



November 23, 2010

C2302

Ms. Constance C. Holland, AICP
Director, Office of State Planning Coordination
State of Delaware, Executive Department,
Office of State Planning Coordination
122 William Penn Street
Dover, Delaware 19901

RE: PLUS Review – 2010-10-05: Seaford School District

Dear Ms. Holland;

On behalf of our client we are submitting this response letter to the comments we received on November 18, 2010 via email from Ms. Dorothy L. Morris (planner) from your office, our responses are as follows:

Code Requirements/Agency Permitting Requirements

State Historic Preservation Office

It is understood that there are no known cultural or historic resources such as an archaeological site or listed National Register property on this parcel, but if at any time during the construction of this site any type of cultural or historic resource is unearthed Terrance Burns of the State Historic Preservation Office will be notified by phone at 736-7404, as soon as possible.

Department of Transportation

All proposed access issues and additional traffic generated by this site have been coordinated with Mr. Derek Sapp and its been determined by Mr. Sapp that no additional improvements are needed at this time.

Department of Natural Resources and Environmental Control

TMDLs

The project has been designed to reduce down the pollutant loads generated by impervious surfaces. The reduction of nitrogen and phosphorus are being addressed

through the use of filter strips and stormwater management facilities. The steps being taken will reduce down the nitrogen and phosphorus levels below the required 30 and 50 percent currently required.

Water Supply

With the sanitary and water mains being fairly shallow I don't envision the need to well point for their installation. During the soil investigation the seasonal high water table was not encountered to a depth of 5 feet, but if the need to well point arises the proper permits will be obtained through the Water Supply Section.

Water Resource Protection Areas

We have reviewed with the City of Seaford (Mr. Joshua Littleton) and have determined that nothing needs to be done concerning the wellhead protection located on site.

Sediment and Stormwater Program

To date there has been a preliminary meeting with Ms. Elaine Webb and have submitted plans and calculations to her for review and currently haven't heard from her with regards to comments concerning her review of said submission. A NOI (Notice of Intent) was filed with DNREC, Division of Soil and Water Conservation on October 18, 2010 and the NOI information was entered into the DNREC database on that same date, database ID# 3561.

Tank Management Branch

Steps will be taken to make sure the site contractor is aware of any release of Regulated Substances on site, that compliance with 7 Del.C. Chapter 60, 7 Del.C. Chapter 74 and DE Admin. Code 1351, State of Delaware "Regulations Governing Underground Storage Tank Systems" (the UST Regulations) will be required. Also the site contractor will be made aware of the current inactive LUST project located within the project site's boundary, Central Elementary School (5-000618), Project: S9810174 (Inactive).

Hazardous Waste Sites

Steps will be taken to make the site contractor is aware of any release of a hazardous substance on the property that the Department will require remediation pursuant to the Hazardous Substance Cleanup Act.

Delaware State Fire Marshal's Office

Formal submission to the Office of the State Fire Marshal has been completed and final approval has been given as of November 8, 2010.

Recommendations/Additional Information

Department of Transportation

It's our opinion that the addition of the sidewalk would create a traffic problem; furthermore this paved area is for a fire lane and not for parking, providing sidewalk to and from this area would only promote the use as a parking lot and would interfere with emergency vehicles trying to access this area.

The label describing the bus loop as a roundabout has been removed and any further reference to this area will be referred to as a bus loop. I'm aware of the term roundabout as referring to a traffic circle being utilized by DelDOT and MDOT to create this new type intersection, and the term was utilized to try and best describe the situation it was not intended to mislead or confuse anyone.

Department of Natural Resources and Environmental Control

All efforts are being taken to maximize the pollution control strategy for this site, and any suggestions from DNREC will be reviewed and implemented if deemed appropriate for this site.

Landscaping is being addressed through buffers along the sites boundary.

Alternatives to the typical paving surfaces will be reviewed and implemented if determined appropriate. As for replacement of the existing paving surface with a more previous material, is not an option with this current project due to limited funding.

This site has been in the design stage for a considerable time and the current design has been submitted for review and any suggestions from DNREC will be reviewed for possible implementation.

Recreation

Every effort is being made to integrate play areas to best provide for both enabled and disabled students to co-mingle during play activities.

Additional information on tank management

If contamination is encountered, PVC pipe materials will be replaced with ductile steel and nitrile rubber gaskets in the contaminated areas.

No aboveground storage tanks are proposed for this site.

Additional information on hazardous waste sites

We will recommend that the Seaford School District perform a Phase 1 Assessment in accordance to Section 9105(c) (2) of the Delaware Hazardous Substance Cleanup Act (HSCA).

Should a release or imminent threat of a release of hazardous substances be discovered during the course of development construction activities will be discontinued immediately and DNREC will be notified at the 24-hour emergency number (800-662-8802) along with SIRB as soon as possible at 302-395-2600.

Delaware State Fire Marshal's Office

As previously stated final approval has been obtained from the State Fire Marshal's office on November 8, 2010.

The architect is aware of all the sprinkler system requirements and demands and is providing for all contingences.

Delaware Department of Education

We support the DOE's continued efforts in working with the school district, architect and site engineer, through out this project.

Department of Agriculture

Landscape Architectural Services, L.L.C. has been hired to address any and all landscaping requirements for the site, and is well aware of the need to use native plantings best suited for this area of Delaware.

If you should have any questions concerning any of the above responses please don't hesitate to call or email me.

Sincerely;
Landmark/JCM



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Senior Designer
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