



STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF  
STATE PLANNING COORDINATION

March 11, 2005

Mr. Richard Kautz  
Sussex County Planning  
P.O. Box 417  
Georgetown, DE 19947

RE: PLUS 2004-06-19; Cedar Lake

Dear Mr. Kautz:

Attached is a copy of a letter received from DC Group on December 23, 2004, regarding their response to the State agency comments received through the Preliminary Land Use Services (PLUS) for the Cedar Lake project to be located on the north side of Sandy Cove Road and Cedar Neck Road north of Ocean View. I have also attached a copy of our original comments dated July 15, 2004.

It should be noted that this project is located in an Investment Level 3 area of the 2004 Strategies for State Policies and Spending and in the Environmentally Sensitive Developing Area according to the Sussex County comprehensive plan. It was noted in our July 2004 letter that the area surrounding this parcel is largely developed and that the State had no objections to the development of this property. We did; however, have concerns regarding how the property was developed.

After reviewing the applicant's response to our comments, it appears that the developer has addressed many of our concerns and, where applicable, changed the site plan to reflect our comments. Most notably, the applicant has opted to retain most of the forested area in the northeast corner of the site.

Regarding the excellent recharge area, the response indicated that the impervious cover was decreased to approximately 32% of the relevant soils and notes that the plan will consider recharge facilities that directly infiltrate roof top run off or that infiltrate storm water run off from vegetated areas with pretreatment. Roof top run off that is treated is

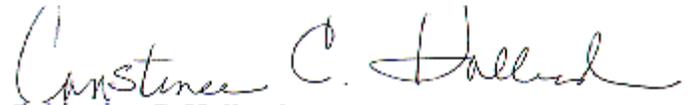
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an acceptable approach to supplementing ground water recharge; however, for the approach to work a valid quantification of how the recharge makes up for the impervious area over 20 percent needs to be implemented.

The State appreciates the applicant's willingness to work with the agencies regarding their concerns.

If you have any questions, please contact me at (302)739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland". The signature is written in black ink and is positioned above the printed name and title.

Constance C. Holland  
Director

CC: DC Group