

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



June 29, 2007

Ms. Constance C. Holland, Director
Office of State Planning Coordination
122 William Penn Street, Suite 302
Haslet Building, Third Floor
Dover, DE 19901

RE: PLUS response – PLUS 2007-01-06; Berry Van Lines

Dear Ms. Holland,

Thank you for your February 21, 2007 review letter in regards to the above-referenced project in the City of Dover. The following are the applicant's responses to the comments discussed during the PLUS meeting on January 31, 2007.

Office of State Planning Coordination –

We appreciate your support of this project.

Division of Historical and Cultural Affairs –

It is noted that the Division of Historical and Cultural Affairs has no objection to this project.

Department of Transportation –

- 1) The traffic impact study has been completed and reviewed by DelDOT.
- 2) Route 13 and Leipsic Road currently meet DelDOT's minimum required right-of-way widths.
- 3) Most of the adjacent businesses would lose valuable parking areas in order to connect to our proposed shopping center. We will look into connections where it would be feasible for all parties involved. We have provided an easement for a future connection to Buckson Drive.
- 4) Entrance plans will be submitted to DelDOT for their review and approval.

The Department of Natural Resources and Environmental Control –

- **Air Quality**
It is noted that the Division of Air and Waste management has no comments.
- **Fish and Wildlife**
It is noted that rare or endangered species have never been observed on or adjacent to the project site. Nuisance geese will be considered when designing the landscaping around our proposed stormwater management ponds.
- **Water Resources**
We understand that our site is located in an excellent groundwater recharge area. The stormwater management areas proposed on site will be designed to treat stormwater runoff and water quality in accordance with the Kent Conservation District design standards.

State Fire Marshal's Office –

It is noted that the State Fire Marshal's office has no comments.

Department of Agriculture –

It is noted that our project is in an area of excellent groundwater recharge potential. We will be landscaping the site with trees and shrubs using the "Right Tree for the Right Place" techniques to help improve air and water quality.

Public Service Commission –

Should an expansion of natural gas or installation of a closed propane system be required, someone will contact your office for Pipeline Safety guidelines.

Department of Education –

It is noted that the Department of Education has no objections to the project.

Thank you for your comments and concerns regarding this project. If you have any further questions, please feel free to call our office at (302) 326-2200.

Thank you,



Amanda Jones
Morris and Ritchie Associates, Inc.