



24 October 2006
Via: Fed Ex

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

RE: PLUS Review 2005-05-20, Welsh Run

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

Project Location/Strategies for State Policies and Spending

- Comments Acknowledged

Natural/Cultural Resources

- This site is being designed with a minimum of 25' buffer zones from jurisdictional wetlands. It is our intent to maximize the buffer zones where feasible.
- Comments Acknowledged
- Preservation of mature forest is a major consideration during the design phase.

Office of State Planning and Coordination

- Comments acknowledged.

State Historic Preservation Office (SHPO)

- Comments acknowledged.

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Department of Transportation

- Comments acknowledged.

Department of Natural Resources and Environmental Control

General Comment

- Comment acknowledged

Green Infrastructure

- Comment acknowledged

Wetlands

- An environmental wetlands assessment has been performed. This site is being designed with a minimum of 25' buffer zones from all potential jurisdictional wetlands. It is our intent to maximize the buffer zones where feasible.

Wetland Permitting Information

- See comment above.

ERES Waters

- Comments acknowledged.

TMDLs

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

Water Supply

- Comments 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 was previously a timber farm and most of the site is now cut-over timber. Preservation of remaining mature trees is a major consideration during the design phase.

Open Space

- Comments acknowledged.

Rare Species

- 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.

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Solid Waste

- Comments acknowledged.

Air Quality

- Comments acknowledged.

State Fire Marshall's Office

- Comments acknowledged.

Department of Agriculture

- Comments acknowledged.

Right Tree for The Right Place

- Comments acknowledged.

Native Landscapes

- Comments acknowledged.

Tree Preservation

- Comments acknowledged.

Tree Mitigation

- Comments acknowledged.

Delaware State Housing Authority

- Comments acknowledged.

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Department of Education

- Comments acknowledged.

Public Service Commission

- Comments acknowledged.

Delaware Emergency Management Agency

- Comments acknowledged.

Sussex County

- Comments acknowledged.
- The zoning information has been incorporated.

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

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

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