



# **APEX ENGINEERING INCORPORATED**

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September 29, 2008

Apex Project #07205.000

Antoni Sekowski  
New Castle County  
Department of Land Use  
87 Reads Way  
New Castle, DE 19720

**RE: Barley Mill Plaza – Application #2008-0275-S  
Revised Exploratory Plan**

Dear Antoni:

Please find enclosed copies of the revised exploratory sketch plan for the above referenced project. Thank you for taking the time to meet with us to discuss the plan. Comments from your exploratory plan report have been addressed as follows.

1. The site data column on the plan now includes a breakdown of the proposed gross floor area showing the different uses and the percent breakdown of the total. No stand-alone restaurants are proposed by the plan.
2. The plan has been revised to remove any reference to rezoning of the S zoned parcel. Please note that we have removed a proposed 100,000 s.f. office building and the associated parking lot in the rear of the site so that we can significantly expand upon the Conservation District's proposed retrofit of the existing stormwater management basin upstream of the Dorjul Apartments. The removal of this building and some minor reconfiguring of other proposed buildings throughout the project have resulted in a proposed gross floor area (GFA) of 2,846,000 s.f., which is within the maximum allowable GFA determined by the site capacity calculations.
3. All buildings and paving have been removed from the Riparian Buffer Area (RBA).
4. Wetland boundaries and stream banks have been delineated on the plan. A non-delineated floodplain determination is underway.
5. The limit of disturbance has been included on the plan.
6. Included with this submission is a revised version of Table 40.08.130.B.
7. The site data column has been revised to clearly list the existing GFA and what is to be removed. The parking garages have been included on the plan as additional GFA.
8. The parking rationale now incorporates each of the specific uses proposed by the project and we have applied the mixed-use reduction calculation. A copy of the table is included on the plan.

9. *The layout of the daycare center has been revised to incorporate a turnaround in the front of the building. The employee parking area is still shown as a dead end aisle with a turnaround in order to avoid RBA disturbance.*
10. *Loading facilities have been shown throughout the site for each of the buildings.*
11. *Handicapped parking and van accessible ramp locations have been shown on the plan.*
12. *Sidewalks, crosswalks and landscape islands have been incorporated as per your request.*
13. *Phasing will be determined as we proceed through the design.*
14. *The plan depiction will be modified as we proceed through the process in accordance with the requirements of the various plans.*
15. *Detailed floor plans for the parking garages will accompany the preliminary plan submission.*
16. *Any specimen trees that exist on-site will be called out on the preliminary plan submission.*
17. *The paving has been removed from the required 20 ft. bufferyard along the northerly property line. The minimum bufferyard note has been removed from the plan.*

### **Engineering**

1. *No response necessary*
2. *Our intent for stormwater management for this project is to employ green technology bmp's throughout the site to treat the runoff as locally as possible. Underground detention/infiltration facilities will be used for volume control. Soil investigations will be necessary to identify areas of maximum infiltration capability. Should existing site conditions reveal that infiltration is impractical these underground facilities will be used to provide extended detention to maximize peak rate control. There are a number of large outfalls from the site. These will be maintained and modeled in the existing condition to ensure that their capacity is not exceeded. Our goal is to provide stormwater management on-site such that these outfalls recognize an improvement in peak discharge and volume.*
3. *A non-delineated floodplain determination is underway for the site.*
4. *The open conveyance through the Dorjul Apartment complex will be incorporated in our non-delineated floodplain determination. Please note that our plan has been revised significantly in the area of the Dorjul Apartments. In light of the Conservation District project planned for the existing stormwater management basin and its minimal impact on flooding downstream, the Stoltz organization has committed to providing a significant improvement to that proposal to provide a significant impact downstream.*
5. *At this point we do not foresee requesting a waiver of stormwater management requirements.*
6. *All stormwater outfalls will be designed in accordance with code.*
7. *All of the necessary data regarding the survey has been added to the plan.*

### **Historic**

1. *The plan now calls for Building 34 to be removed. As per a previous conversation with Christine Quinn of your department we will document the site from a historic perspective.*

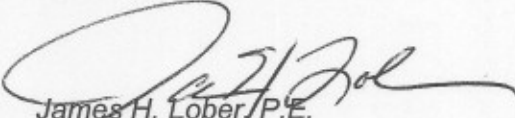
2. Prior to any demolition permits we will provide any necessary documentation information.

**Transportation**

1. The TOA is underway.
2. We will communicate with DART regarding bus route and locations for on-site bus stops.
3. Sidewalks have been shown along the frontage of Route 48 and Route 141 from entrance to entrance.
4. The plan includes bicycle parking throughout the site.

Thank you for your assistance with the plan. We look forward to hearing from you with exploratory sketch plan approval. If you require anything further or have any questions please give me a call.

Regards,



James H. Lober, P.E.  
Project Engineer

**Enclosures**

cc: Randy Stoltz                      Stoltz Management  
      Brad Coburn                     Stoltz Management  
      Pam Scott                        Sault Ewing Remick & Saul

