

# **BRAUN ENGINEERING & SURVEYING**

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March 4, 2008

Ms. Constance C. Holland, AICP  
Director  
Office of State Planning  
122 William Penn Street  
Haslett Armory, Suite 302  
Dover, DE 19901

RE: Mitten Industrial Park  
PLUS Review 2008-01-12

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S.F.C. ASMT AND BUDGET

Dear Ms. Holland:

We are providing the following information in response to the PLUS comments dated February 20, 2008, from our meeting on January 23, 2008, for the proposed Mitten Industrial Park located on Lafferty Lane in the City of Dover, Delaware.

## **Office of State Planning Coordination**

The design of this project is respecting the environmental features of the site. We are providing buffers from all wetlands areas. We have attempted to consolidate the proposed improvements to limit the area of disturbance to the site. The stormwater management pond as shown is subject to revision once we have met with the Kent Conservation District in an attempt to limit the footprint of the required system.

## **Department of Transportation**

1. The sight distance of the proposed entrance will be evaluated to ensure it meets sight distance requirements.
2. We have noted that if the application is withdrawn or expires and is resubmitted after March 31, 2008, a Traffic Impact Study will be required.
3. It is our intent to install sidewalk along the entire frontage of Lafferty Lane during the course of the project.

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**The Department of Natural Resources and Environmental Control**

**Soils:** We are attempting to limit the disturbance of the poorly drained soils to those areas that are being improved, which will subsequently be drained to the proposed stormwater management facility. Disturbance of soils in other areas of the project is to be limited to utility construction, and will be returned to their original grade.

**Wetlands:** The wetlands on site have been delineated by a wetlands consultant. We are providing a minimum 25' buffer for all delineated wetlands. The only location this buffer is not provided is the ditch crossing from the main portion of the site into the Processing Area. There is an existing culvert pipe at that location that will be utilized, however to provide the required 24'-wide pavement for the road crossing, approximately 914 square feet (0.0210 acres) of wetlands must be filled. The project will be taken through the required steps to obtain a Nationwide Permit for this work.

The PLUS application form was incorrect in stating that the Corps had signed off on the wetlands delineation. A copy of that will be provided when it is completed.

We have provided a minimum 25' buffer from the delineated wetlands. With the exception of the northeast portion of the site development, the southeast portion and the processing areas, all wetlands have a 100' buffer provided. In the areas that do not, the grading of the site will direct runoff away from the wetlands or to ditches draining to the stormwater management facility so that the runoff does not impact the wetlands.

**Impervious Cover:** The impervious cover proposed, including roads, sidewalks, buildings and parking areas is 5.9174 acres, or 14.8% of the 40.0897 acres. This calculation did not include the Processing Area, to be 3.4363 acres or the stormwater management facility, shown as an additional 85,750 square feet (1.9686 acres). Adding these areas creates a total of 11.3223 acres of impervious area, or 28.2%.

Water quality issues will be handled through the Kent Conservation District and the stormwater management plan. We are providing grass swales for drainage as much as possible, and a stormwater design that meets the water quality requirements of the Delaware Stormwater Regulations.

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**TMDLs:** The DNREC assessment tool will be used to evaluate how the development may reduce nutrients and bacteria to meet the TMDL requirements for the Little Creek Watershed.

**Water Supply:** The City of Dover is the proposed water supplier to this project. If dewatering is needed during construction, a dewatering well construction permit will be obtained.

**Sediment and Erosion Control/Stormwater Management:** A pre-application meeting will be scheduled with the Kent Conservation District. We will make every effort to incorporate low impact development practices to reduce stormwater flow and to meet water quality goals. There is no location on this site to place a stormwater management facility without removing trees. We will work with the District to minimize this impact.

**Drainage:** During our pre-application meeting with the Kent Conservation District we will discuss any existing drainage concerns in the area of this project.

**Rare Species:** If any rare species are identified on this site, the appropriate actions will be taken.

**Forest Preservation:** None of the forested wetlands on this site are to be cleared. As stated above, we will make every effort to incorporate low impact development practices on this site. There is no location on this site to place a stormwater management facility without removing some trees. We will work with the Kent Conservation District to identify stormwater management practices that can minimize this impact. We will attempt to limit clearing to the time between July 31 and April 1.

**Nuisance Waterfowl:** The stormwater management facility shown on the preliminary plans for this site is a dry pond. We will work with the Kent Conservation District to minimize the footprint of this facility. The facility as it is shown will be surrounded with trees. The idea of fencing or isolating the pond is in direct contradiction to current regulations requiring maintenance access around the facility.

**Underground Storage Tanks:** If any contamination is discovered during construction, the required steps will be taken, including using pipe material other than PVC.

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**State Fire Marshal's Office**

We will work with the City of Dover Fire Marshal's Office on the requirements for this site.

**Department of Agriculture**

The proposed plantings will be addressed with the Landscape Professional, the Delaware Forest Service and the Department of Agriculture to determine the appropriate species for this site. The Landscape Plan is designed to enhance the area with appropriate plantings and limited clearing to provide adequate buffering from surrounding uses and meet City goals for planting requirements for land development proposals.

**Other**

In addition to the above, we have had discussions with representatives of the Dover Air Force Base regarding this site. We will continue to work through the plan review process to provide a site, and stormwater management facility, that will minimize any impact on the base operations.

If you need any additional information regarding this project, please do not hesitate to contact me.

Very truly yours,



David C. Braun, P.E.  
President  
dcbraun@braunengineering.net

cc: City of Dover Planning Department  
Mathew Mitten