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March 19, 2007

Mrs. Constance C. Holland, AICP
State Planning Coordination
540 S. Dupont Highway
Third Floor, Suite 7
Dover, DE 19901

RE: PLUS Review - 2005-09-03
Metz Property - Conditional Use for a Campground

Dear Mrs. Holland:

I now represent Mr. Metz for this conditional use application. I have reviewed the State's October 19, 2005, response in reference to the PLUS application. I note that a response had not been made to the State Planning Office, although a revised plan had been submitted to the County. Therefore, please accept this as the applicant's response to the PLUS comments:

State Strategy/Project Location

No objection was made to the proposal because the operation of the campground will be seasonal from April through October.

Street Design & Transportation

The applicant will allow right of way dedication on the frontage of Shinglepoint Road and shall provide a multi model path 15 foot wide easement on the frontage. In addition, based on transportation's comments

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the entrance has been moved 150 feet to the north since it cannot be alined with Briarwood Road.

Division of Historical and Cultural Affairs

The DHEA is not opposed to this proposal. In fact, the Division highlighted the fact that the campground will be “entirely hidden” and “not have a visual affect on nearby 19th century dwelling” and will “have no change in the noise levels”. If any cemetery is found, the applicant will provide protection and access.

DNREC

The applicant will make every effort to preserve the forest land and other natural resources.

Wetlands

A wetlands delineation has been completed as well as a Corps. review of the pond located on the property. All buffers and preservation techniques will be employed.

TMDL's

The project shall be constructed with the approval of Sussex Conservation District and Best Management Practices.

Water Supply

The project will be served by a central well as approved by DNREC and the Division of Water Resources.

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Fire Marshall

All requirements imposed by the Fire Marshall for final site plan shall be employed.

Department of Agriculture

The front portion of the land, not subject to this specific conditional use campground application has been tilled and planted in corn and will not be disturbed if this conditional use is granted.

Sussex County

The applicant is fully aware that this application must be approved by Sussex County Council and all site plans would also have to be approved.

Wastewater & Nutrient Loading

The projects will be served by a commercially approved central wastewater system.

Respectfully submitted,

FUQUA AND YORI, P.A.

BY: _____


Timothy G. Willard

TGW/jel
Enclosure
pc: Mr. W. Edward Metz