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December 10, 2007

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

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RE: Rezoning Request
 Lands of Crossroads Christian Church
 TMP No: NM-00-120.00-01-06.00-000
 For Pinnacle Financial Group
 PLUS 2007-07-02
 SEI Project No: 3052

Dear Ms. Holland:

An application to rezone 8.896 acres of land of Crossroads Christina Church for Pinnacle Financial Group has been submitted to Kent County for their review and consideration. It is proposed that the property be rezoned from AR to BG in order to construct a car dealership building, not to exceed 11,800 square feet, and associated parking on the site. In accordance with your requirements, this letter is an attempt to respond to comments made at the PLUS meeting held July 25, 2007 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 in that the rezoning of this property is at the discretion of Kent County Levy Court and is located in Investment Levels 2 and 3. The majority of this site is in Level 2, including the area to be occupied by the proposed dealership. Investment Level 2 reflects areas in which the state supports growth. This site is also located in the Kent County Growth Zone. A comprehensive plan amendment has been applied for concurrently with the zoning request change.
- **Division of Historical and Cultural Affairs** – The historic resources and references at the State Historic Preservation Office shows that there is no archaeological or historic site on this parcel. They have indicated that this commercial site will not have any effect on the parcel.

- **Department of Transportation (DOT) –**

- 1) If DeIDOT determines the need for additional Right-Of-Way dedication it will be addressed during the site plan approval process.
- 2) We have been in contact with Mr. Charles Altevogt and understand that left turns out of the site will be prohibited. However, right turns in and out and left turns in would be permitted at the existing crossover. Again, this will be addressed during the site plan approval process.
- 3) Subsequent meetings following the PLUS meeting were held with DeIDOT and a conceptual plan was presented along with preliminary trip generation data provided for the site. As a result, DeIDOT has agreed that a traffic impact study (TIS) will not be required for this application (see attached letter from T. William Brockenbrough, Jr.).
- 4) The need for cross access easements to adjoining tax parcels; NM-00-120.00-01-06.01-000, NM-00-120.00-01-05.00-000 and NM-00-120.00-01-04.00-000 will be addressed during the site plan approval process.
- 5) Our client has agreed to work closely with the (DOT) regarding the entrance design and offsite improvements as they relate to this site.

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

Water Supply – We will be contacting Tidewater Utilities to determine the availability of access to their central water supply system. If central water is unavailable we will apply for a well permit. Well permits for dewatering will be applied for if found to be necessary for the construction practices proposed.

- **Sediment and Erosion Control/Stormwater Management** – During the Site Plan Design stage for this property a detailed Sediment and Stormwater Management Plan will be submitted to the Kent Conservation District for approval prior to any land disturbing activity in excess of 5000 square feet.

- **Drainage** –

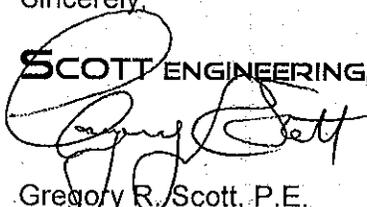
- 1) During the Site Plan design stage for this project the client and his engineer agree to take precaution to ensure that the project does not hinder any off site drainage upstream or downstream of the project or create any off site drainage problems by the release of on site storm water. Existing downstream ditches and pipes will be checked for function and blockage prior to construction and release of water from the developed site. If a change in the volume of water released is expected, downstream landowners will be notified. However, an increase is not expected.

- 2) All drainage easements, if applicable, will be recorded on deeds of record and restrictions will be placed on obstructions within the easements to ensure access for future maintenance or re-construction.
 - 3) Every effort will be made to preserve existing riparian buffers on this site and to filter any stormwater runoff from the site before releasing it to the Double Run watershed.
- **State Fire Marshal's Office** – During the Site Plan design stage we will take into consideration the requirements outlined by the State Fire Marshal's Office with regard to water supply, storage, pressure and volume for fire protection and other requirements and make a formal submission to the State Fire Marshal's Office.
 - **Department of Agriculture** – During the Site Plan design stage we will investigate and consider augmenting the groundwater recharge with such methods as infiltration systems, clean rooftop-run-off systems and other feasible alternatives to maintain the quality and quantity of water recharge to the underlying aquifer. A landscape design will also be prepared to take into consideration the "Right Tree for the Right Place". It is not anticipated that any trees will need to be removed from the site.
 - **Public Service Commission** – Any expansion of natural gas or installation of a closed propane system will be installed in accordance with Pipeline Safety guidelines.

I believe that the above addresses 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: Mr. Kelly Crumpley - Kent County Planning Office