

September 20, 2016

Ms. Constance C. Holland, AICP  
State of Delaware  
Office of State Planning Coordination  
122 Martin Luther King Boulevard South  
Dover, DE 19901

**RE: PLUS REVIEW 2016-06-04: SUN BEHAVIORAL HEALTH**

Dear Connie:

We have received the agency comments in your letter dated July 20, 2016. We have the following responses:

DELDOT – We have met with DeLDOT and are incorporating their comments into our submission. Road improvements for the University Drive/Route 18 intersection will be part of this project. The site will be contributing to the Area Wide Study Fee in lieu of performing a traffic impact study.

DNREC – We have limited our impervious area within the area designated an excellent ground-water recharge potential. There is a maximum impervious area allowed of 35%. We are at 18% within this recharge area. We have added bicycle facilities to the plan and also sidewalks with connections to public thoroughfares to provide “green infrastructure”, as requested.

WETLANDS – There are no wetlands within the project area.

TMDLs – An offsite stormwater facility has been expanded to provide reductions in TMDLs. The open space for this site is significantly less than 10 acres, so a Nutrient Management Plan should not be required.

WATER SUPPLY – Water supply will be provided by the State of Delaware.

SOURCE WATER PROTECTION – We have limited impervious area within the recharge area to 18%. This is below the 35% maximum allowed. No storage of hazardous wastes is proposed within this area.

SEDIMENT AND EROSION CONTROL/STORMWATER MANAGEMENT – A detail Sediment and Stormwater Management Plan is being prepared for submission to Sussex Conservation District.

AIR QUALITY – Regulatory requirements provided are acknowledged.

TANK MANAGEMENT – The offsite LUST site is acknowledged.

STATE HISTORIC PRESERVATION OFFICE – No known archeological sites mentioned are acknowledged.  
References to abandoned or unmarked family cemeteries are acknowledged.

Please review the response and call me if you have any questions.

Sincerely,

**LARSON ENGINEERING GROUP, INC.**

A handwritten signature in black ink, appearing to read 'Douglas J. Liberman', with a long horizontal flourish extending to the right.

Douglas J. Liberman  
Vice President