



March 5, 2012

C 2419

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

Dear Ms. Holland:

**SUBJECT: VANTAGE POINT AT HOCKESSIN
PLUS REVIEW 2012-01-05**

In accordance with your letter dated February 7, 2012, the following are our responses:

1. State Historic Preservation Office
 - a. According to a representative of the property owners (Lynn Naudain), there are no known family burials onsite. However, the need to be aware of Delaware's Unmarked Human Burials and Human Skeletal Remains Law is noted.

2. Department of Transportation
 - a. The Exploratory Sketch Plan has been submitted to the Department for review. We attended a Pre-Application Meeting and met with a team of reviewers on February 27, 2012 to discuss their requirements and have obtained additional comments from them.

3. Department of Natural Resources and Environmental Control
 - a. TMDL's

The final plan incorporates bioretention areas, infiltration facilities and stormwater basins to provide quality and quantity control for the proposed construction.

b. Water Supply

Artesian Water Company is expected to provide water service for this project.

It is not anticipated that a dewatering permit will be required for the site improvements however if necessary, the appropriate Section will be contacted.

c. Water Resource Protection Area

The proposed project has been designed in accordance with the WRPA requirements and has been before RPATAC. Water balance computations have been done and infiltration facilities are proposed.

d. Sediment and Stormwater Program

A Sediment and Stormwater Plan will be prepared for the project. Discussions have taken place with New Castle County Department of Land Use over the quality and quantity controls required, as well as, the required sediment and erosion control measures needed to complete the construction.

e. Hazardous Waste Sites

If during the course of construction sites are uncovered that required State involvement, the appropriate Section will be contacted.

f. Tank Management Branch

In the event construction requires contractor action concerning those items noted in the letter, appropriate action will be pursued.

4. State Fire Marshal's Office

We have met with the State Fire Marshal's Office to discuss their concerns. The code requirements are noted. The project will be designed in accordance with the Delaware State Fire Prevention Regulations.

5. Recommendation/Additional Information

a. State Historic Preservation Office

Landscaping will be provided in accordance with New Castle County Code.

b. Department of Natural Resources and Environmental Control

1. TMDL's

The final plan will incorporate a variety of BMP's including bioretention areas, infiltration facilities, pervious pavers and stormwater basins to provide quality and quantity control for the proposed construction.

2. Wetlands

No impacts to the existing wetlands are proposed. Buffering is provided in accordance with New Castle County Code.

3. Wooded Open Space

Approximately 3.99 acres of reforestation is proposed by this plan.

4. Impervious Surface

Impervious surface have been reduced as much as practicable and pervious pavers are one of the proposed BMP's. Roof runoff is proposed to be infiltrated and extensive reforestation is proposed.

5. TMDL's and Nutrient Loading

As previously discussed, a number of BMP's are already proposed for both quality and quantity management on site. The "Nutrient Load Assessment Protocol" will be used in evaluating the quality control measures for this project.

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6. Hazardous Waste Sites

A Phase I Environmental Site Assessment was previously completed by the property owner and is being updated.

b. Delaware State Housing Authority

The recommendation that some of the units be set aside for low and moderate income persons is noted.

We trust this letter addresses the comments provided. Please contact me if you have any questions or need additional information.

Sincerely yours,



Amelia S. Reed, P.E.
Project Engineer

/ns
Enclosure

cc: Michael J. Bennett
Greg Stevens
Ray Marijezuk
Wendie Stabler