



STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF  
STATE PLANNING COORDINATION

October 18, 2004

Mr. Roger Gross  
Merestone Consultants, Inc.  
4343 Highway One, Ste. 201  
Rehoboth Beach, DE 19971

RE: PLUS review – PLUS #2004-09-03; Reserves of Fenwick

Dear Mr. Gross:

Thank you for meeting with State agency planners on September 29, 2004 to discuss the proposed plans for the Reserves of Fenwick project to be located on the southeast side of Route 54, about 100 feet northeast of Sand Cove, near Fenwick Island.

According to the information received, you are seeking a conditional use to place 61 multi-family residential units on 15.29 acres.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. The developers will also need to comply with any Federal, State and local regulations regarding this property. We also note that as Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.

This office has received the following comments from State agencies:

**Office of State Planning Coordination – Contact: Ann Marie Townshend 739-3090**

The Office of State Planning Coordination notes that this proposal is located in an “Investment Level 3” area according to the 2004 Strategies for State Policies and Spending. These areas generally reflect longer-term growth areas or growth areas where environmental or agricultural issues exist on or around the site. State policies in these areas support well-planned, phased growth over the long term that is sensitive to the natural and agricultural constraints on and/or around the site.

The Office of State Planning Coordination also recommends that sidewalks be incorporated into the project's design, and that stub streets be provided to the adjacent undeveloped property. At the PLUS meeting, it was mentioned that the adjacent lands were part of the Americana Bayside project. In discussion with the Sussex County Planning and Zoning Department, this office learned that there are no real opportunities to connect to the Americana Bayside lands, but that the other adjacent property on the east side of the proposal has not been through a development process. The Office of State Planning Coordination recommends a stub street to this parcel.

**State Historic Preservation Office (SHPO) – Contact: Anne McCleave 739-5685**

There were houses and other buildings on the project site at one time. According to the developer, they no longer exist. You should be aware that with the structures' presence at one time, there is a high probability for historic archeological sites.

**Department of Transportation – Contact: Bill Brockenbrough 760-2109**

- 1) It is recommended that a stub street be provided to the adjacent property to the east for a connection when that land develops.
- 2) It is also recommended that a right-of-way be provided for a future connection to Sand Cove Road across the Perch Creek Tax Ditch. Such a connection would require land that the developer does not own. While we have no current plan to buy the necessary land and make that connection, it is always desirable to minimize the number of access points on arterial highways such as Route 54 and we can foresee that we may need to make that connection and close or limit the site entrances on Route 54 someday.
- 3) DelDOT recommends that sidewalks and bike paths be provided within the development to encourage walking and cycling.
- 4) The west site entrance, as proposed, would be quite close to Sand Cove Road. We will require a minimum separation of 400 feet between the road and the entrance.
- 5) DelDOT is presently developing plans for a project to improve Route 54 from Delaware Route 20 to Keen-Wik. This project, would widen the road to provide 12-foot through lanes, a 14-foot center turn lane, 8-foot shoulders, 3-foot grass buffers, and 5-foot sidewalks in a 90 to 100-foot right-of-way. They are also working to preserve a corridor along the rest of Route 54 so that this same section can be extended west to Selbyville in future projects.

Absent a specific project, DelDOT normally requires that developments along minor arterial roads, such as Route 54, dedicate sufficient rights-of-way to

provide 40 feet of right-of-way from the centerline of the road. Because of our plans to widen this road, they ask that additional rights-of-way, to provide 50 feet of right-of-way and 20 feet of permanent easement, a total of 70 feet from centerline, be dedicated or reserved.

- 6) The developer's site engineer should contact the DelDOT Subdivision Manager for Sussex County, Mr. John Fiori, regarding their further requirements with regard to the design of the site entrances. Mr. Fiori may be reached at (302) 760-2260.

**The Department of Natural Resources and Environmental Control – Contact: Kevin Coyle 739-3091**

**General Comments**

The proposed project is in Level 3 of the new State Strategies and is within the Environmentally Sensitive Developing Zone for Sussex County. Given these designations, there should be more emphasis on preserving open spaces within this proposed development and the developer and County should seek to minimize the visual and environmental impact of this development. For example, to minimize visual impacts from Rt. 54, additional open space could be designated at the front of the development and houses should front Rt. 54, rather than back to it.

**Soils**

According to the soil survey update, the following soils were found in the immediate vicinity of the proposed construction and grouped on the basis of drainage class:

- Somewhat well drained – Runclint
- Somewhat poorly drained (**potentially hydric**) - Klej
- Poorly drained (**hydric**) – Hurlock
- Indeterminate – Pits and gravel

Runclint is a somewhat well-drained upland soil that, generally, has few limitations for development. Klej is a transitional soils that contains both **hydric** (indicative of wetlands) and non-hydric (upland) soil components; development limitations range from moderate to severe depending on the site specific water table occurrence. Hurlock is a poorly-drained wetland associated **hydric** soil that has severe limitations for development. Soils mapped as pits and gravel have been extensively modified or degraded by excavation practices and have site-specific variations in disturbance (hydrologic alterations and soil compaction); such soils should, generally, be avoided for construction.

### **Wetlands and Waterbodies**

Statewide Wetland Mapping Project (SWMP) maps do not indicate the presence of wetlands within this parcel. Drum Creek (or the Perch Creek Tax Ditch) runs along the southern portion of the property.

A buffer of no less than 100' should be employed from Drum Creek. No lot lines should be within this buffer area. If lot lines must contain this buffer zone, strict deed restrictions should be placed on this area. Because this creek is a tax ditch and maintenance may be necessary in the future, any landscaping within this area must allow for access by heavy equipment. Normally DNREC would recommend vegetating this area with trees and shrubs, but this should not be done without first consulting with the DNREC's Drainage Section. If woody vegetation is not permissible, then the developer should strongly consider establishment of a no-mow buffer zone.

It is further recommended that the applicant contact the Farm Services Agency of the USDA for information regarding the potential for the farmed or cleared wetlands on subject parcel to meet the criteria for classification as "prior converted wetlands." Prior converted wetlands are farmed wetlands that have drained or altered before December 23, 1985, and no longer meet the wetland criteria established under the 404 program. Such wetlands are considered exempt from regulatory protection provided that there is no proof of a continuous "fallow period" of five years or greater in that parcel's cropping history. Parcels converted after said date regardless of cropping history are considered jurisdictional by the Army Corps of Engineers (ACOE). The contact person for assessing a parcel's cropping history is Sally Griffin at the USDA – she can be reached at 678-4182.

### **TMDLs**

Although Total Maximum Daily Loads (TMDLs) as a "pollution mitigative strategy" have been developed for most of the Inland Bays watershed, TMDL development is still pending for the Little Assawoman Bay subwatershed. Development of a strategy for this subwatershed is currently undergoing development and should be available in the near future.

It should be recognized that most waters of said watershed suffer from severe water quality impairments due to persistent runoff from agricultural operations, and unrelenting residential/commercial development pressures. Therefore, it shall be incumbent upon the developer to employ best available technologies (BATs) and/or best management practices (BMPs) as "methodological mitigative strategies" to reduce the degradative impacts associated with development and related activities.

## **ERES Waters**

This project is located adjacent to receiving waters of Inland Bays designated as waters having Exceptional Recreational or Ecological Significance (ERES). ERES waters are recognized as special assets of the State, and shall be protected and/ or restored, to the maximum extent practicable, to their natural condition. Provisions in Section 11.5 of Delaware's "Surface Water Quality Standards" (as amended August 11, 1999), specify that all designated ERES waters and receiving tributaries develop a "pollution control strategy" to reduce non-point sources of nutrient runoff through implementation of Best Management Practices (BMPs). Best Management Practices as defined in subsection 11.5(e) of this section, expressly authorizes the Department to provide standards for controlling the addition of pollutants and reducing them to the greatest degree practicable, or where attainable, a standard requiring no discharge of pollutants.

## **Water Supply**

The Division of Water Resources will consider applications for the construction of on-site wells provided the wells can be constructed and located in compliance with all requirements of the Regulations Governing the Construction and Use of Wells. A well construction permit must be obtained prior to constructing any well(s).

Should dewatering points be needed during any phase of construction, a dewatering well construction permit must be obtained from the Water Supply Section prior to construction of the well points. In addition, a water allocation permit will be needed if the pumping rate will exceed 50,000 gallons per day at any time during operation.

All well permit applications must be prepared and signed by licensed water well contractors, and only licensed well drillers may construct the wells. Please factor in the necessary time for processing the well permit applications into the construction schedule. Dewatering well permit applications typically take approximately four weeks to process, which allows the necessary time for technical review and advertising.

Should you have any questions concerning these comments, please contact Rick Rios at 302-739-3665.

## **Stormwater Management**

A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. The plan review and approval as well as construction inspection will be coordinated through Sussex Conservation District. Contact Jessica Watson, Program Manager, at (302) 856-7219 for details regarding submittal requirements and fees.

It is strongly recommended that you contact Sussex Conservation District to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater

management components of the plan. The site topography, soils mapping, pre and post development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion.

A Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity must be submitted to DNREC Division of Soil and Water Conservation along with the \$195 NOI fee prior to plan approval.

Applying practices to mimic the pre development hydrology on the site, promote recharge, maximize the use of existing natural features on the site, and limit the reliance on structural stormwater components, such as maintaining open spaces, should be considered in the overall design of the project as a stormwater management technique.

Each stormwater management facility should have an adequate outlet for release of stormwater. Any drainage conveyed onto this site from neighboring properties must be adequately conveyed through the site to the discharge point without interruption.

A Certified Construction Reviewer (CCR) will be required for the site during construction. You should contact Sussex Conservation District for details regarding the CCR requirement.

Discharge of stormwater to a tax ditch will require written approval from DNREC Drainage Section accepting the runoff and the construction of the outfall. Emergency spillways crossing a tax ditch easement must have side slopes no greater than 10:1 and should be lined with permanent turf reinforcement matting.

Discharge of stormwater to the road-side swale will require written approval from DelDOT.

Closed conduit emergency spillways must be comprised of a minimum of one 24" (or equivalent) or larger pipe.

The District recommends providing reinforced silt fence along the tax ditch.

A down stream analysis of the tax ditch may be necessary to demonstrate the ability to accept additional runoff from this site.

### **Drainage**

This project involves the Main ditch of the Perch Creek Tax Ditch. The correct rights-of-way have been denoted on the preliminary plan submitted and contained in the .pdf file posted by the State planning office.

The right-of-way is 16.5 feet from the top edge of bank on the North side of the ditch (project side).

Any questions can be forwarded to Robert Long at 302-856-5488 or robert.long@state.de.us or john.inkster@state.de.us

### **Open Space**

To maximize the existing buffering capacity and wildlife habitat on site, it is recommended that if possible, the stormwater ponds and other areas of community open space be designated along the edge of the parcel along the existing forest and along Drum Creek. Doing so will accomplish two things: it will create addition buffers and it will create recreational opportunities for residents by allowing them access to and views of the forest and stream.

In areas set aside for passive open space, the developer is encouraged to consider establishment of additional forested areas or meadow-type grasses. Once established, these ecosystems provide increased water infiltration into groundwater, decreased run-off into surface water, air quality improvements, and require much less maintenance than traditional turf grass, an important consideration if a homeowners association will take over responsibility for maintenance of community open spaces.

Open space containing forest and/or wetlands should be placed into a permanent conservation easement or other permanent protection mechanism. Conservation areas should also be demarked to avoid infringement by homeowners.

### **Rare/Threatened/Endangered Species**

The proposed project lies within five miles of a known Delmarva fox squirrel (*Sciurus niger cinereus*) population at the Assawoman Wildlife Area. Delmarva fox squirrels were listed as federally endangered in 1967 and are protected by the Endangered Species Act. They generally inhabit mature forests with open understories and wet woodlands, but can be opportunistic in their habitat choice. The proposed project area contains potential habitat for Delmarva fox squirrels and the following is required prior to beginning work:

1. Completely avoid all direct and indirect impacts to the habitat, in consultation with the U.S. Fish and Wildlife Service (Trevor Clark , 410-573-4527) and Delaware Division of Fish and Wildlife, Nongame and Endangered Species Program (Holly Niederriter, 302-653-2880);

OR

2. Have surveys conducted to determine if Delmarva fox squirrels are present. In accordance with Delaware's fox squirrel site survey procedures, surveys must be conducted by a State approved fox squirrel surveyor two times between September and May: once in the fall, and again between March 15 and May 30. A list of qualified surveyors is available upon request. Please note that

surveys may confirm the presence of fox squirrels but cannot confirm absence.

### **Revegetation/Landscaping**

DNREC requests that no invasive species be used in the revegetation of disturbed areas. A list of species considered invasive in Delaware can be found on the DNHP web site, [www.dnrec.state.de.us/fw/invasive.htm](http://www.dnrec.state.de.us/fw/invasive.htm). They further recommend the use of native plants and their Botanist, Bill McAvoy can be contacted at (302) 653-2880 to assist you in developing a plant list.

### **Nuisance Species**

Stormwater management ponds found within the project area will likely attract waterfowl like resident Canada geese and mute swans that will create a nuisance for community residents. Although small numbers of these species are enjoyed by residents, geese and swans can quickly multiply and overwhelm the area. High concentrations of waterfowl in ponds create water-quality problems, leave droppings on lawn and paved areas and can become aggressive during the nesting season. The pond should be landscaped to deter nuisance species. Short manicured lawns around ponds provide an attractive habitat for these species. However, native plantings, including tall grasses, wildflowers, shrubs, and trees at the edge and within a buffer area around ponds, are not as attractive to geese because they do not feel as safe from predators and other disturbance when their view of the area is blocked. The Division of Fish and Wildlife does not provide goose control services, and if problems arise, residents or the home-owners association will have to accept the burden of dealing with these species (e.g., permit applications, costs, securing services of certified wildlife professionals). Solutions can be costly and labor intensive; however, with the proper landscaping, monitoring, and other techniques, geese problems can be minimized.

### **Recreation**

It is recommended that sidewalks be built fronting every residence and stub streets. A complete system of sidewalks will: 1) fulfill the recreation need for walking and biking facilities 2) provide opportunities for neighbors to interact in the community and 3) facilitate safe, convenient off-road access to neighboring communities, public mass transit stops, schools, stores, work, etc.

### **Air Quality**

Air pollution threatens the health of human beings and other living things on our planet. While often invisible, pollutants in the air create smog and acid rain, cause cancer or other serious health effects, diminish the protective ozone layer in the upper atmosphere, and contribute to the potential for world climate change. Breathing polluted air can have numerous effects on human health, including respiratory problems, hospitalization for

heart or lung disease, and even premature death. Some can also have effects on aquatic life, vegetation, and animals.

Once complete, vehicle emissions associated with this project are estimated to be 4.7 tons (9,362.9 pounds) per year of VOC (volatile organic compounds), 3.9 tons (7,751.8 pounds) per year of NOx (nitrogen oxides), 2.9 tons (5,719.4 pounds) per year of SO2 (sulfur dioxide), 0.3 ton ( 509.1 pounds) per year of fine particulates and 391.6 tons (783,191.6 pounds) per year of CO2 (carbon dioxide).

Emissions from electrical power generation associated with this project are estimated to be 0.7 tons (1,496.7 pounds) per year of NOx (nitrogen oxides), 2.6 tons (5,206.0 pounds) per year of SO2 (sulfur dioxide) and 383.9 tons (767,882.6 pounds) per year of CO2 (carbon dioxide).

Emissions from area sources associated with this project are estimated to be 1.9 tons (3,776.5 pounds) per year of VOC (volatile organic compounds), 0.2 ton (415.5 pounds) per year of NOx (nitrogen oxides), 0.2 ton (344.8 pounds) per year of SO2 (sulfur dioxide), 0.2 ton (445.0 pounds) per year of fine particulates and 7.7 tons (15,309.0 pounds) per year of CO2 (carbon dioxide).

	VOC	NOx	SO <sub>2</sub>	PM <sub>2.5</sub>	CO <sub>2</sub>
Mobile	4.7	3.9	2.9	0.3	391.6
Residential	1.9	0.2	0.2	0.2	7.7
Electrical Power		0.7	2.6		383.9
TOTAL	6.6	4.8	5.7	0.5	783.2

The Department of Natural Resources and Environmental Control is asking that local jurisdictions consider mitigation to help resolve this issue. Mitigation might involve limiting large new developments to growth zones, focusing development to urban areas capable of providing mass transit services, requiring more energy efficient homes which would lessen air quality impacts, and promoting walkability and bikability within and between developments and town centers.

**State Fire Marshal’s Office – Contact: Duane Fox 856-5298**

These comments are intended for informational use only and do not constitute any type of approval from the Delaware State Fire Marshal’s Office. At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

a. **Fire Protection Water Requirements:**

- Where a water distribution system is proposed for single family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required.
- The infrastructure for fire protection water shall be provided, including the size of water mains.

b. **Accessibility:**

- All premises which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Lighthouse Rd must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- If the use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.

b. **Gas Piping and System Information:**

- Provide type of fuel proposed, and show locations of bulk containers on plan.

d. **Required Notes:**

- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Name of Water Supplier
- Proposed Use
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: [www.delawarestatefiremarshal.com](http://www.delawarestatefiremarshal.com), technical services link, plan review, applications or brochures.

**Department of Agriculture – Contact: Mark Davis 739-4811**

If this site is to be developed, then, DDA recommends a modified deed notice in all subdivided parcels within in the new subdivision as noted below:

“Normal agricultural uses and activities conducted in a lawful manner are preferred and priority uses and activities in Agricultural Areas (Investment Level Four Areas). New residents should expect normal agricultural uses and activities which generate noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations, and farm related road traffic.”

**Public Service Commission - Contact: Andrea Maucher 739-4247**

The project information sheets state that Tidewater Utilities will be used to provide water for the proposed project. PSC records indicate that the project is located within the public water service area granted to Artesian Water Company under Certificate of Public Convenience and Necessity number 00-CPCN-07. It is recommended that the developer contact Artesian Water Company to determine the availability of public water. Any questions concerning CPCNs should be directed to the Public Service Commission at 302-739-4247.

Any expansion of natural gas or installation of a closed propane system must fall within Pipeline Safety guidelines. Contact: Malak Michael at (302) 739-4247.

**Delaware State Housing Authority – Contact: Karen Horton 739-4263**

This proposal is to develop a residential community consisting of 61 single-family units on 15.29 acres on Route 54, near Fenwick Island. The applicant noted that some of the homeownership units would be targeted for first-time homebuyers. DSHA supports this proposal because the 2003 Statewide Housing Needs Assessment indicates that much of the housing in the coastal resort area is outside the affordability level of low- and moderate-income households. This proposal would provide much needed housing opportunities for those that work in nearby service and retail establishments.

**Delaware Emergency Management Agency – Contact: Don Knox 659-3362**

Due to the number of residential units being proposed, some impact to public safety is foreseen by implementation of this project. The developer should notify the police, fire service, and emergency medical response organization serving this portion of Sussex County, to keep them apprised of all development activities. Portions of this property are located in the Special Flood Hazard Area inundated by the 500-year flood. This area could also experience possible flooding from a category 1 hurricane. Routes 20, 54 and 113 are coastal storm evacuation routes and this development will be affected by traffic volume on these routes during a coastal storm event.

**Sussex County – Contact: Rick Kautz 855-7878**

Being in the Environmentally Sensitive Developing Area, an Environmental Assessment and Public Facility Evaluation Report should be prepared. The report needs to address the PLUS comments, particularly the replacement of lost trees.

The Sussex County Engineering Department states: The proposed project proposes to build 61 units on 15.29 acres resulting in a density of 3.99 EDU's/acre. The project is located in the West Fenwick Planning Area as defined in the South Coastal Area Planning Study. The Sussex County Engineering Department currently has no schedule to provide service to this area. The proposed project is not contiguous to any existing sewer district boundary. There appear to be three intervening parcels between the proposed project and the Fenwick Island Sanitary Sewer District Boundary. These parcels will have to be included in any district expansion request. All pipeline and connections must meet Sussex County Sewer and Water Specifications and the South Coastal Area Planning Study 2004 update.

See attached letter from Mr. Russell W. Archut to Mr. Roger A. Gross, P.E., dated April 7, 2004.

April 7, 2004

Roger A. Gross, P.E.  
Merestone Consultants, Inc.  
4343 Highway One  
Suite One  
Rehoboth Beach, DE 19971

REF: SOUTH COASTAL PLANNING AREA  
LIGHTHOUSE ROAD PROJECT  
FILE: SPS-5.03aw

Dear Mr. Gross:

The Sussex County Engineering Department has had an opportunity to review the request for additional density to be included on 12 acres located on State of Delaware Route 54

(Sussex County Tax Map 5-33-19, Parcel 50). A proposal had been submitted for our consideration, which showed 102 multi-family dwelling units at a density of 8.4 dwelling units per acre. The proposed project would be located in the West Fenwick Planning Area, which is part of the South Coastal Planning Area.

After numerous discussions, we are sorry to inform you that we will not consider densities in excess of 4 units per acre. Amendment No. 3 to the South Coastal Area Planning Study reviewed the potential for growth in the area. The standard assumption

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for density in this area was 4 equivalent dwelling units (EDU) per acre. As you are aware, there are still large parcels of undeveloped acreage.

Although pipeline sizes would be considered in an evaluation of capacity for the proposed project, the real concern is Pumping Station #30, which pumps all wastewater from the Fenwick Island area to the South Coastal Regional Wastewater Facilities for treatment. Pump Station #30 is currently being upgraded to meet the demands of Americana Bayside with some growth for the existing Fenwick Island Sanitary Sewer District. The cost of those upgrades is being financed by Americana Bayside. The next upgrade is not expected until 2011. Our concern is that any increase in density for any undeveloped acreages will hasten and aggravate the need for that next expansion.

We do not feel that it is good planning practice to exacerbate the capacity issue at Pump Station #30 and we don't feel that it would be appropriate to allocate capacity that has been set aside for the Fenwick Island Sanitary Sewer District to be provided to projects outside of the service area. It is our opinion therefore that the number of EDUs proposed for the project be restricted to 4 EDUs per acre.

If you should have any questions concerning this determination, please feel free to contact me.

Sincerely,

THE SUSSEX COUNTY ENGINEERING DEPARTMENT

Russell W. Archut  
Assistant County Engineer

RWA/dab

cc: Mr. Michael A. Izzo, P.E.  
Mr. Chris Calio

**Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.**

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Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland". The signature is written in black ink and is positioned above the printed name and title.

Constance C. Holland, AICP  
Director

CC: Sussex County  
Fenwick Island