



STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF  
STATE PLANNING COORDINATION

May 24, 2004

Mr. Kevin McBride  
Morris & Ritchie Associates, Inc.  
404 South Bedford Street, Suite 5  
Georgetown, DE 19947

RE: PLUS 2004-04-10; Plantation Lakes

Dear Mr. McBride:

Thank you for meeting with State agency planners on May 5, 2004 to discuss the proposed plans for the Plantation Lakes project to be located west of 13, south of Route 20.

According to the information received, you are seeking annexation into the Town of Millsboro and rezoning to MR/RPC on 663.97 acres. Specifically, this project is to develop 2,531 lot subdivision to consist of mixed use residential, commercial and a golf course.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. The developers will also need to comply with any Federal, State and local regulations regarding this property. We also note that as the Town of Millsboro is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the Town.

We applaud the developer for including a mix of residential styles and densities in the project. We also are encouraged to see the town center style commercial aspect to the project that transitions into the residential area. We also support the project's location within a municipal area that is in keeping with the Strategies for State Policies and Spending. We commend the developer for plans to donate land for a police and fire station, however we recommend that the details of this transfer of land be included in an

annexation agreement. These elements of the project are consistent with the goals of Livable Delaware.

We encourage you to consider the following comments from State agencies as you move forward with your project:

**Delaware State Housing Authority (DSHA) – Contact: Karen Horton 739-4263**

DSHA supports the Plantation Lakes proposal as it sets aside a percentage of units for first-time homebuyers. The provision of these units will help address the need for affordable homeownership that was identified in the 2003 Statewide Housing Needs Assessment and in an area of the State where affordable homeownership opportunities are diminishing.

**State Historic Preservation Office (SHPO) – Contact: Anne McCleave 739-5685**

There are two known archaeological sites within the project area, near Betts Pond and the forested areas. There is a high potential that there are other archaeological sites within the area, especially in the forested areas and near the water. There were also two mills on the west side of the project area, where Goodwin School Road crosses the Long Drain Ditch. Therefore there is a high probability that there are historic archaeological sites associated with these mills. The developer can contact the SHPO office at 302-739-5685 to set a time to meet with our archaeologists at the site to discuss the best ways to plan around the sites. It is recommended that the retention of the wooded areas, especially near the water, to act as a buffer for the sites.

If there is any federal involvement with this project, in the form of licenses, permits, or funds, the federal agency is responsible for complying with Section 106 of the National Historic Preservation Act. The developers should also be aware of the Delaware Unmarked Human Remains Act (7 Del. Code Ch. 54) and contact Faye Stocum in our office at 302-739-5685 if any are found. There is (or was) a church, Old Field Church, (indicated as lot P14 on the plan) on the south side of Rt 24 and adjacent to the south part of the development. There may be a cemetery associated with this church and though it may seem that its boundaries are accurately marked, this may not be the case.

**Department of Transportation – Contact: Bill Brockenbrough 760-2109**

1. In accordance with Section 2 of DelDOT's Rules and Regulations for Subdivision Streets DelDOT will require right-of-way dedications of 40 feet from the centerline on Hardscrabble Road (State Route 20) and Millsboro Highway (State Routes 24 and 30). Similarly, they will require right-of-way dedications of 30 feet from the centerline on Sheep Pen Road (Sussex Road 328), Godwin School Road (Sussex Roads 328A and 410) and Country Living Road (Sussex Road 433).

2. The applicant should anticipate the need to improve all of the roads listed in item 1 above. Specific improvements will be identified in the DelDOT review of the TIS, but will likely include turning lanes, paving and minor widening on most of the roads and a complete reconstruction of Sheep Pen Road. DelDOT may also require one or more agreements whereby the applicant would fund the installation of traffic signals on those roads when DelDOT finds them to be warranted.
3. The proposed access on US Route 113 would be limited to right turns only. The design of that access on the April 5, 2004, R.P.C. Preliminary Plan does not reflect that limitation and should be changed. We understand that the local police, fire, and emergency medical services have expressed concerns about the lack of a left turn into the site. If that is the case, their concerns should be forwarded to the DelDOT Subdivision Engineer, Mr. Drew Boyce. DelDOT is willing to work with these agencies to try to address their concerns, but **DelDOT will not permit a left turn in that would be usable by the public.** Mr. Boyce may be reached at (302) 760-2165.
4. Referring to the April 5, 2004, R.P.C. Preliminary Plan, DelDOT appreciates the proposed stub streets provided from Roads 21 and 22 to Parcel No 1-33-20-37, the Dukes Property. Stub streets should be provided from Road 17 to Parcel No. 1-33-16-138 and from Road 22 to Parcel Nos. 1-33-20-41.01 and 1-33-20-44.
5. The applicant's engineer should contact the DelDOT Subdivision Manager for Sussex County, Mr. John Fiori, regarding comments 1 and 3 and more generally about our requirements with regard to the design of the site entrances. Mr. Fiori may be reached at (302) 760-2260.
6. As mentioned in the DelDOT comments on the Millsboro Comprehensive Plan, the Delaware Transit Service (DTC) is in the early stages of planning for transit service to this area. The applicant should contact DTC's Service Development Planner for Sussex County, Mr. David Dooley, to determine where bus stops should be located on the site. Mr. Dooley may be reached at (302) 577-3278 ext. 3464.
7. DelDOT's US 113 North-South Study is considering alternative alignments for a limited access highway through the Millsboro Area and some of those alternatives would pass through this site. Presently DelDOT is in the process of evaluating those alternatives to determine which ones will be retained for further study. We expect to complete that process in the spring of 2005. **DelDOT recommends that the Town of Millsboro defer action on the plan for the proposed development until they have completed that process.**

**The Department of Natural Resources and Environmental Control – Contact:  
Kevin Coyle 739-3091**

**Soils**

According to the soil survey update, the following soils were found in the immediate vicinity of subject site (grouped on the basis of drainage class):

- Excessively well drained – Evesboro
- Well Drained – Fort Mott/Henlopen complex
- Moderately Well to Well Drained - Pepperbox-Rosedale complex
- Moderately well drained – Hammonton
- Very poorly drained (**hydric**) –Manahawkin muck
- Human altered with an undefined drainage class – Pits, sand, & gravel

Evesboro is an excessively well-drained soil that has moderate limitations on account of rapid permeability. Fort Mott/Henlopen complex is a well-drained upland soil that has few limitations for development. Hammonton is a moderately well-drained soil of low-lying uplands that has moderate limitations for development. Manahawkin is a very poorly-drained wetland associated (hydric) soil that has severe limitations for development. Pits, sand, and gravel is a classification given to soils that have been excessively excavated, filled, or graded; these soils have unpredictable site specific limitations.

Although a significant portion of the soils found on subject parcel are fairly well drained, they have limitations associated with rapidly permeable sandy surface and subsurface horizons. Such soils are conducive to nutrient leaching via groundwater or surface runoff into the surrounding watershed. In soils containing shallow water tables, these impacts are greatly intensified.

**Wetlands**

According to Statewide Wetland Mapping Project (SWMP) maps, the following wetland types are found on subject parcel(s): Palustrine Forested, Palustrine Scrub/Shrub, Palustrine Unconsolidated Bottom, and Lacustrine Unconsolidated Bottom.

Under the Federal 404 provisions of the Clean Water Act, the avoidance of construction/filling activities in those areas containing wetlands or wetland-associated hydric soils is usually prohibited. **Therefore, a wetlands delineation is strongly recommended before commencing development on any of these parcel(s).** Specific regulatory questions pertaining to nontidal wetland regulations should be directed to the Army Corps of Engineers (ACOE).

Even though close association between wetland and soil conditions is usually apparent, the applicant should keep in mind that the presence of jurisdictional wetlands (i.e.,

criteria defined by the 1987 ACOE Wetlands Delineation Manual) can not always be predicted with complete assurance from the existing wetland (SWMP) and hydric soil mapping (soil survey). That is, the vagaries of wetlands mapping presents some difficulty when one tries to translate map polygon lines (i.e., SWMP map units and/or soil survey mapping units) that encompass large land areas containing considerable on-the-ground variability. Furthermore, these maps were never intended for use as definitive assessments of regulatory jurisdiction, but as a management tool to inventory existing land resources. Therefore, neither the SWMP mapping nor the soil survey should be construed as a substitute for a wetlands delineation. Hence, a field wetlands delineation is the recommended course of action to gain site construction approval for subject parcel(s).

Further, it is recommended that the Farm Services Agency of the USDA be contacted to assess whether the farmed wetlands on subject parcel meet the recognized criteria for classification as “prior converted wetlands.” Prior converted wetlands are farmed wetlands that have drained or altered before December 23, 1985, and no longer meet the wetland criteria established under the 404 program. Such wetlands are considered exempt from regulatory protection provided that there is no proof of a continuous “fallow period” of five years or greater in that parcel’s cropping history. Parcels converted after said date regardless of cropping history are considered jurisdictional by the Army Corps of Engineers (ACOE). The contact person for assessing a parcel’s cropping history is Sally Griffin at the USDA – she can be reached at 678-4182

**A 100-foot minimum buffer width is recommended from the landward edge of all wetlands. In cases where the natural buffer vegetation has been removed or reduced by past development of farming activities, the applicant is encouraged to restore/establish said buffer width or greater with native herbaceous and/or woody vegetation. Ideally, the Department would like to see the existing natural forested buffer adjacent to the riparian/ditch area and Betts Pond, preserved in its entirety.**

**Additionally, because of the purported presence of an endangered mussel species and/or potential/existing rare plant species, the Department recommends that both the forested wetland and upland acreage on subject parcel be placed under conservation easement. The contact person for easement information is Tim Kaden at of the Division of Parks and Recreation – he can be reached at 739-3423.**

### **ERES Waters**

This project is located adjacent to receiving waters of Inland Bays designated as waters having Exceptional Recreational or Ecological Significance (ERES). ERES waters are recognized as special assets of the State, and shall be protected and/ or restored, to the maximum extent practicable, to their natural condition. Provisions in Section 11.5 of Delaware’s “Surface Water Quality Standards” (as amended August 11, 1999), specify that all designated ERES waters and receiving tributaries develop a “pollution control strategy” to reduce non-point sources of nutrient runoff through implementation of

Best Management Practices (BMPs). Best Management Practices as defined in subsection 11.5(e) of this section, expressly authorizes the Department to provide standards for controlling the addition of pollutants and reducing them to the greatest degree practicable, or where attainable, a standard requiring no discharge of pollutants.

**TMDLs**

With the adoption of Total Maximum Daily Loads (TMDLs) as a “nutrient-runoff-mitigation strategy” for reducing nutrients in the Inland Bays Watershed, reduction of nitrogen and phosphorus loading will be mandatory. A TMDL is the maximum level of pollution allowed for a given pollutant below which a “water quality limited water body” can assimilate and still meet water quality standards to the extent necessary to support use goals such as, swimming, fishing, drinking water and shell fish harvesting. Although TMDLs are authorized under federal code, states are charged with developing and implementing standards to support those desired use goals. The Jurisdictional authority for attaining these use goals will fall under the auspices of Section 11.5 of the State of Delaware’s Surface Water Quality Standards (as amended August 11, 1999), and will be achieved via nutrient reductions referred to as “pollution control strategies.”

Nutrient reductions prescribed under TMDLs are assigned on basis of water quality concerns – that is, the those regions deemed to be of greatest environmental concern will require correspondingly higher levels of nutrient reduction than those regions deemed less environmentally sensitive. In this watershed, these regions are demarcated as high and low reduction zones. **The high reduction zone corresponds to the western portion of the watershed, and requires a reduction of nitrogen and phosphorus by 85 and 65 percent, respectively.** The low reduction zone corresponds to the eastern portion of the watershed, and requires a reduction of nitrogen and phosphorus by 40 percent. **This project is proposed within the high nutrient reduction zone.**

**In order for the applicant to verify compliance with the TMDL mandate, a full nutrient accounting process known as nutrient budget should be prepared. The developer/consultant should contact Lyle Jones in the Department’s Watershed Assessment Section for further information regarding the acceptable protocol for calculating a nutrient budget. He can be reached as 739-4590.**

**Rare/Threatened/Endangered Species**

A review of our database indicates that the following species and/or communities at or adjacent to the project site:

Scientific Name	Common Name	Taxon	State Rank	State Status	Global Rank	Federal Status
<i>Anodonta implicata</i>	Alewite Floater	Mussel	S1		G5	
<i>Elliptio fisheriana</i>	Northern Lance	Mussel	S2		G4	
<i>Enneacanthus chaetodon</i>	Blackbanded sunfish	Fish	S2		G4	

<i>Notropis chalybaeus</i>	Ironcolor Shiner	Fish	S2		G4	
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**State Rank:** S1 - extremely rare within the state (typically 5 or fewer occurrences); S2 - very rare within the state (6 to 20 occurrences); B - Breeding; N - Nonbreeding; **State Status:** E – endangered, i.e. designated by the Delaware Division of Fish and Wildlife as seriously threatened with extinction in the state; **Global Rank:** G1 - imperiled globally because of extreme rarity (5 or fewer occurrences worldwide); G2 - imperiled globally because of great rarity (6 to 20 occurrences); G3 - either very rare and local throughout its range (21 to 100 occurrences) or found only locally in a restricted range; G4 - apparently secure globally but uncommon in parts of its range; G5 - secure on a global basis but may be uncommon locally; T\_ - variety or subspecies rank; Q – questionable taxonomy; **Federal Status:** LE – endangered, i.e. designated by the U.S. Fish and Wildlife Service as being in danger of extinction throughout its range; LT – threatened, i.e. designated by USFWS as being likely to become endangered in the foreseeable future throughout all or a significant portion of its range; PS – proposed status.

Based on review of topographic maps and aerial photographs, and because we have not visited the entire site, our DNHP ecologist requests the opportunity to survey the forested and wetland resources which could potentially be impacted by the project. His observations would allow us to make more informed comments on this project. Please contact Pete Bowman at (302) 653-2880 to set up a site visit.

DNREC requests that no invasive species be used in the revegetation of disturbed areas. A list of species considered invasive in Delaware can be found on the DNHP web site, <[www.dnrec.state.de.us/fw/invasive.htm](http://www.dnrec.state.de.us/fw/invasive.htm)>. DNREC further recommends the use of native plants and our botanist, Bill McAvoy can be contacted at (302) 653-2880 to assist you in developing a plant list.

### Buffers

In the interest of water quality and wildlife habitat, DNREC recommends maintaining the forested buffer of at least 100 ft along Betts Pond and associated wetlands where it exists. In areas where there is not an existing 100 ft of forested buffer, DNREC recommends either planting native trees or tall grasses and shrubs. Applications of fertilizer, herbicides, or other chemicals should not be necessary on this type of buffer. **Short manicured grassy areas, such as those found in residential areas and on golf greens, are not considered an adequate buffer.** In addition, the use of fertilizer and herbicides on these types of areas add unnecessary inputs into the ponds and wetland areas. The vegetative buffer should be dense and tall enough to trap sediments, nutrients, and other non-point materials that could be washed into the wetlands during rain events.

### Nuisance Species

The number of artificial ponds (including water hazards) incorporated in the subdivision design should be reduced. The ponds scattered throughout the subdivision will likely attract waterfowl like resident Canada geese and mute swans that will create a nuisance for community residents. Although small numbers of these species are enjoyed by residents, geese and swans can quickly multiply and overwhelm the area. High concentrations of waterfowl in ponds create water-quality problems, leave droppings on lawn and paved areas and can become aggressive during the nesting season. Ponds that remain in the subdivision plan should be landscaped to deter nuisance species. Short manicured lawns around ponds provide an attractive habitat for these species. However, native plantings, including tall grasses, wildflowers, shrubs, and trees at the edge and

within a buffer area around ponds, are not as attractive to geese because they do not feel as safe from predators and other disturbance when their view of the area is blocked. The Division of Fish and Wildlife does not provide goose control services, and if problems arise, residents or the home-owners association will have to accept the burden of dealing with these species (e.g., permit applications, costs, securing services of certified wildlife professionals). Solutions can be costly and labor intensive; however, with a reduction in the number of ponds, proper landscaping, monitoring, and other techniques, geese problems can be minimized. If you require additional information please contact the Division of Fish and Wildlife's waterfowl biologist, Tom Whittendale at (302) 653-2883.

## **Recreation**

It is recommended that sidewalks be built fronting every residence. A complete system of sidewalks will: 1) fulfill the recreation need for walking and biking facilities 2) provide opportunities for neighbors to interact in the community and 3) facilitate safe, convenient off-road access to neighboring communities, public mass transit stops, schools, stores, work etc.

If a trail system is planned, we recommend that a series of stacking trail loops be designed with access points in each subdivision "pod" and connections to adjacent communities. Community trail systems with long continuous trails, perimeter-only trails, and systems with few access points, often go unused and neglected. For trail design/construction specifications, contact Susan Moerschel at (302) 739-5285.

The Division of Parks and Recreation conducted a telephone survey of Delaware residents to gather information on outdoor recreation patterns and preferences as well as other information on their landscape perception. These findings are the foundation of the 2003-2008 Statewide Comprehensive Outdoor Recreation Plan (SCORP) providing guidance for investments in needed outdoor recreation facilities. The high and moderate facility needs in Eastern Sussex County are listed below:

### High Priorities

Walking or Jogging Paths

Bike Paths

Fishing Areas

### Moderate Priorities

Picnic Areas

Skate Facilities

Canoe/Kayak Access

Hiking Trails

Swimming Pools

Playgrounds

Soccer Fields

Tennis Courts

Power Boat Access

Baseball/Softball Fields

**State Fire Marshal's Office – Contact: Kevin McSweeney 739-3696**

These comments are intended for informational use only and do not constitute any type of approval from the Delaware State Fire Marshal's Office. At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

a. **Fire Protection Water Requirements:**

- Water distribution system capable of delivering at least 1500 gpm for 2-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Mercantile, Storage, and Industrial Occupancies)
- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly, Education, Hospital, Hotel, Apartment, Townhouse, Daycare, and Business Occupancies)
- Water distribution system capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One-two Family Occupancies)
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Fire Protection Features:**

- All structures over 10,000 Sq. Ft. aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 sq.ft., 3-stories or more or over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements.
- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR
- For townhouse buildings, provide a section / detail and the UL design number of the 2-hour fire rated separation wall on the Site plan

c. **Accessibility**

- All premises which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads,

shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Millsboro Hwy, Godwin School Rd, or Sheep Pen Rd must be constructed so fire department apparatus may negotiate it.

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- If the use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.

d. **Gas Piping and System Information:**

- Provide type of fuel proposed, and show locations of bulk containers on plan.

e. **Required Notes:**

- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
- Townhouse 2-hr separation wall details shall be shown on site plans
- Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: [www.delawarestatefiremarshal.com](http://www.delawarestatefiremarshal.com), technical services link, plan review, applications or brochures.

**Department of Agriculture - Contact: Mark Davis 739-4811**

Bryan Hall, DDA Forest Service, met on-site with you and Faye Lingo on May 11, 2004, regarding forestry practices and tree care activities for Plantation Lakes. Based on that meeting, the Forest Service offers the following comments:

The Delaware Forest Service will work with the developer to implement a Forest Conservation Plan, similar to those developed by the MD DNR Forest Service for development projects such as Plantation Estates. This plan will further expand on the identification of natural areas and forest resources identified within the current site plan and allow for replacement of these resources at a mitigated ratio for new plantings within the RPC.

The Delaware Forest Service encourages the use of Conservation Best Management Practices as identified within the Forest Conservation Plan for the site north of DE Route 24, or the pre-existing pine plantation. Consideration should be given to establishing the average forest buffer as for the opportunity to allow for small patches of forest to remain within the site to create a sense of community for future residents.

The Delaware Forest Service encourages the use of Conservation Best Management Practices as identified within the Forest Conservation Plan for the site south of DE Route 24, or the pre-existing hardwood stand. Consideration should be given to preserving larger specimen trees within the site and additional tree planting should occur within the full 160 acre parcel to create a sense of community for this portion of the RPC.

The Delaware Forest Service encourages the developer to maintain an average buffer of 90 feet around the existing mill pond. Based upon the site visit conducted on May 11, 2004, there are several locations with less than the average and should be replanted in a combination of forest cover and grass conservation practices.

The Delaware Forest Service encourages the developer to implement grass conservation practices along the edge of all greens adjacent to the existing mill pond to further expand the nutrient uptake within this watershed.

The Delaware Forest Service encourages the developer to incorporate specimen tree planting and grass conservation practices within those already cleared and identified on the current site plan as view-sheds for the community and golf course to improve nutrient uptake within this watershed.

The Delaware Forest Service encourages the control of invasive plants, shrubs and trees found within the site to enhance the quality of the forest resources.

The Delaware Forest Service encourages the use of native trees and shrubs for future landscape plantings.

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The Delaware Forest Service will work to support the concept of the “Right Tree for the Right Place” to address future maintenance costs to the RPC.

The Delaware Forest Service encourages the developer to establish the needed infrastructure to support the maintenance activities associated with this site.

**Public Service Commission - Contact: Kevin Neilson 739-4247**

This parcel is not currently in any CPCN area. If the area is to be served by a public water company, a CPCN will have to be applied for. If the Town of Millsboro is to serve the water needs, the land will either require a CPCN or the Town will have to annex the land in accordance with Planning Office requirements.

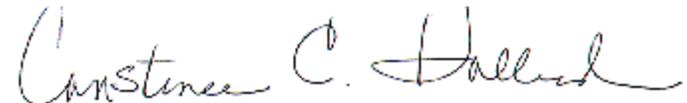
Any natural gas service or closed system propane gas service to annexed lands or subdivisions must conform to pipeline safety requirements.

Again we commend the developer for incorporating elements into the project that are consistent with Livable Delaware objectives. We believe that, when complete, this project will be an asset to the Town of Millsboro and the region. We would, however, ask that you consider comments shared by State agencies that may improve the project. Of particular importance are the transportation issues and the issue of a forested buffer around Betts Pond. Specifically at golf hole 11, the site plan shows no forested buffer along Betts Pond. We also note DelDOT’s request for the Town of Millsboro to defer action on this project until Spring 2005, when the Route 113 study is complete.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,



Constance C. Holland, AICP

Director

CC: Faye Lingo