

October 22, 2007

C 1824

Ms. Constance C. Holland, AICP  
Director  
State of Delaware  
Office of Management and Budget  
State Planning Coordination

Dear Ms. Holland:

**SUBJECT: FENWICK MEDICAL COMPLEX  
PLUS REVIEW 2006-07-06**

We offer the following in response to the PLUS hearing with State Agency Planners for the subject site.

**Office of State Planning Coordination**

- A. While the State has indicated that this project is in investment Level 4 as it relates to the Strategies for State Policies and Spending, Sussex County has indicated that they believe that the project area is within their designated growth area. The project area has been designated for public sewer and Artesian Water Company has extended water mains northward along S.R. 20 to serve the expected growth within the area.
- B. The proposed project has been designed to minimize disturbance of protected resources including specimen trees that are located on the rear of the property.

**Division of Historical and Cultural Affairs**

- A. While there are several areas of wetlands located within the area of development, most of those wetlands have been designated as non-jurisdictional by Corps of Engineers. A letter from the Corps of Engineers will be provided upon receipt. One area of jurisdictional wetlands will be disturbed and if required the developer will cooperate with the Division of Historical and Cultural Affairs as it relates to a potential archaeological study along with the required permit from the Corps of Engineers.

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### **Department of Transportation**

- A. A Traffic Impact Study (TIS) was completed for this project with review and approval by DelDOT. DelDOT's review of the TIS states if Sussex County chooses to approve this project, that several road improvements be incorporated into the design of the project. These improvements include signal agreements for the proposed site access on S.R. 20 and the existing intersection of S.R. 20 with Johnson/Bayard Roads along with bicycle and pedestrian improvements, which all have been agreed to by the developer. In addition, DelDOT in its review stated, "Since the primary use of this development is Medical/Dental office space providing service to the surrounding zoning district, this development could be considered compatible with the Sussex County Comprehensive Plan".

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

- A. The proposed development will be protecting over fifty (50) percent of the property including the existing forested area at the rear of the property that includes four (4) specimen trees along with the potential nesting area for the Pileated Woodpecker which was observed during the Rare Species Survey.
- B. Stormwater quality control is being addressed by the use of Green Technology Best Management Practices such as filter strips, bio-filtration swales and bio-retention basins. These BMP's have been proven to meet and exceed all water quality control measures.
- C. All appropriate permits for disturbance of the mall wetland areas at the front of the property will be obtained with the wetland areas at the rear of the property being protected from development. Jurisdictional Determination is being completed by the Corps of Engineers and will be provided upon receipt.
- D. The proposed BMP's for this project will provide the necessary reduction in nitrogen and phosphorus into the Little Assawoman Bay Watershed as required under the TMDL program.
- E. Previously we stated that Tidewater Utilities would be providing water to this project. Artesian Water Company has stated that the surrounding properties are within their service area and that they have installed a 16-inch water main along S.R. 20 in the vicinity of the proposed office complex to provide public water to both existing development and projected growth.

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- F. A Sediment and Erosion Control Plan along with a detailed Stormwater Management Plan will be completed for this project. A meeting with the Sussex Conservation District will be scheduled at the start of the preparation of Site Construction Plans.
- G. A modification of Prong 1 of the Batson Branch Tax Ditch will be submitted to the Tax Ditch Association for the construction of Building 1 and essential access to the property.
- H. The forested area including four (4) specimen trees located at the rear of the property will be protected from development.
- I. The developer will cooperate with the Delaware Native Plant Society for the potential rescue of selected plants that will be removed as part of the development. Some of these selected plants could be reused as part of the landscaping that will be provided for the project.
- J. All stormwater management facilities will be dry facilities; therefore reducing the potential for nuisance waterfowl.

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

- A. Artesian Water Company can provide both domestic and fire protection water for the proposed development from their existing 16-inch water main in front of the development on S.R. 20.
- B. All proposed building will be protected with an automatic sprinkler system.
- C. All buildings will be one-story in height.
- D. Fire lanes meeting the requirements of the State Fire Prevention Regulations will be provided for the proposed development.

#### **Department of Agriculture**

- A. Native trees and shrubs will be used as part of the overall landscape plan for the project.

#### **Sussex County**

- A. All sidewalks are connected to potential walkways along S.R. 20 with easements provided for any potential connection to adjacent properties.

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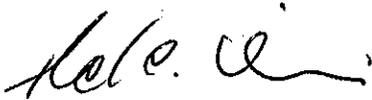
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- B. The developer will construct an on-site sanitary sewer collection system that will connect to the proposed sanitary sewer for the Johnson's Corner Sanitary Sewer District.

If you should have any questions or comments, please contact our office.

Very truly yours,



Ted C. Williams, P.E.  
Executive Vice President

cc: James Fuqua  
William Carello  
Kerry Haber