

September 27, 2010

C 1145-2

Ms. Constance C. Holland, AICP
Director
State of Delaware
Office of State Planning Coordination
122 William Penn Street
Dover, DE 19901

Dear Ms. Holland:

**SUBJECT: MILTON & HATTIE KUTZ HOME, INC.
PLUS REVIEW APPLICATION NO. 2010-08-02**

We are in receipt of the review comments from the PLUS review meeting of August 25, 2010 and offer the following in response to the comments and recommendations from that meeting.

COMMENTS:HISTORIC PRESERVATION OFFICE

1. While the site does not contain any historic features, it is the intention of the Kutz Home to design the proposed building so that it is compatible with some of the more significant architectural buildings in the area of the development.

DEPARTMENT OF TRANSPORTATION

1. We are aware of the requirements of the DelDOT State Highway Access Manual for the proposed entrance.
2. Traffic counts will be provided for the intersection of River Road and Lodge Lane as part the Entrance Pan process.
3. The previous Record Plan for the Kutz Home provided the required right-of-way dedication along river Road. We will discuss the possibility of providing a right-of-way dedication at Lodge Lane with New Castle County.
4. We are aware of the requirements for obtaining the "letter of no objection" for the record plan and approval of the entrance plan.

DNREC

1. Water for the project will be provided by United Water Delaware.
2. We are aware of the requirements for dewatering if ground water is encountered during construction.
3. A detailed Sediment and Erosion Control Plan will be submitted to New Castle County as part of the plan approval process.
4. The project will comply with all applicable Delaware air quality regulations.
5. We are aware of the requirements if there is a release of any hazardous substances on the property.

OFFICE OF STATE FIRE MARSHAL

1. We are aware of the requirements for the water distribution system on the property.
2. The size of the water lines for the water mains for the fire hydrants and building sprinkler system will be shown on the Fire Marshal Record Type Plan.
3. The proposed building will be fully sprinklered and the fire lanes will meet the requirements of the State Fire Code.
4. The final plans will provide all the required notes and designs as required by the State Fire Code.

RECOMMENDATIONS:

DEPARTMENT OF TRANSPORTATION

1. The Record Plan will show a purpose that in addition to the proposed development, the previous dedication along Government Lane will be reduced from 15-feet to 10-feet.
2. The Kutz Home evaluated the possibility of using Government Lane as an emergency access, but rejected that idea due to the need to remove a substantial number of trees that currently provide a buffer to adjacent apartment complex.

3. The Kutz Home will evaluate the potential vacation of Government Lane.
4. We will work with the Department on the configuration of the Lodge Lane Entrance and signing of the entrance including the placement of yield and stop signs. As discussed with Marc Cote, the existing entrance will have curbing placed along the radii. In addition, the roadway will be widened to a minimum of 24-feet from a point just beyond the stone pillars to the proposed entrance into the proposed development.
5. New Castle County has stated that as the owner of River Road Park and the stone pillars, they want the pillars to remain undisturbed and restored. A note will be placed on the Record Plan stating that the stone pillars will remain.

DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL

1. Bio-retention basins, filter strips, and bio-swales will be utilized for all stormwater quality and quantity control.
2. It is the intent to maintain as many trees that exist on the site as possible. In addition substantial landscaping will be placed on the property.
3. It is the intent of the Kutz Home that the building will be constructed using more energy efficient methods, such as windows, air filtration, and HVAC.
4. A bus stop exists at the entrance to the existing Kutz Home that is utilized by employees of the existing facility.
5. All construction will attempt to reduce emissions during the construction process.
6. The Kutz Home has owned the property since 1960 and do not believe that a Phase I Environmental Audit is necessary.
7. There will not be any above or below ground storage tanks on the project.

DEPARTMENT OF AGRICULTURE

1. The proposed Landscaping Plan will include native species including the bufferyards along the adjacent properties. In addition, the plan will not use Callery Pear, Leyland Cypress, Ash or Red Oak trees.

C 1145-2
Ms. Constance Holland
September 27, 2010
Page Four

OFFICE OF STATE FIRE MARSHAL

1. The canopy at the front entrance of the proposed building will have sufficient clearance for EMS vehicles.
2. We have met with John Rudd to discuss fire department access, fire lanes and fire hydrant placement.

If you should have any questions or comments, please contact our office.

Very truly yours,



Ted C. Williams, PE
Executive Vice President

cc: Michael J. Bennett
Karen Friedman
Anthony Bastardi
Pam Scott