

July 21, 2006

C 1701-1

Ms. Constance C. Holland
Office of State Planning Coordination
122 William Penn Street, Suite 301
Haslet Armory
Dover, DE 19901

Dear Ms. Holland:

**SUBJECT: MILLWOOD CROSSING
DYKE BRANCH ROAD
LITTLE CREEK HUNDRED, KENT COUNTY, DE**

We are in receipt of your PLUS comments dated June 20, 2006. The following is an itemized response to assist in your review:

Office of State Planning Coordination

- It is noted that the State is opposed to this development project and that no State funding for infrastructure or service will be provided. However, this project has been preliminarily designed in accordance with the Kent County Zoning and Subdivision Regulations.

Division of Historical and Cultural Affairs

- It is noted that the DHCA is not in favor of this development project.
- The recommendation for sufficient landscaping is noted.

Department of Transportation

- It is noted that DelDOT does not support this development project as well as any road improvements that will substantially increase the transportation system capacity in this area.

The Department of Natural Resources and Environmental Control

- It is noted that this project will receive no financial, technical or other support of any kind from DNREC.

Green Infrastructure

- The open space and setbacks are presented in accordance with the Kent County Subdivision Regulations.

Soils

- The mapped soil conditions are noted.

Wetlands

- The presence of palustrine forested wetlands is noted.
- A 100-foot vegetated buffer has been employed from the edge of the wetland complex.
- All proposed lots exclude all wetlands and associated buffers.
- Approximately 5% of the existing wooded area is to be disturbed, none of which encroaches into the 100-foot wetlands buffer.

Wetland Buffers

- At this time it is not anticipated that lots 98-102 will be relocated. Landscaping and subdivision regulations set forth by Kent County have been adhered during project design.

Impervious Cover

- The recommendation of recalculation of the impervious area is noted as well as the suggestion to use pervious pavers and additional tree plantings throughout the project site.

TMDLs

- Stormwater management and wastewater disposal will be designed in accordance with the governing regulations.

Water Supply

- The possible requirement of a dewatering well construction permit and a water allocation permit during construction are noted.

Sediment and Erosion Control/Stormwater Management

- The requirements for Kent Conservation District approval are noted.
- Comments:
 1. The existing farm pond will not be used for stormwater management. The adjacent grading recommendations are noted.
 2. The amount of tree clearing proposed is approximately 5% of the total wooded area. The desire for conservation design is noted.
 3. Adequate access to the stormwater management facilities will be designed.
 4. The importance of incorporating the stormwater management areas into the Landscape Plans is noted.
 5. The letter of no objection being provided after approval is noted.
 6. The entire developed property will be graded on the Site Plans.
 7. The suggestion of a pre-design meeting is noted.

Drainage

- The recommendation for cleaning existing ditches has been noted.

- The request for a 25-foot buffer of open space on the north side of the existing pond is noted. Also, the request for native trees and shrubs to be planted in this open space at least 5-feet from the top of the ditch has been noted.
- Catch basins and underground piping will be used to convey stormwater to the management areas. Easements have been provided along every storm drain pipe that bisects a lot line.
- The request for a 15-foot side yard setback on lots where storm drains are on private property is noted.
- The request for offsite drainage considerations is noted.
- The request for additional widths of vegetated buffers is noted.

Floodplains

- The presence of the 100-year floodplain within the property is noted.

Open Space

- The request for additional forested areas is noted.
- The request for a permanent conservation easement for forested and wetland areas is noted.

Stormwater Ponds and Nuisance Fowl

- The request to relocate the stormwater pond is noted.
- The known waterfowl problems associated with stormwater management ponds are noted.

State Resource Areas

- The request to relocate lots 98, 99, 100, 101, and 102 away from the forested areas is noted.

Solid Waste

- The request to minimize construction waste is noted.

Air Quality

- The request for Energy Star qualified homes construction is noted.
- The request for geothermal and photo voltaic energy options is noted.

State Fire Marshal's Office

- The requirements for formal submittal are noted.
- The requirements for fire protection water infrastructure are noted.
- The accessibility requirements are noted.
- The gas piping system information requirements are noted.
- The required plan notes are noted.
- The recommendation for preliminary meetings with a fire protections specialist is noted.

Department of Agriculture

- It is noted that the Department of Agriculture is opposed to this development project.

Public Services Commission

- The requirement for Pipeline Safety guidelines adherence is noted.

Delaware State Housing Authority

- It is noted that the DSHA is opposed to this development project.

Department of Education

- It is noted that the Department of Education is opposed to this development project.
- The estimated impacts of this project on the Capital School District are noted.
- The request for developer coordination with bus stop locations is noted.

Please review the above reference items at your earliest convenience. Should you have any questions, comments, or require any additional information, please do not hesitate to contact this office.

Sincerely yours,



Keith R. Kooker, P.E.
Branch Manager

/jsm