



August 31, 2011

C 1717-9

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

Dear Ms. Holland:

**SUBJECT: NICHOLS/MCCOY PROPERTY  
PLUS REVIEW 2011-04-03**

In accordance with your letter dated May 23, 2011, the following are our responses:

1. State Historic Preservation Office
  - a. As requested at the meeting copies of the archeological investigations done on the property were sent to Mr. Burns on May 27, 2011.
2. Department of Transportation
  - a. Exploratory Sketch Plan and Site Construction Plan have been submitted to the Department for review. We are in receipt of their first review dated June 15, 2011.
  - b. The Traffic Operational Analysis has been reviewed by the Department and their comments received in a letter dated July 13, 2011. Final design incorporates the Department's review comments.
3. Department of Natural Resources and Environmental Control
  - a. No impacts to the existing stream, wetlands and forested areas are proposed by the development.

b. TMDL's

The final plan incorporates biofiltration swales and stormwater basin to provide quality and quantity control for the street construction.

Farming will continue to be done on the remaining lands for the conceivable future.

There is no proposed open space for the project.

c. Water Supply

Artesian Water Company has issued their ability to serve letter for this project.

It is not anticipated that a dewatering permit will be required for the site improvements. The property owner is a site contractor and is aware of the State's procedures for obtaining a permit if necessary.

d. Water Resource Protection Area

No improvements are planned in the WRPA area. A conservation easement has been established on the Record Plan for protection of the area as required by New Castle County Unified Development Code.

e. Sediment and Stormwater Program

Discussions have taken place with New Castle County Department of Land Use over the quality and quantity controls required to construct the street, as well as, the required sediment and erosion control measures needed to complete the construction.

f. Hazardous Waste Sites

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

g. Air Quality

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

4. Recommendation/Additional Information

a. State Historic Preservation Office

The entire property has been studied, except for a 500' radius around the LaGrange House. Metal testing was done on the entire property. All findings have been document in reports and copies were sent to the State as requested.

The areas of significant artifacts found are not being disturbed by the proposed construction.

b. Department of Natural Resources and Environmental Control

1. Wetlands and TMDL's

Refer to comments above. The "Nutrient Load Assessment Protocol" will be used in designing the quality control measures for this project.

2. Bog Turtles

No impacts to the existing wetlands are proposed.

3. Hazardous Waste Sites

A Phase I Environmental Site Assessment was previously completed by the property owner.

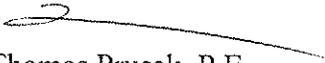
c. Department of Agriculture

The proposed landscaping of the riparian buffers and along the proposed road will incorporate New Castle County Department of Land Use approved plant material with an emphasis on Delaware native plants.

C 1717-9  
Constance C. Holland, AICP  
August 31, 2011  
Page Four

Trust this letter meets your needs.

Sincerely yours,



F. Thomas Prusak, P.E.  
Principal

/ns  
Enclosure

cc: Stephen J. Nichols  
Antoni I. Sekowski