



## Memorandum

To: Sussex County Planning Commission Members

From: Jamie Whitehouse, Director, Department of Planning & Zoning; Jenny Norwood, Planning and Zoning Manager; Lauren DeVore, Planner III; Christin Scott, Planner I; Nicholas Torrance, Planner I; Chase Phillips, Planner I; and Elliott Young, Planner I

CC: Vince Robertson, Assistant County Attorney

Date: June 3<sup>rd</sup>, 2021

RE: Other Business for the June 10<sup>th</sup>, 2021 Planning Commission Meeting

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This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the June 10, 2021 Planning Commission meeting.

### **Walden I (2016-14)**

KH

#### Preliminary Amenities Plan

This is a Final Amenities Plan for the Walden I cluster subdivision. This plan proposes a 4,870 square foot clubhouse, 2,834 square foot in-ground pool and fencing, multi-purpose court, pickle ball court, tot lot and 60 parking spaces. The site is located at the corner of Elias Lane and Clifford Lane within the Walden I Subdivision. No landscaping is proposed as part of this plan. The Final Amenities Plan complies with the Sussex County Zoning Code. Tax Parcel: 234-17.00-17.00. Zoning District: AR-1 (Agricultural Residential Zoning District). Staff are in receipt of all required agency approvals for this proposal, and therefore, both Preliminary and Final approvals may be granted at the will of the Commission.

### **26582 John J. Williams Hwy, LLC**

BM

#### Revised Final Site Plan

This is a Revised Final Site Plan for the addition of four (4) proposed storage buildings: two (2) at 2,400 square feet and two (2) at 2,000 square feet. At their meeting of Thursday, December 12, 2019, the Planning and Zoning Commission approved the Revised Final Site Plan to include a proposed 3,360 square foot building and parking. The site was previously known as Atlantic Self Storage. The Revised Final Site Plan complies with the Zoning Code. Tax Parcel: 234-29.00-263.07. Zoning: C-1 (General Commercial Zoning District). Staff are in receipt of all agency approvals.

### **Leisure Point Recreational Campground Expansion (S-21-11 / C/U 2201)**

BM

#### Preliminary Site Plan

This is a Preliminary Site Plan for the Leisure Point Recreational Campground Expansion for a proposal to add 58 campsites to the existing Leisure Point Campground for mobile campers, tents, camp trailers, touring vans and the like. The properties are located on the south side of Dogwood Lane. There was a related Board of Adjustment Application for the parcels, BOA Case No. 12428. The application was for a variance from the separation distance requirement that campers be at least 400 feet from existing dwellings on properties of other ownership, which was granted by the Board and of which, the Findings of Fact were approved on August 17, 2020. The variance only applies in relation to the Niblett Property (which consists of Tax Parcels 234-24.00-39.08 & 39.07.) Additionally, the Sussex County Council approved the application to allow for an expansion of the campground at their meeting of Tuesday, March 16, 2021 subject to eighteen (18) conditions. The Preliminary Site



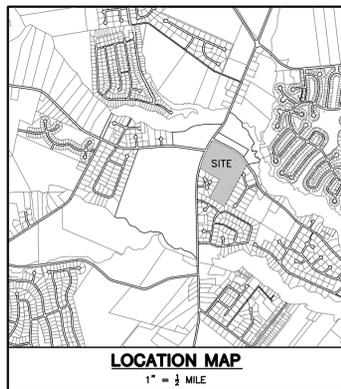
Plan complies with Sussex County Zoning Code and all Conditions of Approval. Tax Parcels: 234-24.00-39.02 & 234-24.00-39.06. Zoning District: AR-1 (Agricultural Residential Zoning District. Staff are awaiting all agency approvals.

**Lands of Jonathan and Donna Hamilton**

HW

Minor Subdivision off a 50-ft Easement

This is a Minor Subdivision Plan for the subdivision of a 10.80-acre +/- parcel of land for the creation of one (1) lot plus residual lands off of a 50-foot access easement. Lot 1 will consist of 3.77 acres +/- with the residual lands containing 7.03 acres +/- . The parcel is located on the east side of Line Church Road (S.C.R 456). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 333-14.00-16.00. Zoning District: AR-1 (Agricultural Residential District). Staff are in receipt of all agency approvals.



**LOCATION MAP**  
1" = 1/2 MILE

TAX MAP NUMBER: 2-34-17.00-17.00  
 DATUM: VERTICAL NAVD 88 HORIZONTAL NAD 83 (DE STATE PLANE)  
 SUBDIVISION NUMBER: 2016-14  
 EXISTING ZONING: AR-1  
 PROPOSED ZONING: AR-1  
 EXISTING USE: AGRICULTURE  
 PROPOSED USE: CLUBHOUSE, SWIMMING POOL, PARKING LOT  
**PROPOSED SITE AREA**  
 POOL: 2,834 ± S.F.  
 CLUBHOUSE: 4,870 ± S.F.  
 PARKING LOT: 32,213 ± S.F.  
 TOTAL: 40,141 ± S.F.

\*NOTE: ENTRANCE AND DRIVEWAYS TO BE PRIVATE AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

**SETBACKS**  
 FRONT 25'  
 CORNER 15' (ONE SIDE)  
 SIDE 10'  
 REAR 10'

MAXIMUM BUILDING HEIGHT: 42'  
 MIN. LOT AREA: 2,400 S.F.  
 MIN. LOT WIDTH: 24'  
 MIN. LOT DEPTH: 100'  
 PROPOSED AVERAGE LOT AREA: 3,427 S.F.  
 PROPOSED MINIMUM LOT AREA: 2,800 S.F.

UTILITIES PROVIDER  
 SEWER: SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT  
 WATER: PRIVATE (TIDEWATER UTILITIES, INC.)

PROPOSED BUILDING HEIGHT: 31.33'  
 PROPOSED BUILDING CONSTRUCTION: NFPA TYPE V (000) WOOD CONSTRUCTION  
**PARKING DATA:**  
 ONE SPACE FOR EVERY 150 S.F. OF FLOOR AREA OR 1 PER 4 SEATS FOR PATRON USE, WHICHEVER IS APPLICABLE

PARKING SPACES REQUIRED: 4248 S.F. / 150 = 29 SPACES  
 PARKING SPACES PROVIDED: 60 SPACES  
 HANDICAP SPACES PROVIDED: 4 SPACES WITH 2 VAN SPACES

FLOOD HAZARD MAP: THE SITE IS NOT LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP #10005C0340K, DATED MARCH 16, 2015.

WETLANDS: THIS SITE AS SHOWN HEREON DOES NOT CONTAIN STATE OR FEDERALLY REGULATED BASED ON NWI AND DNREC WETLAND MAPS.

THIS SITE IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.

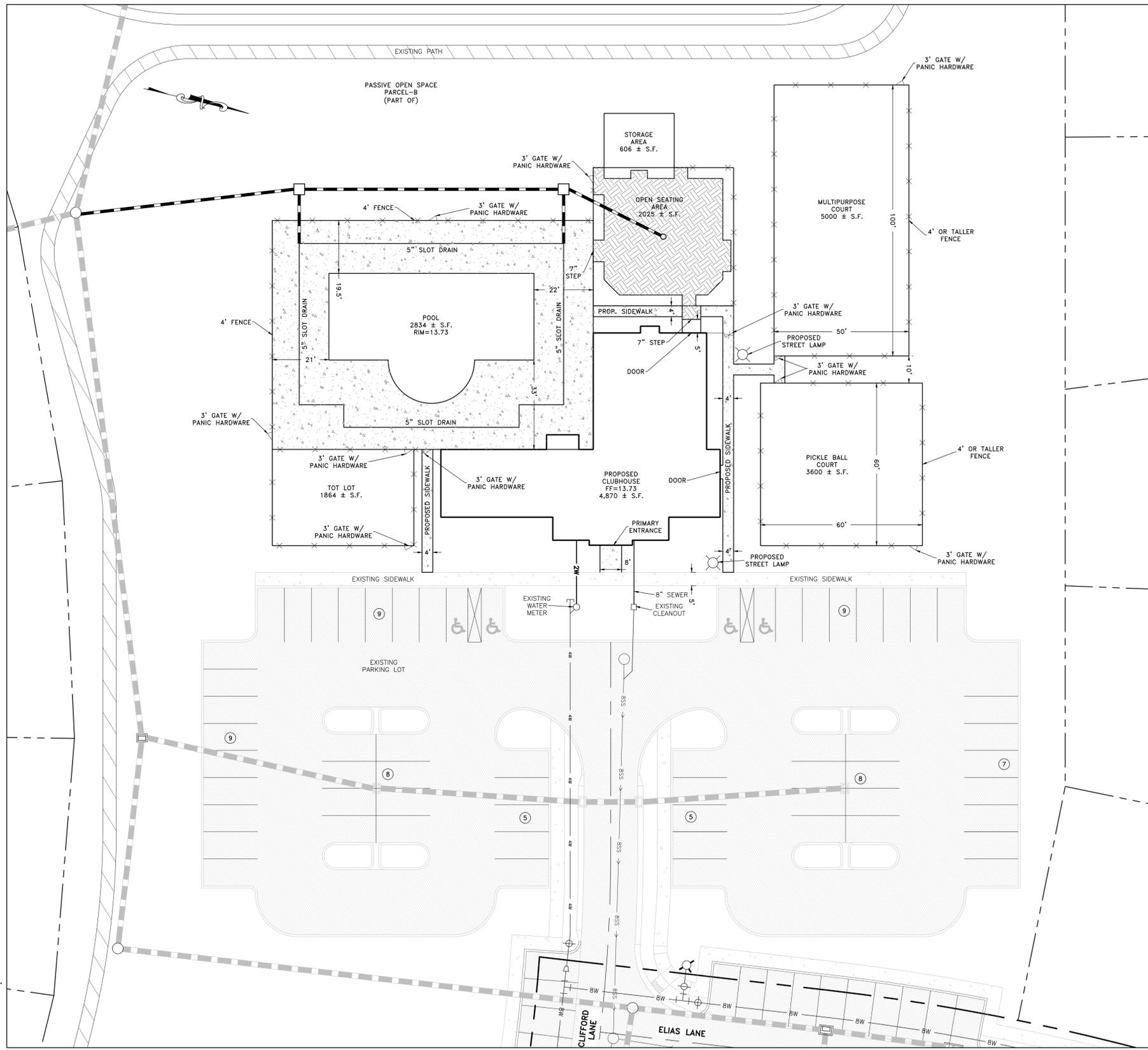
THIS SITE IS LOCATED IN AN AREA OF GOOD GROUNDWATER RECHARGE POTENTIAL.

LOD AREA: 56,659± S.F. OR 1,300 AC

OWNER: BURTON'S POND, LLC.  
 18949 COASTAL HWY, UNIT 301  
 REHOBOTH BEACH, DE 19971  
 (302) 227-3573

PREPARED BY: DAVIS, BOWEN & FRIEDEL, INC.  
 1 PARK AVENUE  
 MILFORD, DE 19963  
 (302) 424-1441

**NOTES:**  
 -FIRE HYDRANTS, WATER VALVES, TEES, CROSSES, REDUCERS, WATER METERS AND BLOW-OFF SYMBOLS ON THE SITE PLAN ARE FOR GENERAL LOCATIONS. FOR PROPER LOCATION OF INSTALLATION OF THE ABOVE ITEMS, REFER TO DETAIL SHEET 03.  
 -ALL WATER MAINS MUST BE PLACED AT 2' BEHIND BACK OF CURB, UNLESS SHOWN DIFFERENTLY ON PLAN.  
 -POOL BACKWASH WILL NOT BE ACCEPTED INTO THE SANITARY SEWER SYSTEM.



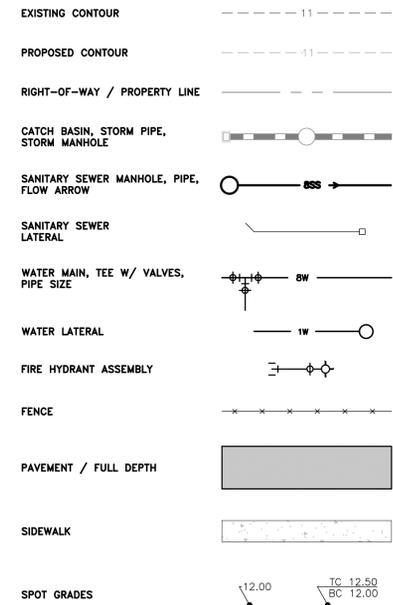
**GENERAL NOTES:**

- CONTRACTOR TO INSTALL TRACER WIRE ON SERVICE LINE FOR THE POOL HOUSE.
- THE DESIGNATED HOMEOWNERS ASSOCIATION ASSUMES RESPONSIBILITY FOR THE AMENITIES WITHIN WALDEN.
- RECREATIONAL AMENITIES TO SERVE THE RESIDENTS OF WALDEN.
- HANDICAP CURB RAMPS SHALL CONFORM TO ADA STANDARDS AND SPECIFICATIONS.

**FIRE PROTECTION NOTES**

- ALL FIRE LANES, HYDRANTS, EXITS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS (DSFPR, 705, CHAPTER 5).
- WATER PROVIDER: TIDEWATER UTILITIES, INC.
- PROPOSED BUILDING CONSTRUCTION: TYPE V (000)
- INTENDED USE: CLUB HOUSE, POOL AND POOL DECK - ASSEMBLY
- PROPOSED BUILDING HEIGHT: < 42 FEET
- PROPOSED BUILDING SQUARE FOOTAGE: 4,870 ± S.F.
- SITE WILL BE SERVED BY AN UNDERGROUND CLOSED PIPE NATURAL GAS OR PROPANE SYSTEM.
- AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

**LEGEND**



**DEVELOPER'S STATEMENT**

"I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E., BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS.

BURTON'S POND, LLC. DATE  
 18949 COASTAL HWY, UNIT 301  
 REHOBOTH BEACH, DE 19971

**ENGINEER'S STATEMENT**

I, JAMIE L. SECHLER, P.E., HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DAVIS, BOWEN & FRIEDEL, INC.  
 BY JAMIE L. SECHLER, P.E.



ARCHITECTS ENGINEERS SURVEYORS  
 DAVIS, BOWEN & FRIEDEL, INC.  
 1000 MARKET STREET  
 MILFORD, DELAWARE 19963  
 (302) 424-1441  
 EASTON, MARYLAND (410) 770-4744

SITE PLAN

WALDEN AMENITY AREA  
 RESIDENTIAL SUBDIVISION  
 SUSSEX COUNTY, DELAWARE

Revisions:

Date: AUGUST 2020  
 Scale: 1"=20'  
 Dwn.By: RPK  
 Proj.No.: 0818P001  
 Dwg.No.:

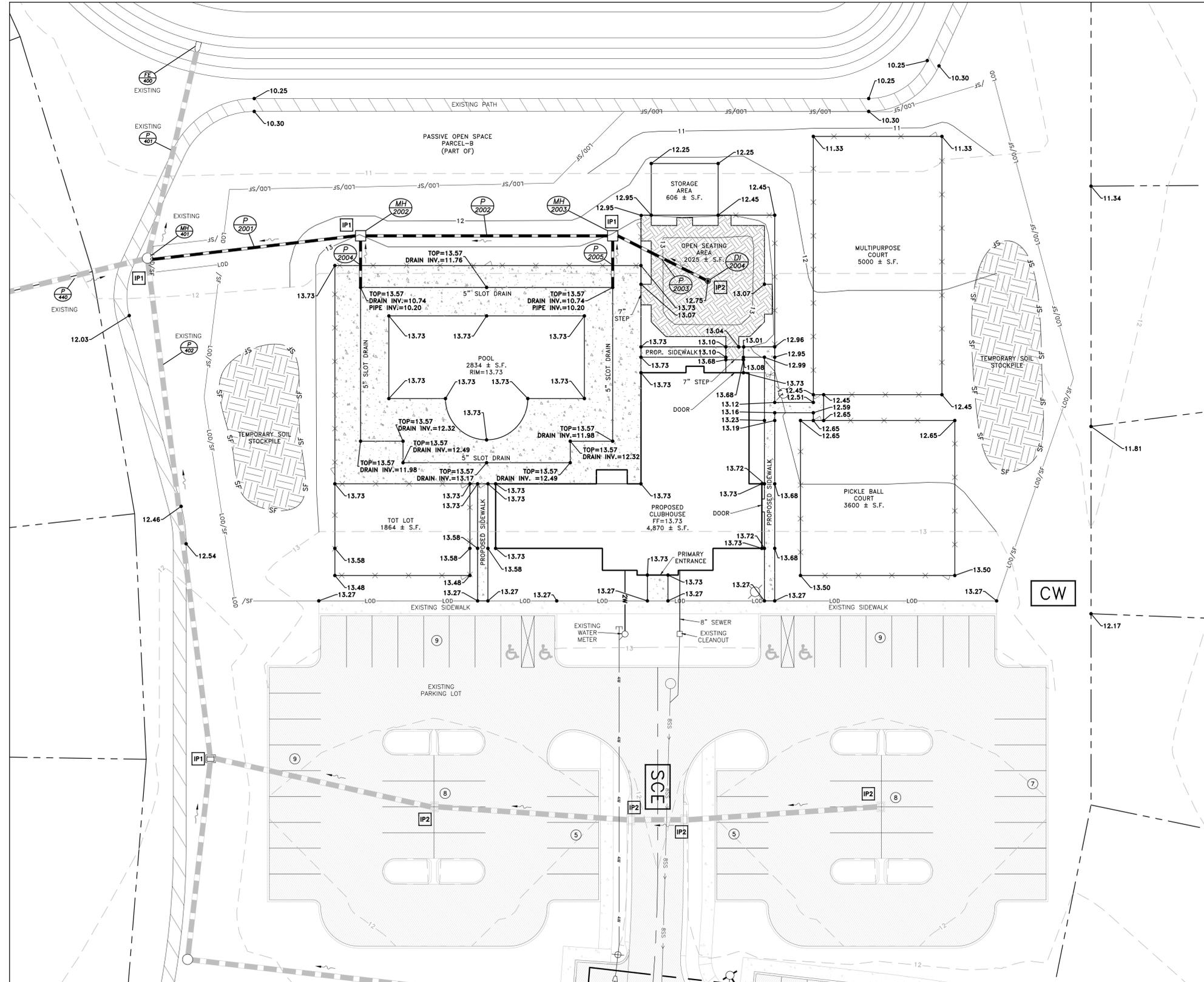
1

PIPE SCHEDULE									
LABEL	DESCRIPTION						INVERT ELEVATION		
	FROM	TO	SIZE (")	TYPE	LENGTH	CLASS	SLOPE (%)	UP	DOWN
P2001	MH2002	**MH401	12	HDPE	79	*	0.15	8.89	8.77
P2002	MH2003	MH2002	12	HDPE	94	*	0.15	10.17	10.03
P2003	DI2004	MH2002	6	HDPE	38	*	0.47	11.25	11.07
P2004	DRAIN	MH2002	6	HDPE	18	*	0.17	10.20	10.17
P2005	DRAIN	MH2003	6	HDPE	18	*	0.17	10.20	10.17
**P401	**MH401	**FE400	24	HDPE	86	*	0.10	7.09	7.00
**P402	**DI402	**MH401	30	HDPE	196	*	0.10	7.28	7.09
**P440	**DI440	**MH401	24	HDPE	163	*	0.17	7.37	7.09

\* = HDPE PIPE SHALL COMPLY WITH AASHTO M252, M294, MP7, AND ASTM 3350. PIPE SHALL BE INSTALLED PER ASTM D2321 AND AS RECOMMENDED BY THE MANUFACTURER. ALL HDPE SHALL HAVE WATERTIGHT CONNECTIONS.  
 \*\* = EXISTING CONDITION

DRAINAGE INLET & MANHOLE SCHEDULE								
LABEL	DESCRIPTION			T.G. ELEV.	INVERT IN	INVERT IN	INVERT IN	INVERT OUT
	BOX	TOP UNIT	GRATE					
**MH401	48"x48"	MH		11.48	8.77	**7.09	**7.09	**7.09
MH2002	18"	*	*	13.07		10.17	10.03	8.89
MH2003	18"	*	*	13.07		10.17	11.07	10.17
DI2004	18"	*	*	12.75				11.25

\* = SEE YARD INLET BASIN DETAIL  
 \*\* = EXISTING CONDITION



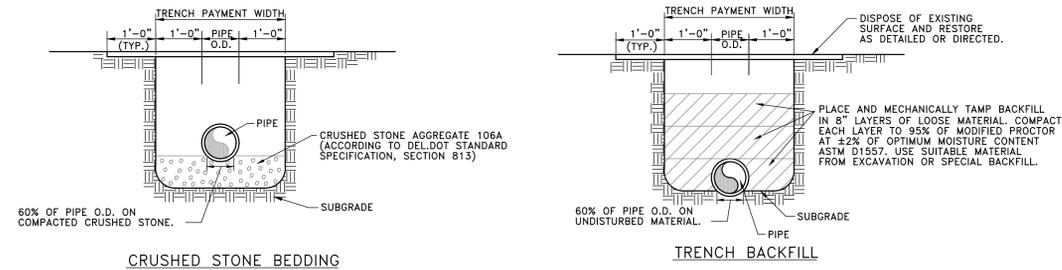
P:\Ocean Atlantic\Burtons\_Pond\0818P001\DESIGN\CLUBHOUSE\PLANS.dwg, May 24, 2021 - 10:50am KESR

**DAVIS, BOWEN & FRIEDEL, INC.**  
 ARCHITECTS ENGINEERS SURVEYORS  
 OFFICE: WILMINGTON, DELAWARE  
 302-427-1411  
 EASTON, MARYLAND  
 410-770-4714

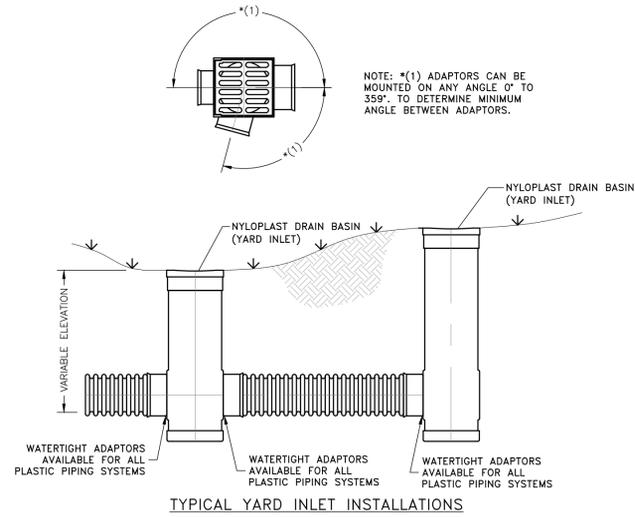
**WALDEN AMENITY AREA  
 RESIDENTIAL SUBDIVISION  
 SUSSEX COUNTY, DELAWARE**

Revisions:

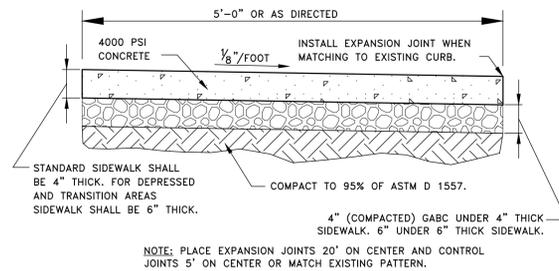
Date:	AUGUST 2020
Scale:	1"=20'
Dwn. By:	RPK
Proj. No.:	0818P001
Dwg. No.:	2



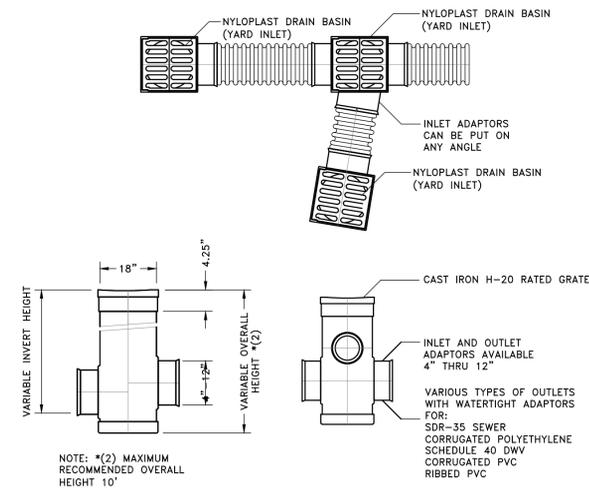
**TRENCH BACKFILL AND PIPE BEDDING DETAIL**  
NOT TO SCALE



**TYPICAL YARD INLET INSTALLATIONS**



**CONCRETE SIDEWALK DETAIL**  
NOT TO SCALE



**TYPICAL YARD INLET DETAILS**  
NOT TO SCALE

**GENERAL NOTES**

1. THE SUSSEX CONSERVATION DISTRICT MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
2. REVIEW AND OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
3. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DETERMINED NECESSARY BY DNREC OR THE DELEGATED AGENCY.
4. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.
5. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
6. AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHALL BE APPROVED BY THE DNREC WELL PERMITTING BRANCH.
7. APPROVAL OF A SEDIMENT AND STORMWATER MANAGEMENT PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
8. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
9. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7, DEL. C. CH 60, REGULATIONS GOVERNING THE CONTROL OF WATER POLLUTION, SECTION 9.1.02, KNOWN AS SPECIAL CONDITIONS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND DEPARTMENT POLICIES, PROCEDURES, AND GUIDANCE.

**SEQUENCE OF CONSTRUCTION**

NOTIFY THE SUSSEX CONSERVATION DISTRICT IN WRITING AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.

1. INSTALL ALL PRE-BULK EROSION & SEDIMENT CONTROLS. CCR SHALL REVIEW INSTALLATION OF THE INSTALLATION OF THE EROSION & SEDIMENT CONTROLS.
2. ALL PERIMETER CONTROLS ARE TO BE REVIEWED BY THE AGENCY CONSTRUCTION SITE REVIEWER AND APPROVED PRIOR TO PROCEEDING WITH FURTHER SITE DISTURBANCE OR CONSTRUCTION.
3. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
4. MINIMIZE DEMOLITION, CLEARING AND GRADING OPERATIONS TO AREAS NECESSARY FOR IMMEDIATE CONSTRUCTION ACTIVITY.
5. PERFORM ANY REQUIRED DEMOLITION OF THE EXISTING SITE.
6. STRIP TOPSOIL AND PERFORM ROUGH GRADING FOR BUILDING AND AMENITY AREAS.
7. EXPORT FILL, GRADE FOR BUILDINGS. BEGIN BUILDING CONSTRUCTION.
8. FINE GRADE FOR PROPOSED AMENITY AREAS, PLACE STONE PER PAVEMENT SPECIFICATIONS AND PLANS.
9. UPON COMPLETION OF PAVING AND STABILIZATION OF ALL DISTURBED AREAS,
  - A. REMOVE SEDIMENT FROM STORMDRAIN SYSTEM.
  - B. STABILIZE DISTURBANCE IMMEDIATELY.
10. RESTORE ALL DISTURBED AREAS NOT TO BE COVERED BY PAVEMENT WITH PERMANENT STABILIZATION IN ACCORDANCE WITH ITEM 14 OF THE EROSION AND SEDIMENT CONTROL NOTES.
11. NOTIFY THE CCR AT LEAST THREE (3) DAYS PRIOR TO START OF THE STORMWATER SYSTEM CONSTRUCTION; STORMWATER FACILITIES MUST BE REVIEWED THROUGHOUT THEIR CONSTRUCTION.
12. EROSION AND SEDIMENT CONTROL DEVICES SHOULD BE REMOVED ONLY AFTER WORK IN AN AREA HAS BEEN COMPLETED AND STABILIZED, WITH WRITTEN APPROVAL FROM THE AGENCY CONSTRUCTION SITE REVIEWER.



**OFFICE OF THE STATE FIRE MARSHAL  
Technical Services**

22705 Park Avenue  
Georgetown, DE 19947



**SFMO PERMIT**

**Plan Review Number:** 2020-04-204490-MJS-02

**Tax Parcel Number:** 234-17.00-17.00

**Status:** Approved as Submitted

**Date:** 09/21/2020

**Project**

Clubhouse

Harbeson DE 19951

Walden (Burton Pond)

**Scope of Project**

**Number of Stories:**

**Square Footage:**

**Construction Class:**

**Fire District:** 80 - Indian River Volunteer Fire Co.,  
Inc.

**Occupant Load Inside:**

**Occupancy Code:**

**Applicant**

Jamie Sechler  
1 Park Avenue  
Milford, DE 19963

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

The owner understands that this construction start approval is limited to preliminary site construction and foundation work only. No other construction of any kind shall be permitted until the required building plan review is completed.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

This Plan Review Project was prepared by:

\_\_\_\_\_  
Desiree McCall

## FIRE PROTECTION PLAN REVIEW COMMENTS

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**Plan Review Number:** 2020-04-204490-MJS-02

**Tax Parcel Number:** 234-17.00-17.00

**Status:** Approved as Submitted

**Date:** 09/21/2020

### PROJECT COMMENTS

**1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at [www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov). These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.

**1040 A** This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 1,000 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 800' on center.

**1180 A** This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.

\* this review is for the site and pool area

**1190 A** Separate plan submittal is required for the building(s) proposed for this project.

**2040 A** Any door in a required means of egress from an area having an occupant load of 100 or more persons may be provided with a latch or lock only if it is panic hardware or fire exit hardware complying with NFPA 101, Section 12.2.2.2.3 and section 7.2.1.7.1

\* panic hardware on the exterior gates for the pool/amenity areas will be verified at the final inspection

**1501 A** If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.



September 11, 2020

Mr. Ben Gordy  
c/o Davis, Bowen, & Friedel, Inc.  
1 Park Avenue  
Milford, DE 19963

**RE: Walden I – Amenity Area**

Dear Mr. Gordy:

A Sediment and Stormwater Management Plan has been reviewed for compliance with the Sediment and Stormwater Regulations and is approved with conditions (see attached). Enclosed herein please find a copy of the approved application form and approved plan sets. Please retain a copy for your use and provide the contractor with a copy to be retained onsite at all times. Failure to keep an approved plan onsite is a violation of the approved plan.

Approval of a Sediment and Stormwater Plan does not grant or imply a right to discharge stormwater runoff. The owner/developer is responsible for acquiring any and all agreements, easements, etc., necessary to comply with State drainage and other applicable laws.

This plan approval pertains to compliance with the *Delaware Sediment and Stormwater Regulations*. Please understand that the approval of this plan does not relieve you from complying with any and all federal, state, county, or municipal laws and regulations.

As of January 1, 2014, the Sussex Conservation District began collecting financial guarantees to ensure the construction of stormwater management practices is accomplished in accordance with the approved sediment and stormwater plan. Please refer to the SCD Policy on Bonds located on our website at [Sussexconservation.org](http://Sussexconservation.org). If you have any questions concerning the aforementioned, please do not hesitate to call 302 856-7219.

Sincerely,

*Jessica Watson*

Jessica Watson queue  
Program Manager

JW/jmg

cc: Janelle Cornwell

## CONDITIONS OF APPROVAL

### NOTIFICATION

1. This approved plan will remain valid for 5 years from the date of this approval. If construction does not begin within five years, the approved plan will be considered to have expired, and must be resubmitted to the District for a new review. In addition, if work is not completed within the five-year timeframe, the District must be contacted and a request for an extension submitted. Depending on regulation changes, a new plan may need to be submitted to ensure that all stormwater management facilities are constructed to the most recent standards.
2. Submittal of the Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activities together with this approval of the detailed Sediment and Stormwater Plan provide this project with Federal permit coverage to be authorized to discharge storm water associated with construction activities. It is the owner's responsibility to ensure that permit coverage remains valid throughout construction by submitting the NOI fee annually as requested. The developer is responsible for weekly self-inspection reporting to be retained onsite.
3. Notify the Sussex Conservation District Sediment and Stormwater Management Section of your intent to begin construction in writing five (5) days prior to commencing. Failure to do so constitutes a violation of the approved plan.

### CHANGES

4. This project is to be undertaken in accordance with the plans submitted and as approved. If changes are necessary at any time during the completion of the project, submit revised plans, prior to further construction, to the Sussex Conservation District Sediment and Stormwater Program for review and approval of the revision.
5. Should ownership change during the construction period, a revised plan must be submitted for approval showing the new owner's signature on the owner's certification. In addition, a Transfer of Authorization form must be submitted to DNREC to transfer Federal permit coverage to the new owner.

### CONSTRUCTION AND CLOSEOUT

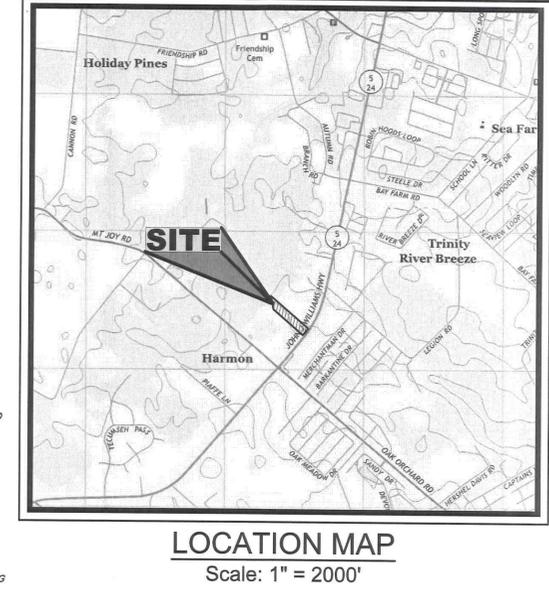
6. A pre-construction meeting must take place before any land disturbing activity begins. The meeting may take place on site and be attended by the owner, contractor, design consultant, Certified Construction Reviewer and Sussex Conservation District Sediment and Stormwater Program Construction Reviewer. The owner or the owner's designee shall contact the Sussex Conservation Construction Reviewer to schedule the pre-construction meeting.
7. Keep available onsite, during all phases of construction, a copy of the approved Sediment and Stormwater Management Plan.
8. Keep available onsite, during all phases of construction, copies of the Developers weekly self-inspection reports and/or the CCR Reports.
9. Any sediment transported off-site to roads or road rights-of-way including ditches shall be removed. Any damage to ditches shall be repaired and stabilized to original condition.
10. Grading shall not impair surface drainage, create an erosion hazard, or create a source of sediment to any adjacent watercourse or property owner.
11. Failure to implement the permanent stormwater management practices as mentioned herein constitutes a violation of the conditions of this plan approval; it may result in the suspension or revocation of building permits or grading permits issued by the local jurisdiction; and it may result in legal action by the DNREC to bring the site into compliance with the approved Sediment and Stormwater Management Plan and the *Delaware Sediment and Stormwater Regulations*.
12. The permanent stormwater management facility or facilities must be constructed and accepted by the Sussex Conservation District Sediment and Stormwater Program prior to final closeout of the project site. Post construction verification documentation of the stormwater management facility or facilities must be completed as soon as construction of the facility or facilities is complete so that any necessary modifications may be made during the construction period.

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**26582 JOHN J. WILLIAMS HIGHWAY, LLC**  
 SUSSEX COUNTY TWP 234-29.00-263.07  
 26582 JOHN J. WILLIAMS HIGHWAY  
 INDIAN RIVER HUNDRED, MILLSBORO, DELAWARE 19968

**REVISED PRELIMINARY SITE PLAN**  
 WAYNE HODGE  
 37021 REHOBOTH AVENUE EXT., SUITE G  
 REHOBOTH BEACH, DELAWARE 19971

NO.	DATE	REVISIONS	BY
1	02/10/2011	PER DELDOT COMMENTS	AMD
2	02/10/2011	ADDED STORAGE UNITS (K.L.M.M.)	AMD

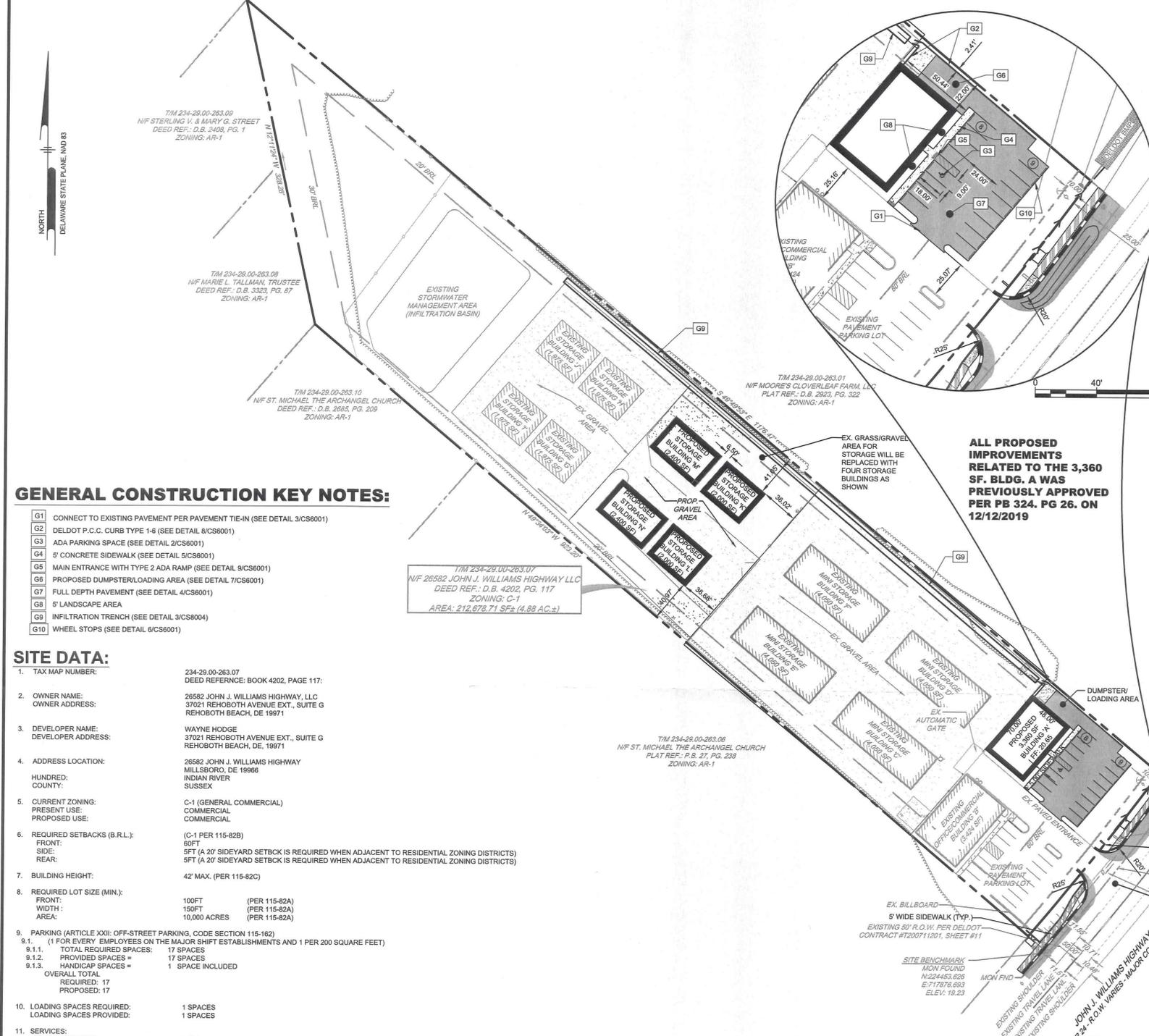


**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	GRAVEL
[Symbol]	[Symbol]	FULL DEPTH PAVEMENT
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	EDGE OF GRAVEL
[Symbol]	[Symbol]	UTILITY EASEMENT
[Symbol]	[Symbol]	PERMANENT EASEMENT
[Symbol]	[Symbol]	6' HIGH CHAIN LINK FENCE
[Symbol]	[Symbol]	TREE LINE/VEGETATION
[Symbol]	[Symbol]	POWER, UTILITY POLE
[Symbol]	[Symbol]	PROPERTY, LINE
[Symbol]	[Symbol]	LEGAL RIGHT-OF-WAY
[Symbol]	[Symbol]	PROPERTY, CORNER FOUND
[Symbol]	[Symbol]	PROPERTY, ADJOINING LINED
[Symbol]	[Symbol]	SITE, MAIL BOX
[Symbol]	[Symbol]	SITE, TRAFFIC SIGN
[Symbol]	[Symbol]	SOIL BOUNDARY
[Symbol]	[Symbol]	SOIL LABEL
[Symbol]	[Symbol]	STORM SEWER, INLET
[Symbol]	[Symbol]	STORM SEWER, MANHOLE
[Symbol]	[Symbol]	MARKING, HANDICAP PARKING
[Symbol]	[Symbol]	SWALE

**GENERAL NOTES:**

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THEREOF APPLICABLE.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
- THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
- DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- SUBJECT PROPERTY IS CURRENTLY AR-1 AND HI (AGRICULTURAL RESIDENTIAL AND HEAVY INDUSTRIAL).
- THE SUBJECT SITE WILL BE CONSTRUCTED AS A SINGLE PHASE.
- TOTAL AREA FOR SUBJECT SITE IS 4.88 ACRES.
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD.
- DEED REFERENCES:  
 14.1. DEED BOOK 4202, PAGE 117 (ADJUSTED TO DELAWARE STATE PLANE COORDINATE SYSTEM)  
 14.2. PLAT BOOK 241, PAGE 53
- BUILDING LIGHTING TO BE PROVIDED WITH BUILDING PLANS.
- ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
- THERE ARE NO WETLANDS ON THE SITE, PER THE DNRC STATE WETLAND MAPPING PROJECT (SWMP).
- STORMWATER IS CONVEYED THROUGH OVERLAND CONVEYANCE TO AN EXISTING INFILTRATION BASIN AT THE REAR OF THE SITE.
- ALL FIRE LINES, FIRE HYDRANTS, EXISTING STANDPIPE, FIRE DEPARTMENT CONNECTIONS AND SPRINKLER CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE WOOD FRAME, ONE STORY (MAX HEIGHT 42') AND WILL NOT HAVE SPRINKLERS.
- NO OBJECTS, STANDS, DISPLAYS, OR OTHER IMPEDIMENTS (PARKING SHALL BE LOCATED WITHIN THE DEMARCATION AREA).
- IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ROADWAY CONSTRUCTION.
- ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF DELAWARE TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND EMERGENCY OPERATIONS.
- DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD.
- DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS:  
 a) THERMO RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING.  
 b) EPOXY PLASTIC (EXTRUDED OR PREFORMED MATERIAL) WILL BE REQUIRED ON ASPHALT SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.  
 c) PERMANENT PAVEMENT MARKING TAPE (PER DELDOT APPROVED MATERIALS LIST) WILL BE REQUIRED ON CONCRETE SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
- BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT STANDARD CONSTRUCTION DETAIL T-15.
- DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS:  
 - THE OWNER, SUSSEX CONSERVATION DISTRICT, & DELDOT  
 - THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEEP CONDITION AT ALL TIMES.  
 - THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL, REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.



**GENERAL CONSTRUCTION KEY NOTES:**

- G1 CONNECT TO EXISTING PAVEMENT PER PAVEMENT TIE-IN (SEE DETAIL 3/CS8001)
- G2 DELDOT P.C.C. CURBS TYPE 1-6 (SEE DETAIL 8/CS8001)
- G3 ADA PARKING SPACE (SEE DETAIL 2/CS8001)
- G4 6' CONCRETE SIDEWALK (SEE DETAIL 5/CS8001)
- G5 MAIN ENTRANCE WITH TYPE 2 ADA RAMP (SEE DETAIL 9/CS8001)
- G6 PROPOSED DUMPSTER/LOADING AREA (SEE DETAIL 7/CS8001)
- G7 FULL DEPTH PAVEMENT (SEE DETAIL 4/CS8001)
- G8 5' LANDSCAPE AREA
- G9 INFILTRATION TRENCH (SEE DETAIL 3/CS8004)
- G10 WHEEL STOPS (SEE DETAIL 6/CS8001)

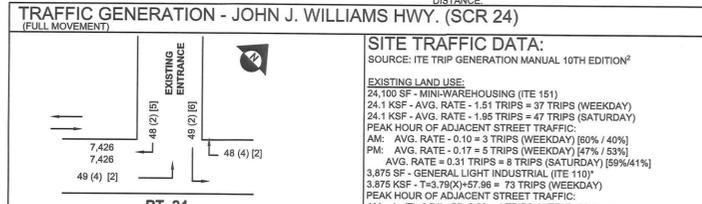
**SITE DATA:**

- TAX MAP NUMBER: 234-29.00-263.07 DEED REFERENCE: BOOK 4202, PAGE 117.
- OWNER NAME: 26582 JOHN J. WILLIAMS HIGHWAY, LLC  
 OWNER ADDRESS: 37021 REHOBOTH AVENUE EXT., SUITE G REHOBOTH BEACH, DE 19971
- DEVELOPER NAME: WAYNE HODGE  
 DEVELOPER ADDRESS: 37021 REHOBOTH AVENUE EXT., SUITE G REHOBOTH BEACH, DE 19971
- ADDRESS LOCATION: 26582 JOHN J. WILLIAMS HIGHWAY MILLSBORO, DE 19968  
 HUNDRED: INDIAN RIVER  
 COUNTY: SUSSEX
- CURRENT ZONING: C-1 (GENERAL COMMERCIAL)  
 PRESENT USE: COMMERCIAL  
 PROPOSED USE: COMMERCIAL
- REQUIRED SETBACKS (B.R.L.):  
 FRONT: 60FT (C-1 PER 115-82B)  
 SIDE: 5FT (A 20' SIDEWAY SETBACK IS REQUIRED WHEN ADJACENT TO RESIDENTIAL ZONING DISTRICTS)  
 REAR: 5FT (A 20' SIDEWAY SETBACK IS REQUIRED WHEN ADJACENT TO RESIDENTIAL ZONING DISTRICTS)
- BUILDING HEIGHT: 42' MAX. (PER 115-82C)
- REQUIRED LOT SIZE (MIN.):  
 FRONT: 100FT (PER 115-82A)  
 WIDTH: 150FT (PER 115-82A)  
 AREA: 10,000 ACRES (PER 115-82A)
- PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION 115-162)  
 9.1. (1 FOR EVERY EMPLOYEES ON THE MAJOR SHIFT ESTABLISHMENTS AND 1 PER 200 SQUARE FEET)  
 9.1.1. TOTAL REQUIRED SPACES: 17 SPACES  
 9.1.2. PROVIDED SPACES = 17 SPACES  
 9.1.3. HANDICAP SPACES = 1 SPACE INCLUDED  
 OVERALL TOTAL REQUIRED: 17  
 PROPOSED: 17
- LOADING SPACES REQUIRED: 1 SPACES  
 LOADING SPACES PROVIDED: 1 SPACES
- SERVICES:  
 WATER SUPPLIER: PUBLIC - TIDEWATER  
 SECTION 89 - SOURCE OF WATER PROTECTION: A. SUBJECT PROPERTY IS WITHIN AN AREA OF "FAIR" GROUNDWATER RECHARGE B. SUBJECT PROPERTY IS NOT LOCATED IN WELL HEAD PROTECTION AREA  
 SANITARY SEWER SUPPLIER: PUBLIC - OAK ORCHARD SSD
- STATE INVESTMENT AREA: LEVELS 3 & 4  
 COMPREHENSIVE PLAN AREA: COASTAL AREA/COMMERCIAL  
 SCHOOL DISTRICT: INDIAN RIVER  
 FIRE DISTRICT: INDIAN RIVER (STATION 80)
- LATITUDE AND LONGITUDE STATE PLANE COORDINATES  
 LONGITUDE: W75° 12' 01.80" LATITUDE: N38° 36' 58.83"
- WETLAND AREA: 0.00 ACRES
- LIMIT OF DISTURBANCE: 0.76 ACRES (BLDG. A) AREA & 0.69 ACRES (PROPOSED STORAGE UNITS K.L.M.M.)
- PROPOSED DISCHARGE LOCATION: UNDERGROUND INFILTRATION TRENCH AND OVERLAND FLOW TO EXISTING STORMWATER INFILTRATION BASIN  
 MANAGEMENT BASIN [INDIAN RIVER BAY - INDIAN RIVER INLET/WATERHEAD]
- SITE AREA AND ACREAGE: 212,679 SF 4.88 ACRES(±)  
 NET DEVELOPMENT AREA/GROSS ACRES:  
 BUILDING FOOTPRINT: EX: 27,524 SF = 0.64 AC 13.0 (%); PR: 39,884 SF = 0.91 AC 18.6 (%)  
 PARKING/DRIVE AISLES/IMPERVIOUS OPEN SPACE: EX: 95,647 SF = 2.19 AC 45.0 (%); PR: 102,595 SF = 2.36 AC 48.4 (%)  
 TOTAL: EX: 123,171 SF = 2.83 AC 25.5 (%); PR: 142,479 SF = 3.22 AC 67.0 (%)  
 TOTAL: EX: 212,679 SF = 4.88 AC PR: 212,679 SF = 4.88 AC
- IMPERVIOUS AREA COVERAGE: 3.27 AC (67%)  
 PERCENTAGE OF IMPERVIOUS COVER: 0.48 AC (10%)  
 EX. FOREST AREA: 0.00 AC (0%)  
 EX. FOREST AREA TO BE REMOVED: 0.00 AC (0%)
- DATUM: HORIZONTAL = NAD83 / VERTICAL = NAVD88
- LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY
- FLOOD MAP: ZONE X (1005C0477K, 3/16/2015)

**ALL PROPOSED IMPROVEMENTS RELATED TO THE 3,360 SF. BLDG. A WAS PREVIOUSLY APPROVED PER PB 324, PG 26, ON 12/12/2019**

**BUILDING USE AND CONSTRUCTION**

BUILDING	USE	CONSTRUCTION TYPE	SF	SPRINKLER
A	PROP. COMMERCIAL	1-STORY TYPE V (000) WOOD FRAME	3,360	NO
B	EX. COMMERCIAL	1-STORY TYPE METAL STUDS/ CONCRETE WITH WOOD FRAME	3,424	NO
C	EX. STORAGE	1-STORY TYPE METAL STUDS/ CONCRETE	4,050	NO
D	EX. STORAGE	1-STORY TYPE METAL STUDS/ CONCRETE	4,050	NO
E	EX. STORAGE	1-STORY TYPE METAL STUDS/ CONCRETE	4,050	NO
F	EX. STORAGE	1-STORY TYPE METAL STUDS/ CONCRETE	4,050	NO
G	EX. STORAGE	1-STORY TYPE METAL STUDS/ CONCRETE	1,975	NO
H	EX. STORAGE	1-STORY TYPE METAL STUDS/ CONCRETE	1,975	NO
I	EX. STORAGE	1-STORY TYPE METAL STUDS/ CONCRETE	1,975	NO
J	EX. STORAGE	1-STORY TYPE METAL STUDS/ CONCRETE	1,975	NO
K	PROP. STORAGE	1-STORY TYPE METAL STUDS/ CONCRETE	2,000	NO
L	PROP. STORAGE	1-STORY TYPE METAL STUDS/ CONCRETE	2,000	NO
M	PROP. STORAGE	1-STORY TYPE METAL STUDS/ CONCRETE	2,400	NO
N	PROP. STORAGE	1-STORY TYPE METAL STUDS/ CONCRETE	2,400	NO



**TRAFFIC GENERATION DATA:**  
 SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION\*

**EXISTING LAND USE:**  
 24,100 SF - MINI-WAREHOUSING (ITE 151)  
 24.1 KSF - AVG. RATE = 1.51 TRIPS = 37 TRIPS (WEEKDAY)  
 24.1 KSF - AVG. RATE = 1.95 TRIPS = 47 TRIPS (SATURDAY)  
 PEAK HOUR OF ADJACENT STREET TRAFFIC:  
 AM: AVG. RATE = 0.10 = 3 TRIPS (WEEKDAY) [80% / 40%]  
 PM: AVG. RATE = 0.17 = 5 TRIPS (WEEKDAY) [67% / 53%]  
 AM: AVG. RATE = 0.31 TRIPS = 8 TRIPS (SATURDAY) [59%/41%]  
 PEAK HOUR OF ADJACENT STREET TRAFFIC:  
 AM: LN(T)=0.74LN(X)+0.39 = 4 TRIPS (WEEKDAY) [88% / 12%]  
 PM: LN(T)=0.68LN(X)+0.43 = 4 TRIPS (WEEKDAY) [13% / 87%]  
 PROPOSED LAND USE:  
 3,360 SF - GENERAL LIGHT INDUSTRIAL (ITE 110)\*  
 3.36 KSF - T=3.79(X)+97.96 = 71 TRIPS (WEEKDAY)  
 PEAK HOUR OF ADJACENT STREET TRAFFIC:  
 AM: LN(T)=0.89LN(X)+0.43 = 4 TRIPS (WEEKDAY) [80% / 12%]  
 PM: LN(T)=0.74LN(X)+0.39 = 4 TRIPS (WEEKDAY) [13% / 87%]  
 8.8 KSF - AVG. RATE = 1.51 TRIPS (WEEKDAY)  
 8.8 KSF - AVG. RATE = 1.95 TRIPS (SATURDAY)  
 PEAK HOUR OF ADJACENT STREET TRAFFIC:  
 AM: AVG. RATE = 0.10 = 3 TRIPS (WEEKDAY) [80% / 40%]  
 PM: AVG. RATE = 0.17 = 5 TRIPS (WEEKDAY) [47% / 53%]  
 AM: AVG. RATE = 0.31 TRIPS = 3 TRIPS (SATURDAY) [59%/41%]

**ROAD TRAFFIC DATA:**  
 FUNCTIONAL CLASSIFICATION - SCR 24 (JOHN J. WILLIAMS HWY.) - MAJOR COLLECTOR  
 ADT = 14,852 TRIPS (FROM 2020 DELDOT TRAFFIC SUMMARY)  
 DIRECTIONAL DISTRIBUTION:  
 50% TO AND FROM THE EAST (97 TRIPS) (6/7)  
 50% TO AND FROM THE WEST (97 TRIPS) (6/8)  
 TOTAL NEW TRIPS = 84 ADT  
 OVERALL TRIP TOTAL = 194 ADT

DESIGN VEHICLE - SU-30

**THIS PLAN WILL SUPERCEDE PB 324, PG 26.**

**ENGINEER CERTIFICATION:**  
 IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

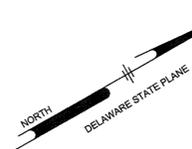
**OWNER'S AND DEVELOPER'S CERTIFICATION:**  
 IT IS HEREBY CERTIFIED THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Signature: Alan Decker, PE (DE PER 17771) DATE: 02/10/2011  
 Signature: Wayne Hodge DATE: 02/10/2011

Signature: Alan Decker, PE (DE PER 17771) DATE: 02/10/2011  
 Signature: Wayne Hodge DATE: 02/10/2011

Signature: Alan Decker, PE (DE PER 17771) DATE: 02/10/2011  
 Signature: Wayne Hodge DATE: 02/10/2011





VARYING WIDTH EASEMENT EXHIBIT A - PB 1115, PG. 288  
IN FAVOR OF RADIE K. MOORE AND CHESTER L. MOORE,  
GEORGE K. NIBLETT, SR., FRANCIS O. NIBLETT, SR., RADIE K.  
MOORE, LEISURE POINT / PINE ACRES, INC. OTHER LANDS  
OF PINE ACRES, INC. THEIR RESPECTIVE HEIRS,  
EXECUTIVES, ADMINISTRATORS, SUCCESSORS AND  
ASSIGNS PB 115, PG. 286-290 / DATED MAY 1, 1982

50'-FOOT WIDE EXISTING PRIVATE DRIVE OR RIGHT  
OF WAY BURDENING RADIE K. MOORE (P. 39.00 &  
39.02), CHESTER L. MOORE (P. 39.00) AND GEORGE  
KENNETH AND ALDA O. NIBLETT, SR. (P. 39.02),  
IN FAVOR OF FRANCIS O. NIBLETT (P. 39.03) AND  
GEORGE KENNETH NIBLETT, SR. (P. 39.02), THEIR  
HEIRS AND ASSIGNS, TENANTS, SERVANTS AND  
LICENSEES PER DEED BOOK 743 PAGE 605 /  
FEBRUARY 21, 1975  
50' FOOT WIDE EASEMENT ROAD PER PLOT BOOK  
28 PAGE 59 / APRIL 16, 1982 "PARCEL FROM LANDS  
OF FRANCIS W. MOORE ESTATE"

**RADIE KAY LANE  
(PRIVATE ROAD)**

TM 234-24-00-39.00  
NF CHARLES H. MOORE, JR. & NANCY MOORE  
DEED REF.: D.B. 534, PG. 248  
ZONING: AR-1  
PRESENT USE: AGRICULTURAL

TM 234-24-00-39.01  
NF NANCY C. DEGIROLANO  
DEED REF.: D.B. 2183, PG. 309  
ZONING: AR-1  
PRESENT USE: AGRICULTURAL

TM 234-24-00-39.02  
NF SUN LEISURE POINT, LLC  
DEED REF.: D.B. 5116, PG. 192  
ZONING: AR-1  
AREA: 174,216.34 SQ. FT. (4.00 AC.)  
TO BE CONVEYED AS AN  
EXTENSION OF PARCEL 38.00  
(TOTAL AREA: 70.34 ACRES)

TM 234-24-00-39.03  
NF SUN LEISURE POINT, LLC  
DEED REF.: D.B. 5116, PG. 192  
ZONING: AR-1  
AREA: 174,242.80 SQ. FT. (4.00 AC.)  
TO BE CONVEYED AS AN  
EXTENSION OF PARCEL 38.00  
(TOTAL AREA: 70.34 ACRES)

TM 234-24-00-39.04  
NF CHARLES H. MOORE, JR.  
DEED REF.: D.B. 534, PG. 248  
ZONING: AR-1  
PRESENT USE: AGRICULTURAL

TM 234-24-00-39.05  
NF ANTHONY P. DEGIROLANO  
DEED REF.: D.B. 2314, PG. 218  
ZONING: AR-1  
PRESENT USE: AGRICULTURAL

TM 234-24-00-39.03  
NF FRANCIS O. NIBLETT, SR. HRS.  
DEED REF.: D.B. 742, PG. 985  
ZONING: AR-1  
PRESENT USE: AGRICULTURAL

TM 234-24-00-39.07  
NF FRANCIS O. NIBLETT, SR. HRS.  
DEED REF.: D.B. 742, PG. 985  
ZONING: AR-1  
PRESENT USE: AGRICULTURAL

TM 234-24-00-39.08  
NF FRANCIS O. NIBLETT, SR. HRS.  
DEED REF.: D.B. 742, PG. 985  
ZONING: AR-1  
PRESENT USE: AGRICULTURAL

VARYING WIDTH EASEMENT EXHIBIT A - PB 1115-  
PG. 288, IN FAVOR OF RADIE K. MOORE AND  
CHESTER L. MOORE, GEORGE K. NIBLETT, SR.,  
FRANCIS O. NIBLETT, SR., RADIE K. MOORE,  
LEISURE POINT / PINE ACRES, INC. OTHER  
LANDS OF PINE ACRES, INC. THEIR RESPECTIVE  
HEIRS, EXECUTIVES, ADMINISTRATORS,  
SUCCESSORS AND ASSIGNS PB 115, PG. 286-290 /  
DATED MAY 1, 1982

50'-FOOT WIDE EXISTING PRIVATE DRIVE OR RIGHT  
OF WAY BURDENING RADIE K. MOORE (P. 39.00 &  
39.02), CHESTER L. MOORE (P. 39.00) AND GEORGE  
KENNETH AND ALDA O. NIBLETT, SR. (P. 39.02),  
IN FAVOR OF FRANCIS O. NIBLETT (P. 39.03) AND  
GEORGE KENNETH NIBLETT, SR. (P. 39.02), THEIR  
HEIRS AND ASSIGNS, TENANTS, SERVANTS AND  
LICENSEES PER DEED BOOK 743 PAGE 605 /  
FEBRUARY 21, 1975  
50' FOOT WIDE EASEMENT ROAD PER PLOT BOOK  
28 PAGE 59 / APRIL 16, 1982 "PARCEL FROM LANDS  
OF FRANCIS W. MOORE ESTATE"

SITE BENCHMARK  
IRON PIN FOUND  
N: 230084.6783  
E: 728778.0653  
ELEV: 13.84

**LONG NECK ROAD  
(SCR22)**

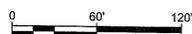
**DOGWOOD LANE  
(PRIVATE ROAD)**

PROPERTY LINE TO BE  
ABANDONED AND  
PROPERTIES TO BE  
CONSOLIDATED

RIDGEWOOD ROAD

**LEGEND**

- EXISTING BUILDING
- EXISTING BUILDING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- EXISTING 50' PRIVATE DRIVE RIGHT  
OF WAY TO BENEFIT PARCEL 38.00
- EXISTING INGRESS &  
EGRESS EASEMENT
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- EXISTING SPOT ELEVATION
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED WATER SERVICE
- PROPOSED LIGHT POLE
- 50 FOOT LANDSCAPE SPACE



**Pennoni**  
PENNONI ASSOCIATES INC.  
18072 Davidson Drive  
Milton, DE 19868  
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR  
AND OWNER MUST BE NOTIFIED OF ANY  
DISCREPANCIES BEFORE PROCEEDING WITH WORK

**LEISURE POINT RECREATION CAMPGROUND  
EXPANSION**

DOGWOOD LANE  
MILLSBORO, DE 19866  
TAX MAP: 234-24-00-39.02 & 39.06  
**PRELIMINARY SITE PLAN**  
SUN LEISURE POINT RESORT, LLC  
27777 FRANKLIN ROAD, SUITE 200  
SOUTHFIELD, MI 48034

NO.	DATE	REVISIONS	BY
1	2021-05-24	REVISED PER PAZ COMMENTS	EOC

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES  
ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE  
PROJECT. THEY ARE NOT INTENDED OR REPRESENTED  
TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON  
THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER  
PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION  
OR ADAPTATION BY PENNONI ASSOCIATES FOR THE  
SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS  
SOLE RISK AND WITHOUT LIABILITY OR LEGAL  
EXPOSURE TO PENNONI ASSOCIATES AND OWNER  
SHALL INDEMNIFY AND HOLD HARMLESS PENNONI  
ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND  
EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT: **ATWEL19001**  
DATE: 2020-08-05  
DRAWING SCALE: 1" = 60'  
DRAWN BY: EOC  
APPROVED BY: AMD

**PP1001**  
SHEET 2 OF 3

PLOTTED: 05/20/21 1:51 PM BY: E:\emmanuel\chris... PROJECT STATUS: ...  
 U:\work\ATWEL\ATWEL19001 - Leisure Point Recreation Campground Expansion\_SHEET2(PP1001).dwg

**CONDITIONS OF APPROVAL, 2021-3-16 (CU-2201):**

PRELIMINARY APPROVAL WAS GRANTED BY SUSSEX COUNTY PLANNING COMMISSION AT THEIR MEETING ON MARCH 16, 2021 SUBJECT TO THE FOLLOWING CONDITIONS:

- THERE SHALL BE NO MORE THAN 56 CAMPING OR RV SITES WITHIN THIS CONDITIONAL USE AREA. NO MORE THAN 6 GUESTS SHALL BE PERMITTED PER SITE.
- ALL ENTRANCES AND ROADWAY IMPROVEMENTS AND ANY OTHER DELDOT REQUIREMENTS SHALL BE COMPLETED AS REQUIRED BY DELDOT.
- THE CAMPGROUND SHALL BE CONNECTED TO SUSSEX COUNTY'S CENTRAL SEWER SYSTEM.
- THE CAMPGROUND SHALL BE CONNECTED TO A CENTRAL WATER SYSTEM FOR DOMESTIC USE AND FIRE PROTECTION.
- STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY REQUIREMENT AND MAINTAINED USING BEST MANAGEMENT PRACTICES. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT.
- THIS EXPANSION AREA SHALL BE SURROUNDED BY A 50-FOOT-WIDE LANDSCAPED BUFFER.
- EACH CAMPSITE SHALL BE PERMITTED TO HAVE ONE ACCESSORY BUILDING OF NO MORE THAN 64 SQUARE FEET WITH A MAXIMUM HEIGHT OF 10 FEET. THE ACCESSORY BUILDINGS SHALL BE OF UNIFORM DESIGN AND SIZE.
- CAMPGROUND RESTRICTIONS SHALL BE SUBMITTED AS PART OF THE SITE PLAN REVIEW. THESE SHALL INCLUDE "QUIET HOURS" BETWEEN 11:00 PM AND 7:00 PM EACH DAY.
- ALL UNITS TO BE USED FOR THE PURPOSE OF HUMAN HABITATION ON CAMPSITES SHALL BE TENTS, TRAVEL TRAILERS, RECREATIONAL VEHICLES AND EQUIPMENT MANUFACTURED SPECIFICALLY FOR CAMPING PURPOSES.
- ALL LIGHTING SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING COMMUNITIES OR ROADWAYS.
- THE APPLICANT SHALL IDENTIFY ALL "DWELLING" IN THE VICINITY OF THE PROPERTY THAT REQUIRE A 400-FOOT BUFFER PURSUANT TO SECTION 115-172.H(3) OF THE SUSSEX COUNTY CODE. EXCEPT FOR THE DWELLINGS THAT ARE THE SUBJECT OF THE APPROVED VARIANCE IN BOARD OF ADJUSTMENT CASE NUMBER 12428, ALL CAMPSITES AND CABINS SHALL BE A MINIMUM OF 400 FEET FROM ANY DWELLING THAT EXISTS AT THE TIME OF FINAL SITE PLAN APPROVAL.
- ALL CAMPSITES MUST BE 2000 SQUARE FEET IN SIZE AND AT LEAST 40 FEET WIDE.
- NO CABIN OR CAMPSITE SHALL HAVE DIRECT ACCESS TO ANY ROAD OUTSIDE OF THE BOUNDARIES OF THE CAMPGROUND. ACCESS TO THE CAMPGROUND SHALL BE GATED AND RESTRICTED SO THAT THE ONLY ACCESS SHALL BE FROM RADIE KAY LANE.
- THERE SHALL BE NO SALES OF CAMPSITES OR CAMPING UNITS, INCLUDING PARK MODELS, RVs, TRAVEL TRAILERS OR CABINS.
- THIS EXPANDED CAMPING AREA SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF SECTION 115-172.H, WITH THE EXCEPTION OF THE VARIANCE APPROVED IN BOARD OF ADJUSTMENT CASE NUMBER 12428.
- NO ENTERTAINMENT OR SIMILAR ORGANIZED ACTIVITIES SHALL BE PERMITTED IN THIS EXPANSION AREA OF THE CAMPGROUND.
- THE FINAL SITE PLAN SHALL INCLUDE THE CONDITIONS ESTABLISHED BY THIS CONDITIONAL USE NO. 2208 AND BY BOARD OF ADJUSTMENT CASE NUMBER 12428.
- THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

**SECTION 115-172 H.**

PARK OR CAMPGROUND FOR MOBILE CAMPERS, TENTS, CAMP TRAILERS, TOURING VANS AND THE LIKE, PROVIDED THAT:

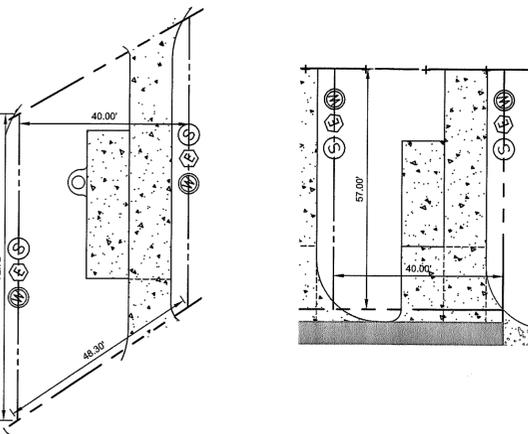
- ACCESS SHALL BE FROM A PUBLIC HIGHWAY HAVING A WIDTH OF AT LEAST 50 FEET, THAT THE NUMBER AND LOCATION OF ACCESS DRIVES SHALL BE CONTROLLED FOR TRAFFIC SAFETY AND PROTECTION OF SURROUNDING PROPERTIES, THAT NO CAMPING OR TRAILER SPACE SHALL BE DESIGNED FOR DIRECT ACCESS TO A STREET OUTSIDE THE BOUNDARIES OF THE PARK AND THAT THE PRINCIPAL INTERIOR ACCESS DRIVES SHALL BE AT LEAST 30 FEET IN WIDTH AND MAINTAINED AT LEAST 20 FEET IN WIDTH.
- THE TOPOGRAPHY OF THE SITE SHALL BE SUCH AS TO FACILITATE RAPID DRAINAGE AND THAT ADEQUATE DRAINING FACILITIES SHALL BE PROVIDED.
- EVERY SUCH AREA SHALL BE AT LEAST 400 FEET FROM ANY EXISTING DWELLING ON PROPERTY OF OTHER OWNERSHIP AND SHALL BE AT LEAST 100 FEET FROM ANY PUBLIC ROAD.
- EACH CAMPSITE SHALL HAVE AN AREA OF AT LEAST 2,000 SQUARE FEET AND A WIDTH OF NOT LESS THAN 40 FEET. THE PARK WILL BE SURROUNDED BY A LANDSCAPED SPACE 50 FEET WIDE ALONG ALL BOUNDARIES. THE BUFFER STRIP SHALL REMAIN FREE OF ANY BUILDINGS OR STREETS. NO SITE SHALL BE OFFERED FOR SALE OR BE SOLD.
- PROPER PROVISIONS SHALL BE MADE FOR PUBLIC WATER SUPPLY, TOILETS AND BATHING FACILITIES AND ELECTRIC CONNECTIONS.
- SMALL RETAIL BUSINESSES INTENDED PRIMARILY FOR OCCUPANTS OF THE PARK AREA SHALL BE PERMITTED WITHIN THE PARK AREA. GROCERY STORES, AUTOMATIC LAUNDRIES, BEAUTY SHOPS AND SIMILAR USES ARE APPROPRIATE.
- PROPER PROVISION SHALL BE MADE FOR REFUSE STORAGE AND COLLECTION, SUBJECT AT ALL TIMES TO COUNTY REGULATIONS.
- EACH CAMPGROUND OWNER MAY PROVIDE ONE ACCESSORY BUILDING ON EACH CAMPSITE TO BE USED FOR STORAGE PURPOSES ONLY AND WHICH SHALL NOT BE USED FOR ANY PURPOSE OF HUMAN HABITATION. EACH STRUCTURE SHALL BE NO MORE THAN 64 FEET IN AREA AND SHALL BE NO HIGHER THAN 10 FEET. FOR EACH CAMPGROUND WHERE THESE STRUCTURES ARE APPROVED, THEY SHALL BE OF UNIFORM DESIGN AND SIZE AND SHALL BE UNIFORMLY PLACED ON EACH CAMPSITE. THE PLACEMENT OF THE AFORESAID STRUCTURES AND THEIR DESIGN CHARACTERISTICS MUST BE APPROVED BY THE COMMISSION PRIOR TO ERECTION IN ANY CAMPGROUND. THIS SUBSECTION SHALL BE APPLICABLE TO ALL CONFORMING AND NONCONFORMING CAMPGROUNDS. [AMENDED 5-28-1992 BY ORD. NO. 831]
- WITH THE EXCEPTIONS OF STRUCTURES MENTIONED IN SUBSECTION H(8) ABOVE, THERE SHALL BE NO OTHER STRUCTURE OR MANUFACTURED HOME LOCATED ON ANY CAMPSITE WITHIN A CAMPGROUND. ALL UNITS TO BE USED FOR THE PURPOSE OF HUMAN HABITATION SHALL BE TENTS, TRAVEL TRAILERS, RECREATIONAL VEHICLES AND EQUIPMENT MANUFACTURED SPECIFICALLY FOR CAMPING PURPOSES. FOR THE PURPOSE OF A RESIDENCE AND/OR OFFICE FOR THE PARK MANAGER, THERE MAY BE ONE STRUCTURE OR MANUFACTURED HOME WITHIN THE CAMPGROUND AREA. [AMENDED 10-12-2010 BY ORD. NO. 2152; 10-12-2010 BY ORD. NO. 2152]

**DELDOT RECORD NOTES, 3-21-2019:**

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SHARED USE PATH AND SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNER OR BOTH WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 § 131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THE SHARED-USE PATH.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.

**GENERAL NOTES:**

- THIS SITE WILL BE CONSTRUCTED AS A SINGLE PHASE.
- THIS PLAN DOES NOT VERIFY THE EXISTENCE, OR NONEXISTENCE, OF EASEMENT OR RIGHT OF WAYS CROSSING THE SUBJECT PROPERTY.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 100503034K, DATED MARCH 16TH, 2015, THE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE 'X', UNSHADED, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- THERE ARE NO WETLANDS ON THE SITE.
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DEED BOOK 5116, PAGE 192 AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES, INC. DATE OF SURVEY: DECEMBER 30, 2019. BEARING SYSTEM HAS BEEN ADJUSTED TO DELAWARE STATE PLANE, NAD83.
- THE ENTRANCE AGREEMENT INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DEED BOOK 1115, PAGE 286. BEARING SYSTEM HAS BEEN ADJUSTED TO DELAWARE STATE PLANE, NAD83.
- THE 'S' ACROSS AGREEMENT EASEMENT INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DEED BOOK 743, PAGE 605. BEARING SYSTEM HAS BEEN ADJUSTED TO DELAWARE STATE PLANE, NAD83.
- THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
- TOPOGRAPHICAL SURVEY PERFORMED BY PENNONI ASSOCIATES, INC. MILTON, DE, DATED AUGUST 2020
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPLICABLE.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES AND RIGHT OF WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED IF HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO THE OWNER.
- FINAL SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROTECTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
- THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
- THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING ALL WORK IN STRICT ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION. THE CONTRACTOR SHALL MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:  
- THE OWNER  
- SUSSEX CONSERVATION DISTRICT  
- DELDOT
- THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOPSOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- EQUIPMENT AND/OR STOCKPILE MATERIAL SHALL NOT BE STORED IN THE DRIFLINE AREA OF ANY TREE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SEED AND MULCH FOR ALL AREAS WHERE SOIL IS EXPOSED AND SILT FENCE IS NOT SPECIFIED, BY THE CLOSE OF EACH BUSINESS DAY.
- THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEEP CONDITION AT ALL TIMES.



**DETAIL - SAMPLE CAMPSITE WITH DIMENSIONS**  
SCALE: 1"=20'  
PP1002

CAMPSITE BREAKDOWN							
CAMPSITE #	MIN. WIDTH	MIN. DEPTH	LOT AREA	CAMPSITE #	MIN. WIDTH	MIN. DEPTH	LOT AREA
1	40.0'	57.0'	2280.0 SF	30	40.0'	53.2'	2370.6 SF
2	40.0'	57.0'	2280.0 SF	31	40.0'	64.2'	2568.6 SF
3	40.0'	57.0'	2280.0 SF	32	40.0'	66.4'	2747.3 SF
4	40.0'	57.0'	2280.0 SF	33	40.0'	70.9'	2827.9 SF
5	40.0'	57.0'	2280.0 SF	34	40.0'	75.4'	2926.7 SF
6	40.0'	57.0'	2280.0 SF	35	40.0'	72.7'	2840.0 SF
7	40.0'	57.0'	2280.0 SF	36	40.0'	68.7'	2829.0 SF
8	40.0'	57.0'	2280.0 SF	37	40.0'	64.7'	2669.9 SF
9	40.0'	57.0'	2280.0 SF	38	40.0'	60.8'	2510.7 SF
10	40.0'	57.0'	2280.0 SF	39	40.0'	56.8'	2351.6 SF
11	40.0'	57.0'	2280.0 SF	40	41.0'	57.0'	2488.3 SF
12	40.0'	57.0'	2218.0 SF	41	40.0'	57.0'	2280.0 SF
13	40.0'	57.0'	2280.0 SF	42	40.0'	57.0'	2280.0 SF
14	40.0'	57.0'	2280.0 SF	43	40.0'	57.0'	2280.0 SF
15	40.0'	57.0'	2280.0 SF	44	40.0'	57.0'	2280.0 SF
16	40.0'	57.0'	2218.0 SF	45	40.0'	57.0'	2280.0 SF
17	40.0'	57.0'	2280.0 SF	46	41.4'	57.0'	2465.9 SF
18	40.0'	57.0'	2280.0 SF	47	40.0'	57.0'	2280.0 SF
19	40.0'	57.0'	2280.0 SF	48	40.0'	57.0'	2280.0 SF
20	40.0'	57.0'	2280.0 SF	49	40.0'	57.0'	2280.0 SF
21	40.0'	57.0'	2280.0 SF	50	40.0'	57.0'	2280.0 SF
22	40.0'	57.0'	2226.8 SF	51	40.0'	57.0'	2280.0 SF
23	40.0'	57.0'	2258.5 SF	52	40.0'	56.7'	2279.1 SF
24	40.0'	57.0'	2280.8 SF	53	40.0'	54.8'	2230.8 SF
25	40.0'	57.0'	2280.0 SF	54	40.0'	53.8'	2162.3 SF
26	40.0'	57.0'	2280.0 SF	55	40.0'	52.8'	2126.6 SF
27	40.0'	57.0'	2280.0 SF	56	40.0'	52.4'	2099.6 SF
28	40.0'	57.0'	2280.0 SF	57	40.0'	52.4'	2096.6 SF
29	40.0'	57.0'	2218.0 SF	58	40.0'	52.4'	2096.6 SF

**TRAFFIC GENERATION - LONG NECK ROAD (SCR 22)**  
(FULL MOVEMENT)

**EXISTING DISTRIBUTION**

**LONG NECK ROAD**

EXISTING DIRECTIONAL DISTRIBUTION:  
10% TO AND FROM THE EAST (335 TRIPS) (5)(2)1 ENTER & (1)(1)14 EXIT  
90% TO AND FROM THE WEST (3,014 TRIPS) (49)(185) ENTER & (107)(127) EXIT  
TOTAL ADT = 3,349 TRIPS (91 TRIPS AT DIRECT ENT. TO LONG NECK RD.)  
SITE TRUCK TRAFFIC = 167 TRIPS (6%)

**PROPOSED DISTRIBUTION**

**LONG NECK ROAD**

**JOHN J. WILLIAMS HWY. (RT. 24)**  
(0.119 +/- LF)

PROPOSED DIRECTIONAL DISTRIBUTION:  
10% TO AND FROM THE EAST (350 TRIPS) (5)(2)2 ENTER & (12)(15) EXIT  
90% TO AND FROM THE WEST (3,149 TRIPS) (53)(194) ENTER & (114)(133) EXIT  
TOTAL ADT = 3,499 TRIPS (91 TRIPS AT DIRECT ENT. TO LONG NECK RD.)  
SITE TRUCK TRAFFIC = 173 TRIPS (5%)

**TRAFFIC GENERATION DIAGRAM**  
ADT PEAK HOUR (A.M.), ADT PEAK HOUR (P.M.)

1 DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT  
2 DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL  
DESIGN VEHICLE = SU-40

**ROAD TRAFFIC DATA:**  
FUNCTIONAL CLASSIFICATION - SCR22 (LONG NECK RD.) - MAJOR COLLECTOR  
POSTED SPEED LIMIT - 40 MPH  
AADT = 11,726 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)  
DIRECTIONAL DISTRIBUTION 1  
10 YEAR PROJECTED AADT = 11,726 TRIPS = 13,603 TRIPS  
10 YEAR PROJECTED AADT + SITE ADT = 17,193 TRIPS  
TRAFFIC PATTERN GROUP = 8 (FROM 2019 DELDOT TRAFFIC SUMMARY)  
AM: AVG. RATE = 11,776 + 17,193 TRIPS = 2,024 TRIPS  
TRUCK VOLUME = 10.55% X 17,193 TRIPS = 1,814 TRIPS

**SITE TRAFFIC DATA:**  
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION 2  
EXISTING LAND USE:  
2 VACANT FIELD  
TOTAL ADT FOR SITE = 0 TRIPS

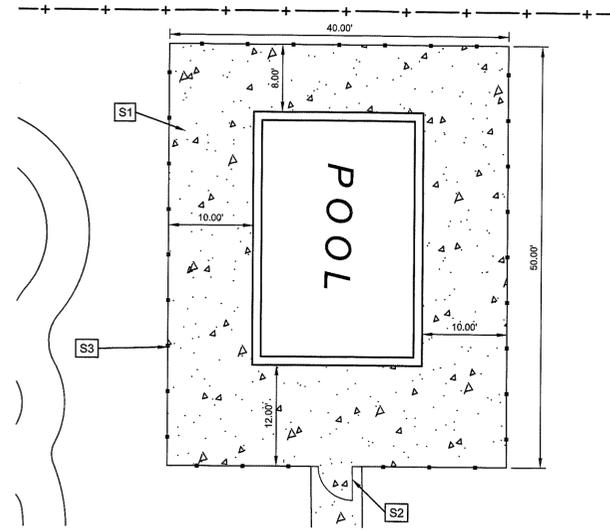
**ADJACENT LAND USES:**  
MOBILE HOME PARK (ITE 240)  
622 LOTS = 622 UNITS (LEISURE POINT & LONG NECK VILLAGE)  
AVG. RATE: 5.00 X 622 = 3,110 TRIPS  
PEAK HOUR OF ADJACENT STREET TRAFFIC (DWELLING UNITS):  
AM: AVG. RATE = 0.26 + 162 TRIPS (WEEKDAY) (31% / 38%) (5 / 12)  
PM: AVG. RATE = 0.46 + 286 TRIPS (WEEKDAY) (62% / 37%) (177 / 108)

SINGLE FAMILY DETACHED (ITE 210)  
2 LOTS = 2 UNITS  
Ln(T) = 82Ln(X)+2.71 = 28 TRIPS  
PEAK HOUR OF ADJACENT STREET TRAFFIC (DWELLING UNITS):  
AM: T = 0.71(X)+4.80 = 2 + 8 TRIPS (WEEKDAY) (26% / 75%) (1 / 5)  
PM: Ln(T) = 0.96Ln(X)+0.20 = 2 TRIPS (WEEKDAY) (63% / 37%) (1 / 1)

9,000 SF - SHOPPING CENTER (ITE 620)  
AVG. RATE = 37.75 X 8 = 302 TRIPS  
PEAK HOUR OF ADJACENT STREET TRAFFIC (DENSE MULTI-USE URBAN)  
AM: AVG. RATE = 0.84 + 8 TRIPS (WEEKDAY) (62% / 38%) (5 / 3)  
PM: Ln(T) = 0.74Ln(X)+2.89 = 84 TRIPS (WEEKDAY) (49% / 52%) (40 / 44)  
30% LONG NECK ROAD ENTRANCE (91 TRIPS)  
AM: (2 / 1)  
PM: (12 / 13)  
70% RADIE KAY LANE ENTRANCE (211 TRIPS)  
AM: (3 / 2)  
PM: (28 / 31)

**PROPOSED LAND USE:**  
CAMPGROUND / RECREATION VEHICLE PARK (ITE 416)  
56 CAMPSITES = 56 UNITS  
PM PEAK HR (15) X 10 = 150 TRIPS  
PEAK HOUR OF ADJACENT STREET TRAFFIC (OCCUPIED CAMPSITES):  
AM: AVG. RATE = 0.21 + 12 TRIPS (WEEKDAY) (28% / 35%) (4 / 8)  
PM: AVG. RATE = 0.27 + 15 TRIPS (WEEKDAY) (65% / 35%) (10 / 6)

TOTAL OVERALL ADT = 3,590 TRIPS



**DETAIL - POOL BLOW UP**  
SCALE: 1"=10'  
PP1002

- KEYED NOTES**
- S1 POOL AND CONCRETE DECK
  - S2 4' HIGH POOL GATE TO HAVE PANIC GATE DEVICE.
  - S3 4' HIGH PERIMETER BLACK ALUMINUM FENCE.

**Pennonni**

**PENNONI ASSOCIATES INC.**  
18072 Davidsons Drive  
Milton, DE 19968  
T 302.684.8020  
F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**LEISURE POINT RECREATION CAMPGROUND EXPANSION**

DOGWOOD LANE  
MILLSBORO, DE 19966  
TAX MAP: 234-24-00-39-02 & 39-06

**PRELIMINARY SITE PLAN NOTES**  
SUN LEISURE SITE RESORT, LLC  
27777 FRANKLIN ROAD, SUITE 200  
SOUTHFIELD, MI 48034

PROJECT	ATWEL19001		
DATE	2020-08-05		
DRAWING SCALE	1" = 20'		
DRAWN BY	EOC		
APPROVED BY	AMD		
REVISED PER RAZ COMMENTS	DATE	NO.	BY
1	2021-06-24		

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS IN THE EXTENSION OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

**PP1002**

SHEET 3 OF 3

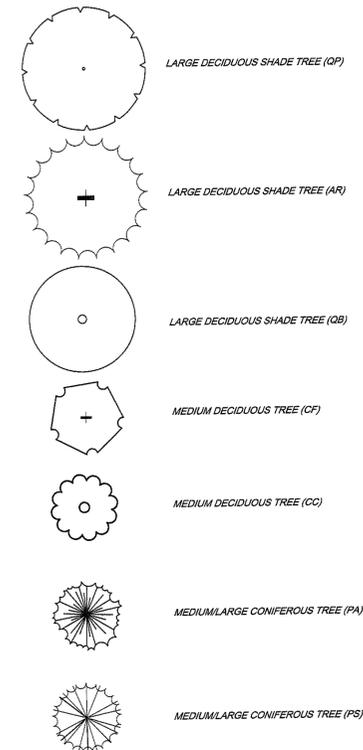
**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	CONT.	SPACING
<b>TREES</b>						
QB	24	QUERCUS BICOLOR	WHITE OAK	1.5" CAL.	B&B	AS SHOWN
QP	38	QUERCUS PHELLOS	WILLOW OAK	1.5" CAL.	B&B	AS SHOWN
AR	35	ACER RUBRUM	RED MAPLE	1.5" CAL.	B&B	AS SHOWN
CC	31	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL.	B&B	AS SHOWN
CF	32	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5" CAL'	B&B	AS SHOWN
PA	29	PICEA ABIES	NORWAY SPRUCE	5' HGT	B&B	AS SHOWN
PS	46	PINUS STROBUS	WHITE PINE	5' HGT	B&B	AS SHOWN

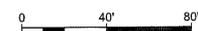
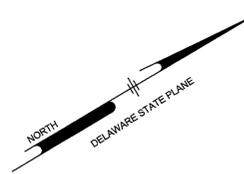
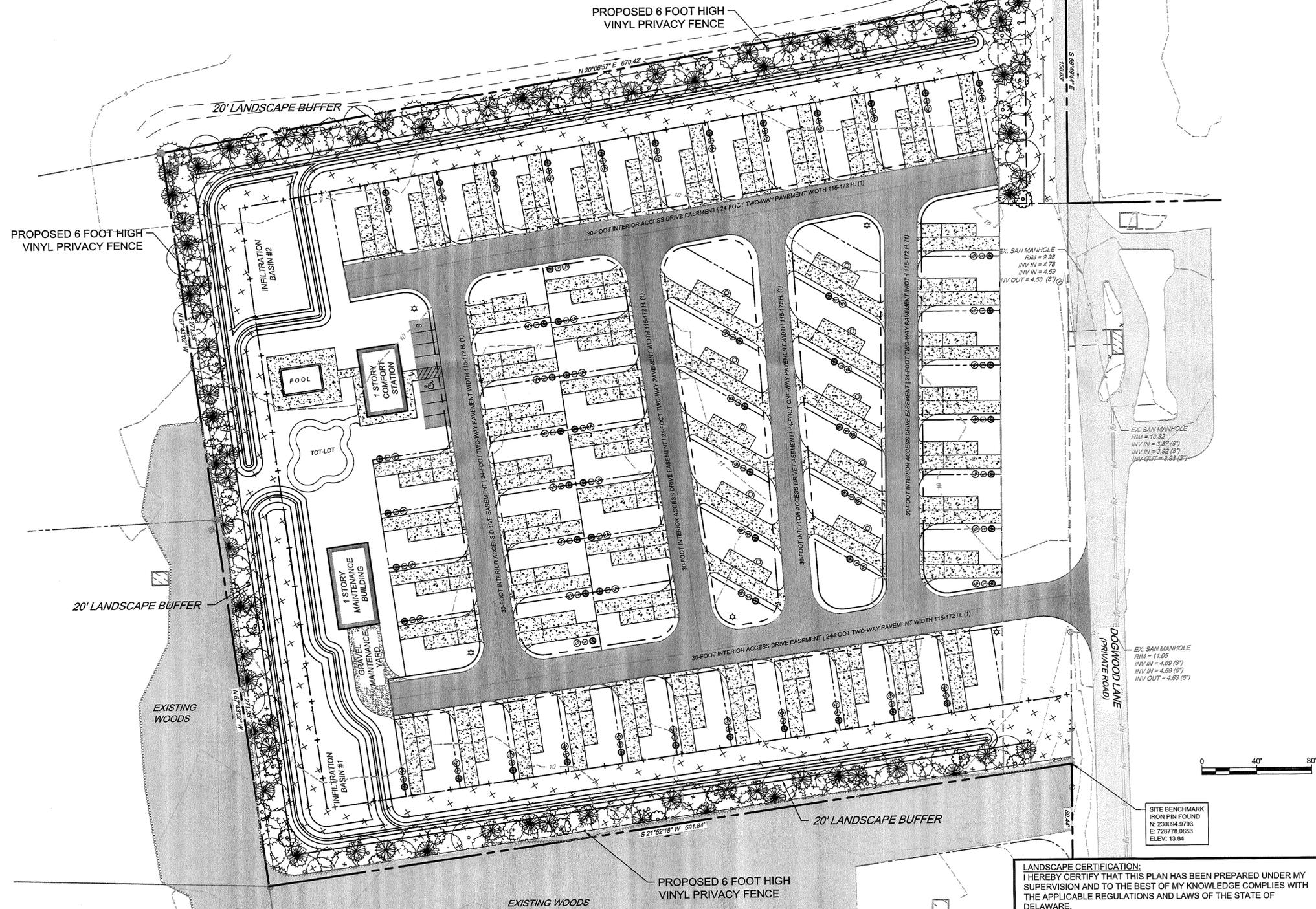
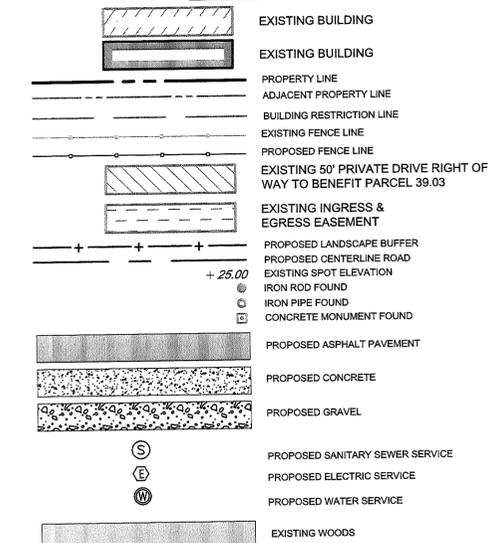
\*NOTE - USE PLANT SYMBOLS RESPECTIVELY TO IDENTIFY LOCATION OF PLANTS ON PLAN  
 - EXISTING VEGETATION TO BE UTILIZED AS MUCH AS POSSIBLE

**LANDSCAPE LEGEND**

PROPOSED	DESCRIPTION
----------	-------------



**LEGEND**



**LANDSCAPE CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE REGULATIONS AND LAWS OF THE STATE OF DELAWARE.

ERIC W. WAHL, RLA (DE# S1-0000409) DATE  
 PENNONI ASSOCIATES INC.  
 18072 DAVIDSON DRIVE MILTON, DE 19968

**PENNONI ASSOCIATES INC.**  
 18072 Davidson Drive  
 Milton, DE 19968  
 T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**LEISURE POINT RECREATION CAMPGROUND EXPANSION**  
 DOGWOOD LANE  
 MILLSBORO, DE 19966  
 TAX MAP: 234-24-00-39-02 & 39-06  
**LANDSCAPE PLANS**  
 SUN LEISURE POINT RESORT, LLC  
 2777 FRANKLIN ROAD, SUITE 200  
 SOUTHFIELD, MI 48034

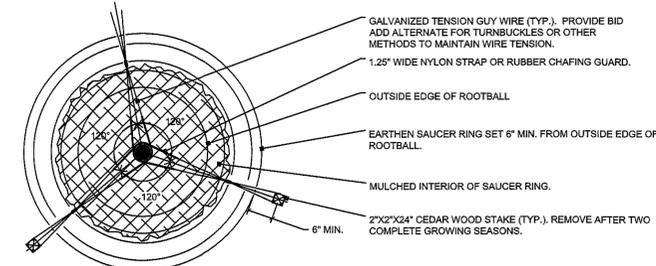
NO.	DATE	BY	REVISIONS

PROJECT: **ATWEL19001**  
 DATE: 2020-08-05  
 DRAWING SCALE: 1"=40'  
 DRAWN BY: EWW  
 APPROVED BY: AMD  
**CS2001**  
 SHEET 14 OF 24

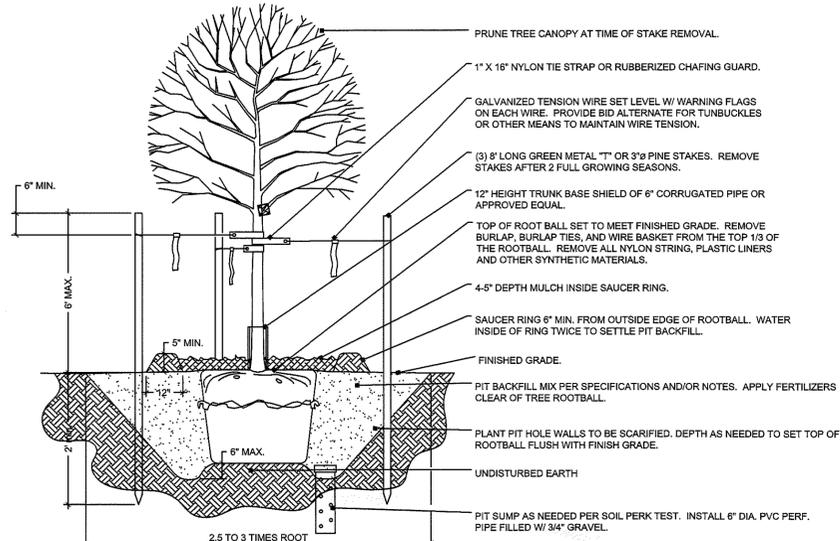
# LANDSCAPE NOTES

- ALL PLANTS TO BE TRUE TO SPECIES, IN A RIGOROUS STATE OF GROWTH, MEET WITH THE LATEST STANDARDS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND BE FREE OF INSECTS, PESTS AND DISEASES. NO MATERIAL SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL OBTAIN A DIGITAL FILE FROM LANDSCAPE ARCHITECT AS NEEDED TO PROPERLY STAKE OUT PROPOSED TREE LOCATIONS.
- REFER TO PROJECT SPECIFICATIONS FOR ALL REQUIREMENTS AND SUBMITTALS NOT COVERED IN THESE NOTES, DETAILS, AND DRAWINGS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS, NOTES, AND SPECIFICATIONS.
- MULCH:
  - NATIVE SHREDDED HARDWOOD MIXED WITH NATIVE LEAF LITTER. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
  - APPLY 1-2" DEPTH OF FINELY SHREDDED MULCH OVER GROUND COVER AND PERENNIAL BEDS.
  - APPLY 2-3" DEPTH MULCH OVER SHRUB BEDS AND INSIDE SHRUB SAUCER RINGS.
  - APPLY 4-5" DEPTH MULCH INSIDE TREE SAUCER RINGS.
- FINE GRADING: FINE GRADE ALL GROUND COVER AND SHRUB BED PRIOR TO PLANTING. HAND GRADE ALL PROPOSED LAWN AREAS PRIOR TO HYDRO SEEDING OR LAYING SOD. REMOVE ALL ROCKS, CLUMPS, AND FOREIGN DEBRIS GREATER THAN 1/2" DIAMETER.
- TOPSOIL: CONTRACTOR SHALL OBTAIN SOILS TESTS FROM THE DELAWARE DEPARTMENT OF AGRICULTURE EXTENSION OFFICE (OR EQUAL) AND FURNISH A COPY OF SAID REPORT TO LANDSCAPE ARCHITECT. PRE COUNTY REQUIREMENTS. 6" MINIMUM TOPSOIL SHALL BE PROVIDED THROUGHOUT THE SITE. PROVIDE 12" DEPTH TOP SOIL FOR ALL TREE AND SHRUB BEDS.
- PLANT PITS AND BACKFILL:
  - ALL TREE PITS TO BE A MINIMUM OF 2.5 TIMES THE WIDTH OF THE ROOT BALL AND SHRUB PITS TO BE A MINIMUM OF 2 TIMES THE WIDTH OF THE CONTAINER OR ROOT BALL.
  - CONTRACTOR SHALL PERFORM A 24 HOUR PERK TEST ON TREE PITS. WATER SHOULD DRAIN FREELY FROM THE HOLE WITHIN A 24 HOUR PERIOD.
  - SET TREE AND PIT DEPTH SUCH THAT THE TRUNK COLLAR OR WET LINE MATCHES THAT OF THE PROPOSED FINISH GRADE. IN POOR DRAINING SOILS CONDITIONS, SET TOPS OF ROOT BALLS APPROXIMATELY 2" ABOVE PROPOSED FINISH GRADE.
  - FOR BALLED AND BURLAPPED TREES, REMOVE THE TOP 1/3 OF THE ROOT BALL CAGE PRIOR TO BACKFILL. REMOVE ALL TWINE AND TIES FROM THE TRUNK OF THE TREE.
  - STANDARD PIT BACKFILL SHALL CONSIST OF 1/2 NATIVE SOIL, 1/4 COMPOST, AND 1/4 SPHAGNUM PEAT MOSS MIXED LIBERALLY TOGETHER. FOR POORLY DRAINING NATIVE SOIL CONDITIONS, PIT BACKFILL SHALL CONSIST OF 1/2 NATIVE SOIL, 1/4 COMPOST, AND 1/4 SAND MIXED LIBERALLY. ADJUST STANDARD FILL MATERIAL MIX WHERE STRUCTURAL SOILS ARE REQUIRED.
  - AROUND EACH TREE SHAPE A 5-6" TALL SOIL SAUCER RING WITH THE INSIDE RING DIAMETER 12" WIDER THAN THE ROOT BALL. AROUND EACH SHRUB, SHAPE A 3-4" TALL SOIL SAUCER RING WITH AN INSIDE DIAMETER OF 6" WIDER THAN THE ROOT BALL.
  - SETTLE TREE AND SHRUB PIT BACKFILL BY WATERING THE INTERIOR OF SAUCER RING TWICE BEFORE MULCHING.
- TREE STAKING AND GUYING: ALL TREES GREATER THAN 1.75" IN CALIPER OR 6' IN HEIGHT SHALL BE STAKED OR GUYED AS SHOWN IN DETAILS. LASSO TIES SHALL BE OF 1-1/4" WIDE NYLON STRAPS OR OF FLEXIBLE PLASTIC THAT WILL NOT CHAFE, SCAR OR DAMAGE TREE LIMBS. STAKE AND GUY CHORDS SHALL BE FLAGGED OR COVERED WITH APPROPRIATE MATERIALS SO THAT THEY ARE READILY VISIBLE. PROVIDE THREE (3) STAKES OR GUY'S MINIMUM PER TREE, SPACED EQUALLY ABOUT THE TRUNK BASE. TWO (2) STAKES MINIMUM MAY BE USED IN NARROW, WIND-SHELTERED AREAS WHERE STANDARD STAKING OR GUYING WILL CANNOT FIT. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING MATERIALS AFTER ONE COMPLETE GROWING SEASON. ALTERNATIVE STAKING METHODS PROPOSED MUST BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.
- FERTILIZERS: FERTILIZERS FOR LAWNS, BEDS, AND TREE & SHRUB PITS SHALL BE DETERMINED THROUGH THIRD PARTY SOILS TESTING FURNISHED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT SOILS TEST RESULTS AND PROPOSED FERTILIZER PRODUCT(S) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
- LANDSCAPE DRAINAGE: THE LANDSCAPE PLAN HAS BEEN PREPARED WITH EXISTING AND PROPOSED GRADIENT DATA PER THE CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN EXISTING CONDITIONS OR PROPOSED GRADING THAT WOULD COMPROMISE THE PROPER INSTALLATION AND POSITIVE DRAINAGE OF PROPOSED LANDSCAPE PLANTINGS AND/OR SITE ELEMENTS.
- SEEDED AREAS: THE LIMIT OF SEEDING SHALL EXTEND TO ALL NON SODDED AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR SHALL SUBMIT APPROPRIATE NATIVE GRASS SEED MIX(ES) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL. AREA SEEDING SHALL BE AT A RATE OF APPROXIMATELY 1 LBS PER 2000 SF OR PER SEED MIX RECOMMENDATIONS TO ACHIEVE THE DESIRABLE PLUS APPLICATION RATE. ALL SEED AREA SHALL APPLIED WITH HYDROMULCH OR WITH OTHER TACKIFYING METHODS TO ENSURE SOIL STABILITY THROUGH TO GERMINATION AND ESTABLISHMENT OF THE SEEDED AREA.
- MAINTENANCE PERIOD AND GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS THROUGH ONE COMPLETE GROWING SEASON AFTER INITIAL PLANTING. NURSERY PLANT SELECTION MAY BE COORDINATED WITH LANDSCAPE ARCHITECT, BUT SHALL NOT EXEMPT CONTRACTOR FROM MAINTENANCE PERIOD RESPONSIBILITIES AND GUARANTEES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 2 WEEKS IN ADVANCE TO SCHEDULE AN APPOINTMENT FOR FIELD SELECTION OF PLANT MATERIALS.
- QUALIFICATIONS, INSPECTIONS, AND APPROVALS: A STATEMENT OF QUALIFICATION SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT AND OWNER AT BID SUBMISSION. BONDING AT OWNERS DISCRETION. BONDING MAY BE REQUIRED BY THE CONTRACTOR, OR PROOF OF BONDABLE STATUS. REFER TO SPECIFICATIONS FOR LANDSCAPE INSPECTIONS SCHEDULE AND MATERIALS TESTING NOT COVERED IN THESE NOTES. RESULTS FROM ALL REQUIRED MATERIALS TESTING TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. A NOTICE OF FINAL ACCEPTANCE SHALL BE ISSUED TO CONTRACTOR BY THE LANDSCAPE ARCHITECT UPON LANDSCAPE ARCHITECT AND OWNER APPROVAL OF ALL REQUIRED TESTING, MOCK-UPS AND SAMPLES, AND THE SATISFACTORY COMPLETION OF ALL LANDSCAPE CONSTRUCTION PUNCH-LIST ITEMS AND SUBMISSION OF WRITTEN GUARANTEES. A NOTICE OF CONDITIONAL ACCEPTANCE MAY BE ISSUED IN LIEU OF A FINAL ACCEPTANCE NOTICE BY LANDSCAPE ARCHITECT AT THE OWNER'S DISCRETION AND UNDER THE OWNER'S TERMS.
- PER SUSSEX COUNTY ZONING ORDINANCE NO. 1984 SECTION 99-5 - FORESTED AND/OR LANDSCAPE BUFFER STRIP:
  - A MINIMUM TOTAL OF 15 TREES PER EVERY 100' OF STRIP
  - 70% DECIDUOUS SPECIES
  - 30% EVERGREEN SPECIES
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".

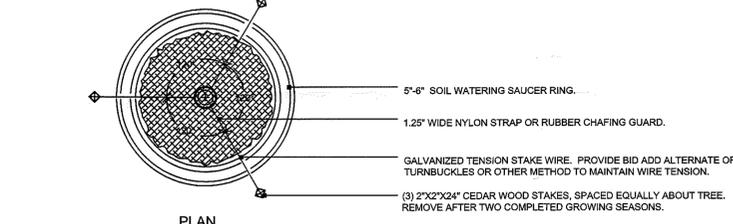
- CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE 1 SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
- EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
- ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 12'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
- THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
- THE CONTRACTOR IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING WATERING ALL PLANTS ANY TIME FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL IS LESS THAN ONE INCH PER WEEK.
- THE DEVELOPER OR HOME OWNERS ASSOCIATION SHALL BEAR THE RESPONSIBILITY OF REPLACING ANY LANDSCAPING WITHIN SUSSEX COUNTY SEWER EASEMENTS THAT IS DESTROYED OR DAMAGED DUE TO SEWER SYSTEM MAINTENANCE, REPLACEMENT, OR EXTENSION.
- IF APPLICABLE, THE ACTUAL STREET TREE LOCATION SHALL BE COORDINATED DURING LOT CONSTRUCTION. STREET TREES SHALL BE LOCATED WITHIN A 30 FEET OF THE LOCATION SHOWN ON THE PLANS. A 10-FOOT HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM ALL WATER AND SEWER LATERALS.
- ALL DECIDUOUS TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AND A MINIMUM HEIGHT OF SIX FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THE TREES WILL BE CAPABLE OF OBTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.
- ALL EVERGREEN TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THEY ARE REASONABLY CAPABLE OF ATTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.
- THE BUFFER AREA SHALL HAVE A FINAL GRADE THAT CONTAINS A MINIMUM OF FOUR INCHES OF TOPSOIL AND A SUITABLE GRASS MIX PLANTED AS SACRIFICIAL COVER BETWEEN THE BUFFER TREES FOR SOIL STABILIZATION UNTIL THE NEWLY PLANTED TREES BECOME LARGER. THE PLAN MAY SUBSTITUTE WOOD CHIPS FOR PLANTED GRASS BETWEEN THE BUFFER TREES IN RESPECT TO BOTH NEWLY PLANTED AND EXISTING TREES, AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- THE FORESTED AND/OR LANDSCAPE BUFFER SHALL BE INSTALLED WITHIN 18 MONTHS FROM THE DATE SITE WORK IS AUTHORIZED TO COMMENCE, AS DOCUMENTED BY A NOTICE TO PROCEED LETTER FROM THE COMMISSION.
- THE LAND DEVELOPER SHALL BE HELD RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR NECESSARY WATERING FOR A MINIMUM OF TWO YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A HOMEOWNERS ASSOCIATION; PROVIDED, HOWEVER, THAT THE DEVELOPER SHALL REPLACE ANY TREES THAT DIE DURING THE MINIMUM TWO-YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A HOMEOWNERS ASSOCIATION.
- THE PERPETUAL MAINTENANCE OF THE BUFFER PLANTINGS BY A HOMEOWNERS ASSOCIATION SHALL BE ASSURED THROUGH THE RESTRICTIVE COVENANTS AND/OR HOMEOWNERS ASSOCIATION DOCUMENTS WHICH ARE OBLIGATORY UPON THE PURCHASERS THROUGH ASSESSMENTS BY THE HOMEOWNERS ASSOCIATION.



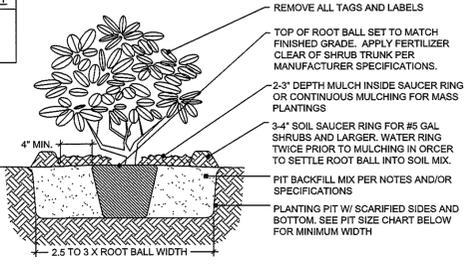
NOTE: SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN TREES AND UTILITY FACILITIES SO AS TO NOT HINDER USE OR ACCESS TO SAID FACILITIES. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.



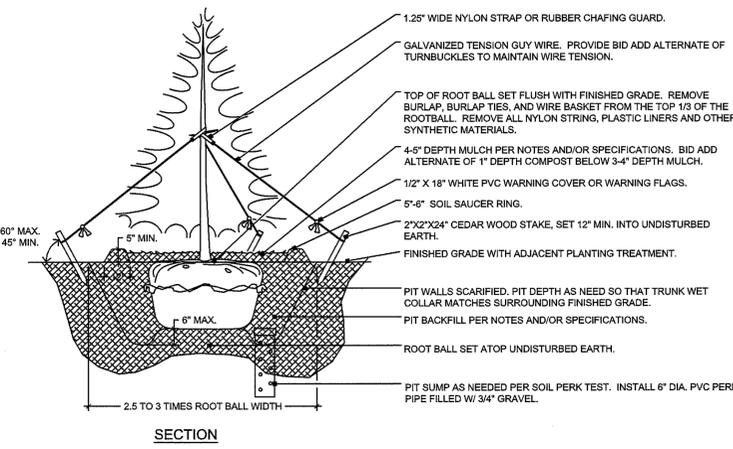
**A** CANOPY TREE PLANTING AND GUYING  
N.T.S.



SHRUB SIZE	MIN. PIT WIDTH
#1 GALLON	18"
#3 GALLON	30"
#5 GALLON	42"



**C** SHRUB PLANTING  
N.T.S.



**B** EVERGREEN TREE PLANTING AND STAKING  
N.T.S.

**Pennoni ASSOCIATES INC.**  
18077 Davidson Drive  
Milton, DE 19968  
T 302.684.8030 F 302.684.8054

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**LEISURE POINT RECREATION CAMPGROUND EXPANSION**  
DOGWOOD LANE  
MILLSBORO, DE 19966  
TAX MAP: 234-24-00-39-02 & 39-06

**LANDSCAPE NOTES AND DETAILS**  
SUN LEISURE POINT RESORT, LLC  
2777 FRANKLIN ROAD, SUITE 200  
SOUTHFIELD, MI 48034

NO.	DATE	REVISIONS	BY

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PROJECT: **ATWEL19001**  
DATE: **2020-08-05**  
DRAWING SCALE: **1"=40'**  
DRAWN BY: **EWW**  
APPROVED BY: **AMID**

**CS2002**  
SHEET 15 OF 24

**LANDSCAPE CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE REGULATIONS AND LAWS OF THE STATE OF DELAWARE.

ERIC W. WAHL, RLA (DE# S1-0000409) DATE  
PENNONI ASSOCIATES INC.  
18077 DAVIDSON DRIVE MILTON, DE 19968

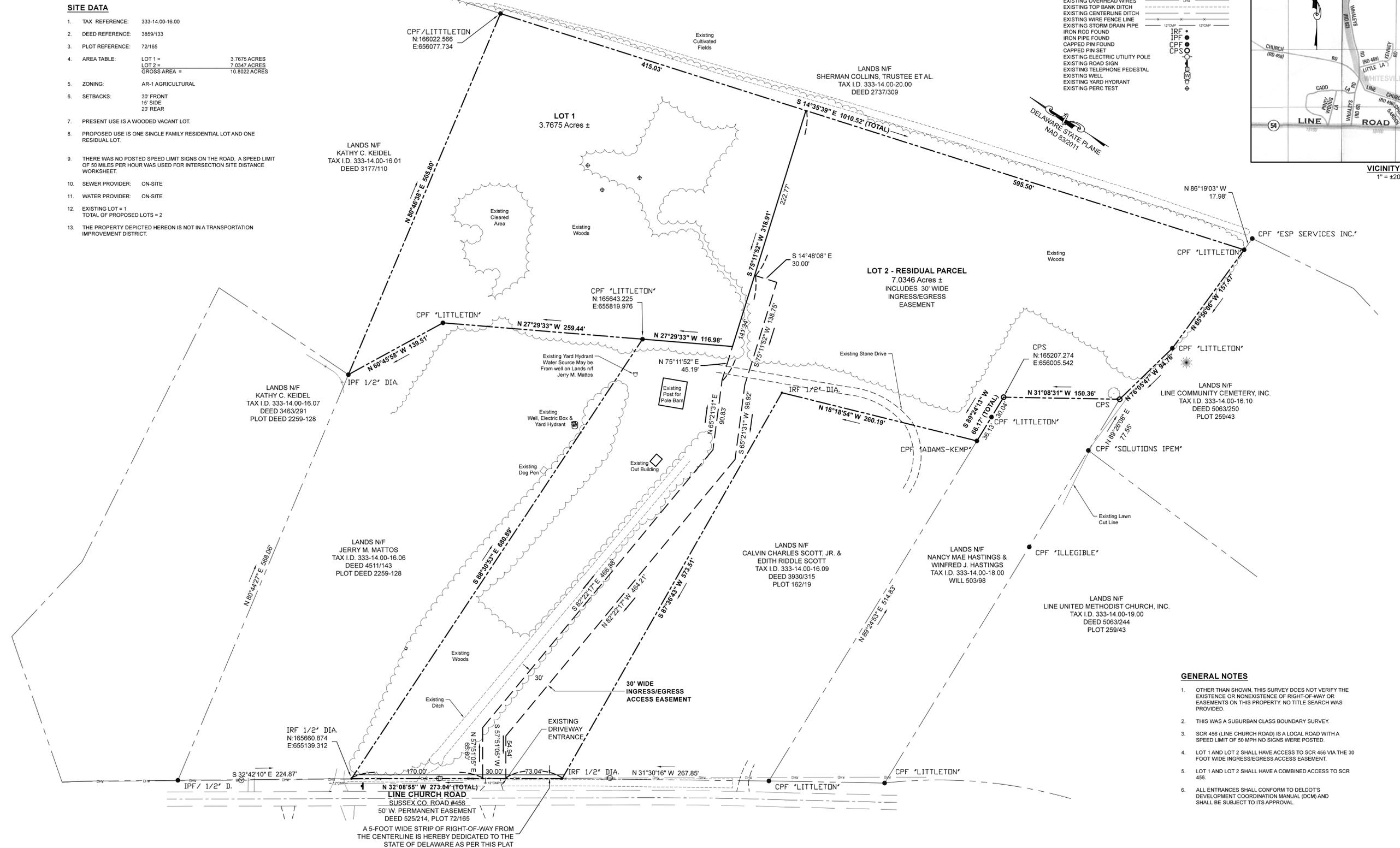
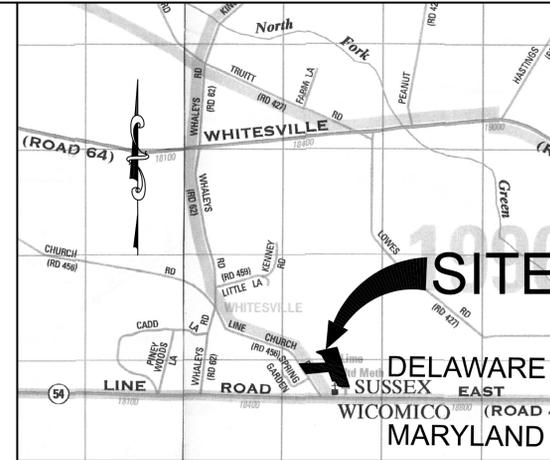
**SITE DATA**

- TAX REFERENCE: 333-14.00-16.00
- DEED REFERENCE: 3859/133
- PLOT REFERENCE: 72/165
- AREA TABLE:
 

LOT 1 =	3.7675 ACRES
LOT 2 =	7.0347 ACRES
GROSS AREA =	10.8022 ACRES
- ZONING: AR-1 AGRICULTURAL
- SETBACKS: 30' FRONT, 15' SIDE, 20' REAR
- PRESENT USE IS A WOODED VACANT LOT.
- PROPOSED USE IS ONE SINGLE FAMILY RESIDENTIAL LOT AND ONE RESIDUAL LOT.
- THERE WAS NO POSTED SPEED LIMIT SIGNS ON THE ROAD. A SPEED LIMIT OF 50 MILES PER HOUR WAS USED FOR INTERSECTION SITE DISTANCE WORKSHEET.
- SEWER PROVIDER: ON-SITE
- WATER PROVIDER: ON-SITE
- EXISTING LOT = 1, TOTAL OF PROPOSED LOTS = 2
- THE PROPERTY DEPICTED HEREON IS NOT IN A TRANSPORTATION IMPROVEMENT DISTRICT.

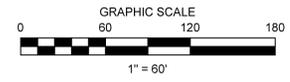
**LEGEND**

PROPERTY LINE	---
NEW PROPERTY LINE	---
NEW EASEMENT LINE	---
ADJOINING PROPERTY LINE	---
EXISTING BUILDING LINE	---
EXISTING CL ROAD	---
EXISTING EDGE GRAVEL/STONE	---
EXISTING EDGE PAVEMENT	---
EXISTING WOODS LINE	---
EXISTING OVERHEAD WIRES	---
EXISTING TOP BANK DITCH	---
EXISTING CENTERLINE DITCH	---
EXISTING WIRE FENCE LINE	---
EXISTING STORM DRAIN PIPE	---
IRON ROD FOUND	●
IRON PIPE FOUND	○
CAPPED PIN FOUND	○
CAPPED PIN SET	○
EXISTING ELECTRIC UTILITY POLE	○
EXISTING ROAD SIGN	○
EXISTING TELEPHONE PEDESTAL	○
EXISTING WELL	○
EXISTING YARD HYDRANT	○
EXISTING PERC TEST	○



**GENERAL NOTES**

- OTHER THAN SHOWN, THIS SURVEY DOES NOT VERIFY THE EXISTENCE OR NONEXISTENCE OF RIGHT-OF-WAY OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS PROVIDED.
- THIS WAS A SUBURBAN CLASS BOUNDARY SURVEY.
- SCR 456 (LINE CHURCH ROAD) IS A LOCAL ROAD WITH A SPEED LIMIT OF 50 MPH NO SIGNS WERE POSTED.
- LOT 1 AND LOT 2 SHALL HAVE ACCESS TO SCR 456 VIA THE 30 FOOT WIDE INGRESS/EGRESS ACCESS EASEMENT.
- LOT 1 AND LOT 2 SHALL HAVE A COMBINED ACCESS TO SCR 456.
- ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.



**SURVEY DATES:**

12/18/2020
------------

**REVISION:**

--



**Cypress Surveys, LLC**

ROBERT E. RIGDON, JR.  
 REGISTERED PROFESSIONAL SURVEYOR  
 12545 SHEPARD'S CROSSING ROAD  
 WHITESVILLE, MARYLAND 21872  
 443-614-2031  
 rperigdon@aol.com

**DATE:** 5/6/2021

**SCALE:** 1" = 60'

**PROJECT NO.:** 2020-31

**SHEET:** 1 OF 1

**DRAWN BY:** RER

**APPROVED BY:**

**PRELIMINARY SUBDIVISION PLAN**

LANDS OF  
**JONATHAN D. HAMILTON & DONNA L. HAMILTON**

TAX I.D. 333-14.00-16.00  
 GUMBORO HUNDRED  
 SUSSEX COUNTY, DELAWARE