

Date: April 26, 2006

**John O'Connell Engineering
323 Jessica Drive
Middletown, DE 19709
Attn: Rusty Penawell**

**TO: State of Delaware
Office of Management and Budget
State Planning Coordination**

RE: Plus review - Plus 2006-03-01: Kriss Industrial Park

John O'Connell Engineering appreciates all the time dedicated to reviewing the above referenced project. First off we would like to say that the drawing presented to the State for the Plus review was a conceptual design with the exception of existing physical land features such as topography, wetlands, etc. All of the comments from each review agency will in some form be incorporated into our final design. Our job from this point on will be to schedule preliminary, consultations with each agency to finalize our design. We have addressed each review agency comment to the best of our ability as stipulated in the April 13, 2006 comments.

Office of State Planning Coordination

The developer appreciated the support of this agency with regards to the overall project. Our company and the developer are aware of the sensitive environmental features and will use extreme care and of course will work diligently with applicable agencies to formulate a design that will limit impact to these features.

Division of Historic and Cultural Affairs

The developer found the information in your comments to be quite interesting and of course will report any unexpected discovery to you immediately.

Department of Transportation

- 1] The developer will of course provide what ever right-of-way dedication is necessary to move forward with the project.
- 2] A 15- foot wide easement shall be depicted on the final plan.
- 3] It is our understanding that the limited traffic generated by this project will not require a traffic impact study; however, if deemed necessary we will comply
- 4] The developer and our office was unaware of a shared entrance between this property and the Groller property, however we will request the information from Deldot to incorporate into our design. Our hopes are to receive any approvals for site prior to the proposed shopping center.

The Department of Natural Resources & Environmental Control Wetlands

Our office has delineated the palustrine wetlands on this parcel and will provide any application buffer deemed necessary for this project. We will be contacting the Army Corp of Engineers and apply\ submit any permits necessary to receive approval on this project.

Water Supply

Our office will present the water supply options to the developer for their review. Whatever method utilized on the site will be in accordance with all regulatory requirements to include all permits, applications and approvals.

Sediment and Erosion Control

Our office is aware that an erosion & sediment control plan will need to be submitted with all applicable drawings, applications & review fees. We are aware of the existing drainage concerns on the east side of the property. Our office will be scheduling a pre-application meeting with your office prior to finalizing the site design.

Forestry Preservation

Our intent is to minimize the removal of forestry, however, our development of this property is somewhat limited by the presence of wetlands. We will of course work jointly to make this a successful project.

Underground Storage

If any unforeseen environmental impacts develop during construction that is relate to the presence of storage tanks we will contact your office.

State Fire Marshalls Office

The developer's intent is to keep the proposed building less than 10,000 s.f. and we are aware that we will need to provide a monitored fire alarm system. Our office will arrange a preliminary meeting with your office to discuss the remaining particulars'.

Thank You,

Rusty Penawell