

July 27, 2017

Ms. Constance Holland, AICP
Office of State Planning Coordination
122 Martin Luther King Jr. Blvd. South
Third Floor
Dover, DE 19901

via email connie.holland@state.de.us
original via U.S. Mail

re: **PLUS review 2017-05-05**
Lewes Shores Estates
Our File No. 89253

Dear Ms. Holland,

Regarding the above referenced site, we would like to offer the following responses to the PLUS review comments and summary dated June 22, 2017.

Strategies for State Policies and Spending

We do acknowledge that the specific site is located in an Investment Level 4 area. However, Investment Levels 1 and 3 areas are located in close proximity. Several residential subdivisions with lots of a similar size are located along Hudson Road, indicating that the area is developing. The lot sizes proposed are in accordance with AR-1 Agricultural Residential zoning requirements of the Sussex County code.

Code Requirements/Agency Permitting Requirements

Department of Transportation

It is acknowledged that the site access will be designed in accordance with DelDOT regulations. Trip generation calculations will be reviewed and coordinated with DelDOT for consistency. An Area Wide Study (AWS) Fee would be preferred over a TIS, and will be coordinated as the project progresses. A Pre-Submittal conference was requested and was held on June 7th. Right-of-way dedication and the 15-foot wide permanent easement along the frontage of Hudson Road are already incorporated into the plan. We will comply with any sidewalk or shared use path requirement along Hudson Road as the subdivision engineer deems appropriate. No stormwater facility is anticipated adjacent to Hudson Road.

Department of Natural Resources and Environmental Control

Executive Summary

Existing trees are to be preserved to the maximum extent possible. No development is proposed in the floodplain, and the mature forest located in that area will all be preserved. Where landscaping is proposed, native vegetation will be specified.

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Water Quality: TMDLs

This project will meet all requirements associated with nutrient reductions. It is not expected that nutrients will be applied in the open space area of this subdivision, as it will remain in its existing natural state, other than some designated pedestrian paths.

Flood Management

The floodplain indicated on the FEMA map, panel 1005C0188K dated 3/16/2015 has been translated into the electronic base plan, and will be used on the plans moving forward. It has not yet been determined if the dwellings will be built with basements or not; if not, the recommendation for 18-inch minimum between base flood elevation and lowest finished floor elevation will be achieved.

Water Supply

It is correct that Artesian Water Co. has been contacted, and it is not expected that public water will be available in the near future. At this time, it is not anticipated that an on-site public well will be utilized. Proper permits will be obtained or the individual on-site wells proposed. Comments are acknowledged regarding proposed dewatering if necessary, the permits required, the requirements of the applicant and the timeframe for processing, review, and advertising.

Sediment and Erosion Control/Stormwater Management

A Sediment and Stormwater Plan will be prepared for this site in accordance with all regulations. A project pre-application meeting has already been held with Sussex Conservation District, and we are aware of the typical submittal requirements and application fees.

Air Quality

As stated in the PLUS report, the applicant will comply with all applicable Delaware air quality regulations. The regulations summarized in the letter are acknowledged.

Tank Management

The requirements of the underground storage tank UST Regulations are acknowledged, as are the aboveground storage tanks AST requirements and contact information.

State Historic Preservation Office

Comments and requirements pertaining to unmarked cemeteries and burial sites, as well as the Unmarked Human Burials and Human Skeletal Remains Law, are acknowledged and the property owner/developer is aware of the regulations. The location of the existing small cemetery on the site has been preserved as a part of the open space, as well as a significant buffer surrounding the cemetery. We acknowledge the comments pertaining to federal involvement, but do not anticipate application for any type of federal permits or funding.

Delaware State Fire Marshall's Office

Plan submission requirements are acknowledged, and application for approval will be submitted as record and construction plans progress. Setback, separation and site accessibility requirements are acknowledged. No gate or center island is being proposed at the main entrance, and cul-de-sacs have been proposed with a paved radius of thirty-eight feet (38'); no speed bumps are proposed at this time. Required notes will be added to the plan at the time of application and submission.

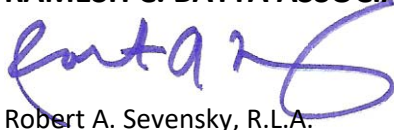
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Receipt of the letter and comments from Sussex County Housing Coordinator and Fair Housing Compliance Officer is acknowledged, and is being provided to the owner /applicant.

We believe our responses satisfactorily address the comments and concerns included in the PLUS review report 2017-05-05 for Lewes Shores Estates dated June 22, 2017. Upon your receipt and review, should you require any additional information, please contact our office at your convenience. Thank you.

Sincerely,

RAMESH C. BATTA ASSOCIATES, P.A.



Robert A. Sevensky, R.L.A.

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