

LARSON

ENGINEERING INC

CIVIL ENGINEERING & LAND PLANNING

November 21, 2006

Ms. Constance Holland, AICP
Director
State Planning Coordination
122 William Penn Street, Third Floor
Dover, DE 19901

RE: BRENFORD STATION, SECTION 2 – PLUS 2006-08-03

Dear Ms. Holland:

The following are responses to the various agency comments for the above referenced project in a letter from you dated September 15, 2006:

STATE STRATEGIES/PROJECT LOCATION

It is noted your office has no objections to this proposed development based upon Strategies for State Policies and Spending. No revisions to the proposed plan have occurred based upon this comment.

STREET DESIGN AND TRANSPORTATION

A 15' wide dedication to public use is now proposed due to the reclassification of Brenford Road to collector road status (40' required right of way from centerline).

A 15' wide permanent easement is now proposed for a shared use path along the property frontage.

Improvements are being designed for upgrade of Brenford Road to collector road standards. It has been mutually agreed upon that the owner will only be required to provide 12' travel lanes and 6' shoulders.

The owner has been made aware of the DelDOT request for participation in additional Brenford Road upgrades. No revisions to the proposed plan have occurred based upon this comment.

A stub street is now proposed to the western property. A dedication to public use is proposed to the eastern property, DelDOT is allowing the dedication.

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NATURAL AND CULTURAL RESOURCES

No drainage easements are proposed on this site. No revisions to the proposed plan have occurred based upon this comment.

No catch basins are proposed on private property. No revisions to the proposed plan have occurred based upon this comment.

OFFICE OF STATE PLANNING COORDINATION

It is noted your office has no objections to this proposed development based upon Strategies for State Policies and Spending. No revisions to the proposed plan have occurred based upon this comment.

DIVISION OF HISTORICAL AND CULTURAL AFFAIRS

The owner has been made aware of the Delaware Unmarked Human Remains Act of 1987. No revisions to the proposed plan have occurred based upon this comment.

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Improvements are being designed for upgrade of Brenford Road to collector road standards. It has been mutually agreed upon that the owner will only be required to provide 12' travel lanes and 6' shoulders.

The owner has been made aware of the DelDOT request for participation in additional Brenford Road upgrades. No revisions to the proposed plan have occurred based upon this comment.

A stub street is now proposed to the western property. A dedication to public use is proposed to the eastern property. DelDOT is allowing the dedication in lieu of a paved stub street.

A meeting has occurred between the owner, Brad Herb (DelDOT) and myself to discuss DelDOT requirements.

DNREC

SOILS

On site soils have been noted and are included in all stormwater calculations. Areas of Fallsington are proposed to be filled a minimum of 1'. In addition, the owner may raise the finish floor elevations. A Geotechnical Study has been performed indicating seasonal high groundwater to fluctuate between 3' - 6' below existing grade. Low lying areas (non-wetlands) at the rear of the site have been preserved to allow for relief of adjacent property runoff into the existing farm ditch.

IMPERVIOUS COVER

The proposed impervious surfaces have been recalculated and account for approximately 28% of the entire site. This is based on 0.20 acre residential lots including street area to be made up of 51% impervious surface (per TR55). The area around the perimeter of the lots is 14.32 acres. BMP's have been studied for use on this site however various restrictions prevent any feasible design of these practices and are explained in the Sediment and Erosion Control section below.

WATER SUPPLY

Information regarding dewatering and well points has been forwarded to the owner for his review and consideration.

SEDIMENT AND EROSION CONTROL/STORMWATER MANAGEMENT

Detailed construction plans including sediment and stormwater management plans are being prepared at this time and will be submitted with all required applications and fees.

Requested notes have been added to the Record Plan Title Sheet.

Maintenance set aside area has been depicted on the Record Plan.

No drainage easements are proposed.

A soils investigation has been performed and will be included in the stormwater management report.

BMP's have been studied for use on this site however the following restrictions prevent feasible design of these practices:

1. Bioswales. Not enough positive drainage to allow for the required 1-2% slopes. In fact, from the rear of the subdivision to the front allowed for a natural 0.20% slope which will be utilized to drain offsite areas only in the existing farm ditch.
2. Bioretention area. Based on groundwater elevations, 3' separation could not be attained between bottom of facility and SHWT.
3. Infiltration. SHWT elevations are too high.

KCD has reviewed the proposed accessibility and has given general approval to move forward on the layout since 75% of the stormwater area is accessible directly from streets.

The stormwater management facility will be incorporated into the Landscape Plan.

No lots within this subdivision contain delineated wetlands.

DRAINAGE

No major stormwater pipes will be routed through yards.

No yard basins are proposed on this site. Lots are elevated to direct drainage to the streets and into the stormwater pipe system.

No drainage easements are proposed in this subdivision.

As mentioned above, no yard basins are proposed on this site. Lots are elevated to direct drainage to the streets and into the stormwater pipe system.

Existing drainage patterns of offsite runoff are to be preserved through the site. Proposed stormwater management discharge will meet current State regulations and requirements.

RARE SPECIES

There are a minimum amount of trees on this site. All efforts will be made to protect the trees that do exist.

NUISANCE WATERFOWL

We will attempt to include planting recommendations into the Landscape Plan.

SOLID WASTE

The owner has been made aware of the construction waste issue. No revisions to the proposed plan have occurred based upon this comment.

UNDERGROUND STORAGE TANKS

The owner has been made aware of the inactive LUST site in the vicinity of the proposed project. No revisions to the proposed plan have occurred based upon this comment.

STATE FIRE MARSHAL OFFICE

A complete set of Fire Marshal Record Type Plans will be submitted complying with all recommendations listed in the comments.

DEPARTMENT OF AGRICULTURE

The owner has been made aware of the deed notification requirements for lots within 300 feet of the agricultural preservation district. Landscape recommendations will be forwarded to the Landscape Architect to incorporate into the overall Landscape Plan.

PUBLIC SERVICE COMMISSION

Gas/propane comment has been forwarded to the owner for review. No revisions to the proposed plan have occurred based upon this comment.

DELAWARE STATE HOUSING AUTHORITY

Affordable housing comment has been forwarded to the owner for review. No revisions to the proposed plan have occurred based upon this comment.

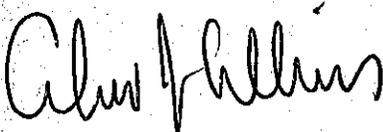
DEPARTMENT OF EDUCATION

School over-crowding comment has been forwarded to the owner for review. No revisions to the proposed plan have occurred based upon this comment.

Please review these comments and let me know if you have any questions or need additional information.

Sincerely,

LARSON ENGINEERING, INC.



Andrew J. Collins
Project Manager

Pc: Barry Baker – A-Del Construction
Town of Smyrna