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July 28, 2009

Director of Planning & Zoning
2 The Circle, P.O. Box 589
Georgetown, DE 19947

Attn: Mr. Lawrence B. Lank

RE: Response to PLUS Review Comments
PLUS 2009-04-01 Novosel Subdivision
GMB File No. 2007349

Dear Lawrence:

Please accept this letter as the formal response to the Office of State Planning Coordination PLUS review comments dated May 18, 2009. The applicant has participated in the PLUS process, has read the Office of State Planning Coordination response letter, will include the comments in the revised design and will comply with all adopted state regulations and county ordinances.

Individual responses to the Office of State Planning Coordination are as follows:

1. Office of State Planning Coordination: The project has 600 feet of frontage within the ESDDOZ by the Sussex County Land Use Plan and is permitted smaller lot sizes and higher density which is permitted within the development district. The applicant was required to conform to the ESDDOZ requirements by Sussex County and submitted additional environmental reports. The applicant will conform to all requirements and will make adjustments to the site plan to coordinate with the review comments.

2. Division of Historical & Cultural Affairs: There were no historic resources on site referred to by the review comments. The comments addressed off-site historic resources.

3. Department of Transportation: A Traffic Impact Study is required. The Applicant will perform the necessary study and address future comments and requirements with Del-DOT under their approval process.

4. Department of Natural Resources: The impervious cover will be re-calculated and corrected on the revised site plan. The site will have central water and sewer and will employ a stormwater management system in accordance with the Inland Bays Pollution Control Strategies that will take advantage of groundwater recharge and water conservation as well as address TMDL's and nutrient removal. A revised estimate of the site

clearing will be determined and included on the final site plan. Alterations to the plan to incorporate more sustainable development practices will be employed. All comments concerning adopted state regulations will be incorporated into the design and will be adhered to.

5. State Fire Marshal's Office: All comments will be incorporated into the design and will be adhered to. A meeting with SFMO to discuss safety requirements will be scheduled in the future.

6. Department of Agriculture: The site plan will incorporate the Agricultural Use protection Notices. Deed restrictions will be modified in accordance with the Department of Agriculture requirements. The site design will meet or exceed all adopted standards governing the designs required under the review agencies specified by Sussex County Planning & Zoning Commission.

7. Economic Development Office: No comments required.

8. Delaware Health Promotion Bureau: Recreation and pedestrian activity will be included within the site plan. Areas will be reserved for community recreation and pedestrian mobility.

9. Public Service Commission: The applicant will contact the PSC concerning the creation of a closed propane system if one is to be planned.

10. Delaware State Housing Authority: Comments have been taken into consideration by the applicant.

11. Department of Education: The applicant will coordinate with Cape Henlopen School District for a suitable bus stop location(s) and will provide a site plan for coordination efforts during the site plan review process.

12. Sussex County: The number of lots will be verified and the site plan will be modified to reflect a more environmentally sensitive approach. The site has been recently surveyed and subdivided and the parcel numbers will be verified and changed if necessary. A formal report was submitted to Sussex County in accordance with the ESDDOZ Environmental reporting requirements. Additional information or clarifications may be provided in addition to the report if required. The stormwater management system will conform to the Inland Bays Pollution Control Strategies and address TMDL's and nutrient removal. The wetland areas have been taken out of development and will be protected under this application. No jurisdictional wetlands will be disturbed under this application. The applicant will employ silt fencing as wetland protection as indicated by your review comments.

13. The applicant intends to connect to the Angola Sanitary Sewer District. At the time of this application the area was not franchised by Sussex County and was also being considered by private utility providers. The applicant will pursue incorporation into the Angola Sanitary Sewer District.

If you should have any questions, or comments, please feel free to contact me by telephone at (302) 628-1421 or by e-mail at rmccabe@gmbnet.com.

Sincerely,

Richard S. McCabe

Richard S. McCabe, P.E.
Associate

RSM/ccd

cc: Office of State Planning Coordination
Attn: Constance C. Holland, AICP
John Novosel