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October 16, 2015

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

**RE: PLUS Review Responses: 2015-08-03
Peninsula Square
Sussex County, Delaware**

Dear Ms. Holland:

This letter will serve as our response to the comments provided to us regarding the above mentioned subdivision on September 22, 2015. Responses are as follows:

Strategies for State Policies and Spending

We appreciate your comments. No Response Required.

Code Requirements/Agency Permitting Requirements

• **Department of Transportation**

We thank the Department for their comments on this project. We will contact Mr. Steve Sisson at DeIDOT prior to commencing design.

• **Department of Natural Resources and Environmental Control**

TMDLs:

A Nutrient Management Plan will be developed should the project's open space exceed 10 acres of land.

Water Supply:

The developer will contact Tidewater Utilities to begin discussions on the project needs. The project will comply with all dewatering requirements including permitting should dewatering be required.

Sediment and Stormwater Program:

Development of the project will comply with the most current Sediment and Stormwater Regulations.

Hazardous Waste Sites:

A Phase 1 Environmental Study was completed for this project. No hazardous areas were identified.

Air Quality:

Development of the project will comply with all required Air Quality regulations.

Task Management:

This comment is Noted.

- **State Historic Preservation Office**

We thank the State Historic Preservation Office for their comments on this project. The developer will consider your recommendation to hire an archaeological consultant to review the site prior to ground disturbance activities.

- **Delaware State Fire Marshal's Office**

The project will comply with the Fire Protection Regulations and approval process.

Recommendations/Additional Information

- **Department of Transportation**

We thank the Department for their additional comments on this project. We will contact Mr. Steve Sisson prior to commencing design.

- **Department of Natural Resources and Environmental Control**

Soils Assessment:

We thank the Department for providing the soils information. The developer will consider your recommendation to hire a Class D soils scientist to provide a site specific soils assessment.

Habitat and Forest Preservation:

This comment is Noted.

Additional Information on TMDLs and Water Quality:

This comment is Noted.

Additional Information on Hazardous Waste Sites:

This comment is Noted.

Additional Information on Tank Management:

This comment is Noted.

Additional Information on Air Quality:

The developer is not seeking a re-zoning, the property is currently zoned AR-1/CR-1. The developer will consider all sustainable growth practices in their design to help reduce the impact the development will have on air emissions.

- **Delaware State Fire Marshal's Office**

The project will comply with the Fire Protection Regulations and approval process.

- **Delaware State Housing Authority**

This comment is Noted.

If you have any questions or require any additional information, please do not hesitate to contact me at (302) 547-2444.

Sincerely,
Civil Engineering Associates, LLC

Scott P. Roberts

Scott P. Roberts
Project Manager