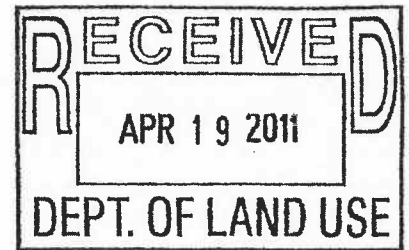




STATE OF DELAWARE
PUBLIC SERVICE COMMISSION

861 SILVER LAKE BOULEVARD
CANNON BUILDING, SUITE 100
DOVER, DELAWARE 19904



TELEPHONE: (302) 736-7500
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April 15, 2011

David M. Culver
New Castle County Department of Land Use
87 Reads Way
New Castle, DE 19720

RE: Public Service Commission Review of Application 2008-0275-S- Barley Mill Plaza

Dear Mr. Culver:

The Staff of the Public Service Commission has reviewed seven sheets of drawings for the above-referenced application provided by Apex Engineering Incorporated. The drawings are dated January 14, 2011, with no revisions. This review is not meant to be all-inclusive, but it attempts to focus on matters involving utilities and public welfare. From that perspective, Staff has the following comments:

- 1) Other than sanitary sewer and stormwater lines, there is very little reference to existing utilities on the drawings. All underground utilities in the area should be shown, especially natural gas pipelines. The designers should contact Utilities Service Protection Center of Delmarva (sometimes referred to as "Miss Utility") for utility locations in order to ensure proper coordination of all underground utilities.
- 2) Staff is concerned about the effect this project will have on the capacity of all utilities. Please verify that all utilities, especially those utilizing pipelines, have the necessary capacity to sustain this project with no adverse effects on surrounding customers.
- 3) Have sufficient testing and analysis been conducted to ensure that fire suppression service can be provided to the proposed buildings without adversely affecting surrounding water customers?
- 4) The designers should review all appropriate utility tariffs to ensure that utility infrastructure provides the most economical billing rates for customers. For instance, water company tariffs should be consulted so that the pipe layout minimizes the number of taps and meters and the pipe sizing for water service and fire suppression service are the most economical for billing purposes.

CC: AIS