

# Clifton L. Bakhsh, Jr., Inc.

Land Surveyors, Engineers, & Planners

4450 Summit Bridge Road, Middletown, DE 19709 (302) 378-8009

Fax (302) 378-7498

March 25, 2005

State of Delaware  
Executive Department  
Office of State Planning Coordination  
540 South Dupont Highway  
Dover, DE 19901

Attention: Constance C. Holland, AICP  
Director

Re: PLUS review – PLUS 2005-01-05: Simon's Corner Shopping Center

Dear Ms. Holland,

In accordance with your letter of 2-14-05, we hereby submit our response to the comments generated at the 1-26-05 PLUS meeting, as noted in your Executive Summary.

- Comment:  
Due to the parcel's location in an Investment Level 1 area, our office has no objections to the development of this parcel in accordance with relevant local and state regulations.
- Response:  
The landowner/developer acknowledges the 'no objection'.

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- Comment:  
There is a medium to high probability for prehistoric archaeological sites. If any artifacts are discovered during construction, please call SHPO office at 739-5685.
- Response: The landowner/developer acknowledges the comment and takes the same under advisement.

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- Comment:  
Due to the fact that apartments are planned adjacent to this site, it is recommended that the center be designed to provide safe pedestrian access between the rear of the center and the future residential areas.
- Response:  
The center has shown provisions for safe, accessible pedestrian interconnects with the undeveloped adjacent lands.

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- Comment:
  - When the outparcel along Route 13 redevelops, DelDOT will require it to be accessed from the shopping center. It is anticipated that the Route 13 access will be closed.
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- Response:  
The landowner/developer can not respond for the owner of the outparcel. However, the landowner/developer has shown provisions for an interconnect to their private internal service road.
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- Comment:  
The driveway to the pad site north of the center roundabout is extremely close to the roundabout. It is recommended that the Town reconsider the location of this entrance due to safety concerns.
  - The landowner/developer acknowledges the comment. However, even though the center roads are private they have been planned and designed in excess of most public standards including safety and calming practices such as roundabouts, painted crosswalks, stop bars and other markings, control and warning signage, and will have a posted speed of 15 mph.
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- Comment:  
This parcel is adjacent to headwater riparian wetlands associated with Mill Creak. DNREC strongly recommends that the applicant preserve it in its entirety. A 100 foot vegetated buffer from all streams and ditches is also recommended.
- Response: The proposed site has been investigated for wetlands and a determination of 'no wetlands' reported, therefore none will be disturbed. However, a small portion of the site is located within 100 feet of delineated wetlands associated with a stream/ditch located on an adjacent parcel along the northwest boundary line. The only development to take place within 100 feet of the adjacent wetlands is the construction of the stormwater management facility for the center, which will preserve the wetlands by providing water quality and quantity management for the center.

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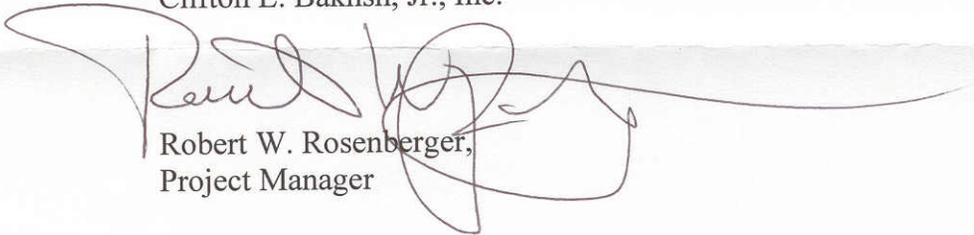
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Respectfully submitted,  
Clifton L. Bakhsh, Jr., Inc.



Robert W. Rosenberger,  
Project Manager

RWR/TS

cc. Town of Smyrna – David Hugg, Administrator  
Robert Wittig – landowner/developer