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March 22, 2006

Constance C. Holland, AICP
Office of State Planning
122 William Penn Street
Haslett Armory, Ste. 302
Dover, DE 19901

Re: Coral Cay at Harmon Reach – PLUS 2005-01-11

Dear Mrs. Holland,

On February 2, 2005 a meeting was held at the Office of State Planning to discuss the proposed Coral Cay at Harmon Reach development, formerly known as the Lands of Oasis Property Development, L.L.C. This letter serves to respond to the comments provided by the agency representatives present at that meeting.

For the records of the Office of State Planning, please note that the comment letter dated February 28, 2005 refers to Coral Cay at Harmon Reach as being situated on 8.01 acres, which is incorrect. The ownership group—(Coral Cay at Harmon Reach, LLC), has acquired additional properties along Country Club Drive and the total site acreage is now 8.21 acres. Also, please note that the developers are no longer requesting a rezoning to MR as discussed in the meeting. The ownership intends on retaining the AR-1 zoning distinction for the property and is now requesting a conditional-use for the site layout.

FYI—the development’s name has been changed from “Coral Cay at Harmon Reach” to “The Villas at Harmon Bay”.

Kercher Engineering, Inc. has responded to the State agency planners’ comments in the following manner:

State Historic Preservation Office (SHPO)

The owners understand the concerns expressed by the SHPO regarding the possibility of an archaeological site, but would point out that the vast majority of this site has been actively farmed and deeply mechanically cultivated for generations by the previous owners, thereby destroying any possible artifacts. The remainder would lie under either an existing house on the property, whose

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foundation excavation would have destroyed anything there years ago, or in the small portion of 404 wetlands that we do not plan to disturb.

Department of Transportation (DelDOT)

- 1) Coral Cay at Harmon Reach, LLC has purchased the properties in question that are adjacent to the proposed entrance, eliminating the need for the access easement.
- 2) Because of the presence of Federal 404 Wetlands on the property, more specifically along the southeast property boundary, a vehicle interconnection to the Lands of Wayne Harmon is not planned. Providing this interconnection would require earth disturbance in an area designated as Federal Wetlands which is an action that is historically considered to be undesirable. The developers of this project, though, would not object to providing a pedestrian connection to the adjacent property.
- 3) The ownership does not object to providing a pedestrian interconnection to "The Seasons" development and, if approved, will include an easement for this feature during the engineering design phase.
- 4) On the most recent Preliminary Record Plan for Coral Cay at Harmon Reach, a 5' wide right-of-way dedication has been provided to help DelDOT achieve a right-of-way width of 60' along Country Club Road.
- 5) If Coral Cay at Harmon Reach receives preliminary approval by the Planning and Zoning Commission, a geometric entrance design will be prepared and submitted to Mr. Fiori for review and comment.

The Department of Natural Resources and Environmental Control (DNREC)

General Comments

As discussed, the ownership will provide pedestrian interconnection with adjacent parcels.

Wetlands

The ownership acknowledges the presence of Federal Wetlands on the southeast portion of this parcel and is currently awaiting a Jurisdictional Determination (JD) of the delineated wetland extents. The wetland scientist who performed the delineation has informed KEI that the JD will be delayed due to the allocation of manpower that the Army Corps established after recent hurricane events in the southern United States.

It is estimated that the impacts to the wetlands delineated on the parcel will be minimal. The developer does not plan to create any type of earth disturbance in these areas and will only discharge a moderate amount of stormwater runoff into the Federal Wetlands as allowed by the Sussex Conservation District. Because the dwelling units that make up the development are "condominium" type living areas, no lot lines will cross into the delineated wetlands and prepared covenants and restrictions for prospective property owners will outline the Federal Wetland extents which are not to be disturbed.

Water Supply

It is not anticipated that any bulk dewatering will be necessary during the development of Coral Cay at Harmon Reach. Minor dewatering would be necessary only if DNREC approved erosion and sediment control measures were to fail during site construction.

Coral Cay at Harmon Reach will be serviced by an eight (8) inch municipal water main, to be installed by the developer and serviced by Tidewater Utilities. A Utility Concept Plan for the sanitary sewer collection system and the central water distribution system for the development was approved by the Sussex County Engineering Department on September 8, 2005 under agreement number 575. Before any installation of the site infrastructure would occur, detailed design drawings must be submitted to the Sussex County Engineering Department for final approval.

Sediment and Erosion Control/Stormwater Management

The developers of Coral Cay at Harmon Reach acknowledge the importance of maintaining an efficient stormwater management system for this development. The use of BMP's to manage site runoff is not only encouraged by DNREC but is also preferred by the ownership. Multiple BMP's will be used during the stormwater management design process and detailed calculations and design drawings will be submitted to the Sussex Conservation District for review prior to any land disturbance.

Forests

During the construction phase of the development, a minimal number of trees will be removed to make building pads for Unit #1 and Unit #2. Tree clearing will be limited to avoid the disturbance of any delineated wetland areas and to maintain a forested buffer between Coral Cay at Harmon Reach and adjacent properties.

Open Space

It has yet to be determined by the developers if a permanent conservation easement will be established for the open space areas in the development. The open space will be common area that can be utilized by any property owner in the development.

Nuisance Waterfowl

Through conversations that KEI has had with the Division of Fish and Wildlife, it has been determined that one of the best ways for the developers to eliminate the possibility of nuisance waterfowl inhabiting the stormwater management areas is to plant high-standing vegetation around any detention basins. This special landscaping, or some other appropriate method, will be implemented to deter waterfowl from nesting in the development.

Recreation

The ownership intends on working with DNREC and DelDOT to provide pedestrian interconnections between their development and adjacent properties.

We have increased the community open space by roughly a factor of four--[was approximately an oval of 60' x 160', that was basically "land-locked" by the surrounding houses, to a new similarly-shaped area of approximately 110' wide x 330' long]

Recreation Areas are now directly accessible by all community residences

Air Quality

Intend to utilize Energy efficient homes
Promoting walkability and bikability within the development

State Fire Marshal's Office

Fire Protection Water Requirements

This project is located in an area that has access to a municipal water distribution system, as provided by Tidewater Utilities. As such, the developers intend on generating a Utility Plan for the development outlining the locations of any proposed hydrants and water mains.

Accessibility

All roads in this development have been designed to comply with the most recent access standards established by the Office of the State Fire Marshal.

Gas Piping and System Information

The developers intend to select a private energy provider for LP gas service to the homes in the development. Once a vendor is selected & plans created, we will submit these to the Fire Marshall's office & meet with them as necessary.

Required Notes

All of the standard notes required by the State Fire Marshal's Office have been provided on the plan.

The developers have not yet decided on any road names for this development. Once road names have been established, they will be provided to the County for review and placed on the plans.

Department of Agriculture

The ownership intends on turning Coral Cay at Harmon Reach into a landmark community. As a part of that planning, the developers will work to generate a plan that will incorporate unique landscaping methods throughout the development. Local planners engaging in this process have extensive knowledge of local species and their applications.

As stated previously, the ownership intends on working with DNREC and DelDOT to provide pedestrian interconnections between their development and adjacent properties.

Delaware State Housing Authority

It is not yet known by this office what the developer intends on using as a price point for homes within this development.

Delaware Emergency Agency

The Owners have an interest in the well-being of any person purchasing property within this development and local emergency services will be contacted to assure their safety.

All homes being erected within the development will meet Sussex County's floodplain regulations and compliant building designs will be submitted for review.

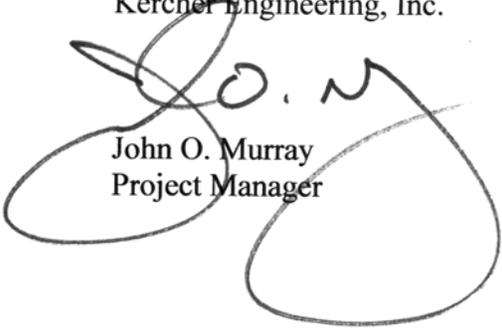
Sussex County Engineer

KEI has been working with the SCED to review the existing sanitary collection system in this area. Tests have been performed on Pump Station #220 to determine if additional capacity was available to service Coral Cay at Harmon Reach. Those results, along with a Conceptual Utility Plan, were submitted to the office of Mr. Russell W. Archut for review and were approved on September 8, 2005 under agreement number 575.

Coral Cay at Harmon Reach, LLC and Kercher Engineering, Inc. appreciate the opportunity to present this plan for review by the State. We have acknowledged the technical comments provided by the representatives of the regulatory agencies and we look forward to incorporating as many of the State's ideas as we can in the development design.

Sincerely,

Kercher Engineering, Inc.

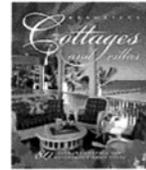
A handwritten signature in black ink, appearing to read "J. O. Murray". The signature is stylized with large loops and a long horizontal stroke at the end. It is positioned over the typed name and title.

John O. Murray
Project Manager



Property Development, L.L.C.

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March 22, 2006

Constance C. Holland, AICP, Director
The Delaware Office of State Planning Coordination
540 S. DuPont Highway
Thomas Collins Building, Third Floor
Dover, DE 19901

RE: Coral Cay at Harmon Reach – PLUS 2005-01-11

Dear Ms. Holland:

This letter is to accompany our formal response, and serve as a summary of the changes in the context of the PLUS Review our project received through your office.

We have taken into account a number of the specific recommendations received from our PLUS Review comments.

In addition to these agency-specific issues, we have endeavored to incorporate many of the goals & design concepts advocated in Livable Delaware and Better Models for Development in Delaware that were given to us by your office at the PLUS hearing, as well as additional guidance from the universal Model TND Planning & Design Guidelines known as SMARTCODE V.8

In doing so, we have refined this project from merely “good”, to a truly outstanding new project that will enhance the community in general, and the lives of the people that live there.

Further, we believe the incorporation of these principles creates a “win-win” situation--as the right thing to do for the State as development progresses, and a real vehicle for astute developers, planners, and homebuilders to create end products that are more appealing to the consumer as well.

It is our hope that this project may serve as a one of the living examples in Delaware of how projects can be designed and constructed.

We kept the same number of units (all single-family detached), and the same corresponding density of 4.0 units per acre, but through the incorporation of these guidelines, we have accomplished these additional goals/priorities:

- Move away from ugly cookie-cutter development
- Community focus
- Focus on common elements
- Priority for smaller lots

- Neighborhood before Individual Ownership—Pursue designs that accommodate social interaction and incorporate shared community resources
- Offering opportunities for interaction with others as well as individual areas for fostering pride of ownership and identity.
- Connectivity--Encouraging communication among neighbors through greenways, paths, open space corridors, and compactness

- Pedestrian focus-before vehicle
- Promoting walking & biking
- Making the automobile secondary in the design process...
- Promoting the use of roads as open space and routes for alternative modes of travel

- Using design to create quality places
- The neighborhood has a discernable center
- Often a square or green...or a memorable street intersection
- Buildings at the center are placed close to the street—creating a strong sense of place.
- Parking lots & garage doors don't enfront street
- Parking is relegated to the rear of the buildings, accessed by alleys

- Focus on architecture
- Keep the scale of the structures human
- Heavy use of front porches
- Garages – at rear only
- Tight control of architecture & guidelines

Among other things, these guides allowed us to move a large amount of space from the private realm to the shared community realm, while continuing to provide private feeling outdoor spaces for each of the individual homes.

We think this is a great thing for the Governor's Livable Delaware Initiative and your Models for Better Development, and a real win-win for everybody. We hope you find these enhancements to your liking, and look forward to your response.

Thank you for your interest.

Best Regards,

CORAL CAY AT HARMON REACH, LLC



Curtis Ricketts,
Managing Member

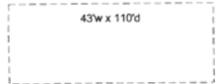
curtis@oasishomes.com

The Villas at Harmon Bay

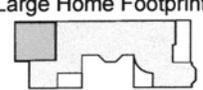
A Unique New Proposed
Traditional Neighborhood Design Community
on Country Club Rd
in Rehoboth Beach, DE

Concept Site Design by
Oasis Property Development, L.L.C.

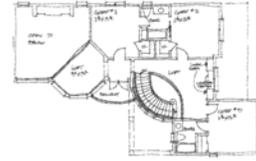
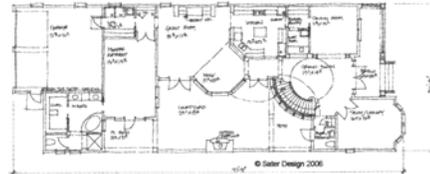
Typical Home Placement
Envelope =
43' wide x 110' deep



Featuring 32 Incredible New Single Family Detached Homes

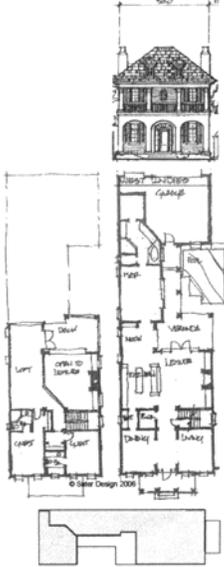


approx.
36'w x 97'l



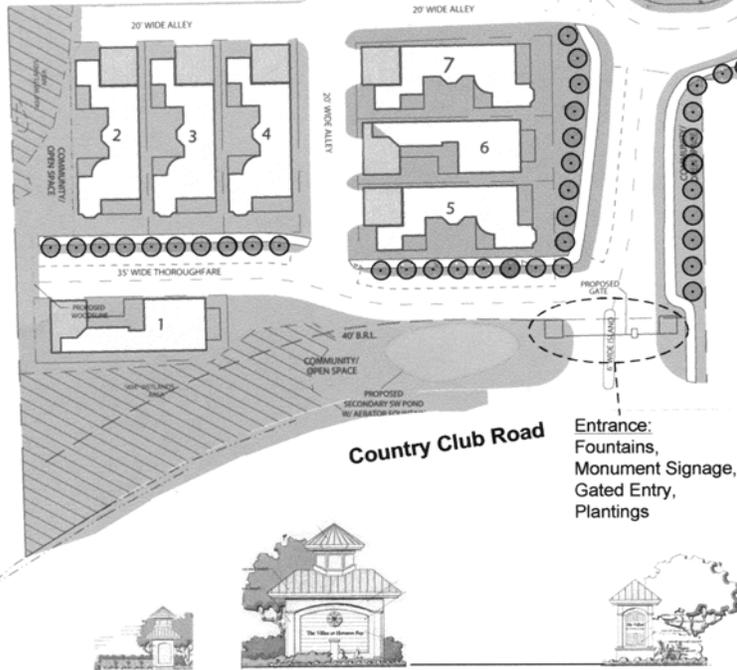
North
(ver.)

30' wide Home Footprint:
30'w x 99'l

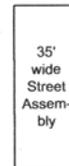


Large Central Commons Area
330' x 122' (avg.)

- to include:
- Community Pool
 - open grass-unstructured recreation area
 - fenced dog social area
 - SWM Pond Feature, w/ aerator fountains



Typical



Note:
165' = Max. combined length [for Bldg groups]
w/ 7' (min.) separation between homes
and 40' Separation between combined bldg groups

Bldg Groups

	Widths
Home-1	36
separation	7
Home-2	36
separation	7
Home-3	36
separation	7
Home-4	36
total	165

