



February 11, 2009
09-GMD-0131

Ms. Constance P. Holland, AICP
Director
State of Delaware
Office of State Planning Coordination
122 William Penn Street, Suite 302
Haslet Building, Third Floor
Dover, DE 19901

RE: PLUS Review Comment Letter
2007-11-09
Hertrich Properties
27695 O'Neals Road, Seaford DE
AWB Project No. 080802

Dear Ms. Holland:

Thank you for your review letter dated January 28, 2008 regarding the above-mentioned project. This project was previously submitted to your agency for review by Mr. Tom Plotts from AES ArchiTech LLC. AWB Engineers has been retained by the owner to provide site design services for the proposed development and is submitting an updated site plan for your review. We also are providing the following point-by-point responses to your comment letter:

Office of State Planning Coordination

1. No objections to the rezoning request for the project were noted in the comment letter.
2. Site development plans will be submitted to Sussex County Planning and Zoning for review and approval.
3. Site development plans will be submitted to Sussex Conservation District for review and approval. The designs will be developed to incorporate DNREC guidelines for Green BMP Technologies for storm water management practices.
4. Site entrance plans will be submitted to DEL DOT for review and approval.
5. Landscaping plans will be reviewed with Delaware Forest Service for comment.

Department of Transportation

1. A 50' DEL DOT right-of-way to Rt 13 (as measured from the inside edge of the travel way) and a 30' DEL DOT right-of-way to O'Neals Road (as measured from the centerline of the road) have been added to the plan.
2. A 15' DEL DOT easement at the property line adjacent to O'Neals Road has been added to the plan.
3. No traffic impact study is required.
4. Site entrance plans will be submitted to DEL DOT (Mr. Derrick Sapp) for review and approval.

Department of Natural Resources & Environmental Control

1. Soil types for the property are well-drained, and appropriate for development.
2. Storm water management plans will be developed and submitted to Sussex Conservation District for approval. All plans developed will meet DENREC requirements for water quality treatment.
3. Best Management Practices (BMPs) will be integrated with the storm water management system design to reduce pollutant run-off from the site.
4. The storm water management system design will be developed to reduce Total Maximum Daily Load (TMDL) run-off of nitrogen and phosphorous from site by 30 and 50 percent respectively.
5. A Pollution Control Strategy (PCS) assessment tool (as provided by DNREC) will be employed to evaluate the storm water management system's ability to reach the requested 2% bacteria runoff reduction.
6. A well construction permit will be obtained and construction will be performed by a licensed water well contractor. Because an existing solid waste landfill (Truitt Dump) is located within 1000 feet of the proposed project, increased review and permit turnaround time may be required.
7. Site development plans addressing storm water management and sediment and erosion control will be submitted to Sussex Conservation District for review and approval.
8. Storm water management systems will be employed that will reduce peak discharge for the 2-year and 10-year design storm events.
9. Should hazardous substances such as contaminated water or soil be discovered during construction, construction activities on site will be halted and both DNREC and Site Investigation and Restoration (SIRB) will be notified.
10. Should any underground storage tanks or petroleum contaminated soil be discovered during construction, construction activities on site will be restricted and DNREC's Tank Management Branch will be notified.

State Fire Marshall's Office

1. No objections to the rezoning request for the project were noted in the comment letter.
2. Site and building plans will be submitted and approved by the State Fire Marshall's Office in accordance with Delaware State Fire Protection Regulations.
3. A proposed 4,500 SF building has been sited on the property in accordance with setback and separation requirements.
4. Since the building is less than 5,000 SF, fire alarm signaling is not required.
5. Since the building is less than 10,000 SF, 2-hour rated fire barrier walls are not required.
6. Since the building is less than 10,000 SF, less than 3-stories, and not classified as High Hazard, fire lane marking is not required.
7. The access road from the main thoroughfare will be designed so that fire department apparatus can negotiate it.
8. Fire department access will be provided to allow fire apparatus to be located within 100 feet of the front door.
9. The use of speed bumps (if any) will be in accordance with DEL DOT requirements.
10. The local Fire Chief will approve in writing the use of gates that limit fire department access into and out of the property.
11. No bulk gas containers or bulk gas piping are anticipated for the site. Above-ground fuel oil and/or propane storage will likely be required for building heating systems only (i.e. less than 1000 gal capacity).
12. All required notes will be added to the final plans that will be submitted to the State Fire Marshall's Office for approval.

Department of Agriculture

1. No objections to the rezoning request for the project were noted in the comment letter.
2. Landscaping plans will be reviewed with Delaware Forest Service and the Delaware Department of Agriculture for comment.

Public Service Commission

1. No natural gas system expansion is anticipated. Should this be required, the design will comply with Pipeline Safety guidelines.

Department of Education

1. No objections to the rezoning request for the project were noted in the comment letter.

Sussex County

1. AWB will review the wellhead protection area requirements with Sussex County to determine applicability.
2. Because the site is located within 600' of the Rt 13 ROW, the Route 13 Highway Corridor Overlay requirements apply to this project. A 20' landscape buffer will be provided and is noted on the plan.
3. A 20' parking setback has been noted on the plan and all designated parking spaces will be at least 20' from the property line.
4. Proposed storm water ponds have been located to the interior as requested.
5. The objection to the requested rezoning from AR to C-1 is noted.
6. No objections to the proposed on-site septic system were noted in the comment letter.
7. The property owner understands that, if the county provides sewer service in the future to the property, the on-site septic system will be abandoned and a direct connection made at the property owner's expense.

Thank you for your consideration of this project. Please feel free to contact me at (410) 742 7299 if you have any questions about the plans submitted or this response letter.

Regards,



G. Matthew Drew . P.E.
Principal Engineer

cc: Mr. Al Guckes, PE, Esq, Hertrich Properties