

August 25, 2010

C 2226-1

08-27-10P02:45 RCVD

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

Dear Ms. Holland:

**SUBJECT: APPOQUINIMINK SCHOOL DISTRICT  
ODESSA CAMPUS  
PLUS REVIEW 2010-07-02**

We are in receipt of the review comments from the July 28, 2010 PLUS review meeting and offer the following in response.

Strategies for State Polices and Spending

Settlement for the purchase of the property which was previously approved by the Department of Education is currently scheduled to be completed by the end of October 2010. In addition, a separate letter has been sent to the Department of Education requesting approval of the Site Plan.

State Historic Preservation Office

The School District is aware of the requirements of the Delaware Unmarked Human Remains Act of 1987. In addition, no construction is proposed near the southeast corner of the property.

Department of Transportation

Site access will be designed in accordance with the requirements of the Standards and Regulations for Subdivision Streets and State Highway Access. The first Phase of the project, which will include the Early Childhood Center and the Elementary School will include the construction of the full school entrance (left turn and right turn lanes into the school, a bifurcated entrance that includes two entering and two exiting lanes, bike lane along the entire frontage of the property and a 10-foot wide multi-use path along the frontage of the property.

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The School District has requested that DelDOT complete the required New Castle County and DelDOT Traffic Impact Study (TIS) as part of DelDOT's Option B for the preparation of TIS reports with a statement that the District or the Department of Education will reimburse DelDOT the cost of the TIS preparation by October 1, 2011. DelDOT will complete the TIS by December 2010 and will identify those road improvements that must be completed prior to the issuance of certificate of occupancies for the Phase 2 schools (Middle and High Schools). In addition, the District will complete an operational analysis of the intersection of US 13 and Old State Road to determine if any improvements are necessary at this intersection.

The District is aware of the requirements to obtain the "letter of No Objection" for recordation from DelDOT for submission to New Castle County.

Department of Natural Resources and Environmental Control

A Phase I and Phase II Bog Turtle Habitat Study has been completed for the project and submitted to DNREC for their review. These studies identified that the northeast portion of the property is a potential habitat for Bog Turtles, but no Bog Turtles were found on the property. We have enclosed a copy of a letter from the US Fish and Wildlife Office "recommending" that a 300-foot buffer be provided from the wetland areas that were identified as potential habitat areas for Bog Turtles. The proposed Site Plan provides a minimum of 100-feet of buffer to these wetland areas with enhanced stormwater management techniques being used to protect the potential habitat areas. A meeting with the US fish and Wildlife Office along with DNREC is being scheduled to discuss the Plan and the protection measures that are being proposed.

A minimum buffer yard of 50-feet is being proposed for all remaining wetland areas on the property. No disturbance of wetlands or streams is proposed by this project.

The proposed stormwater management practices will address the requirements for controlling TMDLS as required.

If dewatering is required, the appropriate permits will be obtained.

The proposed Stormwater Management Plan and the Erosion and Sediment Control Plan will meet all requirements and will be submitted to DNREC for review and approval.

Critical Natural areas have been shown on the plans with no disturbance of these areas.

No underground tanks are proposed by this plan.

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The proposed project will comply with all applicable air quality regulations.

The proposed Plan and all buildings will meet the requirements of the Office of State Fire Marshal with approval being obtained from that office.

**Recommendations/Additional Information**

The proposed alignment of the future road connection will be adjusted as requested by DelDOT. This plan is reserving this connection, but does not propose construction as the District, Department of Education or DelDOT do not have the funds to pay for the connection.

The proposed parking area near the northwest corner of the property will be adjusted to avoid potential impact on sensitive land.

Soil will be tested for grass athletic fields to determine the amount of fertilizer needed for the fields as part of the efforts to establish grass on the fields.

A Wetlands Study and Report was completed and submitted to New Castle County and DNREC for review. The proposed development will not disturb any wetlands and a minimum 50-foot wide buffer will be established for the wetlands. The buffers will include the reforestation of some areas previously disturbed by the farming activities on the property.

Impervious surfaces have been minimized on this plan. Stormwater management will be handled by a combination of bio-retention basins, bio-swales and filter strips with outfall points that will distribute run-off that more mimics the natural conditions.

Minimal disturbance of mature forests (less than 0.1 acres) is proposed by this plan. Any disturbed areas will be reforested in accordance with current regulations with native species.

All landscaping, reforestation and plantings will utilize native species as recommended by current regulations.

As stated at the PLUS review meeting, the District is committed to providing an integrated school site that not only meets the need of the growing school population within the District but also meet the need to protect the environment and meet current regulations.

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

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Very truly yours,

A handwritten signature in black ink, appearing to read "T.C. Williams", written in a cursive style.

Ted C. Williams, PE  
Executive Vice President

cc: David M. Culver  
Michael J. Bennett  
Robert Hershey  
Dr. Tony Marchio