



December 7, 2010

C-2084-2

Ms. Constance C. Holland, AICP
Office of State Planning Coordination
122 William Penn Street, 3rd Floor
Dover, DE 19901

Dear Ms. Holland:

**SUBJECT: PLUS REVIEW 2010-10-06
WILLIAM HENRY & BOOKER T. WASHINGTON
IMPROVEMENTS**

Per your letter dated, November 23, 2010, we offer the following responses to your comments:

State Historic Preservation Office

1. It is understood, but not expected, that Section 106 of the National Historic Preservation Act will need to be complied with if federal involvement occurs on the project.

Department of Transportation

1. The school intends to work closely with DelDOT on this project. There has already been a meeting with representatives from DelDOT regarding planning for the three phases of the project.
2. It is understood that the removal of existing curb cuts along Forrest Avenue requires a permit from Central District.

Department of Natural Resources – TMDL'S

1. The proposed stormwater runoff will be treated in accordance with the requirements set fourth by DNREC's Sediment and Stormwater program.

DNREC – Water Supply

1. It is not anticipated that any wells will be required during this project.

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DNREC–Sediment and Stormwater Program

1. We have already met with Elaine Webb of DNREC'S Sediment and Stormwater Management program. We plan to submit the Notice of Intent to the Division of Soil and Water Conservation. Our design presently includes grass filter strips and biofiltrations swales as green technology BMP's.

DNREC–Tank Management Branch

1. It is understood that the release of a regulated substance during the project will require compliance with the Regulations Governing the State of Delaware Underground Storage Tank Systems. This compliance includes notification within 24 hours of DNREC'S 24 hour release hotline and Tank Management Branch.

Office of State Fire Marshal

1. The City of Dover Fire Marshal has been contacted and will be reviewing the Site Plan for this project.

State Historic Preservation Office Recommendation

1. The proposed landscaping plan does provide landscaping around much of the property perimeter.

Delaware Department of Transportation Recommendation

1. Since a traffic signal is already recommended at the Forrest Avenue/Weston Drive intersection in the Kent County MPO Rt. 8 Study, we do not see the need for another study. We think that it would be logical and more cost effective for the school's building funds to forego the study and just move the existing traffic signal from the Forrest Avenue/ Ridgely Street intersection. It is understood that a traffic signal study would be required at the Saulsbury Road/Clara Street intersection in phase 3.

DNREC TMDL Recommendations

1. The City of Dover requires the placement of hundreds of trees in the project.
2. We feel that the unknown potentially increased maintenance cost of pervious surfaces with a limited school operating budget, makes pervious material specification unadvisable at this time.

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3. Grass Filter Strips and biofiltration swales are proposed in phase 1 as green technology BMP'S.
4. Since the proposed use of the parcel is the same and grass filter strips and biofiltration swales are being added as additional stormwater quality management, we feel that evaluation of the nutrient load assessment protocol is unnecessary.

DNREC Tank Management Recommendations

1. It is understood that when underground tank contamination is encountered, PVC pipe material should be replaced with ductile steel and nitrile rubber gaskets.
2. No above ground tanks are proposed for installation.

Delaware State Fire Marshal's Office Recommendations

1. The City of Dover Fire Marshal has been contacted concerning this project.

Please contact me with any questions concerning this transmittal.

Sincerely yours,

Keith R. Kooker, P.E.
Branch Manager

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cc: Mr. Michael Albert – City of Dover Planning Services Department