Constance C. Holland, AICP
Director, Office of State Planning Coordination
State of Delaware
122 William Penn Street, Suite 302
Haslet Building, Third Floor
Dover, DE 19901

24 October 2006
Via: Fed Ex

RE: PLUS Review 2005-05-19, Cypress Pointe

Dear Ms. Holland,

In regard to the above referenced project and pursuant to your comment letter dated June 28, 2005, please find the following point by point response for your review.

Executive Summary

Site Location/Strategies for State Policies and Spending

- Comments acknowledged.

Natural/Cultural Resources

- Comments acknowledged.
- Comments acknowledged.
- Comments acknowledged.

Office of State Planning and Coordination

- Comments acknowledged.

State Historic Preservation Office (SHPO)

- Comments acknowledged.

Department of Transportation

- Comments acknowledged. Please note however that the cluster development option is not being utilized. The 72 lots are each a minimum of ¾ acre and will utilize individual on-site well and septic.

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Department of Natural Resources and Environmental Control

ERES Waters

- Comment acknowledged.

TMDLs

- Mr. Lyle Jones will be contacted during the final design phase for information pertaining to the TMDLs.

Water Supply

- Comment acknowledged.

Water Resource Protection Areas

- Comments acknowledged.

Sediment and Erosion Control/Stormwater Management

- All stormwater management practices will meet the requirements of the Sussex Conservation District (SCD) and DNREC. A detailed report with narrative will accompany the Stormwater Management and Erosion & Sediment Control Plans submitted to SCD. A meeting will be set up with SCD to discuss outfalls and pre-development drainage areas.

Drainage

- The designer will coordinate with DNREC's Drainage Division during the final engineering process.

Forests

- The site design attempts to maintain a large portion of the forested area on the south end of the site. Although lot lines may be in the forested area the roads and stormwater management facilities will be graded such that minimal lot grading is required.

Open Space

- See previous comment.

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Rare Species

- The developer will work with the U.S. Fish and Wildlife Service and Delaware Division of Fish and Wildlife to address this potential situation.

Nuisance Geese

- Comments acknowledged.

Recreation

- An integrated trail system is being provided around the site to channel people throughout the open space areas. The recreational areas will be accessible via the trail. Tot lots, playground and open field areas will be provided for a combination of active and passive recreation.

Underground Storage Tanks

- Comments acknowledged.

Solid Waste

- Comments acknowledged.

Air Quality

- Comments acknowledged.

State Fire Marshal's Office

- Comments acknowledged.

Department of Education

- Comments acknowledged.

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Public Service Commission

- Comments are based on a previous cluster design. The current plan as presented at the meeting is a 72 lot subdivision utilizing the standard AR-1 bulk regulations. Individual on-site well and septic systems will be utilized on this site.

Delaware Emergency Management Agency

- Comments acknowledged.

Sussex County

- Comments are based on a previous cluster design. The current plan as presented at the meeting is a 72 lot subdivision utilizing the standard AR-1 bulk regulations.

Upon your review of the above, should you have any questions or require additional information, please do not hesitate to contact this office at 302.645.0777. Thank you.

Sincerely,
Element Design Group

Douglas M. Warner PE

Douglas M. Warner, PE

Cc: Mark Chura, OAA (w/enc.)
File

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