



SCOTT ENGINEERING, INC.
Consulting Engineers • Surveyors • Land Planners

July 10, 2006

Ms. Constance C. Holland, Director
The Delaware Office of State Planning Coordination
540 South Dupont Highway
Thomas Collins Building, Third Floor
Dover, DE 19901

RE: G-1 Properties, Inc. - Rezoning
Plus Review- PLUS 2006-05-06
Project No. M-3256

Dear Ms. Holland,

An application for G-1 Properties, Inc. Rezoning approval has been submitted to Kent County for their review and consideration. In accordance with your requirements, this letter is an attempt to respond to comments made at the PLUS meeting held May 24, 2006 on the above referenced property. Comments to PLUS are as follows:

- **Office of State Planning Coordination** - We are in agreement with the Office of State Planning Coordination in that the rezoning of this property is at the discretion of Kent County Levy Court and is located in Investment Level 2 in which the state supports growth. This site is also located in the Kent County Growth Zone. Should the Levy Court grant this rezoning request, a comprehensive plan amendment will be applied for prior to or concurrently with the zoning change.
 - **Division of Historical and Cultural Affairs** - We agree that the early 20th century house was demolished and replaced with a mobile home. The mobile home has now been removed from the site.
 - **Department of Transportation (DOT)** - We plan to work closely with the (DOT) as it relates to the entrance design and outside improvements as it relates to this site.
- 1 A Support Facilities Report Request has been sent to Kent County.
 - 2 We understand that an access on Route #13 will not be allowed.
 - 3 Upon approval of this rezoning request we will contact Mr. Brad Herb, DeIDOT project manager for Kent County, regarding the specific requirements for access to this site.

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- **The Department of Natural Resources and Environmental Control (DNREC) – Water Supply** – We will be contacting Tidewater Utilities to determine the availability of access to their central water supply system. Well permits for dewatering will be applied for if found to be necessary for the construction practices proposed.
- **Sediment and Erosion Control/Stormwater Management** – Upon the rezoning approval for this site a detailed Sediment and Stormwater Management Plan will be submitted to the Stormwater Management office for approval prior to any land disturbing activity in excess of 5000 square feet.
- **State Fire Marshal's Office** - Upon the rezoning approval for this site we will provide the State Fire Marshal's Office with a formal submittal.
- **Department of Agriculture** – No comment.
- **Public Service Commission** – Any expansion of natural gas or installation of a closed propane system will be installed in accordance with Pipeline Safety guidelines.

I believe that the above should adequately address the comments under the PLUS program. Please do not hesitate to contact me should you have any questions.

Sincerely,

SCOTT ENGINEERING, INC.



Bob LaFountain

Cc: Kent County Planning Office
Mr. Kelly Crumpley