

March 13, 2013

Ms. Constance C. Holland, AICP
State of Delaware Executive Department
Office of State Planning Coordination
122 William Penn Street
Third Floor
Dover, DE 19901

RE: PLUS REVIEW – 2012-09-04; WOODSIDE VILLAGE

Dear Conny,

This letter is to respond to the PLUS comments dated October 23, 2012 to accompany our submission to Kent County for review. We have the following responses to your comments:

State Historic Preservation Office – There are no known historical resources onsite. The developer is aware of the State statute on Unmarked Burials and Human Skeletal Remains Law.

Department of Transportation – The developer and engineer have met with DelDot to discuss the project. The developer will not be required to do a Traffic Impact study but will pay into an Area Wide study. The developer will also be making improvements to the northbound left turn lane on U.S. Route 13 at the intersection of Fork Branch Road.

DNREC – Wetlands are located on the site along the northern border of the site. No impact will be made in this area. Tidewater Utilities will be supplying water service to the site. We have met with the Kent Conservation District to discuss the stormwater management design for the site. We will be using bio-retention areas throughout the site to provide the necessary water quality improvements to the site. We acknowledge the comments concerning Hazardous Waste Sites, Tank Management Branch and Air Quality. These sections provided comments that did not need a response beyond that we are aware of their comments and will implement their recommendations if needed.

Recommendations / Additional Information

DelDot - The developer is working on a different name for the Apartment complex. A different name will be chosen before the project is completed through the Kent County process. The trip generation diagram has been corrected per comments. The connection to the Fieldstone Village site is being limited to an emergency access only. This was done primarily in response to negotiations with the Fieldstone Village Mobile Home park residents. We are working with the residents to determine a pedestrian path through Fieldstone Village to the Shopping Center.

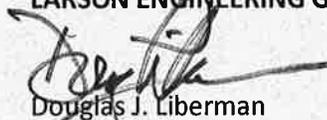
DNREC – Development is being limited in the area of the Fallsington soil designation. As previously stated, wetlands are located on the site along the northern border of the site. No impact will be made in this area. BMPs are being used for stormwater quality and quantity management as recommended. The buffer within the wooded area is not being disturbed and will exceed the 100' requirement. We are clearing approximately 55,125 sq.ft or 19.2% of the wooded area. We will be planting a total of 315 trees and 1388 shrubs onsite as part of the Landscape Plan. We will work with the Kent Conservation District to address the comments of the Drainage section concerning downstream impacts of stormwater runoff. The bioretention areas are not designed to hold water therefore addressing the concern of nuisance waterfowl. The developer will be having a Phase 1 study done at the site as recommended by DNREC. All other recommendations are acknowledged.

Delaware State Housing Authority – We appreciate the support provided for the project by DSHA.

Please review the responses and call me if you have any questions.

Sincerely,

LARSON ENGINEERING GROUP, INC.



Douglas J. Liberman
Vice President