



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

August 18, 2005

Mr. Jeff Clark
Land Tech Land Planning, LLC
118 Atlantic Avenue
Ocean View, DE 19970

RE: PLUS review – PLUS 2005-07-10; Village Brooke

Dear Mr. Clark:

Thank you for meeting with State agency planners on August 3, 2005 to discuss the proposed plans for the Village Brooke project to be located west of US Route 13 and Road 468, east of Moore Avenue, within the Town of Laurel.

According to the information received, you are seeking are rezoning from AR to LPD-OD for the purpose of a mixed use residential community consisting of 42 to 50 single family detached homes, 58 to 70 semi-detached homes and 200-300 townhouses.

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

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 proposal is located almost entirely within an Investment Level 1 area (with a small portion of Investment Level 2) according to the *Strategies for State Policies and Spending*. It is also located within the Town of Laurel. State policies encourage well-planned development in these areas.

Street Design and Transportation

- DelDOT will require that a sidewalk or a paved multi-modal path be provided across the frontage of the site
- DelDOT will require a TIS for this development.
- Stub streets should be provided to the adjacent properties to the north (Tax Parcel 2-32-12-60) and west (Tax Parcel 2-32-12-39.02).
- A bicycle and pedestrian connection should be provided to the adjacent apartment complex south of the site.
- Along Discount Land Road, two alleys and two streets, one each on either side of the main entrance, end abruptly on the plan accompanying the PLUS form. The street network should be reworked to connect these roads to each other.
- The use of a miniature roundabout should be considered at the site entrance as an alternative to standard designs.
- Off-street paths should be incorporated to provide safer connections to the pool from the townhouses east of it.

Natural and Cultural Resources

- Statewide Wetland Mapping Project (SWMP) maps indicate the presence of palustrine wetlands along Hood's Branch. Lots should be removed in their entirety from the wetland complex and vegetated buffers comprised of native trees, shrubs or no-mow grasses, of no less than 100 feet should be employed from the edge of the wetland complex.
- Because this project is located near a sensitive head water riparian area (Hood's Branch), a vegetated buffer of no less than 100 feet from Hoods Branch is highly recommended.
- A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site.

- Landscaping should be provided along the western edge of the development to block its view from Holly Brook Farm.

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

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

This proposal is located almost entirely within an Investment Level 1 area (with a small portion of Investment Level 2) according to the *Strategies for State Policies and Spending*. It is also located within the Town of Laurel. State policies encourage well-planned development in these areas.

Division of Historic and Cultural Affairs – Contact: Alice Guerrant 739-5685

Nothing is known on this parcel. It is adjacent to a c. 1850 farmstead, Holly Brook Farm (S-5919), on the western side. This property appears on Beers Atlas of 1868 as the Mrs. S. Elliott House. Nothing is noted within the parcel at that time. The USGS 1915 Seaford quadrangle map shows a building within the parcel behind Holly Brook Farm. There may be archaeological resources associated with this building. There are also areas of high potential for prehistoric-period archaeological sites.

The State asks that the developer provide landscaping along the western edge of the development to block the view of it from Holly Brook Farm. The Division of Historic and Cultural Affairs would also like the opportunity to check the parcel for archaeological sites and learn something about their location and character prior to any ground-disturbing activities.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

- 1) Discount Land Road is classified as a local road. Local roads in Delaware typically have right-of-way widths ranging from 33 to 50 feet. 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 DelDOT will require right-of-way dedication along the frontage to provide any additional width needed from this project.
- 2) DelDOT will also require that a sidewalk or a paved multi-modal path be provided across the frontage of the site. The developer's site engineer should contact our project manager for Sussex County, Mr. John Fiori, regarding their specific requirements. Mr. Fiori may be reached at (302) 760-2260.
- 3) The proposed development exceeds DelDOT traffic volume warrants for a traffic impact study (TIS). Accordingly, DelDOT will require a TIS for this development. Because these studies typically take 6 to 12 months from their initial scoping meeting to the completion of DelDOT's review, it is recommended

- that the developer have their traffic engineer contact Mr. Todd Sammons of the Development Coordination Section as soon as possible to obtain a scope for this study. Mr. Sammons may be reached at (302) 760-2134. This study may identify other off-site improvements, in addition to the sidewalk or path mentioned above, that would be needed to support the proposed development.
- 4) It is recommended that stub streets be provided to the adjacent properties to the north (Tax Parcel 2-32-12-60) and west (Tax Parcel 2-32-12-39.02).
 - 5) DelDOT recommends that a bicycle and pedestrian connection be provided to the adjacent apartment complex south of the site.
 - 6) Along Discount Land Road, two alleys and two streets, one each on either side of the main entrance, end abruptly on the plan accompanying the PLUS form. DelDOT recommends that the street network be reworked to connect these roads to each other. Such connections would provide for improved traffic flow and faster emergency vehicle response times, and more efficient delivery of services such as street sweeping and snow plowing.
 - 7) It is recommended that the use of a miniature roundabout be considered at the site entrance as an alternative to standard designs.
 - 8) DelDOT recommends the creation of off-street paths to provide safer connections to the pool from the townhouses east of it.
 - 9) The plan accompanying the PLUS form shows a storm water management pond that is somewhat close to Discount Land Road. Such a pond would be acceptable if the developer provides a 20-foot minimum buffer between the ultimate right-of-way and the top of slopes of the pond and the runoff from the site is managed such that the rate and volume of the post-development runoff would not exceed the rate and volume of the pre-development runoff. However, DelDOT would prefer that the ponds be placed farther from the road

**The Department of Natural Resources and Environmental Control – Contact:
Kevin Coyle 739-9071**

Soils

According to the Sussex County soil survey, Kenanville, Evesboro, Rumford, and Fallsington were mapped on subject parcel. Kenansville, Evesboro, and Rumford are well-drained upland soils that have few to moderate limitations on account of rapid permeability. Fallsington is a poorly-drained wetland associated (hydric) soil that has few limitations for development.

Wetlands

While the PLUS application indicates that there are no wetlands present on the site, Statewide Wetland Mapping Project (SWMP) maps indicate the presence of palustrine wetlands on this parcel along Hood's Branch. Therefore, a wetland delineation should be conducted and submitted to the Army Corps of Engineers for a jurisdictional determination.

Lots should be removed in their entirety from the wetland complex. Vegetated buffers comprised of native trees, shrubs or no-mow grasses, of no less than 100 feet should be employed from the edge of the wetland complex. The developer should note that both DNREC and Army Corps of Engineers discourage allowing lot lines to contain wetlands to minimize potential cumulative impacts resulting from unauthorized and/or illegal activities and disturbances that can be caused by homeowners.

This project is located near a sensitive head water riparian area (Hood's Branch) which could potentially impact surface and groundwater quality. A vegetated buffer of no less than 100 feet from Hoods Branch is highly recommended.

Wetland Permitting Information

Impacts to these wetlands and drainage ditches are regulated by both the DNREC Wetlands and Subaqueous Lands Section and the Army Corps of Engineers through the Delaware Subaqueous Lands Act and Section 404 of the Federal 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

Since residential development significantly increases the amount of impervious cover - leading to large volumes of contaminant-laden runoff which ultimately drain into streams or waterways - the applicant is strongly urged to pursue both natural and constructed Best Management Practices (BMPs) to reduce such impacts. Reducing the amount of impervious surfaces by planting more trees and/or the use of pervious paving surfaces ("pavers") in lieu of asphalt or concrete, are examples of ways to reduce such impacts. Research has consistently shown that once a watershed exceeds a threshold of 10 percent imperviousness, water and habitat quality irreversibly decline.

ERES Waters

This project is located adjacent to receiving waters of Chesapeake Bay 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

Total Maximum Daily Loads (TMDLs) for nitrogen and phosphorus have been promulgated through regulation for the Nanticoke River and Broad Creek watersheds in Chesapeake Bay Basin. 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. Nonpoint source nutrient load reductions of 30 and 50 percent will be required for nitrogen and phosphorus, respectively. DNREC requests that a full nutrient budget be calculated to ensure compliance. The applicant should be made aware that the inclusion of stormwater management, wastewater treatment, buffers and wetlands as metrics for open space calculations - may understate the actual TMDL nutrient loading and, subsequently, the actual nutrient runoff as calculated from the nutrient budget protocol. Please contact Lyle Jones of Watershed Section at 739-4590 for the acceptable protocol.

Chesapeake Bay Program

In addition, Delaware is committed to assisting the six other jurisdictions in the Chesapeake Bay watershed to achieve water quality goals in the Bay proper. This will require nonpoint source nutrient and sediment load reductions more stringent than required for local water quality by our TMDLs. If bay water quality is not restored by 2010, there will be a TMDL established for the Bay. It is highly recommend that this project incorporate all available Best Management Practices and site-design techniques so as to minimize the water quality impacts of this project.

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 me, Rick Rios, at 302-739-9944.

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 **Sussex Conservation District**. Contact Jessica Watson at (302) 856-7219 for details regarding submittal requirements and fees.

As of April 11, 2005, stormwater best management practices must also consider water quality as well as quantity in impaired water bodies.

Drainage

The Drainage Section requests all existing ditches on the property be checked for function and cleaned if needed prior to the construction of homes. Wetland permits may be required before cleaning ditches.

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 strongly recommends any drainage conveyance between two parcels within a subdivision be dedicated as a drainage easement and such easement be designated as passive open space, not owned by individual landowners. The easement should be of sufficient width to allow for future drainage maintenance as described below.

- Along an open ditch or swale, the Drainage Section recommends a maintenance equipment zone of 25 feet measured from the top of bank on the maintenance side, and a 10-foot setback zone measured from top of bank on the non-maintenance side. These zones should be maintained as buffers to aid in the reduction of sediment and nutrients entering into the drainage conveyance. Grasses, forbs and sedges planted within these zones should be native species, selected for their height, ease of maintenance, erosion control, and nutrient uptake

capabilities. Trees and shrubs planted within the maintenance zone should be native species spaced to allow for drainage maintenance at maturity. Trees should not be planted within 5 feet of the top of ditch to avoid future blockages from roots.

- Along a stormwater pipe, the Drainage Section recommends a maintenance equipment zone of 15 feet on each side of the pipe as measured from the pipe centerline. This zone should be maintained as buffers to aid in the reduction of sediment and nutrients entering into the drainage conveyance. Grasses, forbs and sedges planted within these zones should be native species selected for their height, ease of maintenance, erosion control, and nutrient uptake capabilities. Trees and shrubs planted within the maintenance zone should be spaced to allow for drainage maintenance at maturity.

The Drainage Section recommends any drainage/utility easement owned by an individual landowner should not have structures, decks, buildings, sheds, kennels, fences or trees within the drainage easement to allow for future drainage maintenance.

Open Space

To maximize the existing buffering capacity and wildlife habitat on site, it is recommended that lot lines and other infrastructure (such as storm water management ponds) be pulled out of the forest and that areas of community open space be designated along the forested/riparian areas. Doing so will preserve and expand the existing buffers on site and its value for birds and wildlife and it will create recreational opportunities for residents. Interpretive signs should be placed at the site describing wetland and stream ecology, the importance of vegetative restoration for supporting fish populations and enhancing a more natural channel.

In areas set aside for passive open space, the developer is encouraged to consider establishment of additional forested areas or meadow-type grasses. Planting trees and native shrubs along the creek should be done to offset the impacts of development. In vegetated areas, precipitation infiltrates into the ground slowly and recharges underground aquifers or moves laterally to recharge streams, lakes and wetlands. When surface runoff occurs, it moves slowly across the vegetated landscape, through natural depressions, and via swales into larger streams. Once established, these vegetated areas provide 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 within the site plan 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 lawns around ponds provide an attractive habitat for these species. We recommend native plantings of tall grasses, wildflowers, shrubs, and trees at the edge and within a buffer area (50 feet) around the perimeter. 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, 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, a reduction in the number of ponds, monitoring, and other techniques, geese problems can be minimized.

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.

Underground Storage Tanks

There is one inactive LUST site(s) located near the proposed project:

Laurel Save, Facility # 5-000285, Project # S9911248

No environmental impact is expected from the above inactive/active LUST site(s). 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.

Air Quality

Once complete, vehicle emissions associated with this project are estimated to be 32.2 tons (64,465.6 pounds) per year of VOC (volatile organic compounds), 26.7 tons (53,373.2 pounds) per year of NOx (nitrogen oxides), 19.7 tons (39,379.7 pounds) per year of SO2 (sulfur dioxide), 1.8 ton (3,505.5 pounds) per year of fine particulates and 2,696.2 tons (5,392,466.7 pounds) per year of CO2 (carbon dioxide).

Emissions from area sources associated with this project are estimated to be 13.0 tons (26,001.9 pounds) per year of VOC (volatile organic compounds), 1.4 ton (2,861.0 pounds) per year of NOx (nitrogen oxides), 1.2 ton (2,374.2 pounds) per year of SO2 (sulfur dioxide), 1.5 ton (3,063.8 pounds) per year of fine particulates and 52.7 tons (105,405.9 pounds) per year of CO2 (carbon dioxide).

Emissions from electrical power generation associated with this project are estimated to be 5.2 tons (10,305.3 pounds) per year of NOx (nitrogen oxides), 17.9 tons (35,844.5 pounds) per year of SO2 (sulfur dioxide) and 2,643.5 tons (5,287,060.8 pounds) per year of CO2 (carbon dioxide).

	VOC	NOx	SO ₂	PM _{2.5}	CO ₂
Mobile	32.2	26.7	19.7	1.8	2696.2
Residential	13.0	1.4	1.2	1.5	52.7
Electrical Power		5.2	17.9		2643.5
TOTAL	45.2	33.3	38.8	3.3	5392.4

For this project the electrical usage via electric power plant generation alone totaled to produce an additional 5.2 tons of nitrogen oxides per year and 17.9 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 recommend that this project development and other residential proposals increase the energy efficiency of their homes.

It is also recommended that the home builders offer geothermal and photo voltaic energy options. Applicable vehicles should use retrofitted diesel engines during construction. The development should provide tie-ins to the nearest bike paths and links to mass transport system, and fund a lawnmower exchange program for their new occupants.

State Fire Marshal’s Office – Contact: Duane Fox 856-5298

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 and duplex 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 Northeast Blvd 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.

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 and duplex 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, technical services link, plan review, applications or brochures.

Department of Agriculture - Contact: Milton Melendez 698-4500

The Delaware Department of Agriculture and the Delaware Forest service have no objections to the Village Brooke application. The site is located on a designated development area which is supportive of the *Strategies for State Policies and Spending* encouraging responsible development in Investment Level 2 Areas. The Delaware Department of Agriculture and the Delaware Forest Service supports growth in these areas.

Improved Landscape Design

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 will 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.

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Delaware State Housing Authority – Contact Karen Horton 739-4263

This proposal is to rezone 79 acres for 420 units located on the northwest side of Discount Land Road, west of US 13, in the northern part of Laurel. According to the *State Strategies Map*, the proposal is located in an Investment Level 1 and inside the growth zone. 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.

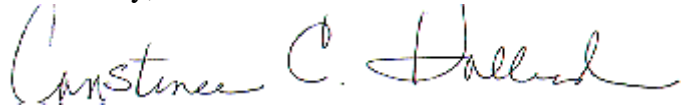
Sussex County – Contact: Richard Kautz 855-7878

There should be a buffer between this project and the farm along the western boundary.

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: Town of Laurel