



STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF MANAGEMENT AND BUDGET  
Budget Development, Planning and Administration  
State Planning Coordination

September 23, 2009

Robert Hershey  
Appoquinimink School District  
118 South Sixth Street  
Odessa, DE 19730

RE: PLUS review – 2009-08-07; Appoquinimink School District

Dear Mr. Hershey:

Thank you for meeting with State agency planners on August 26, 2009 to discuss the proposed plans for the Odessa campus for the Appoquinimink School District to be located on the West Side of Old State Road, near Odessa.

It is noted that the School District is seeking information regarding the site and that no site plan has been finalized. If the School District purchases the site and moves forward with building the schools, you should contact this office once the site plan is being completed to schedule a PLUS review

This office has received the following comments from State agencies:

**Office of State Planning Coordination – Contact: Herb Inden 739-3090**

This is a proposal by the Appoquinimink School District to develop a campus for up to four schools in this rapidly expanding school district. This parcel, once slated for residential development, is in an Investment Level 3 area near several residential areas. As such, it is consistent with the *2004 Strategies for State Policies and Spending*. Furthermore, the creation of a campus school setting makes sense as the schools will be able to share common spaces, facilities and services saving both natural and fiscal resources. Our office has no objection to this project.

**State Historic Preservation Office (SHPO) – Contact: Terrence Burns 739-5685**

This parcel contains four known Archaeological Sites (N-3874, N-9645, N-9647, and N-9649) and another (N-9650) slightly within or very close to it as well. In addition, there are two more Archaeological Sites, which are near the southeast side of the parcel. According to the Pomeroy and Beers Atlas of 1868 (historic map), it does show that there were dwellings associated with Vandyke/Matthews on this parcel. The USGS Topographic Map of 1931 (Smyrna Quad) also shows a dwelling there as well.

Besides these sites, there is a possibility that there may be a cemetery with unmarked human remains. With this in mind, it is important that the developer be aware of the Delaware Unmarked Human Remains Act of 1987, outlined in Chapter 54 of Title 7 of the Delaware Code, which pertains to the discovery and disposition of such remains. The unexpected discovery of unmarked human remains during construction can result in significant delays while the process is carried out.

Finally, prior to any demolition or ground-disturbing activities, the developer may want to consider hiring an archaeological consultant to examine the parcel to investigate the archaeological resources and to see if there is a cemetery or unmarked human remains there. We ask that the developer consider maintaining the existing historic buildings within the development on separate, larger parcels. The boundary of the development should be sufficiently landscaped to block the view of this development from any historic properties in or near the Odessa Historic District. If you have any questions, or would like to discuss this further, please contact Terrence Burns at 302-736-7404.

**Department of Transportation – Contact: Bill Brockenbrough 760-2109**

The Appoquinimink School District seeks to develop a four-school campus on a 272-acre parcel (Tax Parcel 14-007.00-028). The land is located in New Castle County on the west side of Old State Road (New Castle Road 441) and the south side of the Appoquinimink River, between the Spring Creek and Appoquin residential subdivisions. The land is zoned S and no rezoning would be needed to permit the development.

- 1) The proposed development would warrant a traffic impact study (TIS). In 2006, a study was begun but never completed for a residential development on the subject land. While the work that was done then is now too old to reuse, the scope of work for that study is available and provides a good indication of what the scope of work would be for a new study if one were started now. DelDOT recommends that the District have their traffic engineer contact Mr. Troy Brestel of this office to begin the scoping process. Mr. Brestel may be reached at (302) 760-2167.
- 2) While DelDOT would expect the TIS to identify other, additional, off-site improvements that would be needed to support the campus, they can presently

identify several items that the District should include in their planning and budgeting for the project:

- a) Funding a future signal, perhaps initially just a beacon, at the entrance on Old State Road.
  - b) Widening, and possibly overlaying, Old State Road to meet DelDOT's local road standards, which include 11-foot lanes and 5-foot shoulders, within the limits of the site frontage.
  - c) Providing a 10-foot wide multimodal path across the site frontage.
  - d) Providing additional rights-of-way across the site frontage as needed to place the right-of-way line 30 feet from the road centerline. The multimodal path just mentioned should be located in a 15-foot wide permanent easement.
  - e) Providing a connection to Labrador Lane in the Spring Creek subdivision. Minimally, this would be a multimodal path so that residents could walk or bike to the schools, but a gated emergency access may also be appropriate. To discourage cut-through traffic between the school complex and US Route 13, we would recommend that a street connection not be provided.
- 3) DelDOT recommends that the District have their site engineer contact the DelDOT Subdivision Manager for southern New Castle County, Mr. Pao Lin, for more detailed comments as their plans progress. Mr. Lin may be reached at (302) 760-2157.

**The Department of Natural Resources and Environmental Control – Contact: Kevin Coyle 739-9071**

- The applicant states in the application that there will be no environmental impacts. Eventually, with the construction of four schools, there will be significant impacts to an already impaired watershed, habitat and tidal marshes because of an increase in impervious cover. Because there is no site plan yet, DNREC believes there is an excellent opportunity to work with the district to protect environmentally sensitive features and water quality, incorporate best management practices, and achieve a model project.
- The applicant states “don’t know” or “no” to several key environmentally related questions such as whether wetlands have been delineated and whether wetland permits will be required, and if there are rare, threatened or endangered species on site. DNREC requests a site visit to this environmentally sensitive area because of several potential concerns about rare plant and animal species.

## **Fish and Wildlife**

**Rare Species.** DNREC Division scientists have not surveyed this project area; therefore, they are unable to provide information pertaining to the existence of state-rare or federally listed plants, animals or natural communities at this project site.

**Bog Turtle.** Bog turtles are known to occur within close proximity to the project site. Because the bog turtle is a federally listed species, protected under the Endangered Species Act, its presence can affect the scope of work. The applicant will have to work with the US Fish and Wildlife Service (Andy Moser, 410-573-4532) and the Natural Heritage and Endangered Species Program (Holly Niederriter, 302-653-2880 ext. 119) to determine what actions are necessary to protect bog turtle. This may include avoidance of all direct and indirect impacts to wetlands at this site.

**Rare Plant Communities.** There is a high probability that a Central Appalachian Basic Seepage Swamp community occurs at this site. This state-rare vegetative community is known from the watershed and this site has the appropriate topographical signature (stream valley with steep wooded slopes) and wetland features. This community type is generally found at the headwaters of streams and bases of slopes where groundwater reaches the surface. In Delaware, a diagnostic feature of this community type is the dominance or co-dominance of black ash (*Fraxinus nigra*).

There is also a potential for tidal shrub wetlands. This wetland community type is transitional between emergent wetlands and forested wetlands and possesses many important wetland values and functions, as well as providing important habitat for an array of wildlife species. Specific hydrologic, edaphic, and topographical conditions must be in place in order for tidal shrub wetlands to develop. If these conditions are disturbed or changed in any way from construction activities, the potential exists for community structure and plant species composition to shift in an unfavorable direction. Disturbance such as soil runoff from construction activities would be detrimental to this wetland type. Adequate buffers are very important in maintaining the overall ecological integrity of the wetlands.

**Site Visit Request.** In order to provide informed comments, program scientists request the opportunity to conduct a survey of the property to evaluate habitat and determine the potential for species of conservation concern. Of particular interest is the potential for a state-rare vegetative community which our program is mapping throughout the state. Please note that our scientists have decades of experience in comprehensive rare species survey methods. They have extensive knowledge of the flora and fauna of the state and are qualified in making rare species identifications. The survey will be conducted at no expense to the landowner and a report will be generated for use during the planning of this project.

Please contact Edna Stetzar at (302) 653-2880 ext. 101 or at [Edna.Stetzar@state.de.us](mailto:Edna.Stetzar@state.de.us) if the landowner will grant a site visit.

*Recommendation:* DNREC highly recommends that the site be designed so that forest loss is avoided and adequate wetland buffers are left intact. Since the site is going to be used for educational purposes, the natural resources on this parcel can be an asset and utilized for hands-on educational study. *Edna Stetzar - (302) 653-2880, [Edna.Stetzar@state.de.us](mailto:Edna.Stetzar@state.de.us)*

## **Soil and Water**

**Sediment and Stormwater Program.** A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. It is recommended that the applicant contact the reviewing agency to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan as soon as practicable. The site topography, soils mapping, pre- and post-development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion. The plan review and approval as well as construction inspection will be coordinated through DNREC. Contact Elaine Webb at (302) 739-9921 for details regarding submittal requirements and fees.

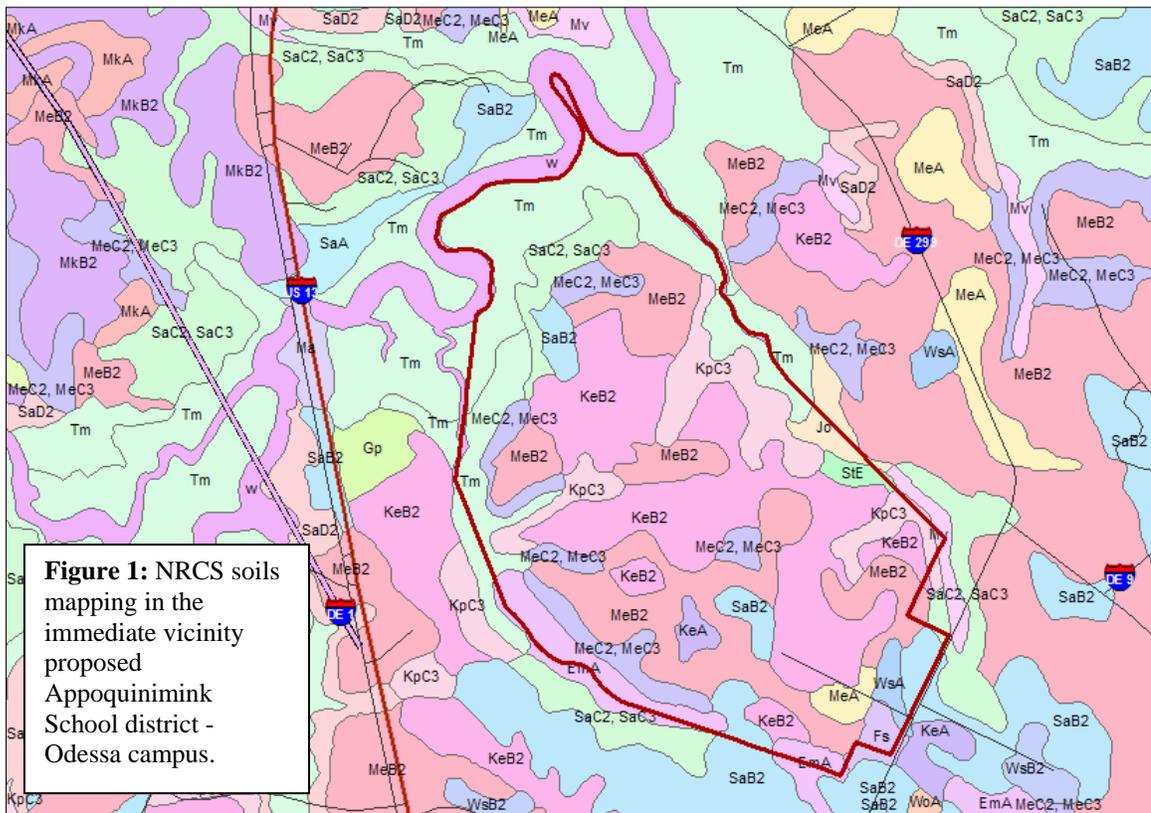
**Drainage Program.** The Drainage Program does not have any knowledge of drainage issues with this property.

*Sediment/Stormwater and Drainage comments provided by James Sullivan - (302) 739-9921, [James.Sullivan@state.de.us](mailto:James.Sullivan@state.de.us)*

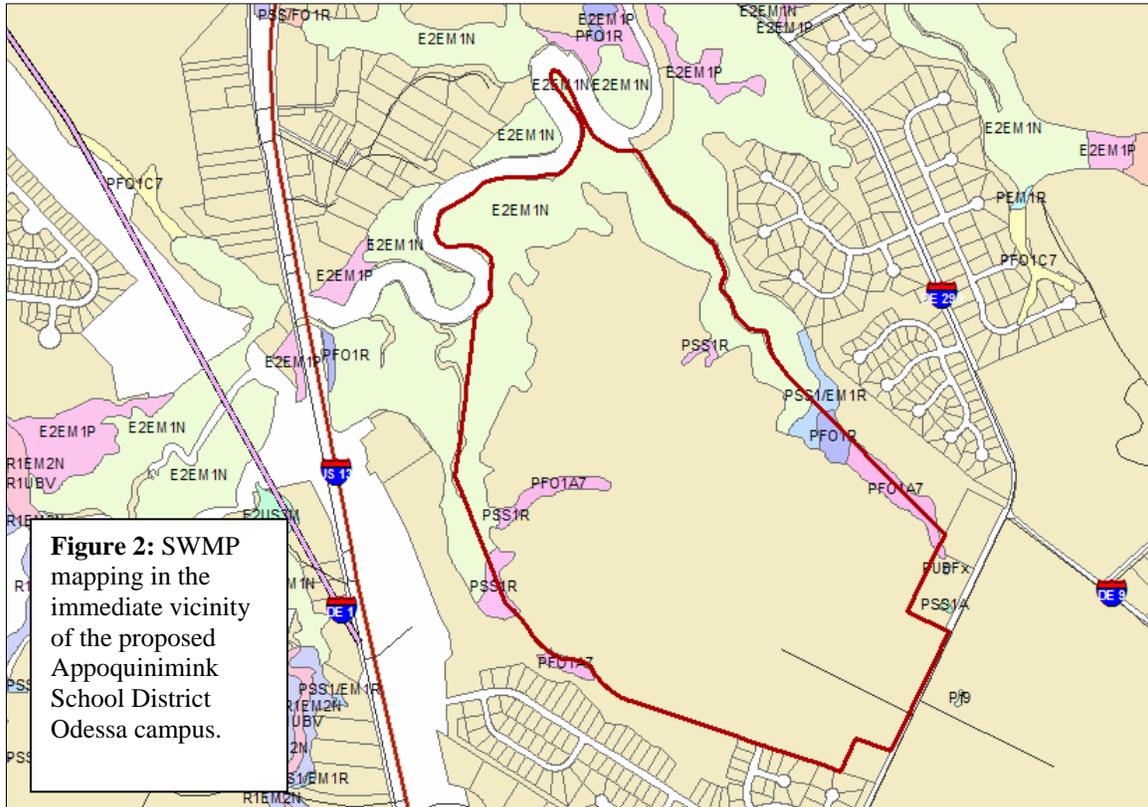
**Flood Management.** This parcel is bordered on 3 sides by 1% annual chance floodplain (100-Year). This Special Flood Hazard Area is designated Zone A. A base flood elevation would need to be established prior to development to determine the placement and elevation of any structures. *Gregory Williams - (302) 739-9921, [Gregory.Williams@state.de.us](mailto:Gregory.Williams@state.de.us)*

## **Water Resources**

**Soils Assessment.** Based on the New Castle County soil survey, the following soils were mapped on subject parcel: Sassafras (SaB2, SaC2 & SaC3), Matapeake (MeA, MeB2, MeC, & MeC3), Keyport (KeA, KeB2, & KpC3), Woodstown (WsA), Elkton (EmA), Fallsington (Fs), Johnston (Jo), and Tidal Marsh (Tm). Sassafras, Matapeake and Keyport are well to moderately well-drained soils that, generally, have few to moderate limitations for development. Woodstown is a moderately well-drained soil of low-lying uplands and has moderate limitations for development. Elkton, Fallsington, Johnston, and Tidal Marsh are poorly to very poorly-drained wetland associated (hydric) soils that have severe limitations for development, and should be avoided (Figure 1).



**Wetlands.** Based on Statewide Wetlands Mapping Project (SWMP) mapping, tidally-influenced estuarine emergent wetlands (E2EM1N) circumscribe much of the parcel's boundary. Additionally, palustrine freshwater tidal (PSS1 & PFO1R) and nontidal (PF01A7 & PUBFx) wetlands are found in the headwater reaches and immediately drain into the estuarine wetlands (Figure 2).



The applicant is responsible for determining whether any State-regulated wetlands (regulated pursuant to 7 Del.C. Chapter 66 and the Wetlands Regulations) are present on the property. This determination can only be made by contacting the Division of Water Resources' Wetlands and Subaqueous Lands Section at 302/739-9943 and consulting the State's official wetland regulatory maps, which depict the extent of State jurisdiction. The area regulated by State law may be very different from the area under federal authority. No activity may take place in State-regulated wetlands without a permit from DNREC's Wetlands Section. Since this parcel contains State-regulated tidally-influenced wetlands, the State Wetlands section should be contacted prior to commencing any development activities.

In addition, most perennial streams and ditches and many intermittent streams and ditches are regulated pursuant to the Subaqueous Lands Act (7 Del.C. Chapter 72) and the Regulations Governing the Use of Subaqueous Lands. Ponds which are connected to other waters are also regulated, while isolated ponds are not. Any work in regulated streams, ditches or ponds requires a permit from the Wetlands and Subaqueous Lands Section. An on-site jurisdictional determination is recommended in order to determine whether any regulated watercourses exist on the property. Please contact the Wetlands and Subaqueous Lands Section at 302/739-9943 to schedule an on-site visit. Such appointments can usually be scheduled within 2 to 3 weeks.

The applicant should also be reminded that they must avoid construction/filling activities in those areas containing wetlands or wetland associated hydric soils as they are subject to regulatory jurisdiction under Federal 404 provisions of the Clean Water Act. A site-specific field wetlands delineation using the methodology described in the 1987 United States Army Corps of Engineers (USACE or “the Corps”) manual is the acceptable basis for making a jurisdictional wetland determination for nontidal wetlands in Delaware.

The applicant is forewarned that the Corps views the use of the National Wetlands Inventory (NWI) mapping or the Statewide Wetlands Mapping Project (SWMP) mapping as an unacceptable substitute for making such delineations. To ensure compliance with said Corps regulatory requirements, it is strongly recommended that a field wetlands delineation using the above-referenced methodology be performed on this parcel before commencing any construction activities. It is further recommended that the Corps be given the opportunity to officially approve the completed delineation. In circumstances where the applicant or applicant’s consultant delineates what they believe are nonjurisdictional isolated (SWANCC) wetlands, the Corps must be contacted to evaluate and assess the jurisdictional validity of such a delineation. The final jurisdictional authority for making isolated wetlands determinations rests with the Corps; they can be reached by phone at 736-9763.

When designing a project on a site with regulated watercourses, any extensive piping, filling or burying of streams or ditches in excess of the minimum needed for road crossings should be avoided. Where road crossings are necessary, bridge spans which avoid significant impacts to stream banks and channels should be used wherever possible. Where placement of culverts is unavoidable, culvert designs which utilize multiple barrels at different elevations to preserve a low flow channel are usually preferred. Contact the Wetlands and Subaqueous Lands Section for further information regarding preferred designs.

Based on a review of existing buffer research by Castelle et al. (Castelle, A. J., A. W. Johnson and C. Conolly. 1994. *Wetland and Stream Buffer Requirements – A Review*. J. Environ. Qual. 23: 878-882), an adequately-sized buffer that effectively protects wetlands and streams, in most circumstances, is about 100 feet in width. In recognition of this research and the need to protect water quality, the Watershed Assessment Section recommends that the applicant maintain/establish a minimum 100-foot upland buffer (planted in native vegetation) from all water bodies (including ditches) and wetlands.

**Impervious Surfaces and Best Management Practices.** Based on information provided by the applicant in the PLUS application form, this project’s post-development surface imperviousness is estimated to reach 12%. However, given the scope and density of this project this projection appears to understate the actual amount of created surface imperviousness. According to the TR-55 methodology for determining impervious cover, impervious cover is more likely to be 85 percent. When calculating surface imperviousness, it is important to include all forms of constructed surface imperviousness (i.e., rooftops, parking lots, sidewalks, open-water stormwater management structures, and roads) in the calculation for surface imperviousness; this will ensure a realistic

assessment of this project's likely post-construction environmental impacts. Since some of these forms of surface imperviousness may have been omitted or incompletely assessed in the initial calculation, this calculation should be revised or recalculated with all of the aforementioned forms of surface imperviousness included.

Studies have shown a strong relationship between increases in impervious cover to decreases in a watershed's overall water quality. It is strongly recommended that the applicant implement best management practices (BMPs) that reduce or mitigate some of its most likely adverse impacts. Reducing the amount of surface imperviousness through the use of pervious paving materials ("pervious pavers") in lieu of asphalt or concrete in conjunction with an increase in forest cover preservation or additional tree plantings are some examples of practical BMPs that could easily be implemented to help reduce surface imperviousness. Moreover, since the proposed project is a commercial project likely to generate a large concentration of imperviously paved surface cover, it is strongly recommended that at least 50% of paved area(s) contain pervious paving materials in lieu of conventional paving materials.

**TMDLs.** Total Maximum Daily Loads (TMDLs) for nitrogen and phosphorus have been promulgated through regulation for the Appoquinimink watershed. A TMDL is the maximum level of pollution allowed for a given pollutant below which a "water quality limited water body" can assimilate and still meet water quality standards to the extent necessary to support use goals such as, swimming, fishing, drinking water and shell fish harvesting. Although TMDLs are required by federal law, states are charged with developing and implementing standards to support these desired use goals. In the Appoquinimink watershed, a post-development TMDL reduction level of 60 percent will be required for both nitrogen and phosphorus. Additionally, an 8% reduction in bacteria will also be required. The Department developed an assessment tool to evaluate how your proposed development may reduce nutrients to meet the TMDL requirements. Additional reductions may be possible through the implementation of Best Management Practices as, reducing surface imperviousness, increasing passive wooded open space, and the use of green-technology stormwater management treatment trains. Contact Lyle Jones at 302-739-9939 for more information on the assessment tool.

*Soils, wetlands, subaqueous lands and TMDL comments provided by John Martin, Watershed Assessment Section, (302) 739-9939, [John.Martin@state.de.us](mailto:John.Martin@state.de.us)*

**Water Supply.** The project information sheets state water will be provided to the project by Artesian Water Company via a public water system. Our records indicate that the project is located within the public water service area granted to Artesian Water Company under Certificate of Public Convenience and Necessity 94-CPCN-22.

Should dewatering points be needed during any phase of construction, a dewatering well construction permit must be obtained from the Water Supply Section prior to construction of the well points. In addition, a water allocation permit will be needed if the pumping rate will exceed 50,000 gallons per day at any time during operation.

All well permit applications must be prepared and signed by licensed water well contractors, and only licensed well drillers may construct the wells. Please factor in the necessary time for processing the well permit applications into the construction schedule. Dewatering well permit applications typically take approximately four weeks to process, which allows the necessary time for technical review and advertising.

Potential Contamination Sources exist in the area, and any well permit applications will undergo a detailed review that may increase turnaround time and may require site specific conditions/recommendations. In this case there is a Groundwater Management Zone associated with MOT (Sheets Farm) located within 1000 feet of the proposed project. *Ricardo Rios* - (302) 739-9944, [Ricardo.Rios@state.de.us](mailto:Ricardo.Rios@state.de.us)

**Water Resource Protection Areas.** The DNREC Water Supply Section has reviewed the above referenced PLUS project and determined that it does not fall within any delineated wellhead protection areas or areas of excellent ground-water recharge (see map).



**Map of Appoquinimink School District (PLUS 2009-08-07)**

*Anne Mundel* - (302) 739-9945, [Anne.Mundel@state.de.us](mailto:Anne.Mundel@state.de.us)

## **Air and Waste**

**Hazardous Waste Sites.** Two (2) Site Investigation & Restoration Branch (SIRB) sites were found within a half mile radius of the proposed site: Healthways OU1 (DE-0252) located 0.31 miles north-west and Healthways OU2 located 0.03 miles north of the proposed development.

Healthways Inc was a truck salvage yard, with most of the property being used for outside storage of salvaged truck parts. The parts were stored to the north of the operational area and it extending down to the stream in the northeast corner. A Remedial Investigation/Focused Feasibility Study (RI/FFS) of the soil, sediment, surface water and groundwater at the Healthways site were performed. Lab results confirmed that the site had elevated levels of lead, total petroleum hydrocarbons (TPH) and select polycyclic aromatic hydrocarbons (PAH s). Four (4) specific PAH compounds, benzo(a)anthracene, benzo(b)fluoranthene, benzo(a) pyrene and dibenzo(a,h,) anthracene were identified in excess of the residential risk-based concentrations in soil. During the course of the RI of the site, the site was divided into two (2) operable units. Operable unit #1 (OU1) comprised of the salvage yard portion, and Operable unit #2 (OU2) consists of wetland and marsh areas adjacent to OU1. Healthways Inc. stopped operations in 1996.

Healthways OU1 has a deed restriction fro groundwater and is currently in the Operations and Maintenance stage with yearly monitoring. No further action will be taken on Healthways OU2 and it is currently going thru closure.

Based on the previous agricultural use of the proposed project site, and the salvage activities of adjacent properties, SIRB recommends that a Phase I Environmental Site Assessment be performed prior to development. In addition, should a release or imminent threat of a release of hazardous substances be discovered during the course of development (e.g., contaminated water or soil), construction activities should be discontinued immediately and DNREC should be notified at the 24-hour emergency number (800-662-8802). SIRB should also be contacted as soon as possible at 302-395-2600 for further instructions. *Krystal Stanley - (302) 395-2644, [Krystal.Stanley@state.de.us](mailto:Krystal.Stanley@state.de.us)*

**Tank Management Branch.** There are two (2) inactive leaking underground storage tank (LUST) sites located within a quarter mile from the proposed construction:

Name: Mumford & Miller Concrete (Inactive)  
Facility ID: 3-001565  
Project: N0401022

Name: Carlisle #1 Property (Inactive)  
Facility ID: 3-001608  
Project: N9603049

No environmental impact is anticipated; however, should any additional underground storage tanks or petroleum contaminated soil be discovered by any person during

construction, the DNREC-TMB at (302) 395-2500 and the DNREC Emergency Response Hotline at (800) 662-8802 must be notified within 24 hours.

In addition, should petroleum contamination be encountered during new construction activities, note that PVC pipe materials will have to be replaced with ductile steel and nitrile rubber gaskets in the contaminated areas.

Also, please note that if any aboveground storage tanks (ASTs) less than 12,500 gallons are installed, they must be registered with the TMB. If any ASTs greater than 12,500 gallons are installed, they are also subject to installation approval by the TMB. *Elizabeth Wolff* - (302) 395-2500, [Elizabeth.Wolff@state.de.us](mailto:Elizabeth.Wolff@state.de.us)

**State Fire Marshal's Office – Contact: Duane Fox 856-5298**

No comments were received regarding this project. The School District should work closely with the SFMO to determine the requirements needed for the site plan.

**Department of Agriculture - Contact: Scott Blaier 739-4811**

The Department of Agriculture has no objections to the proposed school project.

The Delaware Department of Agriculture Forest Service encourages the developer to use the “Right Tree for the Right Place” for any design considerations. This concept allows for the proper placement of trees to increase property values in upwards of 25% of appraised value and will reduce heating and cooling costs on average by 20 to 35 dollars per month. In addition, a landscape design that encompasses this approach will avoid future maintenance cost to the property owner and ensure a lasting forest resource. To further support this concept the Delaware Forest Service does not recommend the planting of the following species due to the high risk of mortality from insects and disease:

Callery Pear

Ash Trees

Leyland Cypress

Red Oak (except for Willow Oak)

If you would like to learn more about the potential problems or impacts associated with these trees, please contact the Delaware Forest Service for more information at (302) 698-4500.

*Native Landscapes*

The Delaware Department of Agriculture and the Delaware Forest Service encourages the developer to use native trees and shrubs to buffer the property from the adjacent land-use activities near this site. A properly designed forested buffer can create wildlife habitat corridors and improve air quality to the area by removing six to eight tons of carbon dioxide annually and will clean our rivers and creeks of storm-water run-off pollutants. To learn more about acceptable native trees and how to avoid plants considered invasive

to our local landscapes, please contact the Delaware Department of Agriculture Plant Industry Section at (302) 698-4500.

**Public Service Commission - Contact: Andrea Maucher 739-4247**

Any expansion of natural gas or installation of a closed propane system must fall within Pipeline Safety guidelines. Contact: Malak Michael at (302) 739-4247.

**Delaware Economic Development Office – Contact: Jeff Stone 672-6849**

No comments were received regarding this project.

**Delaware Division of Public Health- Health Promotion Bureau- Contact: Michelle Eichinger (302) 744-1011**

No comments were received regarding this project.

**Delaware State Housing Authority – Contact Valerie Miller 739-4263**

No comments were received regarding this project.

**Department of Education – Contact: John Marinucci 735-4055**

1. The DOE supports locating school facilities on parcels with existing or reasonable access to civil infrastructure to include but not limited to:
  - Roads, pedestrian walkways and shared use paths
  - Waste water/sewerage and domestic water
  - Electric, and telecommunications
  - Storm water drainage and conveyance

School sites with public water and sewer utilities or access to public water and sewer utilities are recommended by DOE over sites requiring on-site facilities. Because it is located in a rapidly developing area, this school campus site appears that it does or soon will have access to adequate civil utilities.

2. The DOE supports the State Strategies for Policies and Spending. When considering school facility locations, the DOE considers proximity and access to basic support services as a high priority.

The school campus location under consideration is in level 3 but surrounded by currently active and new developments and level 2 parcels.

3. The DOE supports locating school facilities strategically within the geographic region and/or community the facility is intended to serve in order to:
  - Encourage non-student pedestrian access to the school facility in an effort to reduce vehicle miles traveled to the extent practical

- Encourage student pedestrian access to the school facility, in order to contain the school's life-cycle operating costs associated with student transportation, as practicable
- Create education campuses by co-locating educational facilities and services in an effort to reduce life-cycle costs as a result of the co-located schools sharing common spaces, facilities and services.

The parcel under consideration appears to be located geographically in close proximity to many of the residents and much of the community it is intended to serve.

4. As a result, the DOE supports this site as a future campus site for the Appoquinimink School District. DOE supports the multiple schools on a single campus concept thereby achieving economic and operational efficiencies with multiple schools sharing specific common features.
5. The school district is advised of the requirements of 29 Del. C. § 7525 regarding approval for the Use or Acquisition of Lands for School Construction.

**Once the school district has reached a decision regarding this site and a site plan has been drawn, please contact our office to set up a PLUS meeting on the site plan. If the school district does choose to by this site, the State asks that you work closely with the State agencies to design a site plan that will preserve the environmental features noted in this letter.**

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,



Constance C. Holland, AICP  
Director

CC: Town of Odessa