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December 19, 2008

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Office of Management and Budget  
Attn: Constance C. Holland, AICP, Director  
122 William Penn Street, Third Floor  
Dover, Delaware 19901

**RE: PLUS Review – 2008-07-05; Georgetown Commons  
Comment Response Narrative**

Dear Mrs. Holland,

I would like to offer the following, item by item, response and explanations for the documented PLUS comments that were received by Century Engineering on August 15, 2008.

**Street Design and Transportation**

- US Route 113 is classified as a principal arterial highway requiring a minimum right-of-way width of 50 feet from the inside edge of the travel way. The existing right-of-way width of US Route 113 meets this requirement; therefore no additional dedication is needed. Arrow Safety Road is classified as a local road requiring a minimum right-of-way width of 30 feet from the centerline. The existing right-of-way width of Arrow Safety Road meets this requirement; therefore no additional dedication is needed.
- The required 15-foot wide permanent easement along the property frontage on Arrow Safety Road has been added along with a 10-foot wide shared use path within that easement.
- Access to US Route 113 from the site by way of right turn out has been eliminated. The proposed entrance along US Route 113 will now only allow access into the site. All traffic exiting will now have to do so by way of Arrow Safety Road.

**Natural and Cultural Resources**

- Efforts have been made to ensure that the minimum amount of clearing will be done. Unfortunately, given the size of the site, and the layout of the soils and other natural features, there are very few configurations that will meet the requirements for the site. The configuration that has been selected has the greatest potential to minimize impacts to the natural features and forested land on the site.
- A 100 foot buffer has been provided per the requirements of the newly approved Pollution Control Strategy for the Inland Bays watersheds.

**Office of State Planning Coordination – Bryan Hall**

- The owner and Century Engineering have met with Town Officials to discuss the concept design and it relationship with the Town's current comprehensive land use plan.

## Georgetown Commons – Comment Response Narrative

- Century Engineering has met with Monroe Hite to discuss the pending Grade-separated interchange at US113 and Arrow Safety Road. Short and long-term road improvements were also discussed.
- It is our intent to maximize the landscaping on site to gain as much of the lost forest as possible.
- A pre-application meeting was held with the Sussex Conservation District to ensure that the project would meet the requirements of the district and to address any potential drainage issues. The site meets all of the requirements for stormwater quantity management, even mitigating the 100 year storm event below existing conditions, which is not currently required in Sussex County.

### **State Historic Preservation Office (SHPO) – Terrence Burns**

No comment response needed.

### **Department of Transportation – Bill Brockenbrough**

- 1) The warehouses shall be used for storage.
- 2) US Route 113 is classified as a principal arterial highway requiring a minimum right-of-way width of 50 feet from the inside edge of the travel way. The existing right-of-way width of US Route 113 meets this requirement; therefore no additional dedication is needed. Arrow Safety Road is classified as a local road requiring a minimum right-of-way width of 30 feet from the centerline. The existing right-of-way width of Arrow Safety Road meets this requirement; therefore no additional dedication is needed.
- 3) The required 15-foot wide permanent easement along the property frontage on Arrow Safety Road has been added along with a 10-foot wide shared use path within that easement.
- 4) The concept plan was submitted to the Town of Georgetown in January of 2008.
- 5) Access to US Route 113 from the site by way of right turn out has been eliminated. The proposed entrance along US Route 113 will now only allow access into the site. All traffic exiting will now have to do so by way of Arrow Safety Road.
- 6) It is our intent to comply with all requests by DelDOT in regard to off-site road improvements. We would also ask that a cost-share matrix be implemented to defer a portion of any/all improvements that may benefit other development in the area.
- 7) Century Engineering has met with Monroe Hite to discuss the pending Grade-separated interchange at US113 and Arrow Safety Road. Short and long-term road improvements were also discussed.
- 8) Century Engineering has met with Derek Sapp to discuss the proposed access on Arrow Safety Road.

### **The Department of Natural Resources and Environmental Control – Kevin Coyle**

#### **Soils**

## Georgetown Commons – Comment Response Narrative

- The majority of the buildings and lots are located in upland soils. The stormwater pond, which is a wet pond, is located in the area of poor soil. It was determined that this configuration would provide the least impact. No on-site septic treatment is being proposed for this site.

### Wetlands

- An environmental resources consultant has provided a site wetland assessment to determine locations of jurisdictional wetlands. The only jurisdictional wetland found on site is the McGee Tax Ditch, located on the northeastern corner of the property.
- The Division of Water Resources has been contacted regarding state regulated wetlands. There is one state regulated wetland on site. A permit will be acquired for the work in this wetland.
- An environmental resources consultant has provided a site wetland assessment to determine locations of jurisdictional wetlands. The only jurisdictional wetland found on site is the McGee Tax Ditch, located on the northeastern corner of the property. A permit will be acquired for work in this wetland.
- An environmental resources consultant has provided a site wetland assessment to determine locations of jurisdictional wetlands using the procedure recommended by the USACE. The only jurisdictional wetland found on site is the McGee Tax Ditch, located on the northeastern corner of the property. A permit will be acquired for work in this wetland. The wetland report that has been prepared will be submitted to the USACE for review.
- A 100 foot buffer has been provided from the jurisdictional wetland on site. There are no other water-bodies or ditches located on the site.
- A pre-application meeting was held with the Sussex Conservation District to ensure that the project would meet the requirements of the district and to address any potential drainage issues. The site meets all of the requirements for stormwater quantity management, even mitigating the 100 year storm event below existing conditions, which is not currently required in Sussex County.
- A pre-application meeting was held with the Sussex Conservation District to ensure that the project would meet the requirements of the district and to address any potential drainage issues. The site meets all of the requirements for stormwater quantity management, even mitigating the 100 year storm event below existing conditions, which is not currently required in Sussex County. The site was also designed to provide the required runoff mitigation even in the event that the tax ditch is flowing full.
- A meeting was held with the JPP committee on October 16<sup>th</sup> to discuss this project.

### Impervious Cover

#### Comment

- A pre-application meeting was held with the Sussex Conservation District to ensure that the project would meet the requirements of the district and to address any potential drainage issues. The site meets all of the requirements for stormwater quality management, including the requirements of the inland bays pollution control strategy. Open space was used wherever possible to help reduce the amount of impervious cover. The minimum amount of parking area was also used to help reduce impervious cover.

## Georgetown Commons – Comment Response Narrative

### **ERES Waters**

- The site meets all of the requirements for stormwater quality management. This includes the requirements of the inland bays pollution control strategy, including the new buffer requirement and the nutrient and bacteria reduction requirement.

### **TMDLs**

- The site meets all of the requirements for stormwater quality management. This includes the requirements of the inland bays pollution control strategy, including the new buffer requirement and the nutrient and bacteria reduction requirement.

### **Compliance with TMDLs through the PCS**

- The site meets all of the requirements for stormwater quality management. This includes the requirements of the inland bays pollution control strategy, including the new buffer requirement and the nutrient and bacteria reduction requirement. Open space was used as much as possible on the project by minimizing impervious. A 100 foot wetland buffer has been provided. A wet stormwater pond has also been provided. These features provided the required level of bacteria and nitrogen removal, as calculated using the assessment tool specified. No on-site septic is being proposed.

### **Water Supply**

- The initial submission indicated that an on-site well(s) would be used to provide water. Per our current plan, we will be connection to a public water supply located alongside the west side of the parcel.
- The initial submission indicated that an on-site well(s) would be used to provide water. Per our current plan, we will be connection to a public water supply located alongside the west side of the parcel. If dewatering will be required for any other phase of construction, the appropriate permit will be obtained prior to construction of the well point.
- The initial submission indicated that an on-site well(s) would be used to provide water. Per our current plan, we will be connection to a public water supply located alongside the west side of the parcel. No wells will be drilled.
- The initial submission indicated that an on-site well(s) would be used to provide water. Per our current plan, we will be connection to a public water supply located alongside the west side of the parcel.

### **Water Resource Protection Areas**

- The initial submission indicated that an on-site well(s) would be used to provide water. Per our current plan, we will be connection to a public water supply located alongside the west side of the parcel.
- The initial submission indicated that an on-site well(s) would be used to provide water. Per our current plan, we will be connection to a public water supply located alongside the west side of the parcel. No infiltration practices will be used on site.

### **Sediment and Erosion Control/Stormwater Management**

- A detailed erosion and sediment control strategy has been developed that addresses all of the requirements of the Sussex Conservation District. A pre-application meeting was held with the Sussex Conservation District to discuss the project and to identify any potential problems.
- Green technology and low impact development practices have been considered as much as is practicable on this site. The amount of impervious has been minimized, underground storage has been used, and a wetland buffer has been maintained.
- Brooks Cahall was included in the pre-application meeting with the Sussex Conservation District. The tax ditch location and right-of-way has been clearly shown on the construction plans.

### **Drainage**

- Brooks Cahall was included in the pre-application meeting with the Sussex Conservation District. The tax ditch location and right-of-way has been clearly shown on the construction plans. No obstructions will be placed in the tax ditch right-of-way.
- The construction of the proposed project will not cause or aggravate flooding problems in the area. The proposed site has been designed to meet all of the quantity requirements for stormwater runoff, and provides mitigation of the 100 year storm event in addition to the required two and ten year events. A field inspection was performed during the site design and no blockages or obstructions were found in the tax ditch within the area of the property.
- All drainage easements will be recorded on the deed. The easements will specify that access must be maintained throughout the easement.
- Native trees and shrubs will be used to re-vegetate the site and to landscape the stormwater pond. Native species will also be used for landscaping throughout the site.

### **Forested Habitat Preservation**

1. During the Concept Design, a concerted effort was made to minimize impacts to the forested areas.
2. All wetlands found on site were determined to be non-jurisdictional.
3. The owner will make a concerted effort to not commence tree-clearing between the months of April 1<sup>st</sup> and July 31<sup>st</sup>.

### **Nuisance Waterfowl**

- It is our intent to minimize the open area around the stormwater management pond. This will aid in discourage the nuisance waterfowl.
- The owner has been made aware of the pending attraction of this site for nuisance waterfowl and is prepared to accept this burden.

## Georgetown Commons – Comment Response Narrative

- Comments shall be considered by the owner.
- Comments shall be considered by the owner.

### **Underground Storage Tanks**

- A note shall be added to the drawings in regard to any underground tanks or PVC piping found on site.

### **State Fire Marshal's Office – Duane Fox**

#### **a. Fire Protection Water Requirements:**

- The water supplier will supply water to the water distribution system that is capable of delivering at least 1500 gpm for 2-hour duration, at 20-psi residual pressure. The fire hydrants were placed at 800 foot on center.
- The infrastructure for the fire protection system has been provided including the size of water mains for the fire hydrants and sprinkler systems.

#### **b. Fire Protection Features:**

- Automatic sprinkler protection has been provided for all proposed warehouse buildings.
- The fire lane marking requirements have been met for all proposed warehouse buildings.
- The Fire Department Connection location has been shown on the plans.
- The fire lane and sign detail has been shown on the details plan.

#### **c. Accessibility:**

- The access roads and fire lanes have been designed so that all buildings on the premises are accessible to fire apparatus.
- Fire department access has been provided in such a manner so that any and all fire apparatus will be able to locate within 100 ft. of the front door.
- The use of speed bumps has not been used on this site.
- The use of gates has not been utilized on this site.

#### **d. Gas Piping and System Information:**

- The type of fuel proposed has been provided on the cover page.

#### **e. Required Notes:**

## Georgetown Commons – Comment Response Narrative

- All of the required notes have been provided on the plans.

### **Department of Agriculture – Scott Blaier**

- It is our intent to avoid the four species of trees list within the comments.
- Native trees and shrubs will be used to re-vegetate the site and to landscape the stormwater pond. Native species will also be used for landscaping throughout the site.

### **Public Service Commission – Andrea Maucher**

- Current, there is no intent to have natural gas or close propane system on site. If this changes, we will contact Malak Michael.

### **Department of Education – John Marinucci**

No comment response needed.

### **Sussex County – Richard Kautz**

No comment response needed.

If you have any questions with these resolved issues, please do not hesitate to contact me.

Sincerely,  
Century Engineering, Inc.



Bret A. Martine, P.E.  
Civil/Traffic Division Manager