

McBRIDE & ZIEGLER, INC.
LAND SURVEYORS · PLANNERS · ENGINEERS

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2009 JUN 10 PM 12 36

June 8, 2009

State Planning Coordination
122 William Penn Street
Third Floor
Dover, DE 19901

ATTN: Constance C. Holland, AICP
Director

Re: PLUS 2006-12-03, North Bay Court Plaza
M&Z Project #20044055

Dear Ms. Holland:

In response to my telephone conversation with Dorothy Morris concerning the reactivation of this project, the following represents our response to the PLUS review comments for the above-referenced project:

Office of State Planning Coordination

No additional comment required.

Division of Historical and Cultural Affairs

No additional comment required.

Department of Transportation

1. A traffic study is currently under way for the site.
2. The entrance plan and permit will be processed as part of the overall planning.
- 3.a. The parking layout has been revised as directed.
- 3.b. Possible access to the adjoining properties has been incorporated into the plan.
- 3.c. The design of the proposed accesses from Bay Court Plaza have been redesigned to provide full access to the site.
- 3.d. The design of the site circulation has been revised to limit cross access.
- 3.e. The reforestation plan and landscape plan for the site are under design and will be approved by the City of Dover.
- 3.f. No additional comment required.

Department of Natural Resources and Environmental Control

1. A wetlands study is currently underway.
2. The amount of impervious cover has been calculated as less than 85% of the site. The current zoning does not establish a maximum lot coverage for the site.
3. The TMDLs for the site are acknowledged and will be incorporated in the final design.

4. If dewatering is required during construction the appropriate permit will be obtained.

Sediment and Erosion Control/Stormwater Management

1. A detailed sediment and stormwater management plan will be provided for review and approval by the Kent Conservation District.
2. The referenced notes will appear on the Record Plan.
3. Sediment disposal information will be shown on the Record Plan.
4. The applicable easement will be shown on the Record Plan.
5. The soils report for the site is currently underway.
6. All additional comments are noted. The plan will clear all wooded areas of the site. A pre-application meeting will be scheduled.

Drainage

1. The existing drainage facilities will be reviewed as part of the design and the downstream property owners will be notified of any change in volume of water released to them.
2. No additional comment is required.
3. The drainage easements will be recored as part of the Record Plan.

Forest Preservation

1. The site woodlands will be removed.
2. The restriction on the tree clearing will be noted on the plan.

State Fire Marshal

No additional comment required.

Department of Agriculture

No additional comment required.

Public Service Commission

No additional comment required.

Department of Education

No additional comment required.

I hope this addresses the concerns listed in your review letter. If there are any additional comments, please do not hesitate to contact me.

Sincerely,
McBride & Ziegler, Inc.



Parley E. Hess, Jr., PE