

# CIVIL ENGINEERING ASSOCIATES, LLC

• *ENGINEERS* • *PLANNERS* • *CONSTRUCTION SERVICES*

---

3 Shale Street, Townsend, DE 19734

Phone: (302) 376-8833

Fax: (302) 376-8834

Web: CEA-DE.com

March 7, 2007

Ms. Constance C. Holland, AICP  
Director  
Office of Management and Budget  
State Planning Coordination  
112 William Penn Street  
Dover, DE 19901

**RE: PLUS Review Responses: 2005-11-01  
Indian Point Road Subdivision  
Kent County, Delaware**

Dear Ms. Holland:

This letter will serve as our response to the comments provided to us regarding the above mentioned subdivision on December 22, 2005. Responses are as follows:

## **Office of State Planning Coordination**

We appreciate your comments. No Response Required.

## **Division of Historic and Cultural Affairs**

The current house was built in the early 1900's and is not the J. Anderson House shown on the Beers Atlas of 1868. The subject house will be demolished as a part of the development process. The DHCA is welcome to contact the developer and arrange a visit to the house, for the purpose of documenting the house and outbuildings..

## **Department of Transportation**

1. We currently show 252 duplexes and townhomes for the proposed development. Therefore, the expected trip generation is below 2,100 trips per day.
2. The dedication of Right of Way and/or permanent easement will be shown on the plans in accordance with current DeIDOT Regulations.
3. The multi-modal path along with the 15 foot permanent easement will be shown on the plans in accordance with current DeIDOT Regulations.
4. The Developer will improve Indian Point Road along the site frontage to meet current DeIDOT Local Road Standards.
5. A connection to Lake Drive is not proposed. No Response Required.
6. The Developer is proposing sidewalks on both sides of all streets.
7. Mr. Brad Herb has been contacted.

## **The Department of Natural Resources and Environmental Control**

- Green Infrastructure

In a spirit of stewardship, the developer will be minimizing the removal of existing trees and planting over 600 new trees.

- Soils

No Response Required.

- Wetlands

The proposed subdivision meets Kent County's minimum 25 foot buffer along all wetland boundaries. Currently, we depict a wetland buffer with an approximate minimum of 30 feet and a maximum of 200 feet. The approximate average wetland buffer is 100 feet.

- Wetland Permitting Information

No Response Required.

- Impervious Cover

The proposed project includes BMPs such as preserving approximately 90% of the existing woodlands and planting 623 new trees. In addition, we are proposing wet ponds for stormwater management and intend to over-manage the runoff from our site.

- TMDLs

The proposed project includes BMPs such as preserving approximately 90% of the existing woodlands and planting 623 new trees. In addition, we are proposing wet ponds for storm water management and intend to over-manage the runoff from our site.

- Sediment and Erosion Control/Stormwater Management

No Response Required.

- Drainage

No Response Required.

- Floodplains

Development will be limited to areas outside the 100 year flood plain.

- Open Space

The proposed subdivision meets Kent County's minimum 25 foot buffer along all wetland boundaries. Currently, we depict an open space wetland buffer with an approximate minimum of 30 feet and a maximum of 200 feet. The approximate average wetland buffer is 100 feet.

- Rare Species

No Response Required.

- Nuisance Waterfowl

Landscaping will be in accordance with Kent Conservation District and shall include native plantings around the storm water management ponds.

- Recreation

The proposed subdivision includes sidewalks on both sides of all streets. In addition, we are proposing three separate active recreational facilities that include tot lots, walking trails, and flex space.

- Solid Waste

No Response Required.

- Air Quality

No Response Required.

#### **State Fire Marshal's Office**

The plans will comply with these and other current Delaware State Fire Marshal Regulations.

#### **Department of Agriculture**

The proposed subdivision will meet the current Kent County Landscaping Requirements. We will utilize native plantings and preserve approximately 90% of the existing forested buffer.

#### **Public Service Commission**

The Developer is currently negotiating with both Artesian and Tidewater Utilities. A CPCN will be filed for this property once the water purveyor is decided upon.

#### **Delaware State Housing Authority**

No Response Required.

If you have any questions or require any additional information, please do not hesitate to contact me at (302) 376-8833.

Sincerely,  
**Civil Engineering Associates, LLC**

Ronald H. Sutton, Jr., P.E.  
Principal

L030707-Holland