STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

July 12, 2005

Amanda Jones
Morris & Ritchie Associates, Inc.
18 Boulden Circle, Ste. 36
New Castle, DE 19720

RE: PLUS review – PLUS 2005-06-13; Reserve at Chestnut Ridge, Phase IV

Dear Ms. Jones:

Thank you for meeting with State agency planners on June 22, 2005 to discuss the proposed plans for Reserve at Chestnut Ridge project to be located on the northerly side of Irish Hill road, east of Peach Tree Run, southwest of Magnolia.

According to the information received, you are seeking a site plan approval for 261 residential units on 125 acres.

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 Kent 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.

Executive Summary

The following section includes some site specific highlights from the agency comments found in this letter. This summary is provided for your convenience and reference. The full text of this letter represents the official state response to this project. ***Our office notes that the applicants are responsible for reading and responding to this letter and all comments contained within it in their entirety.***

State Strategies/Project Location

This project is located in Investment Level 2 according to the *Strategies for State Policies and Spending.*

Street Design and Transportation

A traffic impact study was completed for the entirety of Chestnut Ridge Section IV, treated as 460 single-family detached houses, in 2004. You should be prepared to address any issues or recommendations given by DelDOT.

There are four cul-de-sacs proposed in Section III. It is recommenced that three of them be eliminated.

Natural and Cultural Resources

DNREC recommends that vegetated buffers of no less than 100 feet be employed around wetlands and waterbodies; particularly because ground disturbance will occur within 100 feet of the wetland complex. To minimize potential homeowner activities within wetlands, no lot lines should contain wetlands, their buffers or other resources of conservation concern.

the Department strongly recommends that the applicant preserve as much of the existing natural buffer as possible, including any immediately adjoining forested uplands. Otherwise – as mentioned previously - a 100-foot buffer width is considered the minimum acceptable distance from all wetlands and waterbodies (including ditches

PLUS materials indicate that 11.13 acres will be removed. This area connects to a larger tract of forest that provides important wildlife connectors, water quality, air quality and habitat benefits both to the site itself and the region. Therefore, the developer is strongly encouraged to preserve, and where possible, enhance forested resources on site. The forested areas on-site should be viewed as a community asset and managed appropriately.

PLUS materials indicate that 37.11 acres are proposed for open space. To maximize the existing buffering capacity and wildlife habitat on site, it is recommended that lot lines and other infrastructure be pulled out of the forest and areas of community open space be designated along the forest and wetland areas. Open space areas should be designated along the wooded area and surrounding the wetland complex. This will provide adequate buffers for the resources on site. Doing so will create recreational opportunities for residents by allowing them access to and views of the forest and streams.

The following are a complete list of comments received by State agencies:

Office of State Planning Coordination – Contact: David Edgell 739-3090

This project is located in Investment Level 2 according to the *State Strategies for Policies and Spending*. This site is also located in the Kent County Growth Zone. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near term future. State investments will support growth in these areas. Our office has no objections to the proposed development of this project in accordance with the relevant County codes and ordinances.

State Historic Preservation Office (SHPO) – Contact: Alice Guerrant 739-5685

There are no known historic sites in this parcel; however, there is a medium potential for prehistoric-period archaeological site here.

Beers Atlas of 1868 shows the S. Townsend House in this area; it may be on this parcel, or it may be on the parcel already approved for development to the south.

The State Historic Preservation Office requests the opportunity to check for archaeological sites before any construction takes place, so they can learn something about the location and character of any sites that may be actually exist here.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

1) A traffic impact study was completed for the entirety of Chestnut Ridge Section IV, treated as 460 single-family detached houses, in 2004. On December 17, 2004, DelDOT wrote to Kent County, commenting on it. In subsequent discussions with the applicant and their representatives, DelDOT has modified those recommendations to consist of the following points.

   a) The developer should be required to enter an agreement whereby they would fund the installation of a traffic signal at the intersection of Delaware Route 15 and Irish Hill Road when DelDOT determines that a signal is warranted at that location, although they should not be required to enter that agreement until the 205th building permit has been issued.

   b) The developer should be required to enter an agreement whereby they would fund the construction of a roundabout at the intersection of Irish Hill Road and Peachtree Run when DelDOT determines that a roundabout is warranted at that location.

   c) As part of the site entrance designs, the developer should be required to ensure these entrances are designed to accommodate bicyclists and that the intersections along Peachtree Run are striped to permit safe movements into and from the development.

d) As part of the site entrance construction, the developer should be required to widen Peachtree Run to 11-foot travel lanes and five-foot shoulders from Irish Hill Road to the northern property boundary.

e) As part of the site entrance construction, the developer should be required to construct a multimodal path along the Irish Hill Road frontage and provide sidewalk along both sides of all internal development streets. In addition, pedestrian pathways should be located to link the development with the adjacent Woodfield and Paris Villa subdivisions, to the extent possible.

2) There are four cul-de-sacs proposed in Section III. It is recommenced that three of them be eliminated, by extending them to tie into other proposed streets. DelDOT recognizes that cul-de-sacs are sometimes necessary to make good use of the land on sites that are constrained by environmental features or prior development. The cul-de-sac proposed to serve Lots 216 through 226 is an example of that. However, cul-de-sacs are not conducive to good traffic circulation or a feeling of community. Where possible, it is recommended that they not be created.

3) DelDOT understands that the circular traffic feature proposed for the southeast corner of Section III is proposed to be a roundabout and they would have had concerns about the design presented with the PLUS form. It is understood; however, that the developer's site engineer is working with the DelDOT Subdivision Engineer, Mr. Drew Boyce, on the design of the roundabout and that the concerns will be addressed.

4) DelDOT acknowledges the comment from the Office of State Planning Coordination that it would be desirable to provide transit service to this development. Presently, the only fixed route service in the area is the Harrington/Dover Shuttle, which has stops in London Village and Paris Villa. Because this service is partially funded through the Welfare-to-Work program, changes to the route must be coordinated through DART First State's Mobility Brokerage Secretary, Ms. Marcella Garyantes. Ms. Garyantes may be reached at (302) 577-3278, ext. 3446.

Other than the shuttle, the closest DART bus route is Route 104, which has a stop at Mifflin Meadows. With DART's GoLink Flex Service, customers can obtain transportation to that stop from as far away as the intersection of Peachtree Run and Walnut Shade Road. There are no plans to extend Route 104 or the associated Flex Zone in the 2006 and 2007 fiscal years, but beyond 2007, it remains a possibility. More information on these services is available from Mr. Wayne Henderson, a Service Development Planner with DART First State. Mr. Henderson may be reached at (302) 577-3278, ext. 3553.

It is recommended that the developer contact Ms. Garyantes and Mr. Henderson to discuss options for providing service to the residents of Chestnut Ridge.

5) The developer's site engineer should contact the DelDOT project manager for Kent County, Mr. Brad Herb, regarding the items listed above and our specific requirements for street and access design. Mr. Herb may be reached at (302) 266-9600.

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

Soils

According to the Kent County soil survey Sassafras, Woodstown, and Johnston were mapped in the immediate vicinity of the proposed construction. Sassafras is a well-drained upland soil that, generally, has few limitations for development. Woodstown is a moderately well-drained soil of low-lying uplands that has moderate limitations for development. Johnston is a very poorly wetland associated (**hydric**) floodplain soil that has severe limitations for development.

Wetlands and Waterbodies

Statewide Wetland Mapping Project (SWMP) maps indicate the presence of palustrine wetlands in this parcel.

These wetlands provide water quality benefits, attenuate flooding and provide important habitat for plants and wildlife. As stated in Better Models for Development in Delaware (2004), "subdivision lines should be drawn so that stream banks are buffered with dedicated open space that protects water quality, wildlife habitat, and other riparian resources wile also enhancing property values and reducing the likelihood of flood damage". DNREC recommends that vegetated buffers of no less than 100 feet be employed around wetlands and waterbodies; particularly because ground disturbance will occur within 100 feet of the wetland complex. To minimize potential homeowner activities within wetlands, no lot lines should contain wetlands, their buffers or other resources of conservation concern.

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.

It should also be noted that this parcel borders or contains headwater or near headwater riparian wetlands (Double Run Creek) which eventually drain to the environmentally-sensitive Murderkill subwatershed of the Delaware Bay. Headwater riparian wetlands are important for the protection of water quality and the maintenance/integrity of the ecological functions throughout the length of the stream, including the floodplain system and/or waterbodies (Inland Bays) further downstream. Since such streams are a major avenue for nutrient-laden stormwater and sediment runoff, their protection deserves the highest priority. **In recognition of this concern, the Department strongly recommends that the applicant preserve as much of the existing natural buffer as possible, including any immediately adjoining forested uplands. Otherwise – as mentioned previously - a 100-foot buffer width is considered the minimum acceptable distance from all wetlands and waterbodies (including ditches)**. 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.

Wetland Permitting Information

If wetland impacts are considered, please note that impacts to wetlands are regulated by the Army Corps of Engineers through Section 404 of the Clean Water Act. In addition, individual 404 permits and certain Nationwide Permits from the Army Corps of Engineers also require 401 Water Quality Certification from the DNREC Wetland and Subaqueous Land Section and Coastal Zone Federal Consistency Certification from the DNREC Division of Soil and Water Conservation, Delaware Coastal Programs Section. Each of these certifications represents a separate permitting process.

To find out more about permitting requirements, the applicant is encouraged to attend a Joint Permit Process Meeting. These meetings are held monthly and are attended by federal and state resource agencies responsible for wetland permitting. Contact Denise Rawding at (302) 739-4691 to schedule a meeting.

Impervious Cover

The impervious cover figures indicated in the submitted application appear to be a significant underestimate of the actual surface imperviousness. Nonetheless, the applicant should still attempt to reduce impervious cover to the greatest extent practicable. Use of pervious paving material in lieu of asphalt of concrete, is one way the applicant could potentially reduce surface imperviousness. Increasing the amount of forested cover is another way to help increase surface perviousness. Research has consistently shown that once a watershed exceeds a threshold of 10 percent imperviousness, water and habitat quality irreversibly decline.

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 to those watersheds or subwatersheds on the basis of recognized water quality impairments. In the Murderkill subwatershed, the primary source of water quality impairment is associated with nutrient runoff from agricultural and/or residential development. In order to mitigate the aforementioned impairments, a TMDL reduction level of 40 percent will be required for both nitrogen and phosphorus.

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 (739-4590) in the Department's Watershed Assessment Section for further information regarding the acceptable protocol for calculating a nutrient budget.

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.

Sediment and Erosion Control/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 **Kent Conservation District**. Contact Jared Adkins at (302) 741-2600, ext. 3, for details regarding submittal requirements and fees.

Drainage

The Drainage Section requests that all precautions be taken to ensure the project does not hinder any off site drainage upstream of the project or create any off site drainage problems downstream by the release of on site storm water.

The Drainage Section does not have a clear understanding how stormwater is proposed to be directed to the stormwater management area. The Drainage Section requests the location of proposed drainage conveyances flowing into the stormwater management area. The Drainage Section also requests to know the outlet location of the stormwater management area.

Concerning future maintenance of drainage conveyances, the Drainage Section requests the majority of the stormwater pipes on this project be located on drainage and utility easements along the streets.

Where drainage conveyances within the proposed subdivision are not able to be located along a street, the Drainage Section strongly recommends said drainage conveyances be dedicated as a 30 foot drainage easement and such easement be designated as passive open space, not owned by individual landowners. Designation as open space will aid in the prevention of garages, sheds, fences, and kennels placed along the drainage conveyance preventing the maintenance of said conveyance. All stormwater pipes should be placed in the center of the 30-foot drainage easement. The easement should be planted as vegetated buffers. Trees and shrubs planted within drainage easements should be spaced to allow for mechanized drainage maintenance or the reconstruction of drainage conveyances.

This project is within the Murderkill River Watershed, a designated critical area, with a promulgated Total Maximum Daily Load (TMDL). Existing riparian buffers should be preserved to aid in the reduction of nutrients, sediment, and other pollutants. For the further enhancement of water quality, the Drainage Section encourages additional widths of vegetated buffers on this project.

Floodplains

Portions of the property are within the 100-year floodplain. Kent County does not permit the subdividing of land within the 100-year floodplain.

Forest

According to 2002 aerial photographs there is a portion of forested area in the western portion of the parcel. PLUS materials indicate that 11.13 acres will be removed. This area connects to a larger tract of forest that provides important wildlife connectors, water quality, air quality and habitat benefits both to the site itself and the region. Therefore, the developer is strongly encouraged to preserve, and where possible, enhance forested resources on site. The forested areas on-site should be viewed as a community asset and managed appropriately.

Forested areas on-site set aside for conservation purposes should be placed into a permanent conservation easement or other binding protection. These areas should be clearly marked and delineated so that residents understand their importance and so that homeowner activities do not infringe upon these areas.

Open Space

PLUS materials indicate that 37.11 acres are proposed for open space. To maximize the existing buffering capacity and wildlife habitat on site, it is recommended that lot lines and other infrastructure be pulled out of the forest and areas of community open space be designated along the forest and wetland areas. Open space areas should be designated along the wooded area and surrounding the wetland complex. This will provide adequate buffers for the resources on site. Doing so will create recreational opportunities for residents by allowing them access to and views of the forest and streams.

In areas set aside for passive open space, the developer is encouraged to consider establishment of additional forested areas or meadow-type grasses. Once established, these ecosystems provide increased water infiltration into groundwater, decreased run-off into surface water, air quality improvements, and require much less maintenance than traditional turf grass, an important consideration if a homeowners association will take over responsibility for maintenance of community open spaces.

Open space containing forest and/or wetlands should be placed into a permanent conservation easement or other permanent protection mechanism. Conservation areas should also be demarked to avoid infringement by homeowners.

Nuisance Waterfowl

Stormwater management ponds may attract waterfowl like resident Canada geese and mute swans. 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. Short manicured grasses around ponds provide an attractive habitat for these species. Native plantings of tall grasses, wildflowers, shrubs, and trees at the edge and within a buffer area around the perimeter are recommended. Waterfowl do not feel safe when they can not see the surrounding area for possible predators. These plantings should

be completed as soon as possible as it is easier to deter geese when there are only a few than it is to remove them once they become plentiful. The Division of Fish and Wildlife does not provide goose control services, and if problems arise, property managers or owners 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.

Underground Storage Tanks

There are no LUST site(s) located near the proposed project. However, should any underground storage tank or petroleum contaminated soil be discovered during construction, the Tank Management Branch must be notified as soon as possible. It is not anticipated that any construction specifications would be need to be changed due to petroleum contamination. However, should any unanticipated contamination be encountered and PVC pipe is being utilized, it will need to be changed to ductile steel in the contaminated areas.

Solid Waste

Each Delaware household generates approximately 3,600 pounds of solid waste per year. On average each new house constructed generates an additional 10,000 pounds of construction waste. Due to Delaware's present rate of growth and the impact that growth will have on the state's existing landfill capacity, the applicant is requested to be aware of the impact this project will have on the State’s limited landfill resources and to the extent possible take steps to minimize the amount of construction waste associated with this development.

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 20.0 tons (40,060.8 pounds) per year of VOC (volatile organic compounds), 16.6 tons (33,167.6 pounds) per year of NOx (nitrogen oxides), 12.2 tons (24,471.7 pounds) per year of SO2 (sulfur dioxide), 1.1 ton (2,178.4 pounds) per year of fine particulates and 1,675.5 tons (3,351,032.9 pounds) per year of CO2 (carbon dioxide).

Emissions from area sources associated with this project are estimated to be 8.1 tons

(16,158.3 pounds) per year of VOC (volatile organic compounds), 0.9 ton (1,777.9 pounds) per year of NOx (nitrogen oxides), 0.7 ton (1,475.4 pounds) per year of SO2 (sulfur dioxide), 1.0 ton (1,903.9 pounds) per year of fine particulates and 32.8 tons (65,502.3 pounds) per year of CO2 (carbon dioxide).

Emissions from electrical power generation associated with this project are estimated to be 3.2 tons (6,404.0 pounds) per year of NOx (nitrogen oxides), 11.1 tons (22,274.8 pounds) per year of SO2 (sulfur dioxide) and 1,642.8 tons (3,285,530.6 pounds) per year of CO2 (carbon dioxide).

	VOC	NOx	SO_2	$PM_{2.5}$	CO_2
Mobile	20.0	16.6	12.2	1.1	1675.5
Residential	8.1	0.9	0.7	1.0	32.8
Electrical Power		3.2	11.1		1642.8
TOTAL	28.1	20.7	24.0	2.1	3351.1

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.

For this project the electrical usage via electric power plant generation alone totaled to produce an additional 3.2 tons of nitrogen oxides per year and 11.1 tons of sulfur dioxide per year.

A significant method to mitigate this impact would be to require the builder to construct Energy Star qualified homes. Every percentage of increased energy efficiency translates into a percent reduction in pollution. Quoting from their webpage, http://www.energystar.gov/:

“ENERGY STAR qualified homes are independently verified to be at least 30% more energy efficient than homes built to the 1993 national Model Energy Code or 15% more efficient than state energy code, whichever is more rigorous. These savings are based on heating, cooling, and hot water energy use and are typically achieved through a combination of:

building envelope upgrades,
high performance windows,
controlled air infiltration,
upgraded heating and air conditioning systems,
tight duct systems and

upgraded water-heating equipment."

The DNREC Energy office is in the process of training builders in making their structures more energy efficient. The Energy Star Program is excellent way to save on energy costs and reduce air pollution. It is highly recommended that this project development and other residential proposals increase the energy efficiency of their homes.

State Fire Marshal's Office – Contact: John Rossiter 739-4394

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**:
- 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.
- Where a water distribution system is proposed for townhouse type dwellings it shall be capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 800 feet spacing on centers are required.
- The infrastructure for fire protection water shall be provided, including the size of water mains.

b. **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 Irish Hill Road 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.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.

- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

c. **Gas Piping and System Information:**
- Provide type of fuel proposed, and show locations of bulk containers on plan.

d. **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"
- Name of Water Supplier
- Proposed Use
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- 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, technical services link, plan review, applications or brochures.

Department of Agriculture - Contact: Milton Melendez 739-4811

The Delaware Department of Agriculture has no objections to the Reserve at Chestnut Ridge Phase IV. It is in a location where growth is supported by the *Strategies for State Policies and Spending.*

Overall Comments

The Delaware Forest Service has no objections to the develop of this level 2 site at this time; however, the Delaware Forest Service encourages the developer to contact them if they have any questions concerning tree preservation and tree planting opportunities within the site.

Right Tree for the Right Place

The Delaware Department of Agriculture Forest Service encourages the developer to use the "Right Tree for the Right Place" for any design considerations. This concept allows for the proper placement of trees to increase property values in upwards of 25% of appraised value and will reduce heating and cooling costs on average by 20 to 35 dollars per month. In addition, a landscape design that encompasses this approach will avoid future maintenance cost to the property owner and ensure a lasting forest resource.

Native Landscapes

The Delaware Department of Agriculture and the Delaware Forest Service encourages the developer to use native trees and shrubs to buffer the property from the adjacent land-use activities near this site. A properly designed forested buffer can create wildlife habitat corridors and improve air quality to the area by removing six to eight tons of carbon dioxide annually and clean our rivers and creeks of storm-water run-off pollutants. To learn more about acceptable native trees and how to avoid plants considered invasive to our local landscapes, please contact the Delaware Department of Agriculture Plant Industry Section at (302) 698-4500.

Public Service Commission - Contact: Andrea Maucher 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.

Delaware State Housing Authority – Contact Karen Horton 739-4263

As a general planning practice, DSHA encourages residential development in these areas where residents will have proximity to services, markets, and employment opportunities. Furthermore, the proposal targets units for first time homebuyers, which will help to create affordable housing opportunities for low- and moderate-income families.

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: Kent County