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January 23, 2006

By Facsimile & U.S. Mail:

Ms. Constance C. Holland, Director
Office of State Planning Coordination
State of Delaware
540 S. DuPont Highway, Suite 7
Dover, Delaware 19901

Mr. Jeffrey A. Bergstrom
Building Official and Fire Marshall
City of New Castle
220 Delaware Street
New Castle, Delaware 19720

**Re: Family Foundations Academy
PLUS 2005-12-11**

Dear Ms. Holland and Mr. Bergstrom:

This letter is written to respond to the PLUS comments provided by the Office of State Planning Coordination by letter dated January 18, 2006 concerning the proposed site plan for the Family Foundations Academy (the "School") to be located in the City of New Castle. Our response will follow the order of comments in the letter.

OSPC: We note that the State supports this project as it is in a Level 1 area "where growth is expected and where services such as schools should be located."

Division of Historic and Cultural Affairs: We note that this Division "has no concerns about the location of the [School]."

DeIDOT: DeIDOT suggested that the driveway be signed and striped for one-way operation - in at the east entrance and out at the west - and that the crosswalk serving the adjacent Carrie Downie Elementary School be used for pedestrian access to the School. The School agrees with both of those suggestions and will incorporate them into the project. The School further notes that DeIDOT did not require a traffic impact study for this project. Finally, the School is aware that the railroad right-of-way running along the east boundary of the School may one day be reactivated, and understands that such reactivation may require site alterations in the future.

DNREC:

Soils: This site has been evaluated by a geo-technical engineer who identified no construction problems with the site. Furthermore, this site is located outside the one-hundred year floodplain.

Wetlands: Many of these comments are generic in nature and therefore do not require a response. Moreover, there is a substantial buffer from the off-site jurisdictional wetlands, and those on-site are non-jurisdictional and do not require regulation by the Army Corps of Engineers.

Impervious Cover: The project will employ best management practices for all paved areas as requested.

TMDLs: The project will employ best management practices as requested.

Water Supply: These comments are general in nature and do not require a response. Public utilities are available and will be used to service this project.

Stormwater Management: The project complies with all stormwater management regulations and has already been approved by the New Castle County Conservation District.

Forest Preservation: The School will do its best to minimize impact on trees, and its landscape plan calls for the planting of several trees on the front of the building.

Underground Storage Tanks: The School notes that DNREC expects there to be "no environmental impact" from any nearby tanks, and therefore no comments are required.

State Fire Marshal: Fire Marshall approval will be obtained before a building permit is issued.

Department of Agriculture: The School notes that the Department of Agriculture has no objections to the project, and its comments are general in nature and therefore require no response.

PSC: These comments were general comments to which no response is necessary.

In sum, the comments from the above agencies were positive or were general statements not addressing particular aspects of the proposed site plan. Except for the comments regarding wetlands which, as described above, will be shown to be non-jurisdictional, and perhaps one or two other minor comments, all other substantive comments will be incorporated into the plan.

Please do not hesitate to contact me if you have any questions.

Very truly yours,


James D. Taylor, Jr.

cc: Family Foundations Academy
William E. Manning, Esquire