

October 26, 2010

C 1944-4

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

Dear Ms. Holland:

**SUBJECT: DEARNG JAFRC
PLUS 2010-09-04**

We are in receipt of the PLUS review comments for the subject site and offer the following in response.

1. The owner is aware of the requirements of the Delaware Unmarked Human Remains Act of 1987.
2. The proposed entrance will be designed in accordance with DelDOT's Standards and Regulations for Subdivision Streets and State Highway Access and will coordinate with DelDOT's Subdivision Manager all design work for the entrance.
3. A Traffic Impact Study waiver request has been submitted to New Castle County with a copy to DelDOT. In addition, a Traffic Operational Analysis will be completed to determine whether the existing entrance is adequate for the proposed use, to determine the impact of any potential improvements on the intersection of Commons Boulevard and Airport Road and determine whether the warrants are met for the installation of a traffic signal at the existing entrance.
4. We will confirm that the required right-of-way is met or provide dedication of right-of-way as requested.
5. The owner is aware of the requirements to obtain the New Castle County required "Letter of No Objection" for approval of the Record Plan.
6. The owner is aware of the requirements for submittal of the Entrance Construction Plans.

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7. The owner is aware of the requirements to submit a Proposed Construction/Alteration in Airport Zones Notification Form to DelDOT's Office of Aeronautics.
8. The owner is aware of the requirements for dewatering during construction if groundwater is encountered that impacts construction activities.
9. The owner is aware of the requirements for Total Maximum Daily Loads (TMDLs) and will design the stormwater management facilities to control nitrogen and phosphorus within the stormwater run-off.
10. The Erosion and Sediment Control Plans and the Stormwater Management Plans will be designed in accordance with and submitted to DNREC for review and approval.
11. The owner is aware of the air quality regulations for Delaware.
12. The owner is aware of the Delaware Regulations Governing Hazardous Substance Cleanup from either the existing site or construction activities.

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

Very truly yours,



Ted C. Williams, P.E.
Executive Vice President

cc: Michael J. Bennett
William Davis
Jerry Otterson