



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

September 27, 2004

Mr. Richard Kautz
Sussex County
P.O. Box 417
Georgetown, DE 19947

RE: 2004-06-15; Holiday Park

Dear Mr. Kautz:

The Office of State Planning has received a letter from Mr. Gerald Friedel of Davis, Bowen & Friedel regarding the Holiday Park project. (copy attached) This letter is in response to our July 9, 2004 PLUS response letter. (copy attached)

The letter received give specific information regarding changes made to the site plan as a result of the State agency comments. The State appreciates that Mr. Friedel and the developer of the property have reviewed our comments and are working to address these issues as they move forward with this proposal.

If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland".

Constance Holland, AICP
Director

CC: Mr. Gerald Friedel

Gerald G. Friedel, P.E.
Michael R. Wigley, AIA
Randy B. Duplechain, P.E.
Charles R. Woodward, Jr., LS
Jo Anne Williams, P.E.
Charles A. Hauser, P.E.

August 26, 2004

State of Delaware
Executive Department Office of
State Planning Coordination
540 South DuPont Highway
Thomas Collins Building, Third Floor
Dover, Delaware 19901

Attn: Ms. Constance C. Holland, AICP
Director

Re: PLUS Review - PLUS 2004-06-15; Holiday Park
Sussex County, Delaware
DBF #1168A007I



Dear Ms. Holland:

Please accept this letter as our written response to the comments received by this office dated July 9, 2004 regarding Holiday Park. Our responses are as follows:

Office of State Planning Coordination

As the designers, we were encouraged to redevelop a site plan utilizing *Better Models for Development in Delaware*. As this site is proposed for high density, many of the concepts proposed in the referenced publication cannot be implemented. Particularly, parking requirements within the Sussex County Zoning Code require three spaces per unit which greatly restricts open space and site flexibility. Efforts have been made to provide traffic interconnects to the commercial property to the north of the site. Interconnection of commercial properties of the south is felt to contradict the intent of the residential community and would create conflict from commercial customers traversing through the residential parking areas as a shortcut.

State Historic Preservation Office

A screening wall has been incorporated around the perimeter of the site as a visual buffer to Belltown.

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Department of Transportation

An interconnection to Ward Avenue has been provided leading to U.S. Route 9.

Access to the commercial parking lot has been relocated away from U.S. Route 1 entrance. No cross easements with commercial properties are provided except to the north of the site.

We will continue to coordinate with Mr. John Fiori concerning the entrance permit process.

Department of Natural Resources and Environmental Control

BMPs will be incorporated into the site design to reduce nutrient loading. The present site is developed and has significant impervious area, however, we feel that the completed design will be a major improvement to water quality.

Dewatering permits will be acquired by the contractor if warranted for construction.

Contact will be made with Jessica Watson concerning the Sussex Conservation District, Stormwater Management and Erosion Control permits.

Invasive species will be avoided. Design efforts attempt to manage nuisance species. Landscaping along the stormwater ponds appears to be a viable technique. Parking around the amenity areas is required based on spaces required for the residential units by code.

State Fire Marshal's Office

Meetings have been conducted with the State Fire Marshal's Office to coordinate accessibility. These issues have been resolved with respect to the building configurations.

Tidewater Utilities has indicated that the fire flow requirements will be met. Automated sprinklers will be provided for the structures intended. Fire lanes and other requirements of the Fire Marshal will be incorporated.

No bulk gas storage is intended.

Department of Agriculture

Forested buffers will not be required on this project due to the commercial/residential nature of the site.

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Delaware Emergency Management Agency

Notifications will be provided to the respected agencies by the developer.

Sussex County

We are aware that the project is within the Environmentally Sensitive Development District. Efforts to improve water quality from stormwater runoff will be incorporated.

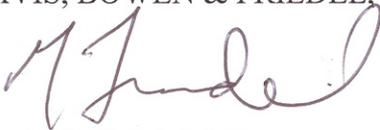
The commercial entrance has been redesigned to incorporate Sussex County comments.

Davis, Bowen & Friedel, Inc. is currently working with Sussex County Engineering concerning the ability to accommodate the by-rights density of the existing zoning.

We trust this information will be of assistance.

Should questions arise, please feel free to call.

Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.



Gerald G. Friedel, P.E.
Principal

GGF/srd
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cc: Mr. Joseph Ruggiero - Ruggiero Development Group
Mr. Jim Fuqua - Fuqua & Yori