



STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF  
STATE PLANNING COORDINATION

October 8, 2004

Mr. Dave Ryan  
Vista Design Group, Inc.  
11634 Worchester Highway  
Showell, MD 21862

RE: PLUS review – PLUS 2004-09-10; Dove Landing Addition

Dear Mr. Ryan:

Thank you for meeting with State agency planners on September 22, 2004 to discuss the proposed plans for Dove Landing Addition to be located at the corner of Windmill Lane and Burbage Road, near Millville.

According to the information received, you are seeking a rezoning and site plan approval for 29.74 acres to develop 89 single family lots.

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 Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.

This office has received the following comments from State agencies:

**Office of State Planning Coordination – Contact: Ann Marie Townshend 739-3090**

The Office of State Planning Coordination notes that this project is located primarily in an “Investment Level 3” area, with a small portion in the northeast and northwest corners in an “Investment Level 2” area, according to the 2004 Strategies for State Policies and Spending. In Investment Level 3 areas, State Policies support long-term, phased growth that is sensitive to the environmental and/or agricultural issues on and around the site.

We note that this project is proposed for annexation into the Town of Millville and that it is in the Town's annexation area.

The Office of State Planning Coordination has not yet received a plan of services for this proposed annexation. Before the Town proceeds with the annexation, they must submit a plan of services to this office and receive confirmation from this office that it is complete.

We are very pleased to see the multiple connections to adjacent proposed developments in the area. It is clear that this developer and developers of neighboring properties worked together to create communities that fit cohesively together. We encourage continued coordination as other adjacent parcels in the area develop. We also encourage the Town to work on filling in the enclaves that would be created by this proposed annexation and other recent annexations.

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

There is a potential historic property on the Northeast corner of the development. According to one of the presenters at the meeting, the house will be demolished and the owner might move the existing barn to another location. We encourage the applicant and developers to contact Anne McCleave at 302-739-5685 to allow her to visit the property before demolition takes place so that she can document the house and other buildings. Also, if it is decided to move the barn, please inform our office of its new location so that we can document the information. The information would be placed in our historical inventory records.

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

DelDOT note that despite its name, the proposed development has greater contiguity to the proposed Barrington Park subdivision than it does to the planned Dove Landing subdivision. They commended the developer for providing the proposed street connections to Barrington Park.

- 1) The plan presented at the meeting shows numerous parking spaces positioned such that residents would be backing out into the main north-south street. DelDOT recommends that that be changed, possibly by changing to parallel parking, for improved traffic flow and safety.
- 2) Both Burbage Road and Windmill Lane are classified as local roads and have an existing right-of-way width of 50 feet or less. DelDOT's policy is to require dedication of sufficient land to provide a minimum right-of-way width of 30 feet from the centerline on local roads. Therefore we will require right-of-way dedication on both roads from this project.
- 3) DelDOT presently is developing plans for a set of local road improvements associated with its Route 26 project. The improvements would provide 11-foot

lanes and 5-foot shoulders on a series of roads including Burbage Road and Windmill Lane. The improvements are planned for construction beginning in Fiscal Year 2006. Because of a need to add turning lanes at the intersection of Burbage Road and Windmill Lane, DelDOT may need more right-of-way near than the 30 feet from the centerline mentioned above. More information on this project and the potential for right-of-way impacts on the proposed development may be obtained from the DelDOT project manager, Mr. Tom Banez. He may be reached at (302) 760-2363.

- 4) DelDOT noted that they support the comment from Mr. Richard Kautz of Sussex County regarding the undesirability creating of enclaves. Because it would create an enclave, of land along Burbage Road that is under Sussex County jurisdiction but accessible only through the Town of Millville, DelDOT's policy on municipal annexations dictates that they must oppose this annexation as proposed. If those lands were annexed first or at the same time, we would not be opposed to this annexation.
- 5) The developer's site engineer should contact the Subdivision Manager for Sussex County, Mr. John Fiori, regarding our requirements with regard to the design of the site entrances. Mr. Fiori may be reached at (302) 760-2260.

**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 the proposed construction and grouped on the basis of drainage class:

- Moderately well drained – Hammonton
- Somewhat poorly drained (**potentially hydric**) - Klej
- Poorly drained (**hydric**) – Hurlock
- Very poorly drained (**hydric**) – Mullica/Berryland

Klej is a transitional soils that contains both **hydric** (indicative of wetlands) and non-hydric (upland) soil components; development limitations range from moderate to severe depending on the site specific water table occurrence. Hammonton is well-drained upland soil that has moderate limitations for development. Hurlock is a poorly-drained wetland associated (**hydric**) soil that has severe limitations for development. Mullica/Berryland complex is a very poorly-drained wetland associated (**hydric**) soil that has even greater severity rating for development than the preceding soil types.

According to Statewide Wetland Mapping Project (SWMP) maps, no wetlands were mapped on subject parcel. However, the presence of a **hydric** soil mapping unit(s) (Hurlock, Lenni, and Mullica) on more than 50 percent of subject parcel contradicts the

finding of SWMP. Since soil mapping is often a more accurate predictor of wetland conditions (especially in cleared or farmed areas) than SWMP, its use is more reflective of actual conditions. **Therefore, the Department strongly recommend an Army Corps of Engineers (ACOE) approved wetlands delineation be conducted prior to proceeding beyond the initial planning stage.**

The applicant should be reminded that they must avoid construction/filling activities in those areas containing wetlands or wetland associated hydric soils as they may be subject to regulatory provisions under the Federal 404 Clean Water Act governing jurisdictional wetlands.

Further, it is recommended that the applicant contact the Farm Services Agency of the USDA for information regarding the potential for the farmed or cleared wetlands on subject parcel to meet the 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.

**It is also recommended that the developer maintain a minimum 100-foot buffer width from landward edge of all wetlands. In cases where natural buffer vegetation has been removed or reduced by past development or farming activities, the developer is encouraged to restore/establish to said buffer width or greater with native herbaceous and/or woody vegetation.**

**Should the applicant decide to construct a pond(s) on subject parcel, the Department strongly recommends that the periphery of said pond(s) (including stormwater detention pond(s)) contain a 50-foot buffer of native woody and/or herbaceous vegetation.**

### **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 low 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.**

### **Water Supply**

Should dewatering points be needed during any phase of construction, a dewatering well construction permit must be obtained from the Water Supply Section prior to construction of the well points. In addition, a water allocation permit will be needed if the pumping rate will exceed 50,000 gallons per day at any time during operation.

All well permit applications must be prepared and signed by licensed water well contractors, and only licensed well drillers may construct the wells. Please factor in the necessary time for processing the well permit applications into the construction schedule. Dewatering well permit applications typically take approximately four weeks to process, which allows the necessary time for technical review and advertising.

Should you have any questions concerning these comments, please contact Rick Rios at 302-739-3665.

### **Stormwater Management**

A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. The plan review and approval as well as construction inspection will be coordinated through Sussex Conservation District. Contact Jessica Watson, Program Manager, at (302) 856-7219 for details regarding submittal requirements and fees.

It is strongly recommended that you contact Sussex Conservation District to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan. The site topography, soils mapping, pre and post development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion.

A Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity must be submitted to DNREC Division of Soil and Water Conservation along with the \$195 NOI fee prior to plan approval.

Applying practices to mimic the pre development hydrology on the site, promote recharge, maximize the use of existing natural features on the site, and limit the reliance on structural stormwater components, such as maintaining open spaces, should be considered in the overall design of the project as a stormwater management technique.

Each stormwater management facility should have an adequate outlet for release of stormwater. Any drainage conveyed onto this site from neighboring properties must be adequately conveyed through the site to the discharge point without interruption.

A Certified Construction Reviewer (CCR) will be required for the site during construction. You should contact Sussex Conservation District for details regarding the CCR requirement.

Discharge of stormwater to a tax ditch will require written approval from DNREC Drainage Section accepting the runoff and the construction of the outfall. Emergency spillways crossing a tax ditch easement must have side slopes no greater than 10:1 and should be lined with a permanent turf reinforcement matting.

Discharge of stormwater to road-side swales will require written approval from DelDOT.

The District recommends providing reinforced silt fence along the tax ditches.

A down stream analysis of the tax ditch may be necessary to demonstrate the ability to accept additional runoff from this site.

At the meeting on September 22, a DNREC reviewer suggested that you consider working with adjacent development projects to develop a stormwater utility to manage stormwater. Frank Piorko, of the Division of Soil and Water Conservation, has suggested that a maintenance corporation may be the appropriate way of managing stormwater from multiple projects. Please call Mr. Piorko to further discuss the concept of maintenance corporations and stormwater utilities as they relate to this and the adjacent projects. Mr. Piorko can be reached at (302) 739-4411.

### **Recreation**

It is recommended that sidewalks be built fronting every residence and stub streets. 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, DNREC recommends that a series of stacking trail loops be designed with access points 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. Consideration should be given to incorporate some of these recreation opportunities into the project. For additional information about the outdoor recreation priorities, contact Bob Ehemann at 739-5285.

High Priorities are Walking or Jogging Paths, Bike Paths and Fishing Areas. Moderate Priorities are Picnic Areas, Skate Facilities, canoe/Kayak Access, Hiking Trails, Swimming Pools, Playgrounds, Soccer Fields, Tennis Courts, Power Boat Access and Baseball/Softball Fields.

### **Rare/Threatened/Endangered Species**

The proposed project lies within five miles of a known Delmarva fox squirrel (*Sciurus niger cinereus*) population at the Assawoman Wildlife Area. Delmarva fox squirrels were listed as federally endangered in 1967 and are protected by the Endangered Species Act. They generally inhabit mature forests with open understories and wet woodlands, but can

be opportunistic in their habitat choice. From the aerial photo, there doesn't appear to be many trees on the property, and there should be no impact to Delmarva fox squirrels provided no trees are removed. However, because Delmarva fox squirrels are federally listed, they are ultimately under the jurisdiction of U.S. Fish and Wildlife Service. Please contact Trevor Clark at 410-573-4527 for further information.

### **Nuisance Species**

The ponds within 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. The pond within 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 proper landscaping, monitoring, and other techniques, geese problems can be minimized.

### **Air Quality**

Air pollution threatens the health of human beings and other living things on our planet. While often invisible, pollutants in the air create smog and acid rain, cause cancer or other serious health effects, diminish the protective ozone layer in the upper atmosphere, and contribute to the potential for world climate change. Breathing polluted air can have numerous effects on human health, including respiratory problems, hospitalization for heart or lung disease, and even premature death. Some can also have effects on aquatic life, vegetation, and animals.

Once complete, vehicle emissions associated with this project are estimated to be 6.8 tons (13,660.6 pounds) per year of VOC (volatile organic compounds), 5.7 tons (11,310.0 pounds) per year of NO<sub>x</sub> (nitrogen oxides), 4.2 tons (8,344.7 pounds) per year of SO<sub>2</sub> (sulfur dioxide), 0.4 ton (742.8 pounds) per year of fine particulates and 571.3 tons (1,142,689.4 pounds) per year of CO<sub>2</sub> (carbon dioxide)

Emissions from electrical power generation associated with this project are estimated to be 1.1 tons (2,183.7 pounds) per year of NO<sub>x</sub> (nitrogen oxides), 3.8 tons (7,595.6 pounds) per year of SO<sub>2</sub> (sulfur dioxide) and 560.2 tons (1,120,353.4 pounds) per year of CO<sub>2</sub> (carbon dioxide).

Emissions from area sources associated with this project are estimated to be 2.8 tons (5,509.9 pounds) per year of VOC (volatile organic compounds), 0.3 ton (606.3 pounds) per year of NOx (nitrogen oxides), 0.3 ton (503.1 pounds) per year of SO2 (sulfur dioxide), 0.3 ton (649.2 pounds) per year of fine particulates and 11.2 tons (22,336.0 pounds) per year of CO2 (carbon dioxide)

	VOC	NOx	SO <sub>2</sub>	PM <sub>2.5</sub>	CO <sub>2</sub>
Mobile	6.8	5.7	4.2	0.4	571.3
Residential	2.8	0.3	0.3	0.3	11.2
Electrical Power		1.1	3.8		560.2
<b>TOTAL</b>	<b>9.6</b>	<b>7.1</b>	<b>8.3</b>	<b>0.7</b>	<b>1142.7</b>

The Department of Natural Resources and Environmental Control is asking that local jurisdictions consider mitigation to help resolve this issue. Mitigation might involve limiting large new developments to growth zones, focusing development to urban areas capable of providing mass transit services, requiring more energy efficient homes which would lessen air quality impacts, and promoting walkability and bikability within and between developments and town centers. The interconnections provided in this project, as well as the bicycle and pedestrian amenities that are proposed will help to mitigate some of the potential air quality impacts.

**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 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly and Townhouses)
  - Where a water distribution system is proposed for single family dwellings it shall be 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 Dwelling)
  - 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 of 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 Burbage 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)

- Townhouse 2-hr separation wall details shall be shown on site plans
- 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
- 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.

**Delaware Emergency Management Agency – Contact: Don Knox 659-3362**

Due to the number of residential units being proposed, an impact to public safety is foreseen by implementation of this project. The developer should notify the police, fire service, and emergency medical response organization serving this portion of Sussex County, to keep them apprised of all development activities. This area could experience possible flooding from a category 3 hurricane. Route 26 is a storm evacuation route and this development could be affected by traffic volume on this route during a coastal storm event.

**Public Service Commission - Contact: Andrea Maurcher 739-4247**

The information provided indicates that the Tidewater Utilities will provide water to the proposed projects through a central public water system. The files reflect that Tidewater Utilities does not currently hold a certificate of public convenience and necessity (CPCN) to provide public water in these areas. Tidewater will need to file an application for a CPCN with the Public Service Commission, if they have not done so already. Information on CPCN requirements and applications can be obtained by contacting the Public Service Commission at 302-739-4247.

Any expansion of natural gas or installation of a closed propane system must fall within Pipeline Safety guidelines. Contact: Malak Michael at (302) 739-4247.

**Sussex County – Contact: Rick Kautz 855-7878**

Millville should try to eliminate existing enclaves or avoid the creation of new enclaves when annexing.

The Sussex County Engineering Department states: The proposed project proposes to build 89 units on 29.74 acres which results in a density of 2.99 EDU's/acre. The project is located in the Beaver Dam Planning Area as defined in the South Coastal Area Planning Study, 2004 update. The Sussex County Engineering Department currently has

PLUS – 2004-09-10

October 8, 2004

Page 12 of 13

no schedule to provide service to this area. All pipelines will have to be constructed in accordance with Sussex County Sewer Standards. Annexation into an existing district or establishment of a new district will have to be approved prior to getting approval from the Sussex County Engineering Department. See attached letter from Mr. Russell W. Archut to Mr. Bill Chamberlain, dated September 16, 2004.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7839.

**Copy of above noted letter:**

October 1, 2004

Mr. Bill Chamberlain  
Vista Design Group, Inc.  
11634 Worcester Highway  
Showell, MD 21862

REF: MILLVILLE EXPANSION OF THE BETHANY BEACH SANITARY SEWER  
DISTRICT DOVE LANDING ADDITION  
FILE: NM-1.02

Dear Mr. Chamberlain:

I have reviewed the information that you submitted for the above-referenced project. It includes properties identified as Sussex County Tax Map No. 1-34-12.00 Parcels 384, 384.01, 385, and 385.01. It consists of 29.74 acres and will include 103 units. It is located at the intersection of Burbage Road and Windmill Road.

The proposed project is located in the Beaver Dam Planning Area. It has not been included within a sanitary sewer district at this time. Annexation into a sanitary sewer district must be requested in accordance with the County's procedures. I have attached a copy of those procedures for your information. The developer will be responsible for extending wastewater service to the project after the property is annexed, in accordance with the South Coastal Area Planning Study 2004 Update and the County's Standard Specifications.

The proposed density is within the County's planning assumptions for the area.

In the future, please allow one month for review. I hope I have satisfied your request. If you should need any further information, please feel free to contact Mr. Chris Calio or me at (302) 855-7719.

PLUS – 2004-09-10

October 8, 2004

Page 13 of 13

Sincerely,

SUSSEX COUNTY ENGINEERING DEPARTMENT

Russell W. Archut  
Assistant County Engineer

RWA/jed

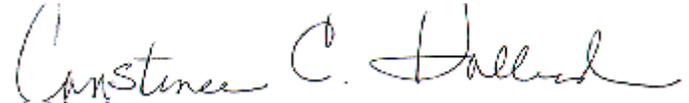
Attachments

cc: Mr. Michael A. Izzo, P.E. w/o attachments  
Mr. Chris Calio w/o attachments  
Mr. Robert G. Alexander w/o attachments

**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,

A handwritten signature in cursive script that reads "Constance C. Holland".

Constance C. Holland, AICP  
Director

CC: Sussex County  
Town of Millville