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March 18, 2008

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

Attn: Ms. Constance C. Holland, AICP
Director

Re: PLUS Response Letter
Cypress Hall Commercial (PLUS review 2008-01-11)
DBF#1423A001A

2008 MAR 24 PM 3 03
RECEIVED
S.F.C. RIGHT AND BUDGET

Dear Ms. Holland:

Thank you for the response letter dated February 20, 2008, in regards to the proposed Cypress Hall Commercial for a 218,200 sq. ft. shopping center.

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.

Based on our discussions with the City of Milford, the City's pending wellhead protection and groundwater recharge ordinance will not be applicable to this project.

The developer agrees to work with the City of Milford to reduce the required parking and paving to an area that is warranted by actual demand.

The site design has been developed to provide separation between the proposed large scale commercial users and the proposed residential development south of the commercial site. Pedestrian connector sidewalks will be provided throughout the site within both the residential and commercial areas of the development.

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Division of Historic and Cultural Affairs (DHCA)

No comments were received from DHCA

Department of Transportation

The developer is aware that DelDOT is not continuing the US 113 North/South Study in the Milford/Lincoln area.

The developer will work with DelDOT to determine the amount of right-of-way dedication required and will obtain entrance approvals prior to entrance construction.

The developer is aware that DelDOT will require a shared-use path to be constructed along the site frontage of the property. Updated analysis at the site entrances will also be provided.

Our office will prepare additional traffic analyses as requested by DelDOT for addressing the additional traffic volumes (if any) that will be generated by the commercial and residential development.

The developer will work with Delaware Transit Corporation to determine the need for a bus stop on Route 113

A cul-de-sac with access to the City water plant will be constructed on Seabury Avenue Extended. This will eliminate access from Seabury Avenue Extended to Route 113.

For the purpose of ease of access for the commercial customers, the developer does not plan on revising or remove parking along aisles leading from the shopping center parking to the service road.

The developer will attempt to provide combined entrances or relocated entrances to outparcels P-1, P-2 and P-3, and encourage interconnectivity between all outparcels.

The developer will maintain contact with DelDOT and Mr. Sapp regarding access and off-site improvements required.

The Department of Natural Resources and Environmental Control

Soils

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

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Impervious Cover

Revised plans show a calculated 77% impervious area. Calculations assume that all outparcels will be developed at the maximum allowed impervious area under City of Milford Code (80%). Therefore, total impervious area will be less than the 77% shown.

We will work with the City in an attempt to reduce parking lot impervious cover by possibly reducing the number of parking spaces provided.

TMDL's

The developer will attempt to meet the applicable TMDL requirements for the Mispillion watershed.

Water Supply

City of Milford will be supplying water to the site. The developer will follow all regulations and permit processes in obtaining any and all dewatering and well permits during development.

Source Water Protection Areas

The developer will work with the City to attempt to reduce the amount of impervious surface coverage and attempt to use best available technologies to limit impact. However, the City of Milford has determined that their pending wellhead protection ordinance will not be applicable to this project.

Sediment and Erosion Control/Stormwater Management

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

Drainage

The developer will contact the Sediment and Stormwater Program of the Sussex Conservation District to discuss the possibility of a downstream analysis for the project.

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

State Fire Marshal

The developer will work with the State Fire Marshal's office on site plan submittal requirements and providing fire protection to the proposed shopping center and surrounding property owners.

Department of Agriculture

Thank you for your recommendations on landscape design, what trees not to plant, and native landscape.

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Public Service Commission

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy B. Duplechain', with a long horizontal flourish extending to the right.

Randy B. Duplechain, P.E.
Principal