

LEISURE POINT RECREATION CAMPGROUND SUN LEISURE POINT RESORT LLC

CASE NO. CU 2201

OWNER:

SUN LEISURE POINT RESORT LLC
2777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034

DEVELOPER:

SUN LEISURE POINT RESORT LLC
2777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034

LEGAL:

MORRIS JAMES LLP
107 W. MARKET STREET
GEORGETOWN, DE 19947
DAVID C. HUTT, ESQUIRE

PLANNER/ENGINEER/SURVEYOR:

PENNONI
18072 DAVIDSON DRIVE
MILTON, DE 19968
MARK H. DAVIDSON, PRINCIPAL LAND PLANNER
ALAN DECKTOR, PE., ENV SP
JOHN W. HAUPT, PLS

ENVIRONMENTAL:

PENNONI & ACCENT ENVIRONMENTAL
WILLIAM J. GANGLOFF, PhD. PROFESSIONAL SOIL
SCIENTIST



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Mark H. Davidson / Vice President

Principal Land Planner/Office Director

EDUCATION

University of Delaware; Civil Engineering, (1986-1990)

Land Surveying, Delaware Technical & Community College (1984-1986) and Wastewater Microbiology Diploma (1997)

Land Planning, Institute for Public Administration (2006)

CERTIFICATIONS

DNREC Class A Percolation Tester & Class B Septic Designer, (DE #2418)

Sediment & Stormwater Management, Responsible Personnel, DE (#8760) and MD (#4914)

DNREC Certified Construction Reviewer: DE (#1270)

Delaware Notary

TRAININGS

Hydrology, Delaware TR-20 (1993)

Reducing Flood Hazard in Coastal Development (1996)

Law for Managers/Supervisors (1999)

State and Federal Laws (2000)

Advanced Real Estate Law in Delaware (2002)

Land Conservation and Historic Preservation (2003)

Land Surveying Business Diploma (1998)

Project Manager Training I, Pennoni (2015)

PROFESSIONAL AFFILIATIONS

National Onsite Wastewater Recycling Association

Delaware Onsite Wastewater Recycling Association

American Planning Association

American Institute of Certified Planners

HONORS/AWARDS

Association of Professionals Philanthropy, Brandywine Chapter Fundraising Nominee (2014)

Notable Networker Award, BNI (2013)

EXPERIENCE SUMMARY

Mark H. Davidson serves as Vice President of Pennoni and Office Director for our Southern Delaware, Milton Office. Mark also serves as the Principal Land Planner for Pennoni. He has over 33-years of past experience in Surveying, Engineering, Consulting, Construction and Land Planning. For 12-years he owned a professional engineering, surveying, land planning, environmental and consulting firm that provided professional consulting and design in land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware and Maryland. Mr. Davidson's project experience includes land development planning, surveying, engineering, environmental design and permitting; construction and project consulting, management and inspection; water resource consulting, management and inspection and municipal consulting, planning and inspection for residential, industrial, institutional, municipal and commercial applications.

Mark is a past director of the Delaware Onsite Wastewater Recycling Association as well as a member of the American Planning Association, American Institute of Certified Planners and has served in the past as a committee member of Delaware Low Impact Development Roundtable Committee, Delaware Pollution Control Strategy Committee, Delaware Sediment & Stormwater Regulatory Advisory Committee, and the Delaware Technical & Community College A/E Curriculum Committee. He was also nominated for the Brandywine Chapter Association of Fundraising Professionals Philanthropy Award and has won the BNI Notable Networker Award.

Along with all the experience and education stated and with many years of combined experience in Surveying, Engineering, Consulting and Land Planning, he has been responsible for providing consulting, layout and design in surveying, engineering and land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware, Maryland, Virginia and West Virginia. He has project managed, studied, planned, surveyed, designed and engineered sustainable, master-planned communities, commercial and urban redevelopment projects, and the public infrastructure that supports them.

Mark has provided nationwide land planning consulting services to a variety of clientele to help coordinate project startups as well as final construction consulting services when it came to commercial, residential, industrial, municipal, educational and community land planning. Provided additional consulting in civil/site engineering, stormwater management, erosion and sediment control, wastewater collection and disposal, transportation, and environmental. Market areas practiced; Delaware, Maryland, West Virginia, Virginia, North Carolina, South Carolina, North Dakota, Puerto Rico, Canada and Panama.

Additional Project experience includes cutting edge design and technology as well as value engineering to help clients through the ever-changing market including but not limited to solar voltaic and wind generation projects.

He was currently appointed by the Secretary of DNREC to serve 3-years on the On Site Septic Advisory Board for the State of Delaware.

TAB 1 APPLICATION

Planning & Zoning Commission Application Sussex County, Delaware

AMENDED

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use

Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

Type of Conditional Use Requested:

Tax Map #: 234-24.00 Parcels 39.02 & 39.06

Size of Parcel(s):

Current Zoning:

Proposed Zoning:

Size of Building: 2 Bldgs. (Comfort Station &
Maintenance Bldg. = 5,000+/- SF

Land Use Classification:

Water Provider:

Sewer Provider:

Applicant Information

Applicant Name:

Applicant Address:

City:

State:

ZipCode:

Phone #:

E-mail:

Owner Information

Owner Name:

Owner Address:

City:

State:

Zip Code:

Phone #:

E-mail:

Agent/Attorney/Engineer Information

Project: STHCM20000

Agent/Attorney/Engineer Name:

Agent/Attorney/Engineer Address:

City:

State:

Zip Code:

Phone #:

E-mail:



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

Completed Application

Provide eight (8) copies of the Site Plan or Survey of the property

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

Provide Fee \$500.00

Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

DeIDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Date:

Signature of Owner

Date:

For office use only:

Date Submitted: _____

Fee: \$500.00 Check #: _____

Staff accepting application: _____

Application & Case #: _____

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____

File #: CU 2201

Planning & Zoning Commission Application
Sussex County, Delaware

201909798
201909801

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use ☒

Zoning Map Amendment ☐

Site Address of Conditional Use/Zoning Map Amendment

25491 Dogwood Ln Millsboro, DE 19966

Type of Conditional Use Requested:

Conditional Use For Expansion of Campground

Tax Map #: 234-24.00-3902 234-24.00-3906 Size of Parcel(s): 4 ACRES EACH

Current Zoning: AR-1 Proposed Zoning: AR-1 Size of Building: _____

Land Use Classification: Recreation / Campground

Water Provider: Long Neck Water Co

Sewer Provider: Sussex County

Applicant Information

Applicant Name: Pine Acres Inc

Applicant Address: 25491 Dogwood Ln

City: Millsboro

State: DE

Zip Code: 19966

Phone #: 302-945-2000

E-mail: dick@leisurepoint.com

Owner Information

Owner Name: SAME AS APPLICANT

Owner Address: _____

City: _____

State: _____

Zip Code: _____

Phone #: _____

E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Atwell LLC Attn: Kurt Beleck

Agent/Attorney/Engineer Address: Two Towne Sq. Suite 700

City: Southfield

State: MI

Zip Code: 48076

Phone #: 248-447-2099

E-mail: KBeleck@atwell-group.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

___ Completed Application

✓ Provide eight (8) copies of the Site Plan or Survey of the property

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

✓ Provide Fee \$500.00

___ Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

___ Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

___ DelDOT Service Level Evaluation Request Response

___ PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Date: 8/26/19

Signature of Owner

Date: _____

For office use only:

Date Submitted: 8/26/19

Fee: \$500.00 Check #: _____

Staff accepting application: SPB

Application & Case #: _____

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____

Document# 2019000032492 BK: 5116 PG: 192

Recorder of Deeds, Scott Dailey On 9/5/2019 at 11:10:25 AM Sussex County, DE

Consideration: \$32,256,250.00 County/Town: \$483,843.75 State: \$806,406.25 Total: \$1,290,250.00

Doc Surcharge Paid Town: SUSSEX COUNTY



Tax Parcel Numbers: 2-34-24.00-38.00,
2-34-24.00-39.02 and 2-34-24.00-39.06

Prepared By and Return To:

Katherine H. Betterly, Esq.
Morris, Nichols, Arsht & Tunnell LLP
1201 N. Market Street
P. O. Box 1347
Wilmington, DE 19899-1347

DEED

THIS DEED is made this 4th day of September, 2019,

BETWEEN:

PINE ACRES, INC., Delaware corporation, whose address is 25491 Dogwood Lane, Millsboro, Delaware 19966, party of the first part, ("Grantor"),

AND

SUN LEISURE POINT RESORT LLC, a Michigan limited liability company authorized to and doing business in the State of Delaware, whose address is 27777 Franklin Road, Suite 200, Southfield, MI 48034, party of the second part, ("Grantee"),

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants, sells and conveys the premises described below, unto the said party of the second part, its successors and/or assigns all of those certain tracts, pieces or parcels of land, with the improvements erected thereon, if any, described and identified on Exhibit "A" attached hereto and made a part hereof (the "Property").

That the said party of the first part further remises, releases and quitclaims the more-recently as-surveyed legal description of the Property described and identified on Exhibit "B" attached hereto and made a part hereof below, unto the said party of the second part, its successors and/or assigns.

IN WITNESS WHEREOF, Grantor has caused its duly authorized officer to execute this Deed on Grantor's behalf on the day and year first above written.

ATTEST/WITNESS:

PINE ACRES, INC.
a Delaware corporation

By: Christopher J. Harrison
Print Name Christopher J. Harrison

By: George H. Harrison, Jr. (SEAL)
Name: George H. Harrison, Jr.
Title: President

STATE OF DELAWARE :
: SS.
COUNTY OF SUSSEX :

BE IT REMEMBERED that on this 3rd day of September, 2019, before me, a Notary Public, duly qualified in and for the aforesaid County and State, personally came and appeared George H. Harrison, Jr., in his capacity as the duly authorized President of PINE ACRES, INC., known or satisfactorily proven to me to be such and acknowledged that he executed this Deed on behalf of PINE ACRES, INC., for the purposes herein contained.

GIVEN under my Hand and Seal of Office, the day, month and year aforesaid.

DAVID C. HUTT, ESQ. #4037
Notarial Officer pursuant to
29 Del. Code §4323
ATTORNEY AT LAW
Delaware

David C. Hutt
Notary Public

My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTIONS

TAX PARCEL NUMBER 234-24.00-38.00:

ALL that certain piece, or parcel of land, situate in Indian River Hundred, Sussex County, State of Delaware, according to a survey which is of record in the office of the Clerk of the Orphans' Court of Sussex County in Orphans' Court Docket 39 at page 197, and more particularly described as follows: Beginning at a post at the edge of Guinea Creek marked on the above plot by letter E, corner of lands formerly of John E.M. Burton; thence south 39 ½ degrees west 112 perches through a large stone to a point; thence south 25 ½ degrees east 13 perches; thence south 34 ¼ degrees west 149 ½ perches to a post and the division line of lot No. 3; thence with the same north 54 ½ degrees west 45 ½ perches to a cedar post in the center of a private road and corner of lots No. 3 and No. 1; thence with one line of said lot No. 1 north 34 ¼ degrees east 192 perches to a cedar post at the edge of Guinea Creek; thence down and with the edge of said creek to the beginning, **containing 58 acres of land**, more or less.

TOGETHER WITH: Access Agreement by and among Pine Acres, Inc., Radie K. Moore and Chester L. Moore, her brother, George K. Niblett, Sr. and Francis O. Niblett, Sr., dated May 1, 1982, and recorded on May 13, 2011 in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in **Deed Book 1115 page 286**.

SUBJECT TO ALL covenants, conditions, restrictions, reservations, agreements, plans and easements of record with respect to the property described above, this reference to which shall not be construed to reimpose any such covenants, conditions, restrictions, reservations, agreements, plans and easements of record which have otherwise lapsed, expired or have otherwise been terminated in accordance with their terms or otherwise, as applicable.

SUBJECT TO the following unrecorded leases: (a) 97-year Land Lease by and between Pine Acres, Inc. and Raymond Smith, for Mobile Home Space No. A-12, Leisure Point Resort, dated September 1, 1970; (b) Lifetime Land Lease by and between Pine Acres, Inc., and Joseph and Elizabeth Lobozzo, for Mobile Home Space No. B-14, Leisure Point Resort, dated September 27, 1970; (c) Lifetime Land Lease by and between Pine Acres, Inc. and Richard and Barbara Gray, for Mobile Home Space No. D-20, Leisure Point, dated August 27, 1970; and (d) Land Lease by and between Pine Acres, Inc. and Bruce W. and Geraldine Fox, for Lot C-8, Leisure Point, dated September 13, 1971.

BEING the same lands and premises which James Richard Draper, by Deed dated June 19, 1967, and recorded on June 22, 1967, in the Office of the Recorder of Deeds in and for Sussex County, State of Delaware, in **Deed Book 621, Page 730**, did grant and convey unto Pine Acres, Inc., in fee.

TAX PARCEL NUMBER 234-24.00-39.02:

ALL THAT CERTAIN lot, piece and parcel of land, situate, lying and being in Indian River Hundred, Sussex County, Delaware, more particularly described as follows:

BEGINNING at a point in the line of lands of Francis W. Moore Estate which point is a corner for this lot and lands to be conveyed to Nancy C. DeGirolano; thence by and with lands to be conveyed to Nancy C. DeGirolano South 59°-01'-00" East a distance of 271.35 feet to a point; thence by and with lands to be conveyed to Radia K. Moore North 28°-07'-06" East a distance of 634.02 feet to a point in line of lands now or formerly of Leisure Point; thence North 51°-07'-42" West a distance of 267.55 feet to a point in the aforesaid line for lands of Francis W. Moore Estate; thence by and with other lands of Francis W. Moore Estate South 28°-48'-59" West a distance of 670.42 feet to the place of beginning, **containing 4 acres, more or less**, as will more fully and clearly appear upon reference to a plot prepared by J.J. McCann, Inc., on September 5, 1974.

TOGETHER WITH: Easement Estate as set forth in (i) Deed of Easement by and between Radie K. Moore, Chester L. Moore, George Kenneth Niblett, Sr. and Alda O. Niblett, Francis O. Niblett and George Kenneth Niblett, Sr., dated February 21, 1975, and recorded on February 21, 1975, in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Deed Book 743 page 605; (ii) Access Agreement by and among Pine Acres, Inc., Radie K. Moore and Chester L. Moore, her brother, George K. Niblett, Sr. and Francis O. Niblett, Sr., dated May 1, 1982, and recorded on May 13, 2011 in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in **Deed book 1115 page 286**.

SUBJECT to Deed of Easement from Radie K. Moore, Chester L. Moore, George Kenneth Niblett, Sr. and Alda O. Niblett, his wife, to Francis O. Niblett and George Kenneth Niblett, Sr., dated February 21, 1975, of record in **Deed Book 743, Page 605**.

SUBJECT to Agreement between Pines Acres, Inc., Radie K. Moore, Chester L. Moore, George K. Niblett, Sr. and Francis O. Niblett, Sr., dated May 1, 1982, of record in **Deed Book 1115, Page 286**.

SUBJECT TO ALL covenants, conditions, restrictions, reservations, agreements, plans and easements of record with respect to the property described above, this reference to which shall not be construed to reimpose any such covenants, conditions, restrictions, reservations, agreements, plans and easements of record which have otherwise lapsed, expired or have otherwise been terminated in accordance with their terms or otherwise, as applicable.

BEING the same lands and premises which Kathy A. Banks and George K. Niblett, Jr., by Deed dated October 18, 2004, and recorded on October 21, 2004, in the Office of the Recorder of Deeds in and for Sussex County, State of Delaware, in **Deed Book 3049, Page 286**, did grant and convey unto Pine Acres, Inc., in fee.

TAX PARCEL NUMBER 234-24.00-39.06:

ALL that certain lot, piece or parcel of land, situate in the Indian River Hundred, Sussex County and State of Delaware, and being more particularly bounded and described as follow, to wit:

BEGINNING at a point, a common corner for this parcel and another parcel, said point of Beginning being located the following courses and distances: (1) from a point located in the northerly right of way line of Route 5 which point is located 792 feet northwest of Route 22A; (2) by and with lands now or formerly of Pot-Nets, Inc., North 37 Degrees 39 Minutes 42 Seconds East a distance of 548.47 feet to a point; (3) by and with lands conveyed to Francis O. Niblett, Sr., North 59 Degrees 01 Minutes 00 Seconds West a distance of 271.35 feet to the point and place of Beginning; thence North 59 Degrees 01 Minutes 00 Seconds West 271.35 feet to a point; Thence North 28 Degrees 07 Minutes 06 Seconds East 634.02 feet to a point (crossing an easement road at 548.02 feet from the last point); thence along the northerly side of a 50 foot easement road; South 51 Degrees 07 Minutes 42 Seconds East 301.65 feet to a point; thence (recrossing the aforesaid 50 foot easement) South 30 Degrees 34 Minutes 20 Seconds West 591.84 feet to the point and place of **Beginning, containing 4 acres of** land, more or less, as will more fully and clearly appear upon reference to a plot prepared by J.J. McCann, Inc., on September 5, 1974.

TOGETHER WITH: Easement Estate as set forth in (i) Deed of Easement by and between Radie K. Moore, Chester L. Moore, George Kenneth Niblett, Sr. and Alda O. Niblett, Francis O. Niblett and George Kenneth Niblett, Sr., dated February 21, 1975, and recorded on February 21, 1975, in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Deed Book 743 page 605; (ii) Access Agreement by and among Pine Acres, Inc., Radie K. Moore and Chester L. Moore, her brother, George K. Niblett, Sr. and Francis O. Niblett, Sr., dated May 1, 1982, and recorded on May 13, 2011 in the Office of the Recorder of Deeds in and for Sussex County, Delaware, **in Deed Book 1115 page 286.**

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

SUBJECT TO ALL covenants, conditions, restrictions, reservations, agreements, plans and easements of record with respect to the property described above, this reference to which shall not be construed to reimpose any such covenants, conditions, restrictions, reservations, agreements, plans and easements of record which have otherwise lapsed, expired or have otherwise been terminated in accordance with their terms or otherwise, as applicable.

BEING the same lands and premises which Charles Henry Moore, Jr., by Deed dated October 8, 2013, and recorded on October 10, 2013, in the Office of the Recorder of Deeds in and for Sussex County, State of Delaware, **in Deed Book 4183, Page 109**, did grant and convey unto Pine Acres, Inc., in fee.

EXHIBIT "B"

AS-SURVEYED LEGAL DESCRIPTIONS

TAX PARCEL NUMBER 234-24.00-38.00:

ALL as more recently described in accordance with an ALTA/ NSPS Land Title Survey by Millman National Land Services, as prepared by First Order, LLC, and dated July 30, 2019, last revised on September 4, 2019, as follows, to-wit:

ALL THAT CERTAIN lot, piece or parcel of land, with the improvements erected thereon, situate, lying and being in Indian River Hundred, Sussex County, State of Delaware, more particularly described as follows:

BEGINNING at a point at the southerly edge of Guinea Creek and the corner of the lands now or formerly of Pot-Nets Communities-CCDS, LLC; thence,

Along the westerly line of said Pot-Nets Communities-CCDS, LLC, the following three courses:

1) S46°37'10"W a distance of 1770.58 feet to a point; thence,

2) S18°24'40"E a distance of 214.50 feet to a monument found; thence,

3) S41°39'50"W a distance of 2508.72 feet to an iron pin found at the northeast corner of the lands now or formerly of Francis O. Niblett, Sr.; thence,

Along the northerly line of said Niblett, and others, N47°41'55"W a distance of 753.00 feet to a point at the southeasterly corner of the lands now or formerly of Charles H., Jr. and Nancy Moore; thence,

Along the easterly line of said Moore, N41°30'15"E a distance of 3120.00 feet to a point at the edge of said Guinea Creek; thence,

Generally along the mean low water line of said Guinea Creek, subtended by the following five courses:

1) N69°47'12"E a distance of 514.41 feet;

2) N36°33'41"E a distance of 217.43 feet;

3) S81°53'54"E a distance of 271.37 feet;

4) N70°27'53"E a distance of 492.57 feet;

5) S47°32'56"E a distance of 42.14 feet to the point and place of the beginning.

Containing an area of 2,715,000 +/- square feet, or 62.3 +/- acres of land.

TOGETHER WITH: Access Agreement by and among Pine Acres, Inc., Radie K. Moore and Chester L. Moore, her brother, George K. Niblett, Sr. and Francis O. Niblett, Sr., dated May 1, 1982, and recorded on May 13, 2011 in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in **Deed Book 1115 page 286.**

SUBJECT TO ALL covenants, conditions, restrictions, reservations, agreements, plans and easements of record with respect to the property described above, this reference to which shall not be construed to reimpose any such covenants, conditions, restrictions, reservations, agreements, plans and easements of record which have otherwise lapsed, expired or have otherwise been terminated in accordance with their terms or otherwise, as applicable.

SUBJECT TO the following unrecorded leases: (a) 97-year Land Lease by and between Pine Acres, Inc. and Raymond Smith, for Mobile Home Space No. A-12, Leisure Point Resort, dated September 1, 1970; (b) Lifetime Land Lease by and between Pine Acres, Inc., and Joseph and Elizabeth Lobozzo, for Mobile Home Space No. B-14, Leisure Point Resort, dated September 27, 1970; (c) Lifetime Land Lease by and between Pine Acres, Inc. and Richard and Barbara Gray, for Mobile Home Space No. D-20, Leisure Point, dated August 27, 1970; and (d) Land Lease by and between Pine Acres, Inc. and Bruce W. and Geraldine Fox, for Lot C-8, Leisure Point, dated September 13, 1971.

BEING the same lands and premises which James Richard Draper, by Deed dated June 19, 1967, and recorded on June 22, 1967, in the Office of the Recorder of Deeds in and for Sussex County, State of Delaware, in **Deed Book 621, Page 730**, did grant and convey unto Pine Acres, Inc., in fee.

TAX PARCEL NUMBER 234-24.00-39.02:

ALL as more recently described in accordance with an ALTA/ NSPS Land Title Survey by Millman National Land Services, as prepared by First Order, LLC, and dated July 30, 2019, last revised on September 4, 2019, as follows, to-wit:

ALL THAT CERTAIN lot, piece or parcel of land, with the improvements erected thereon, if any, situate, lying and being in Indian River Hundred, Sussex County, State of Delaware, more particularly described as follows:

BEGINNING at an iron pipe found in the line of lands of Francis W. Moore Estate which point is a corner for this lot and lands to be conveyed to Nancy C. DeGirolano; thence by and with lands to be conveyed to Nancy C. DeGirolano South 55°35'13" East a distance of 271.35 feet to a concrete monument.

Thence North 31°32'53" East a distance of 634.02 feet to a point in line of lands now or formerly of Leisure Point;

Thence North 47°41'55" West a distance of 267.55 feet to a point in the aforesaid line for lands of Francis W. Moore Estate;

Thence by and with other lands of Francis W. Moore Estate South 32°14'46" West a distance of 670.42 feet to the place of Beginning.

Containing an area of 174,225 square feet, or 3.9996 acres of land.

TOGETHER WITH: Easement Estate as set forth in (i) Deed of Easement by and between Radie K. Moore, Chester L. Moore, George Kenneth Niblett, Sr. and Alda O. Niblett, Francis O. Niblett and George Kenneth Niblett, Sr., dated February 21, 1975, and recorded on February 21, 1975, in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in **Deed Book 743 page 605**; (ii) Access Agreement by and among Pine Acres, Inc., Radie K. Moore and Chester L. Moore, her brother, George K. Niblett, Sr. and Francis O. Niblett, Sr., dated May 1, 1982, and recorded on May 13, 2011 in the Office of the Recorder of Deeds in and for Sussex County, Delaware, **in Deed book 1115 page 286**.

SUBJECT TO ALL covenants, conditions, restrictions, reservations, agreements, plans and easements of record with respect to the property described above, this reference to which shall not be construed to reimpose any such covenants, conditions, restrictions, reservations, agreements, plans and easements of record which have otherwise lapsed, expired or have otherwise been terminated in accordance with their terms or otherwise, as applicable.

BEING the same lands and premises which Kathy A. Banks and George K. Niblett, Jr., by Deed dated October 18, 2004, and recorded on October 21, 2004, in the Office of the Recorder of Deeds in and for Sussex County, State of Delaware, in **Deed Book 3049, Page 286**, did grant and convey unto Pine Acres, Inc., in fee.

TAX PARCEL NUMBER 234-24.00-39.06:

ALL as more recently described in accordance with an ALTA/ NSPS Land Title Survey by Millman National Land Services, as prepared by First Order, LLC, and dated July 30, 2019, last revised on September 4, 2019, as follows, to-wit:

ALL THAT CERTAIN lot, piece or parcel of land, with the improvements erected thereon, if any, situate, lying and being in Indian River Hundred, Sussex County, State of Delaware, more particularly described as follows:

BEGINNING at an iron pin, a common corner for this parcel and three other parcels, said point of Beginning being located the following courses and distances:

1) By and with lands now or formerly of Pot-Nets, Inc., N28°52'39"E a distance of 548.47 feet to a point;

2) By and with lands conveyed to Francis O. Niblett, Sr., N67°48'03"W a distance of 271.35 feet to the point and place of Beginning;

Thence N55°35'13"W 271.35 feet to a concrete monument;

Thence N31°32'53"E a distance of 634.02 feet to a point in line of lands now or formerly of Leisure Point;

Thence along the lands of said Leisure Point, S47°41'55"E a distance of 301.65 feet to an iron pipe;

Thence S34°00'08"W a distance of 591.84 feet to the point and place of Beginning.

Containing an area of 174,244 square feet, or 4.0001 acres of land.

TOGETHER WITH: Easement Estate as set forth in (i) Deed of Easement by and between Radie K. Moore, Chester L. Moore, George Kenneth Niblett, Sr. and Alda O. Niblett, Francis O. Niblett and George Kenneth Niblett, Sr., dated February 21, 1975, and recorded on February 21, 1975, in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in **Deed Book 743 page 605**; (ii) Access Agreement by and among Pine Acres, Inc., Radie K. Moore and Chester L. Moore, her brother, George K. Niblett, Sr. and Francis O. Niblett, Sr., dated May 1, 1982, and recorded on May 13, 2011 in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in **Deed Book 1115 page 286**.

SUBJECT TO ALL covenants, conditions, restrictions, reservations, agreements, plans and easements of record with respect to the property described above, this reference to which shall not be construed to reimpose any such covenants, conditions, restrictions, reservations, agreements, plans and easements of record which have otherwise lapsed, expired or have otherwise been terminated in accordance with their terms or otherwise, as applicable.

BEING the same lands and premises which Charles Henry Moore, Jr., by Deed dated October 8, 2013, and recorded on October 10, 2013, in the Office of the Recorder of Deeds in and for Sussex County, State of Delaware, in **Deed Book 4183, Page 109**, did grant and convey unto Pine Acres, Inc., in fee.

40840

PARCEL #: 2-34 24.00 39.06 BK: 4183 PG: 108
PREPARED BY & RETURN TO:
Morris James Wilson Halbrook & Bayard, LLP
107 West Market Street
P.O. Box 690
Georgetown, DE 19947
File No. 201394/DCH

THIS DEED, made this 8th day of October, 2013,

- BETWEEN -

CHARLES HENRY MOORE, JR., of 32887 Long Neck Road, Millsboro, DE 19966,
party of the first part,

- AND -

PINE ACRES, INC., A CORPORATION OF THE STATE OF DELAWARE, of
25491 Dogwood Lane, Millsboro, DE 19966, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of **ONE DOLLAR 00/100 (\$1.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain lot, piece or parcel of land, situate in the Indian River Hundred, Sussex County and State of Delaware, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point, a common corner for this parcel and another parcel, said point of Beginning being located the following courses and distances: (1) from a point located in the northerly right of way line of Route 5 which point is located 792 feet northwest of Route 22A; (2) by and with lands now or formerly of Pot-Nets, Inc., North 37 degrees 39 minutes 42 Seconds East a distance of 548.47 feet to a point; (3) by and with lands conveyed to Francis O. Niblett, Sr., North 59 degrees 01 Minutes 00 Seconds West a distance of 271.35 feet to the point and place of Beginning; thence North 59 Degrees 01 Minutes 00 Seconds West 271.35 feet to a point; Thence North 28 Degrees 07 Minutes 06 Seconds East 634.02 feet to a point (crossing an easement road at 548.02 feet from the last point); thence along the northerly side of a 50 foot easement road; South 51 Degrees 07 Minutes 42 Seconds East 301.65 feet to a point; thence (recrossing the aforesaid 50 foot easement) South 30 Degrees 34 Minutes 20 seconds West 591.84 feet to the point and place of Beginning, containing 4 acres of land, more or less, as will

BK: 4123 PG: 109

more fully and clearly appear upon reference to a plot prepared by J.J. McCann, Inc., on September 5, 1974.

BEING the same lands conveyed to Charles H. Moore, Sr. and Beatrice M. Moore, husband and wife, by Deed of Nancy C. Degirolano and Beatrice M. Moore dated August 6, 1998 and recorded in the Office of the Recorder of Deeds in and for Sussex County in deed Book 2314, page 220.

THE SAID Charles H. Moore, Sr. departed this life November 30, 2006, leaving to survive him the said Beatrice M. Moore, in whom title to the above described property became vested solely as surviving tenant by entirety.

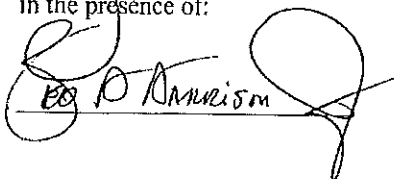
THE SAID Beatrice M. Moore departed this life January 30, 2009 Testate, wherein by Item III, of her Last Will and Testament filed in the Office of the Register of Wills, in and for Sussex County, in Will Book 534, Page 248, she did devise and bequeath his interest in said property to her surviving son, Charles Henry Moore, Jr., as sole owner.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

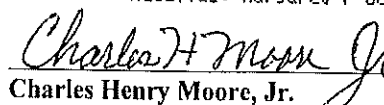
IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

Consideration: 135,000.00

Signed, Sealed and Delivered
in the presence of:



County 2,025.00
State 2,025.00
Town Total 4,050.00
Received: Margaret P Oct 10, 2013

 (SEAL)
Charles Henry Moore, Jr.

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on October 08, 2013, personally came before me, the subscriber, Charles Henry Moore, Jr., party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

David C. Hutt, Esq.
Notarial Officer pursuant to
29 Del. Code Sect. 4323
ATTORNEY AT LAW
Delaware


Notary Public

RECEIVED

OCT 10 2013

**ASSESSMENT DIVISION
OF SUSSEX COUNTY**

Recorder of Deeds
Scott Dailey
Oct 10, 2013 02:10P
Sussex County
Doc. Surcharge Paid

PARTICULAR DESCRIPTION

LANDS NOW OR FORMERLY OF SUN LEISURE POINT, LLC.

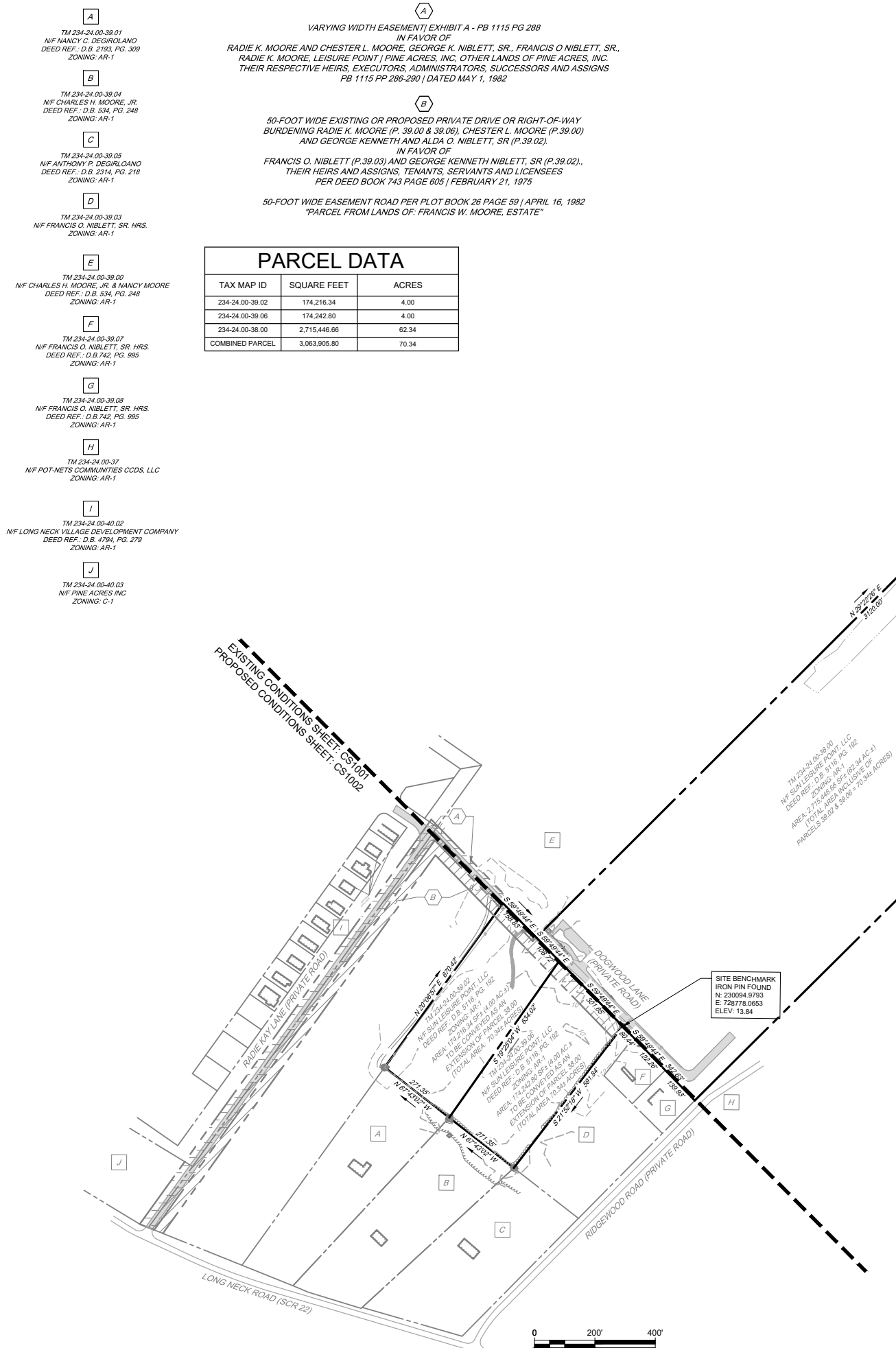
TAX MAP 234-24.00-39.02 & 39.06

All that certain piece, parcel and tract lying in the Indian River Hundred of Sussex County, Delaware and being more particularly described as follows:

BEGINNING at an iron pipe found, said iron pipe being a corner for this Parcel and Lands now or formerly of Francis O. Niblett, Sr., Heirs; thence by and with this Parcel and Lands now or formerly of Francis O. Niblett, Sr., Heirs, **South 21 degrees, 52 minutes, 18 seconds West, 591.84 feet** to a point, said point sharing a common corner with this Parcel, Lands now or formerly of Anthony P. Degirloano and Lands now or formerly of Charles H. Moore, Jr.; thence by and with this Parcel and Lands now or formerly of Charles H. Moore, Jr., **North 67 degrees, 43 minutes, 02 seconds West, 542.70 feet** to an iron pipe found **crossing over a concrete monument at 271.35 feet**, said iron pipe being a corner for this Parcel and a common boundary line with Lands now or formerly of Charles H. Moore, Jr. and Nancy Moore; thence by and with this Parcel and Lands now or formerly of Charles H. Moore, Jr. and Nancy Moore, **North 20 degrees, 06 minutes, 57 seconds East, 670.42 feet** to a point, said point being a corner for this Parcel and Lands now or formerly of Charles H. Moore, Jr. and Nancy Moore; thence by and with this Parcel and Lands now or formerly of Charles H. Moore, Jr. and Nancy Moore, **South 59 degrees, 49 minutes, 44 seconds East, 569.20 feet** to an iron pipe found, said iron pipe being the **Point of Beginning** for this description.

This Parcel contains 8 acres, more or less.

J:\Accounts\ATWELL\ATWEL19001 - Leisure Point Recreation Campground\DESIGN_SHEETS\CS0002.dwg



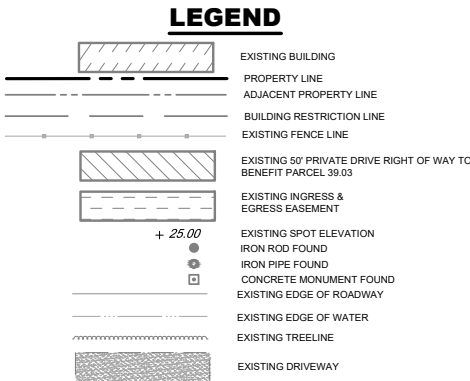
SECTION 115-172 H.

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

1. ACCESS SHALL BE FROM A PUBLIC HIGHWAY HAVING A WIDTH OF AT LEAST 50 FEET, THAT THE _____ NUMBER AND LOCATION OF ACCESS DRIVEWAY 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.
2. THE TOPOGRAPHY OF THE SITE SHALL BE SUCH AS TO FACILITATE RAPID DRAINAGE AND THAT ADEQUATE DRAINING FACILITIES SHALL BE PROVIDED.
3. 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.
4. 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.
5. PROPER PROVISIONS SHALL BE MADE FOR PUBLIC WATER SUPPLY, TOILETS AND BATHING FACILITIES AND ELECTRIC CONNECTIONS.
6. 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.
7. PROPER PROVISION SHALL BE MADE FOR REFUSE STORAGE AND COLLECTION, SUBJECT AT ALL TIMES TO COUNTY REGULATIONS.
8. 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 MORE 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 5-26-1992 BY ORD. NO. 831]
9. WITH THE EXCEPTIONS OF STRUCTURES MENTIONED IN SUBSECTION 8(b) 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]

GENERAL NOTES :

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DEED BOOK 5119, PAGE 192 AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNING ASSOCIATES, INC. DATE OF SURVEY: DECEMBER 30, 2019. BEARING SYSTEM HAS BEEN ADJUSTED TO DELAWARE STATE PLANE, NAD83.
2. 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.
3. THE 50' ACCESS 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.
4. 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.
5. THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 234-24-00 AS PARCELS 39.02 & 39.06 & 39.00
6. CLASS OF SURVEY: SUBURBAN
7. THE SUBJECT PROPERTIES ARE LOCATED IN ZONE "X" ACCORDING TO FEMA FLOODPLAIN MAP #0100503043K. EFFECTIVE DATE 3/16/2015. ZONE "X" IS DETERMINED TO BE INSIDE THE 500-YEAR FLOODPLAIN.
8. THERE ARE NO WETLANDS ON THE SITE ACCORDING TO THE DNR/EC ENVIRONMENTAL NAVIGATOR WEBSITE (NAVMAP).
9. EXISTING ZONING IS AR-1 (AGRICULTURAL RESIDENTIAL).
10. PROPERTY OWNER: SUN LEISURE POINT RESORT, LLC.
27777 FRANKLIN ROAD, SUITE 200
SOUTH FIELDS, MI 48934

[illegible]

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 THE 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" = 200'
DRAWN BY	KBE/TPM
APPROVED BY	AMD

CS0002
SHEET 2 OF 6



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**

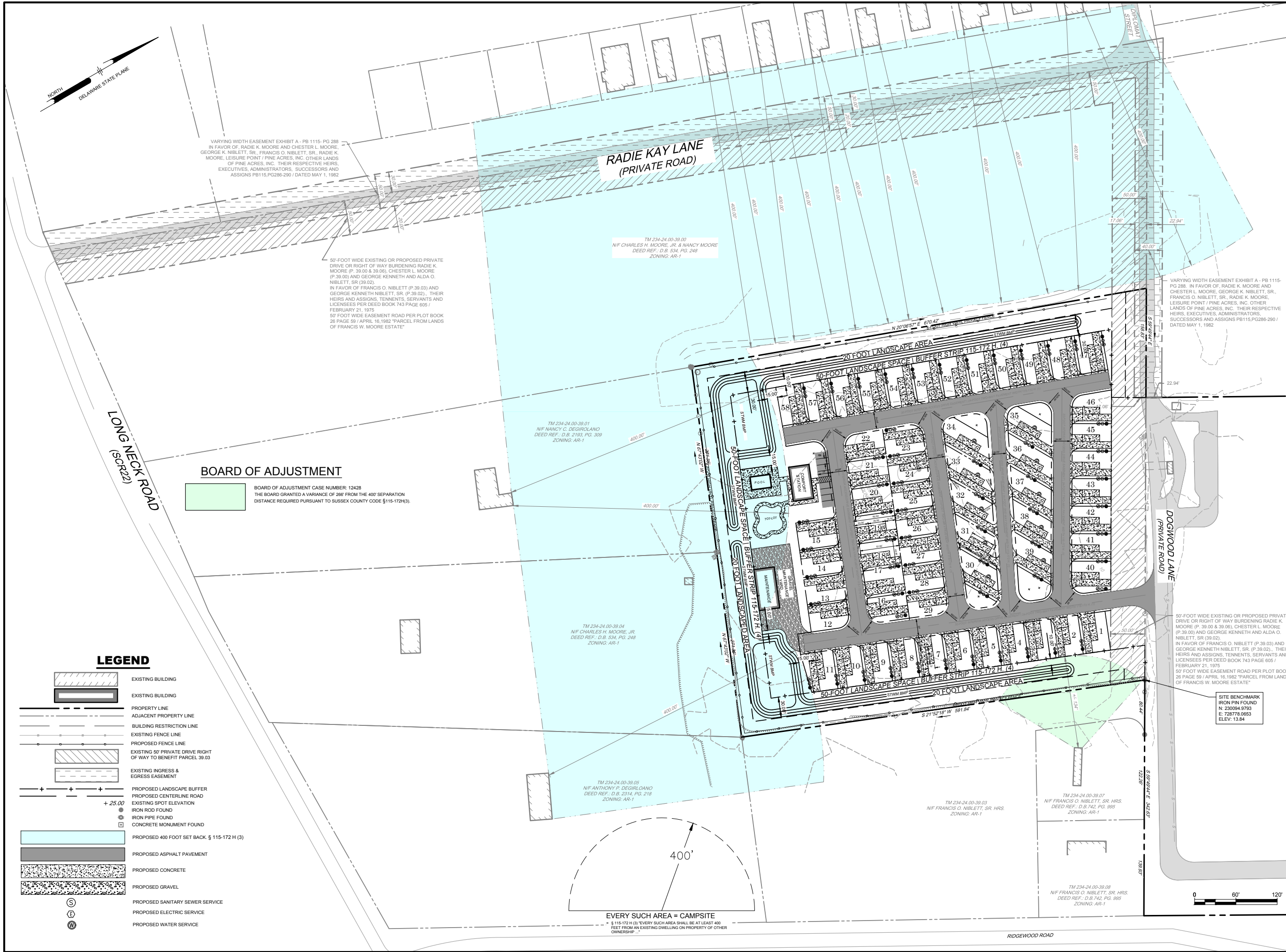
LEISURE POINT RECREATION CAMPGROUND

DOGWOOD LANE
MILLSBORO, DE 10966
TAX MAP: 234-24.00-39.02 & 39.06

CONDITIONAL USE PLAN

SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034

U:\Mountaintop\19001 - Leisure Point Recreation Campground\CS1001.dwg PLOTTED: 1/25/2020 9:27 AM BY: KBE/TPM PLOT STYLE: Pennoni V02.dsh PROJECT STATUS: —



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.664.8030 F 302.664.8054

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DISCREPANCIES BEFORE PROCEEDING WITH WORK

LEISURE POINT RECREATION CAMPGROUND

DOGWOOD LANE
MILLSBORO, DE 19966
TAX MAP: 234-24-00-39.02 & 39.06

PROPOSED CONDITIONS PLAN

SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034

NO.	DATE	REVISIONS	BY

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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.

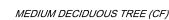
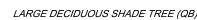
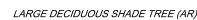
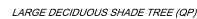
PROJECT **ATWEL19001**
DATE 2020-08-05
DRAWING SCALE 1" = 60'
DRAWN BY KBE/TPM
APPROVED BY AMD

CS1001

SHEET 4 OF 6

KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	CONT.	SPACING
TREES						
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

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



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 39.03

EXISTING INGRESS & EGRESS EASEMENT

PROPOSED LANDSCAPE BUFFER

PROPOSED CENTERLINE ROAD

EXISTING SPOT ELEVATION

IRON ROD FOUND

IRON PIPE FOUND

CONCRETE MONUMENT FOUND

PROPOSED 400 FOOT SET BACK, § 115-172 H (3)

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE

PROPOSED GRAVEL

PROPOSED SANITARY SEWER SERVICE

PROPOSED ELECTRIC SERVICE

PROPOSED WATER SERVICE

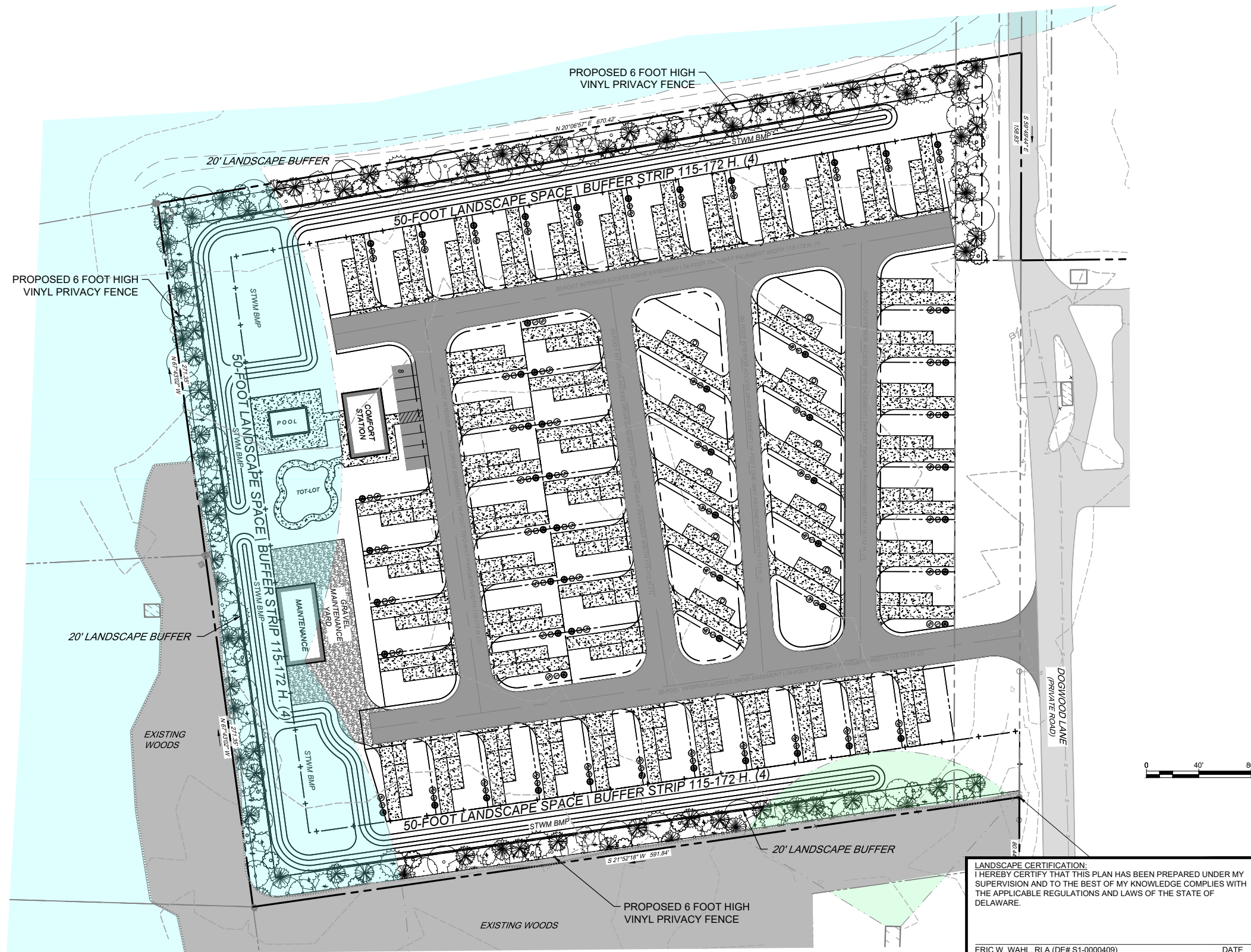
EXISTING WOODS

25.00

S

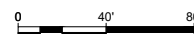
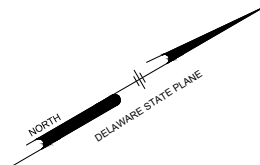
E

W



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

DATE _____



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

LEISURE POINT RECREATION CAMPGROUND

LANDSCAPE PLAN

SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034

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PROJECT	ATWEL19001
DATE	2020-08-05
DRAWING SCALE	1"=40'
DRAWN BY	EWV
APPROVED BY	AMD

CS2001

SHEET 5 OF 6

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

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 GROUNDCOVER 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 GROUNDCOVER 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 GROUNDCOVER PERENNIAL AND SEASONAL PLANTING BEDS. PROVIDE 18" 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, 1/2 COMPOST, AND 1/2 SPHAGNUM PEAT MOSS MIXED LIBERALLY TOGETHER. FOR POORLY DRAINING NATIVE SOIL CONDITIONS, PIT BACKFILL SHALL CONSIST OF 1/2 NATIVE SOIL, 1/2 COMPOST, AND 1/2 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 8" 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 EASILY 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 THOUGH 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.
- SEEDING AREAS:

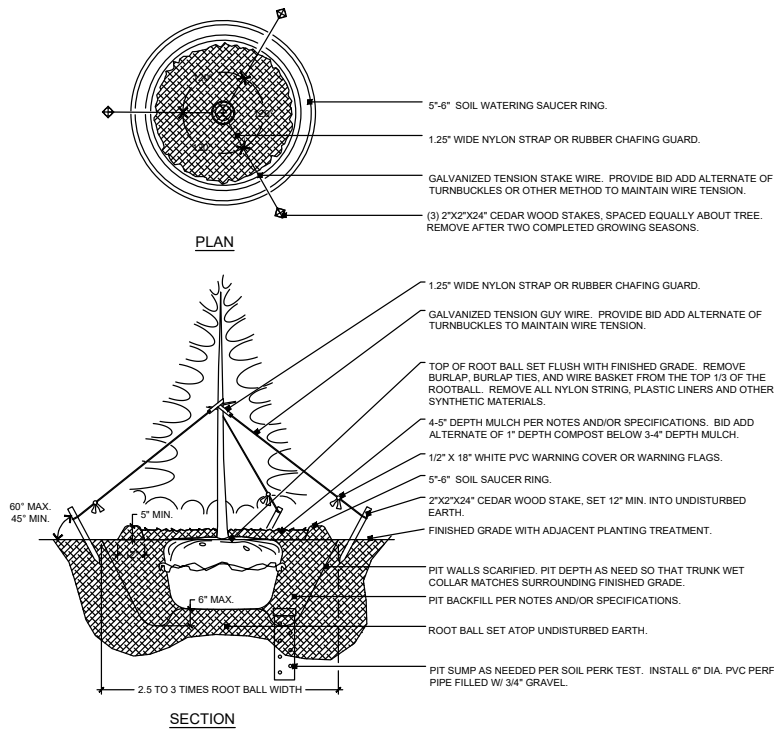
THE LIMIT OF SEEDING SHALL EXTEND TO ALL NON SODDED AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR SHALL SUBMIT APPROPRIATE NATIVE GRASS SEED MIX(ES) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL. AREA SEEDING SHALL BE AT A RATE OF APPROXIMATELY 1 LBS PER 2000 SF OR PER SEED MIX RECOMMENDATIONS TO ACHIEVE THE DESIRABLE PLS 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 SEEDING 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:

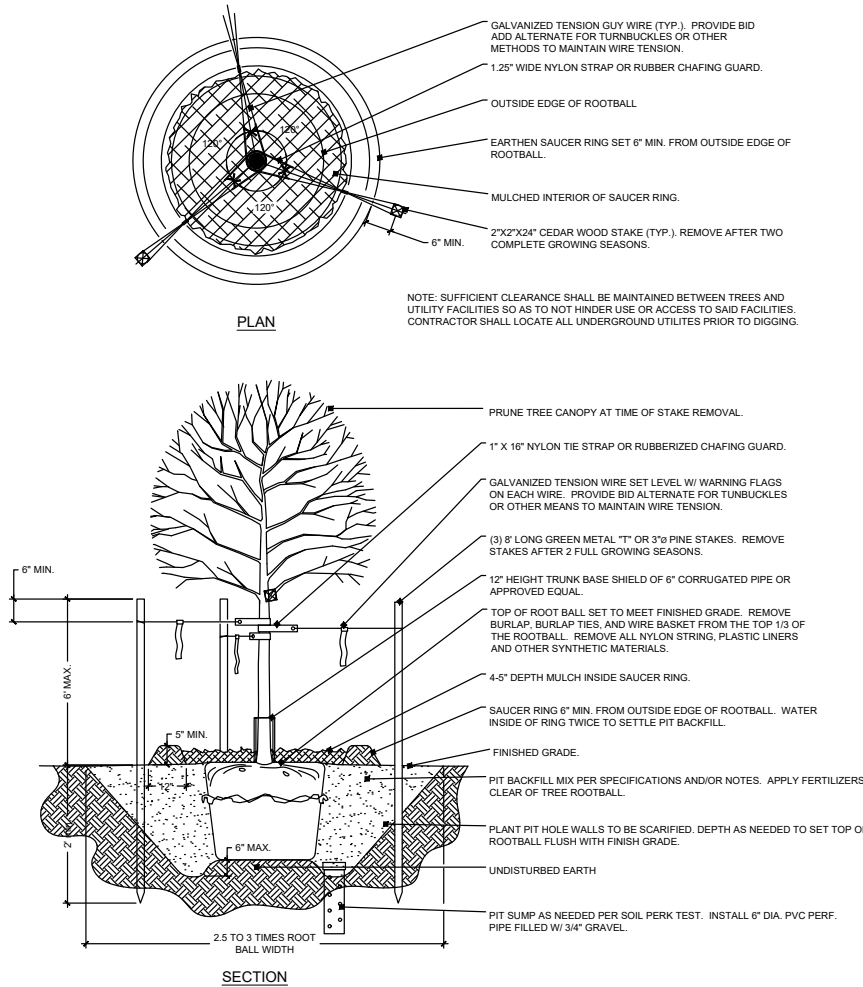
A STATEMENT OF QUALIFICATION SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT AND OWNER AT BID SUBMISSION. BONDING: AT OWNER'S DISCRETION, BONDING MAY BE REQUIRED BY THE CONTRACTOR, OR PROOF OF BONDABLE STATUS REFER TO SPECIFICATIONS FOR LANDSCAPE INSPECTIONS SCHEDULE AND MATERIALS TESTING NOT COVERED IN THESE 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. 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".

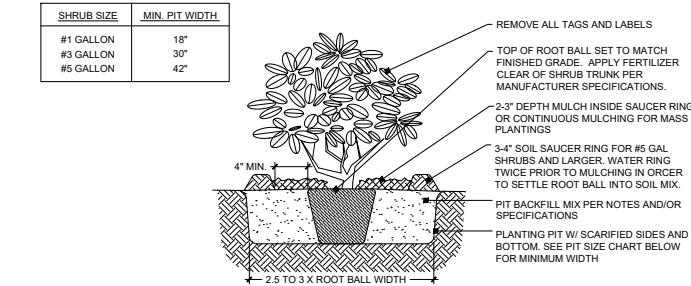
- CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY 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 PLANT'S 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 20 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.



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



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



C SHRUB PLANTING
N.T.S.

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

DOGWOOD LANE
MILLSBORO, DE 19966

LANDSCAPE DETAILS

SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034

NO.	DATE	REVISIONS	BY

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.

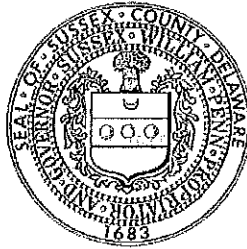
PROJECT	ATWEL19001
DATE	2020-08-05
DRAWING SCALE	1"=40'
DRAWN BY	EWV
APPROVED BY	AMD

CS2002
SHEET 6 OF 6

PLANNING & ZONING

JANELLE M. CORNWELL, AICP
DIRECTOR

(302) 855-7878 T
(302) 854-5079 F



Sussex County

DELAWARE
sussexcountyde.gov

Service Level Evaluation Request Form

This form **shall** be submitted to the Planning and Zoning Office and a response **shall** be received back from DelDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: Dec. 10, 2018

Site Information:

Site Address/Location: 25491, Dogwood Lane, Leisure Point
MILLSBORO, DE

Tax Parcel Number: 2-34-24-39.02 / 234-24.00 - 39.06

Current Zoning: AR1

Proposed Zoning: AR1/CU

Land Use Classification: _____

Proposed Use(s): CONDITIONAL USE OF LAND FOR EXPANSION OF EXISTING
MANUFACTURED HOME PARK / CAMPGROUND by adding
APPROX 48 CAMPSITES.

Square footage of any proposed buildings or number of units: N/A

Applicant Information:

Applicant's Name: PINK ACRES, INC. / AGENT DAVID TIDWELL

Applicant's Address: 25300 Dogwood Lane
City: MILLSBORO State: DE Zip Code: 19966

Applicant's Phone Number: 302-542-1805

Applicant's e-mail address: dtidwell2@mediacorebb.net



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

Last updated 7-27-18



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. Box 778
DOVER, DELAWARE 19903

JENNIFER COHAN
SECRETARY

January 10, 2019

Ms. Janelle Cornwell, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Pink Acres, Inc. / Agent David Tidwell** conditional use application, which we received on December 10, 2018. This application is for an 8.00-acre assemblage of parcels (Tax Parcels: 234-24.00-39.02 & 39.06). The subject land is located on the north side of Long Neck Road (Sussex Road 22), approximately 1,200 feet northwest of the intersection of Long Neck Road and Pot Nets Road (Sussex Road 22C). The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to expand the existing Manufactured Home Park by adding approximately 48 campsites.

Per the 2017 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Long Neck Road where the subject land is located, which is from Masseys Landing to Delaware Route 24, are 11,478 and 14,759 vehicles per day, respectively.

Based on our review, we estimate that the proposed land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.



Ms. Janelle M. Cornwell

Page 2 of 2

January 10, 2019

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

A handwritten signature in cursive script, reading "T. William Brockenbrough, Jr.", enclosed within a rectangular box.

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

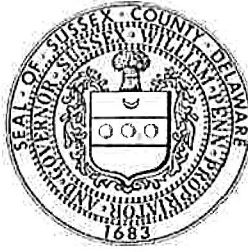
TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Pink Acres, Inc. / Agent David Tidwell, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance and Operations
Steven Sisson, Sussex County Subdivision Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

TAB 2 BOA DECISION

BOARD OF ADJUSTMENT

ELLEN MAGEE, CHAIR
KEVIN E. CARSON
JEFF CHORMAN
JOHN WILLIAMSON
E. BRENT WORKMAN



Sussex County

DELAWARE
sussexcountype.gov
(302) 855-7878 T
(302) 845-5079 F

August 18, 2020

David C. Hutt, Esq.
Morris James, LLP
107 West Market Street
Georgetown, DE 19947

Dear David C. Hutt, Esq.:

Attached please find the formal written decision on Case No. 12428, the application of Sun Leisure Point Resort, LLC as filed by the Board of Adjustment on July 6, 2020. Please remember that although the decision is now final, an appeal is possible up to thirty days following the date of filing.

Any work done prior to the expiration of the appeal period or during an appeal, is at risk. Nevertheless, if you wish, you may now begin the process of obtaining permits, if any are needed. Obtaining those permits may require payment of fees. Please call the Permit Department at 302-855-7720 prior to applying for any permits, in order to make certain that you have all necessary documentation. It is important that you inform the counter clerk of the above-referenced case number when you apply for a permit.

If the Board has ruled against you, you must comply with the Board's decision within thirty days of the date of filing. In order to avoid enforcement action, you should notify the office once you are in compliance.

Should you have any questions about your legal rights, you are advised to contact an attorney, as this office cannot provide legal advice.

Sincerely,

Ann Lepore
Recording Secretary



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: SUN LEISURE POINT RESORT, LLC

(Case No. 12428)

A hearing was held after due notice on June 1, 2020. The Board members present were: Dr. Kevin Carson, Mr. Jeff Chorman, Ms. Ellen Magee, Mr. John Williamson, and Mr. Brent Workman.

Nature of the Proceedings

This is an application for a variance from the separation distance requirement for proposed structures.

Findings of Fact

The Board found that the Applicant is requesting a variance of 266 feet from the requirement that individual mobile campers, tents, camp trailers, touring vans and the like be at least 400 feet from existing dwellings on properties of other ownership. This variance request pertains to the separation distance requirement from the Applicant's proposed RV park to existing dwellings on lands of the heirs of Francis Niblett ("the Niblett Property") which are adjacent to the property hereafter described. The Niblett Property is identified as Sussex County Tax Map Parcel Nos. 234-24.00-39.07 and 39.08. The Applicant previously included as part of its application request for a variance of 55 feet from the same 400 feet separation requirement from dwellings on lands of the DeGirolano family but the Applicant has redesigned the RV park and withdrawn that request. At issue before the Board is simply the 266 foot variance request from the Niblett Property. The Property is located on the southwest side of Diplomat Street, approximately 440 feet southeast of Radie Kay Lane (911 Address: N/A) said property being identified as Sussex County Tax Map Parcel Number: 2-34-24.00-39.02 and 39.06. After a public hearing, the Board made the following findings of fact:

1. The Board was given copies of the Application, an exhibit booklet from the Applicant, a letter from the Applicant's attorney dated May 28, 2020, letters in opposition, a schematic of the proposed site, a conditional use application, an aerial photograph of the Property, and a portion of the tax map of the area.
2. The Board found that the Office of Planning & Zoning received no correspondence in support of and three letters in opposition to the Application.
3. The Board found that George H. Harrison, Jr., Mark Davidson, Brian Styck, and Jackie Maguire were sworn in to testify about the Application. David Hutt, Esquire, presented the case on behalf of the Applicant.
4. The Board found that Mr. Hutt stated that the Sun Leisure Point Resort community is a community of manufactured homes, recreational vehicles (RVs), and a marina located just off Long Neck Road.
5. The Board found that Mr. Hutt stated that the Property under consideration is made up of two tax parcels and each parcel is made up of four acres for a total of eight acres. The Property is zoned AR-1 and neighboring parcels are also zoned AR-1.
6. The Board found that Mr. Hutt stated that the Applicant originally planned to have 64 RV sites on the Property and the Applicant sought a variance of 266 feet from the manufactured home owned by the Niblett family and a variance of 55 feet from the home owned by the DeGirolano family. The Applicant has reconfigured the site plan so that the request for the 55 foot variance from the DeGirolano residence is no longer necessary and the only variance being sought is the 266 foot variance from the property owned by the heirs of Francis Niblett.
7. The Board found that Mr. Hutt stated that Leisure Point has been in existence since the 1960s and was developed by George Harrison, Sr., prior to the enactment of the

Sussex County Zoning Code so it is considered a pre-existing legally nonconforming manufactured home and RV resort community.

8. The Board found that Mr. Hutt stated that Leisure Point was originally developed for transient campers but, over time, it became a mixture of permanent manufactured home lots as well as RV sites.
9. The Board found that Mr. Hutt stated that, currently, the community consists of 211 manufactured home sites, 317 RV sites, and 305 boat slips in the marina.
10. The Board found that Mr. Hutt stated that this proposal is for recreational vehicle sites which would be open from April 15 to October 15 each year.
11. The Board found that Mr. Hutt stated that the Property is currently vacant but is not farmed.
12. The Board found that Mr. Hutt stated that there is a Conditional Use Application pending before the Planning and Zoning Commission for 64 RV sites on these eight acres.
13. The Board found that Mr. Hutt stated that that, after the Conditional Use application was filed, the Applicant was informed that a variance from the separation distance requirement would also be necessary for this property and that, if the variance is approved, the Applicant will go before the Commission and Sussex County Council and the public will have an opportunity comment at those hearings as well.
14. The Board found that Mr. Hutt stated that the Applicant will have to meet agency regulations such as the Fire Marshal, engineering, and DelDOT regulations as part of the conditional use application process.
15. The Board found that Mr. Hutt stated that the 400 feet separation distance requirement limits the developable area of the site.
16. The Board found that Mr. Hutt stated that the dwellings of other ownership within the 400 foot separation distance area are located off Diplomat Street and the owners access their properties through the gated entrance for the Sun Leisure Point Resort.
17. The Board found that Mr. Hutt stated that, with the change in the site plan, the Conditional Use request will be reduced to 58 RV sites and the Applicant has reduced its proposed RV capacity by 6.
18. The Board found that Mr. Hutt stated that the site will also be improved by a bathhouse, pool, and tot lot. The pool will be closed in the off-season.
19. The Board found that Mr. Hutt stated that a privacy fence will be installed around the perimeter of the eight acres and there will be a 50 foot landscaped buffer from neighboring properties.
20. The Board found that Mr. Hutt stated that this area has developed into a manufactured home and RV resort area with 21 developments of a similar nature.
21. The Board found that Mr. Hutt stated that this proposed use is consistent with the area and will have a positive financial impact on the area.
22. The Board found that Mr. Hutt stated that there are no wetlands on the Property and the Property is not in a flood zone.
23. The Board found that Mr. Hutt stated that the site will use central water and sewer.
24. The Board found that Mr. Hutt stated that the park will be seasonal in use.
25. The Board found that Mr. Hutt stated that many of the residents will use golf carts within the community.
26. The Board found that Mr. Hutt stated that there will be no change in access to the Property as the park will share its entrance with the existing manufactured home / RV park.
27. The Board found that Mr. Hutt stated that this Property is unique as it is located adjacent to the pre-existing, non-conforming manufactured home park and has two dwellings of other ownership that access their properties through this site.
28. The Board found that Mr. Hutt stated that, in order to enable the reasonable use of this Property, it is necessary for the expansion of the park onto this Property.

29. The Board found that Mr. Hutt stated that the exceptional practical difficulty was not created by the Applicant as the placement of the dwellings on adjacent properties is not within the Applicant's control.
30. The Board found that Mr. Hutt stated that the variance will not alter the essential character of the neighborhood as the surrounding area is primarily residential and consists of manufactured home / RV parks, single-family residential homes and farmland.
31. The Board found that Mr. Hutt stated that the homes on Diplomat Street were placed in 1987 after the original Leisure Point was already in existence.
32. The Board found that Mr. Hutt stated that the variance requested is the minimum variance possible for the Applicant's proposed use and the Applicant has revised the site plan to eliminate the 55 foot variance but there is not a means of doing that for the 266 foot variance.
33. The Board found that Mr. Harrison and Ms. Maguire affirmed the statements made by Mr. Hutt as true and correct.
34. The Board found that Mr. Hutt stated that the Applicant intends to allow RVs to remain on the site in the off-season.
35. The Board found that Mr. Hutt stated that the Niblett property is located off Diplomat Road and that there is no variance needed from homes located off Long Neck Road.
36. The Board found that Mr. Davidson testified that the subject property was once owned by the Niblett family and that the properties that are owned by the Niblett Heirs are less than 400 feet from the existing manufactured home park and RV resort
37. The Board found that Mr. Hutt stated that the existing guard shack will be used for all of Leisure Point.
38. The Board found that Mr. Hutt stated that the fence will be around the rest of Leisure Point.
39. The Board found that Mr. Hutt stated that the only entrance is from Diplomat Street for Leisure Point. Neighbors also access their properties through Diplomat Street.
40. The Board found that Mr. Harrison testified that there is a pool in the existing section of the park and the patrons in the new area will also have a pool. He expects that most people will use the pool nearest to their camper.
41. The Board found that Mr. Harrison testified that, in the RV section, the pools and water infrastructure are winterized after October 15 each year.
42. The Board found that Mr. Harrison testified that the manufactured home section is open year-round.
43. The Board found that Mr. Harrison testified that the guard shack is an electronic system and has not been an issue.
44. The Board found that Mr. Harrison testified that the additional RV sites should result in insignificant traffic on Diplomat Street and that there is no back up of traffic at the guardhouse.
45. The Board found that Mr. Hutt stated that the neighboring homes, which were placed after Leisure Point was developed, have created the uniqueness and that much of the existing Leisure Point is within 400 feet of the Niblett Property.
46. The Board found that Joseph DeGirolano, Nancy DeGirolano, Marilyn Wilson, Anthony DeGirolano, Mildred Barnsworth, and James Russum were sworn in to give testimony in opposition to the Application.
47. The Board found that Joseph DeGirolano testified that he is concerned that the RVs will remain on the lot when the season is over and cause issues when there are high winds. He is also concerned the retaining pond will overflow.
48. The Board found that Joseph DeGirolano testified that his family has owned property on Long Neck Road for over 100 years with 3,000 feet of undeveloped waterfront property. According to Mr. DeGirolano, his mother owns 10 acres on Dogwood Lane and his mother gave easement rights for the entrance to Sun Leisure Point Park.

49. The Board found that Joseph DeGirolano testified that he has concerns about noise pollution, campfire smoke, crime, golf carts riding through the DeGirolano property, inability to sleep, and traffic jams at the guard hut. He did not feel that campgrounds are residential uses or that the fence will stop noise or keep people off their property.
50. The Board found that Ms. DeGirolano testified that, of the 23 manufactured home parks and RV parks, only three are strictly RV parks.
51. The Board found that Ms. Wilson testified that 70 acres of family lands are being impacted by placing 58 RV sites with a retaining pond and a dog bathroom area that will produce fecal waste.
52. The Board found that Ms. Wilson testified that the DeGirolano property has a farmhouse and graveyard.
53. The Board found that Anthony DeGirolano testified that he is opposed to the variance request as he is concerned that it will affect his ability to manage the family farm and that he does not want many people close to his farm and livestock. He plans to retire to the farm.
54. The Board found that Ms. Barnsworth testified that Leisure Point is a gated community and she lives in the Sun Leisure Point community and had to pass a background check to live there. She has concerns that patrons of the new RV park also have to pass a background check.
55. The Board found that Mr. Russum testified that he will be most affected if the variance is approved as his home will be 134 feet away from the nearest RV.
56. The Board found that Mr. Russum testified that it is difficult to enter his property currently and that there will be additional traffic with the park expansion.
57. The Board found that Mr. Russum testified that the noise level and crime level will go up and that it will limit his ability to develop his property if he has to meet the 400 foot separation distance.
58. The Board found that Mr. Hutt stated that, of the 21 manufactured home parks and RV resorts in the area, 4 are strictly RV parks.
59. The Board found that Mr. Hutt stated that a proposed fence will prevent patrons in golf carts from wandering onto neighboring properties.
60. The Board found that Mr. Hutt stated that the concerns about traffic building up at the guardhouse should not be an issue as historically this has not been an issue as campers are a part of the current Sun Leisure Community.
61. The Board found that Mr. Hutt stated that there is an online check-in process and the patrons will have a code to enter and therefore, traffic should not back up.
62. The Board found that Mr. Hutt stated that granting this variance would not prohibit Mr. Russum from developing his property in the future.
63. The Board found that Mr. Hutt stated that Leisure Point is not a year-round park as utilities are cut off in the off-season.
64. The Board found that Mr. Hutt stated that the park uses hurricane anchoring systems required by Code.
65. The Board found that Mr. Harrison stated that, if a patron was renting year to year, that the empty RV could remain on the property over the winter but that patrons renting for one season would remove the RV at the end of the season.
66. The Board found that no one appeared in support of and six people appeared in opposition to the Application.
67. The Board tabled the Application and, on July 6, 2020, the Board discussed and voted on the Application.
68. Based on the findings above and the testimony and evidence presented at the public hearing and the public record, which the Board weighed and considered, the Board determined that the application met the standards for granting a variance. The findings below further support the Board's decision to approve the Application with conditions.

- a. The Property is unique as it is an expansion of an existing manufactured home / RV park on neighboring lands. The existing park is a non-conforming use. In order to develop these lands, the Applicant must meet a separation distance requirement from existing dwellings on lands of other ownership. This separation distance requirement greatly limits the building envelope. More specifically, the existence of houses on lands of the Niblett Property severely restricts the expansion of the RV park onto the Property. The situation is quite unique because the dwellings on the Niblett Property were placed in 1987 well after the establishment of the Leisure Point community. Furthermore, the dwellings on the Niblett Property are within 400 feet of RV sites in the existing Leisure Point community. The Property is subject to separation requirements and the Applicant is restricted on where to place certain structures due to those requirements. The development on neighboring properties has significantly constrained the Applicant. The location of the dwellings on the Niblett Property, for which the Applicant has no control, and the Property's unique history and conditions have created an unnecessary hardship and exceptional practical difficulty for the Applicant who seeks to reasonably expand its RV park but is unable to do so without a variance.
- b. The unnecessary hardship and exceptional practical difficulty are not being created by the provisions of the Sussex County Zoning Code.
- c. Due to the uniqueness of the Property and situation, the Property cannot be developed in strict conformity with the Sussex County Zoning Code. The Applicant operates an existing RV park on neighboring lands and a neighbor constructed a home within 400 feet of the existing park. The Applicant seeks to expand the park but cannot do so without a variance due to the location of the dwellings on the Niblett Property. The Board is convinced that the variance is necessary to enable the reasonable use of the Property as the variance will allow for the reasonable expansion of the RV park. The Board is convinced that the location of the proposed RV sites are reasonable, which is confirmed when reviewing the survey provided by the Applicant.
- d. The exceptional practical difficulty and unnecessary hardship were not created by the Applicant. The Property has unique conditions, as discussed above, and those conditions have limited the building envelope on the Property and have created an exceptional practical difficulty. Importantly, the Applicant did not develop the Niblett Property with the dwelling or develop the existing RV park close to the dwellings on the Niblett Property. Rather, the dwellings on the Niblett Property were placed there after the RV park was developed. The Applicant is unable to construct a reasonable expansion to the park due to the unique conditions of the Property and the construction on neighboring lands.
- e. The variance will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare. The Applicant proposes to use the Property as an expansion of the existing RV park. The park will use an automated guard tower to facilitate access to the site. The Applicant has demonstrated that this area is already developed with other manufactured home and RV parks. The proposed use is consistent with those uses. The concerns raised by the opposition were generalized concerns and failed to convince the Board the variance would somehow alter the essential character of the neighborhood or be detrimental to the public welfare. The Board also notes that the conditions imposed by this decision should alleviate concerns raised by the opposition. Furthermore,

the Applicant must still obtain a conditional use and the opposition will have an opportunity to voice their opposition to the conditional use application at hearings before the Planning & Zoning Commission and Sussex County Council.

- f. The variance sought is the minimum variance necessary to afford relief and the variance requested represents the least modification possible of the regulation at issue. The Applicant has demonstrated that the variance sought will allow the Applicant to reasonably expand the RV park. The Applicant has modified its plan and reduced the number of RV sites to minimize the need for variances.
- g. The condition or situation of the Property and the intended use of the Property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Sussex County Zoning Code.
- h. This approval is subject to the following conditions:
 - i. The granting of a conditional use for a campground / RV resort by County Council pursuant to Section 115-22 of the Zoning Code, along with the special requirements for recreational vehicle uses (campgrounds) found in Section 115-172 of the Zoning Code.
 - ii. Except for the variance to the separation requirements from the residential units on Sussex County Tax Map Parcel Nos. 234-24.00-39.07 and 39.08, the expansion of the RV portion of Leisure Point shall comply with all buffer requirements, height, area, and bulk requirements of the Zoning Code, including the special requirements for recreational vehicle uses (campgrounds) found in Section 115-172 of the Zoning Code.
 - iii. The Applicant shall install a privacy fence around the perimeter of the expansion area to match the existing privacy fence.
 - iv. Preliminary and Final Site Plans of the expansion area shall be subject to the review and approval of the Planning & Zoning Commission.

The Board granted the variance application with conditions finding that it met the standards for granting a variance.

Decision of the Board

Upon motion duly made and seconded, the variance application was approved with conditions. The Board Members in favor of the Motion to approve were Mr. Jeffrey Chorman, Ms. Ellen Magee, and Mr. John Williamson. Dr. Kevin Carson and Mr. Brent Workman voted against the Motion to approve the variance application with conditions.

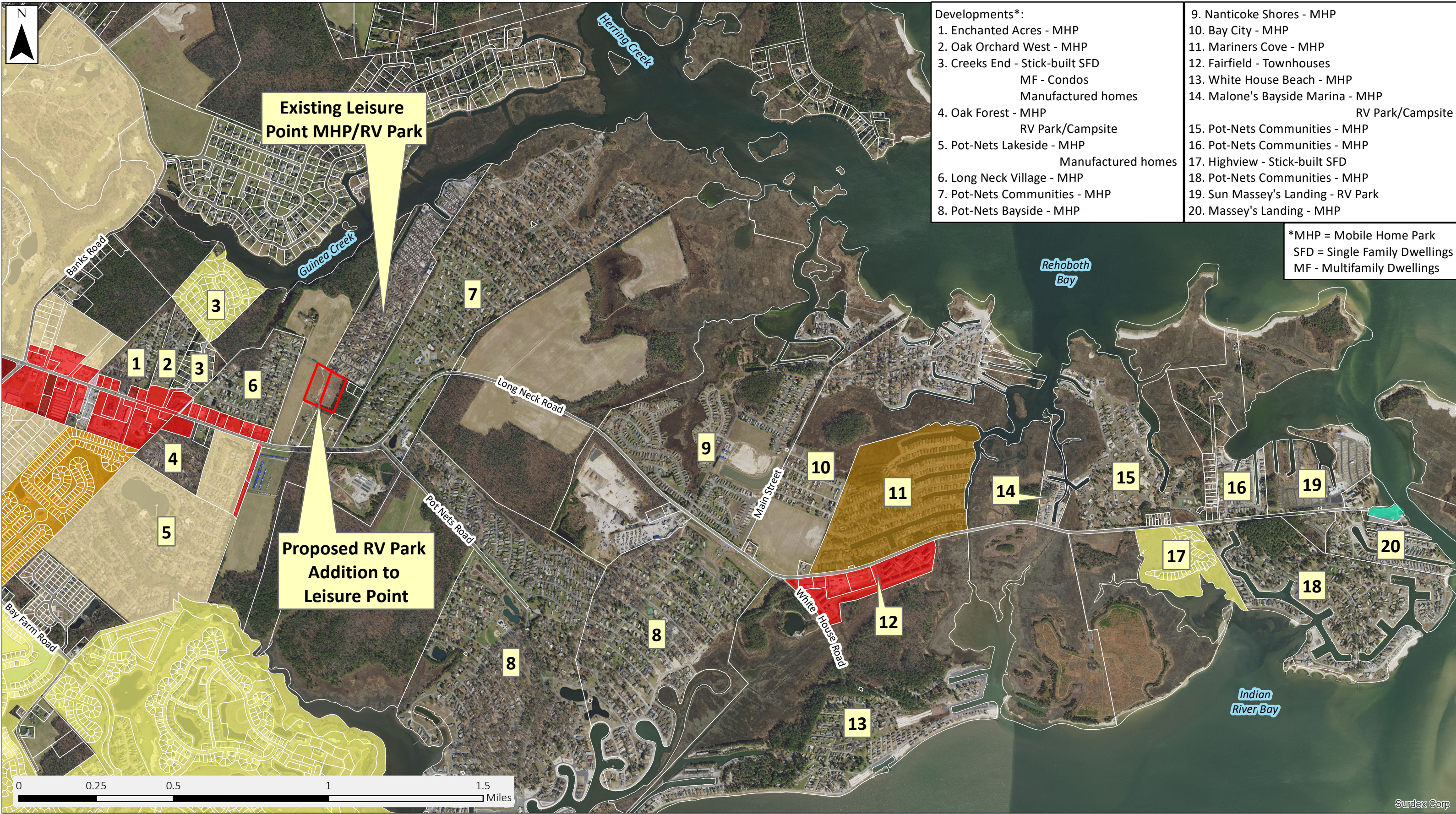
BOARD OF ADJUSTMENT
OF SUSSEX COUNTY

Ellen M. Magee
Chair

If the use is not established within two (2)
years from the date below the application
becomes void.

Date August 17, 2020

TAB 3 EXHIBITS



- Developments*:
- 1. Enchanted Acres - MHP
 - 2. Oak Orchard West - MHP
 - 3. Creeks End - Stick-built SFD
MF - Condos
Manufactured homes
 - 4. Oak Forest - MHP
RV Park/Campsite
 - 5. Pot-Nets Lakeside - MHP
 - 6. Long Neck Village - MHP
 - 7. Pot-Nets Communities - MHP
 - 8. Pot-Nets Bayside - MHP
 - 9. Nanticoke Shores - MHP
 - 10. Bay City - MHP
 - 11. Mariners Cove - MHP
 - 12. Fairfield - Townhouses
 - 13. White House Beach - MHP
 - 14. Malone's Bayside Marina - MHP
RV Park/Campsite
 - 15. Pot-Nets Communities - MHP
 - 16. Pot-Nets Communities - MHP
 - 17. Highview - Stick-built SFD
 - 18. Pot-Nets Communities - MHP
 - 19. Sun Massey's Landing - RV Park
 - 20. Massey's Landing - MHP

*MHP = Mobile Home Park
SFD = Single Family Dwellings
MF = Multifamily Dwellings

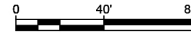
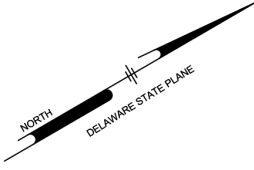
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	CONT.	SPACING
TREES						
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
	LARGE DECIDUOUS SHADE TREE (QP)
	LARGE DECIDUOUS SHADE TREE (AR)
	LARGE DECIDUOUS SHADE TREE (QB)
	MEDIUM DECIDUOUS TREE (CF)
	MEDIUM DECIDUOUS TREE (CC)
	MEDIUM/LARGE CONIFEROUS TREE (PA)
	MEDIUM/LARGE CONIFEROUS TREE (PS)



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)
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE MILTON, DE 19968

DATE



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

DOGWOOD LANE
MILLSBORO, DE 10966
TAX MAP: 234-24-00-39.02 & 39.06

LANDSCAPE PLAN

SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034

NO.	DATE	REVISIONS	BY

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"=40'
DRAWN BY	EWV
APPROVED BY	AMD

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PLOTED: 12/12/2010 10:28:44 BY: Tom McDermott
PROJECT STATUS: ---
PLOTFILE: Penmon\CS0002.dwg

- A**
TM 234-24-00-39.01
N/F NANCY C. DEGIROLANO
DEED REF.: D.B. 2183, PG. 309
ZONING: AR-1
- B**
TM 234-24-00-39.04
N/F CHARLES H. MOORE, JR.
DEED REF.: D.B. 534, PG. 249
ZONING: AR-1
- C**
TM 234-24-00-39.05
N/F ANTHONY P. DEGIROLANO
DEED REF.: D.B. 2314, PG. 218
ZONING: AR-1
- D**
TM 234-24-00-39.03
N/F FRANCIS O. NIBLETT, SR. HRS.
ZONING: AR-1
- E**
TM 234-24-00-39.00
N/F CHARLES H. MOORE, JR. & NANCY MOORE
DEED REF.: D.B. 534, PG. 249
ZONING: AR-1
- F**
TM 234-24-00-39.07
N/F FRANCIS O. NIBLETT, SR. HRS.
DEED REF.: D.B. 742, PG. 995
ZONING: AR-1
- G**
TM 234-24-00-39.08
N/F FRANCIS O. NIBLETT, SR. HRS.
DEED REF.: D.B. 742, PG. 995
ZONING: AR-1
- H**
TM 234-24-00-37
N/F POT-NETS COMMUNITIES CCDS, LLC
ZONING: AR-1
- I**
TM 234-24-00-40.02
N/F LONG NECK VILLAGE DEVELOPMENT COMPANY
DEED REF.: D.B. 4794, PG. 279
ZONING: AR-1
- J**
TM 234-24-00-40.03
N/F PINE ACRES INC.
ZONING: C-1

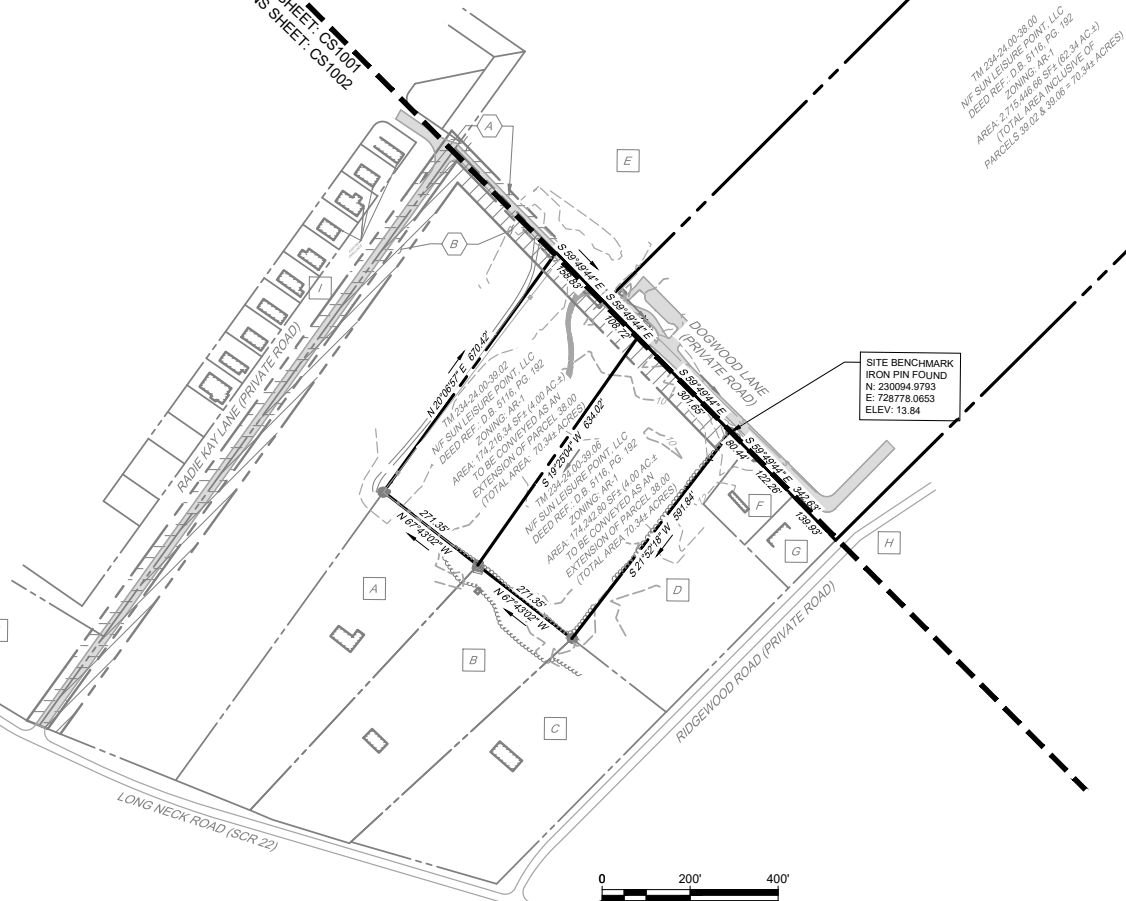
A
VARYING WIDTH EASEMENT EXHIBIT A - PB 1115 PG 288
IN FAVOR OF
RADIE K. MOORE AND CHESTER L. MOORE, GEORGE K. NIBLETT, SR., FRANCIS O. NIBLETT, SR.,
RADIE K. MOORE, LEISURE POINT | PINE ACRES, INC., OTHER LANDS OF PINE ACRES, INC.,
THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS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

B
50-FOOT WIDE EXISTING OR PROPOSED PRIVATE DRIVE OR RIGHT-OF-WAY
BURDENING RADIE K. MOORE (P. 39.00 & 39.06), 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 26 PAGE 59 | APRIL 16, 1982
"PARCEL FROM LANDS OF: FRANCIS W. MOORE, ESTATE"

PARCEL DATA		
TAX MAP ID	SQUARE FEET	ACRES
234-24-00-39.02	174,216.34	4.00
234-24-00-39.06	174,242.80	4.00
234-24-00-38.00	2,715,446.66	62.34
COMBINED PARCEL	3,063,905.80	70.34

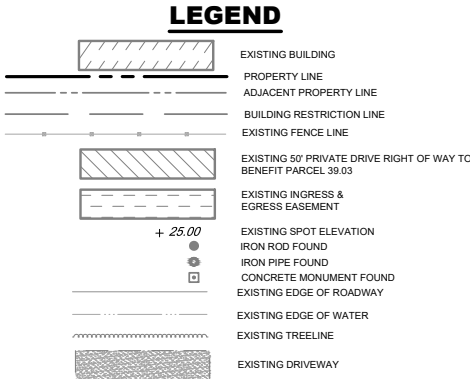
EXISTING CONDITIONS SHEET: CS1001
PROPOSED CONDITIONS SHEET: CS1002



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 5-26-1992 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]



GENERAL NOTES :

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DEED BOOK 5116, PAGE 182 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 50' ACCESS 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.
- THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 234-24.00 AS PARCELS 39.02 & 39.06 & 38.00.
- CLASS OF SURVEY: SUBURBAN
- THE SUBJECT PROPERTIES ARE LOCATED IN ZONE 'X' ACCORDING TO FEMA FLOODPLAIN MAP #10005C0343K, EFFECTIVE DATE 3/16/2015. ZONE 'X' IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THERE ARE NO WETLANDS ON THE SITE ACCORDING TO THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE (NAVMAP).
- EXISTING ZONING IS AR-1 (AGRICULTURAL RESIDENTIAL).
- PROPERTY OWNER: SUN LEISURE POINT RESORT, LLC.
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.664.8030 F 302.664.8054

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DISCREPANCIES BEFORE PROCEEDING WITH WORK

LEISURE POINT RECREATION CAMPGROUND

DOGWOOD LANE
MILLSBORO, DE 19966
TAX MAP: 234-24-00-39.02 & 39.06

CONDITIONAL USE PLAN

SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034

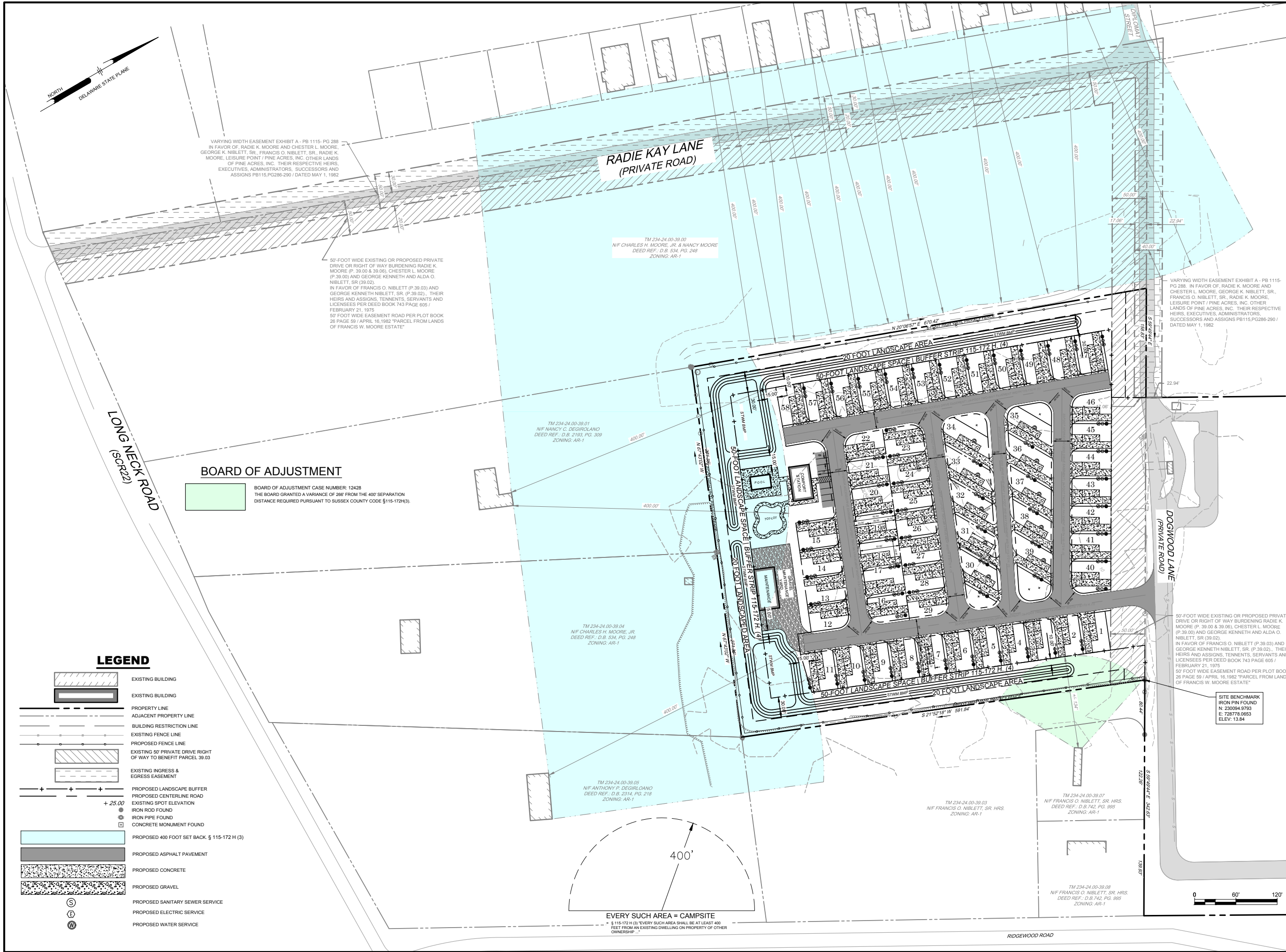
NO.	DATE	REVISIONS	BY

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PROJECT	ATWEL19001
DATE	2020-08-05
DRAWING SCALE	1" = 200'
DRAWN BY	KBE/TPM
APPROVED BY	AMD

CS0002
SHEET 2 OF 6

U:\Mountaintop\19001 - Leisure Point Recreation Campground\CS1001.dwg PLOTTED: 1/25/2020 9:27 AM BY: KBE/TPM PLOT STYLE: Pennoni V02.dsh PROJECT STATUS: —



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.664.8030 F 302.664.8054

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LEISURE POINT RECREATION CAMPGROUND

DOGWOOD LANE
MILLSBORO, DE 19966
TAX MAP: 234-24-00-39.02 & 39.06

PROPOSED CONDITIONS PLAN

SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034

NO.	DATE	REVISIONS	BY

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SOLE RISK AND WITHOUT LIABILITY OR LEGAL
EXPOSURE TO PENNONI ASSOCIATES, AND OWNER
SHALL INDEMNIFY AND HOLD HARMLESS PENNONI
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EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT **ATWEL19001**
DATE 2020-08-05
DRAWING SCALE 1" = 60'
DRAWN BY KBE/TPM
APPROVED BY AMD

CS1001
SHEET 4 OF 6

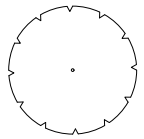
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	CONT.	SPACING
TREES						
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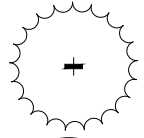
*NOTE - USE PLANT SYMBOLS RESPECTIVELY TO IDENTIFY LOCATION OF PLANTS ON PLAN
- EXISTING VEGETATION TO BE UTILIZED AS MUCH AS POSSIBLE

LANDSCAPE LEGEND

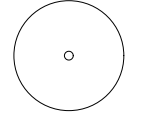
PROPOSED	DESCRIPTION
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LARGE DECIDUOUS SHADE TREE (QB)



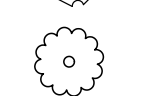
LARGE DECIDUOUS SHADE TREE (AR)



LARGE DECIDUOUS SHADE TREE (OB)



MEDIUM DECIDUOUS TREE (CF)



MEDIUM DECIDUOUS TREE (CC)



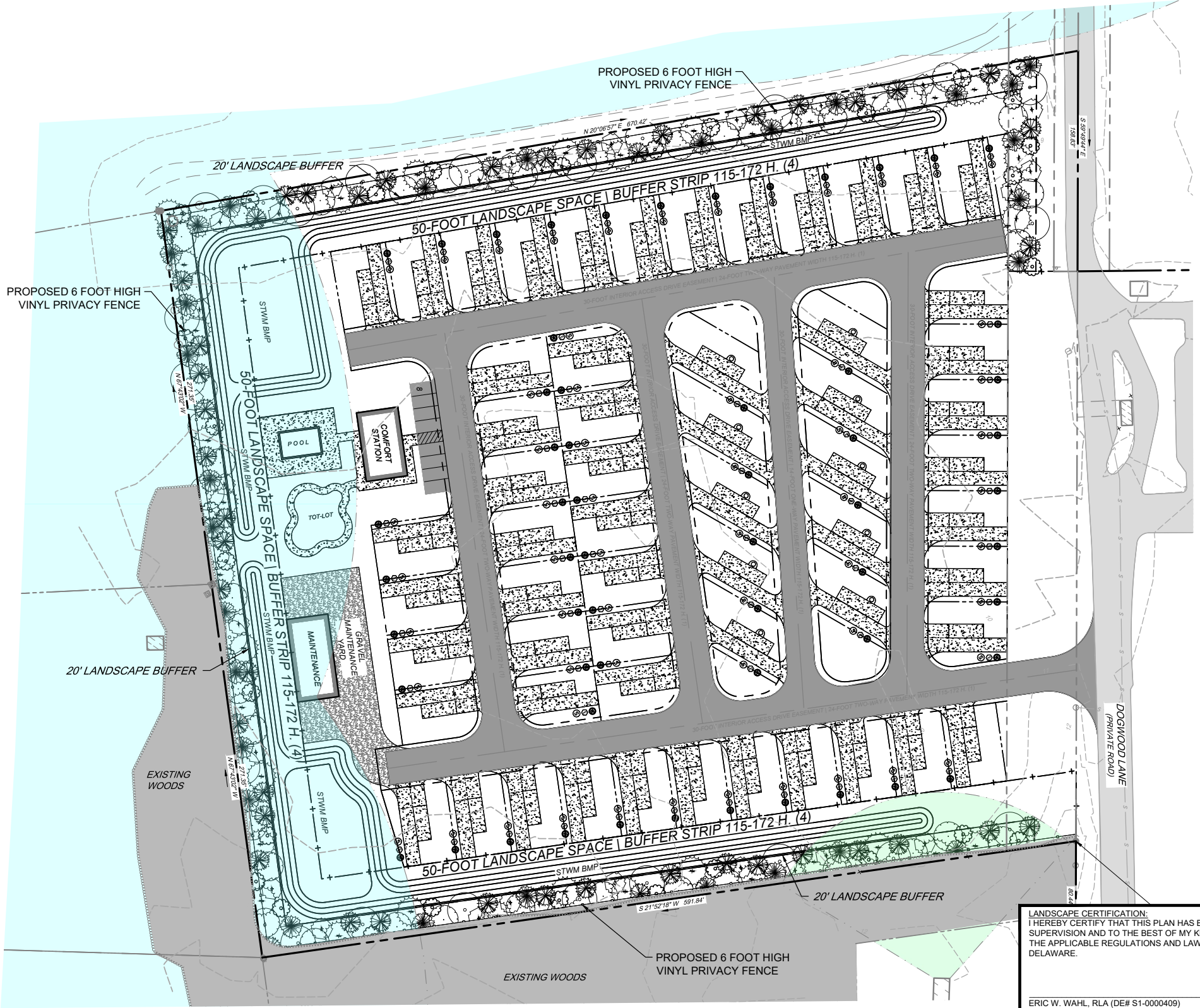
MEDIUM/LARGE CONIFEROUS TREE (PA)



MEDIUM/LARGE CONIFEROUS TREE (PS)

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 39.03
	EXISTING INGRESS & EGRESS EASEMENT
	PROPOSED LANDSCAPE BUFFER
	PROPOSED CENTERLINE ROAD
	EXISTING SPOT ELEVATION
	IRON ROD FOUND
	IRON PIPE FOUND
	CONCRETE MONUMENT FOUND
	PROPOSED 400 FOOT SET BACK, § 115-172 H (3)
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED GRAVEL
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED ELECTRIC SERVICE
	PROPOSED WATER SERVICE
	EXISTING WOODS



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 302.664.8030 F 302.664.8054

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

LEISURE POINT RECREATION CAMPGROUND

DOGWOOD LANE
MILLSBORO, DE 19966
TAX MAP: 234-24-00-39.02 & 39.06

LANDSCAPE PLAN

SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034

NO.	DATE	REVISIONS	BY

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"=40'
DRAWN BY	EWV
APPROVED BY	AMD

1. ALL PLANTS TO BE TRUE TO SPECIES, IN A RIGOROUS STATE OF GROWTH, MEET WITH THE LATEST STANDARDS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, AND BE FREE OF INSECTS, PESTS AND DISEASES. NO MATERIAL SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT
2. CONTRACTOR SHALL OBTAIN A DIGITAL FILE FROM LANDSCAPE ARCHITECT AS NEEDED TO PROPERLY STAKE OUT PROPOSED TREE LOCATIONS
3. REFER TO PROJECT SPECIFICATIONS FOR ALL REQUIREMENTS AND SUBMITTALS NOT COVERED IN THESE NOTES, DETAILS, AND DRAWINGS.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS, NOTES, AND SPECIFICATIONS.
5. MULCH:
 - 5.1. NATIVE SHREDED HARDWOOD MIXED WITH NATIVE LEAF LITTER. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
 - 5.2. APPLY 1-2" DEPTH OF FINELY SHREDED MULCH OVER GROUNDCOVER AND PERENNIAL BEDS.
 - 5.3. APPLY 2-3" DEPTH MULCH OVER SHRUB BEDS AND INSIDE SHRUB SAUCER RINGS.
 - 5.4. APPLY 4-5" DEPTH MULCH INSIDE TREE SAUCER RINGS.
6. FINE GRADING:

FINE GRADE ALL GROUNDCOVER 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" DIAMETER.
7. TOPSOIL:

CONTRACTOR SHALL OBTAIN SOILS TESTS FROM THE DELAWARE DEPARTMENT OF AGRICULTURE EXTENSION OFFICE (OR EQUIVA) AND FURNISH A COPY OF SAID REPORT TO LANDSCAPE ARCHITECT. PER COUNTY REQUIREMENTS, 6" MINIMUM TOPSOIL SHALL BE PROVIDED THROUGHOUT THE SITE. PROVIDE 12" DEPTH TOP SOIL FOR ALL GROUNDCOVER PERENNIAL, AND SEASONAL PLANTING BEDS. PROVIDE 18" DEPTH TOP SOIL FOR ALL TREE AND SHRUB BEDS.
8. PLANT PITS AND BACKFILL:
 - 8.1. ALL TREE PITS SHALL 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
 - 8.2. CONTRACTOR SHALL PERFORM A 24 HOUR PERK TEST ON TREE PITS. WATER SHOULD DRAIN FREELY FROM THE HOLE WITHIN A 24 HOUR PERIOD.
 - 8.3. SET TREE AND PIT DEPTH SUCH THAT THE TRUNK CULOR 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.
 - 8.4. FOR BALLED AND BURLAPPED TREES, REMOVE THE TOP 1/3 OF THE ROOT BALL CAGE PRIOR TO BACKFILL. REMOVE ALL TWIGS AND BRUSH FROM THE TRUNK OF THE TREE
 - 8.5. STANDARD PIT BACKFILL SHALL CONSIST OF: 1/3 NATIVE SOIL, 1/3 COMPOST, AND 1/3 SPAGNUM PEAT MOSS MIXED LIBERALLY TOGETHER. FOR POORLY DRAINING NATIVE SOIL CONDITIONS, PIT BACKFILL SHALL CONSIST OF 1/3 NATIVE SOIL, 1/3 COMPOST, AND 1/3 SAND MIXED LIBERALLY. ADJUST STANDARD FILL MATERIAL MIX WHERE STRUCTURAL SOILS ARE REQUIRED.
 - 8.6. 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 8" WIDER THAN THE ROOT BALL.
 - 8.7. SET TREE AND SHRUB PIT BACKFILL BY WATERING THE INTERIOR OF SAUCER RING TWICE BEFORE MULCHING.
9. TREE STAKING AND GUYING:

ALL TREES 1.5" IN CALIPER OR 1.75" IN HEIGHT SHALL BE STAKED OR GUYED AS SHOWN IN DETAILS. LASO TIES SHALL BE OF 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 SUCH THAT THEY ARE EASILY VISIBLE. PROVIDE THREE (3) STAKES OR GUY'S MINIMUM PER TREE, SPACED EQUALLY ABOUT THE TREE. STAKE, TIE, AND STAKES MINIMUM 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.
10. 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.
11. 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.
12. 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 AND SOIL CONDITIONS. PROVIDE THE DESIRABLE PLG APPLICATION RATE. ALL SEED AREA SHALL APPLIED WITH HYDROMULCH OR WITH OTHER TACKIFYING METHODS TO ENSURE SOIL STABILITY THROUGH GERMINATION AND ESTABLISHMENT OF THE SEEDED AREA.
13. 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 EXCEED 18 MONTHS. THE SATISFACTORY COMPLETION OF ALL LANDSCAPE CONSTRUCTION PUNCH-LIST ITEMS AND NOTIFY LANDSCAPE ARCHITECT 2 WEEKS IN ADVANCE TO SCHEDULE AN APPOINTMENT FOR FIELD SELECTION OF PLANT MATERIALS.
14. QUALIFICATIONS, INSPECTIONS, AND APPROVALS:

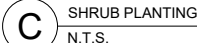
A STATEMENT OF QUALIFICATION SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT AND OWNER AT BID SUBMISSION. BONDING: AT OWNER'S DISCRETION, BONDING MAY BE REQUIRED BY THE CONTRACTOR, OR PROOF OF BONDABLE CONTRACTOR TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULE ALL INSPECTIONS AND TESTS COVERED 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 TESTS, 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.
15. PER SUSSEX COUNTY ZONING ORDINANCE NO. 1984 SECTION 99-5 - FORESTED AND/OR LANDSCAPE BUFFER STRIP
 - A. A MINIMUM TOTAL OF 15 TREES PER EVERY 100' OF STRIP
 - 70% DECIDUOUS SPECIES
 - 30% EVERGREEN SPECIES
16. 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 NURSERMEN "AMERICAN STANDARDS FOR NURSERY STOCK".

-
- Diagram illustrating the components of a tree guard assembly:
- 5'-6" SOIL WATERING SAUCER RING.
 - 1.25" WIDE NYLON STRAP OR RUBBER CHAFING GUARD.
 - GALVANIZED TENSION STAKE WIRE. PROVIDE BID ADD ALTERNATE OF TURNBUCKLES OR OTHER METHOD TO MAINTAIN WIRE TENSION.
 - (3) 2"x2"x24" CEDAR WOOD STAKES, SPACED EQUALLY ABOUT TREE. REMOVE AFTER TWO COMPLETED GROWING SEASONS.



Diagram illustrating the correct planting technique for a shrub, showing the root ball, soil, mulch, and various layers. The diagram includes the following labels and instructions:

- REMOVE ALL TAGS AND LABELS
- TOP OF ROOT BALL SET TO MATCH FINISHED GRADE. APPLY FERTILIZER CLEAR OF SHRUB TRUNK PER MANUFACTURER SPECIFICATIONS.
- 2-3" DEPTH MULCH INSIDE SAUCER RING OR CONTINUOUS MULCHING FOR MASS PLANTINGS
- 3-4" SOIL SAUCER RING FOR #5 GAL SHRUBS AND LARGER. WATER RING TWICE PRIOR TO MULCHING IN ORDER TO SETTLE ROOT BALL INTO SOIL MIX.
- 4" MIN. (indicated for the soil layer)
- PIT BACKFILL MIX PER NOTES AND/OR SPECIFICATIONS
- PLANTING PIT W/ SCARIFIED SIDES AND BOTTOM. SEE PIT SIZE CHART BELOW FOR MINIMUM WIDTH
- 2.5 TO 3 X ROOT BALL WIDTH (indicated for the pit width)



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

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AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK**

LEISURE POINT RECREATION CAMPGROUND

LANDSCAPE DETAILS

SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034

[illegible]

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PROJECT ATWEL19001

DATE 2020-08-05

DRAWING SCALE 1"=40'

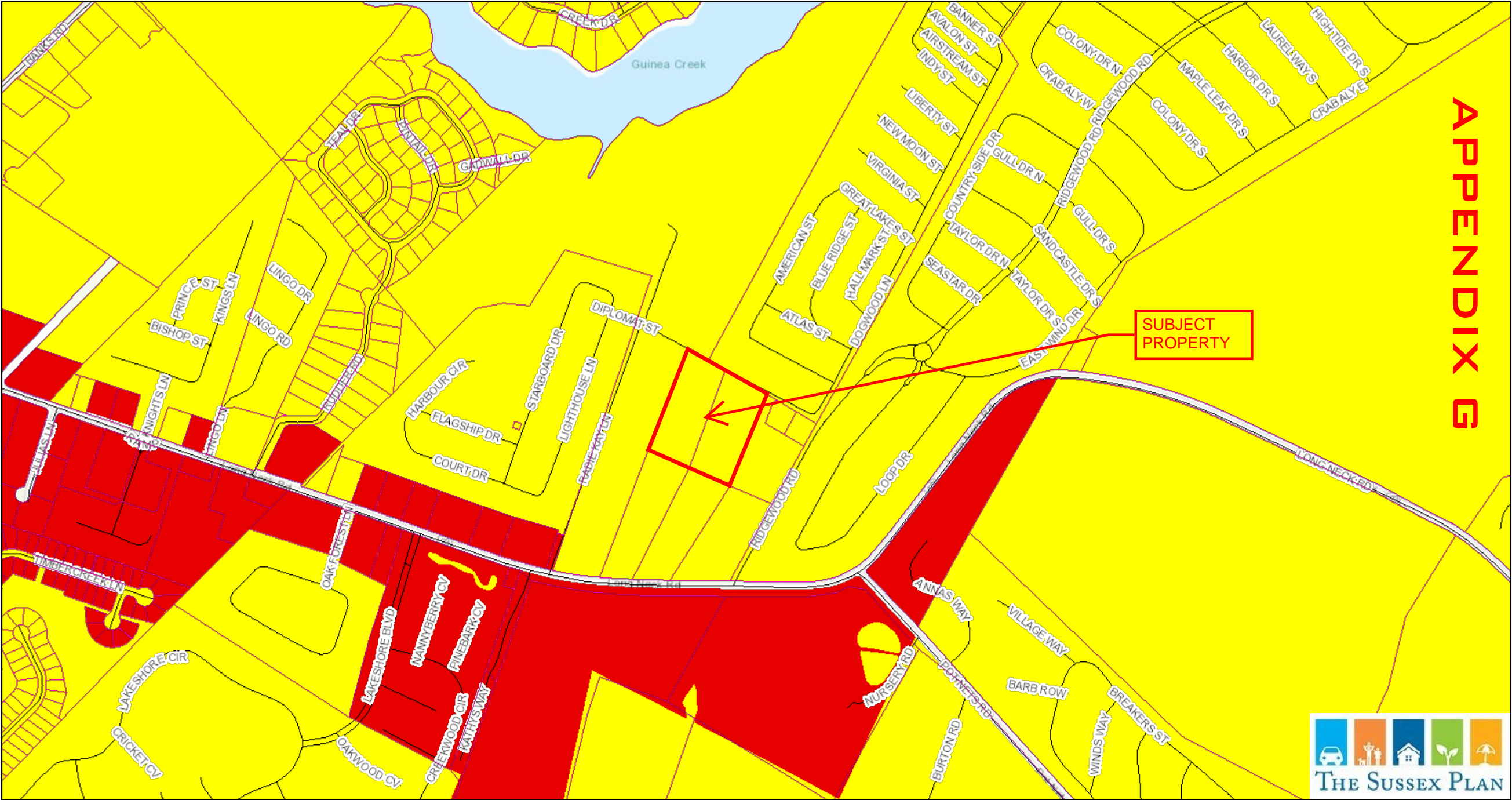
DRAWN BY EWW

APPROVED BY _____ AMD

CS2002

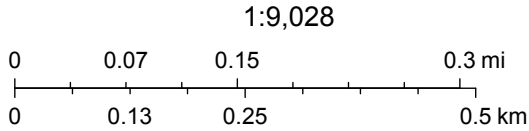
SHEET 6 OF 6

Sussex County



December 29, 2020

- | | | | |
|-------------------|----------------------------------|-----------------|----------------|
| Tax Parcels | 2019 Future Land Use Low Density | Commercial | Industrial |
| Streets | Coastal Area | Developing Area | Municipalities |
| County Boundaries | Existing Development Area | Town Center | |



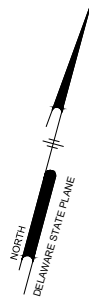
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County Government

- A**
TM 234-24.00-39.01
N/F NANCY C. DEGIROLANO
DEED REF.: D.B. 2183, PG. 309
ZONING: AR-1
- B**
TM 234-24.00-39.04
N/F CHARLES H. MOORE, JR.
DEED REF.: D.B. 534, PG. 249
ZONING: AR-1
- C**
TM 234-24.00-39.05
N/F ANTHONY P. DEGIROLANO
DEED REF.: D.B. 2314, PG. 218
ZONING: AR-1
- D**
TM 234-24.00-39.03
N/F FRANCIS O. NIBLETT, SR. HRS.
ZONING: AR-1
- E**
TM 234-24.00-39.00
N/F CHARLES H. MOORE, JR. & NANCY MOORE
DEED REF.: D.B. 534, PG. 249
ZONING: AR-1
- F**
TM 234-24.00-39.07
N/F FRANCIS O. NIBLETT, SR. HRS.
DEED REF.: D.B. 742, PG. 995
ZONING: AR-1
- G**
TM 234-24.00-39.08
N/F FRANCIS O. NIBLETT, SR. HRS.
DEED REF.: D.B. 742, PG. 995
ZONING: AR-1
- H**
TM 234-24.00-37
N/F POT-NETS COMMUNITIES CCDS, LLC
ZONING: AR-1
- I**
TM 234-24.00-40.02
N/F LONG NECK VILLAGE DEVELOPMENT COMPANY
DEED REF.: D.B. 4794, PG. 279
ZONING: AR-1
- J**
TM 234-24.00-40.03
N/F PINE ACRES INC
ZONING: C-1

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, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS
PB 1115 PP 286-290 | DATED MAY 1, 1982

50-FOOT WIDE EXISTING OR PROPOSED PRIVATE DRIVE OR RIGHT-OF-WAY
BURDENING RADIE K. MOORE (P. 39.00 & 39.06), 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 26 PAGE 59 | APRIL 16, 1982
"PARCEL FROM LANDS OF: FRANCIS W. MOORE, ESTATE"



LEGEND

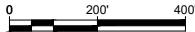
- EXISTING BUILDING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- EXISTING 50' PRIVATE DRIVE RIGHT OF WAY TO BENEFIT PARCEL 39.03
- EXISTING INGRESS & EGRESS EASEMENT
- EXISTING SPOT ELEVATION
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- EXISTING EDGE OF ROADWAY
- EXISTING EDGE OF WATER
- EXISTING TREELINE
- EXISTING DRIVEWAY

GENERAL NOTES :

- 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 50' ACCESS 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.
- THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 234-24.00 AS PARCELS 39.02 & 39.06.
- CLASS OF SURVEY: SUBURBAN
- THE SUBJECT PROPERTIES ARE LOCATED IN ZONE 'X' ACCORDING TO FEMA FLOODPLAIN MAP #10005C0343K, EFFECTIVE DATE 3/16/2015. ZONE 'X' IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THERE ARE NO WETLANDS ON THE SITE ACCORDING TO THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE (NAVMAP).
- BUILDING SETBACKS (PER SUSSEX COUNTY CH. 115-25 SEC. C)
30' (FRONTING ON SUBDIVISION STREET)
25' (CLUSTER WITH CENTRAL SEWER)
- SIDE: 15' (TYPICAL)
10' (CLUSTER WITH CENTRAL SEWER)
- SIDE: 20' (TYPICAL)
10' (CLUSTER WITH CENTRAL SEWER)
- EXISTING ZONING IS AR-1 (AGRICULTURAL RESIDENTIAL).
- PROPERTY OWNER: SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD
SUITE 200
SOUTHFIELD, MICHIGAN 48076

PARCEL DATA		
TAX MAP ID	SQUARE FEET	ACRES
234-24.00-39.02	174,216.34	4.00
234-24.00-39.06	174,242.80	4.00
234-24.00-38.00	2,715,446.66	62.34
COMBINED PARCEL	3,063,905.80	70.34

SEE SHEET - V-2002



SURVEYOR'S CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED PROFESSIONAL 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 SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: ALAN M. DECKTOR (DE PE #17771)
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE MILTON, DE 19968

DATE: (302) 684-8030

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 EXPANSION
TAX MAP# 234-24.00 PARCELS 39.02 & 39.06
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

BOUNDARY ADJUSTMENT PLAT

SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48076

NO.	DATE	REVISIONS	BY

PROJECT: **ATWEL19001**

DATE: 2020-08-05

DRAWING SCALE: 1" = 200'

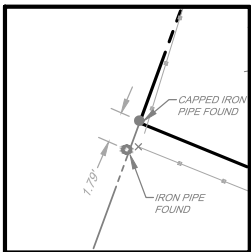
DRAWN BY: KBE/TPM

APPROVED BY: AMD

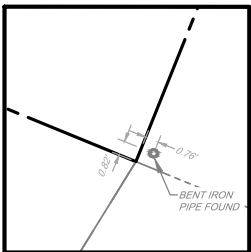
V-2001

SHEET 1 OF 2

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DETAIL 'A'
1" = 5'



DETAIL 'B'
1" = 5'

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 PB115, PG288-290 / DATED MAY 1, 1982

50'-FOOT WIDE EXISTING OR PROPOSED PRIVATE
DRIVE OR RIGHT OF WAY BURDENING RADIE K.
MOORE (P. 39.00 & 39.06), 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, TENNENTS, SERVANTS AND
LICENSEES PER DEED BOOK 743 PAGE 605 /
FEBRUARY 21, 1975
50' FOOT WIDE EASEMENT ROAD PER PLOT BOOK
26 PAGE 59 / APRIL 16, 1982 "PARCEL FROM LANDS
OF FRANCIS W. MOORE ESTATE"

RADIE KAY LANE
(PRIVATE ROAD)

TM 234-24-00-39.00
N/F CHARLES H. MOORE, JR. & NANCY MOORE
DEED REF.: D.B. 534, PG. 248
ZONING: AR-1

DETAIL 'A'

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

TM 234-24-00-39.01
N/F NANCY C. DEGIROLANO
DEED REF.: D.B. 2193, PG. 309
ZONING: AR-1

TM 234-24-00-39.04
N/F CHARLES H. MOORE, JR.
DEED REF.: D.B. 534, PG. 248
ZONING: AR-1

TM 234-24-00-39.06
N/F SUN LEISURE POINT, LLC
DEED REF.: D.B. 5116, PG. 192
ZONING: AR-1
AREA: 174,216.34 SF± (4.00 AC±)
TO BE CONVEYED AS AN
EXTENSION OF PARCEL 38.00
(TOTAL AREA 70.34± ACRES)

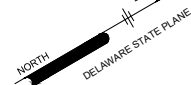
TM 234-24-00-39.05
N/F ANTHONY P. DEGIROLANO
DEED REF.: D.B. 2314, PG. 218
ZONING: AR-1

TM 234-24-00-39.03
N/F FRANCIS O. NIBLETT, SR. HRS.
ZONING: AR-1

TM 234-24-00-39.07
N/F FRANCIS O. NIBLETT, SR. HRS.
DEED REF.: D.B. 742, PG. 995
ZONING: AR-1

TM 234-24-00-39.08
N/F FRANCIS O. NIBLETT, SR. HRS.
DEED REF.: D.B. 742, PG. 995
ZONING: AR-1

DIPLOMAT
STREET



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 PB115, PG288-290 /
DATED MAY 1, 1982

DOGWOOD LANE
(PRIVATE ROAD)

TM 234-24-00-39.00
N/F SUN LEISURE POINT RESORT, LLC
DEED REF.: D.B. 5116, PG. 192
ZONING: AR-1
AREA: 2,715,446.66 SF± (62.34 AC±)
(TOTAL AREA INCLUSIVE OF
PARCELS 39.02 & 39.06 = 70.34± ACRES)

60'-FOOT WIDE EXISTING OR PROPOSED PRIVATE
DRIVE OR RIGHT OF WAY BURDENING RADIE K.
MOORE (P. 39.00 & 39.06), 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, TENNENTS, SERVANTS AND
LICENSEES PER DEED BOOK 743 PAGE 605 /
FEBRUARY 21, 1975
50' FOOT WIDE EASEMENT ROAD PER PLOT BOOK
26 PAGE 59 / APRIL 16, 1982 "PARCEL FROM LANDS
OF FRANCIS W. MOORE ESTATE"

SITE BENCHMARK
IRON PIN FOUND
N: 230094.9793
E: 728778.0653
ELEV: 13.84

LEGEND

- EXISTING BUILDING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- EXISTING 50' PRIVATE DRIVE RIGHT OF WAY TO
BENEFIT PARCEL 39.03
- EXISTING INGRESS &
EGRESS EASEMENT
- EXISTING SPOT ELEVATION
+ 25.00
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- EXISTING EDGE OF ROADWAY
- EXISTING EDGE OF WATER
- EXISTING TREELINE
- EXISTING DRIVEWAY

SURVEYOR'S CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED PROFESSIONAL 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 SURVEYING PRACTICES AS REQUIRED
BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE DATE
ALAN M. DECKTOR (DE PE #17771) (302) 684-8030
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 EXPANSION
TAX MAP# 234-24-00 PARCELS 39.02 & 39.06
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE
BOUNDARY ADJUSTMENT PLAT

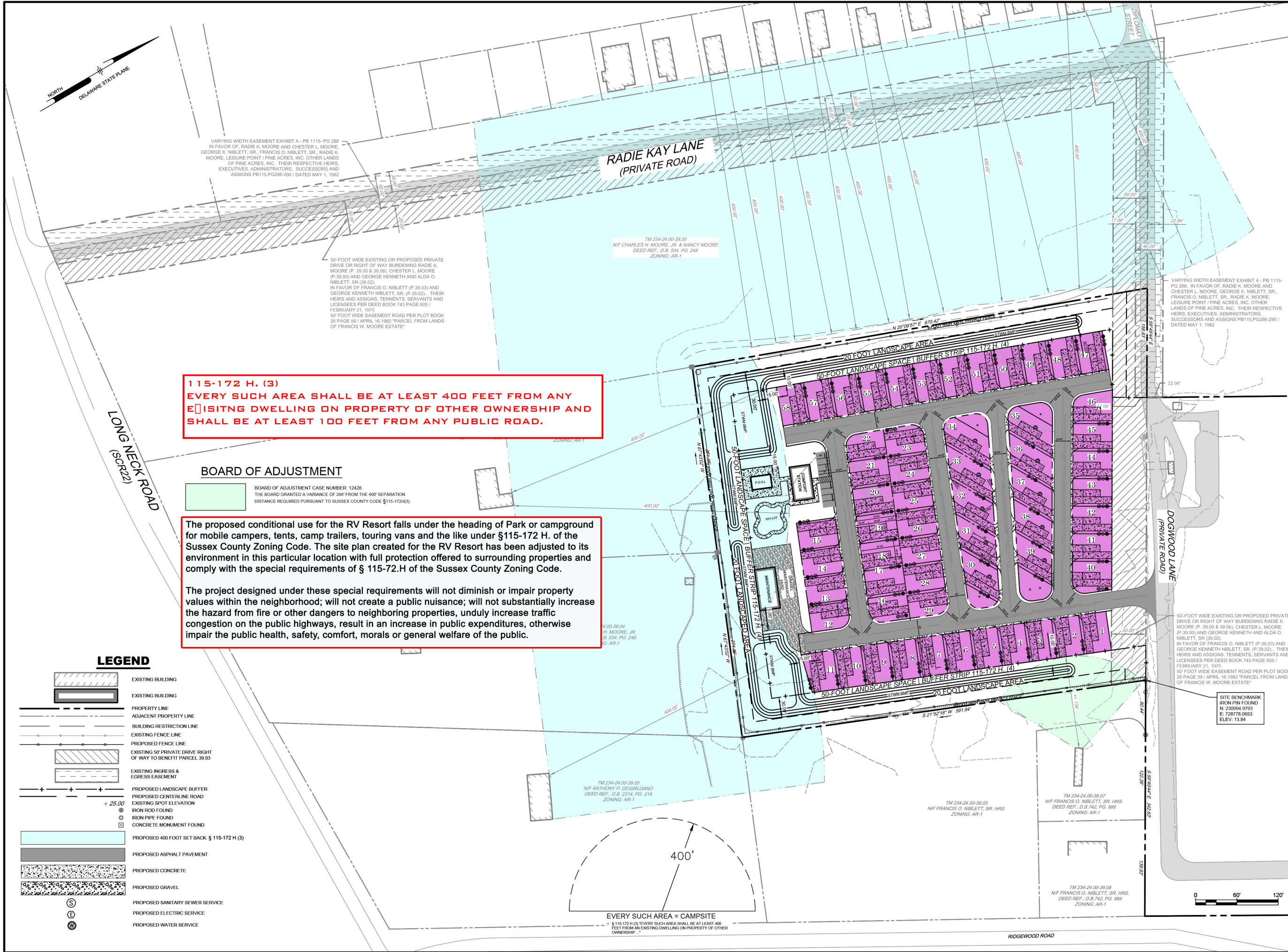
SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48076

NO.	DATE	REVISIONS	BY

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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 KBE
APPROVED BY AMD

U:\Acad\ATWEL\ATWEL19001 - Leisure Point Recreation Campground\DESIGN\SET\CS1001.dwg PLOTTED: 1/25/2020 9:27 AM BY: KBE/EAS PLOT STYLE: Pennoni V02.dsh PROJECT STATUS: —



115-172 H. (3)
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.

BOARD OF ADJUSTMENT

BOARD OF ADJUSTMENT CASE NUMBER: 12428
THE BOARD GRANTED A VARIANCE OF 280' FROM THE 400' SEPARATION
DISTANCE REQUIRED PURSUANT TO SUSSEX COUNTY CODE § 115-172H(3).

The proposed conditional use for the RV Resort falls under the heading of Park or campground for mobile campers, tents, camp trailers, touring vans and the like under §115-172 H. of the Sussex County Zoning Code. The site plan created for the RV Resort has been adjusted to its environment in this particular location with full protection offered to surrounding properties and comply with the special requirements of § 115-72.H of the Sussex County Zoning Code.

The project designed under these special requirements will not diminish or impair property values within the neighborhood; will not create a public nuisance; will not substantially increase the hazard from fire or other dangers to neighboring properties, unduly increase traffic congestion on the public highways, result in an increase in public expenditures, otherwise impair the public health, safety, comfort, morals or general welfare of the public.

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 39.03
- EXISTING INGRESS & EGRESS EASEMENT
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- EXISTING SPOT ELEVATION
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED 400 FOOT SET BACK § 115-172 H (3)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED WATER SERVICE

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

LEISURE POINT RECREATION CAMPGROUND

DOGWOOD LANE
MILLSBORO, DE 19966
TAX MAP: 234-24-00-39.02 & 39.06

PROPOSED CONDITIONS PLAN

SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034

NO.	DATE	REVISIONS	BY

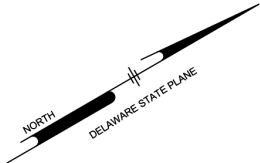
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PROJECT: ATWEL19001
DATE: 2020-08-05
DRAWING SCALE: 1" = 60'
DRAWN BY: KBE/TPM
APPROVED BY: AMD

CS1001
SHEET 4 OF 6

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

U:\Acad\ATWEL\ATWEL 19001 - Leisure Point Recreation Campground\CS1001 - SHEET\CS1001.dwg
PLOTTED: 1/25/2020 9:27 AM BY: KBE/TPM
PROJECT STATUS: —
PLOT STYLE: Pennoni V02.ctb

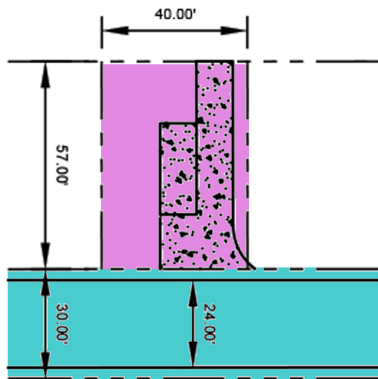


115-172 H.

(1) EXTERIOR ACCESS SHALL BE FROM A PUBLIC HIGHWAY HAVING AN EASEMENT 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 INTERIOR ACCESS DRIVE EASEMENTS SHALL BE PROPERLY LIGHTED AND AT LEAST 30 FEET IN WIDTH, WITH AT LEAST 24 FEET IN PAVEMENT WIDTH FOR TWO-WAY TRAFFIC AND AT LEAST 14 FEET IN WIDTH FOR ONE-WAY TRAFFIC.

(4) 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.

LONG NECK ROAD
(SCR22)



Typical Lot Detail
2,280 SF

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 39.03
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- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED WATER SERVICE

RADIE KAY LANE
(PRIVATE ROAD)

TM 234-24.00-39.00
N/F CHARLES H. MOORE, JR. & NANCY MOORE
DEED REF.: D.B. 534, PG. 248
ZONING: AR-1

TM 234-24.00-39.01
N/F NANCY C. DEGIROLANO
DEED REF.: D.B. 2193, PG. 309
ZONING: AR-1

TM 234-24.00-39.04
N/F CHARLES H. MOORE, JR.
DEED REF.: D.B. 534, PG. 248
ZONING: AR-1

TM 234-24.00-39.05
N/F ANTHONY P. DEGIROLANO
DEED REF.: D.B. 514, PG. 218
ZONING: AR-1

TM 234-24.00-39.03
N/F FRANCIS O. NIBLETT, SR. HRS.
ZONING: AR-1

TM 234-24.00-39.07
N/F FRANCIS O. NIBLETT, SR. HRS.
DEED REF.: D.B. 742, PG. 995
ZONING: AR-1

TM 234-24.00-39.08
N/F FRANCIS O. NIBLETT, SR. HRS.
DEED REF.: D.B. 742, PG. 995
ZONING: AR-1



EVERY SUCH AREA = CAMPSITE
= § 115-172 H (3) "EVERY SUCH AREA SHALL BE AT LEAST 400 FEET FROM AN EXISTING DWELLING ON PROPERTY OF OTHER OWNERSHIP"

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 PB1115-PG288-290 / DATED MAY 1, 1982

50'-FOOT WIDE EXISTING OR PROPOSED PRIVATE DRIVE OR RIGHT OF WAY BURDENING RADIE K. MOORE (P. 39.00 & 39.06), CHESTER L. MOORE (P. 39.00) AND GEORGE KENNETH AND ALDA O. NIBLETT, SR. (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 26 PAGE 59 / APRIL 16, 1982 "PARCEL FROM LAND OF FRANCIS W. MOORE ESTATE"

SITE BENCHMARK
IRON PIN FOUND
N: 230304.9703
E: 728778.0653
ELEV: 13.84



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

DOGWOOD LANE
MILLSBORO, DE 19966
TAX MAP: 234-24.00-39.02 & 39.06

PROPOSED CONDITIONS PLAN

SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034

NO.	DATE	REVISIONS	BY

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PROJECT	ATWEL19001
DATE	2020-08-05
DRAWING SCALE	1" = 60'
DRAWN BY	KBE/TPM
APPROVED BY	AMD



LONG NECK WATER COMPANY

32783 Long Neck Road, Suite 6, Long Neck, DE 19966

Phone: (302)947.9600 Fax: (302)947.9749

E-mail: info@longneckwater.com

www.longneckwater.com

To: Alan Decktor, PE ENV SP

From: James Mooney

Date: January 6, 2021

Subject: Leisure Point Recreation Campground

In response to your email of December 30, 2020, I would like to confirm the property located off Radie Kay Lane, is in the Long Neck Water Company franchise area.

The Long Neck Water Company is willing and able to serve the property in question if the design of the proposed project water system meets any approvals required by Long Neck Water Company, the State Fire Marshall and other State agencies that have jurisdiction and control. The cost to design and construct the system capable of supplying the project is the responsibility of the property owner/developer. Any additional fees, such as flow tests, flow models, or any other fees that arise, are in the Company's opinion included in the cost to design a system.

The existing system in this area has been accepted and agreed upon by the necessary agencies at the formation of the Company. If through flow testing and flow modeling it is determined that the current system may not meet any State agency approval for the proposed development, then any additional appurtenances that may be require to the proposed system extension would be at the costs of the owner/developer.

Any extensions of the existing system must adhere to the Long Neck Water Company "Rules Governing Extensions", Section II. 1-7. (See attached) within our tariff and approved by the Delaware Public Service Commission.

Our Engineering firm is, Solutions IPEM, LLC, Georgetown, DE (302)297-9215 and the contact person would be Jason Palkewicz, PE. LEED AP.

I look forward to working with you on this project.

cc: Robert Tunnell, Jr., President Long Neck Water Co.
Jason Palkewicz, Solutions IPEM, LLC

TAB 4 ENVIRONMENTAL ASSESSMENT



18072 Davidson Drive
Milton, DE 19968
T: 302-684-8030
F: 302-684-8054

www.pennoni.com

ENVIRONMENTAL ASSESSMENT REPORT

LEISURE POINT RECREATION CAMPGROUND

Tax Map #: 234-24.00 PARCELS 39.02 & 39.06
LONG NECK ROAD / INDIAN MISSION ROAD

SUN LEISURE POINT RESORT, LLC
ATWELL, LLC

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

DECEMBER 2020

REPORT PREPARED FOR:

PINE ACRES, INC. – APPICANT
25491 DOGWOOD LANE
MILLSBORO, DE 19966

ATWELL, LLC – DEVELOPER
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076

SUN LEISURE POINT RESORT, LLC – OWNER
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034

REPORT PREPARED BY:
PENNONI ASSOCIATES INC.;
18072 DAVIDSON DRIVE,
MILTON, DE 19968
Phone: 302-684-8030
Fax: 302-684-8054

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APPENDIX Z Site Plan Exhibit, Zoning Reference Section 115-172 H 1 & 4

I. INTRODUCTION

This report is intended to satisfy concerns regarding the environment and sustainability of development of the expansion of the existing Leisure Point Resort with an additional 58 RV sites on two parcels of land located within a Coastal Area of Sussex County. The Coastal Area is designated as a Growth Area by the 2019 Sussex County Comprehensive Plan. The land involved in CU# 2201, an application to grant a conditional use of lands in an AR-1 Agricultural Residential District, consists of two parcels that are each 4.0 acres (8.0 AC Total) in the Indian River Hundred located on the north side of Long Neck Road / Indian Mission Road via ingress and egress by Radie Kay Lane, a private road.

Leisure Point was founded by George Harrison, Sr. in 1969 on a 58+/- acre parcel situated along Guinea Creek (a tributary of Herring Creek which feeds directly into the Rehoboth Bay) one of the boundary waters of the "Long Neck Peninsula."

Leisure Point originally consisted of primarily transient campers but over time that has transformed into a mixture of manufactured home sites and seasonal RV sites.

Currently, according to Sussex County records, Leisure Point contains a total of 211 manufactured home sites and 317 RV sites.

This application seeks to add 58 RV sites to 8 acres adjacent to the existing resort.

The site is bounded on the west by an agricultural field (Zoned AR-1), residential lots to the south and east (Zoned AR-1), and the north by Dogwood Lane and the existing resort.

The purpose of the Conditional Use for the expansion of the resort is to provide additional space for the growing service of Recreational Vehicles which serves the tourism industry that drives Sussex County's economy in the eastern portion of the County. The Long Neck area provides for a variety of summer services with direct connections to the Rehoboth Bay and Indian River Bay. Much of the area is a seasonal destination. The existing Resort and proposed expansion are consistent with the nature of the surrounding areas as the portion of Long Neck Road/Indian Mission Road south of Route 24 is home to over 20 existing Mobile Home Parks and RV campgrounds.

In addition, the purpose of a Conditional Use is to provide for certain uses which cannot be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the applicable zoning district's regulations. These uses are generally of a public or semipublic character and are essential and desirable for the general convenience and welfare but, because of the nature of the use, the importance of the relationship to the Comprehensive Plan and possible impact not only on neighboring properties but on a large section of the county, require the exercise of planning judgment on location and site plan.

The proposed conditional use for the expansion of the existing RV Resort falls under the heading of "Park or campground for mobile campers, tents, camp trailers, touring vans and the like" found in §115-122 of the Sussex County Zoning Code. The site plan created for the RV Resort has been designed to complement the environment in this particular location with full protection offered to surrounding properties and to comply with the special requirements of § 115-72.H of the Sussex County Zoning Code.

The project designed under these special requirements will not diminish or impair property values within the neighborhood; will not create a public nuisance; will not substantially increase the hazard

from fire or other dangers to neighboring properties, unduly increase traffic congestion on the public highways, result in an increase in public expenditures, or otherwise impair the public health, safety, comfort, morals, or general welfare of the public.

This report will address certain potential environmental issues this proposed Conditional Use Application will pose and it also attempts to establish a balance between the developer's need for straight-forward information upon which to base long-term financial decisions and community's need for protection of the environment.

Proposed Project Name: LEISURE POINT RECREATION CAMPGROUND – SUN LEISURE POINT RESORT, LLC

Owner's Name: Sun Leisure Point Resort, LLC. | 27777 Franklin Road, Suite 200, Southfield, MI 48034

Developers Name: Atwell, LLC | Two Towne Square, Suite 700, Southfield, MI 48034

Report prepared: by Alan M. Decktor, PE, Senior Engineer | Pennoni Associates, Inc; 18072 Davidson Drive, Milton, DE 19968

Reviewed prepared by: Mark H. Davidson, Principal Land Planner | Pennoni Associates Inc.; 18072 Davidson Drive, Milton, DE 19968

Tax Map Number: 234-24.00 Parcels 39.02 & 39.06

II. SUMMARY

Pennoni Associates Inc. (Pennoni) completed this Environmental Assessment Report (EAR) for Sun Leisure Point Resort, LLC & Atwell, LLC., for the two previously identified parcels located on the north side of Long Neck Road / Indian Mission Road in Indian River Hundred, Sussex County pursuant to the guidelines set forth by Sussex County and the State of Delaware.

This report summarizes the findings of this Environmental Site Assessment and Pennoni's conclusions and recommendations in regard to the environmental condition and developmental sustainability of the existing site.

Pennoni conducted this EAR by reviewing selected historical, geographical/geologic, environmental regulatory information pertaining to this Site and Adjacent lands, site visits, interviews and based on continued research and knowledge of this project.

Tax Map Number	234-24.00 Parcels 39.02 & 39.06	
Total Area for Development	8.0± Acres (Expansion)	
Proposed Use	Recreational RV Campsites	
Proposed G.L.F.A.	5,000+/- SF (Comfort Station & Maint. Bldg.)	
Flood Zone	Zone X Unshaded	
Wetland Area	0.00 AC. Wetlands	
Lands to be Dedicated to DelDOT	Right-Of-Way = 0.00± Acres	
Wooded Area	0.00± Acres	
Open Space		
Utilities	Water Service by Long Neck Water Company	
	Sewer Service by Sussex County	

According to DNREC's Online Mapping Database, there are no wetlands present on the site. (See State Wetlands Map – Appendix J)

Mapping reviewed as part of this assessment indicate no limitations for the proposed development of the property related to floodplains. (see FEMA Floodplain Map – Appendix A)

The stated goal of the project is to provide in general, all Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC's standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels.

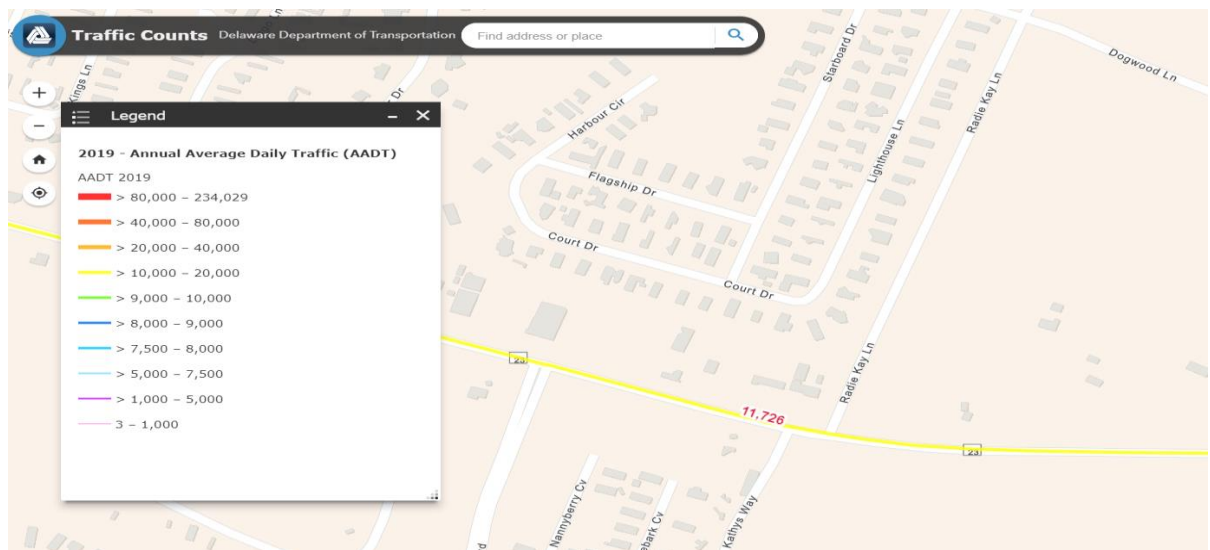
Tax Ditch inquiries indicate no tax ditches exist on this property.

On June 1, 2020, the Board of Adjustment for Sussex County considered and granted an application (Case No. 12428) for a variance from the separation distance from an existing dwelling required in § 115-72. H.

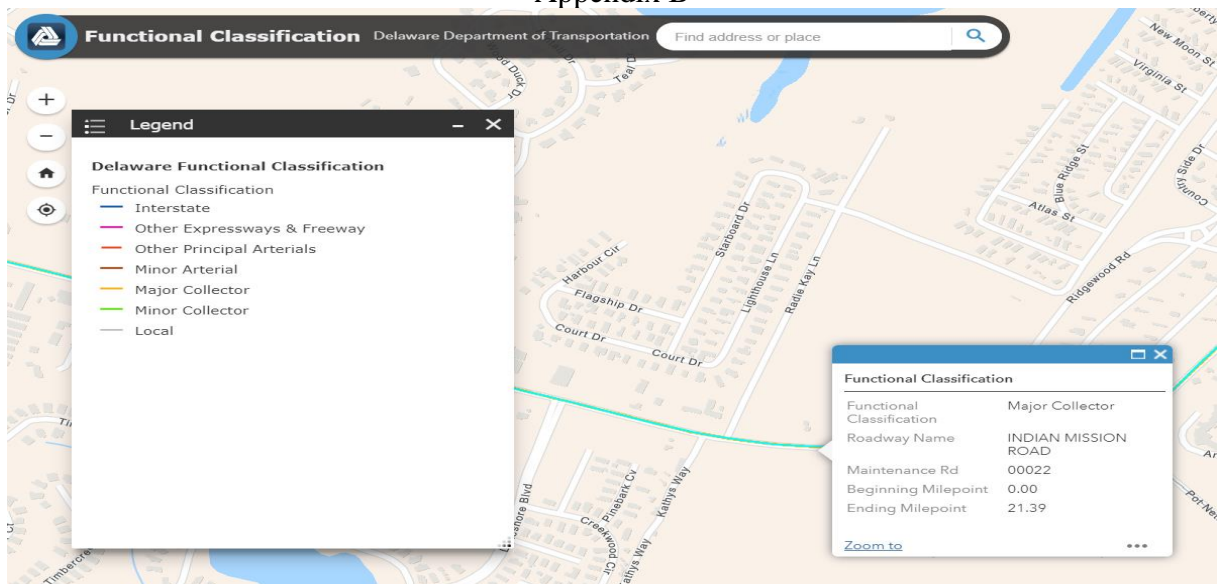
III. GENERAL CHARACTERICTICS OF SITE

A. SITE DESCRIPTION

This Property is located on the north side of Long Neck Road / Indian Mission Road (SCR 022), a roadway classified by DeIDOT as a Major Collector with an Average Daily Trip count of 11,726 vehicles per day. Leisure Point shares an existing entrance at Radie Kay Lane (with Commercial and Major and Minor Subdivided lands) which is located approximately 1.5 miles east of John J. Williams Hwy. (Route 24), another roadway classified by DeIDOT as a Major Collector with an Average Daily Trip count of 18,682 vehicles per day going west towards Millsboro and 18,786 vehicles per day going east towards Lewes & Rehoboth. Long Neck Road ends at Delaware Route 24 and then continues north on Delaware Route 5 (Harbeson Road/Indian Mission Road) towards Harbeson and points north.



Appendix B



Appendix C

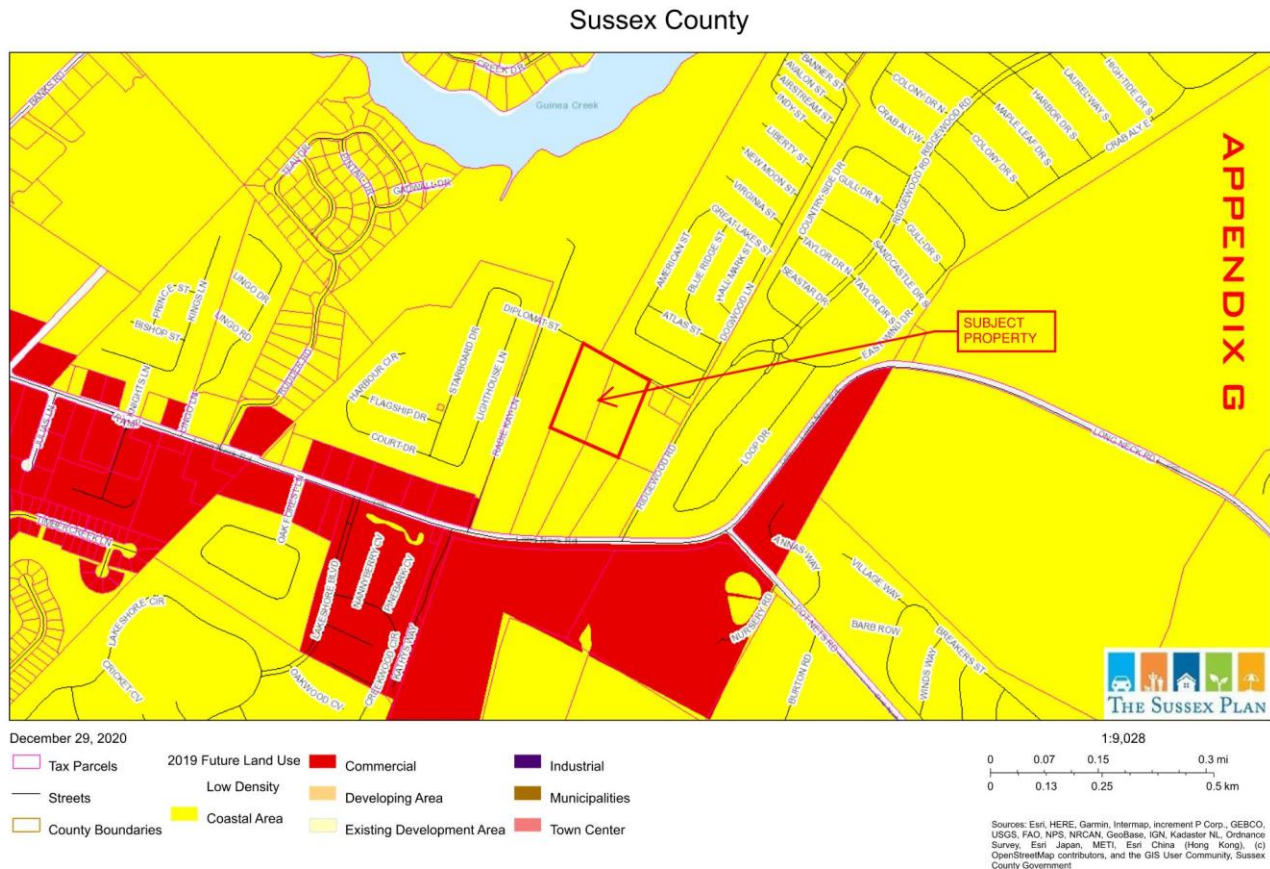
Access to Leisure Point is from the private road known as Radie Kay Lane and is through a gated entrance. Consistent with the existing Resort, the proposed expansion area will be accessed through the existing gated entrance to Leisure Point.

The project site was observed to be primarily flat farmland / grass areas.



The property is located in a primarily residential area. The site is bound on the west by an agricultural field (Zoned AR-1), residential lots to the south and east (Zoned AR-1), and the north by Dogwood Lane/Diplomat Street which is part of the existing Resort. The proposed conditional use for the addition of 58 campsites will not diminish or impair property values within the neighborhood; will not create a public nuisance; or result in an increase in public expenditures. The existing Leisure Point MHP/RV Resort is located on the opposite side of Dogwood Lane. To the east of Leisure Point is Creekside, one of the Pot-Nets Communities a manufactured home community similar to part of Leisure Point and consistent with the surrounding area, refer to Appendix E.

The property is located within the Coastal Area which is a Growth Area as designated in the 2019 Comprehensive Plan (The Sussex Plan). The Sussex Plan is the County's official policy guide for future development-related decisions. The Plan is long-range in nature and provides a framework for County residents and decision-makers to “conceptualize” how the County should look and function. While the Comprehensive plan acts as a policy guide for future development and decision-making, County Code regulates the use of land. As shown below, the property is identified to be in a Coastal Area and in an area surrounded by other properties within the Coastal Area and Commercial Areas.



The Sussex Plan encourages the County's most concentrated forms of new development to occur in Growth Areas.

Coastal Areas are areas that can accommodate development provided special environmental concerns are addressed. Medium and higher density (4-12 units per acre) can be appropriate in certain locations. Medium and higher density could be supported in areas: where there is central water and sewer; near sufficient commercial uses and employment centers; where it is in keeping with the character of the area; where it is along a main road or at/or near a major intersection; where there is adequate Level of Service; or where other considerations exist that are relevant to the requested project and density.

The Sussex Plan suggests that each application should be reviewed on its own merit so that what is proposed does not have a negative impact to the surrounding area or the county in general. Some of the stated strategies within the Plan for this type of Growth Area:

- a. Promote growth and development in areas where capital facilities and infrastructure are already available and adequate to support the growth – *Long Neck Water Company (Domestic) and Sussex County Sanitary Sewer are already present and both have the capacity for this proposed use.*
- b. Engage in planning that considers the efficient location of public services and infrastructure while establishing future public sewer service areas that will help preserve open space by promoting orderly growth rather than unplanned sprawl – *these properties are located in the Long Neck area and are in the Sussex County Tier1 – Unified Sanitary Sewer District for sanitary sewer. The property has access to both domestic water service and sanitary sewer as well as access to a major roadway (Long Neck Road to John J. Williams Hwy.) that is 1.5 miles to the west. This application was designed to co-exist with existing manufactured home and RV uses in the area and will prohibit any unplanned sprawl that the Comprehensive Plan is discouraging. Along Long Neck Road there are 21 existing similar developments, i.e., manufactured home and/or RV communities.*
- c. Coordinate with DelDOT on road improvements and other transportation projects – *The proposed use, i.e., the addition of 58 campsites, only generates 150+/- trips or 75+/- vpd. The subject sites do not have any DelDOT roadway frontage and the existing shared commercial entrance serves not only Leisure Point, but also the existing commercial business along Long Neck Road / Indian Mission Road, the few individual residential parcels and the existing MHP condominium (Long Neck Village) to the west of Leisure Point all utilizes the Radie Kay Lane entrance. The existing entrance has an existing left turn lane and no right turn lane as more than 90% of traffic comes from the western direction because the eastern terminus of the road is the Bay. Pennoni participated in coordination meetings with DelDOT to review the project and traffic data and according to DelDOT (see below), the existing entrance can be utilized with no roadway improvements by filing for a Letter of No Contention (LONC) approval with a design deviation to display that the existing entrance can safely traverse all traffic movements.*

RE: Leisure Point Recreation Campground - Pre-submittal meeting

LS Laws, Susanne K (DelDOT) <Susanne.Laws@delaware.gov>
 To: Alan M. Decktor
 Cc: Kevin Ellis; Polasko, Wendy (DelDOT); Hickman, Kevin (DelDOT)

Reply Reply All Forward ...
 Wed 11/18/2020 2:26 PM

You forwarded this message on 11/18/2020 3:41 PM.

Phish Alert

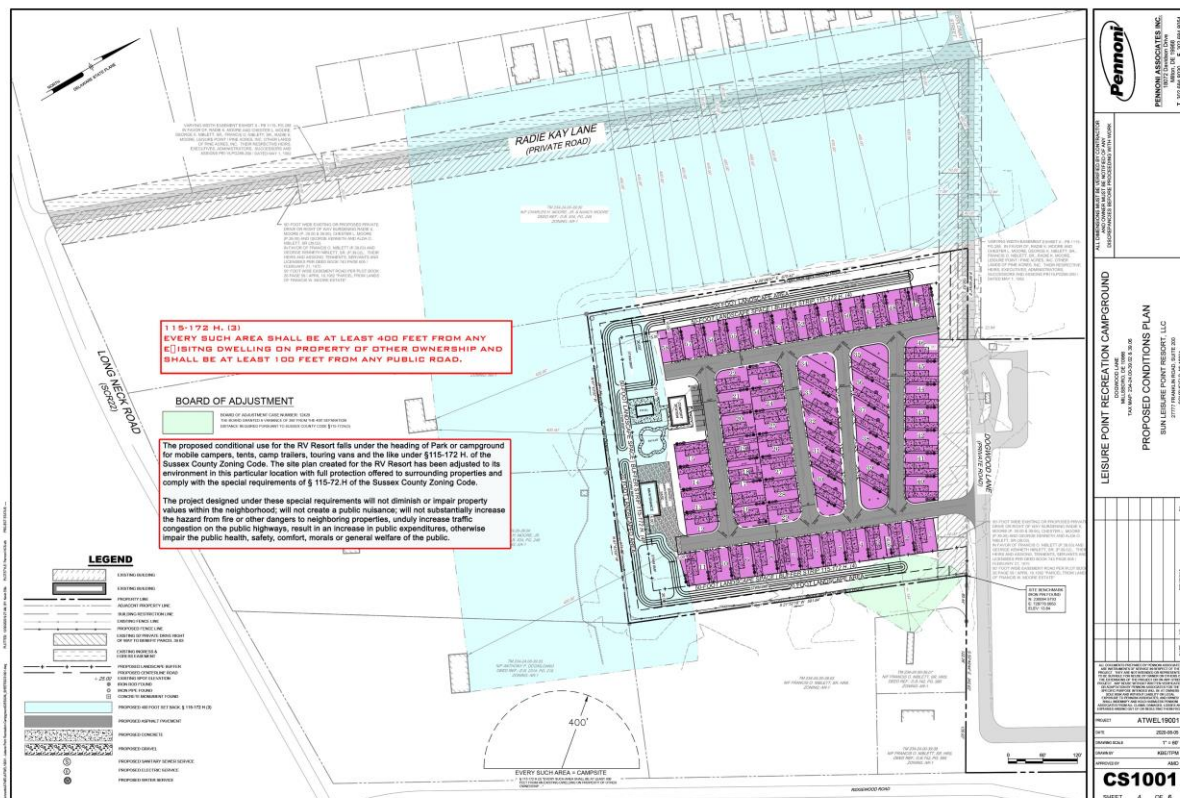
Get more add-ins

Hi Alan,
 Apologies for the delay in responding. Please use the design deviation form to request a waiver of turn lanes, citing engineering justification and limitations. Submission will be processed as a LONC.
 Thanks,
 Susanne

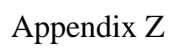
Susanne K. Laws, P.E.
 Sussex County Review Coordinator
 President, DelDOT Toastmasters
 Planning/Development Coordination
 Delaware Department of Transportation
 P.O. Box 778 -- 800 Bay Road
 Dover, DE 19903
 (302) 760-2128 office
 (302) 760-2569 fax

DEPARTMENT OF TRANSPORTATION
 Excellence in Transportation • Every Trip • Every Mile • Every Dollar • Everyone

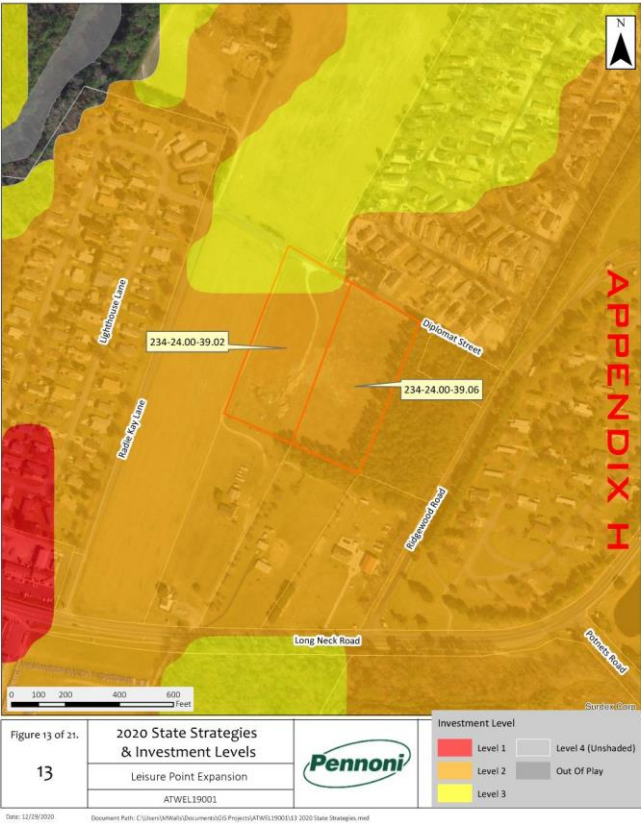
In addition to the Comprehensive Plan, the County's Zoning Code provides a framework for balanced land use and critical investment in Sussex County. Zoning is the classification of zones within which permitted uses are established and regulations govern development standards. Conditional Uses provide for certain uses which cannot be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the district regulations. These uses are generally of a public or semipublic character and are essential and desirable for the general convenience and welfare but, because of the nature of the use, the importance of the relationship to the Comprehensive Plan and possible impact not only on neighboring properties, but on a large section of the county, require the exercise of planning judgement on location and site plan. In addition, to the general consideration given to a conditional use application, the Zoning Code contains special requirements outlined in Section 115-172H. for the approval and development of the RV Resort. The Nine (9) conditions under this section were implemented within the planning of the project and are shown on the site plans submitted as a part of the application. The following exhibits outline how the conditions are being met:



Appendix Y



The 2020 Strategies for State Policies and Spending Map identifies the area as the transition from Investment Level 2 to 3 with the subject properties located predominately within Level 2. Investment Level 2 reflects areas where growth is anticipated by local, county and state plans in the near-term future. State investments will support growth in these areas. The priorities in Level 3 Areas are for DeIDOT to focus on regional movements between towns and other population centers. Developers and property owners will make local roadway improvements as development occurs. All infrastructure needs will be funded by the developer. Additional public infrastructure that will benefit the community, such as, road improvements and access improvements will be paid for by the developer.



Private utility companies are considered a viable option for water and wastewater treatment in areas where County or municipal services are non-existent or unplanned. Long Neck Water Company and Sussex County provides for water and sewer services for developments in the Long Neck area. These properties will be served by both public water and public sewer.

Electric service is already present in this area.

Natural gas – currently not in the area but it is within Chesapeake Utilities’ 5-year growth plan to provide natural gas along Long Neck road.

There are various telecommunication providers operating in this service area.

All of these utilities ensure quality growth of development by the planning and developing of infrastructure and services in the County to complement State and local planning efforts with adequate water, sewer, electricity, natural gas, and fiber optic infrastructure to the property.

B. SOILS

Pennoni reviewed the USDA-NRCS Web Soil Survey published by the United States Department of Agriculture Natural Resource Conservation Service and surveyed in 2012 (see Appendix I) to evaluate general soil conditions at the Property. Soils mapped at the property include the following:

- 1) Fort Mott Henlopen Complex (FhA), with slopes ranging from 0-2 percent.

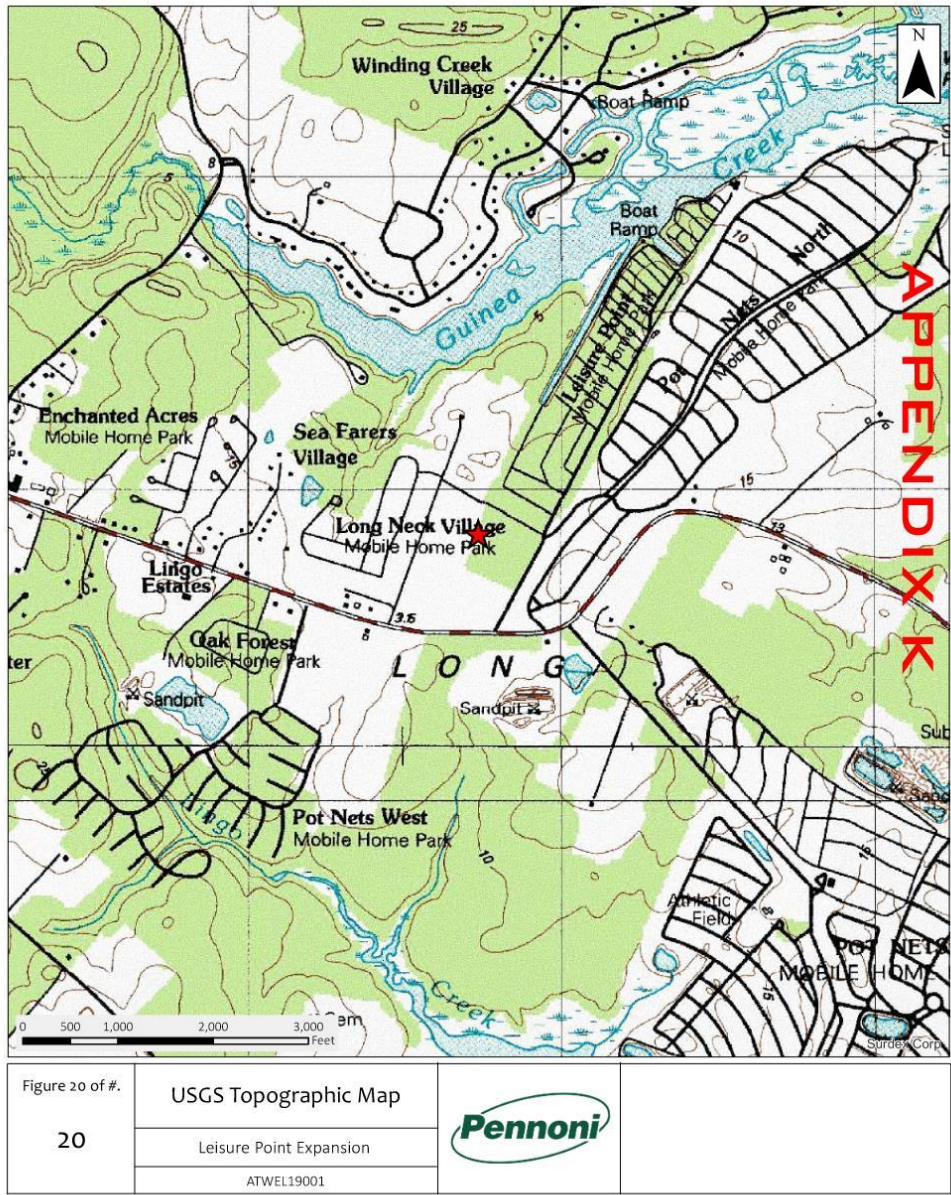


Pennoni performed a limited field review of the survey and determined that the limited zones are approximately identified at 70 inches. This limited information demonstrates that infiltration practices are feasible at this stage, which is why it is anticipated that the stormwater will be treated and managed through a series of infiltration trenches. A more detailed soils analysis will be done as part of the engineering design and agency approval process.

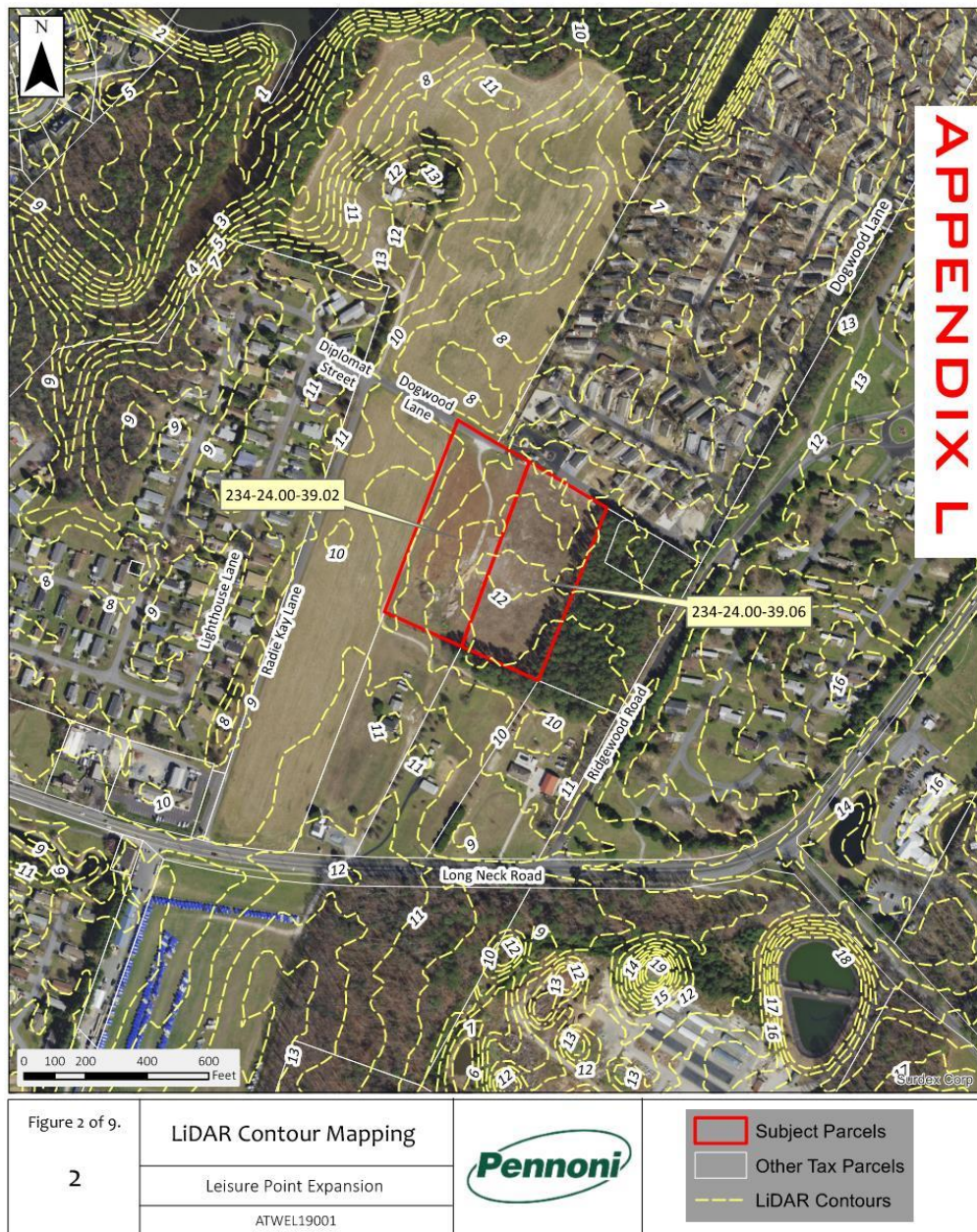
It should be noted that this information was interpreted from present site conditions. There are limitations to this type of investigation. The information is provided given normal precipitation patterns. As the site conditions change the hydrology may change and this cannot be estimated from the existing soil profiles. Groundwater and saturation levels may be shallower than estimated in this study during significant, single storm events and compound events.

C. SURFACE TOPOGRAPHY AND SITE DRAINAGE.

The subject property is located on the Fairmount, Delaware 7.5-minute USGS quadrangle at an approximate elevation of 10 feet above mean sea level (see USGS Topographic Map – Appendix K).



Additional topography is outlined in Appendix L. The site is relatively flat with minor slopes within the entire parcel with some existing depressions throughout. Future drainage for the property will most likely follow the existing drainage flow as shown on Appendix L. The land drains across the parcel towards the western property line along Leisure Point Campgrounds and towards the marina, ultimately to the Guinea Creek – Indian River Bay.



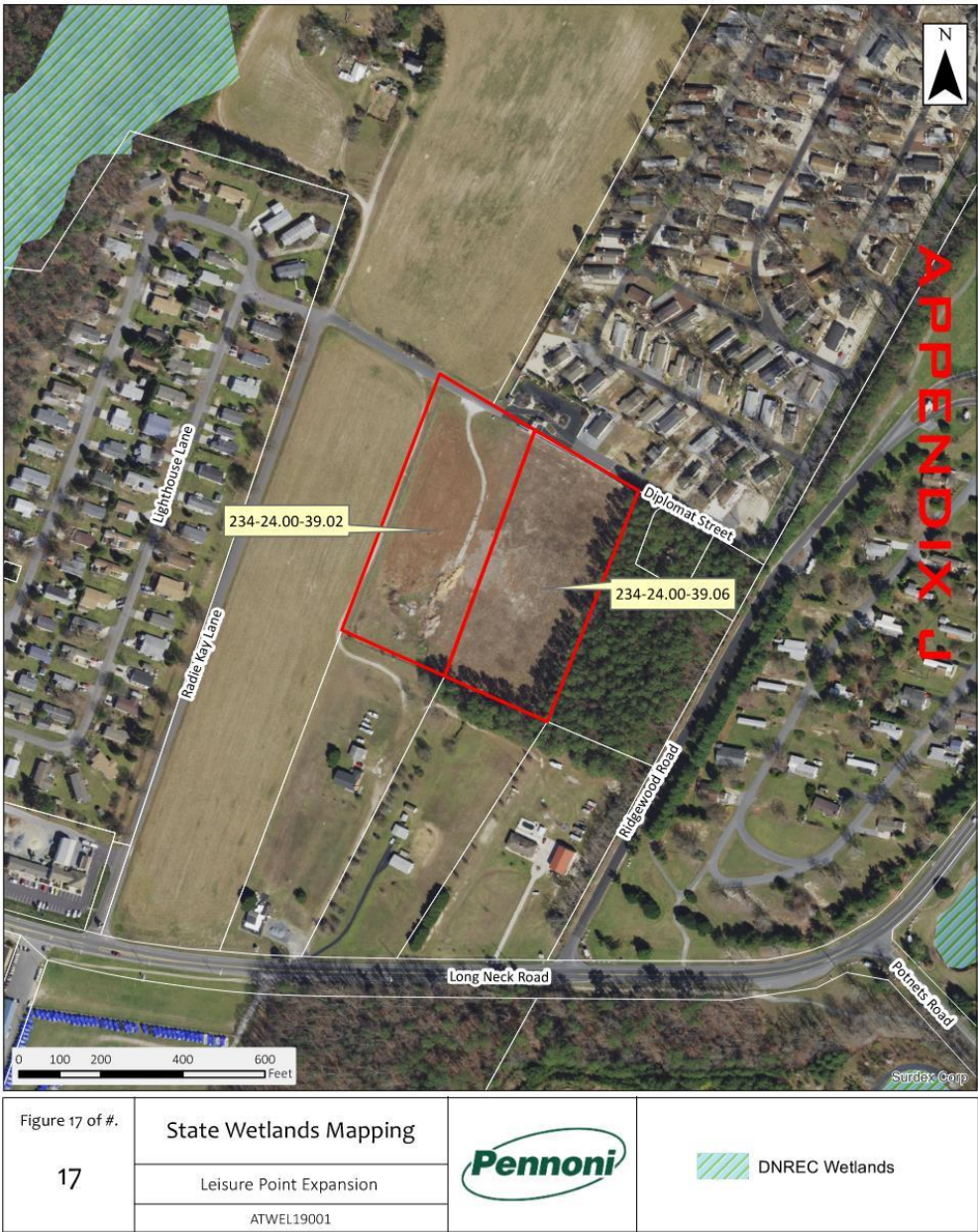
Date: 8/11/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\ATWEL19001\SAS Maps\02 LiDAR Contour Mapping.mxd

When grading or adjusting site topography, there will be a number of best management practices to ensure healthy landscapes. The project will strive to balance the soil cut and fill in order to limit hauling away or bringing in soil thereby saving money and reducing the environmental impact. The existing runoff basically sheet flows across the site, so proposed infiltration practices will be the best and most feasible option but possible overflow towards the existing Leisure Point Marina may be needed.

D. WETLANDS

In review of the site and DNREC Online Mapping Database, there are no known wetlands on the subject property. See Appendix J. Pennoni and our Environmental Scientists provided a field review of the property and determined that there are no wetlands within the subject properties.



E. FLOOD ZONES

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated March 16, 2015, Map Number 10005C0343K, the subject property is located in a Zone “X” unshaded area, which is an area outside the 500-year floodplain, less than 0.2% annual probability of flood (see FEMA Floodplain Map – Appendix A).



F. FORESTS

According to the historical aerial imagery, starting in 1968, Parcel 39.06 had trees planted on it and by 1992 was densely covered with trees and remained that way until between 2012 and 2017 when the trees were harvested and cut down. The properties do not presently contain any forested lands. The developer will provide for additional native tree, shrub and/or native herbaceous vegetation plantings in remaining open space and landscape buffer areas as part of the overall aesthetics of the project.

G. GROUNDWATER RECHARGE POTENTIAL

The entire Site is located in a fair groundwater recharge area, based on Pennoni's review of available maps (see Ground Water Recharge – Appendix M). The site primarily has a general Hydrologic Soil Group (HSG) A rating with approximately 0-2 percent slope. Group A soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.



IV. HISTORICAL INFORMATION

A. THE PROPERTY

The property was purchased in September 2019, by Sun Leisure Point Resort, LLC.

Pennonni reviewed available historical information for indications of past usage that may have had an environmental impact on the Site. This historical review included aerial photographs of the Site and surrounding vicinity for year 1926, 1937, 1954, 1961, 1968, 1992, 1997, 2002, 2007, 2012, and 2017 (see Orthophotos – Appendix N - X). Information depicted on aerial photographs indicates active farming on Parcel 39.02 & 39.06 back to 1926 but farming stopped on Parcel 39.06 in 1968 when it was planted with trees. Today the two parcels are not being farmed.

According to the Division of Historical and Cultural Affairs, nothing of historical or cultural significance is known to exist within this parcel.

B. SURROUNDING NEIGHBORHOOD

The property is in a primarily residential area consisting of Mobile Home Parks and RV Parks. The site is bound on the west by an agricultural field (Zoned AR-1), residential lots to the south and east (Zoned AR-1), and the north by Dogwood Lane. The purpose of the Conditional Use for the expansion of the resort is to provide additional space for the growing service of Recreational Vehicles which serves the tourism industry that drives Sussex County's economy in the eastern portion of the County. The Long Neck area provides for a variety of summer services with direct connections to the Rehoboth Bay and Indian River Bay. Much of the area is a seasonal destination. The existing Resort and proposed expansion are consistent with the nature of the surrounding areas as the portion of Long Neck Road/Indian Mission Road south of Route 24 is home to over 20 existing Mobile Home Parks and RV campgrounds.

The proposed conditional use for the expansion of the existing RV Resort falls under the heading of "Park or campground for mobile campers, tents, cam trailers, touring vans, and the like" found in Section 115-122 of the Sussex County Zoning Code. The site plan created for the RV Resort has been designed to complement the environment in this particular location with full protection offered to surrounding properties and to comply with the special requirements of Section 115-72 H of the Sussex County Zoning Code by:

- a. Every RV site is at least 400 feet from any existing dwelling on property of other ownership except for the existing dwelling to the east. The applicant obtained Board of Adjustment Approval (Case # 12428) for the dwelling to the east as the Board granted a variance of 266' from the 400' separation distance as required, see Exhibit Y.
- b. Every RV site is at least 100 feet from any public road.
- c. The RV resort will be surrounded by a landscape area a minimum of 50 feet wide along all boundaries of the property except for the Dogwood Lane frontage which is the common boundary with the existing Leisure Point Resort.
- d. Access to the to expanded RV Campground will be from the internal existing roadway of Dogwood Lane serving the existing Leisure Point Resort. The main entrance is located on Long Neck Road / Indian Mission Road with a shared access road called Radie Kay Lane. The existing entrance is sized appropriately with an existing left turn lane and according to DelDOT, the project is appropriate for Letter of No Contention Approval which will not require any entrance or roadway improvements so long as the property owner demonstrates that the existing entrance can safely traverse all traffic movements.

- e. No RV site has been designated for direct access to a street outside the boundaries of the resort and the interior access drive rights-of-way will be properly lighted and be at least 30 feet in width, with at least 24 feet in pavement width for two-way traffic.

The project designed under these special requirements will not diminish or impair property values within the neighborhood; will not create a public nuisance; will not substantially increase the hazard from fire or other dangers to neighboring properties, unduly increase traffic congestion on the public highways, result in an increase in public expenditures, otherwise impair the public health, safety, comfort, morals or general welfare of the public.



V. ANALYSIS OF REQUIRED INFORMATION

A. STORMWATER MANAGEMENT

Stormwater facilities are very effective techniques for providing channel protection and pollutant removal prior to entering the existing streams. The importance of stormwater facilities can be attributed to their proven ability to attenuate runoff from design storm events. Stormwater facilities and infiltration practices are common tools for treating stormwater runoff.

It is the stated goal of the project to provide in general, all Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels.

Stormwater management for this site will primarily be contained onsite through a series of proposed BMP's. The project will strive to balance the soil cut and fill in order to limit hauling away or bringing in soil thereby saving money and reducing the environmental impact by using "Infiltration Practices" for onsite stormwater quality and quantity management. The goal is to infiltrate up to the 100-year storm on-site but depending on infiltration rates which can vary throughout the site, a proposed overflow for the higher storm events may be required to convey the runoff down the western property line of Leisure Point and into the Marina. The entire Site is in a fair groundwater recharge area, based on Pennoni's review of available maps (see Ground Water Recharge – Appendix M). The site primarily has a general Hydrologic Soil Group (HSG) A rating with approximately 0-2 percent slope. Group A soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

The proposed infiltration facilities are yet to be determined per additional soil investigation but will be providing both retention and treatment of contaminated storm water runoff. Runoff from each rain event is detained and treated in the BMP until it is displaced by runoff from the next storm. By capturing and retaining runoff during storm events, BMP's control both storm water quantity and quality.

During the design of the stormwater management the designers and the developer have been and will continue to work with the Sussex Conservation District to achieve the best management practice for the development.

B. WATER SUPPLY

Long Neck Water Company has a water supply line that presently serves Leisure Point. This utility connection will be used to provide the subject property with domestic water for the uses planned for the property.

DNREC Water Supply Permits will be executed if dewatering is necessary to install the infrastructure within the project area. Irrigation Wells will also be permitted and installed for the landscaping of the project.

As part of the preparation of site utility plans for approvals by the Fire Marshal Office and the Office of Drinking Water (Public Health), an approval by Long Neck Water Co. Utilities will be secured for this project.

C. WASTEWATER TREATMENT

As stated above, the properties are located in the Tier 1 – Sussex County Unified Sanitary Sewer District and the County will serve these properties. All wastewaters will be collected and conveyed to an existing main serving Leisure Point, ultimately in Long Neck Road / Indian Mission Road.

D. TRAFFIC

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Long Neck Road / Indian Mission Road where the subject land is located, is 11,726 vehicles per day.

The addition of 58 campsites only generates 150+/- trips. The subject sites do not have any DelDOT roadway frontage. Leisure Point presently uses the Radie Kay Lane entrance which will also be used for this expansion area. Radie Kay Lane is also used by the existing commercial business along Long Neck Road / Indian Mission Road, the few individual residential parcels and the existing MHP condominium (Long Neck Village) to the west of Leisure Point. The existing Radie Kay Lane entrance has an existing left turn lane and no right turn lane as more than 90% of traffic comes from the western direction because the eastern terminus of the road is the Bay. Pennoni attended coordination meetings with DelDOT to review the project and traffic data and according to DelDOT, the expansion will be able to utilize the existing entrance with no roadway improvements by filing a design deviation to display that the existing entrance can safely traverse all traffic movements.

E. SPECIES AND HABITAT

No endangered species or critical habitat were identified within the project area. See Appendix J.

F. WETLANDS

In review of the site and DNREC Online Mapping Database, there are no known wetlands on the subject properties. See Appendix J.

G. FORESTS

According to the historical aerial imagery, starting in 1968, Parcel 39.06 had trees planted on it and by 1992 was densely covered with trees and remained that way until between 2012 and 2017 when the trees were harvested. The properties do not presently contain any forested lands.

H. INFRASTRUCTURE

No matter the level of service, the developer is responsible for all infrastructure upgrades (roads, water, sewer, environment, etc.) onsite and off-site that will increase safety and orderly growth which will not only meet the needs of the project but also for the prosperity of the community.

I. HISTORIC AND CULTURAL RESOURCES

A search of this property on the Division of Historical and Cultural Affairs Office data base showed that nothing of historical or cultural significance is known to exist within these parcels.

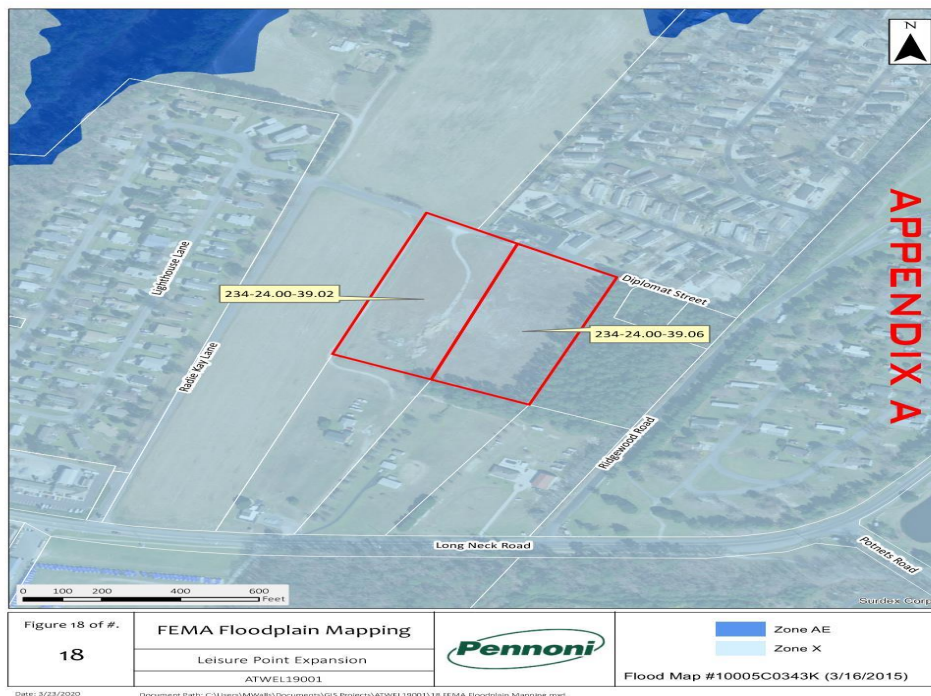
J. TMDLs

The site consists mainly of well drained soils in the hydrologic soil group A and is located on the Inland Bays Low Reduction Area Watershed, specifically on the Indian River Bay which mandates a 40% reduction in Total Nitrogen and Phosphorus concentrations to meet set Total Maximum Daily Load (TMDL) goals. It is the stated goal of the project to provide in general, all Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels.

The site will connect into a public wastewater utility and therefore lessen the burden of pollutants entering the groundwater.

K. FLOODPLAINS

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated March 16, 2015, Map Number 10005C0343K, the subject property is located in a Zone "X" unshaded area, which is an area outside the 500-year floodplain, less than 0.2% annual probability of flood (see FEMA Floodplain Map – Appendix A).






L. OTHER RELATED TOPICS

VI. REFERENCES

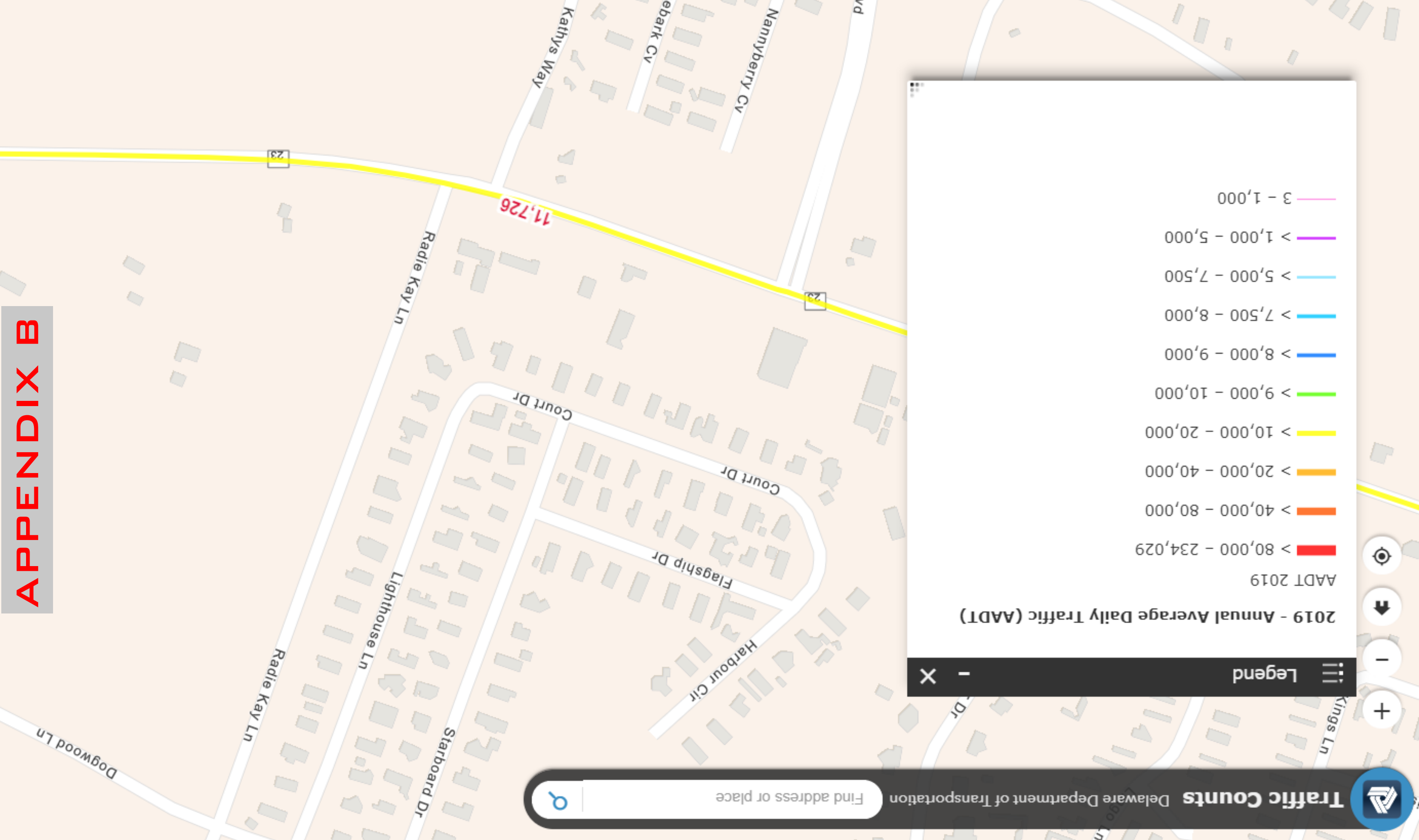
1. Pennoni Associates Boundary Survey
2. U.S. Department of Interior, Geological Survey, Topographic Map, Sussex County, Delaware
3. Federal Emergency Management Agency (FEMA), 2015. Flood Insurance Rate Map (FIRM), Sussex County, Delaware
4. U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, Sussex County
5. U.S. Department of Interior, Fish and Wildlife Service. National Wetlands Inventory, Sussex County, Delaware
6. Groundwater Recharge Potential, Sussex County, Delaware. Delaware Geological Survey
7. 2019 Sussex County Comprehensive Plan – The Sussex Plan
8. Delaware Department of Transportation Service Level Evaluation Request Review – April 21, 2019
9. Delaware Environmental Navigator
10. Sussex County Zoning Code

TAB 5 MAPS



Figure 18 of #. 18	FEMA Floodplain Mapping		 Zone AE
	Leisure Point Expansion		 Zone X
	ATWEL19001		Flood Map #10005C0343K (3/16/2015)

APPENDIX B





Legend

Functional Classification

Interstate

Other Expressways & Freeway

Other Principal Arterials

Minor Arterial

Major Collector

Minor Collector

Local

Functional Classification

Functional Classification

Major Collector

Classification

Roadway Name

INDIAN MISSION ROAD

Maintenance Rd

00022

Beginning Milepoint

0.00

Ending Milepoint

21.39

Zoom to

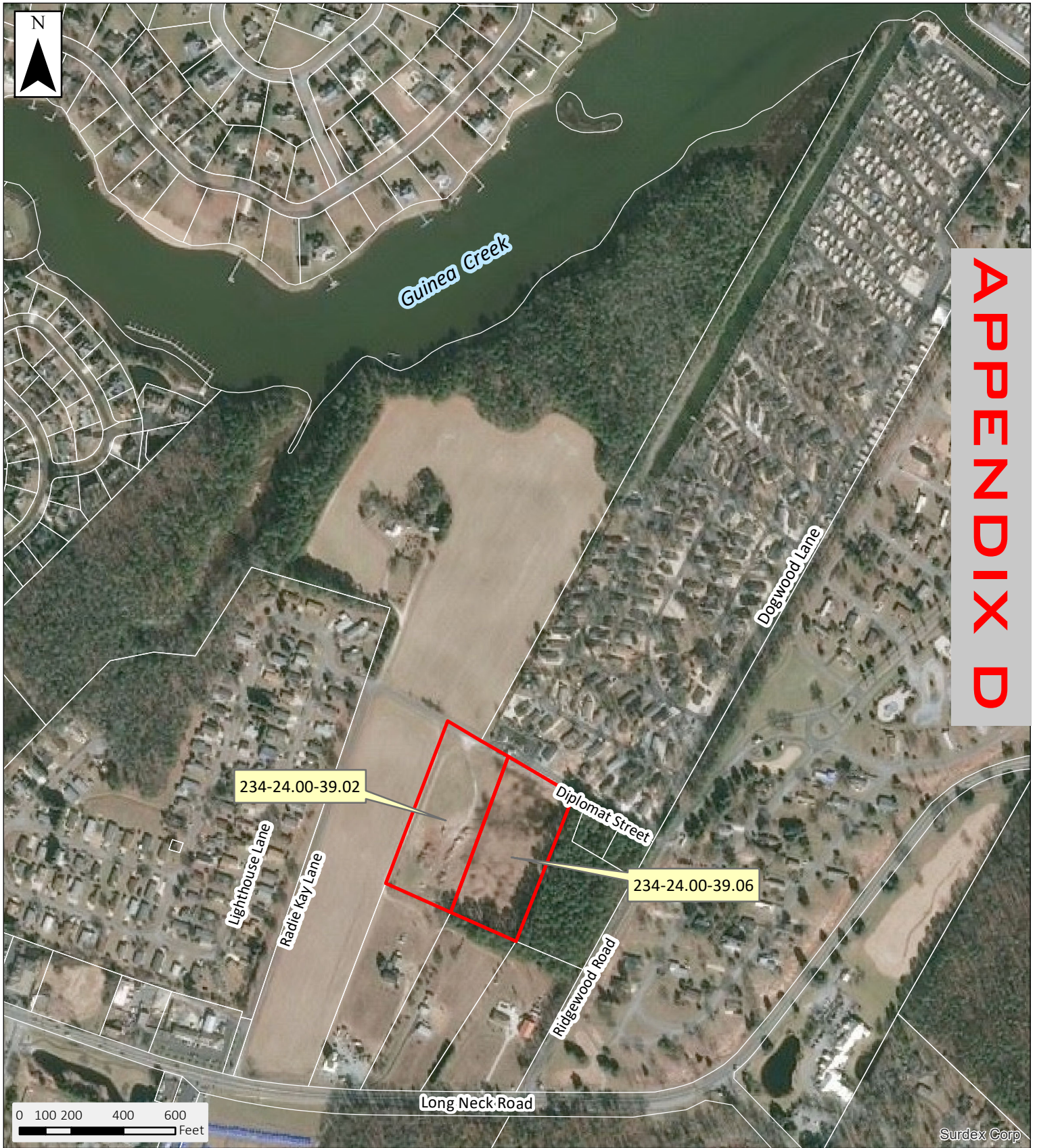





Figure 1 of 21. 1	2019 Aerial Image		<div><div> Subject Parcels</div><div> Other Tax Parcels</div></div>
	Leisure Point Expansion		
	ATWEL19001		



APPENDIX D1

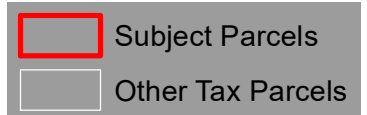
Figure 1 of 21.

1

2019 Aerial Image

Leisure Point Expansion

ATWEL19001



Existing Similar Developments & Land Use Applications

Leisure Point Expansion

ATWELL19001



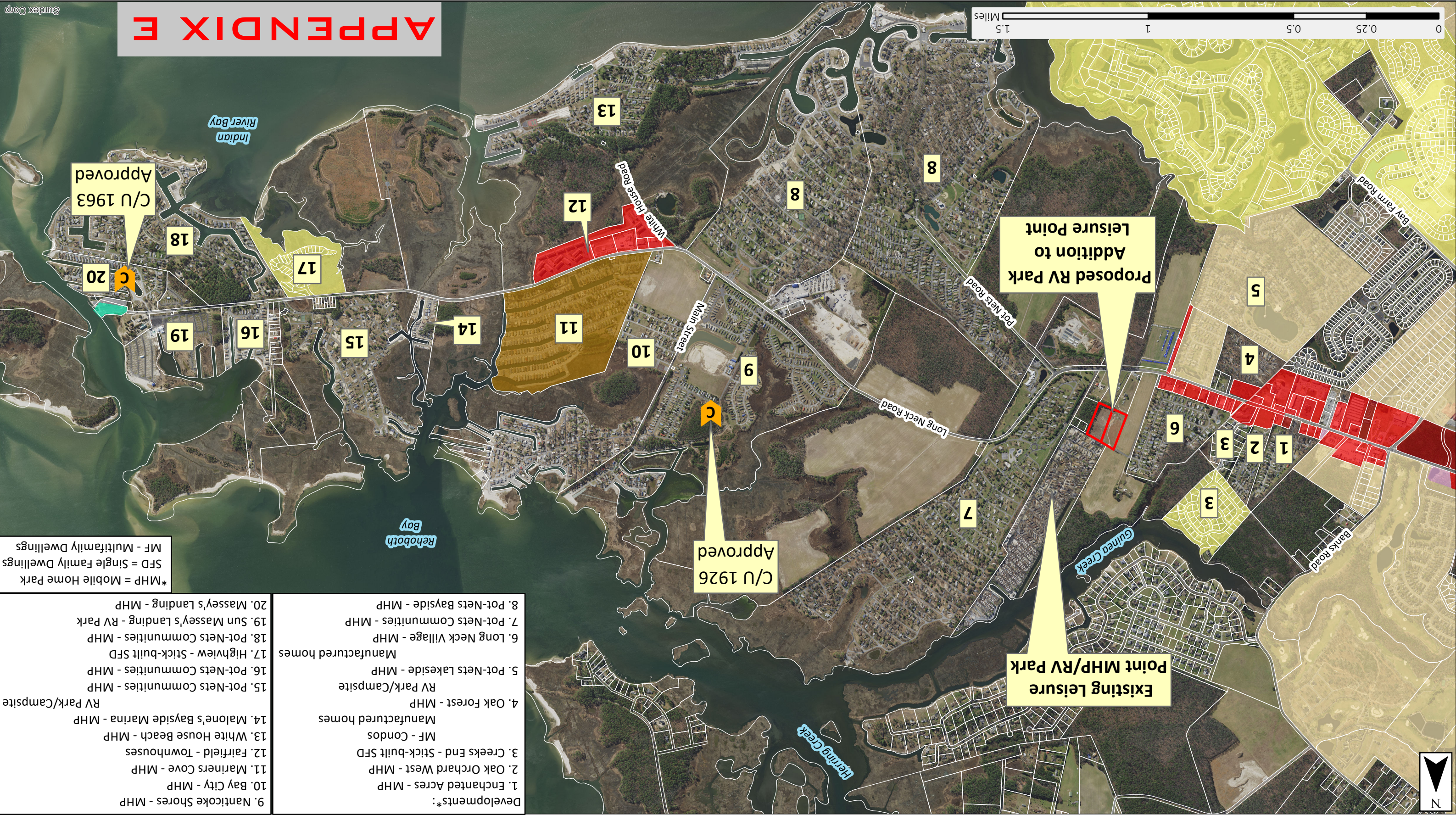
Subject Parcels

Sussex_Parcels_SPF

County Zoning

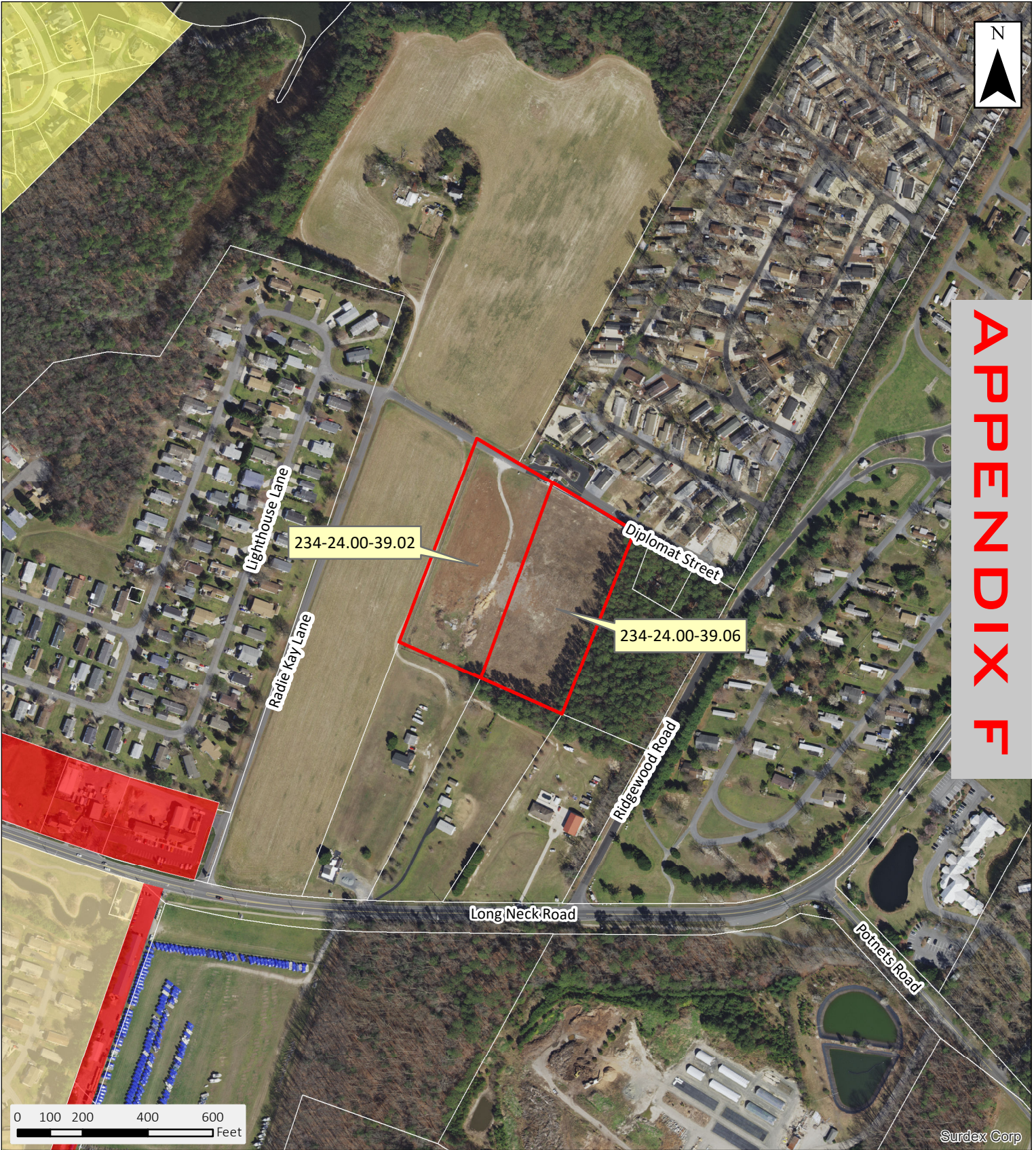
AR-1	C-1	HR-1	MR	VRP
CR-1	GR	M	B-1	

APPENDIX E
















*MHP = Mobile Home Park
SFD = Single Family Dwellings
MF = Multifamily Dwellings

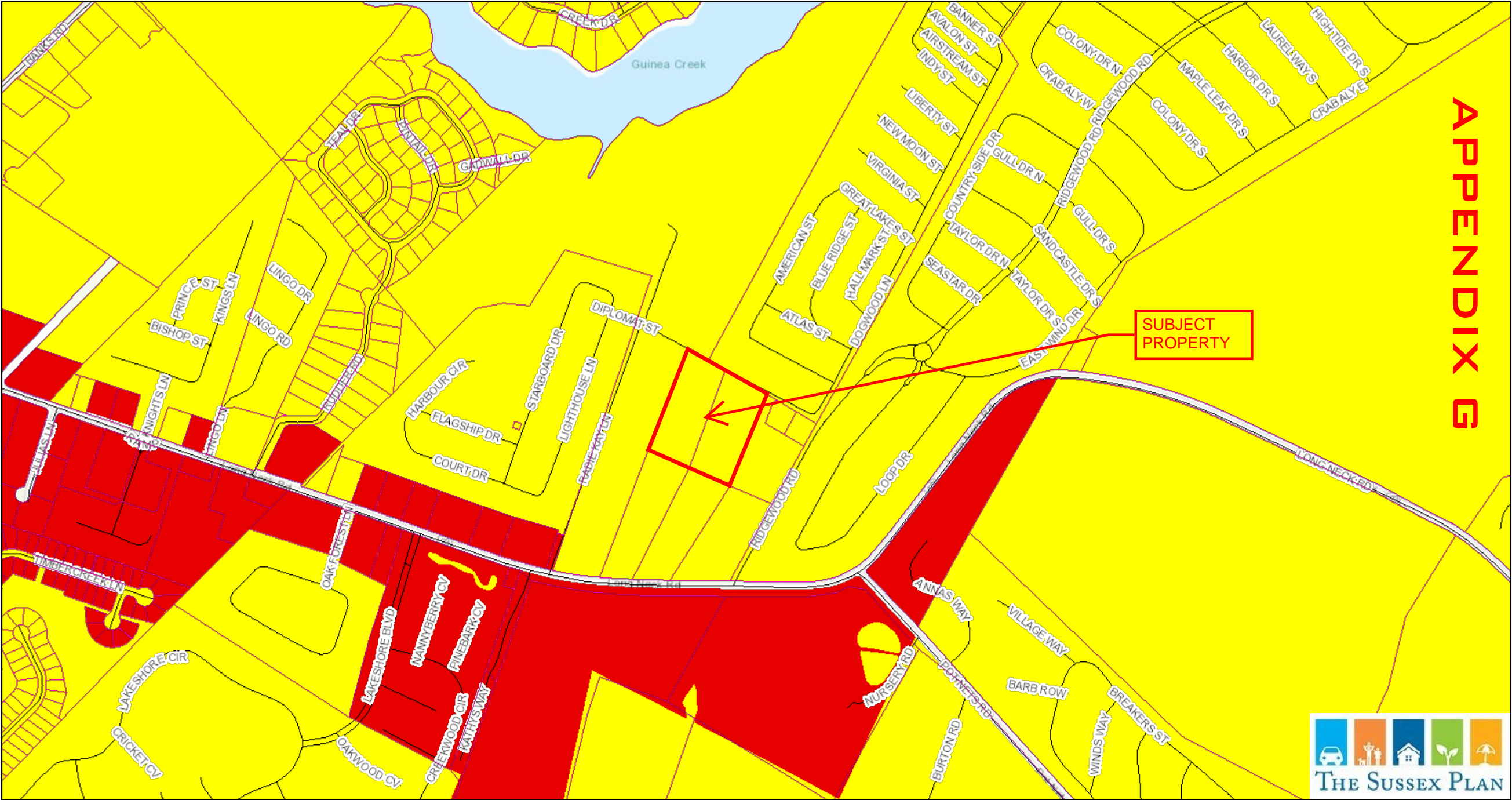
- Developments*:
- 9. Nanticoke Shores - MHP
 - 10. Bay City - MHP
 - 11. Mariners Cove - MHP
 - 12. Fairfield - Townhouses
 - 13. White House Beach - MHP
 - 14. Malone's Bayside Marina - MHP
 - 4. Oak Forest - MHP
 - RV Park/Campsite
 - 15. Pot-Nets Communities - MHP
 - 16. Pot-Nets Communities - MHP
 - 17. Highview - Stick-built SFD
 - 18. Pot-Nets Communities - MHP
 - 19. Sun Massey's Landing - RV Park
 - 20. Massey's Landing - MHP
 - 8. Pot-Nets Bayside - MHP
 - 7. Pot-Nets Communities - MHP
 - 6. Long Neck Village - MHP
 - 5. Pot-Nets Lakeside - MHP
 - RV Park/Campsite
 - Manufactured homes
 - 3. Creeks End - Stick-built SFD
 - MF - Condos
 - 1. Enchanted Acres - MHP
 - 2. Oak Orchard West - MHP



APPENDIX F

<p>Figure 14 of #.</p> <p>14</p>	<p>County Zoning Map</p> <hr/> <p>Leisure Point Expansion</p> <hr/> <p>ATWEL19001</p>		<table border="1"> <tr> <td></td> <td>AR-1 (Unshaded)</td> <td></td> <td>GR</td> </tr> <tr> <td></td> <td>C-1</td> <td></td> <td>MR</td> </tr> </table>		AR-1 (Unshaded)		GR		C-1		MR
	AR-1 (Unshaded)		GR								
	C-1		MR								

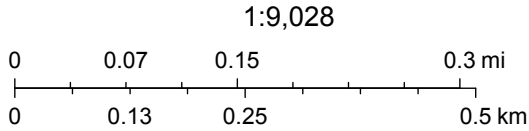
Sussex County



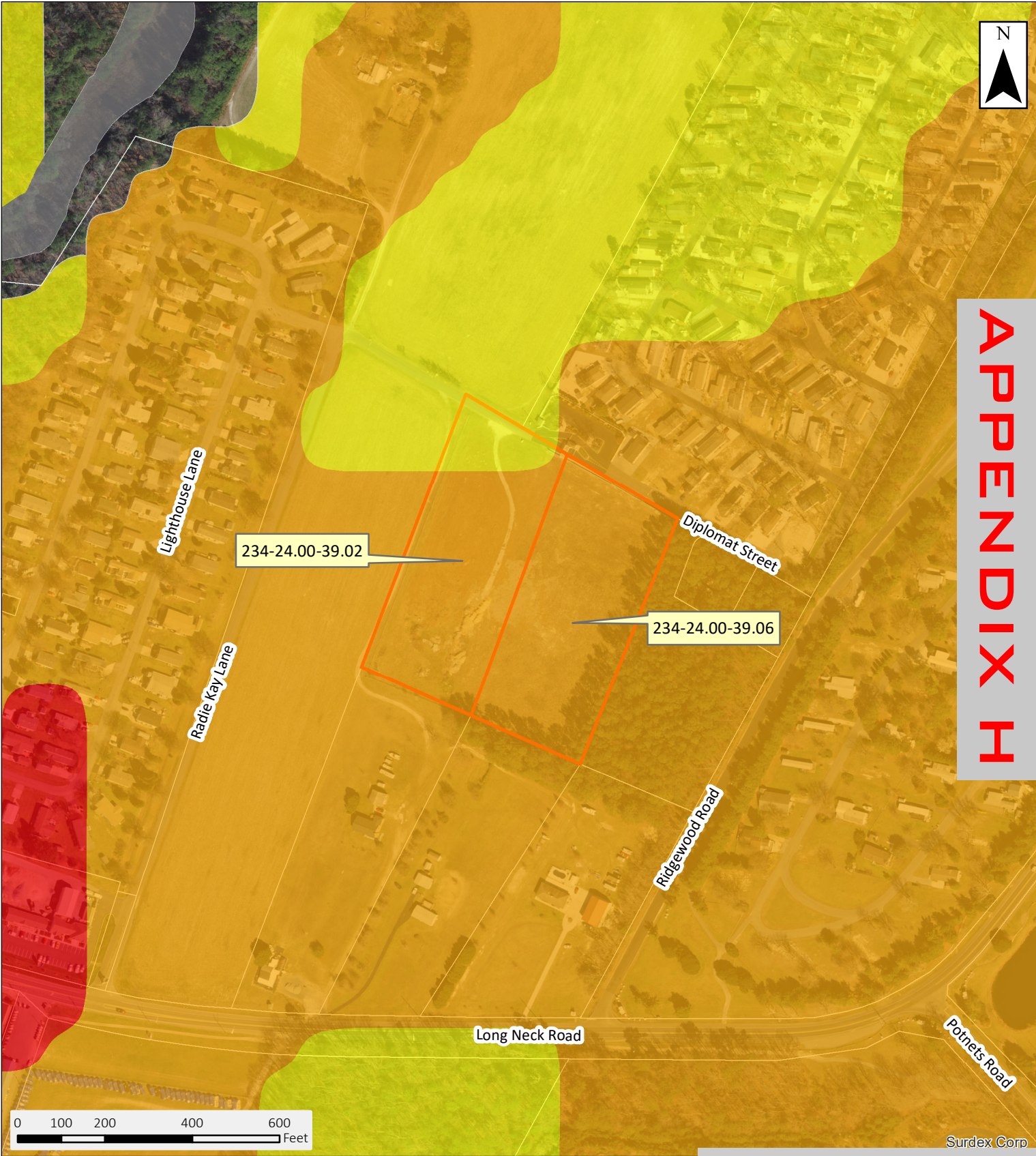
APPENDIX G

December 29, 2020

- | | | | |
|-------------------|----------------------|---------------------------|----------------|
| Tax Parcels | 2019 Future Land Use | Commercial | Industrial |
| Streets | Low Density | Developing Area | Municipalities |
| County Boundaries | Coastal Area | Existing Development Area | Town Center |



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County Government



APPENDIX H







Figure 13 of 21. 13	2020 State Strategies & Investment Levels		Investment Level	
	Leisure Point Expansion		 Level 1	 Level 4 (Unshaded)
	ATWEL19001		 Level 2	 Out Of Play
			 Level 3	



Figure 16 of #.

16

NRCS Soils Mapping

Leisure Point Expansion



ATWEL19001



Soil Types:

FhA - Fort Mott-Henlopen complex,
0-2% slopes, Group A



<p>Figure 17 of #.</p> <p>17</p>	<p>State Wetlands Mapping</p> <hr/> <p>Leisure Point Expansion</p> <hr/> <p>ATWEL19001</p>		 DNREC Wetlands
----------------------------------	--	--	--

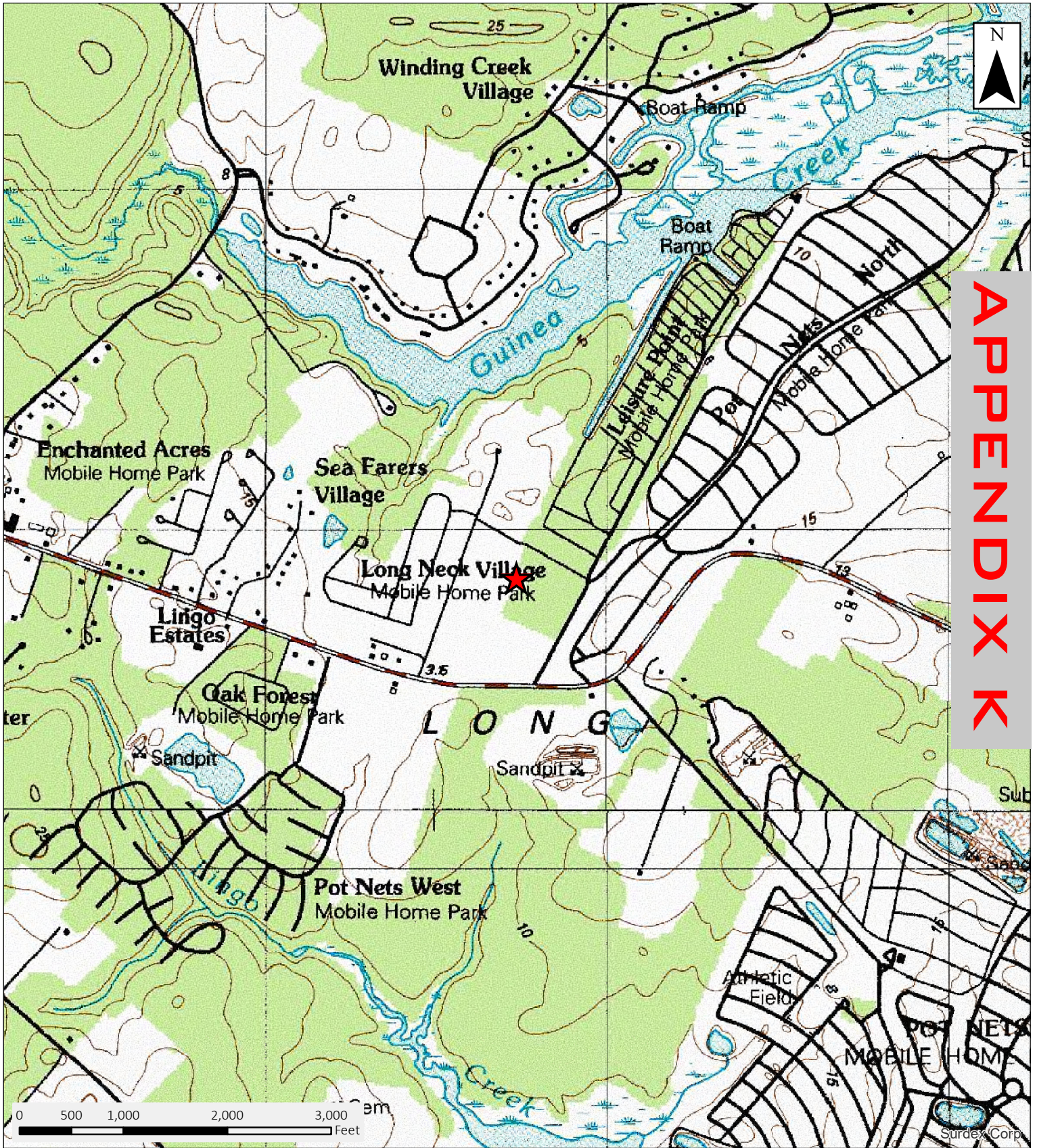


Figure 20 of #.

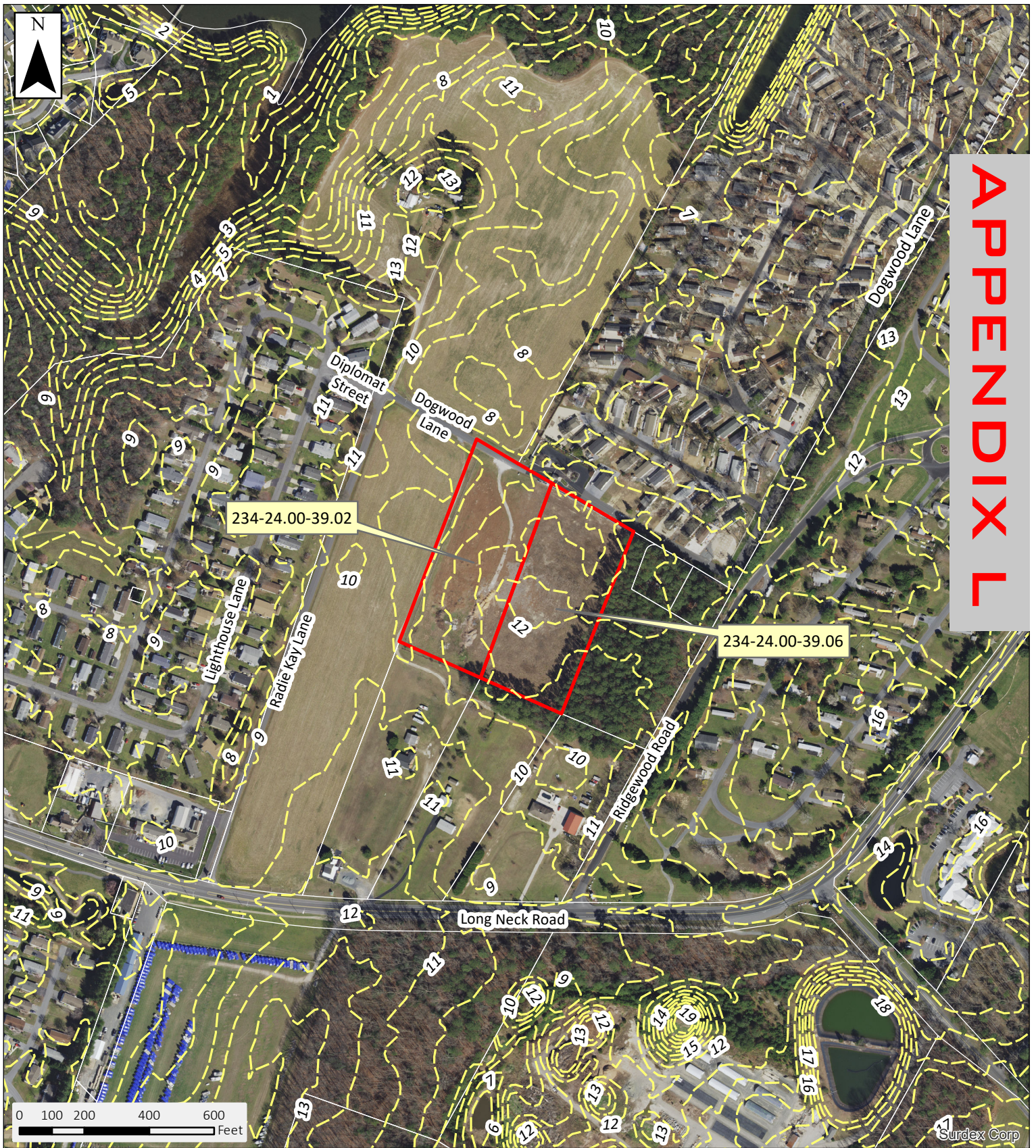
USGS Topographic Map

20


Leisure Point Expansion

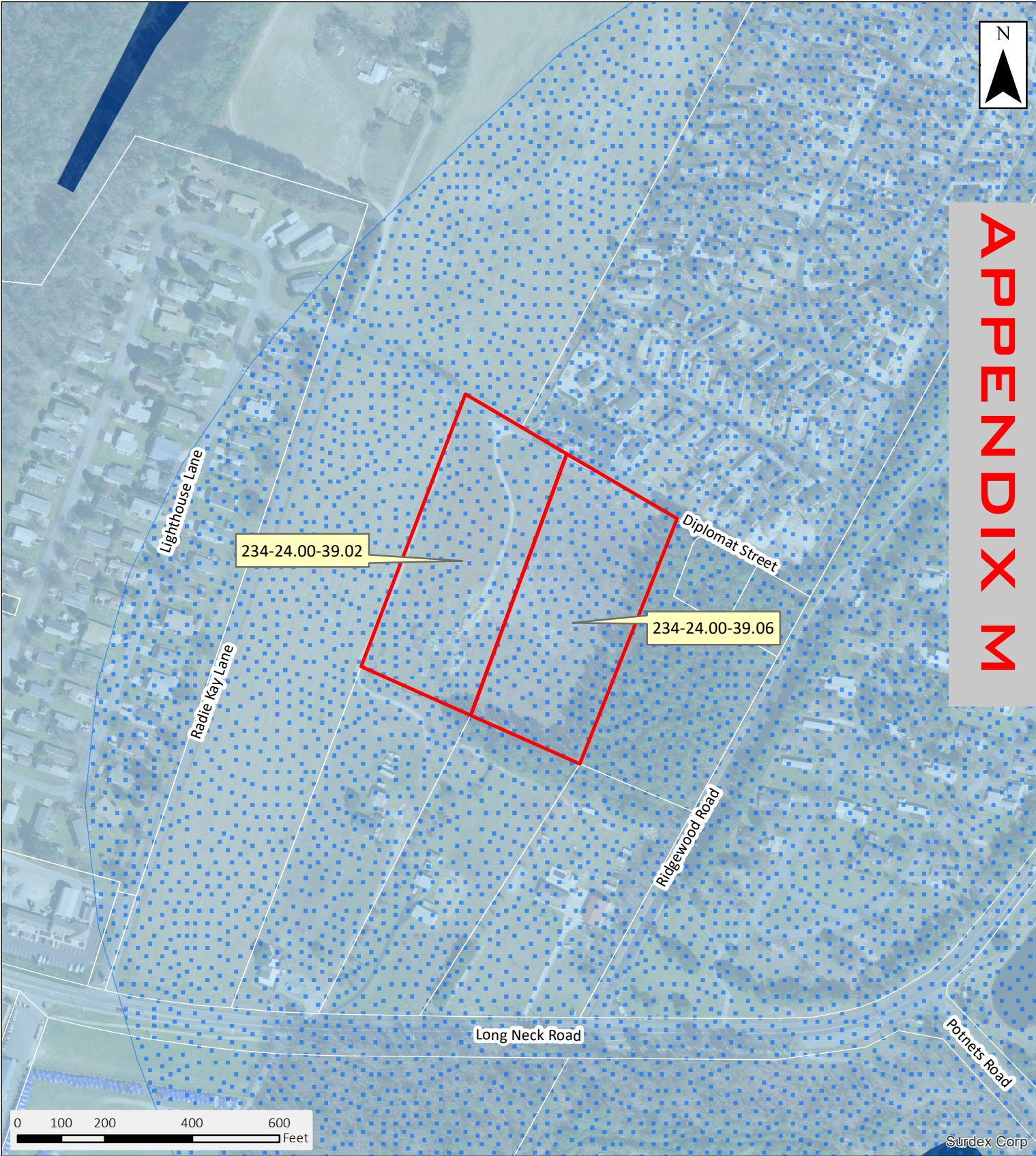
ATWEL19001









APPENDIX L

<p>Figure 2 of 9.</p> <p>2</p>	<p>LiDAR Contour Mapping</p> <hr/> <p>Leisure Point Expansion</p> <hr/> <p>ATWEL19001</p>		<ul style="list-style-type: none"> Subject Parcels Other Tax Parcels LiDAR Contours
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APPENDIX M

Figure 19 of #. 19	Groundwater Recharge Potential		 Wellhead Protection Area Recharge Potential  Fair  Water Area
	Leisure Point Expansion		
	ATWEL19001		

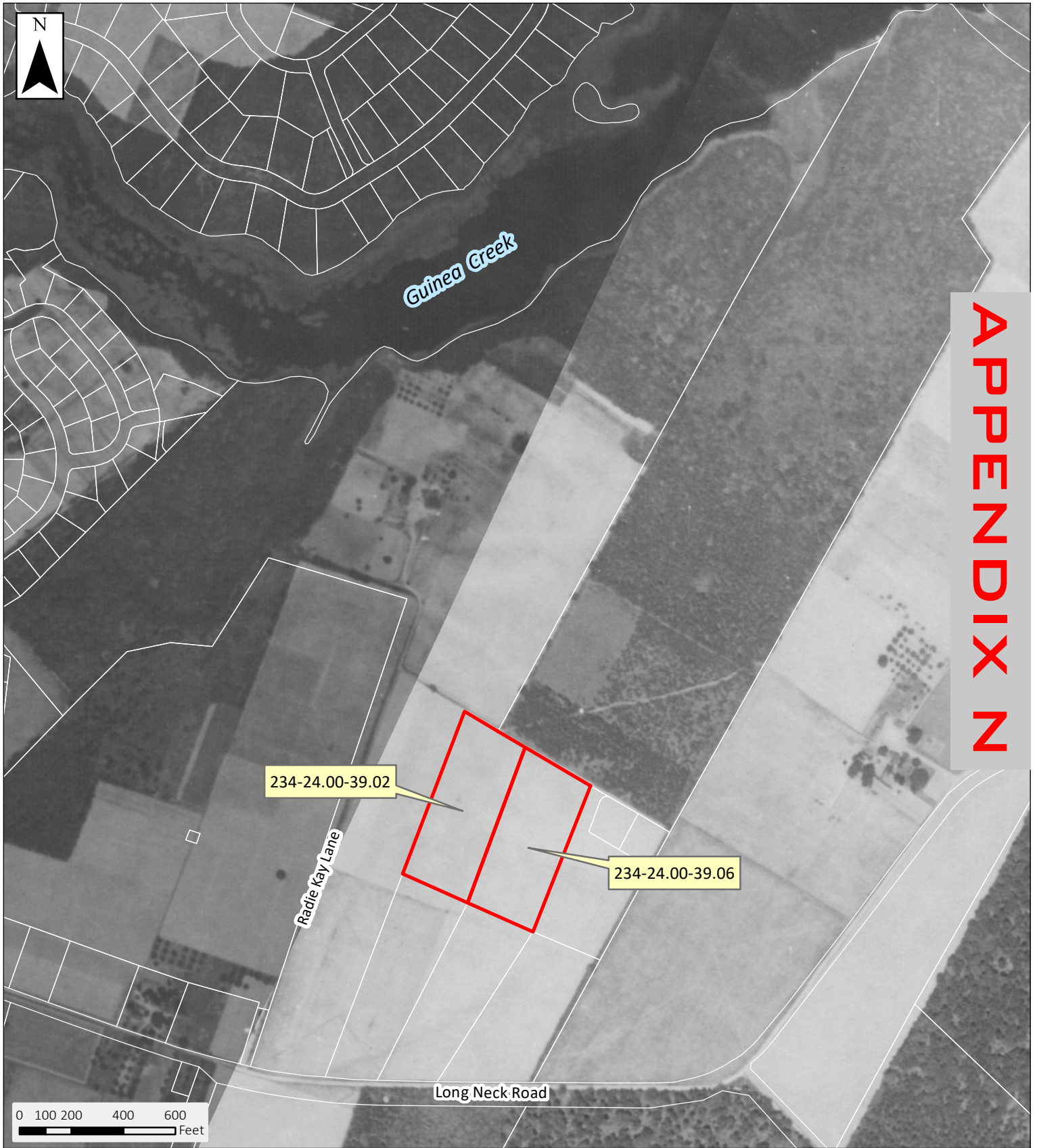


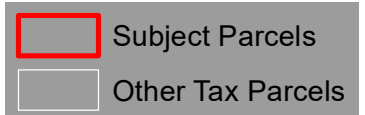
Figure 12 of 21.

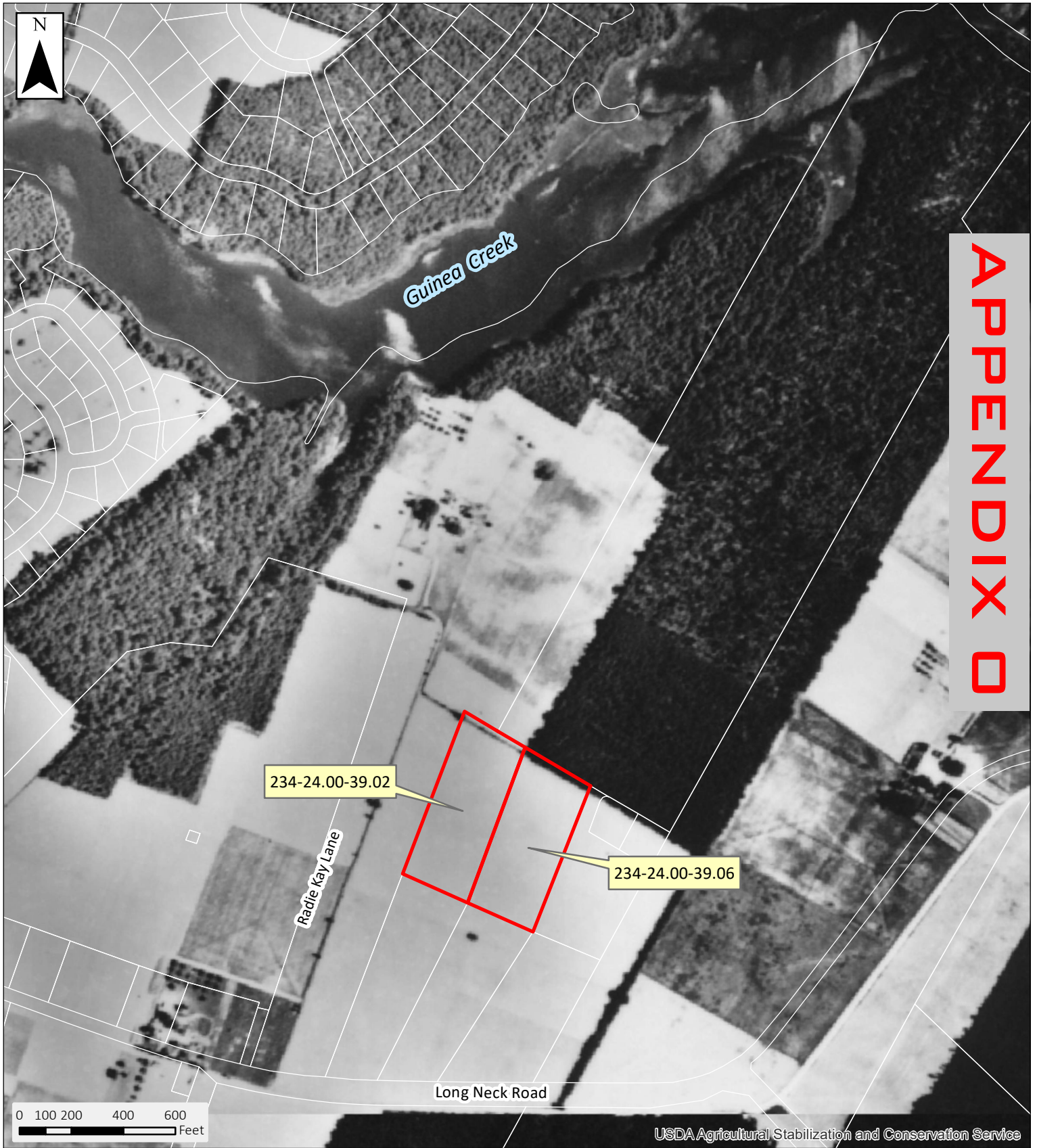
12

1926 Orthophoto

Leisure Point Expansion

ATWEL19001





APPENDIX D

Figure 11 of 21.



11

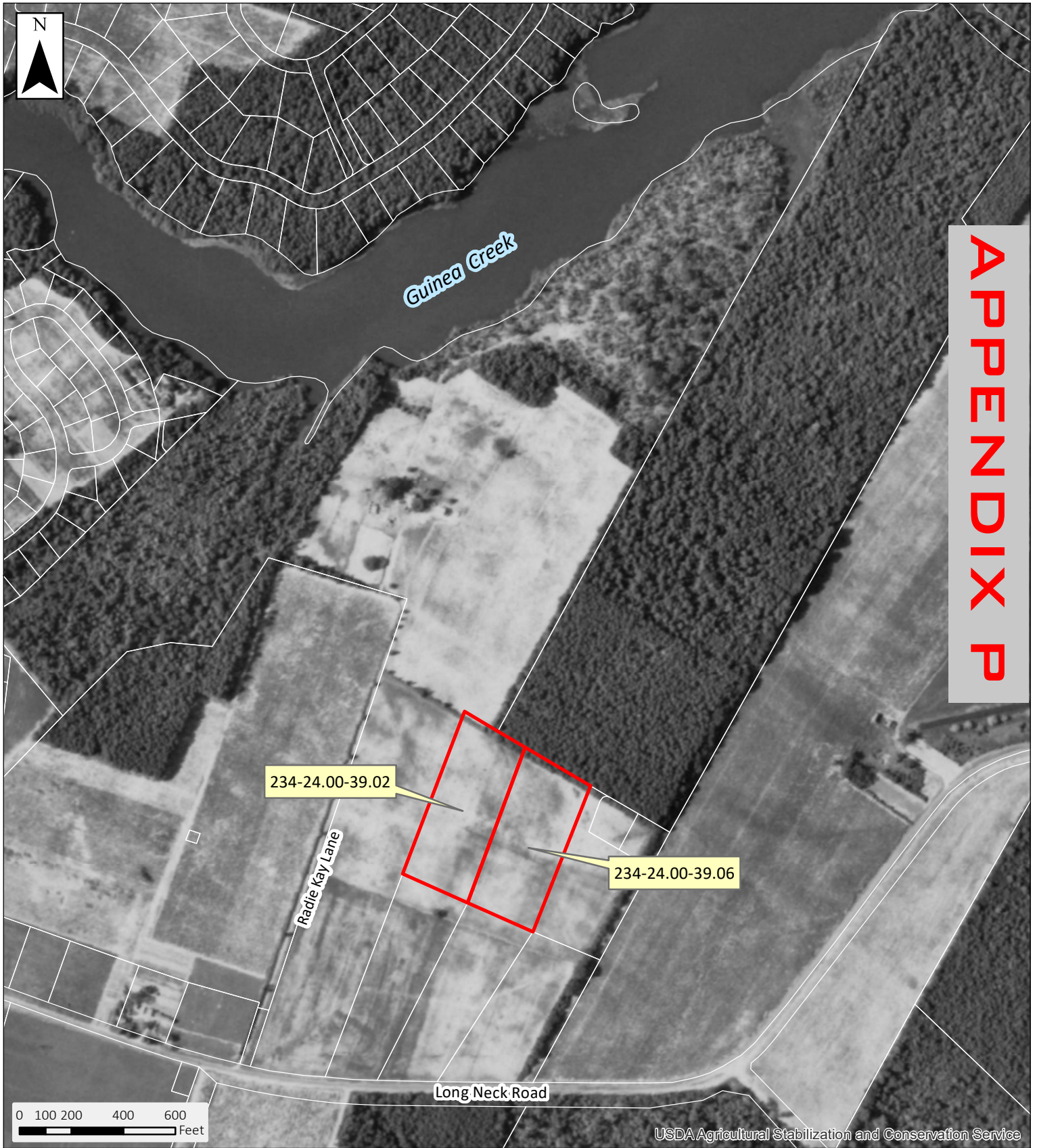
1937 Orthophoto

Leisure Point Expansion

ATWEL19001



	Subject Parcels
	Other Tax Parcels



APPENDIX P

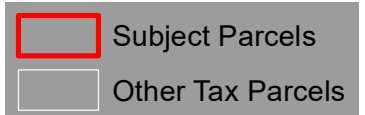
Figure 10 of 21.

10

1954 Orthophoto

Leisure Point Expansion

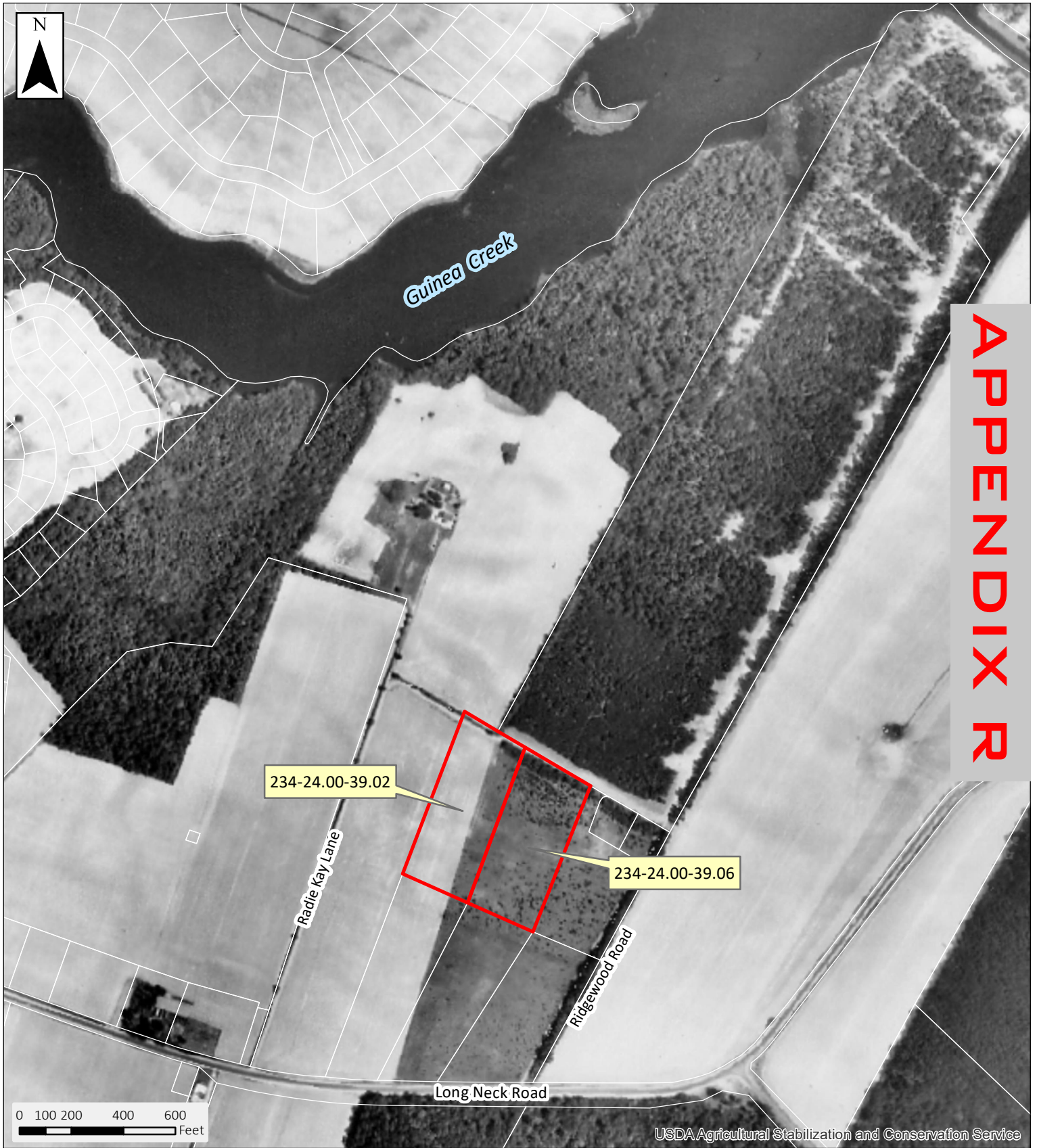
ATWEL19001





APPENDIX Q

<p>Figure 9 of 21.</p> <p>9</p>	1961 Orthophoto		<div> <div></div> Subject Parcels </div> <div> <div></div> Other Tax Parcels </div>
	Leisure Point Expansion		
	ATWEL19001		



APPENDIX R

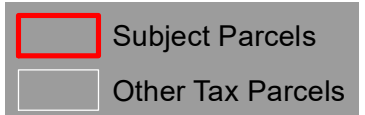
Figure 8 of 21.

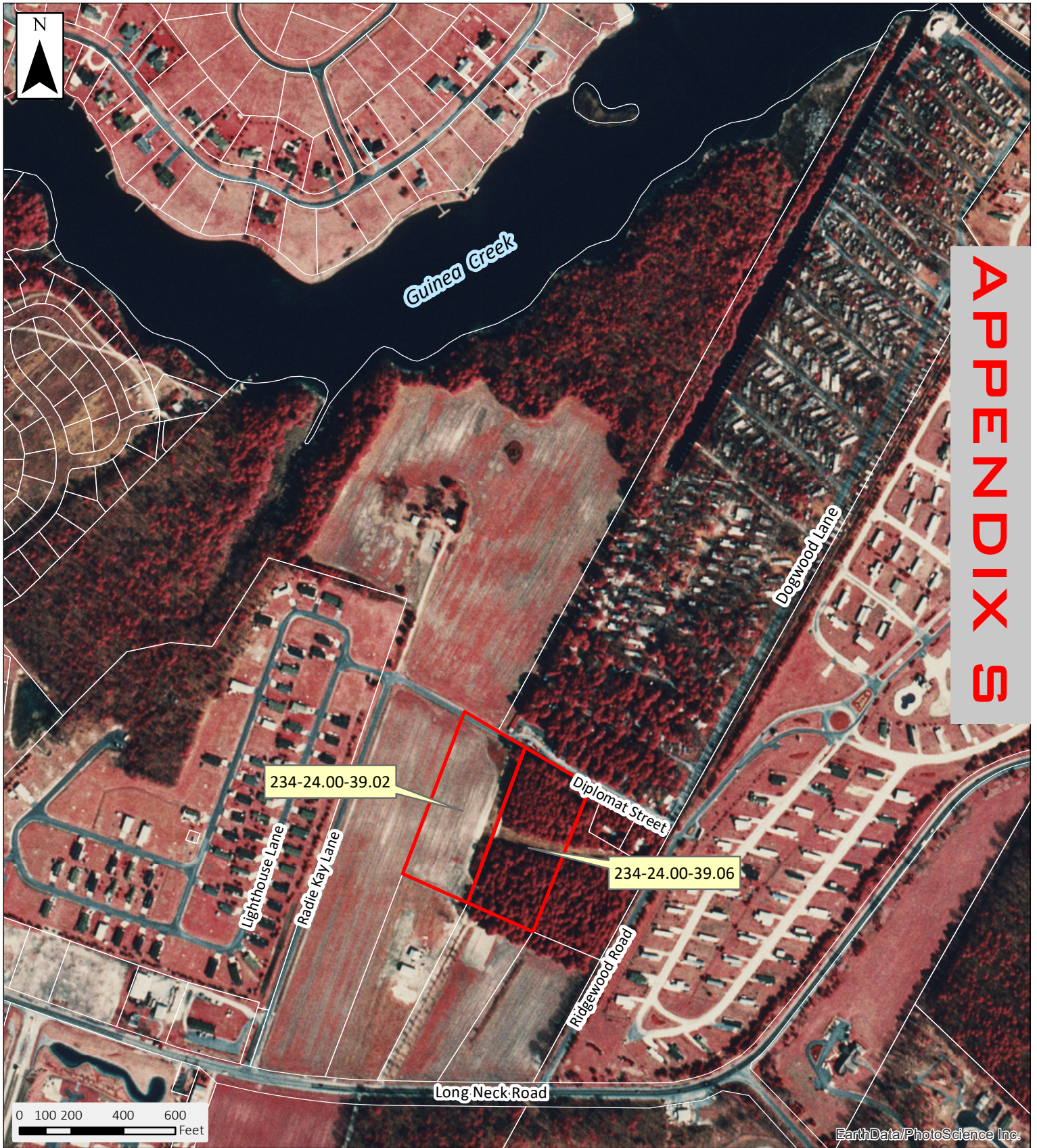
8

1968 Orthophoto




Leisure Point Expansion

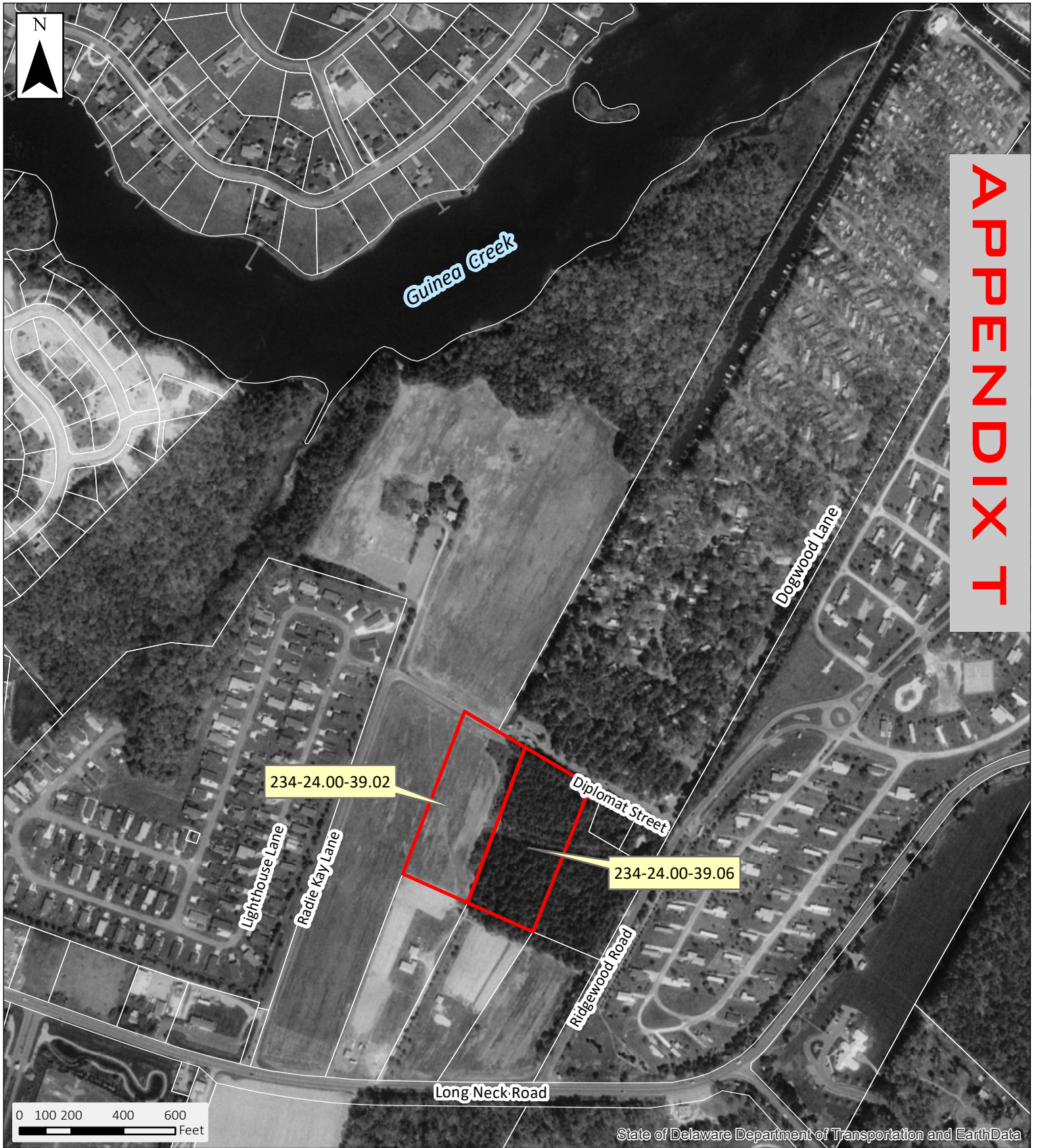
ATWEL19001



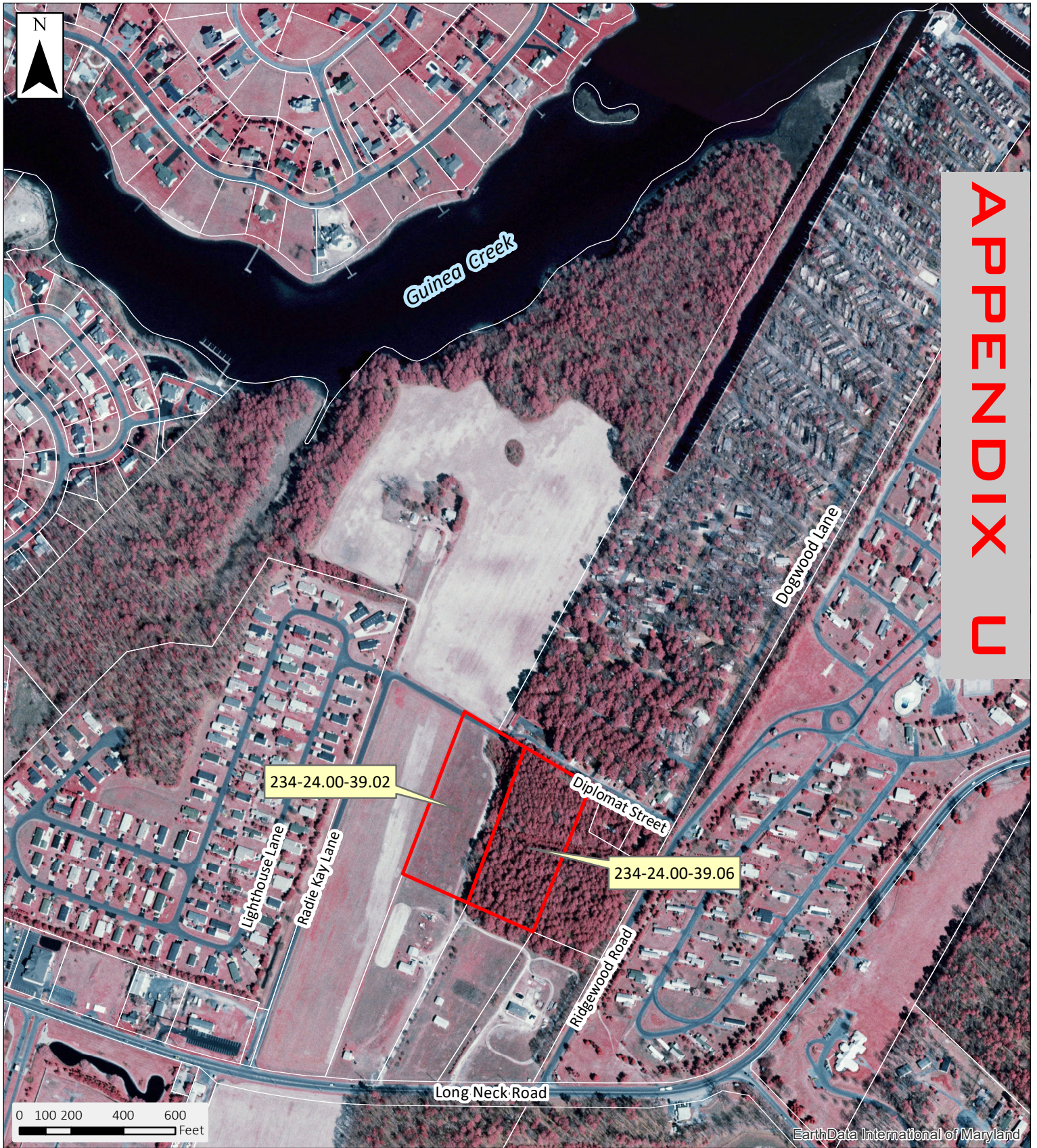


APPENDIX 5




<p>Figure 7 of 21.</p> <p>7</p>	<p>1992 Orthophoto</p> <hr/> <p>Leisure Point Expansion</p> <hr/> <p>ATWEL19001</p>		<div data-bbox="1125 1837 1477 1955"> <div> Subject Parcels</div> <div> Other Tax Parcels</div> </div>
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<p>Figure 6 of 21.</p> <p>6</p>	<p>1997 Orthophoto</p>		<div> <div></div> Subject Parcels </div> <div> <div></div> Other Tax Parcels </div>
	<p>Leisure Point Expansion</p>		
	<p>ATWEL19001</p>		






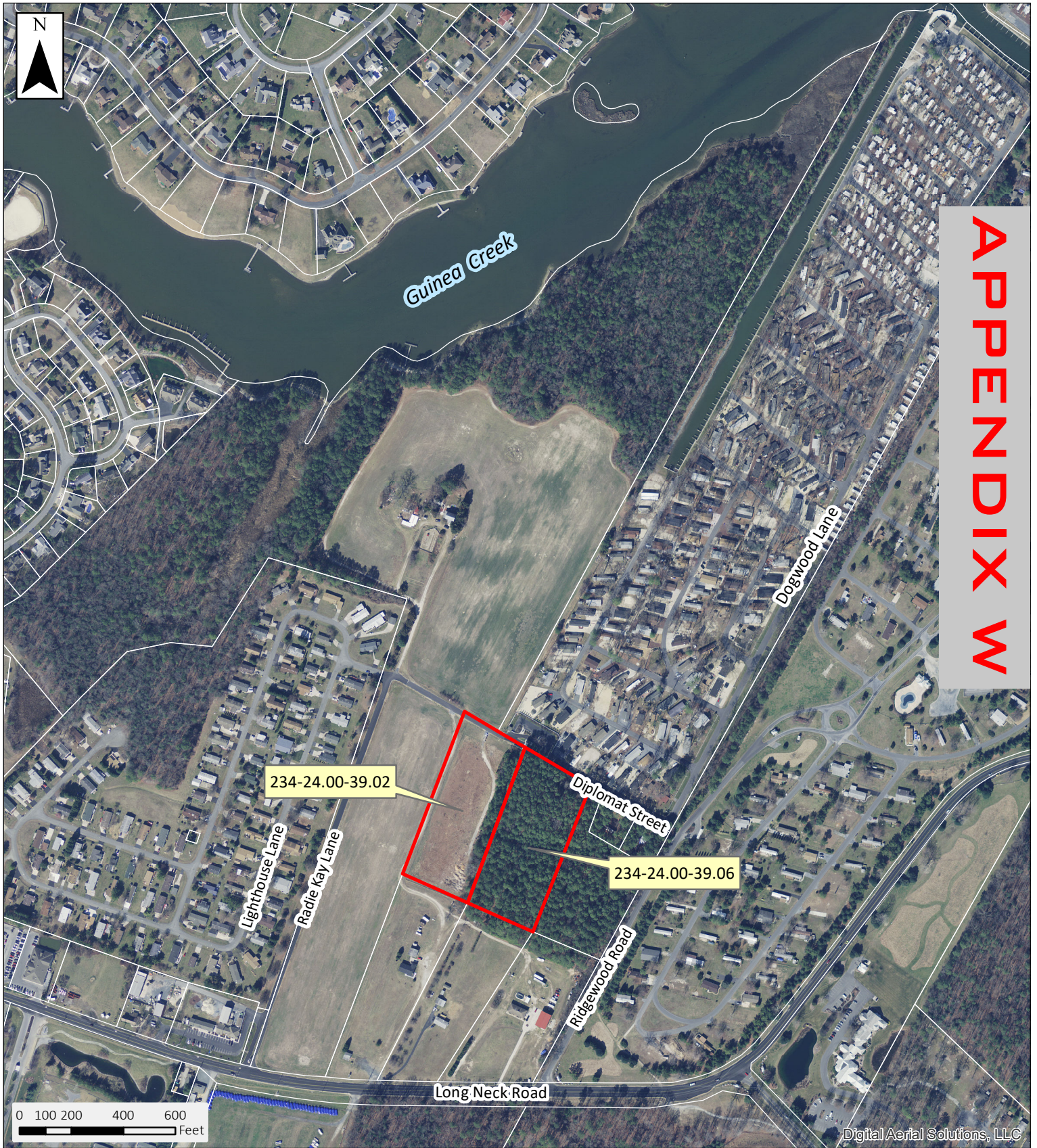
APPENDIX U




<p>Figure 5 of 21.</p> <p>5</p>	<p>2002 Orthophoto</p> <hr/> <p>Leisure Point Expansion</p> <hr/> <p>ATWEL19001</p>		<div data-bbox="1128 1837 1477 1953"> <div> Subject Parcels</div> <div> Other Tax Parcels</div> </div>
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APPENDIX V

<p>Figure 4 of 21.</p> <p>4</p>	<p>2007 Orthophoto</p> <hr/> <p>Leisure Point Expansion</p> <hr/> <p>ATWEL19001</p>		<div data-bbox="1128 1837 1477 1953"> <div> Subject Parcels</div> <div> Other Tax Parcels</div> </div>
--	---	--	--



<p>Figure 3 of 21.</p> <p>3</p>	<p>2012 Orthophoto</p> <hr/> <p>Leisure Point Expansion</p> <hr/> <p>ATWEL19001</p>		<div data-bbox="1128 1837 1477 1953"> <div> Subject Parcels</div> <div> Other Tax Parcels</div> </div>
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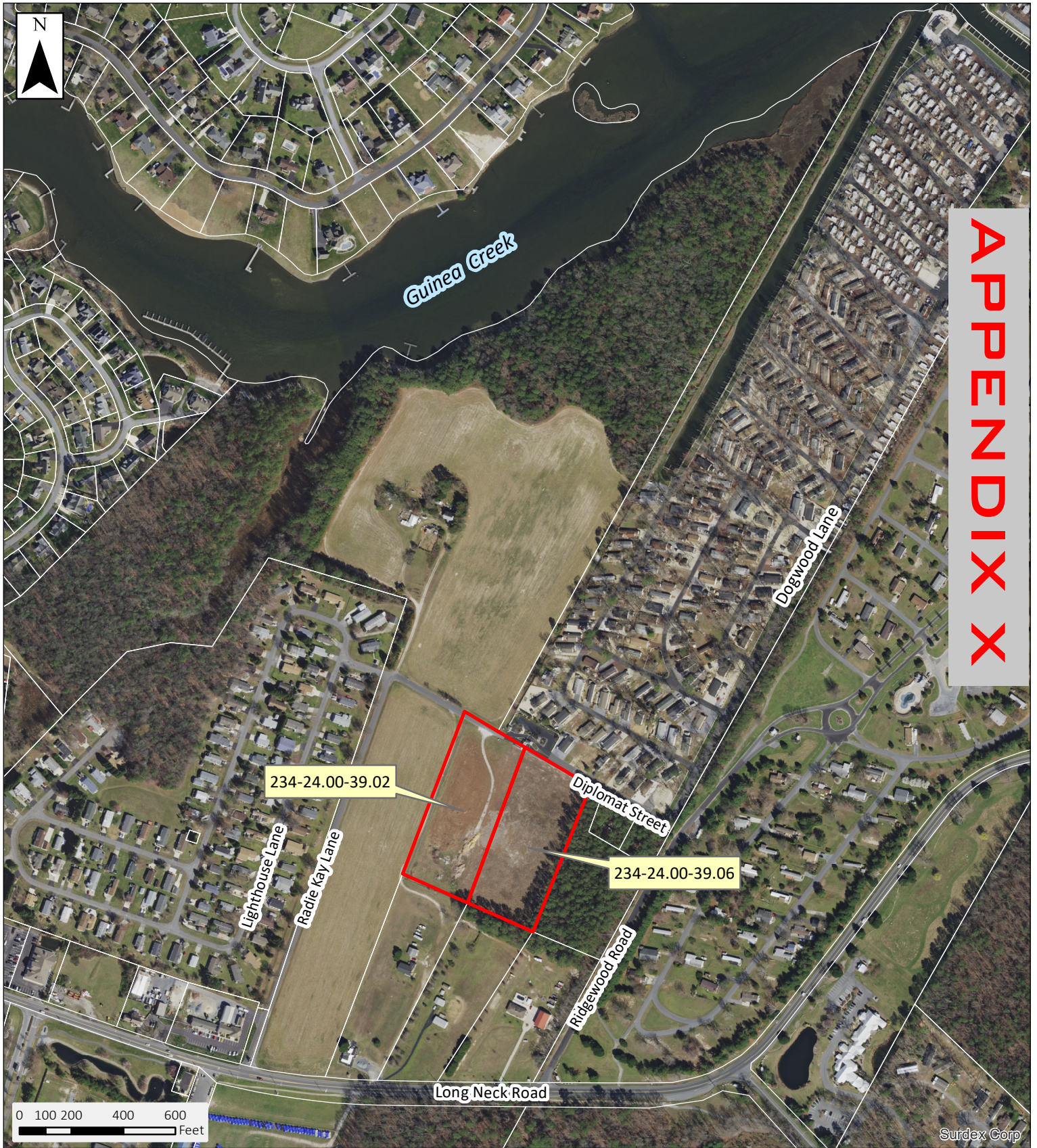


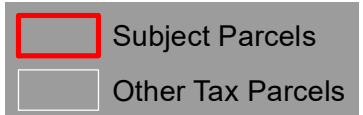
Figure 2 of 21.

2

2017 Orthophoto

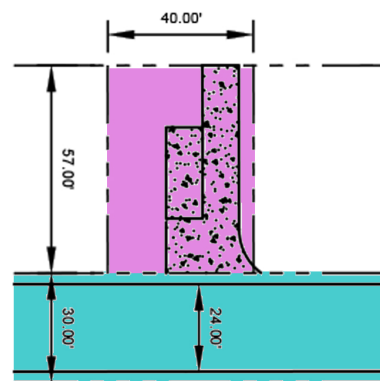
Leisure Point Expansion

ATWEL19001



(1) E~~XT~~ERIOR ACCESS SHALL BE FROM A PUBLIC HIGHWAY HAVING AN EASEMENT WIDTH OF AT LEAST 50 FEET, THAT THE NUMBER AND LOCATION OFF 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 INTERIOR ACCESS DRIVE EASEMENTS SHALL BE PROPERLY LIGHTED AND AT LEAST 30 FEET IN WIDTH, WITH AT LEAST 24 FEET IN PAVEMENT WIDTH FOR TWO-WAY TRAFFIC AND AT LEAST 14 FEET IN WIDTH FOR ONE-WAY TRAFFIC.

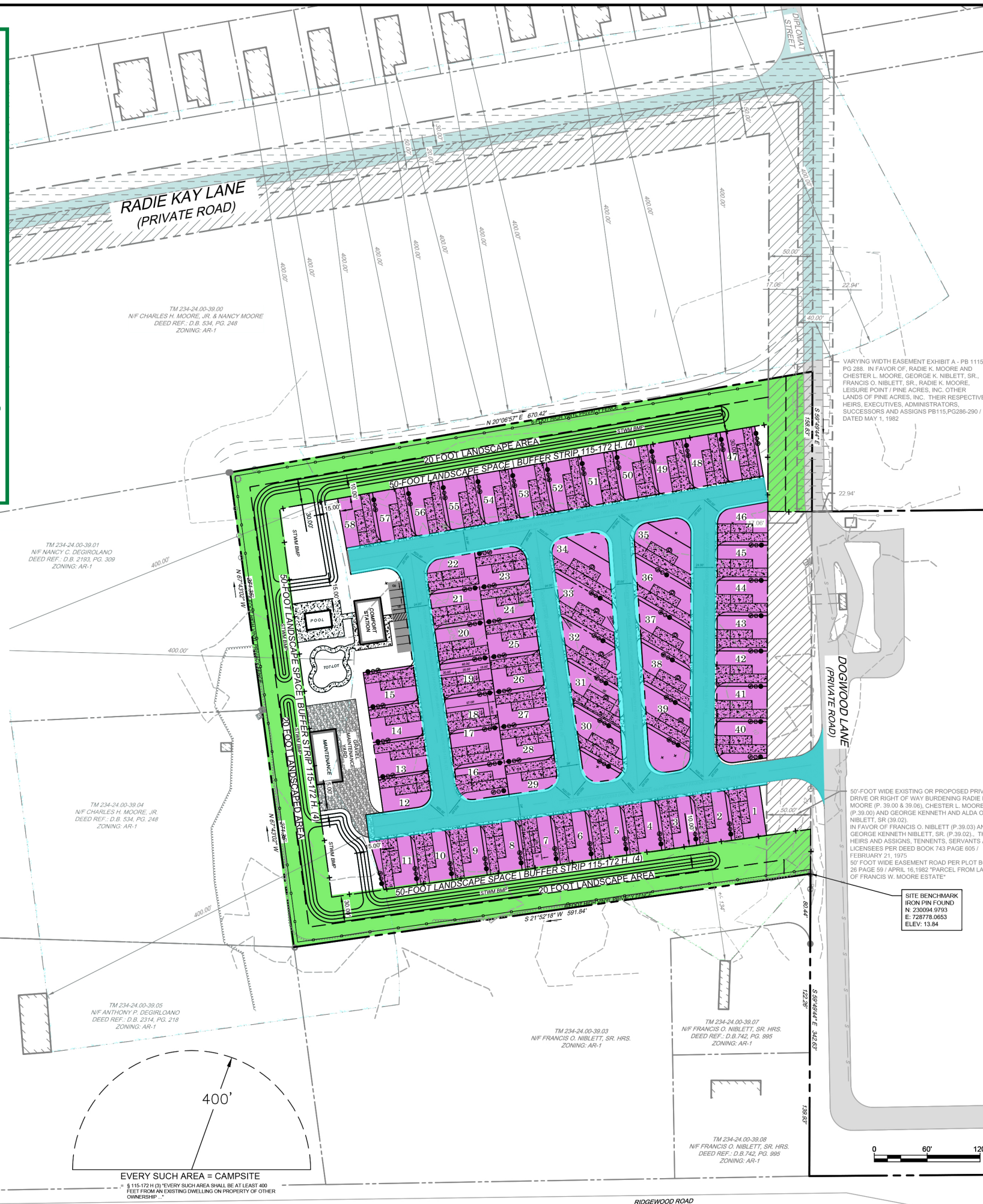
(4) EACH CAMPSITE SHALL HAVE AN AREA OF AT LEAST 2,000 SQUARE FEET AND A WIDTH OF NOT LESS THAN 40 FEET. THE PARK WILL BE SURROUNDED BY A LANDSCAPED SPACE 50 FEET WIDE ALONG ALL BOUNDARIES. THE BUFFER STRIP SHALL REMAIN FREE OF ANY BUILDINGS OR STREETS. NO SITE SHALL BE OFFERED FOR SALE OR BE SOLD.



Typical Lot Detail
2,280 SF

LEGEND

-
- 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 39.03
- EXISTING INGRESS & EGRESS EASEMENT
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- EXISTING SPOT ELEVATION
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED 400 FOOT SET BACK § 115-172 H (3)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED WATER SERVICE



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

LEISURE POINT RECREATION CAMPGROUND

DOGWOOD LANE

MILLSBORO, DE 10966
TAX MAP: 234-24 00-39 02 & 39.06

APPENDIX

REVISIONS

U

RE

ATES

ERS ON
OTHER

NER

FROM

05

60'

MD

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ALL DOCUMENTS PREPARED BY PENNIONI 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 OR TO THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNIONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXEMPTION. TO THE MAXIMUM EXTENT PERMITTED BY LAW, PENNIONI ASSOCIATES SHALL INDEMNIFY AND HOLD HARMLESS PENNIONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	ATWEL19001
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DATE	2020-08-05
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DRAWING SCALE 1" = 60'

DRAWN BY KBE/TPM

APPROVED BY _____ AMD

CS1001

CONCLUSIONS

SHEET 4 OF 6

Account: \ATWEL\ATWEL19001 - Leisure Point Recreation Cameraround\DESIGN\ SHEETS\CS1001.dwg
PLOTTED: 12/30/2020 9:27 AM BY: Kevin Ellis
PLOTSTYLE: E: Penncol NCS.sst
PROJECT STATUS: ---

TAB 6 SUPPORT LETTERS



Commercial Real Estate Services, Worldwide.

Brokerage
Construction
Property Management
Maintenance

20245 Bay Vista Road

Suite 205

Rehoboth Beach,

DE 19971

tel 302 827 4940

fax 302 827 4941

www.emoryhill.com

March 4, 2020

Sun Leisure Point Resort LLC

Parcel # 234-29.00-39.02 and 39.06

Gentlemen:

Congratulations on your recent purchase of Leisure Point. We are familiar with the former owner and their management protocol. The development has been a prized recreational community in the Long Neck area for many years.

Thank you for the opportunity to review your plans for the future expansion. We, like other real estate professionals in the area, are glad to know that you intend to uphold and improve upon the distinguished reputation established by the Harrison family.

The expansion of Leisure Point should be a seamless, harmless & welcome addition, due to the shortage of camp sites and RV parks that are usually filled to capacity. Currently, there are many existing commercial, retail and medical facilities in the area that serve the needs of the existing residents. These amenities have aided in the residential growth of the area, which is high density. This high density in Long Neck is comprised of camp sites, RV sites/parks, mobile and Class "C" homes. Your proposed expansion is identical to that of the general character of the area. Therefore, your investment should have a positive financial impact on the surrounding properties.

Emory Hill values its long time reputation as a commercial broker in the State of Delaware.

Let us know how we can be of help in the future regarding any commercial opportunities.

Sincerely yours,

ANN BAILEY, CCIM
215.292.6100

