

February 25, 2008

C 1999-1

Ms. Constance C. Holland, AICP  
Director  
State of Delaware  
State Planning Coordination  
122 William Penn Street  
Suite 302  
Dover, DE 19901

Dear Ms. Holland:

**SUBJECT: MCILVANIE ELEMENTARY SCHOOL  
MAGNOLIA, DELAWARE**

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RECEIVED  
SFC HIGHT AND BUDGET

We offer the following in response to the PLUS review letter of February 20, 2008:

1. The proposed plan will show right-of-way dedication along East Walnut Street so that the proposed right-of-way is 40-feet from the centerline of the road.
2. The project will maintain a sidewalk, 5-feet in width along the entire road frontage of the property along East Walnut Street.
3. Stormwater management for the property will be accomplished by a combination of filter strips and infiltration structures as a means of off-setting the amount of impervious cover above of the maximum suggested by DNREC. The infiltration structures will provide a 100-percent recharge of the run-off from both the proposed and existing impervious coverage.
4. No written comments were received from the division of Historical and Cultural Affairs, but verbal comments received at the PLUS hearing suggested that the architect for the project meet with the State Historical Planner. The architect has met with the planner as requested and is incorporating comments into the final design of the school expansion.
5. Trip generation being provided to DelDOT suggests that a by-pass lane is not required.

6. While impervious coverage can not be reduced for the proposed school expansion, the stormwater management practices that are proposed for this project will provide 100-percent recharge of the stormwater run-off due to the high infiltration capability of the existing on-site soils. The BMP's proposed for site will provide reduction of the TMDL's for nitrogen, phosphorus and bacteria as required for the St. Jones watershed.
7. Water for public consumption and fire protection will be provided by the Town of Magnolia public water distribution system. Due to the significant depth to groundwater during onsite testing, dewatering for construction will not be required.
8. A significant portion of the existing school that is to remain is within the wellhead area for the existing Town of Magnolia public water well. While this impervious coverage can not be eliminated, the proposed stormwater BMP's will provide the necessary protection for the wellhead while providing a significant increase in the amount of water that is recharged back into the ground. Hazardous materials will not be stored within the wellhead protection area.
9. A detailed erosion and sediment control plan along with a stormwater management plan is being completed and will be submitted to DNREC for approval prior to any land disturbance. Based upon in-place testing of existing soils, it has been determined that stormwater run-off can be recharged upon pretreatment with green technology BMPs.
10. A Notice of Intent will be submitted as part of the submission to DNREC for plan approval.
11. The proposed infiltration structure for stormwater will reduce both the existing and proposed volume of run-off that drains to East Walnut Street.
12. This project will not impact any rare species since all development is being proposed within existing open areas on the property.
13. While an inactive LUST site is near the property and should not impact the project, the contractor will inform the Tank Management Branch if any petroleum contaminated soil is encountered during construction.
14. A meeting has been scheduled with the Office of State Fire Marshal to discuss the proposed measures to meet the State Fire Regulations.

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15. Any proposed landscaping will avoid any plants on the do not plant list as well as providing native landscapes.
16. Natural gas will be provided via existing services.
17. The proposed school expansion is within Investment Level 1 and will not require any major infrastructure improvements.

We trust the above along with submissions to the appropriate agencies during the plan review process will have addressed all comments.

If you should have any questions or comments, please contact our office.

Very truly yours,



Ted C. Williams, P.E.  
Executive Vice President

cc: Dr. Kevin Fitzgerald  
Ada Twitchell  
Kevin Thompson  
Tony Vassalotti  
Town of Magnolia  
Kent County