

August 11, 2008

Gerald G. Friedel, P.E.
Michael R. Wigley, AIA
Randy B. Duplechain, P.E.
Charles R. Woodward, Jr., LS
Jo Anne Williams, P.E.
Charles A. Hauser, P.E.
W. Zachary Crouch, P.E.

Office of State Planning
Haslet Armory
122 William Penn St.
Dover, Delaware 19901

Attn: Mrs. Constance C. Holland, AICP
Director

Re: PLUS Response Letter
NKS Distributors (PLUS 2008-06-05)
DBF#1581A001

2008 AUG 14 AM 10 25
RECEIVED
S.F.C. PORTLAND BUDGET

Dear Mrs. Holland:

Thank you for the plus review letter dated July 29, 2008, in regards to the proposed plan for NKS Distributors, for an 84,852 sq ft. distribution center on 13.215 acres.

The developer has the following responses:

Office of State Planning Coordination

Thank you for your clarification of the Strategies for State Policies and Spending and your “no objection” support for this project.

Department of Transportation

- 1) The Right-of-way on North Front Street varies, but at the closest point the current property line is at least 75' from the centerline of the road.
- 2) The developer understands this project is adjacent to a future service road project that will require connection to once the service road is constructed by DelDOT.
- 3) The developer understands DelDOT's intention of constructing a bridge over Route 1 and that future access will occur via the service road and not Northeast Front Street at that time. We will coordinate with DelDOT regarding future overpass and changes to the site entrance.

- 4) The developer does plan to utilize a connection between Silicato-Wood Partnership LLC's property and their own. The developer will work with DelDOT to limit congestion and has proposed electronic gates to limit cut through traffic.
- 5) The developer's engineer will work with Mr. Herb to determine if improvements are needed for the surrounding roadways.

The Department of Natural Resources and Environmental Control

Soils

Thank you for the classification of the soils within the subdivision.

Impervious Cover

The calculated figures presented in the PLUS application take into account all forms of imperviousness on the site.

The developer will attempt to use Best Management Practice to reduce runoff and decrease the amount of impervious cover.

TMDL's

Thank you for the explanation and requirements for the TMDL's for the Mispillion watershed. The developer will attempt to utilize best available technologies (BAT) and/or best management practices (BMP) in order to reduce the impacts that might be associated with this project.

Water Resource Protection Areas

Thanks you for the clarification of the City of Milford Requirements. We will address the requirements of the City's recently adopted "Water Resource Protection Area Ordinance" with our construction document submission.

Water Supply

City of Milford will be responsible for applying and obtaining the CPCN from the Public Service Commission. If needed, the developer will follow all regulations and permit processes in obtaining any and all well permits during development.

Sediment and Erosion Control/Stormwater Management

The engineer will work with the Kent Conservation District (KCD) to prepare a detailed sediment and stormwater management plan for the project. A pre-application meeting has already been held with KCD.

The developers will cooperate with all agencies applicable agencies if it is determined that a sub-regional stormwater management system is needed to serve the area.

Mrs. Constance C. Holland
August 11, 2008
Page 3

We will attempt to utilize green technology BMP's and low impact development practices where economically practical.

The engineer will take precautions to ensure the project does not hinder off-site drainage or create any off site drainage problems.

Forested Habitat Preservation

To minimize the effects on wildlife, the developer will attempt to limit tree clearing from April 1st to July 31st.

Nuisance Waterfowl

The developer will consider the recommended actions to deal with nuisance species when designing this project.

Underground Storage Tanks

If any unanticipated contamination is encountered, the developer will take the necessary measures.

State Fire Marshal

The developer will provide the necessary fire flow volume and pressure for the duration required. Hydrants will be provided at 800 feet spacing on centers. Sprinklers will be provided for the building.

The developer will follow all fire regulations, provide all required notes, and will work with the Fire Marshal's office to obtain final approval.

Department of Agriculture

Thank you for your recommendation on "The Right Tree for The Right Place."

Public Service Commission

The developer will follow any and all guidelines as they pertain to Pipeline Safety.

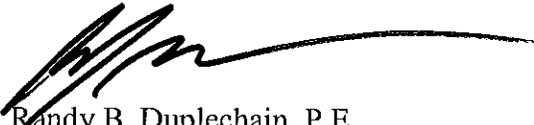
Department of Education

The developer will include the Milford School District in the regional planning effort.

Mrs. Constance C. Holland
August 11, 2008
Page 4

Should you have any questions or need any additional information, please call (302) 424-1441.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy B. Duplechain', with a long horizontal flourish extending to the right.

Randy B. Duplechain, P.E.
Principal