



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

December 14, 2004

Mr. James. L. Galvin, Jr., AICP
Director, City of Dover Planning & Inspections
P.O. Box 475
Dover, De 19903

RE: PLUS 2004-05-08 – Maidstone

Dear Mr. Galvin:

The Office of State Planning has received a copy of the December 3, 2004 letter from Garth Jones of Becker Morgan Group regarding their response to the State agency comments received through the Preliminary Land Use Services (PLUS) review. (copy attached)

The State would like to note that we appreciate the developer reviewing our comments and agreeing to evaluate our recommendations regarding this project. This project is located within the City of Dover and within an Investment Level 2 area where growth is anticipated. The State would note that we have no objection to this proposal. We look forward to working with the City and the developer as you move forward with this project.

As you will note from our letter, we had only a few concerns regarding this project. They were as follows:

- Concerns from the Department of Transportation regarding the entrances, the right-of-way widths along Denny Road and Kenton Road and the possible improvement to West Denny Road, Kenton Road and their intersection. Mr. Jones has noted that they will work with DeDOT regarding these concerns.
- DNREC recommended a wetlands delineation on this site and asked that the applicant maintain a 100-ft minimum buffer width from the landward edge of all delineated wetlands and watercourses. Mr. Jones stated that a wetlands delineation has been completed and that they will evaluate the buffer recommendations for the wetland areas. According to

information received by DNREC, existing research shows buffers necessary to protect wetlands and stream quality should be a minimum of 50 to 100 feet. Generally, minimum width buffer (50 feet) provide for maintenance of natural physical and chemical characteristics but wider buffers are necessary to maintain the biological requirement of wetlands and streams. The State would encourage the City of work with the developer to provide as wide a buffer as feasible for this property.

- DNREC noted the existence of drainage complaints and concerns in the area on the north side of the West Dennys Road. The Drainage Section requested that all precautions 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. DNREC gave specific recommendations regarding this concern.

Mr. Jones has stated that they will evaluate the DNREC recommendations for incorporation into the design. The State encourages the City and the developer to work with Kent Conservation District on the stormwater management design for this project to ensure that it does not create any off site drainage issues.

We ask that these concerns be reviewed by the City and addressed as the site plan moves forward for approval. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland".

Constance C. Holland
Director

CC: Garth Jones



ARCHITECTURE
ENGINEERING

PLANNING OUR
CLIENTS' SUCCESS

December 3, 2004

Mr. James J. Galvin, Jr., AICP
Director
City of Dover Planning & Inspections
P.O. Box 475
Dover, DE 19903

RE: **Preliminary Land Use Service**
MAIDSTONE
Dover, Delaware
2001/283.02

Dear Mr. Galvin:

The Delaware Office of State Planning Coordination reviewed the Maidstone project through their Preliminary Land Use Service process on June 2, 2004. The following are our responses to the PLUS comments.

Office of Planning Coordination

No response required.

State Historic Preservation Office

No response required.

Department of Transportation

We will work with DelDOT to evaluate and resolve the items listed in their comments.

The Department of Natural Resources and Environmental Control

Soils:

No response required.

Wetlands:

A wetland delineation has been completed on the subject property. We will evaluate the buffer recommends for the wetland areas and watercourses.

TMDLs:

No response required.

738 SOUTH GOVERNORS AVE.
DOVER, DELAWARE 19904
302.734.7950
FAX 302.734.7965

SOUTHBANK OFFICE PARK
307 A STREET
WILMINGTON, DELAWARE 19801
302.888.2600
FAX 302.888.2427

PORT EXCHANGE
SUITE 300
312 WEST MAIN ST.
SALISBURY, MARYLAND 21801
410.546.9100
FAX 410.546.5824

www.beckermorgan.com

Stormwater Management:

We will work with Kent Conservation District during the development of the stormwater management plans. During this time, we will evaluate the use of "Green Technology" stormwater practices.

Drainage:

We will evaluate the recommends for incorporation in to the design.

Habitat:

We will be sensitive to the surrounding habitat.

Nuisance Species:

We will evaluate incorporating measures in the stormwater management design to reduce the potential for nuisance species.

Parks and Recreation:

No response required.

Underground Storage Tanks:

No response required.

Department of Agriculture

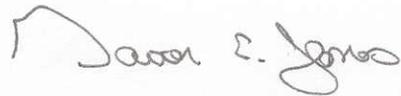
No response required.

Delaware Emergency Management Agency

No response required.

If you should have any questions regarding the responses provided, please contact me directly.

Sincerely,



Garth E. Jones, P.E.
Senior Civil Engineer

GEJ/rs

cc: Dr. James McClements, MCKK, LLC
Mr. Thomas Burns, Burns & Ellis Realtors
Mr. David Edgell, Office of State Planning Coordination
Mr. Gregory Moore, P.E.