

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

June 22, 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: 2007-05-04
Warrington Property
Sussex County, Delaware**

Dear Ms. Holland:

This letter will serve as our response to the comments provided to us regarding the above mentioned subdivision on June 8, 2007. Responses are as follows:

Office of State Planning Coordination

We appreciate your comments. No Response Required.

Division of Historic and Cultural Affairs

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. The dedication of Right of Way and/or permanent easement will be shown on the plans in accordance with current DelDOT Regulations.
2. The Developer intends to improve Hudson Road along the property frontage to meet Collector Road standards. He also agrees to discuss sharing future costs for roadway improvements with the Developers of Selbyville Town Village.
3. Stub street connections are not presently proposed or required according to the Town of Selbyville regulations. Therefore, the Developer does not intend to install stub streets.
4. The Developer will coordinate Entrances on Hudson Road with the Developers of Selbyville Town Village.

5. The multi-modal path along with the 15 foot permanent easement will be shown on the plans in accordance with current DelDOT Regulations. The Developer also intends to

provide sidewalks throughout the proposed subdivision in accordance with the Town of Selbyville regulations.

6. Mr. John Fiori will be contacted as we proceed through design of the project.

The Department of Natural Resources and Environmental Control

- Soils

This project has been annexed into the Town of Selbyville and is therefore not subject to Sussex County Code. In addition, this project is completely surrounded by functioning tax ditches that promote adequate drainage, reducing and/or eliminating any potential threat to safety or general welfare.

- Wetlands

A wetland delineation was performed by CAN, Inc. during June 2006 utilizing the 1987 Corps of Engineers Wetland Delineation Manual. It was determined that there were 6,399.41 linear feet of Waters of the U.S present on the site.

- Wetland/Subaqueous Lands Permitting

No Response Required.

- Impervious Cover

The proposed project includes BMPs such as preserving approximately 40% of the existing woodlands and planting new trees. In addition, we are proposing a wet pond for stormwater management.

- ERES Waters

No Response Required.

- TMDLs

The proposed project includes BMPs such as preserving approximately 40% of the existing woodlands and planting new trees. In addition, we are proposing a wet pond for stormwater management.

- TMDL Compliance through PCS

No Response Required.

- Water Supply

No Response Required

- Sediment and Erosion Control/Stormwater Management

No Response Required.

- Drainage

The Developer intends to comply with the Drainage program requests.

- Forest Preservation

There are 10.85 acres of existing trees on the site. We are proposing to remove approximately 6.51 acres and preserve approximately 4.34 acres. We are also planning to plant new trees throughout the proposed development.

- Potential Hunting Issue

No Response Required.

- Nuisance Waterfowl

No Response Required.

- Solid Waste

No Response Required.

- Underground Storage Tanks

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 Developer will attempt to utilize native plantings and will be preserving approximately 40% of the existing forest.

Delaware State Housing Authority

No Response Required.

Department of Education

The Developer will contact the Indian River School District to discuss potential over-crowding issues and the placement of bus stop shelters.

Sussex County

The Developer will place a note on the Record Plan addressing the adjacent Agricultural Lands and their rights to farm.

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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

A handwritten signature in black ink, appearing to read "Ronald H. Sutton, Jr.", with a stylized flourish at the end.

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

L062207-Holland