

POYNTERS MOTEL

A Home Away From Home

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Ms. Constance C. Holland, AICP
Director
State Planning Coordination
12 William Penn Street
Dover, DE 19901

Dear Ms. Holland,

Thank you for the PLUS review done for our property referenced as : PLUS 2007-09-02. We have reviewed your letter and would like to submit a written response to comments received as a result of the pre-application process:

Division of Historical and Cultural Affairs:

We have noted that prior to any demolition or ground-disturbing activities, the State Historic Preservation Office of the Division of Historical & Cultural Affairs will be provided an opportunity to examine the area for any un-discovered prehistoric or archaeological sites on this parcel.

Water Supply:

We understand that any public water utility providing water to the site must obtain a Certificate of Public Convenience and Necessity (CPCN) from the Public Service Commission. In addition we recognize that a minimum isolation distance of 150 feet is required between the well and any potential source of contamination, such as a septic tank and sewage disposal area from an on-site public/miscellaneous public well.

Sediment and Erosion Control/Stormwater Management:

We note that a detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on our property. We will contact the Kent Conservation District prior to ground disturbing activities and recognize that we may need to consider incorporating more green technology BMPs and low impact development practices to reduce stormwater flow to and to meet water quality goals.

Drainage:

We understand that there are existing concerns associated with Spring Branch, shown on the plans as a ditch and will contact the Kent Conservation District to discuss the probability of a downstream analysis for this project.

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State Fire Marshal's Office:

We note that at the time of the formal submittal, we will provide the State Fire Marshal's Office with a completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR).

Department of Agriculture:

We recognize that the entire project site is located within an area designated as having "excellent" ground water recharge potential and that we will try and maintain pervious cover and to protect valuable ground-water recharge potential areas in accordance to Senate Bill 119.

Public Service Commission:

We note that any expansion of natural gas or installation of a closed propane system must fall within Pipeline Safety guidelines.

Department of Transportation:

We will verify with the Kent County Department of Planning that they will not require a TIS and if one is required we will contact the appropriate individual and will have the site engineer contact the DelDOT project manager regarding specific requirements for access to the property.

Department of Natural Resources and Environmental Control:

We note the recommendation to keep impervious surface coverage to a minimum in reference to (DNREC, 2005) and will augment water recharge to the greatest extent possible.

Thank you in advance for your time and efforts on our behalf.

Warm regards,


Joyce Alam & MANZOOOR ALAM