

Ms. Constance C. Holland, AICP, Director  
State Planning Coordination  
June 6, 2006  
Page 2

of the proposed development being one unit for 1.35± acres. This density translates into a great deal of open space and the woodlands left on the site. In addition, the plan provides the recreational facilities, active and passive, along the walking trails, etc., which will be included in one final design of Construction Plans. The water supply will be provided by Artesian Water Company, not Tidewater, as was misprinted on the plan.

Sediment and Erosion Control/Stormwater Management – We have met with Sussex Conservation District and have worked out our design to suite their criteria. A Notice of Intent (NOI) shall be filed with DNREC before construction activity. A Certified Construction Reviewer (CCR) will review the construction practices.

Drainage from the site, as well as oncoming drainage from the adjacent site, has been attended to.

Flood plain does exist on the site and all lots and structures shall be above the 100-year flood plain.

Open space, a total of 28.18% open space, has been provided on this site rather than the required 15%.

Prior to the start of construction, an opportunity will be provided to the various agencies having an interest to do so, as mentioned in the PLUS comments. We are very familiar with the fire regulations and all Construction Plans shall incorporate these comments.

Department of Education – We are pleased to note that there is a capacity within the Cape Henlopen School District for approximately thirty (30) students that could be generated as a result of this development. As suggested, the proposed development has set aside an area for the bus stop and a shelter for students.

At this time, we wish to thank you and your Department for offering your comments and/or suggestions and we shall include positive comments into our design and Construction Plans. Should there be any further comment(s) and/or question(s), please do not hesitate to call.

Very truly yours,

**RAMESH C. BATTA ASSOCIATES, P.A.**

Ramesh C. Batta, P.E., P.L.S.

RCB:ctb

L-5653

cc: Shane Abbott, Assistant Director, Sussex County Planning & Zoning Commission,  
w/enclosure- 5/25/06 Letter from Constance C. Holland, AICP  
James A. Fuqua, Jr., Esq., Fuqua & Yori, P.A., w/enclosure- 5/25/06 Letter from  
Constance C. Holland, AICP  
Salvatore Cangiano, w/enclosure-5/25/06 Letter from Constance C. Holland, AICP  
File #89253