

**FUQUA AND YORI, P.A.**  
ATTORNEYS AT LAW  
28 THE CIRCLE  
P.O. BOX 250  
GEORGETOWN, DELAWARE 19947  
PHONE 302-856-7777

FAX 302-856-4584  
circlelaw@fuquaandyori.com

JAMES A. FUQUA, JR.  
JAMES A. YORI  
TIMOTHY G. WILLARD  
TASHA MARIE STEVENS  
MARGARET R. COOPER

March 4, 2005

Constance C. Holland, AICP, Director  
The Delaware Office of State Planning Coordination  
540 S. DuPont Hwy., Thomas Collins Bldg., 3<sup>rd</sup> Floor  
Dover, DE 19901

**RE: 84 LUMBER CO., PLUS 2004-06-13**

Dear Mrs. Holland:

Please allow this letter to serve as the applicants' response and comments to the PLUS review letter of July 9, 2004 in connection with the above conditional use application.

As you recall, this conditional use application is for an expansion of the existing 84 Lumber facility located at Clarksville, Delaware and as such the office of State Planning Coordination has indicated that it has no objection.

Based on the PLUS comments, the proposed conditional use site plan has been significantly modified. I enclose a copy for your review. The changes are as follows:

1. The area of the conditional use has been reduced from 12.5 acres for the retail/wholesale area and 6.95 acres for the storm water area to a total area of 5.81 acres.
2. The main storm water pond has been relocated from the 6.95 acres site to an area at the northwest corner at the front of the property. This area as well as the area along the western boundary of the property will be landscaped providing a more attractive visual appearance.

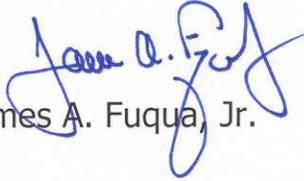
3. The buildings proposed have been changed as follows:

<u>Original</u>		<u>Revised</u>
Building 1	10, 000 Square Feet	10,000 Square Feet
	4,560 Retail	6,150 Retail
	3,040 Storage	1,550 Storage
	2,400 Office	2,300 Office
Building 2	10,000 Square Feet	Same
	8,000 Storage	
	2,000 Loading Area	
Building 3	10,000 Square Feet Storage	Same
Building 4	10,000 Square Feet Storage	6,800 Square Feet Storage
Building 5	10,000 Square Feet Storage	Deleted

4. All of the land located to the rear (South) of the existing store area and proposed conditional use, including the delineated federal wetlands and wooded area, will not be impacted by the conditional use.
5. Entrance design will comply with all DelDOT requirements. As noted by DelDOT, the proposed new entrance and on site parking areas for trucks will address the situation of trucks parking on the Route 26 right of way and on private property. The truck parking area is indicated on the revised site plan.
6. The wetlands have been delineated and designated on the revised site plan.
7. Crossing of any ditch areas will be designed so as not to interfere with drainage flow and will comply with applicable regulations.
8. All buildings, driveways and water supply improvements will be in accordance with all regulations of the State Fire Marshall's Office.

Thank you for the review and comments received during the PLUS process. Please contact me if you have any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "James A. Fuqua, Jr.", written in a cursive style.

James A. Fuqua, Jr.

JAF/csw  
cc: 84 Lumber