

COOL SPRING EQUITIES, L.L.C.
P.O. Box 212
Lewes, DE 19958
302-644-1400 fax 302-644-1183

July 13, 2009

VIA EMAIL & REGULAR MAIL

Ms. Constance C. Holland, AICP
Director
Office of Management and Budget
State Planning Coordination
122 William Penn Street, 3rd Floor
Dover, DE 19901

RE: PLUS Review – 2007-12-06; Spring Town Farms

Dear Ms. Holland:

Please accept this as our response to comments rendered on the captioned development in your letter of January 29, 2008. Our response will follow the format of your letter.

Office of State Planning Coordination

Spring Town Farms is located in a “Development District” according to the Sussex County Comprehensive Plan. This plan features low density development and privately funded infrastructure. It is anticipated that the majority of the new residents will be retired and not have school aged children. The low number of residences will have a minimal impact on State road infrastructure. Spring Town Farms is also to be served with nearby regional Water and Wastewater systems that are privately funded and maintained.

Spring Town Farms has no visual or historical evidence of archaeologically significant resources on site. The site will be monitored for archeological resources throughout the development process.

Department of Transportation

Spring Town Farms low density will minimize the impact of increased traffic on the surrounding DelDOT infrastructure.

The Department of Natural Resources and Environmental Control

Investment Level 4 Policy Statement

This project will be designed and built to comply with all DNREC regulations.

Wetlands

No wetlands will be disturbed on site and a 65' buffer will be maintained between the development and the wetlands. This buffer exceeds the DNREC standards for non-tidal wetland buffers.

Water Supply

The CPCN for Water has been issued to Artesian Water Company.

Drainage

- The existing pond does not comply with existing SCD pond standards. If the design is revised to use the existing ponds, the revised plans will be done in compliance with applicable regulations.
- A mass grading plan will be completed to address this issue.
- These comments are noted and will be incorporated as needed.
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Floodplain

The existing pond will not be filled and all requirements of development within a floodplain will be followed as necessary. Our understanding is that the elevation of 24' will not be in the floodplain and no lots will be located in areas that show at that location.

Rare Species/Wildlife Habitat

The site has been farmed since before the development was planned. It is not anticipated that a substantial amount of the woods will be disturbed.

Nuisance Geese

Developer has used grids successfully in all of our projects.

Delaware State Housing Authority

This project will serve Workforce Housing and Affordable Housing close to beach markets.

Very truly yours,



Preston Lynch Dyer

PLD/clm