



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

May 5, 2005

Mr. Peter Diakos
Town of Cheswold
P.O. Box 220
Cheswold, DE 19936

RE: PLUS review – PLUS 2005-02-11 Stover Homes

Dear Mr. Diakos:

The Office of State Planning has received a response from Mr. Greg Moore of Becker Morgan Group in response to our PLUS comments dated March 16, 2005 regarding the warehouse, office and helipad proposed by Stover Builders to be located in the Central Delaware Business Park.

I have attached a copy of the State comments for your review. It should be noted; however, the DelDOT comments were changed. Briefly, the developer, not the Town of Cheswold, maintains the streets in the Central Delaware Business Park and that developer does not have to make further entrance improvements. Accordingly, DelDOT's third numbered comment should be stricken in its entirety.

After reviewing the response, the developer has acknowledged our comments have offered to take many of our recommendations into considerations when the final site plan is completed. It appears that the developer does not intend to follow the recommendation from DelDOT to relocate the proposed entrance. While this was only a recommendation from DelDOT, we ask that the town consider this comment and DelDOT's reasoning before final site plan approval.

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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.

Constance C. Holland, AICP
Director

CC: Greg Moore