



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF MANAGEMENT AND BUDGET
STATE PLANNING COORDINATION

September 18, 2007

Mr. Bret Martine
Studio JAED
20 East Division Street
Dover, DE 19901

RE: PLUS review – PLUS 2007-08-04; Milford School District

Dear Mr. Martine:

Thank you for meeting with State agency planners on August 22, 2007 to discuss the feasibility of a school on Walnut Street at the site of the existing BMX Park.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. The school district will also need to comply with any Federal, State and local regulations regarding this property. We also note that as the City of Milford is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the City.

The following are a complete list of comments received by State agencies:

Office of State Planning Coordination – Contact: David Edgell 739-3090

This project is located in Investment Level 1 according to the *State Strategies for Policies and Spending*. This site is also located in the City of Milford. Investment Level 1 reflects areas that are already developed in an urban or suburban fashion, where infrastructure is existing or readily available, and where future redevelopment or infill projects are expected and encouraged by State policy. State investments will support the construction of critical public facilities, such as schools, in these areas. Our office has

no objections to the proposed construction of a school on this site in accordance with the relevant city codes and ordinances.

Division of Historic and Cultural Affairs – Contact: Terrance Burn 739-5685

According to the historical resources and documents at the State Historic Preservation Office, there are no recognized or known archaeological or historical sites on this parcel, but there are two Cultural Resource Survey (CRS) Sites that are near this parcel, but not too close to it, and they are K-2031 and K-4960. CRS-K-2031 (20th century smokehouse) and it is near the parcel, and CRS-K-4960 (20th century diner) is adjacent or across the street from this parcel.

If any construction proceeds on this parcel, the State Historic Preservation Office of the Division of Historical & Cultural Affairs would like the opportunity to examine the area prior to any demolition or ground-disturbing activities, to see if there are any archaeological sites on it, in order to learn more information about this area in detail.

If you would like to discuss this information or other issues further, contact the State Historic Preservation Office Division of Historical & Cultural Affairs at (302) 744-7400 ext.25, and they will be more than happy to assist you.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

Milford School District is seeking to develop school sites in the greater Milford area. One of the sites is 5.6-acre assemblage of parcels (Tax Parcels MD-00-174.14-01-51.01 and MD-00-174.14-01-52.00) on the northeast side of Milford. More specifically it is on the east side of North Walnut Street, north of Milford High School. The site is presently owned by the City and used for a BMX track.

The PLUS agenda described the proposed use as an elementary school site. At the PLUS meeting, it was clarified that the land would be included in a plan the District is developing to add a middle school to the existing Milford High School complex and to expand and relocate the athletic fields there.

DelDOT comments are as follows:

- 1) DelDOT's current volume warrants for requiring traffic impact studies vary from 2,000 to 3,100 vehicles per day depending on land use. They do not have a warrant specific to schools, but as a general rule we have required TIS for high schools but not middle or elementary schools.

However, under new standards that we expect to adopt this calendar year, DeIDOT would have a daily traffic warrant of 400 vehicles per day and a peak hour warrant of 50 vehicles per hour for all land uses. Pending legislative approval, they propose to allow some developments with daily volumes less than 2,000 vehicles per day and peak hour volumes less than 200 vehicles per hour to pay a fee (so DeIDOT can undertake the required analysis) in lieu of doing such studies. Based on ITE Trip Generation, many elementary and middle schools would trip the peak hour warrant and would require TIS.

DeIDOT is in discussions with the District regarding a traffic operational analysis for their plan to expand the high school complex. That analysis would resemble a small TIS. Their understanding is that the City has required a TIS for the project. If the analysis DeIDOT proposes would address the City's concerns, that may be the best way to proceed.

- 2) If the District moves forward with their plans for this site, following the traffic study or analysis, the District's site engineer should contact the DeIDOT Project Manager for Kent County, Mr. Brad Herb, regarding specific requirements for access and off-site improvements. Mr. Herb may be reached at (302) 266-9600.

The Department of Natural Resources and Environmental Control – Contact: Kevin Coyle 739-9071

Soils

The Kent County soil survey update indicates that the soils mapped on this parcel are well-drained Hambrook and Ingleside soils; these soils, generally, have few apparent limitations for development. Statewide Wetland Mapping Project Maps (SWMP) maps indicate no apparent wetlands.

Water Supply

According to our records, the Parcel Identification #s should read as MD 16 174.14-01-51.01 and MD 174.00-02-36.01.

The project information sheets state water will be provided to the project by The City of Milford via a central water system. Our records indicate that the project is located within the public water service area granted to The City of Milford under Certificate of Public Convenience and Necessity 00-CPCN-12.

Should dewatering points be needed during any phase of construction, a dewatering well construction permit must be obtained from the Water Supply Section prior to construction of the well points. In addition, a water allocation permit will be needed if the pumping rate will exceed 50,000 gallons per day at any time during operation.

All well permit applications must be prepared and signed by licensed water well contractors, and only licensed well drillers may construct the wells. Please factor in the necessary time for processing the well permit applications into the construction schedule. Dewatering well permit applications typically take approximately four weeks to process, which allows the necessary time for technical review and advertising.

Potential Contamination Sources exist in the area, and any well permit applications will undergo a detailed review that may increase turnaround time and may require site specific conditions/recommendations. In this case, the Milford Auto Care and Shore Stop #803 are within 1000 feet of the proposed project.

Should you have any questions concerning these comments, please contact Rick Rios at 302-739-9944.

Sediment and Erosion Control/Stormwater Management

A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. The plan review and approval as well as construction inspection will be coordinated through the Division of Soil and Water Conservation Sediment and Stormwater Program. Contact Elaine Webb with the Sediment and Stormwater Program at (302) 739-9921, for details regarding submittal requirements and

fees. It is strongly recommended that you contact the reviewing agency to schedule a pre-application meeting with the Sediment and Stormwater Section to discuss the sediment and erosion control and stormwater management components of the plan. The site topography, soils mapping, pre- and post-development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion.

Drainage

The Drainage Program requests that the engineer take precautions to ensure the project does not create any off site drainage problems downstream by the release of on site storm water. The Drainage Program requests that the engineer check existing downstream

conveyances for function and blockages prior to the construction. Notify downstream landowners of the change in volume of water released on them.

Underground Storage Tanks

There are three LUST site(s) located near the proposed project:

Billings Tire Center, Facility # 1-000120, Project # K8312008

Shore Stop #803, Facility # 1-000549, Project # K9405104

Milford High School, Facility # 1-000602, Project # K9610183

No environmental impact is expected from the above inactive/active LUST site(s). However, should any underground storage tank or petroleum contaminated soil be discovered during construction, the Tank Management Branch must be notified as soon as possible. It is not anticipated that any construction specifications would need to be changed due to petroleum contamination. However, should any unanticipated contamination be encountered and PVC pipe is being utilized, it will need to be changed to ductile steel with nitrile rubber gaskets in the contaminated areas.

State Fire Marshal's Office – Contact: Duane Fox 739-4394

Generally, this Agency makes no comments regarding, a Feasibility Plan. The information provided below shall be considered when plans are being designed.

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

a. **Fire Protection Water Requirements:**

- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers.
- Where a water distribution system is proposed for this type site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Fire Protection Features:**

- All structures over 10,000 Sq. Ft. aggregate will require automatic sprinkler protection installed.

- Buildings greater than 10,000 sqft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements
- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR

c. **Accessibility:**

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from the main thoroughfare must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

e. **Required Notes:**

- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
- Provide Road Names, even for County Roads

Department of Agriculture - Contact: Scott Blaier 698-4500

The Delaware Department of Agriculture has no objections to the school district developing this parcel as part of its high school campus expansion. The project is within the City of Milford and the *Strategies for State Policies and Spending* encourages environmentally responsible development in Investment Level 2 and 3 areas.

Public Service Commission - Contact: Andrea Maucher 739-4247

Any expansion of natural gas or installation of a closed propane system must fall within Pipeline Safety guidelines. Contact: Malak Michael at (302) 739-4247.

Department of Education – Contact: John Marinucci 735-4055

1. The DOE supports locating school facilities on parcels with existing or reasonable access to civil infrastructure to include but not limited to:
 - Roads, pedestrian walkways and shared use paths
 - Waste water/sewerage and domestic water
 - Electric, and telecommunications
 - Storm water drainage and conveyance

School sites with public water and sewer utilities or access to public water and sewer utilities are recommended by DOE over sites requiring on-site facilities. This school site offers access to adequate public civil utilities because it is contiguous to the current Milford High School property which is served by Milford public utilities.

2. The DOE supports the State Strategies for Policies and Spending. When considering school facility locations, the DOE considers proximity and access to basic support services as a high priority.

The school location under consideration is within the Town of Milford incorporated limits and as a result basic support service levels will reflect a commensurate level of service associated with incorporated local jurisdiction services.

3. The DOE supports locating school facilities strategically within the geographic region and/or community the facility is intended to serve in order to:
 - Encourage non-student pedestrian access to the school facility in an effort to reduce vehicle miles traveled to the extent practical

- Encourage student pedestrian access to the school facility, in order to contain the school's life-cycle operating costs associated with student transportation, as practicable
- Create education campuses by co-locating educational facilities and services in an effort to reduce life-cycle costs as a result of the co-located schools sharing common spaces, facilities and services.

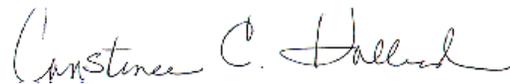
The school location under consideration appears to be strategically located geographically within the community it is intended to serve. It is also contiguous to property currently owned by the Milford School District, thus creating a campus allowing for shared athletic facilities and transportation services as warranted and feasible.

4. As a result, the DOE supports this site as a future middle school site for the Milford School District.
5. The Milford School District must submit a letter to the Department of Education initiating the Use or Acquisition of Lands for School Construction approval process in accordance with Title 29, § 7525, Delaware Code.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,



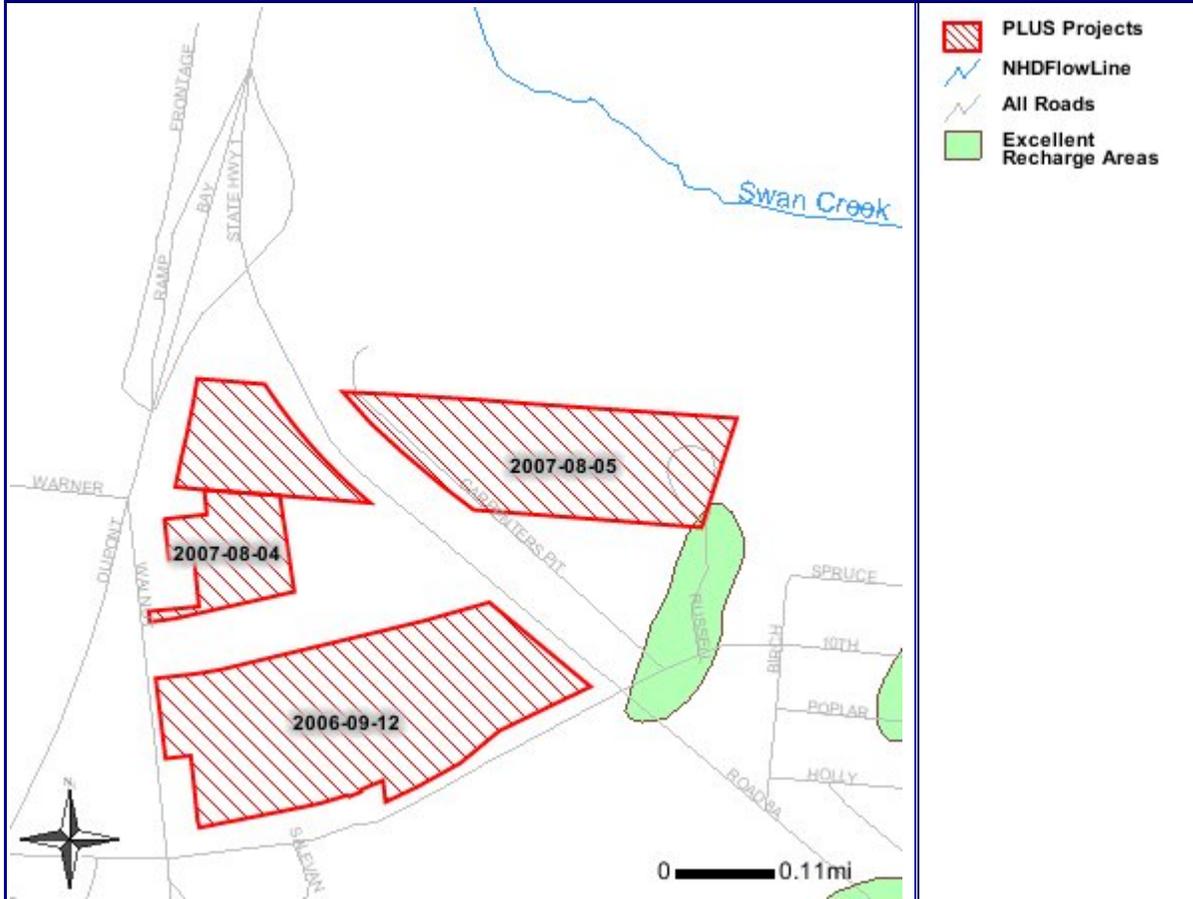
Constance C. Holland, AICP
Director

CC: City of Milford



Milford School District

2007-08-05



This map was produced by the Delaware Department of Natural Resources and Environmental Control.

