



**ENVIRONMENTAL CONSULTANTS INTERNATIONAL CORPORATION**

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**ENGINEERING  
PLANNING  
SURVEYING**

September 28, 2005

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**RE: LESSARD CORPORATE CENTER  
RESPONSE TO PLUS REVIEW 2005-07-09  
ECI PROJECT NO. 05-022**

[www.ecieng.com](http://www.ecieng.com)

Dear Ms. Holland:

Thank you for the opportunity to meet with the Various State Agency Planners on July 27, 2005 to discuss our Lessard Corporate Center project. We have taken the opportunity to review the comments submitted to us via correspondence from your office dated August 16, 2005. As a result of having the opportunity to review those comments, we offer the following responses in a manner consistent with your letter of August 16, 2005.

**Office of State Planning Coordination**

We understand the property is located in Investment Levels 1 and 2 according to the "Strategies for State Policies and Spending". We are aware that Kent County Levy Court will also require comprehensive plan revision if the property is approved for rezoning. It is our understanding that these issues will be concurrent actions.

**Division of Historic and Cultural Affairs**

We are aware the adjacent properties have historical significance and the project site may be impacted by this. We have no objection to SHPO examining this site.

**Department of Transportation**

We understand that Sorghum Mill Road and Route 10 are classified as collection roads and that Route 10 is a divided highway.

Route 10 along the frontage of the site currently has a right of way greater than the required minimum 50' from the inside edge of the travelway. Therefore, we do not feel additional right-of-way will be necessary. The existing Sorghum Mill Road right-of-way along the frontage of the property varies from a minimum of 35± from the centerline of the existing road to varying larger increments ranging to ± 125 feet along the curve approaching the intersection with Route 10.

We will dedicate additional right-of-way, as required, to bring the right of way to 40' from the centerline of Sorghum Road.

Multi-use paths and connector walks will be incorporated into the design of this site. We will coordinate with Mr. Brad Herb.

Intersection improvements at Route 10 and Sorghum Mill Road will be coordinated with DelDOT during the entrance design of this project.

A Multi-use path between this site and the adjacent Twelve Oaks Subdivision will be incorporated into the site design.

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

We are aware of the soil conditions and wetlands located on this site. Best Management Practices (BMP's) will be used in the design of the stormwater to mitigate possible negative impacts.

As to the impervious cover, we will strive to keep this to a minimum and will design the site to lessen the impact of this situation.

We are aware that dewatering well permits maybe required during the construction of this site.

We will work closely with the Kent Conservation District in the design of the stormwater to address all issues including drainage, TMDL's, and any and all floodplain issues.

We do not anticipate disturbing the existing forested buffer along Tidbury Creek. Additional landscape buffering will be included in the design of this site to further enhance the project and surrounding area.

**State Fire Marshal's Office**

We will work closely with the State Fire Marshal's office to provide access to the building per State regulations and will provide sprinklers and water supply as required. [REDACTED]

**Department of Agriculture**

The site will be landscaped to provide buffering to the adjacent properties and create a pleasing viewshed of the site and surrounding area by the use of the native trees, shrubs, and plantings.

**Public Service Commission**

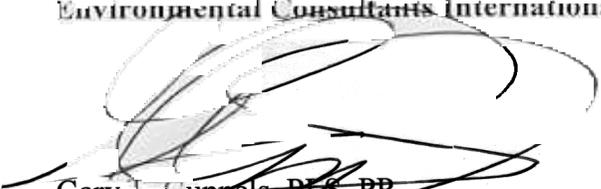
At this point in the design of the project, we are unsure as to whether natural gas will be utilized within this design. If the design should use natural gas, we will follow Pipeline Safety guidelines and regulations.

It is our pleasure to have had the opportunity to showcase our project to PLUS. We will strive to incorporate these comments into our plan where feasible.

We hope that these responses and related revisions meet with your approval. If you have any further questions or comments, please don't hesitate to contact me.

Sincerely,

**Environmental Consultants International Corporation**



Gary I. Cuppels, P.E., P.P.  
Vice President of Operations

cc: J. Paul Jones, P.E., Lessard Builders, Inc.