



January 28, 2011

C 1073

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

Dear Ms. Holland:

**SUBJECT: MERIDIAN CROSSING
PLUS 2010-12-04**

We are in receipt of your PLUS Hearing review letter of January 21, 2011 and offer the following in response:

1. We are aware of the requirements of the Delaware Unmarked Human Remains Act of 1987 as it pertains to the unexpected discovery of unmarked human remains during construction.
2. The streets for the proposed subdivision have been previously approved by DelDOT. We will confirm that the sight distance for vehicles entering and exiting driveways for Lots 305, 306, 313, 314, 335 and 336 meet the minimum requirements outlined in the Standards and Regulations for Subdivision Streets and State Highway Access.
3. The Record Plan will be submitted to DelDOT along with the required application, review fee and PDF files of the plan for their issuance of a letter of no objection to recordation.
4. The site has been investigated for the presence of wetlands and none were found to exist.
5. The stormwater management facilities for the proposed project have been designed to meet the minimum requirements for TMDL's.
6. A letter will be obtained from Artesian Water Company confirming that public water is available for the project.

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7. We are aware of the requirements for dewatering points if groundwater is encountered during construction.
8. A revised sediment and stormwater management plan will be prepared and submitted to New Castle County for review and approval.
9. We are aware of the presence of a SIRB site to west of the project. As stated in your letter no further action is required.
10. We are aware of the presence of a LUST site to the west of the project. No further action is required.
11. We are aware of the requirements to submit plans, application and review fee to the Office of State Fire Marshal for site plan approval. The proposed water distribution plan provides the minimum spacing for fire hydrants. The existing water system provides at the minimum the flow and pressure requirements as outlined in the Fire Marshal Regulations.
12. The existing Voluntary School Assessment Agreement will be revised to address the additional dwelling units proposed by this plan.
13. The proposed development will be designed to work with the existing hydric soils on the site.
14. The developer is aware of the requirements to minimize the use of nutrients within the watershed. While the existing site had minimal vegetated cover, all open areas will be seeded and landscaped. Existing wooded areas at the rear of the project will be maintained.
15. Portions of the site will be graded to facilitate the use of bio-swales and filter strips.
16. Areas of protected species will not be disturbed as stated in comment 14 above.
17. We are aware that a portion of the lots at the rear of the site are within a recharge WRPA. While the amount of impervious cover for the development of these lots are in compliance with New Castle County regulations, roof leader run-off from the proposed homes within the WRPA will be conveyed to a below grade recharge facility within the private open space adjacent to these lots.

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'T.C. Williams', with a horizontal line extending to the right.

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

cc: Michael J. Bennett
Jerome S. Heisler, Jr.