

CDA Engineering Inc.

Civil/Site Engineering + Land Planning + Stormwater Management

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April 15, 2015

Ms. Constance C. Holland, AICP
Director, Office of State Planning Coordination
122 Martin Luther King Jr. Blvd. South
Third Floor
Dover, DE 19901

**Subject: PLUS Review 2015-02-03
Troy Granite**

Dear Ms. Holland:

In accordance with the Office of State Planning requirements, we have addressed the items in the March 24, 2015 comment letter as follows:

Strategies for State Polices and Spending

- As noted

Code Requirements/Agency Permitting Requirements

Department of Transportation

- Traffic Impact Study – We will continue to work with New Castle County and DeIDOT.
- Site entrances will be designed in accordance with DeIDOT Standards.
- A 5' sidewalk will be provided along A Street set back 5' from edge of pavement.
- Shared Use Path – As noted

Department of Natural Resources and Environmental Control

Wetlands

- A wetland investigation has been performed which identified the drainage channels as man-made ditches and not naturally-occurring surface water bodies. Please see attached letter from Wetland Scientist.

TMDLs

- TMDLs - As noted
- Nutrient Management Plan – The proposed limit of disturbance for the project is less than 10 acres.

Water Supply

- CPCN – The plan has been revised to reflect United Water DE as the public water provider.
- Dewatering points – as noted
- Well permit – as noted

Source Water Protection Areas

- As noted

Sediment and Stormwater Program

- A sediment and stormwater plan will be prepared for review by New Castle County.

Air Quality

- As Noted

Tank Management

- As Noted

State Fire Marshal

- Fire Protection Water Requirements – As noted
- Fire Protection Features – As noted
- Accessibility – As noted
- Gas Piping and System Information – As noted
- Required Notes – As noted

Recommendations/Additional Information

Department of Transportation

- We will continue to work with DelDOT on site access.
- As noted.

Department of Natural Resources and Environmental Control

Soil Assessment

- An on-site geotechnical investigation has been performed to determine areas suitable for development and stormwater management.
- Stormwater Best Management Practices and a recharge basin will be implemented to mitigate the increase in impervious coverage.

Bog Turtle

- Please see attached letter from Wetland Scientist addressing the potential for bog turtle impacts.

Forest Preservation

- A Forest Delineation and Vegetation Analysis has been performed. Reforestation of the disturbed forested areas will be provided for the project.

Nuisance Waterfowl

- No wet ponds are proposed for this project.

TMDLs

- BMPs will be implemented to mitigate pollutants from the project to the maximum extent practical.
- The project proposes to maintain over 60% of the site as open space and protected natural resources.
- We will review with Wetland Scientist.
- We will review with Wetland Scientist and County.
- An on-site geotechnical investigation has been performed to determine areas suitable for development and stormwater management.



1080 S. Chapel St.
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Newark, Delaware 19702
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606 Federal Street
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Tel: (302) 684-5080 Fax: (302) 684-5081

April 6, 2015

Via Email

Colm DeAscanis, P.E.
CDA Engineering, Inc.
6 Larch Avenue, Suite 401
Wilmington, DE 19804

RE: P.N. 14-171.A
Assessment of Potential for Bog Turtle Impacts
Proposed Troy Granite Property
Newark, New Castle County, Delaware

Dear Mr. DeAscanis:

Based on the findings of our prior Wetlands Delineation work, Ten Bears Environmental completed a desktop assessment of potential for bog turtle impacts associated with the proposed development of two parcels (Tax Parcel No.'s 11-017.00-046 and -047) containing approximately 15 acres located along the north side of Executive Drive in Newark, New Castle County, Delaware (See Figure 1). Our assessment is also based on review of your Current Plan Layout, dated December 4, 2014, and review of "PLUS Review 2-3-15, Troy Granite," as provided in a March 24, 2015 letter from the Delaware Office of State Planning Coordination.

The PLUS review identified potential habitat for bog turtles, a 'Threatened' species under the Federal Endangered Species Act and, based on the proximity of identified wetlands, recommended bog turtle surveys. The review recommended using an extended, 100' buffer for potential bog turtle habitat, as an additional protective measure, in the event that bog turtles are identified through the surveys.

Our review of your Current Plan Layout indicates that no part of your proposed development lies within 100 feet of 'Wetlands Area B,' the nearest wetlands area. A narrow, linear portion of 'Wetlands Area A' extends between Area B and the development on the plan. The easternmost point of this linear feature is approximately 97 feet from the entrance road and a proposed stormwater management area lies approximately 60 feet from the ditch. However, this linear feature is a manmade drainage ditch identified as part of Area A not because of its wetland characteristics, but rather due to its uncertain status as potential "Waters of the U.S." since it may provide a nexus between Area A wetlands and navigable waters. The ditch is a steep-sided, excavated feature without associated adjacent wetlands or mudflats, and as such is unlikely to provide bog turtle habitat.

In conclusion, since the development already provides the protective measures recommended in the event that bog turtles may be found at the site, the requested bog turtle surveys are not necessary.



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January 15, 2015

Via Email

Colm DeAscanis, P.E.
CDA Engineering, Inc.
6 Larch Avenue, Suite 401
Wilmington, DE 19804

RE: P.N. 14-171.A
Wetland Delineation
Proposed Troy Granite Property
Newark, New Castle County, Delaware

Dear Mr. DeAscanis:

Ten Bears Environmental completed a Wetland Delineation (“delineation”) of two parcels (Tax Parcel No.’s 11-017.00-046 and -047) containing approximately 15 acres located along the north side of Executive Drive in Newark, New Castle County, Delaware (See Figure 1). The results of the delineation identified potentially regulated wetlands within the wooded portion of the Property as well as two small drainage channels described as “creeks” in our March 2014 report. However, upon further review, including historical aerial photography obtained during our November 2014 Phase I Environmental Site Assessment of the Property, it is our opinion that the identified channels are man-made ditches.

The channels are evident on historical aerial photographs beginning with the year 1937, which also shows areas adjoining the ditches that are now wooded as active farmland. The channels appear as linear features within the landscape, and also appear to have been modified several times over the years as the surrounding land was developed for commercial use. Piles of soil were observed nearby, apparent spoils from historical excavation of the ditches. A small rip-rap stormwater basin is evident on an adjacent property to the northeast, as shown on a 1992 photograph, which is at the terminal end of the primary drainage ditch. As such, based upon the evidence of man-made disturbances and historical linear features of the waterways, it is our opinion that they are man-made drainage ditches and not naturally-occurring surface water bodies.

Please do not hesitate to contact us should you have any questions.

Sincerely,

TEN BEARS ENVIRONMENTAL ASSOCIATES COMPANY

David P. Bailey
Senior Environmental Scientist

R. Clayton Greer, P.E.
Senior Environmental Engineer