

9/4/07



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RECEIVED  
O.F.C. MGMT AND BUDGET

August 20, 2007

Constance C. Holland  
State of Delaware  
Office of Management and Budget  
122 William Penn Street  
Dover, DE 19901

Re: Wexford (aka Bennett's Ridge) PLUS review  
PLUS 2007-06-05

Dear Ms. Holland:

The following represents our response to your PLUS review of the Wexford (aka Bennett's Ridge) project with regard to the various review agencies. The review was appreciated and all comments were

**Office of State Planning Coordinator**

We are in receipt of your correspondence dated August 16, 2007 amending the State Strategy Level of the project from Level 2 to both Levels 1 & 2, mostly Level 1. We appreciate your reviewing and subsequently revising that determination.

**Division of Historical and Cultural Affairs**

The property will be reviewed to determine if any adverse effects

**Department of Transportation**

The plan will be constructed on the original TIS and subsequent DelDOT comments and requests. Comments have been noted and incorporated into the proposed subdivision plans, such as additional right of way and extension of right of way to adjacent property owners.

**The Department of Natural Resources and Environmental Control**

**Soils**

Noted specifically with regard to stormwater management.

**Wetlands**

A field delineation of the wetlands occurred previously and is shown on the plan.

### **Impervious Cover, TMDL's, and TMDL Compliance through the PCS**

Impervious cover, TMDL's, TMDL Compliance through the PCS and best management practices will be reviewed and the design will be structured to address as many of those concerns as possible.

### **Water Resource Protection Areas**

As noted, the only area of all 3 parcels (including parcel 5-16-183-1-15 which is depicted on your attached exhibit on the far east side adjacent to SR #14) is the southwestern portion, being the primary entrance to the site as designate by DelDOT. The applicant will review options for pretreatment of the stormwater and determine given the limited amount of right of way available what if anything can be accommodated.

### **Water Supply**

It is intended for this site to connect to the City of Milford public water supply. Applications shall be made for any wells, dewatering or for site irrigation that are required.

### **Sediment and Erosion Control/Stormwater Management**

The project shall be design in accordance with the Kent Conservation District regulations.

### **Rare Species**

Only the portions of the site that have been previously disturbed (i.e. farmed) are slated to be used for development. A buffer will be provided from the stream and wetlands. Placement of any athletic fields will be such to minimize any impacts, if any, on the environment.

### **Nuisance Geese**

Ponds shall be designed to minimize nuisance geese in most of the stormwater facilities that will incorporate ponded water.

### **Solid Waste**

So noted.

### **Underground Storage Tanks**

So noted.

### **Air Quality**

So noted.

## **State Fire Marshal's Office**

### **Fire Protection Water Requirements**

### **Fire Protection Features**

### **Accessibility**

**Gas Piping and System Information**

Fire protection water requirements, features, accessibility, and gas piping/system information design will incorporate the regulations current at the time the plan is submitted. Any proposed alternative designs will follow the proper protocol with application explanation and proposed enhancements.

**Department of Agriculture****Right Tree for the Right Place, Native Landscapes**

Trees selection for landscaping will strongly consider concepts such as proper placement, environment, local species, and maintenance in the design.

**Public Service Commission**

Should natural gas be considered, it shall be designed according to the Pipeline Safety guidelines.

**Delaware State Housing Authority**

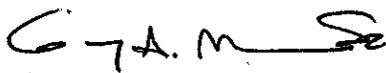
A significant portion of this subdivision is intended to meet DE's criteria.

**Department of Education**

The State Board of Education has been contacted with regard to this development.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Gary A. Moore, Sr., P.E.