

January 14, 2008

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Office of State Planning
Haslet Armory
122 William Penn St.
Dover, Delaware. 19901

Attn: Ms. Constance C. Holland, AICP
Director

Re: PLUS Response Letter
Reserve at Warner Meadows (PLUS 2007-07-03)
DBF#1539A001

2008 JAN 16 PM 3 38
RECEIVED
O.F.C. HIGHT AND BUDGET

Dear Ms. Holland:

Thank you for the response letter dated August 14, 2007, in regards to the proposed plan for Reserve at Warner Meadows for the 124 residential units on 69.55 acres.

The developer has the following responses:

Office of State Planning Coordination

Thank you for your explanation of the Investment Level areas and support of growth in these areas. The developer is aware the state may have other priorities in the near term future.

Division of Historic and Cultural Affairs (DHCA)

The developer is aware of the possibility of unmarked human remains and will comply with Delaware Unmarked Remains Act of 1987.

Department of Transportation

A 5-foot wide dedication will be provided to DelDOT along the frontage of Warner Road in order to provide a 30 foot right-of-way from the centerline.

A 15-foot wide permanent easement will be provided along the frontage of Warner Road.

The developer will work with DelDot on improvement to the curve on Warner Road.

The developer will work Kent County and perform the necessary Traffic Impact Study if required.

The developer and engineer will be in contact and will work with DelDOT on any necessary improvements.

The Department of Natural Resources and Environmental Control

Soils

Thank you for the classification of the soils within the subdivision.

Wetlands

The developer has provided a 100' buffer from the stream bank and a 25' buffer from all delineated wetlands. Delineated wetlands will be verified and certified by the Army Corps of Engineers.

Impervious Cover

The developer will attempt to use Best Management Practice to reduce runoff and decrease the amount of impervious cover.

TMDL's

The developer will attempt to utilize best available technologies (BAT) and/or best management practices (BMP) in order to reduce the impacts that might be associated with this project.

Water Supply

Artesian Water Company or the City of Milford will be responsible for applying and obtaining the CPCN from the Public Service Commission. The developer will follow all regulations and permit processes in obtaining any and all well permits during development.

Water Resource Protection Areas

The developer will attempt to reduce the impervious surface coverage to less than 50% and use best available technologies such as the clean rooftop run-off systems to limit impact.

Sediment and Erosion Control/Stormwater Management

The developer will work with the Kent Conservation District and will provide the necessary sediment and stormwater plan as well as follow any and all regulations within the Sussex Conservation District.

Drainage

The engineer will take necessary precautions to not hinder offsite drainage. Drainage easements will be provided along all property line requiring access to catch basins

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Wildlife Habitat

The developer has provided a 100' buffer from the stream bank and a 25' buffer from all delineated wetlands. Delineated wetlands will be verified and certified by the Army Corps of Engineers

Nuisance Species

The developer will take recommended actions to deal with nuisance species.

Air Quality

Thank you for the information regarding vehicle emissions, emissions from surrounding areas, and electrical power generation emissions for the proposed project.

The developer acknowledges the recommendation to build Energy Star qualified homes and thanks you for the information on Energy Star qualified homes.

The developer acknowledges the recommendation to offer geothermal and photo voltaic energy options. The developer also acknowledges the recommendation to provide tie-ins to local bike paths, links to mass transits and to offer a lawnmower exchange program.

State Fire Marshal

Thank you for the information on Fire Protection Water Requirements, Fire Protection Features, Accessibility, Gas Piping and System Information, and Required Notes. The developer will follow all fire regulations and will work with the Fire Marshal's office to obtain final approval.

Department of Agriculture

The developer will follow all Sussex County Code requirements relating to Agriculture. The developer will provide notification by deed to all properties located within 300 feet of the Kimbowrosa District.

Public Service Commission

The developer will follow any and all guidelines as they pertain to Pipeline Safety.

Department of Education

The developer will work with the Milford School District in regards to transportation and any issues the District may have.

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Should you have any questions or need any additional information, please call (302)424-1441.

Sincerely,

A handwritten signature in cursive script that reads "Joseph M. Joachimowski, Jr." with a stylized flourish at the end.

Joseph M. Joachimowski, Jr.
GIS Specialist

\\Developer\Warner, Bob 1539\Plus response

Enc.