



July 6, 2023

Department of Planning & Inspections
City of Dover
P.O. Box 475
Dover, DE 19903

RE: S-23-15 Walker Road Professional Center Medical Building

Dear Ms. Dawn Melson-Williams,

Good Afternoon, we are writing to follow-up regarding the June 28, 2023 D.A.C. meeting regarding application S-23-15, Walker Road Professional Center Medical Buildings. We'd like to thank the staff for the report and summary and generally agree with the recommendations and offer the following clarifications discussed during the D.A.C. Meeting:

1. Page 9 – Comment 2: Minimum number of Dumpsters Required. The proposed business use will require two (2) dumpsters, we intend to designate a future area for additional dumpsters should the need arise.
2. Page 9 – Comment 3: Please find attached exhibit providing the necessary parking isle widths required by the code.
3. Page 10 – Comment 9: We intend to adhere to landscape recommendations and update the plan accordingly.
4. Page 12 – Recommendation 2: We intend to provide the necessary striping and access for pedestrians from Mont Blanc to the proposed structures as noted on attached exhibit.
5. Page 12 – Recommendation 3: Dumpster Location. We intend to screen the dumpster enclosure with similar brick structure to complement the building structure. With a front load dumpster arrangement, the serviceable locations onsite are northwest corner (presently shown) northeast corner (impacts an existing manhole), and southwest corner (falls within building setbacks). Provided the dumpster enclosure is a masonry / brick enclosure with proposed landscaping, we request the dumpster location remains as proposed.

Respectfully Submitted,

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President

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