

October 8, 2015

Mr. David Edgell
State of Delaware Executive Department
Office of State Planning Coordination
122 Martin Luther King, Jr. Boulevard South
3rd Floor
Dover, DE 19901

**RE: PLUS REVIEW 2015-08-01
BLUE HEN APARTMENTS – PHASE 2**

Dear Dave:

We have reviewed the PLUS comments dated September 24, 2015 for the above referenced project. We have the following responses to the agency comments:

Strategies for State Policies and Spending

We acknowledge their comment about the site being an infill development located in Investment Level 1.

DeIDOT

We will be submitting a meeting request to DeIDOT next week to discuss the need for a Traffic Impact Study or Traffic Operational Analysis. The developer would be amenable to paying the Area Wide Study Fee in lieu of a TIS/TOA. We will work with DeIDOT to determine if offsite roadway improvements are warranted for this project.

DNREC

We acknowledge the site is located within the Leipsic River watershed, which has TMDL reduction levels. We will work with Kent Conservation District to achieve these goals through Green Technology Best Management Practices.

Water supply lines are adjacent to the project area. City of Dover is the water supplier.

A Tier 1 Source Water Protection Area is located in the northwest corner of the site. We will not be adding impervious area within the SWPA or directing runoff toward it; therefore, protecting the SWPA.

We have met with the Kent Conservation District to discuss the stormwater needs for the site. We will work with them to provide the required stormwater quality and quantity management.

Hazardous Waste Sites – acknowledged.

Tank Management – acknowledged.

Air Quality – acknowledged.

State Historic Preservation Office

We acknowledge that there are no known archaeological sites on the property. There are no federal funds being used for the project.

RECOMMENDATIONS/ADDITIONAL INFORMATION

DeIDOT

We are aware of the PDCA system for submittal all project information. The residents of Schoolview previously were against a connection between the developments. Given Haslet Street is private and Schoolview is publicly maintained, a connection would not be something the developer would be interested in doing.

DNREC

Geotechnical testing will be required to properly design the GTBMPs. The project will only create an increase of 2.2% in impervious area. We will design the site to manage the Control Volume, C_v , and Flood Volume, F_v .

DSHA

DSHA is supporting the development due to its proximity to services, shopping and employment opportunities.

Please review this information and call me if you have any questions.

Sincerely,

LARSON ENGINEERING GROUP, INC.

A handwritten signature in black ink, appearing to read 'DL', with a long horizontal flourish extending to the right.

Douglas J. Liberman
Vice President