



ELEMENT

design group

Letter of Transmittal

ATTENTION:	Constance C. Holland	DATE:	21-Sep-05
Company:	State of Delaware	RE:	PLUS Review 2005-05-18
	State Planning Coordination		The Highlands of Pepper's Creek
Phone Number:		Job Name:	Dagsboro West
Fax Number:		Element #:	e0511

We are sending you:

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Sent By douglas m. warner
 cc: mark chura, jamie kollick

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 302.645.0777 phone • 302.64520177 fax



09.19.05

Constance C. Holland, AICP
Director, Office of State Planning Coordination
State of Delaware
540 S. DuPont Highway
Dover, DE 19901

RE: PLUS Review 2005-05-18, The Highlands of Pepper's Creek (formerly known as the Landings at Pepper Creek)

Dear Mrs. Holland,

In regard to the above referenced project and pursuant to your comment letter dated June 28, 2005, please find the following point by point response for your review.

Executive Summary

Site Location/Strategies for State Policies and Spending

- Comments Acknowledged

Streets and Roadways

Per discussions with DelDOT, a 15 foot right-of-way will be provided along the frontage of Clayton Street.

- A sidewalk will be provided along the frontage of Clayton Street. Details to be provided during final design phase. Sidewalk to be in accordance with DelDOT and Town of Dagsboro Standards.

The lane widths for the entrance boulevard will be reviewed with DelDOT prior to final engineering. The entrance will require an approved entrance permit from DelDOT.

In lieu of internal sidewalks, a network of pedestrian trails/walkways will be provided throughout the neighborhood so as to provide a more natural look.

- The developer is receptive to a future pedestrian/ bicycle connection to the proposed adjacent Generals Green. Details to be coordinated during final design.

- Comment acknowledged. An evaluation of the approaches will be performed during the detailed design of the roundabout and required modifications will be incorporated.
- The neighborhood will be designed with a network of pedestrian trails. These trails will be designed such that people can travel throughout the neighborhood with limited interaction with vehicular travelways. This will reduce the concern of conflicts between head in parking and pedestrians.

Natural/Cultural Resources

- Comment acknowledged.
- This site is being designed with a minimum of 25' buffer zones from jurisdictional wetlands. It is our intent to maximize the buffer zones where feasible.
- Comment acknowledged. The natural pedestrian trails in place of sidewalks will assist in reducing impervious area. Pavers and pervious materials will be utilized in several areas.
- Plan shall be in accordance with Tax Ditch Requirements.
- No dwellings are proposed in the 100-year floodplain.

Office of State Planning and Coordination

- Comments acknowledged.

State Historic Preservation Office (SHPO)

- Comments acknowledged.

Department of Transportation

- Per our discussion with Mr. Bill Brockenbrough from DelDOT and as indicated on Sheet 1 of this letter, a 15 foot right-of-way dedication will be provided along the frontage on Clayton Street.

A sidewalk will be provided along the frontage of Clayton Street

- A TIS is in progress and the report will be forwarded to DelDOT upon completion.
- The lane widths for the entrance boulevard will be reviewed with DelDOT prior to final engineering. The entrance will require an approved entrance permit from DelDOT.
- In order to reduce the amount of impervious surfaces, an integrated trail system has been proposed in lieu of internal sidewalks. The incorporation of smaller segments of sidewalk will be considered during the final design.
- The pool/stormwater pond arrangement will be re-evaluated during final design.
- A future connection point to General's Green will be provided on the plans.
- Comment acknowledged. An evaluation of the approaches will be performed during the detailed design of the roundabout and required modifications will be incorporated.
- The neighborhood will be designed with a network of pedestrian trails. These trails will be designed such that people can travel throughout the neighborhood with limited interaction with vehicular travelways. This will reduce the concern of conflicts between head in parking and pedestrians.

A meeting with Mr. John Fiori, DelDOT's Subdivision Manager for Sussex County, will be scheduled.

Department of Natural Resources and Environmental Control

Soils

- Comment acknowledged

Floodplains

- No dwellings are being proposed within the 100-year floodplain

Wetlands

- This site is being designed with a minimum of 25 buffer zones from jurisdictional wetlands. It is our intent to maximize the buffer zones where feasible.

Wetland Permitting Information

- Comments acknowledged.

Impervious Cover

- The final design will address methods for impervious cover reduction
- The natural pedestrian trails in place of sidewalks will assist in reducing impervious area. Pavers and pervious materials will be utilized in several areas

ERES Waters

- Comments acknowledged.

TMDLs

- Mr. Lyle Jones will be contacted during the final design phase for information pertaining to the TMDLs.

Water Supply

- Comments acknowledged. We will be in consultations with the Engineer for the Town of Dagsboro to assess the Town's capacity to serve this project with municipal water. The design of the water supply system shall be included in the final design.

Sediment and Erosion Control / Stormwater Management

- Comments acknowledged. A meeting with the Sussex Conservation District will be scheduled. The final design shall be based on requirements of the Sussex Conservation District and/or DNREC.

Drainage

- Comments acknowledged. We have initiated a dialogue with the DNREC Division of Soil and Water Conservation – Drainage Section regarding Sub 6 of Prong 2 of the Pepper Creek Tax Ditch. A meeting with Mr. Bruce Cahall will be scheduled.

Forests

- Preservation of mature forest is a major consideration during the design phase.

Open Space

- Comments acknowledged.

Rare Species

- Comments acknowledged.

Nuisance Geese

Comments acknowledged.

Recreation

Comments acknowledged.

Underground Storage Tanks

- Comments acknowledged.

Solid Waste

- An estimate will be provided during the final design phase.

Air Quality

- Comments acknowledged.

State Fire Marshall's Office

- Comments acknowledged. The water distribution and fire protection systems shall be designed in accordance with the Delaware State Fire Protection Regulations. The final design shall meet the requirements and/or recommendations made regarding accessibility, gas piping, and required notes

Department of Agriculture

Comments acknowledged.

Right Tree for The Right Place

Comments acknowledged.

Native Landscapes

Comments acknowledged.

Tree Preservation

Comments acknowledged.

Tree Mitigation

Every attempt will be made to meet the 1:1 ratio.

Delaware State Housing Authority

- Comments acknowledged.

Department of Education

Comments acknowledged.

Public Service Commission

- Comments acknowledged.

Delaware Emergency Management Agency

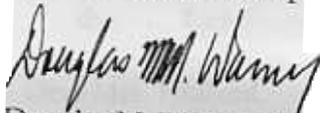
Comments acknowledged.

Sussex County

- A meeting with the Town and County Engineers will be scheduled for the design of the sewer system.

Upon your review of the above, should you have any questions or require additional information, please do not hesitate to contact this office at 302.645.0777. Thank you.

Sincerely,
Element Design Group


Douglas M. Warner, PE