

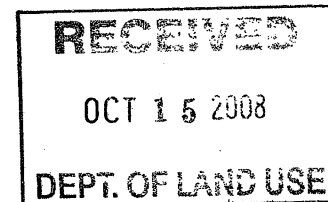


208 Delaware Street
New Castle, DE 19720
Phone: 302.351.3421
Fax: 302.351.3456

October 14, 2008

Mr. Antoni I. Sekowski
New Castle County
Department of Land Use
87 Read's Way
New Castle, DE 19720

RE: The Pilot School, Application No. 2008-0419-S
Preliminary Major Land Development Plan



Dear Mr. Sekowski:

Enclosed please find The Pilot School Preliminary Major Land Development Plan, \$500 review fee, and supporting documentation. The Preliminary Plan attempts to address many of the Department's concerns noted in the Exploratory Plan Report dated September 22nd, 2008. Our responses to the report are ordered according to the Department's report and can be found below:

Planning:

1. It is duly noted that once the applicant and DeIDOT determine which entrance design will be required for the site, the plan will need to be updated accordingly. It is also noted that, should the roundabout entrance design be chosen, the plan would need to reflect a 50 foot setback from the right-of-way for the residential parcel, the proposed setback encroachments would likely require a Board of Adjustment approval, and the adjoining property owner would need to sign the plan. At this point, the plan shows a T-entrance configuration in agreement with the Traffic Impact Study.
2. The Board of Adjustment hearing to maintain a building 68' from the proposed Woodlawn Road right-of-way is scheduled for October 23rd, 2008. It is noted that if the alternative entrance is utilized, an additional Board of Adjustment application may need to be filed.
3. The wetlands investigation has been completed for the entire east side of Hurricane Run and north side of Rocky Run and the updated wetlands line is shown on the plans. Additionally, the wetlands note (note 4) indicates the extents of the investigation and that the areas west of Hurricane Run and south of Rocky Run are assumed 100% protected. The wetlands lines are described by metes and bounds on the Natural Features Plan located within the revised wetlands report, submitted under separate cover.
4. The access aisle located along the southerly and southeasterly sides of the building has been updated to be 22 feet wide. We ask that the Department consider permitting a narrower width of 18 feet. 16 feet is the minimum width for a secondary fire lane and

the width of the existing Woodlawn Road at the front of the site is approximately 18 feet. This width appears sufficient for two way traffic. The site has challenging topography; a narrower width would reduce the needs for walls, reduce the need for clearing partially protected resources, and the amount of impervious surfaces requiring storm water management.

5. The number of required parking spaces has been revised to indicate 157 spaces. As the loop parking was grass previously and unstriped but now striped we show three additional parking spaces over the Exploratory Sketch Plan's 154 spaces.
6. All of the parking spaces located within the area of the proposed loop road have been revised to provide a typical paved surface. We request a waiver to provide overflow spaces on an alternative surface. Additionally we request that the Department reconsider its requirement for the drive loop spaces to be paved. The school can easily direct its staff on the proper areas to park and can place signage indicating reinforced grass areas to be "overflow parking only". The reinforced grass parking areas are an integral part of the school's green design program. These areas represent significant areas of impervious surface at the top of the watershed and we feel paving these spaces creates excessive paved parking areas for the needs of the school as demonstrated by the previously submitted Parking Demands and Needs Analysis. We suggest returning to the previous design of reinforced grass areas with signage noting them as "overflow parking only".
7. A DeDOT and Office of State Fire Marshal compliant turnaround is provided and the width is sufficient to serve two way traffic and serve as a secondary fire lane. A loop road around the building was deemed impracticable due to the steep slopes and the fact that the proposed design satisfies the requirements for perimeter access by emergency vehicles; We ask that you re-consider the request for a waiver to provide dead end parking on the south side of the proposed school in consideration of the considerable area a turnaround would consume. The school could sign the areas as a no parking zone. A copy of Figure 5-4 from the DeDOT Standards and Regulations for Subdivision Streets and State Highway Access is attached. Please note that the indicated widths on this exhibit are to the outside of the curb. The design shown on the site plan combines geometric shape #1 and #3.
8. The plan clearly labels all areas of proposed flush or depressed curbing and shows handicapped access points to the sidewalks. We request a waiver for alternative curbing in the overflow parking area(s). The alternative curbing would be a parkway type curb consisting of a 2" vertical lip with a 4" high sloped portion to provide an overall height of 6" between the bottom and top of curb. This type of curbing provides a more aesthetically pleasing marker for the limits of the parking spaces. It is mountable by grounds maintenance equipment while still providing an effective stop indicator should vehicles travel to the front of the parking areas.
9. A sidewalk access point to the grass ramp leading to the soccer field has been added to the plan.
10. The proposed limits of disturbance, includes the retaining wall on the southerly side of the athletic field and the stormwater facility on the northerly corner of the site.

11. The developer will continue to work with DNREC to address Section 40.10.370 of the NCCC for the Critical Natural Areas located on this parcel. Our office has submitted a copy of the Exploratory Sketch Plan to the DNREC Natural Areas Program Manager and discussed the plan and potential impacts to the Critical Natural Areas. A copy of a letter from Ms. Eileen M. Butler referencing the discussion is attached. Please note that the letter acknowledges the potential need for a stormwater outfall should one be required during the final design process. Should such an outfall be required we discussed constructing a channel lined with rock excavated from the site such as to create a natural looking channel. Ms. Butler seemed to agree that such an approach, best fit to the existing trees, would be an acceptable design. This is discussed in more detail in the Preliminary Stormwater Management Report.
12. The proposed paving symbol has been provided for all areas of standard paving, including the 9 parking spaces and access lane on the southeasterly side of the school.
13. The zoning reflects Suburban Estate (SE).
14. Note 3 references the non-delineated flood study. Additionally, documentation supporting the non-delineated flood study has been included as part of this submittal, please refer to the Preliminary Stormwater Management Report.
15. Top and bottom wall elevations for the proposed retaining walls have been added to the plan. Please note that walls adjacent to parking areas or walkways would have railings or be constructed to an adequate height to provide a safety barrier. Additional construction data is to be included with the final design drawings.
16. It is noted that the Record Plan will not show existing improvements or topography.

Engineering:

A response to the engineering comments is provided under separate cover.

Historic:

The Historic Review Board recommended and approved the proposal to preserve the existing residence and to demolish but reuse appropriate barn materials with the construction of the new barn proposed for the site. Please see the enclosed copy of the HRB Decision.

Transportation:

A copy of DelDOT's report on the review and approval of the TIS is included with this submittal.

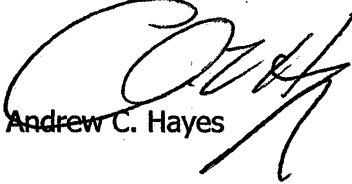
Standard Approvals and Comments before Recordation:

1. Approval of the entrance is mentioned in note 16 of the Index Sheet, and it is understood that a Letter of No Objection will be required prior to Recordation;

2. Approval from the Office of the State Fire Marshal will be sought and our office has already had one meeting and an informal review of the plan with their office;
3. The requirement for a Landscape Plan is noted in note 11 and the requirement for a Lighting Plan is noted in note 24;
4. Certification and engineering design of the site's public water supply is underway and the letter for certification will be supplied to your office upon receipt by our office;
5. A copy of the plan will be provided to the Mapping Section and any applicable revisions to the site's postal addresses will be noted on the Record Plan;
6. An LDIA will be completed prior to recordation and our office will provide the LDIA Information Sheet to your office under separate cover for processing;
7. The expiration timeline is duly noted.

Should you have any questions or require additional information please feel free to contact our office.

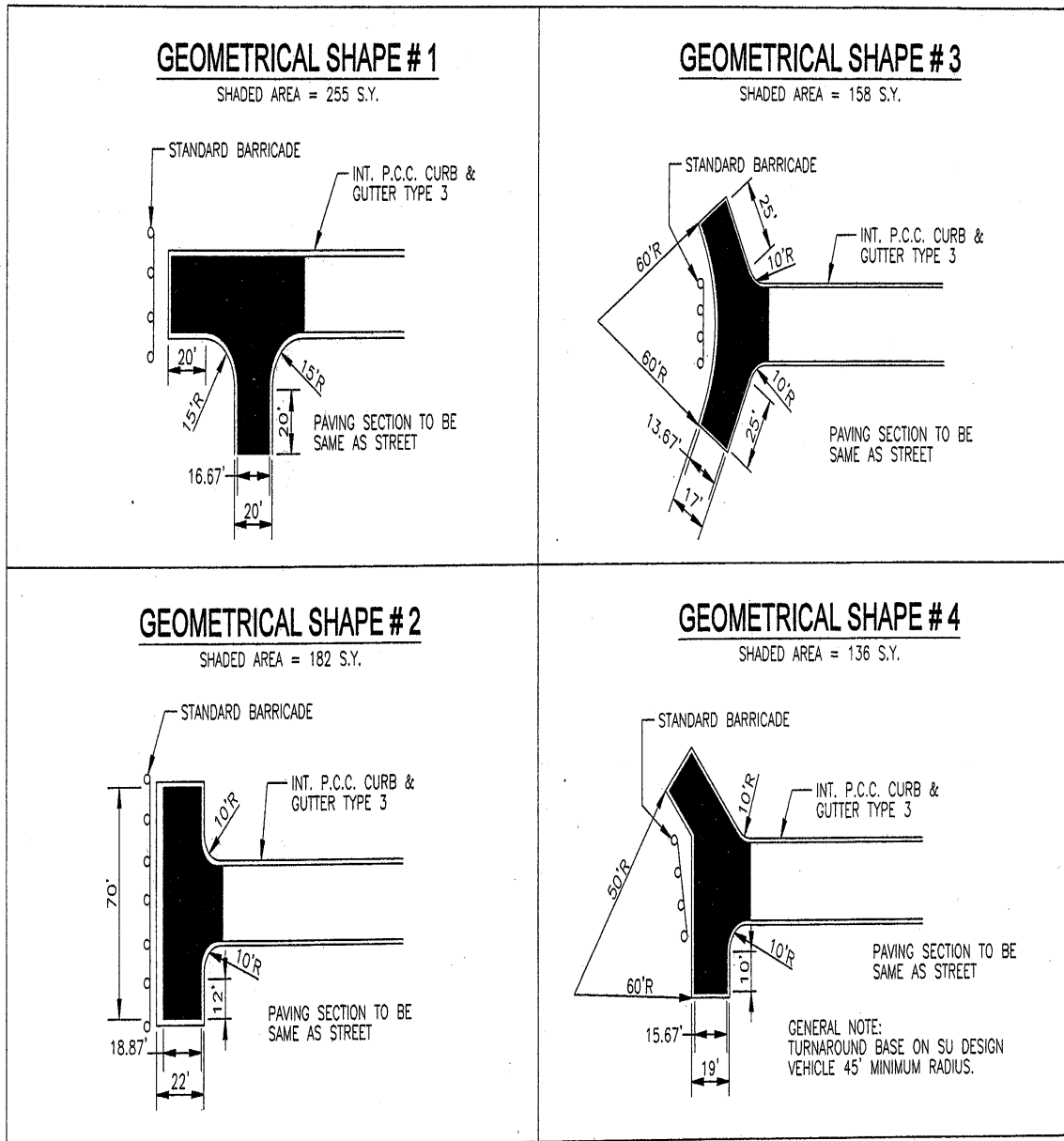
Sincerely,



Andrew C. Hayes

Cc: Woodlawn Trustees, Inc.
The Pilot School
File

Figure 5-4 Design Alternatives in lieu of Cul-de-Sacs in Reduced Right-of-Way
(Not to Scale)





208 Delaware Street
 New Castle, DE 19720
 Phone: 302.351.3421
 Fax: 302.351.3456

Letter of Transmittal

Project #: 001.11
Date: 10.15.2008

To: Mr. Antoni I. Sekowski
 NCC Dept. of Land Use
 87 Reads Way New Castle, DE
Cc: The Pilot School
 File

From: Andrew C. Hayes, P.E.
 ForeSite Associates, Inc.
 208 Delaware Street
 New Castle, DE 19720

QUANTITY	DATE	DESCRIPTION
20 (BW)	10.14.08	Folded plan sheets of the Preliminary Major Land Development Plan
2 (Color)	10.14.08	Folded plan sheets of the Preliminary Major Land Development Plan
1	10.14.08	Site Capacity and Concurrency Calculations (3 pages)
1	10.14.08	NCC comment response letter (4 pages)
1	10.14.08	\$500.00 review fee (Check #0121)
1	10.14.08	\$760.00 engineering review fee (Check #0122)
1	10.14.08	NCC Engineering comment response letter to Stephen Hokuf, Jr. (2 pages)
1	10.14.08	Stormwater Management Report
1	09.19.08	Letter from Eileen Butler of DNREC regarding the critical natural areas
1	10.07.08	The Historic Review Board's Recommendation
1	10.15.08	SWM Subsurface Evaluation Report prepared by Duffield Associates, Inc.
1	08.28.08	Copy of the Board of Adjustment application
1	10.14.08	Letter from JCM Environmental updating the Wetlands' Report
1	09.29.08	DelDOT TIS Response Letter
1		DelDOT (Figure 5-4) "Design Alternatives in lieu of Cul-de-Sacs in Reduced Right-of-Way

RECEIVED
 OCT 15 2008
 DEPT. OF LAND USE
 info@foresiteassociates.com