regulations. Over 6 acres of stormwater management and recharge areas have been provided. Efforts have also been made to discharge and drain water across vegetated areas to facilitate recharge of relatively pure rooftop runoff.
- › Sediment and Erosion Control/Stormwater Management – We will work closely with the Kent Conservation District to design the appropriate stormwater management facility allowing ease of maintenance and the appropriate mechanism to be established for the ownership and control of the ponds.
- › Drainage – We will ensure that the project does not in any way hinder any offsite drainage from projects that are upstream. Drainage Easements have been dedicated and shown on plan where necessary.

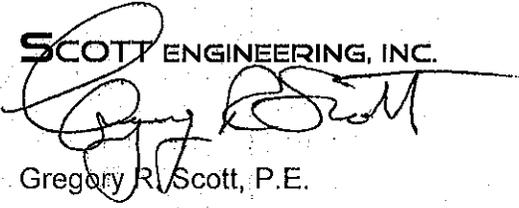
- › Forests – Every effort was made to minimize the amount of clearing in the forested area. The total area of forest is 45.06 AC±. Kent County Code allows for the removal of 50%, or 22.53 AC±, of forested areas. We are removing 22.48 AC±. The stormwater management pond located within the forested area was placed in that location based upon the topography of the site and the fact that is a low area. Every consideration was given to keeping as much of the Passive Open Space within the forested area as possible. Placing the pond outside the wooded area at a higher elevation would not allow for drainage of the streets and lots.
- › Open Space - Pulling all lot lines out of the forest will eliminate a number of valuable lots. Ample buffers for the forested area have been preserved and provided. However, we will comply with all the elements of the Kent County code for this particular zoning classification. We will consider placing any Open Space located within the forested area into a conservation easement.
- › Stormwater Ponds, Buffers, and Nuisance Species - We will landscape proposed ponds to deter nuisance species. Adequate buffers have been provided around all ponds so as to not attract geese. Specifications will be incorporated into the final construction drawings to provide for the planting of native plantings, including tall grasses, wildflowers, shrubs, and trees at the edge and within the buffers.
- › Revegetation/Landscaping - We will not plant any invasive species and will consult the list of said species on the DNHP web site to avoid these types of species.
- › Recreation – A network of sidewalks/trails has been proposed throughout the development to link roads and open space together and to provide walking and biking facilities and opportunities for neighbors to interact in the community and facilitate safe, convenient off-road access to neighboring communities, public mass transit stops, recreation facilities, etc. Sidewalks have been provided along both sides of the streets as required by the County Code.
- › Solid Waste – Every effort will be made to limit the amount of construction waste associated with this site to minimize the impact on the State's limited landfill resources.
- › Air quality – No comment.
- **State Fire Marshal's Office** - We will provide the State Fire Marshal's Office with a formal submittal. Tidewater Utilities has indicated that they have ample flow, pressure and storage to meet the minimum requirements of the Delaware State Fire Prevention Regulations.
- **Department of Agriculture** – No comment.

- **Public Service Commission** – Natural gas is proposed for the subdivision and will be installed by Chesapeake Utilities in accordance with Pipeline Safety guidelines. The necessary data will be provided to Kent County Public Works for filing with the PSC.
- **Delaware State Housing Authority** – None of the units in this project will fall in the category of affordable housing as identified by the Statewide Housing Needs Assessment.

I believe that the above should adequately address the comments under the PLUS program. Please do not hesitate to contact me should you have any questions.

Sincerely,

**SCOTT ENGINEERING, INC.**



Gregory R. Scott, P.E.

Cc: Kent County Planning Office  
Mr. Jeffrey Garrison-Meding, LLC