



May 5, 2005

C-1621-1

Ms. Constance C. Holland
Office of State Planning Coordination
122 William Penn Street, Suite 301
Haslet Armory
Dover, DE 19901

Dear Ms. Holland:

**SUBJECT: KENT COUNTY COURTHOUSE
WATER STREET & FEDERAL STREET
DOVER, KENT COUNTY, DE**

We are in receipt of your PLUS comments dated March 23, 2006. The following is an itemized response to assist in your review:

Office of State Planning Coordination

- We are appreciative of the Planning Department's recommendation.

Division of Historic and Cultural Affairs

- The Owner will coordinate its efforts with the recommendations of the DHCA and Administrative Services.

Department of Transportation

- 1.) The State of Delaware OMB office has indicated that they will work with the City of Dover to address the parking issues involved with this site.
- 2.) The State of Delaware has no plans at this point to dedicate additional right-of-way along Federal and Water Streets due to the limited space of the site. We expect to review this issue further with the Department of Transportation.
- 3.) Application for new entrance plans and permits will be made through the Delaware Department of Transportation.

2006 MAY 9 PM 12 57
OFFICE OF THE BUDGET
RECEIVED

The Department of Natural Resources and Environmental Control (DNREC)

- **Water Resource Protection Areas**
 - It is noted that the project site is in an exceptional groundwater recharge area. Stormwater Management will be designed to treat stormwater runoff for water quality. It is agreed that the project site should not be allowed to store hazardous substances or wastes.

- **Water Supply**
 - Any dewatering permits will be obtained from DNREC.

- **Sediment and Erosion Control/Stormwater Management**
 - A detailed Stormwater Management Plan and Erosion and Sediment Control Plan will be submitted to DNREC for review.
 - A Notice of Intent for Stormwater Discharges Associated with Construction Activity will be submitted to DNREC Division of Soil and Water Conservation with the appropriate application fee prior to plan approval.
 - Stormwater management for this site will consist of entirely of stormwater quality management. All Green Technology BMP's will be reviewed for consideration and design of this development.
 - All necessary approvals will be obtained in order to discharge into the existing runoff collection system located adjacent to the project site.
 - A meeting was held with Elaine Webb to discuss the stormwater management options for the project site. Options were suggested by DNREC and the project will be designed to meet DNREC's criteria.

- **Underground Storage Tanks**
 - It is anticipated that two (2) underground storage tanks will be removed under the proposed construction.

- **Site Investigation and Restoration**
 - Groundwater is not expected to be used in the proposed development.

Department of Agriculture

- It is noted that the Department of Agriculture has no objections to this project.
 - A Landscaping Plan will be prepared in accordance with the City of Dover Zoning Code.

C-1621-1
Ms. Constance C. Holland
May 5, 2006
Page Three

Please contact me with any questions concerning this transmittal.

Sincerely yours,



Keith R. Kooker

/iag

cc: Ms. Dawn Melson, City of Dover Planning
Mr. Joseph Carbonell, Moeckel Carbonell Associates
Mr. Kenneth Starke, State of Delaware OMB
Mr. Mark DeVore, State of Delaware OMB