STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET
OFFICE OF STATE PLANNING COORDINATION

February 26, 2026

Verdantas LLC
Veronica M Dube
5400 Limestone Rd,
Wilmington, DE 19808

RE: PLUS review – 2026-01-04 Fort DuPont Town Center Resubdivision

Dear Ms. Dube:

Thank you for meeting with State agency planners on February 4th, 2026 to discuss Fort DuPont Town Center. According to the information received, you are seeking review of a proposed resubdivision of an existing site plan for 31 additional lots from the existing residual lot.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that Delaware City is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the City.**

Strategies for State Policies and Spending

According to the *2025 Strategies for State Policies and Spending* there are areas in investment levels 2, 3, 4 and Out of Play throughout the proposed subdivision.

A significant portion of this proposed subdivision is in an Out of Play area according to the new *2025 State Strategies for Policies and Spending*. "Out of Play" areas are generally not expected to be the location of private development activities, such as residential subdivisions or commercial shopping centers. However, "Out of Play" does not mean that there will never be any changes or development on those lands. Government entities, private property owners, and conservation organizations are still expected to invest in these

areas for the purposes in which they are acquired and preserved. Each agency or entity has their own policies and procedures for the management of "Out of Play" lands.

In this case, these lands are identified as "Out of Play" because portions of the property are protected for conservation and public use under a federal program known as the Land and Water Conservation Fund. These protections are enforced by the Delaware Division of Parks and Recreation in conjunction with the National Parks Service.

The Office of State Planning Coordination understands that a "conversion application" as part of the Land & Water Conservation Fund process to allow development to proceed on the site is underway. Until the lands are no longer encumbered by such restrictions, the area will remain "Out of Play."

Comments herein from the Department of Natural Resources and Environmental Control provide greater detail on the conversion process and the proposed change in use for the property.

A large portion of this project where many of the new lots are proposed is located in Investment Level 3 and may be consistent with the *2025 Strategies for State Policies and Spending*. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas, but please be advised that the State has other priorities for the near future.

Based on comments from State agencies below, this parcel contains environmental concerns or other constraints to development, including the risk of flooding and permanent inundation from sea level rise. The state requests that the applicant and the local jurisdiction work with state agencies to design the site with respect to those environmental features which will help create a more sustainable development.

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Stephen Bayer 302-760-4834

- Any site access onto State maintained roads must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.

- Pursuant to Section 1.3 of the Development Coordination Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017

- Section 1.7 of the Development Coordination Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

- The southern portion of the Fort DuPont Town Center Re-subdivision parcel runs along Port Penn Road which is a part of the Delaware Bayshore Byway. Delaware State Code Title 17, Chapter 1, Sections 190-194 and Title 17, Chapter 11, Sections 1101-1120 with applicable amendments apply:

    - No new billboards, variable message boards, or electronic changing message sign(s) anywhere on or off Port Penn Road. Any such structure or fixture shall be 660 feet away, i.e., any closest byway right-of-way edge.

    - No off-premises advertising on the property for others within 660 feet of Delaware City Port Penn Road, e.g., displaying on-site the bank/financial institution funding the project or the contractor building the project.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Development Coordination Manual, DelDOT will require dedication of right-of-way along the site's frontage on Port Penn Road. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the outside edge of the northbound travel lanes. The following right-of-way dedication note is required, "An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."

- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on Port Penn Road. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for

the site. The following note is required, "A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat."

- In accordance with Section 3.8 of the Development Coordination Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along all frontage roads.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

Staff from the Delaware Department of Natural Resources and Environmental Control (DNREC) reviewed the project submitted for PLUS review. The absence of comments regarding specific resources does not indicate that there are not additional constraints or environmental issues on site, nor does it indicate DNREC support of a project. Developers and municipal officials are encouraged to reach out to Beth Krumrine at (302) 735-3480 or Beth.Krumrine@delaware.gov if they have any specific requests for information.

DNREC Public Safety Concerns

Flooding

According to the newest Flood Insurance Rate Maps (FIRM), the entirety of this parcel is situated within a Special Flood Hazard Area, specifically within the mapped 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Area identified on the site lies within zone AE. In lands contained within the 100-year floodplain, the National Flood Insurance Program's floodplain management regulations must be enforced through the local floodplain ordinance, which can have higher standards. Structures and internal roadways are proposed within the floodplain. Homeowners with mortgages may be required to purchase flood insurance.

Requirements:

- The applicant must comply with the local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. In determining the boundary of the floodplain, use the most recent FIRM maps available, which can be found at https://floodplanning.dnrec.delaware.gov/

- If fill is to be placed in floodplain to increase grade elevation to raise proposed development out of the mapped floodplain, the applicant must work with the local community floodplain authority to initiate a Certified Letter of Map Revision – Fill

(CLOMR-F) request. A CLOMR-F request should be submitted to FEMA for review followed by an application to FEMA for a Letter of Map Revision (LOMR) at completion. Please note that a property will not be officially recognized by FEMA as being located out of the mapped floodplain until a LOMR has been issued. To determine the community floodplain authority for this proposal, please contact DNREC's Shoreline and Waterway Management Section.

Recommendations:

- Do not build permanent structures within floodplains or areas subject to future sea level rise.

Contact: DNREC Shoreline and Waterway Management Section at (302) 739-9921.
Website: https://dnrec.alpha.delaware.gov/watershed-stewardship/waterways/floodplains/

Permanent Inundation from Sea Level Rise

Much of this site, primarily in the northeast, is vulnerable to permanent inundation from sea level rise. By 2050, mean sea levels are projected to rise by 1.2 – 1.5 feet relative to 2000 levels; by end of century sea levels are projected to increase by 2.5 – 5.2 feet. Structures and internal roadways are proposed on land subject to inundation by sea level rise between 1 and 5 feet. In addition to permanent inundation, as mean sea levels rise, the frequency and severity of tidal flooding events is expected to increase.

Recommendations:

- Do not build permanent structures within floodplains or areas subject to future sea level rise.

- Structures are proposed within 3 feet of mean sea level. In areas within 5 feet of mean sea level, avoid construction of permanent structures and infrastructure. All infrastructure and structures on the site should incorporate the effects of sea level rise through the expected lifespan of the structures. This may include increasing freeboard of structures, ensuring that critical infrastructure is elevated to withstand future sea level rise, construction of flood control measures, and incorporating green infrastructure for flood control.

Contact: DNREC Climate and Sustainability Section at (302) 735-3480.
Website: https://dnrec.alpha.delaware.gov/coastal-programs/planning-training/adapting-to-sea-level-rise/

DNREC Requirements Identified Within the Development Footprint

Wetlands and Subaqueous Lands

A significant portion of this parcel lies within state jurisdictional wetlands. The current design avoids direct impacts to wetlands. Efforts should be made to avoid temporary and permanent impacts to the wetlands, which will serve as a buffer between the proposed development and the Delaware River and associated Delaware Bay.

- If plans change and wetlands are disturbed, please contact the Wetlands and Waterways Section for more information on permitting requirements.

- If plans change where dredge or fill is proposed in wetlands, federal permits from the U.S. Army Corps of Engineers may be necessary. A delineation of waterways and wetlands may also be required. In certain cases, permits from the US Army Corps of Engineers may trigger additional certifications from DNREC (Coastal Zone Federal Consistency Certification and 401 Water Quality Certification). Work with the US Army Corps of Engineers to determine the appropriate federal permitting requirements.

Federal Contact: U.S. Army Corps of Engineers (Dover Office) at (267) 240-5278.
Website: https://www.nap.usace.army.mil/Missions/Regulatory/Contacts/

State Contact: DNREC Wetlands and Subaqueous Lands Section at (302) 739-9943.
Website: https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/

Land and Water Conservation Fund

This site contains property that is held under federal Land and Water Conservation Fund (LWCF) 6(f) protection, which the DNREC Division of Parks and Recreation still has the obligation to enforce. The applicant is currently working with the Division of Parks and Recreation and the National Parks Service to take this land out of protection and convert new protected land of equal or greater area.

- Until the conversion is complete, including concurrence on historic and cultural resource mitigation strategies, land under this designation must remain open to the public for conservation or public outdoor recreation use.

- Continue working with the DNREC Division of Parks and Recreation and the National Parks Service to complete the conversion.

  Contact: DNREC Division of Parks and Recreation, Parks Resource Office at (302) 739-9215. Website: www.destateparks.com

Public Boat Ramp

The public boat ramp at Fort DuPont State Park was purchased with Sport Fish Restoration Funds. A Memorandum of Agreement, signed between the Delaware Division of Fish and Wildlife and Delaware Division of Parks and Recreation when the ramp was constructed, requires that the ramp remains publicly accessible.

- The boat ramp must remain publicly accessible.

- Given that the housing development abuts the road needed to access the public boat ramp, project plans should be coordinated with the Division of Fish and Wildlife.

  Contact: DNREC Division of Fish and Wildlife at (302) 739-9912.
  Website: https://dnrec.alpha.delaware.gov/fish-wildlife/wildlife/

Current or Previous Contamination

There are no known hazardous substance release concerns at this time. The project is located within the Fort DuPont Redevelopment Site (DE-1618) and is designated as Operable Unit 14 (OU-14), part of a certified Brownfield site. Environmental review activities are being completed as part of the ongoing redevelopment process under DNREC oversight. The results of this review will inform whether any land use restrictions or remedial actions are necessary. Additional information is available through the Delaware Environmental Navigator (DEN).

- Contact the DNREC Division of Waste and Hazardous Substances Remediation Section to determine project status prior to any land disturbing activity taking place.

  Contact: Division of Waste and Hazardous Substances Remediation Section at (302) 395-2600. Website: https://dnrec.alpha.delaware.gov/waste-hazardous/remediation/

Stormwater Management

This application proposes greater than 5000 square feet of land disturbing activities, therefore, this project will be subject to Delaware's *Sediment and Stormwater Regulations*.

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the New Castle Conservation District.

- Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically (https://enoi.dnrec.delaware.gov/) to the DNREC Division of Watershed Stewardship, along with the $195 fee.

- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

  Plan review agency contact: New Castle Conservation District at (302) 832-3100, Ext. 3. Website: https://www.newcastlecd.org/

  General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921. E-mail: DNREC.Stormwater@delaware.gov. Website: https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/

Wellhead Protection Area

Two Wellhead Protection Areas are located on the southern portion of the parcel, outside of the area proposed for development. Wellhead Protection Areas are the surface and subsurface areas surrounding a water well, or a public water supply wellfield. Contaminants leaching into the soil have the potential to reach the water supplies in these areas.

- The applicant must comply with all county and municipal codes that affect public drinking water supply Wellhead Protection Areas.

  Contact: DNREC Source Water Assessment and Protection Program at (302) 739-9945. Website: https://dnrec.alpha.delaware.gov/water/supply/ground-water-protection/

Wastewater Disposal Systems

For wastewater conveyance offsite by way of a new sewer connection, flow rates exceeding 2,500 gallons of liquid waste per day will require a Wastewater Pollution Collection and Conveyance (WPCC) permit from the Commercial and Government Services section.

Contact: DNREC Commercial and Government Services Section at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/commercial-government/

Electric Vehicle Charging Requirements

Electric vehicle charging infrastructure is now required for all residential dwellings in Delaware (see 80 Del. Laws, c. 145 § 8001- § 8006) for which:

1. A building permit is issued on or after January 1, 2024 (single family), or
2. The final site plan is approved on or after January 1, 2025 (multi-family).

Requirements are summarized below. Consult the Delaware Code directly for further details.
Single-family Dwellings, effective 2024:

- The developer of a single-family residential dwelling shall install at least one electric vehicle capable parking space at each single-family residential dwelling constructed.

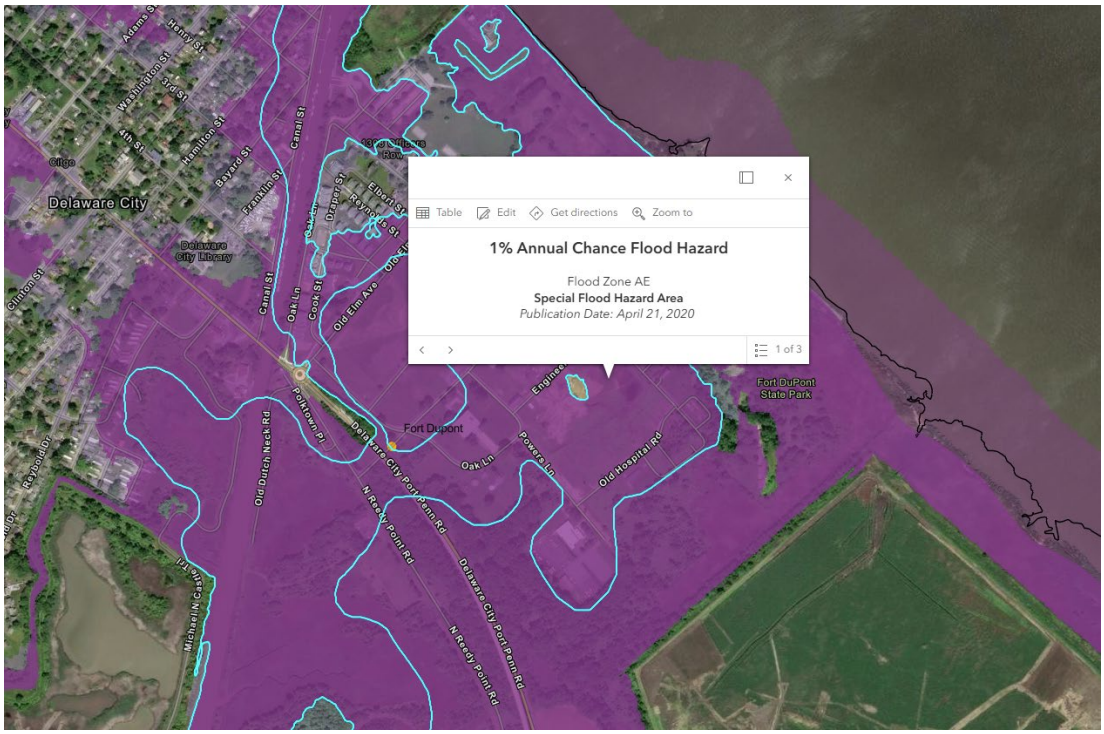
- If the single-family residential dwelling does not have an attached or detached garage, an electric vehicle capable parking space must be provided in the driveway, assigned parking space for the dwelling, or at an unassigned non-street residential parking space constructed as part of the project.

  Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.
  Website: https://dnrec.alpha.delaware.gov/climate-coastal-energy/

Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

Proposed Project Parcel Flood Concern

- Nearly the entirety of this parcel is located within a Special Flood Hazard Area identified as the 1% Annual Chance Flood Zone or 100-year floodplain and is labeled as Flood Zone AE. DEMA does not recommend or encourage construction in or adjacent to the 100-year floodplain.



Parcel Status within County Evacuation Zone Location

- The parcel is located within New Castle County's Evacuation Zone A due to being directly located within a 100-year flood zone.

Parcel Status within the 10-mile Emergency Planning Zone (EPZ) for the Salem Nuclear Power Plant

- The parcel **is** located within the 10-mile EPZ for the Salem Nuclear Power Plant.

State Historic Preservation Office – Contact Carlton Hall 302-736-7400

- The subdivision plan will facilitate the broader, long-term effort to redevelop this property, which is located within the National Register-listed Fort DuPont Historic District. The proposed lots in question either contain or are directly adjacent to contributing elements of the district. Any infill development within the Historic District should be compatible with, but distinct from, the extant historic structures, in keeping

with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Our office also requests that the applicant consider the effect that implementation of new construction (buildings, parking lots, utilities, etc.) may have on known or potential archaeological resources within the district, as defined in the previous sensitivity study prepared for the applicant. Our office strongly recommends archaeological surveys in such areas prior to any ground disturbance, as well as avoidance and protection of any intact archaeological deposits identified.

- Parts of the subject areas noted on the plan are within Level 4 or Out of Play areas; our office does not advocate for development of such areas. Further, as has been stated during past reviews of various aspects of the redevelopment plan, our office has continuing concerns about the proposed development's effect on the viability of the Historic District. The current proposal renews our office's concerns about the density and nature of new development within the district.

- If federal funding, permits, or permissions are needed for this project, please be aware that, under Section 106 of the National Historic Preservation Act of 1966, the federal agency must consider the project's effects on any known or potential cultural or historic resources. Implementing certain aspects of the development indicated on these plans will likely require such review, given current overlap with areas subject to Land and Water Conservation Fund protections.

- If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

<u>Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394</u>
This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal's Office.

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

Fire Protection Water Requirements:

- Water distribution system capable of delivering at least 1500 gpm for 2-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Mercantile)

- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Townhouses)

- Where a water distribution system is proposed for single-family dwellings, it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 800 feet spacing on centers are required. (One & Two- Family Dwelling)

- One- and Two-Family dwellings are required by law to offer the homeowner an automatic sprinkler system, therefore infrastructure should accommodate water needs.

- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

Fire Protection Features:

- All structures over 10,000 Sq. Ft. aggregate will require automatic sprinkler protection installed.

- Buildings greater than 10,000 sqft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements

- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.

- Show Fire Lanes and Sign Detail as shown in DSFPR

- For townhouse buildings, provide a section / detail and the UL design number of the 2-hour fire rated separation wall on the Site plan.

Accessibility

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Old Battery Lane and Maple Blvd must be constructed so fire department apparatus may negotiate it.

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.

- Any dead-end road, more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.

- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.

- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

Gas Piping and System Information:

- Provide type of fuel proposed and show locations of bulk containers on plan.

Required Notes:

- Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”

- Proposed Use

- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units

- Square footage of each structure (Total of all Floors)

- National Fire Protection Association (NFPA) Construction Type

- Maximum Height of Buildings (including number of stories)

- Townhouse 2-hr separation wall details shall be shown on site plans

- Note indicating if building is to be sprinklered

- Name of Water Provider

- Letter from Water Provider approving the system layout

- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered

- Provide Road Names, even for County Roads

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped **(but in no way required)** that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

Department of Transportation – Contact Stephen Bayer 302-760-4834

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.

- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 16, 2021. The notes can be found at https://www.deldot.gov/Business/subdivisions/

- DelDOT encourages continued site plan development to be in alignment with and complement the stated goals of the Delaware Byways Program, including:
    - Increased business, tax revenue, and jobs from tourist dollars
    - Federal and state funding for planning and implementing a corridor plan
    - Protection for a resource that may become threatened
    - Improved maintenance for the Byway
    - Access to resources and expert assistance in managing the corridor
    - Identification on state highway maps, leading to more tourism opportunities for the area
    - Assistance from state offices of economic development and tourism

- The functional classification of Port Penn Road at this location is a major collector. Major collectors provide mobility to the traveling public with an emphasis on efficiency.

This project is generally in alignment with the existing roadway function.

- This project is located in Levels 2, 3, 4, and Out of Play according to Delaware Strategies for State Policies and Spending (SSPS). The unique nature of this specific project does not conflict with SSPS from a transportation perspective.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

Stormwater Management

- Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.

- For improved stormwater management, preserve existing trees, wetlands, and passive open space.

  Plan review agency contact: New Castle Conservation District at (302) 832-3100, Ext. 3. Website: https://www.newcastlecd.org/

  General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921. E-mail: DNREC.Stormwater@delaware.gov. Website: https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/

Drainage

All existing drainage ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project.

- Environmental permits or exemptions may be required by the County Conservation District (Standard Plan), the DNREC Sediment and Stormwater Program (eNOI/NOT), Army Corp of Engineers, and/or DNREC Wetlands and Subaqueous Lands Section prior to clearing and/or excavating ditch channels.

- All precautions should be taken to ensure the project does not hinder any off-site drainage upstream of the project or create any off-site drainage problems downstream by the release of on-site storm water,

Contact: DNREC Drainage Program at (302) 855-1930.
Website: https://dnrec.alpha.delaware.gov/drainage-stormwater/

Key Wildlife Habitat

The early successional habitat on this property is mapped as a Key Wildlife Habitat in the Delaware Wildlife Action Plan because it can support an array of plant and animal species across the landscape.

- Key Wildlife Habitat should be conserved to the maximum extent practicable and negative impacts should be minimized.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600. Website: https://dnrec.alpha.delaware.gov/fish-wildlife/conservation/

Additional Sustainable Practices

- Incorporate nonmotorized connectivity and install bicycle racks where feasible to help facilitate non-vehicular travel modes.

- Consider planting select areas with native trees. Native trees improve air, water, and soil quality. Planting and nurturing trees is also a nature-based solution to reducing the greenhouse gases that drive climate change. In addition, native trees have an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.

- Use renewable energy infrastructure such as solar or geothermal to reduce energy costs and further reduce pollution created from offsite generation. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities (https://dnrec.alpha.delaware.gov/climate-coastal-energy/renewable/assistance/).

- Include space for recycling dumpsters within the preliminary site design stage. These can be placed adjacent to trash dumpsters.

- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.

- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.

- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.
Website: https://dnrec.alpha.delaware.gov/climate-coastal-energy/

Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

Population

- The county has a population density of 1,321.50 per square mile based on the US 2020 Census report; an increase from 2010 at 1,241.00 persons per square mile. The specific census block(s) the project is located on has a total population of 18, though, with development, this will undoubtedly change. The 19 adjacent blocks aggregated bring the area to a total population of 57.

FEMA National Risk Index

- The FEMA National Risk Index is an online mapping application that identifies communities most at risk to 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hal, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather. The FEMA National Risk Index is calculated by multiplying the Expected



Annual Loss times the Social Vulnerability and dividing that by the Community Resilience.

- According to FEMA's National Risk Index, the parcel **is** considered **relatively moderate** for overall natural hazards risks.

- Community Resilience is a consequence reduction risk component and a community risk factor that represents the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions and withstand/recover rapidly from disruptions. Social Vulnerability is a consequence-enhancing risk factor that represents the susceptibility of social groups to the adverse impacts of natural hazards.

- Its community resilience is rated as **relatively high** whereas its social vulnerability is rated as **relatively low.**

Renewable Energy Commitment

- Regarding energy use and consumption, the census tract utilizes **utility/natural gas** as the predominant fuel type for heating purposes.

- DEMA strongly encourages the use of renewable energies and high-efficiency appliances and utilities. Regarding utilities, DEMA suggests incorporating 90% series furnaces/HVAC systems; the closer to 99%, the better, as well as A/C units of 20 Seer or greater. DEMA recommends using tankless water heaters, and battery backup systems for sump pumps to reduce potential water damage from power failure. Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roofs or solar panels where applicable and allowable, and the like.

- In reference to the flood zones, DEMA strongly discourages construction of any type directly within, adjacent to or within proximity to a 100-year floodplain as water knows no bounds. If the homes are being constructed at flood level or below and a mortgage is obtained, an NFIP insurance policy is also required. Regardless of whether within or adjacent to a floodplain, should construction continue, we recommend utilizing additional mitigation strategies to reduce the risk from flooding. This could include, but isn't limited to, wet/dry floodproofing, elevating the home out of the flood plain, elevating mechanicals/HVAC/Electricity out of the flood waters, mass notification systems, large drainage systems (increased diameter pipes, ditches, basins, etc.) and other similar methods.

- Lastly, in reference to the county evacuation zone, DEMA encourages this information be made readily available to any and all persons residing there. This can be done simply through pamphlets or a neighborhood sign.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394
Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

Fire Department Comments:

- The volunteer fire department is obligated to provide Fire and EMS service to this property. In addition**,** new developments in their Fire and EMS district have put a financial strain on their volunteer fire service. As their call volume increases yearly due to the unprecedented growth within the service area, current funding does not keep up with development within the district. State, County, and Local funding does not keep up with the growth of the fire district, so the developer and future residents need to help financially support the Volunteer Fire Department. Future residents need to consider joining the fire department to serve their new community.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason, therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

David L. Edgell, AICP
Director, Office of State Planning Coordination