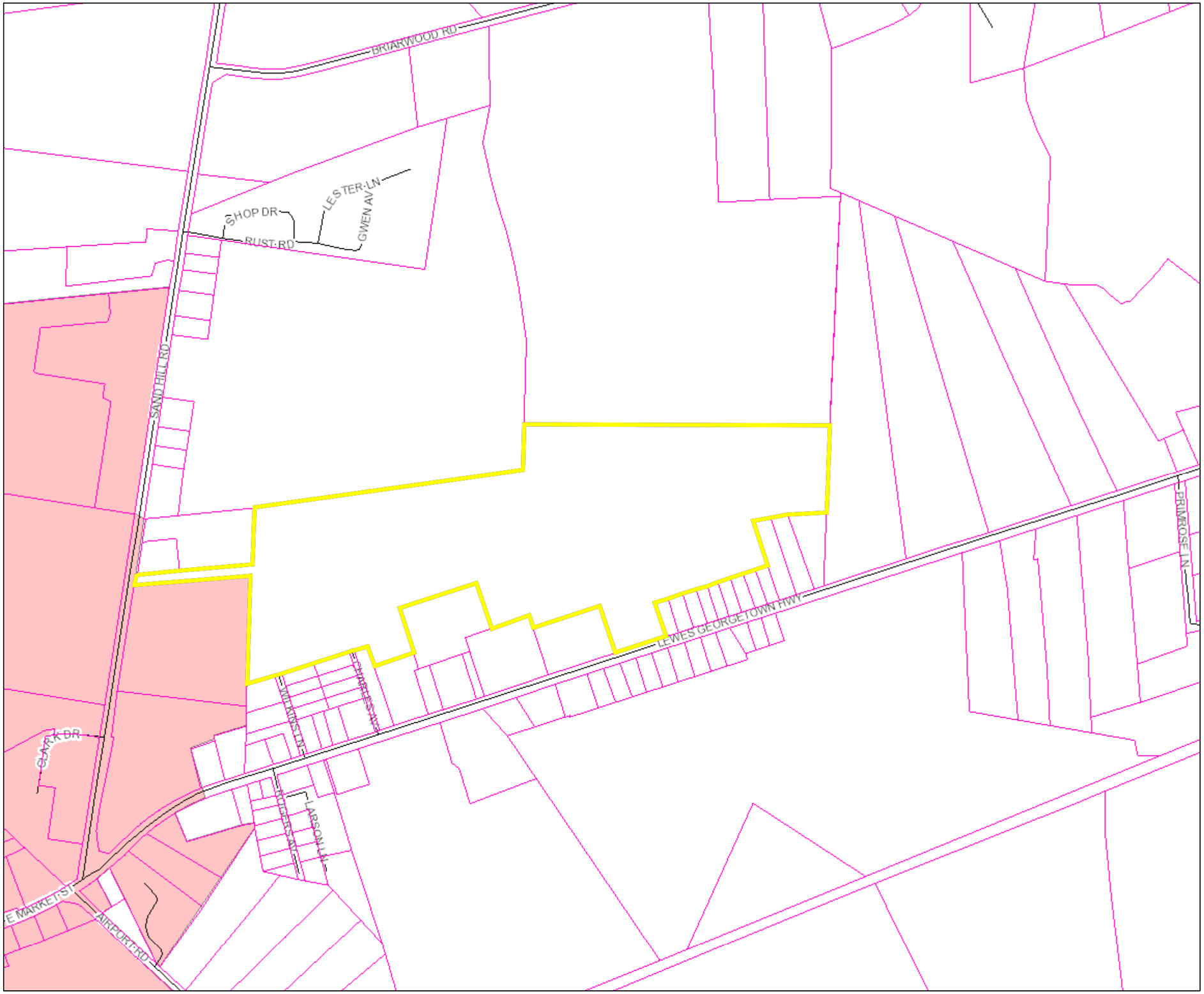
PLANNING & ZONING COMMISSION
ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE

Sussex County
DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: October 22nd, 2020

Application:	CU 2228 M.L. Joseph Heirs Farm Account, LLC
Applicant:	County Seat RV Resort – Kenneth P. Adams 25154 Dupont Boulevard Georgetown, DE 19947
Owner:	M.L. Joseph Heirs Farm Account, LLC 25154 Dupont Boulevard Georgetown, DE 19947
Site Location:	The north side of Lewes-Georgetown Highway, approximately 0.66 mile east of the intersection of Sand Hill Road (S.C.R. 319) and Lewes-Georgetown Highway
Current Zoning:	AR-1 Agricultural Residential Zoning District
Proposed Use:	Campground for mobile campers, camp trailers, touring vans and the like
Comprehensive Land Use Plan Reference:	Developing Area
Councilmanic District:	Mr. Burton
School District:	Indian River School District
Fire District:	Georgetown Fire Department
Sewer:	Town of Georgetown
Water:	Town of Georgetown
Site Area:	73.91 acres +/-
Tax Map ID.:	135-15.00-55.01

Sussex County



PIN:	135-15.00-55.01
Owner Name	KAUFFMAN VIRGINIA LEE TTEE
Book	5192
Mailing Address	1 S SHORE DR
City	BETHANY BEACH
State	DE
Description	N/RT 18 E/RT 319
Description 2	N/A
Description 3	N/A
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

County Boundaries

Municipal Boundaries

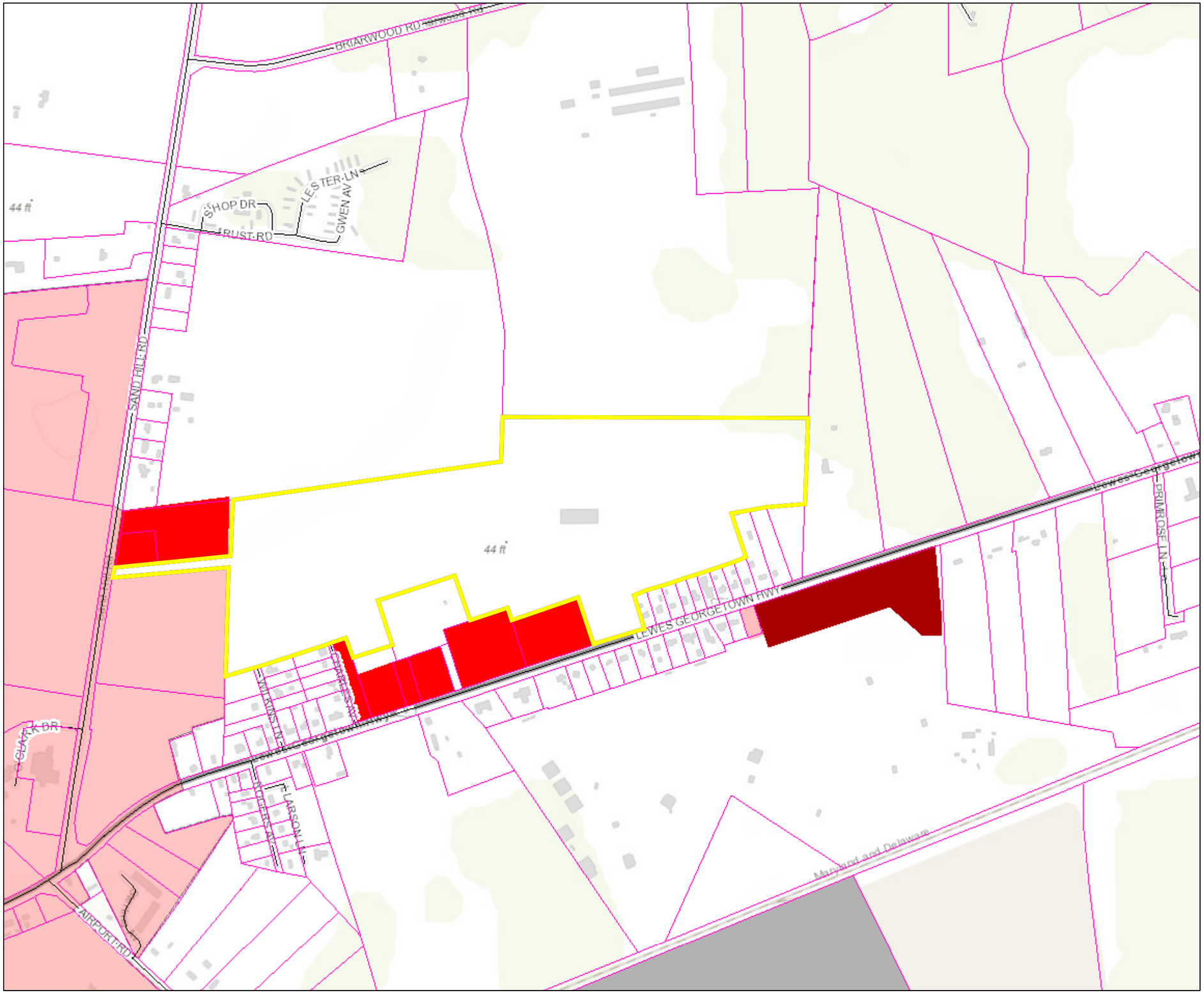
1:9,028

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

September 29, 2020

Sussex County



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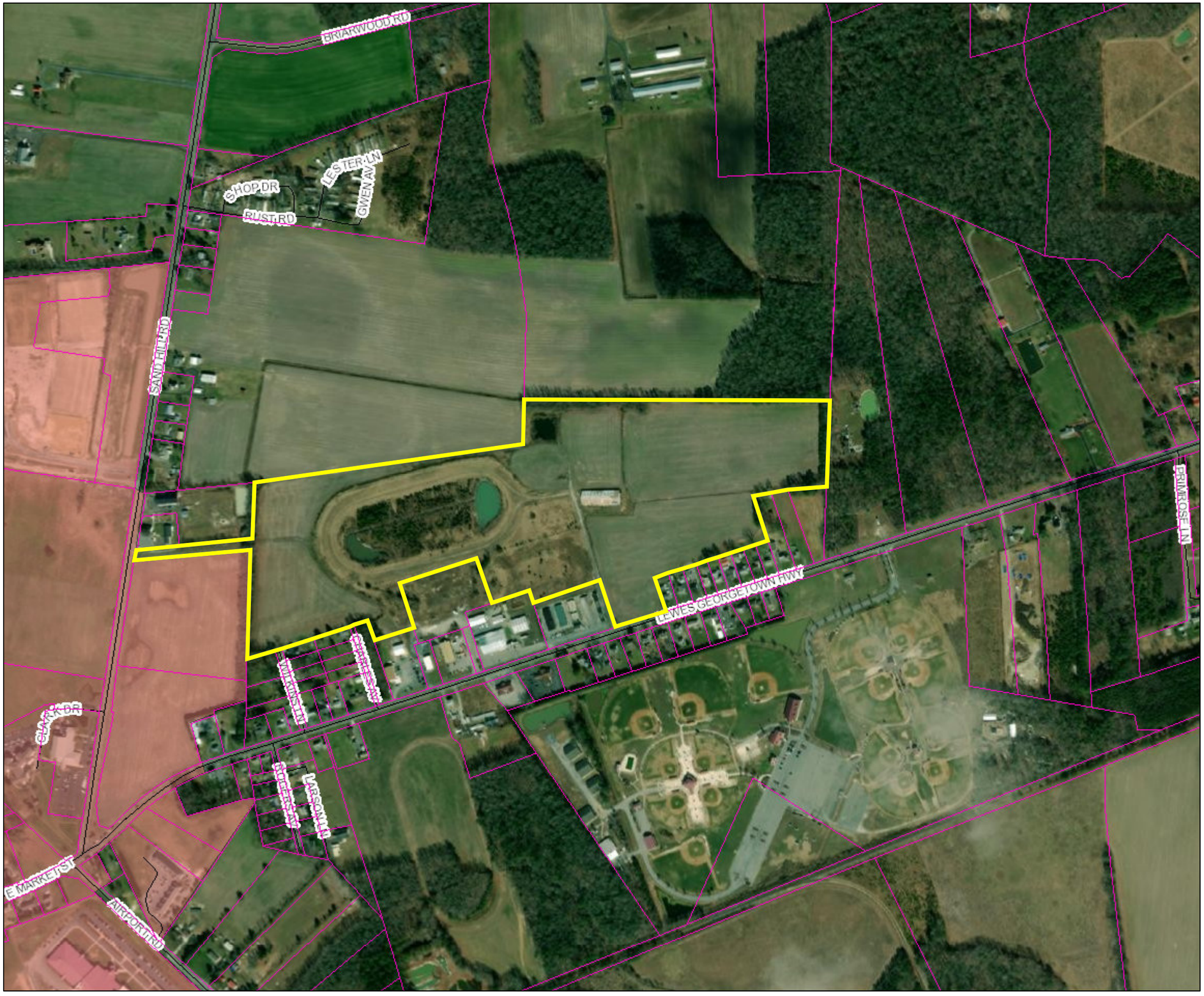

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September 29, 2020

JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Chase Phillips, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: October 15th, 2020
RE: Staff Analysis for CU 2228 M.L. Joseph Heirs Farm Account, LLC

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2228 M.L. Joseph Heirs Farm Account, LLC to be reviewed during the October 22nd, 2020 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel 135-15.00-55.01 to allow for a Conditional Use of land in an Agricultural Residential (AR-1) Zoning District for a campground for mobile campers, camp trailers, touring vans and the like. The property is lying on the north side of Lewes-Georgetown Hwy. (Rt. 9) approximately 0.66 mile east of the intersection of Sand Hill Rd. (S.C.R. 319). The size of the property is approximately 73.91 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property has a Developing Area designation. The adjacent properties to the south are a part of the Commercial and Developing Area, the properties to the east and north are also a part of the Developing Area, and the properties to the west area a part of the Commercial Area and neighbor the Town of Georgetown.

The Commercial Area is designated to encourage commercial corridors, shopping centers, and other medium and large commercial vicinities geared towards vehicular traffic. The Coastal Area is designated to encourage growth and development without diminishing ecological and environmental characteristics.

This parcel is zoned Agricultural Residential (AR-1) Zoning District. There are a few adjacent parcels to the south and west that are zoned Commercial (C-1) while the rest of the adjacent parcels are zoned Agricultural Residential (AR-1)

Since 2011, there have been two (2) Conditional Use applications in a one-mile radius. Conditional Use 2119, to allow for automotive sales with minor repairs and contractor office with storage, was approved by County Council on April 17th, 2018 and adopted through Ordinance No. 2571. Conditional Use 2083, to allow for an office, storage building, storage yard, and crushing of concrete for a contracting business, was approved by County Council on August 8th, 2017 and adopted through Ordinance No. 2515.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use to allow for a campground for mobile campers, camp trailers, touring vans and the like, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

File #: CU 2228
202002820

Planning & Zoning Commission Application
Sussex County, Delaware

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

22349 LEWES-GEORGETOWN HIGHWAY,Sussex County Route 319 (aka Sandhill Road) GEORGETOWN, DE 19947

Type of Conditional Use Requested:
SECTION 115-22 CAMPGROUND FOR MOBILE CAMPERS, CAMP TRAILERS, TOURING VANS AND THE LIKE.

Tax Map #: 135-15.00-55.01 **Size of Parcel(s):** 73.91 +/- Acres

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

Land Use Classification: DEVELOPING AREA

Water Provider: Town of Georgetown **Sewer Provider:** Town of Georgetown

Applicant Information

Applicant Name: County Seat RV Resort | Kenneth P. Adams
Applicant Address: 25154 Dupont Blvd.
City: Georgetown State: DE ZipCode: 19947
Phone #: 302 856 7396 E-mail: kadams@melvinjoseph.com

Owner Information

Owner Name: M. L. Joseph Heirs Farm Account, LLC
Owner Address: 25154 DuPont Blvd.
City: Georgetown State: DE Zip Code: 19947
Phone #: 302 856 7396 E-mail: kadams@melvinjoseph.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: MARK H DAVIDSON | PENNONI
Agent/Attorney/Engineer Address: 18072 Davidson Drive
City: Milton State: DE Zip Code: 19968
Phone #: 302 684 6207 E-mail: mdavidson@pennoni.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 by 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: 2-26-20

Signature of Owner

Date: 2-26-20

For office use only:

Date Submitted: 3/10/2020

Fee: $500.00 Check #: 10482

Staff accepting application: CEH

Application & Case #: 2020 02 820

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____

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

JENNIFER COHAN
SECRETARY

January 16, 2020

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 **M.L. Joseph Heirs Farm Account, LLC** conditional use application, which we received on December 17, 2019. This application is for an approximately 73.62-acre parcel (Tax Parcel: 135-15.00-55.01). The subject land is located on the north side of US Route 9 and east side of Sand Hill Road (Sussex Road 319), approximately 3/4 of a mile west of the intersection of US Route 9 and Park Avenue (Sussex Road 321), northeast of the Town of Georgetown. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to develop a 350-site campground consisting of cabins, travel trailers, recreational vehicles and camping equipment.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of US Route 9 where the subject land is located, which is from S. Railroad Avenue (Sussex Road 546) to Steiner Road (Sussex Road 320), are 16,478 and 21,207 vehicles per day, respectively.

Based on our review, we estimate that the proposed land use will generate more than 50 vehicle trips per a weekly peak hour or 500 vehicle trips per day, and would be considered to have a Minor impact to the local area roadways. In this instance, the Department considers a Minor impact to be when a proposed land use would generate more than either 50 vehicle trips per a weekly peak hour and / or 500 vehicle trips per day but fewer than 200 vehicle trips per a weekly peak hour and 2,000 vehicle trips per day. Because of this impact, we recommend that the applicant be required to perform a Traffic Impact Study (TIS) for the subject application. However, our Development Coordination Manual provides that where a TIS is required only because the volume warrants are met, and the projected trip generation will be fewer than 200 vehicle trips per a weekly peak hour and fewer than 2,000 vehicle trips per day, DelDOT may permit the developer to pay an Area-Wide Study Fee of $10 per daily trip in lieu of doing a TIS. For this application, if the County were agreeable, we would permit the developer to pay an Area-wide Study Fee.

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, a 350-site campground would generate 950 vehicle trips per day, 74 vehicle trips during the morning peak hour, and 95 vehicle trips during the afternoon peak hour. As stated above, because this development would generate fewer than 2,000 vehicle trips per day and fewer than 200 vehicle trips during a weekly peak hour, the applicant has the option to pay the Area-Wide Study Fee in lieu of doing a TIS. The Area-Wide Study Fee for the proposed development would be $9,500.00. Payment of the Area-Wide Study Fee does not preclude a developer from having to make or participate in off-site improvements or from having to perform a traffic operational analysis (TOA) if one is found to be necessary during the plan review process.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

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

Sincerely,

T. William Brockenbrough, Jr.

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm
Enclosure
cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Jamie Whitehouse, Planning & Zoning Manager, Sussex County Planning & Zoning
M.L. Joseph Heirs Farm Account, LLC, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance and Operations
Susanne Laws, Sussex County Subdivision Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

GREY CLOUD TRADERS, L.L.C.
30 THE GREEN
DOVER DE 19901
302-672-5600

RECEIVED
OCT 05 2020
SUSSEX COUNTY
PLANNING & ZONING

September 30, 2020

Robert C. Wheatly
Chairman
Sussex County Planning and Zoning Commission
Post Office 589
Georgetown, DE 19947

RE: Letter of Support – County Seat RV Resort - Hearing Case # 2228

Dear Mr. Wheatly,

As an adjacent property owner to the applicant I would like to support the application of County Seat RV Resort #2228. We think this site is appropriately located. It is in close proximity to two sports complexes and will allow easy access to local attractions. It is our understanding that a shuttle bus will be available for visitors reducing traffic in the area as well having the use of a convenient store on site. The approval will also be beneficial by bringing visitors to attractions in Georgetown. I trust you will approve this request keeping in mind that this site will provide an alternative location for people staying in Sussex County away for the coastal area.

Sincerely,

Constantine F. Malmberg, III

Grey Cloud Traders, L.L.C.

Tax Map 135 15. 00 53.00 .06

RECEIVED

JUL 02 2020

SUSSEX COUNTY
PLANNING & ZONING

06/30/20

Sussex County Council
2 The Circle
Georgetown, DE 19947

RE:
Project: County Seat
RV Resort Park: Georgetown-Lewes

To Whom it may concern,

Softball World LLC DBA Sports at the Beach is in favor of the RV Resort Park on Lewes Georgetown Highway. We feel this would be a benefit to the community and the teams that attend our tournaments.

If you have any questions please contact us at 302-856-7400.

Thank You,

Wallace P. Townsend Jr.
Owner

22518 Lewes Georgetown Hwy · Georgetown, DE 19947 · 800-969-9008 · 302-856-7400

www.sportsatthebeach.com

COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE SITE PLAN

GEORGETOWN HUNDRED - SUSSEX COUNTY
FEBRUARY 2020

PREPARED FOR:
OWNER/DEVELOPER
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
ATTN: KENNETH P. ADAMS
25154 DUPONT BLVD.
GEORGETOWN, DE 19947
(302) 856-7396

SITE DATA:

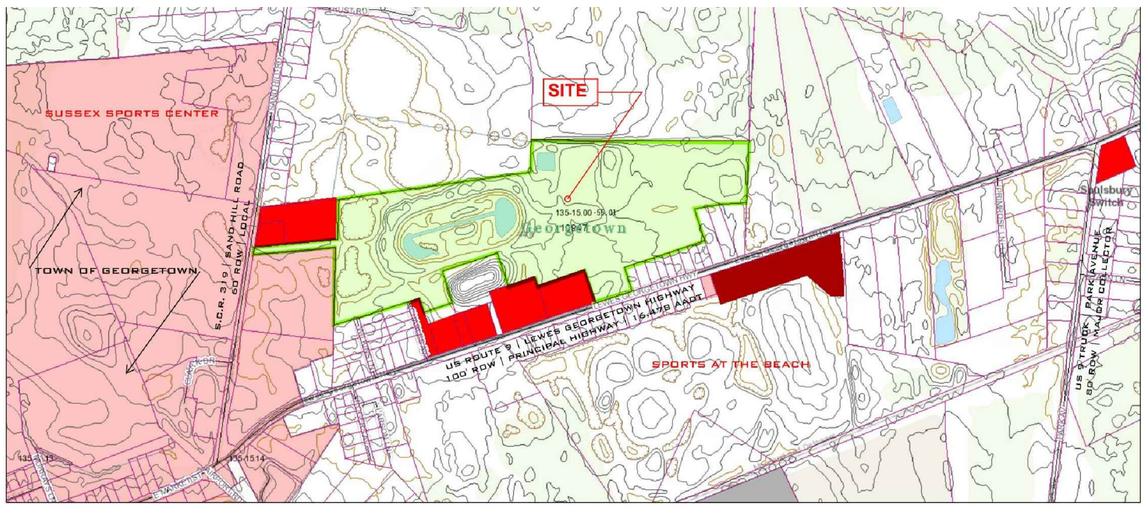
1. TAX MAP NUMBER: 135-15.00-55.01
   DEED BOOK 4122, PG 183
2. DEVELOPER NAME: M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
3. DEVELOPER ADDRESS: 25154 DUPONT BLVD
   GEORGETOWN, DE 19947
4. SITE ADDRESS: 22349 LEWES - GEORGETOWN HIGHWAY
   GEORGETOWN, DELAWARE 19947
5. CURRENT ZONING: AR-1 (AGRICULTURAL-RESIDENTIAL)
6. PROPOSED ZONING: AR-1/CONDITIONAL USE
7. PRESENT USE: AGRICULTURAL, MATERIALS STORAGE. FORMERLY DELMARVA RACEWAY AND 49 STABLE EQUINE TRAINING FACILITY.
8. HUNDRED: GEORGETOWN
9. PROPOSED USE: §115-22 CAMP GROUND FOR MOBILE CAMPERS, TENTS, CAMP TRAILERS TOURING VANS AND THE LIKE.
10. PROPOSED UNITS: 304 CAMPSITES
    46 CABINS
11. REQUIRED SETBACKS:
    FRONT - 40 FEET
    SIDE - 15 FEET
    REAR - 20 FEET
12. BUILDING HEIGHT: 42' ALLOWED
13. PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION 115-162):
    NO SPECIFIC CODE REQUIREMENT, PARKING SHOWN ON SITE PLAN
14. WATER SUPPLY: TOWN OF GEORGETOWN
15. SEWER SUPPLY: TOWN OF GEORGETOWN
16. LATITUDE AND LONGITUDE STATE PLAN COORDINATES:
    LONGITUDE: W075° 21' 22.4109" LATITUDE: N038° 42' 11.2112"
17. TOTAL AREA (GROSS): 73.91± ACRES
    CONDITIONAL USE AREA: 73.91± ACRES
    MINIMUM LOT AREA: 20,000 SF
    MINIMUM LOT WIDTH: 100 FT
    MINIMUM LOT DEPTH: 100 FT
18. NET DEVELOPMENT AREA: 73.91± AC.
19. WETLAND AREA: 0.00± AC. (DNREC NAVMAP)
20. WATERSHED: ROUND POLE BRANCH-BROADKILL RIVER
21. PROPOSED DISCHARGE LOCATION: TO BE DETERMINED DURING DESIGN
22. LIMIT OF DISTURBANCE: 73.91± AC.
23. 2019 FUTURE LAND USE MAP (SUSSEX PLAN) DEVELOPMENT AREA
24. 2015 STATE STRATEGIES & INVESTMENT LEVELS: LEVEL 2/3
25. SITE CALCULATIONS

BUILDING ARE	EX. = 17,859.60SF -	(00.41 AC.)	PR. = 58,806.00 SF -	(1.35 AC.)
OPEN SPACE / PERVIOUS AREA	EX. = 3,192,512.40 SF -	(73.29 AC.)	PR. = 2,681,553.60 SF	(61.56 AC.)
PAVEMENT/STONE AREA	EX. = 9,147.60 SF -	(00.21 AC.)	PR. = 478,820.00 SF	(11.00 AC.)
WOODED AREA	EX. = 00.00 SF -	(00.00 AC.)	PR. = 00.00 SF	(00.00 AC.)
TOTAL	EX. = 3,219,519.60 SF	(73.91 AC.)	PR. = 3,219,519.60 SF	(73.91 AC.)

26. DELDOT
    26.1. ROAD NAME - SCR 18 / DSR 9 | LEWES - GEORGETOWN HIGHWAY
    26.1.1. FUNCTIONAL CLASSIFICATION - PRINCIPAL ARTERIAL
    26.1.2. AADT = 16,478 (2018)
    26.2. SPEED LIMIT = 50 MPH
    26.3. PROXIMITY TO TRANSPORTATION DISTRICTS: NONE KNOWN

NOTES:

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES INC PERFORMED ON OCTOBER 2, 2019.
2. THE TOTAL AREA FOR THE SUBJECT PROPERTY IS 73.91 ACRES±.
3. THIS SURVEY DOES NOT VERIFY THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
4. THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 135-15.00, PARCEL 55.01, AND IS CURRENTLY ZONED AR-1 (AGRICULTURAL RESIDENTIAL).
5. CLASS OF SURVEY: RURAL.
6. DEED REFERENCE: DEED BOOK 5192, PAGE 119.
   PLAT REFERENCE: PLAT BOOK ---, PAGE ---.
7. PROPERTY BOUNDARY BEARING SYSTEM IS BASED ON DELAWARE STATE PLANE COORDINATE SYSTEM. HORIZONTAL DATUM NAD83.
8. THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0325L, LAST REVISED 6/20/2018. ZONE "X" (UNSHADED) IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
9. THERE ARE NO WETLANDS ON THE PROPERTY ACCORDING TO THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
10. THE PROPERTY IS ZONED AR-1 (AGRICULTRUAL-RESIDENTIAL DISTRICT).
11. BUILDING SETBACKS (CH. 115-25C): FRONT- 40'
    SIDE - 15'
    REAR - 20'
12. THE SUBJECT SITE IS LOCATED IN THE WAGAMONDS POND AND THE BROADKILL RIVER AREAS OF THE DELAWARE BAY WATERSHED, PER DELAWARE DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL (DNREC) ENVIRONMENTAL NAVIGATOR WEBSITE. STORMWATER DISCHARGE WILL BE HANDLED VIA EXISTING DISCHARGE TO THESE WATERSHEDS.
13. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
    13.1. RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR STATE OF DELAWARE OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OR ANY FEDERAL, STATE, OR LOCAL AGENCY.
    13.2. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
    13.3. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
14. NO UNDERGROUND UTILITY MARKING WAS PERFORMED FOR THIS SURVEY.
15. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER.
16. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
17. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
18. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
19. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
20. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
21. ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
22. ALL FIRE LANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
23. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
24. MAINTENANCE OF THE STREETS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNERS WITHIN THE SITE. THE STATE AND COUNTY ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
25. THE HEIGHT, LOCATION, AND MATERIAL OF ALL FENCES, WALLS, SCREEN PLANTING AND LANDSCAPING WILL BE SHOWN ON THE FINAL SITE PLAN.
26. ANY PROPOSED SIGN DETAILS WILL BE SUBMITTED SEPARATELY.



February 17, 2020

Tax Parcels
Streets

Zoning
Agricultural Residential - AR-1
Agricultural Residential - AR-2
Medium Residential - MR
General Residential - GR
High Density Residential - HR-1
High Density Residential - HR-2
Vacation, Retire, Resident - VRP
Neighborhood Business - B-1
Neighborhood Business - B-2
General Commercial - C-1
General Commercial - C-2
General Commercial - C-3
General Commercial - C-4
General Commercial - C-5
Commercial Residential - CR-1
Institutional - I-1
Marine - M
Limited Industrial - LI-1
Limited Industrial - LI-2
Heavy Industrial - HI-1
Map Index
Hundred Boundaries
County Boundaries
Zip Codes
Sussex_Co
Depression Index
Depression Intermediate
Normal Index
Normal Intermediate
Lakes, Ponds, Bays
Streams
Municipal Boundaries

0 0.07 0.14 0.28 0.42 0.56 mi
0 0.13 0.25 0.5 km
SCALE: 1" = 600'

Delaware Geological Survey, 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, Sussex County Government.

LOCATION MAP

PREPARED BY:
PENNONI ASSOCIATES INC.

18072 Davidson Drive
Milton, DE 19968
T 302.684.8030
F 302.684.8054

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s):

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- OS = PROPOSED OPEN SPACE
- + 25.00 EXISTING SPOT ELEVATION
- AXLE FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- S — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- + — PROPOSED EASEMENT LINE
- PROPOSED CAMPSITE PULL THROUGH LOTS
- PROPOSED DRIVEWAY ENTRANCE ASPHALT PAVEMENT
- PROPOSED INTERIOR ROAD GRAVEL BASE
- 1 PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

OWNER- PARCEL 55.01
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947
(302) 856-7396

DEVELOPER
KENNETH P. ADAMS
25154 DUPONT BLVD.
GEORGETOWN, DE 19947
(302) 856-7396

ENGINEER/SITE DESIGNER
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SURVEYOR
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SCHOOL DISTRICT
INDIAN RIVER

FIRE DISTRICT
GEORGETOWN FIRE DEPARTMENT

WATER UTILITY
TOWN OF GEORGETOWN

SEWER UTILITY
TOWN OF GEORGETOWN

ELECTRIC
DELMARVA POWER

TELECOMMUNICATION
VERIZON

CATV
MEDIACOM

POSTAL DISTRICT
GEORGETOWN

DELDOT AREA WIDE STUDY NOTE:

1. DELAWARE DEPARTMENT OF TRANSPORTATION HAS IDENTIFIED IN A(N) AREA-WIDE STUDY IN A LETTER DATED MARCH 24, 2020. THE FOLLOWING AREA-WIDE RECOMMENDATIONS ARE:
   1.1. THE PROPOSED DEVELOPMENT CONSISTS OF A RECREATIONAL VEHICLE (RV) CAMPGROUND WITH 304 RV CAMP SITES AND 46 CABIN SITES. PER THE 10TH EDITION OF THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION MANUAL, THE PROPOSED DEVELOPMENT WOULD GENERATE 950 AVERAGE DAILY TRIPS AND 95 VEHICLE TRIPS DURING THE P.M. PEAK HOUR. THE FEE IS CALCULATED AT TEN DOLLARS PER DAILY TRIP. FOR THE PROPOSED DEVELOPMENT, THE FEE WOULD BE $9,500.00.
   1.2. THE DEVELOPER SHOULD ENTER INTO AN AGREEMENT WITH DELDOT TO MAKE AN EQUITABLE CONTRIBUTION TOWARDS DELDOT'S GEORGETOWN EAST GATEWAY IMPROVEMENT PROJECT. THE DETAILS OF THIS AGREEMENT SHOULD BE COORDINATED WITH DELDOT'S DEVELOPMENT COORDINATION SECTION.
   1.3. THE DEVELOPER SHOULD ENTER IN TO AN AGREEMENT WITH DELDOT TO MAKE AN EQUITABLE CONTRIBUTION TOWARDS DELDOT'S PARK AVENUE RELOCATION PROJECT. THE DETAILS OF THIS AGREEMENT SHOULD BE COORDINATED WITH DELDOT'S DEVELOPMENT COORDINATION SECTION.
   1.4. A FULL ACCESS IS CURRENTLY PROPOSED ON U.S. ROUTE 9. SHOULD THE DEVELOPER WISH TO DEVELOP THE SITE WITH THE FULL ACCESS, A TRAFFIC OPERATIONAL ANALYSIS (TOA) WILL NEED TO BE COMPLETED TO ADDRESS, IN PART, THE FEASIBILITY OF THE LEFT-TURN MOVEMENT AT THIS LOCATION. THE DEVELOPER SHOULD CONTACT DELDOT'S DEVELOPMENT COORDINATION SECTION.

Sheet List Table

Sheet Number	Sheet Description	Sheet Title
1	CS0001	COVER SHEET
2	CS0002	KEY SHEET
3	CS1001	CONDITIONAL USE PLAN
4	CS1002	CONDITIONAL USE PLAN
5	BP0201	BOUNDARY PLAN
6	CP1001	PHASING PLAN

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A 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, PE (DE PE #17771) (302) 684-8030
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE MILTON, DE 19968

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

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC DATE
ATTN: KENNETH P. ADAMS
25154 DUPONT BLVD.
GEORGETOWN, DE 19947
(302) 856-7396

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

COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947
COVER SHEET
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-26
DRAWING SCALE	AS SHOWN
DRAWN BY	TPM
APPROVED BY	MHD

CS0001

U:\Accounts\MLJCX\MLJCX19004 - 22949 Lewes Georgetown Highway\DESIGN_SHEETS\CS0001.dwg PLOTTED: 4/20/2020 12:59 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni MCS.ctb PROJECT STATUS: ---

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 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.

(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 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]

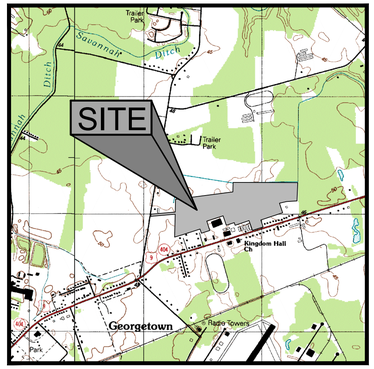
(9)WITH THE EXCEPTIONS OF STRUCTURES MENTIONED IN SUBSECTION H(8) ABOVE, THERE SHALL BE NO OTHER STRUCTURE OR MANUFACTURED HOME LOCATED ON ANY CAMPSITE WITHIN A CAMPGROUND. ALL UNITS TO BE USED FOR THE PURPOSE OF HUMAN HABITATION SHALL BE TENTS, TRAVEL TRAILERS, RECREATIONAL VEHICLES AND EQUIPMENT MANUFACTURED 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]

SITE INFORMATION:

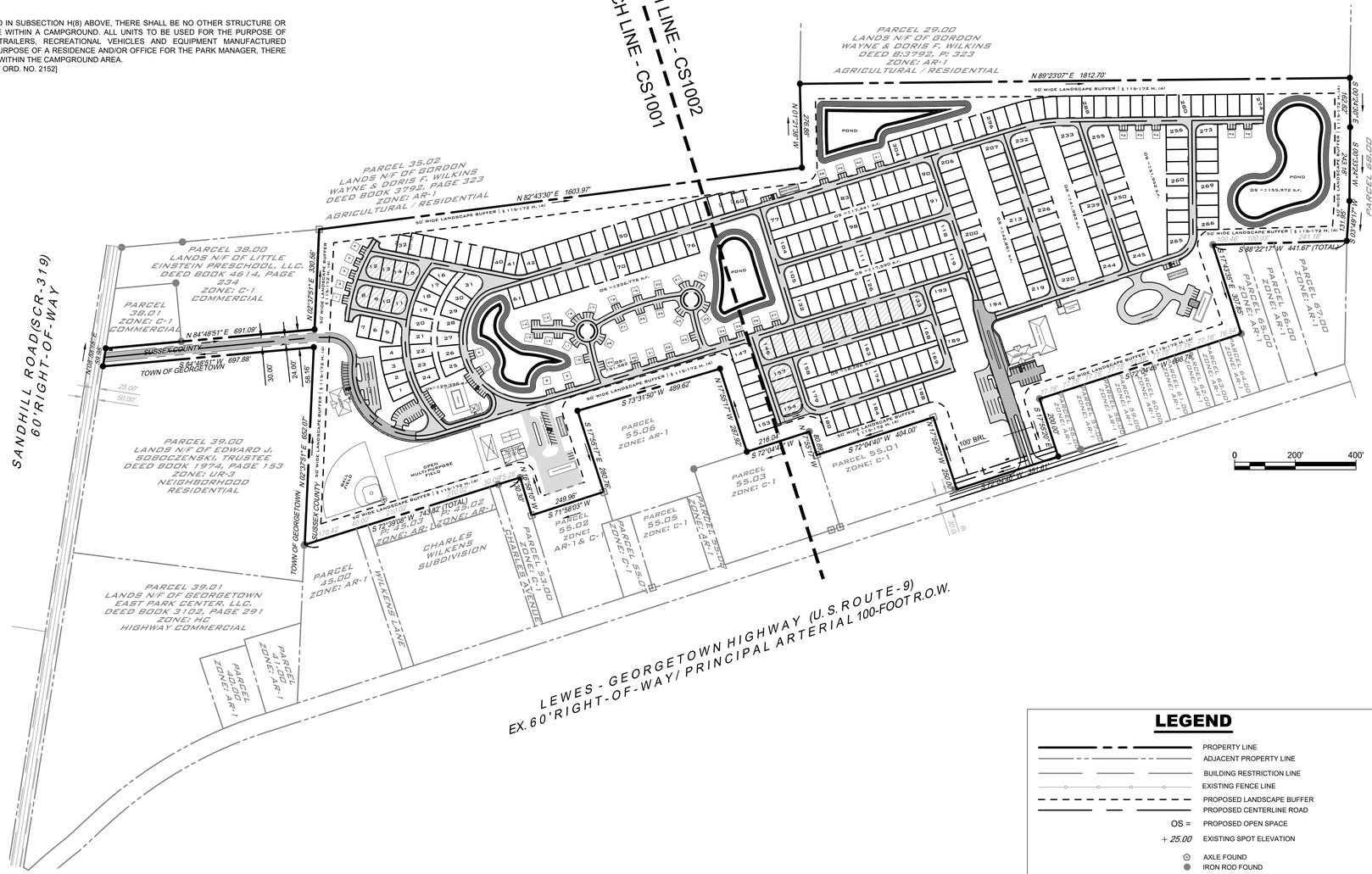
SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD..
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



VICINITY MAP
SCALE: 1" = 2000'



ADJOINING PROPERTY OWNERS

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45.00	ELLEN & GERALD DICKERSON	1509 / 71
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62.00	THURMAN R. ANDERSON	521 / 277
63.00	DOROTHY A. BROCK	552 / 607
64.00	ROBERT N. & LORI D. MANNING	1499 / 96
65.00	VIOLA MYRNA STURGIS	1511 / 178
66.00	CLARA MAY JOHNSON	258 / 39
67.00	GEORGIA J. WILKINS	4938 / 98
68.00	KEVIN M. MCDANIEL	3551 / 173
38.01	LITTLE EINSTEIN PRESCHOOL, LLC.	4614 / 240

LEGEND

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

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NO.	DATE	REVISIONS	BY

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COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

KEY SHEET

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=200'
DRAWN BY	TPM
APPROVED BY	MHD

CS0002

SHEET 2 OF 6

U:\Accounts\ML_JCX\ML_JCX19004 - 22849 Lewes Georgetown Highway\DESIGN_SHEETS\CS0002.dwg PLOTTED: 4/20/2020 12:53 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: ---

KEYED NOTES

S1 PROPOSED SIGN

S2 PROPOSED MULTI-USE BUILDING (OFFICE-CHECK IN,CLUB HOUSE, GROCERY STORE AND LAUNDRY §115-172 H (6).

S3 FUTURE WATER STUB CONNECTION TO TOWN OF GEORGETOWN WATER SYSTEM.

S4 PROPOSED SANITARY SEWER LINE CONNECTION, TOWN OF GEORGETOWN.

S5 MANAGERS HOME §115-172 H (9) (CS1002).

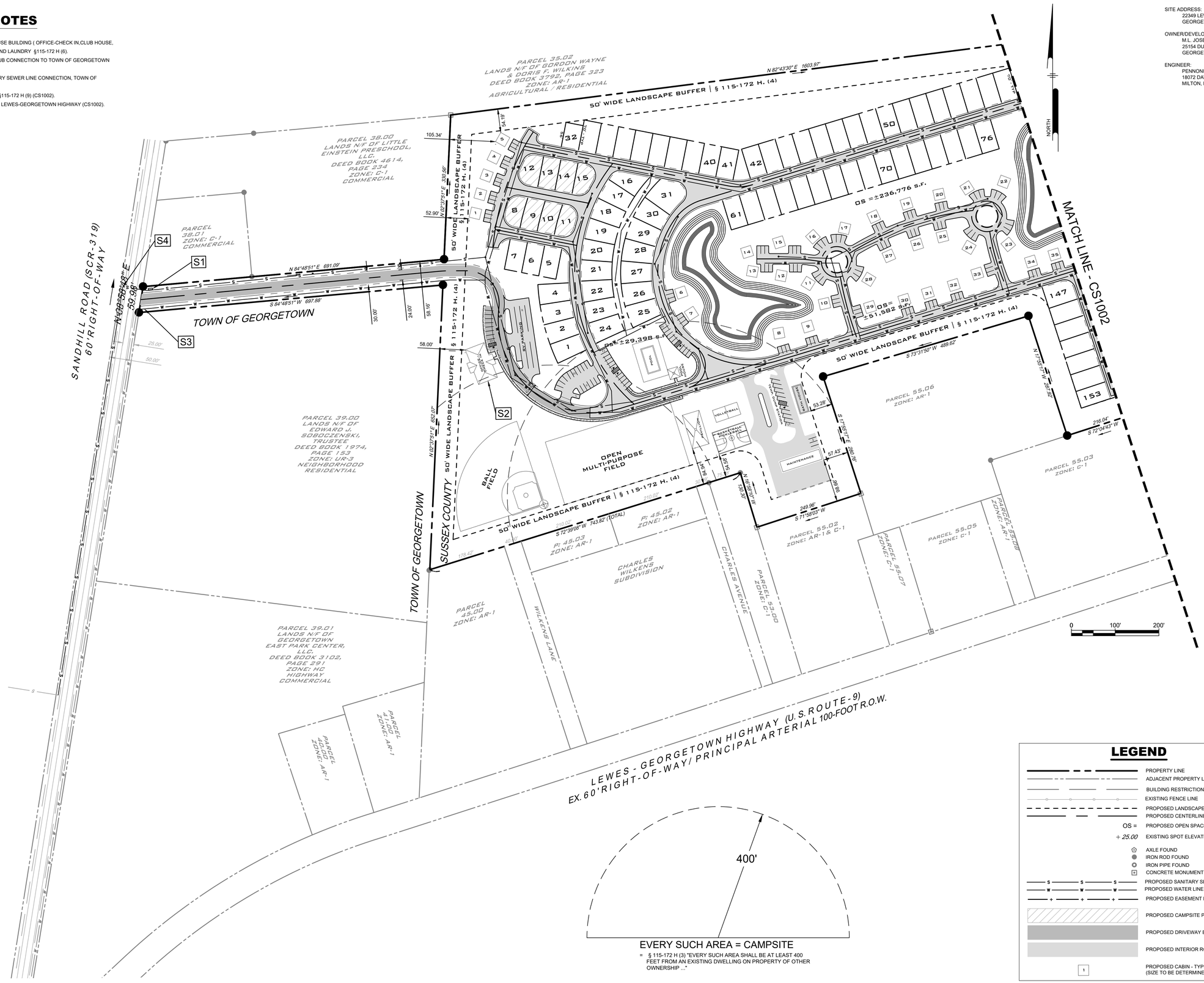
S6 FUTURE ENTRANCE LEWES-GEORGETOWN HIGHWAY (CS1002).

SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



LEGEND

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

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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

DATE	NO.	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS1001

SHEET 3 OF 6

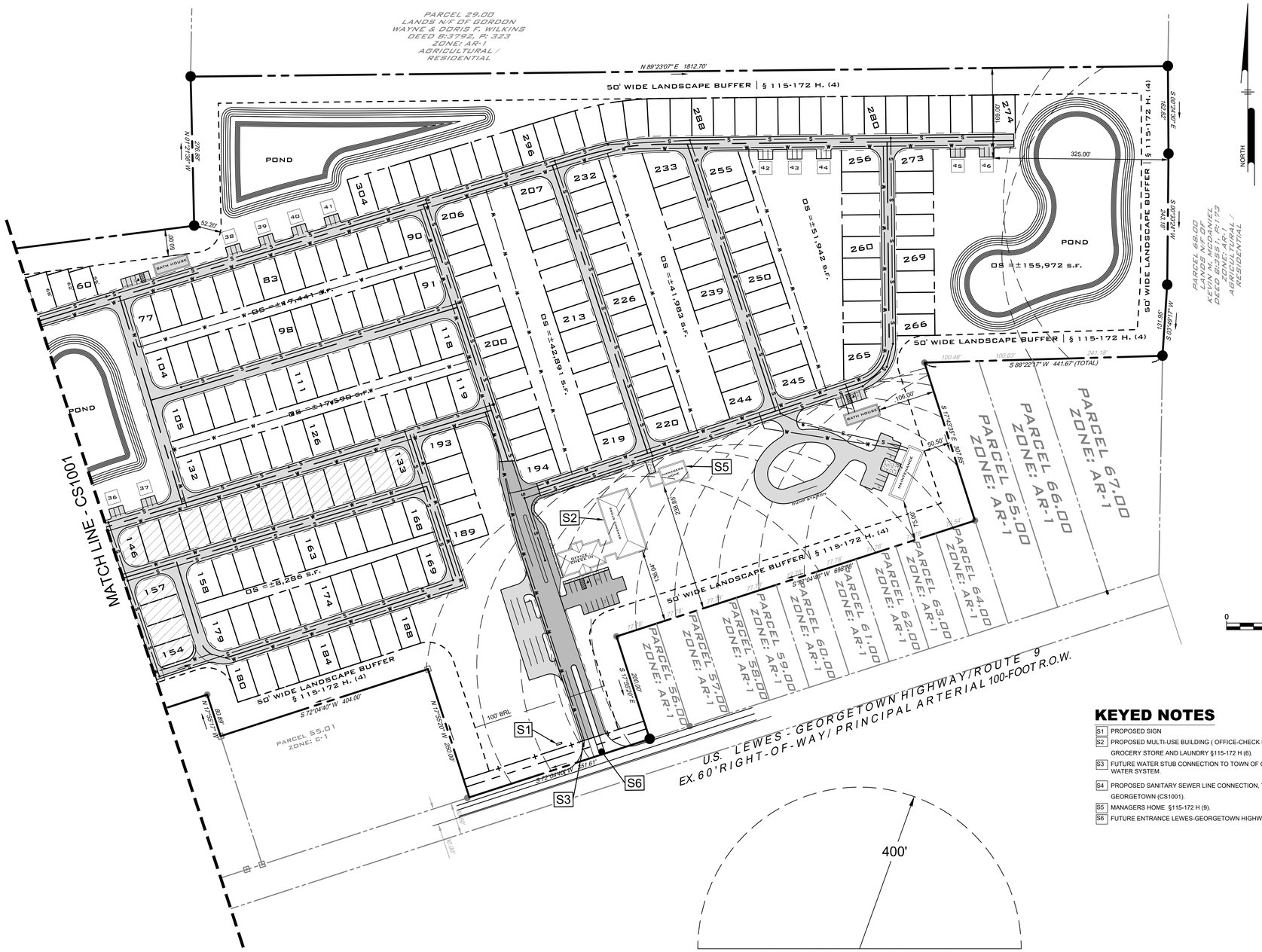
U:\Accounts\ML_JCX\ML_JCX19004 - 22949 Lewes Georgetown Highway\DESIGN_SHEETS\CS1001.dwg PLOTTED: 4/20/2020 12:51 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: ---

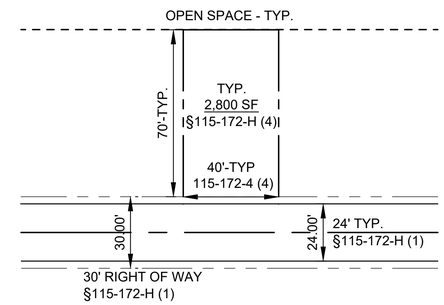
SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD..
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968





DETAIL- TYPICAL CAMPSITE
NOT TO SCALE
1
CS1002

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 ..."

KEYED NOTES

S1 PROPOSED SIGN

S2 PROPOSED MULTI-USE BUILDING (OFFICE-CHECK IN,CLUB HOUSE, GROCERY STORE AND LAUNDRY §115-172 H (6).

S3 FUTURE WATER STUB CONNECTION TO TOWN OF GEORGETOWN WATER SYSTEM.

S4 PROPOSED SANITARY SEWER LINE CONNECTION, TOWN OF GEORGETOWN (CS1001).

S5 MANAGERS HOME §115-172 H (9).

S6 FUTURE ENTRANCE LEWES-GEORGETOWN HIGHWAY.

LEGEND

- PROPERTY LINE
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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS1002

SHEET 4 OF 6

U:\Accounts\MLJCX\MLJCX19004 - 22949 Lewes Georgetown Highway\DESIGN_SHEETS\CS1002.dwg PLOTTED: 4/20/2020 12:51 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: ---

SITE INFORMATION:

SITE ADDRESS:
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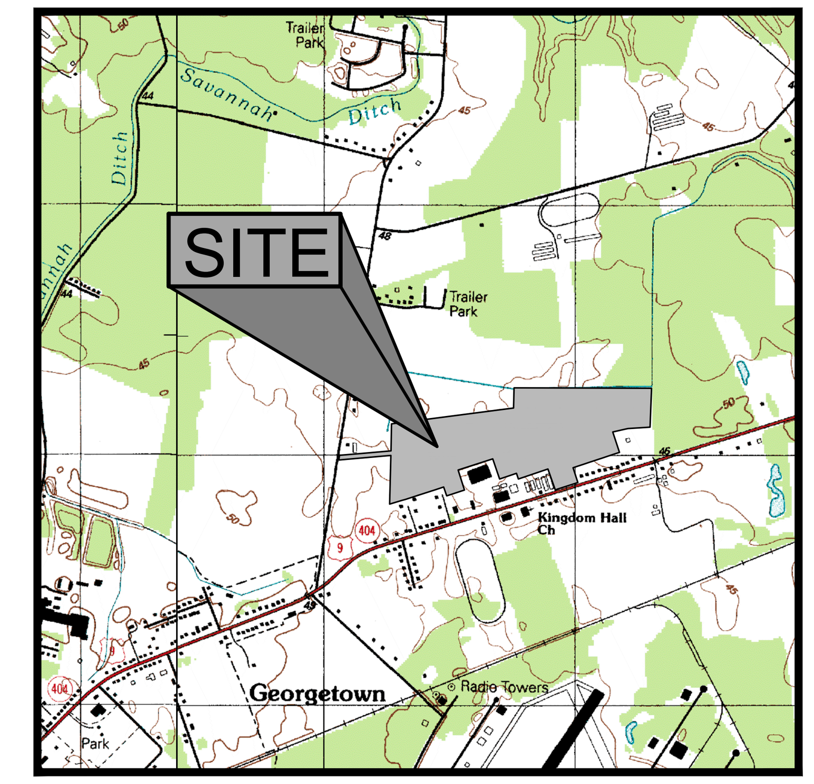
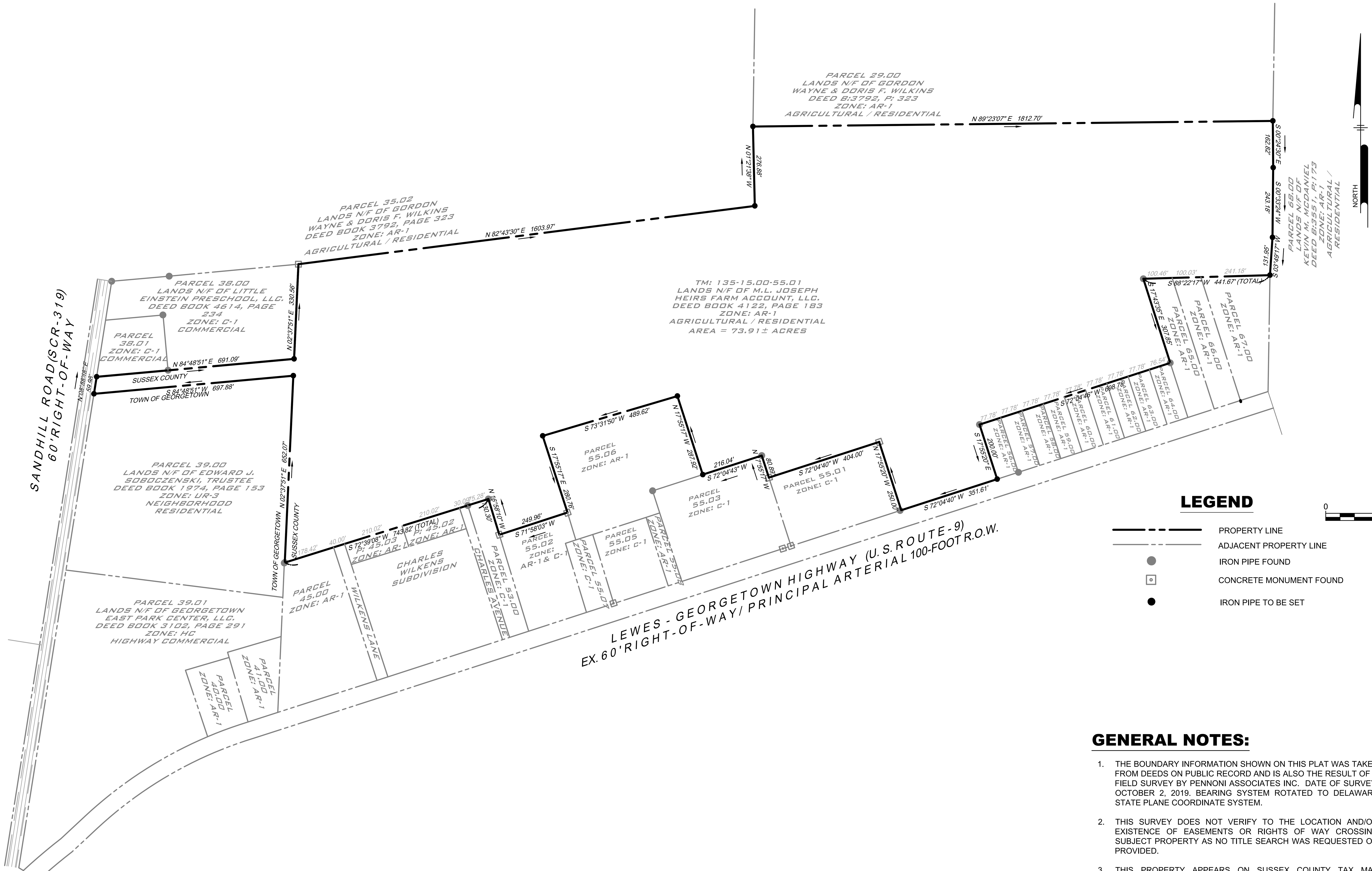


VICINITY MAP
SCALE: 1" = 2000'



LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
IRON PIPE FOUND
CONCRETE MONUMENT FOUND
IRON PIPE TO BE SET

0 200' 400'

GENERAL NOTES:

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DEEDS ON PUBLIC RECORD AND IS ALSO THE RESULT OF A FIELD SURVEY BY PENNONI ASSOCIATES INC. DATE OF SURVEY: OCTOBER 2, 2019. BEARING SYSTEM ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM.
2. 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.
3. THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 135-15.00 AS PARCEL 55.01.
4. CLASS OF SURVEY: RURAL
5. BUILDING SETBACKS (CH. 115-25 C):
   FRONT: 40'
   SIDE: 15'
   REAR: 20'

ADJOINING PROPERTY OWNERS

PARCEL NO.	OWNER OF RECORD	DEED REF. BOOK/PAGE
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38.01	LITTLE EINSTEIN PRESCHOOL, LLC.	4614 / 240

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PENNONI ASSOCIATES INC.
18072 Davidson Drive
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T 302.684.8030 F 302.684.8054

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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

BOUNDARY PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=200'
DRAWN BY	TPM
APPROVED BY	MHD

BP0001

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SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
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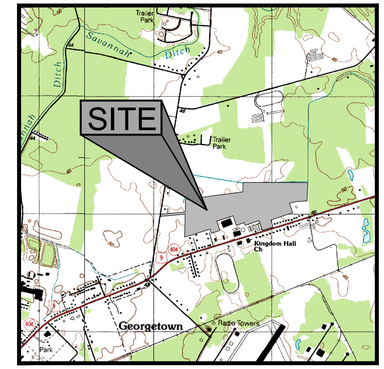
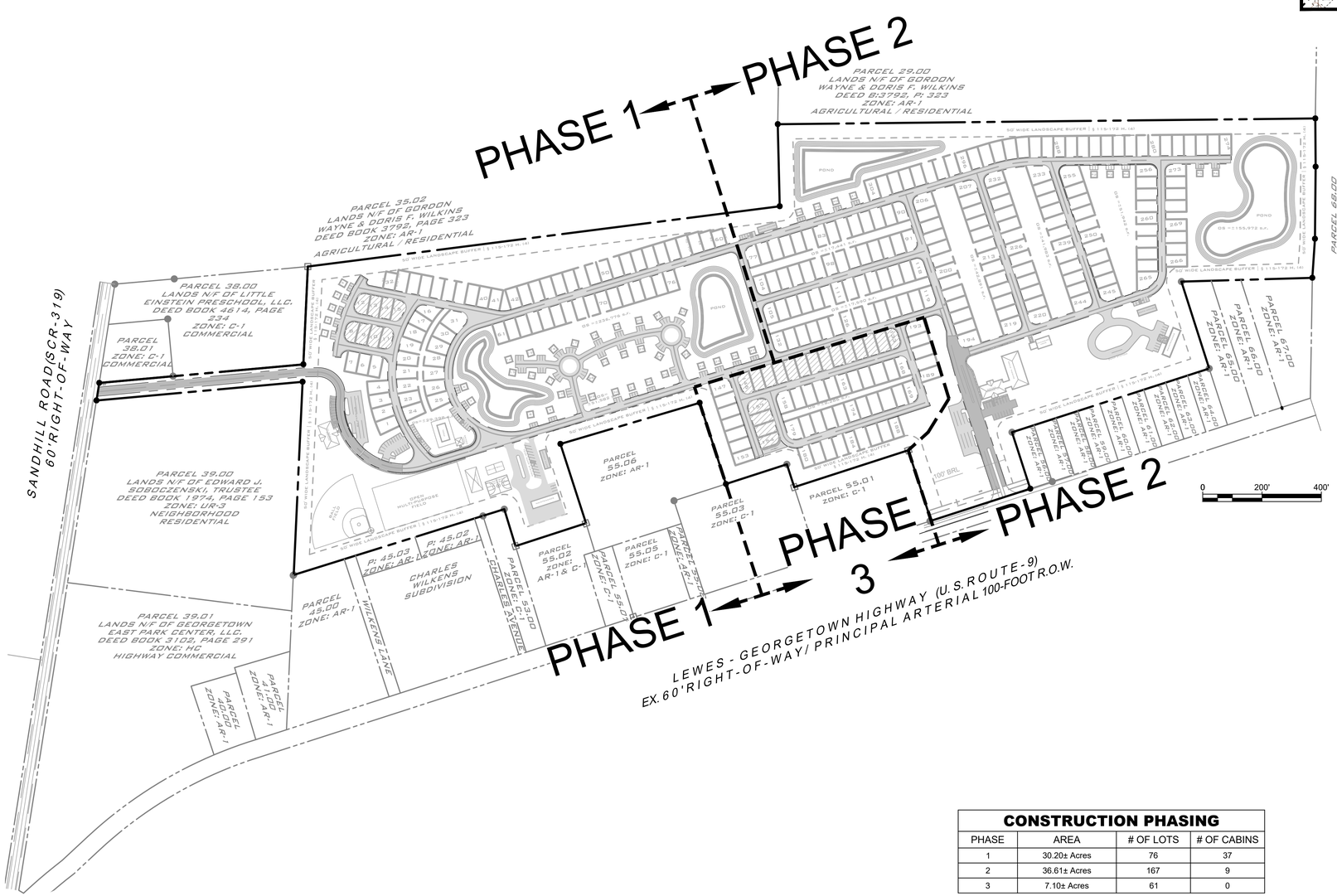


VICINITY MAP
SCALE: 1" = 2000'



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CONSTRUCTION PHASING

PHASE	AREA	# OF LOTS	# OF CABINS
1	30.20± Acres	76	37
2	36.61± Acres	167	9
3	7.10± Acres	61	0

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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
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PHASING PLAN

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APPROVED BY	MHD

CP1001

SHEET 6 OF 6

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SECTION 115-172 H.

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

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(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 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]

(9)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]

SITE INFORMATION:

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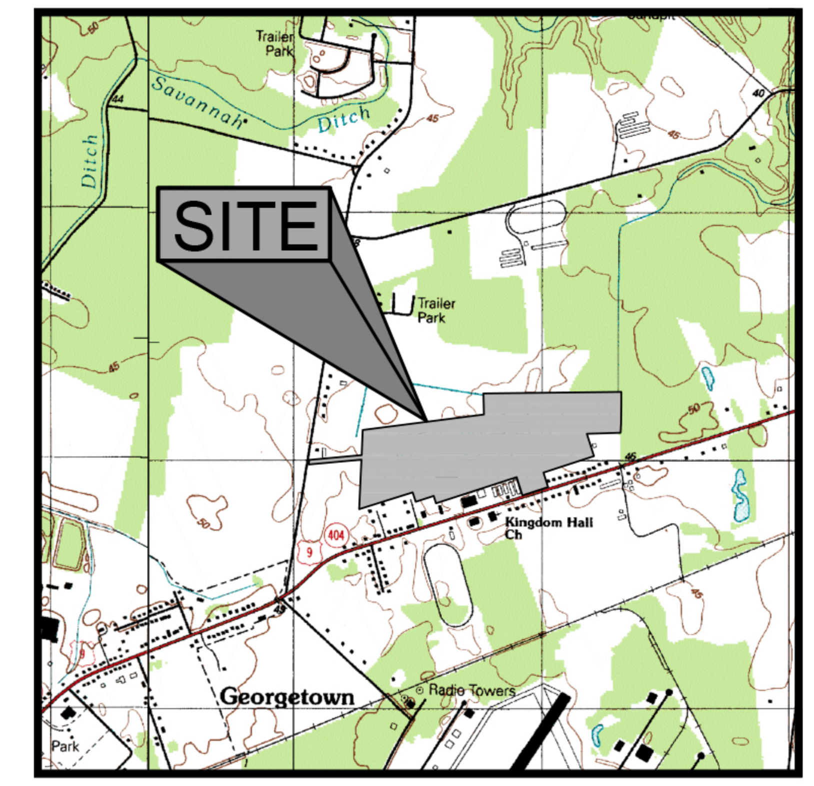

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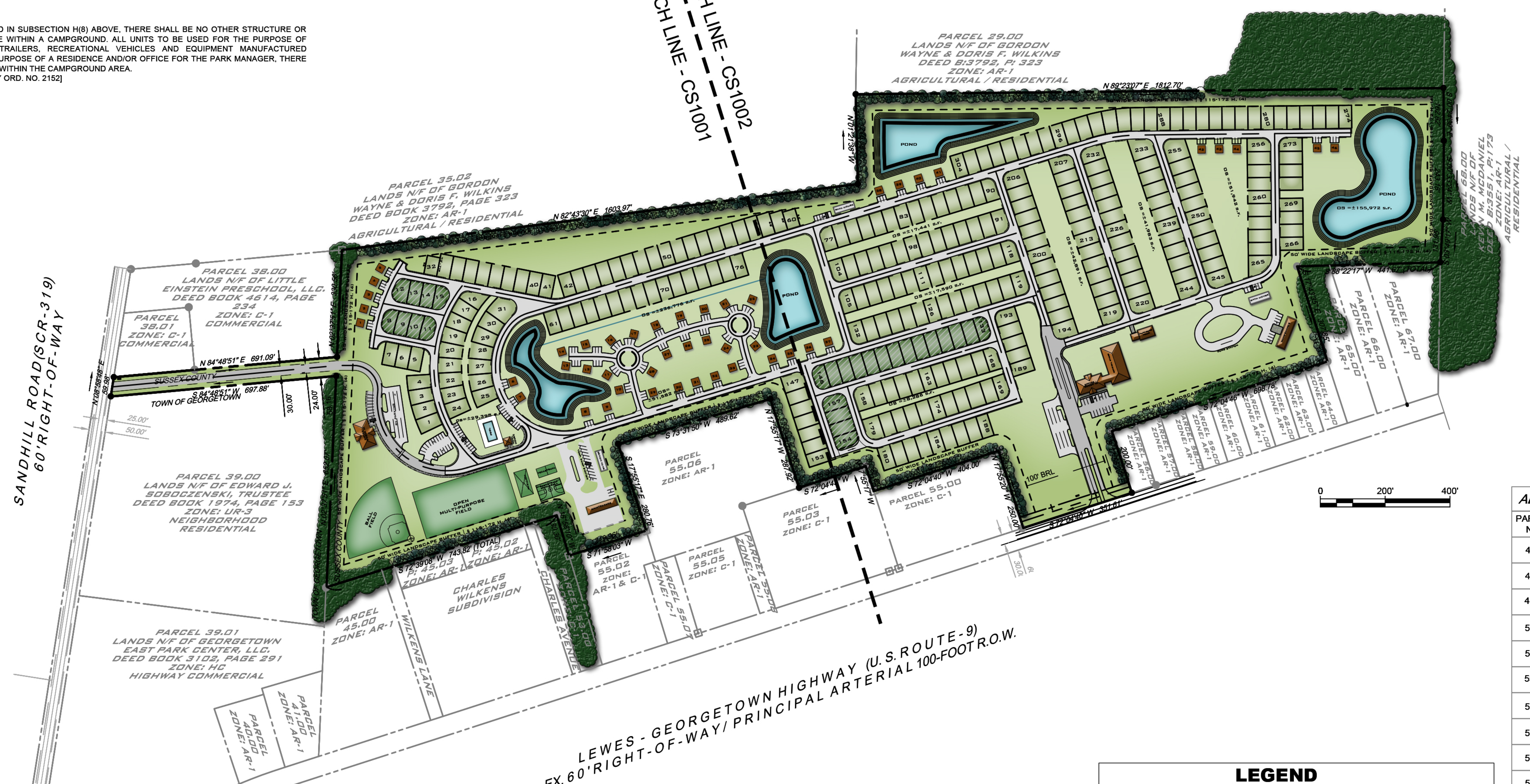
SCALE: 1" = 2000'



LEGEND

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	BUILDING RESTRICTION LINE
	EXISTING FENCE LINE
	PROPOSED LANDSCAPE BUFFER
	PROPOSED CENTERLINE ROAD
OS =	PROPOSED OPEN SPACE
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	IRON PIPE FOUND
	CONCRETE MONUMENT FOUND
S	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
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COUNTY SEAT RV RESORT

CASE NO. CU 2228

ZONING MAP AMENDMENT/EXCEPTION FROM AR-1 TO AR-1/CU

OWNER:

M. L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

DEVELOPER:

COUNTY SEAT RV RESORT
KENNETH P. ADAMS
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

LEGAL:

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

LAND CONSULTANT:

PENNONI
18072 DAVIDSON DRIVE
MILTON, DE 19968
MARK H. DAVIDSON, PRINCIPAL LAND PLANNER
SHARON CRUZ, PE.
ERIC WAHL, RLA
JOHN W. HAUPT, PLS

ENVIRONMENTAL:

PENNONI
WILLIAM J. GANGLOFF, PhD. PROF. SOIL SCIENTIST
KENNETH R. REDINGER PROF. WETLAND DELINEATOR

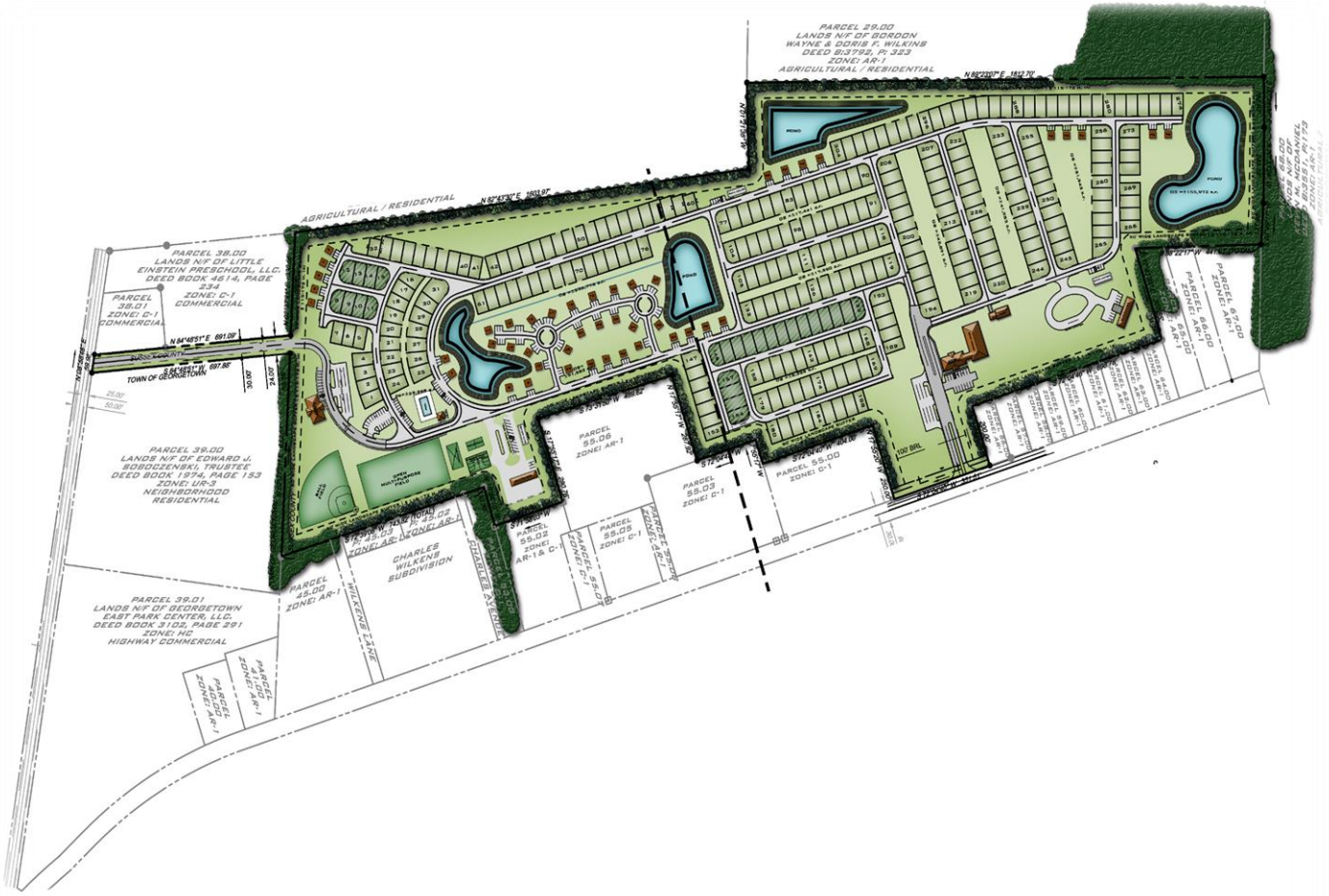

TABLE OF CONTENTS:

TAB 1 APPLICATION

a. SUSSEX COUNTY LOCATION MAP
b. CU APPLICATION
c. LEGAL DESCRIPTION
d. SERVICE LEVEL RESPONSE LETTER
e. CONDITIONAL USE SITE PLAN
f. LANDSCAPE PLANS -99-5 – 99-6J

TAB 2 EXHIBITS

a. 2019 GOOGLE AERIAL
b. PHASE PLAN
c. 115-172H 1 N 4
d. 115-172 H 3
e. CAMPING CABIN A
f. CAMPING CABIN B
g. 2019 COMP PLAN 2045 FUTURE LAND USE MAP
h. TOWN OF GEORGETOWN FUTURE LAND USE MAP FOR CSRV RESORT
i. TOWN OF GEORGETOWN COMP PLAN MAP 2019
j. FUNCTIONAL CLASSIFICATION
k. TRAFFIC COUNTS
l. DELDOT PROJECT US9-SANDHILL INTERSECTION

TAB 3 DEVELOPMENT REPORT

a. DEVELOPMENT AND ENVIRONMENTAL ASSESSMENT REPORT

TAB 4 PLUS

a. STATE COMMENTS (PENNONI RESPONSE)
b. STATE COMMENTS
c. PLUS APPLICATION

TAB 5 WATER AND SEWER

a. TOWN OF GEORGETOWN WATER AND SEWER APPROVAL LETTER

TAB 6 SUPPORT

a. TOWN OF GEORGETOWN LETTER OF SUPPORT
b. SOFTBALL WORLD LLC SUPPORT LETTER
c. SERVPRO SUPPORT LETTER
d. GREY CLOUD TRADERS SUPPORT LETTER
e. DAVID G HORSEY FAMILY SUPPORT LETTER

TAB 7 MAPS

a. 2019, 2017, 2012, 2007, 2002, 1997, 1992, 1968, 1961, 1954, AND 1937 ORTHO – 2015 STATE SRATEGIES, COUNTY ZONING, 2012 LAND USE, NRCS SOILS, STATE WETLANDS, FEMA FLOODPLAIN, GROUNDWATER RECHARGE, USGS TOPOGRAPHIC AND AREA LAND USE APPLICATIONS MAPS

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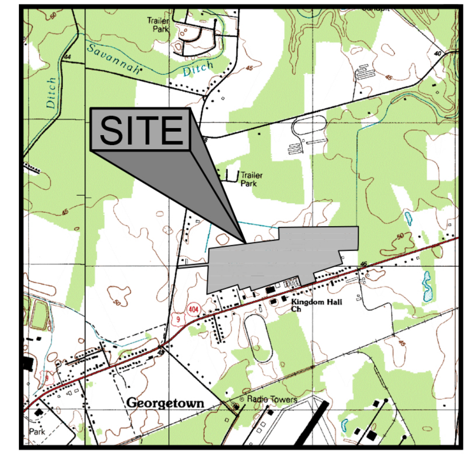

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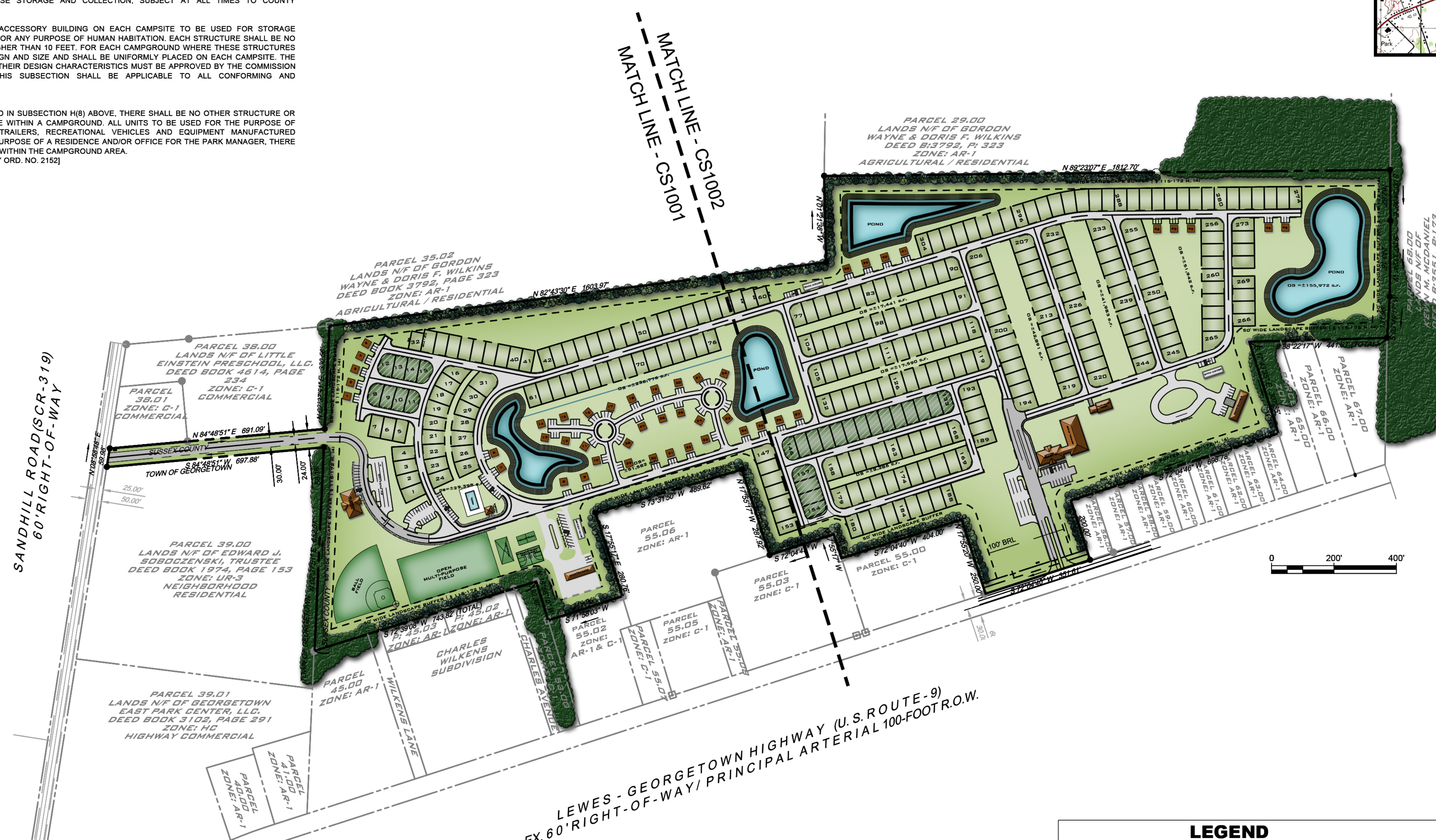

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Mark H. Davidson / Vice President

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 35-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.

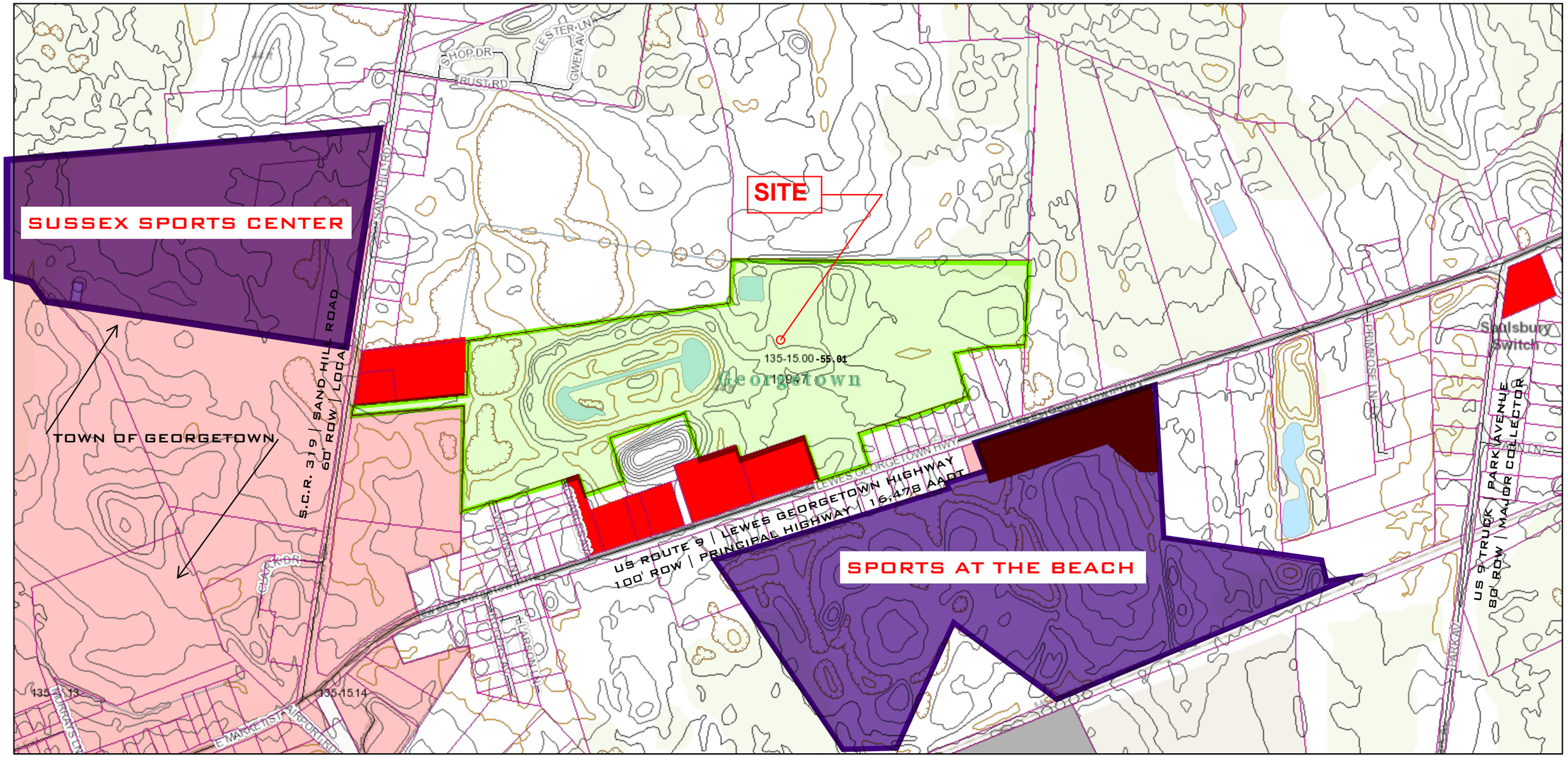
Along with all the experience and education stated and with many years of combined experience in Surveying, Engineering, Consulting and Land Planning, he has been responsible for providing consulting, layout and design in surveying, engineering and land planning for residential, industrial, institutional, 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 is currently appointed by the Secretary of DNREC to serve 3-years on the On Site Septic Advisory Board for the State of Delaware.

Sussex County



February 17, 2020

Tax Parcels
Streets

Zoning
Agricultural Residential - AR-1
Agricultural Residential - AR-2
Medium Residential - MR
General Residential - GR
High Density Residential - HR-1
High Density Residential - HR-2
Vacation, Retire, Resident - VRP
Neighborhood Business - B-1
Neighborhood Business - B-2
General Commercial - C-1
General Commercial - C-2
General Commercial - C-3
General Commercial - C-4
General Commercial - C-5
Commercial Residential - CR-1
Institutional - I-1
Marine - M
Limited Industrial - LI-1
Limited Industrial - LI-2
Heavy Industrial - HI-1
Map Index
Hundred Boundaries
County Boundaries
Zip Codes
Sussex_Co
Depression Index
Depression Intermediate
Normal Index
Normal Intermediate
Lakes, Ponds, Bays
Streams
Municipal Boundaries

0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

SCALE: 1" = 600'

Delaware Geological Survey, 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, Sussex County Government,

LOCATION MAP

File #: _____

Planning & Zoning Commission Application
Sussex County, Delaware

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

22349 LEWES-GEORGETOWN HIGHWAY,Sussex County Route 319 (aka Sandhill Road) GEORGETOWN, DE 19947

Type of Conditional Use Requested:
SECTION 115-22 CAMPGROUND FOR MOBILE CAMPERS, CAMP TRAILERS, TOURING VANS AND THE LIKE.

Tax Map #: 135-15.00-55.01 **Size of Parcel(s):** 73.91 +/- Acres

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

Land Use Classification: DEVELOPING AREA

Water Provider: Town of Georgetown **Sewer Provider:** Town of Georgetown

Applicant Information

Applicant Name: County Seat RV Resort | Kenneth P. Adams
Applicant Address: 25154 Dupont Blvd.
City: Georgetown State: DE ZipCode: 19947
Phone #: 302 856 7396 E-mail: kadams@melvinjoseph.com

Owner Information

Owner Name: M. L. Joseph Heirs Farm Account, LLC
Owner Address: 25154 DuPont Blvd.
City: Georgetown State: DE Zip Code: 19947
Phone #: 302 856 7396 E-mail: kadams@melvinjoseph.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: MARK H DAVIDSON | PENNONI
Agent/Attorney/Engineer Address: 18072 Davidson Drive
City: Milton State: DE Zip Code: 19968
Phone #: 302 684 6207 E-mail: mdavidson@pennoni.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 by 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: 2-26-20

Signature of Owner

_____ Date: 2-26-20

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: _____

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

www.pennoni.com

`

PARTICULAR DESCRIPTION

LANDS NOW OR FORMERLY OF M. L. JOSEPH HEIRS FARM ACCOUNT, LLC.

TAX MAP: 135-15.00-55.01

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

BEGINNING at an iron pipe found, said iron pipe lying on the northerly right-of-way of Delaware Route 9 (a.k.a. Lewes-Georgetown Highway) and also being a corner for this Parcel and Lands now or formerly of Lifestyle Holdings Group, LLC.; thence by and with this Parcel and Lands now or formerly of Lifestyle Holdings Group, LLC., the following (4) courses and distances:

1) **North 17 degrees, 55 minutes, 20 seconds West, 250.00 feet to a concrete monument,**
2) **South 72 degrees, 04 minutes, 40 seconds West, 404.00 feet to a concrete monument,**
3) **North 17 degrees, 55 minutes, 17 seconds West, 80.89 feet to an iron pipe found,**
4) **South 72 degrees, 04 minutes, 43 seconds West, 216.04 feet to a point,**

said point being a corner for this Parcel and Lands now or formerly of Grey Cloud Traders, LLC.; thence by and with this Parcel and Lands now or formerly of Grey Cloud Traders, LLC., the following (3) courses and distances:

1) **North 17 degrees, 55 minutes, 17 seconds West, 287.92 feet to a point,**
2) **South 73 degrees, 31 minutes, 50 seconds West, 489.62 feet to a point,**
3) **South 17 degrees, 55 minutes, 17 seconds East, 280.76 feet to a concrete monument,**

Said concrete monument being a corner for this Parcel and Lands now or formerly of H-Two. LLC.; thence by and with this Parcel and Lands now or formerly of H-Two, LLC., the following (2) courses and distances:

1) **South 71 degrees, 58 minutes, 03 seconds West, 249.96 feet to a concrete monument,**
2) **North 16 degrees, 58 minutes, 10 seconds West, 130.30 feet to an iron pipe found,**

Said iron pipe being a corner for this Parcel and Lands now or formerly of H-Two, LLC.; thence by and with this Parcel and Lands now or formerly of H-Two, LLC., **South 72**

degrees, 39 minutes, 08 seconds West, 743.82 feet to an iron pipe found, said iron pipe being a corner for this Parcel and Lands now or formerly of Edward J. Soboczenski; thence by and with this Parcel and Lands now or formerly of Edward J. Soboczenski the following (2) courses and distances:

1) **North 02 degrees, 37 minutes, 51 seconds East, 652.07 feet to a point,**
2) **South 84 degrees, 48 minutes, 51 seconds West, 697.88 feet to a point,**

Said point being a corner for this Parcel and Lands now or formerly of Edward J. Soboczenski and lying on the easterly right-of-way of Sussex County Route 319 (a.k.a. Sandhill Road); thence by and with this Parcel and the easterly right-of-way of Sussex County Route 319, **North 08 degrees, 58 minutes, 48 seconds East, 59.98 feet** to a point, said point being a corner for this Parcel and Lands now or formerly of Little Einstein Preschool, LLC.; thence by and with this Parcel and Lands now or formerly of Little Einstein Preschool, LLC., the following (2) courses and distances:

1) **North 84 degrees, 48 minutes, 51 seconds East, 691.09 feet to a point,**
2) **North 02 degrees, 37 minutes, 51 seconds East, 330.56 feet to a concrete monument,**

Said concrete monument being a corner for this Parcel and Lands now or formerly of Gordon Wayne and Doris F. Wilkins; thence by and with this Parcel and Lands now or formerly of Gordon Wayne and Doris F. Wilkins the following (3) courses and distances;

1) **North 82 degrees, 43 minutes, 30 seconds East, 1603.97 feet to a point,**
2) **North 01 degrees, 21 minutes, 31 seconds West, 276.88 feet to a point,**
3) **North 89 degrees, 23 minutes, 07 seconds East, 1812.70 feet to a point in the centerline of a ditch,**

Said point being a corner for this Parcel and Lands now or formerly of Kevin M. McDaniel; thence by and with this Parcel and Lands now or formerly of Kevin M. McDaniel following the centerline of ditch the following (3) courses and distances:

1) **South 00 degrees, 24 minutes, 30 seconds East, 162.82 to a point,**
2) **South 00 degrees, 33 minutes, 24 seconds West, 243.18 feet to a point,**
3) **South 03 degrees, 49 minutes, 17 seconds West, 131.95 feet to a point,**

Said point being a corner for this Parcel and Lands now or formerly of Georgia J. Wilkins; thence by and with this Parcel and Lands now or formerly of Georgia J. Wilkins, **South 88 degrees, 22 minutes, 17 seconds West, 441.67 feet** to an iron pipe found, said iron pipe being a corner for this Parcel and Lands now or formerly of Viola Myrna Sturgis; thence by and with this Parcel and Lands now or formerly of Viola Myrna Sturgis, **South 17 degrees, 43 minutes, 35 seconds East, 307.85 feet** to an iron pipe found, said iron pipe being a corner for this Parcel and Lands now or formerly of Robert N. and Lori D. Manning; thence by and with this Parcel and Lands now or formerly of Robert N. and Lori D. Manning, **South 72 degrees, 04 minutes, 46 seconds West, 698.78 feet** to an iron pipe, said iron pipe being a corner for this Parcel and Lands now or formerly of James E. Lape;

thence by and with this Parcel and Lands now or formerly of James E. Lape, **South 17 degrees, 55 minutes, 20 seconds East, 200.00 feet** to a point, said point being a corner for this Parcel and Lands now or formerly of James E. Lape and lying on the northerly right-of-way of Delaware Route 9; thence by and with this Parcel and the northerly right-of-way of Delaware Route 9, **South 72 degrees, 04 minutes, 40 seconds West, 351.61 feet** to an iron pipe, said iron pipe being the **Point of Beginning** for this description.

This Parcel contains 3,219,323 square feet or 73.91 acres of land more or less

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

JENNIFER COHAN
SECRETARY

January 16, 2020

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 **M.L. Joseph Heirs Farm Account, LLC** conditional use application, which we received on December 17, 2019. This application is for an approximately 73.62-acre parcel (Tax Parcel: 135-15.00-55.01). The subject land is located on the north side of US Route 9 and east side of Sand Hill Road (Sussex Road 319), approximately 3/4 of a mile west of the intersection of US Route 9 and Park Avenue (Sussex Road 321), northeast of the Town of Georgetown. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to develop a 350-site campground consisting of cabins, travel trailers, recreational vehicles and camping equipment.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of US Route 9 where the subject land is located, which is from S. Railroad Avenue (Sussex Road 546) to Steiner Road (Sussex Road 320), are 16,478 and 21,207 vehicles per day, respectively.

Based on our review, we estimate that the proposed land use will generate more than 50 vehicle trips per a weekly peak hour or 500 vehicle trips per day, and would be considered to have a Minor impact to the local area roadways. In this instance, the Department considers a Minor impact to be when a proposed land use would generate more than either 50 vehicle trips per a weekly peak hour and / or 500 vehicle trips per day but fewer than 200 vehicle trips per a weekly peak hour and 2,000 vehicle trips per day. Because of this impact, we recommend that the applicant be required to perform a Traffic Impact Study (TIS) for the subject application. However, our Development Coordination Manual provides that where a TIS is required only because the volume warrants are met, and the projected trip generation will be fewer than 200 vehicle trips per a weekly peak hour and fewer than 2,000 vehicle trips per day, DelDOT may permit the developer to pay an Area-Wide Study Fee of $10 per daily trip in lieu of doing a TIS. For this application, if the County were agreeable, we would permit the developer to pay an Area-wide Study Fee.

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, a 350-site campground would generate 950 vehicle trips per day, 74 vehicle trips during the morning peak hour, and 95 vehicle trips during the afternoon peak hour. As stated above, because this development would generate fewer than 2,000 vehicle trips per day and fewer than 200 vehicle trips during a weekly peak hour, the applicant has the option to pay the Area-Wide Study Fee in lieu of doing a TIS. The Area-Wide Study Fee for the proposed development would be $9,500.00. Payment of the Area-Wide Study Fee does not preclude a developer from having to make or participate in off-site improvements or from having to perform a traffic operational analysis (TOA) if one is found to be necessary during the plan review process.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

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

Sincerely,

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm
Enclosure
cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Jamie Whitehouse, Planning & Zoning Manager, Sussex County Planning & Zoning
M.L. Joseph Heirs Farm Account, LLC, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance and Operations
Susanne Laws, Sussex County Subdivision Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE SITE PLAN

GEORGETOWN HUNDRED - SUSSEX COUNTY

FEBRUARY 2020

PREPARED FOR:

OWNER/DEVELOPER

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC

ATTN: KENNETH P. ADAMS

25154 DUPONT BLVD.

GEORGETOWN, DE 19947

(302) 856-7396

SITE DATA:

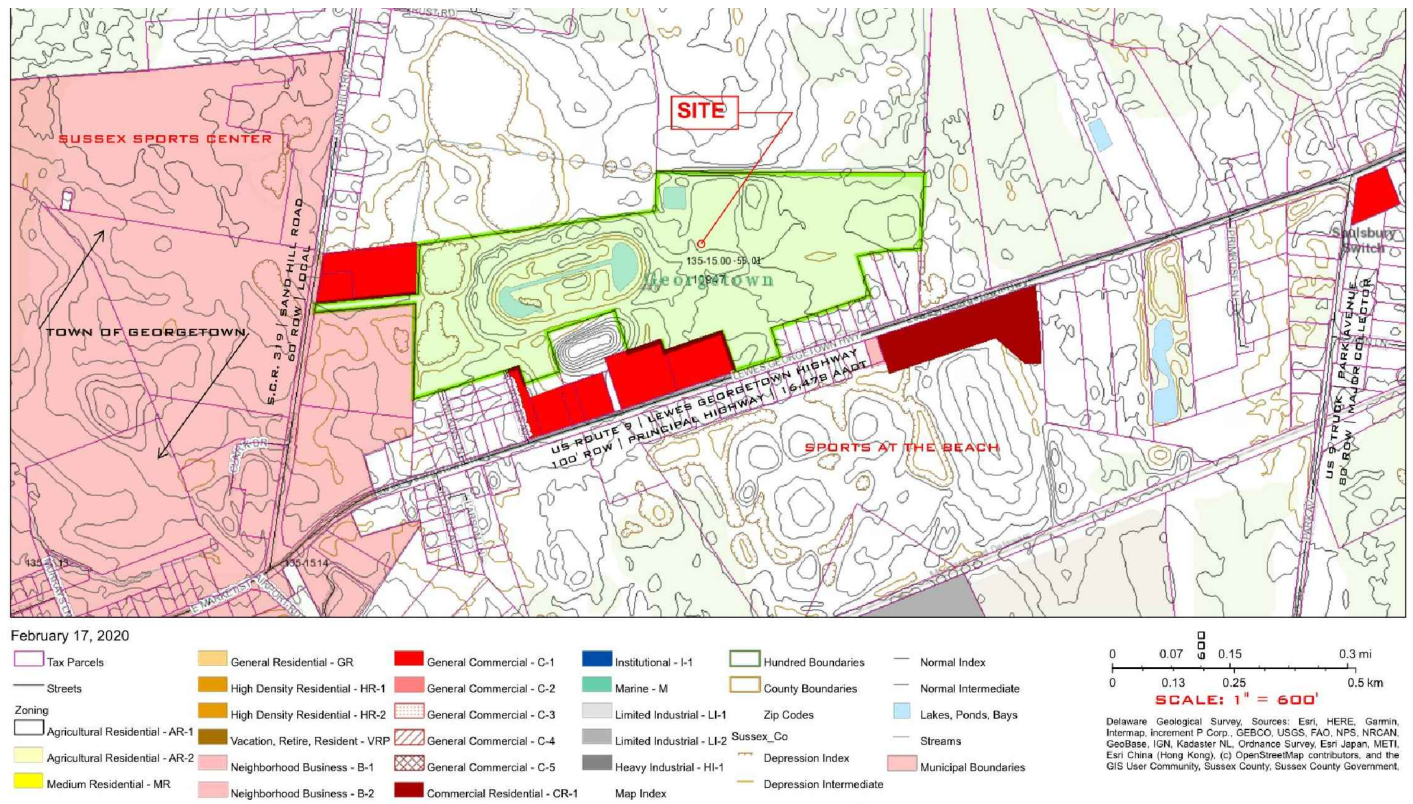
1. TAX MAP NUMBER: 135-15.00-55.01
   DEED BOOK 4122, PG 183
2. DEVELOPER NAME: M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
3. DEVELOPER ADDRESS: 25154 DUPONT BLVD
   GEORGETOWN, DE 19947
4. SITE ADDRESS: 22349 LEWES - GEORGETOWN HIGHWAY
   GEORGETOWN, DELAWARE 19947
5. CURRENT ZONING: AR-1 (AGRICULTURAL-RESIDENTIAL)
6. PROPOSED ZONING: AR-1/CONDITIONAL USE
7. PRESENT USE: AGRICULTURAL, MATERIALS STORAGE. FORMERLY DELMARVA RACEWAY AND 49 STABLE EQUINE TRAINING FACILITY.
8. HUNDRED: GEORGETOWN
9. PROPOSED USE: §115-22 CAMP GROUND FOR MOBILE CAMPERS, TENTS, CAMP TRAILERS TOURING VANS AND THE LIKE.
10. PROPOSED UNITS: 304 CAMPSITES
    46 CABINS
11. REQUIRED SETBACKS:
    FRONT - 40 FEET
    SIDE - 15 FEET
    REAR - 20 FEET
12. BUILDING HEIGHT: 42' ALLOWED
13. PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION 115-162):
    NO SPECIFIC CODE REQUIREMENT, PARKING SHOWN ON SITE PLAN
14. WATER SUPPLY: TOWN OF GEORGETOWN
15. SEWER SUPPLY: TOWN OF GEORGETOWN
16. LATITUDE AND LONGITUDE STATE PLAN COORDINATES:
    LONGITUDE: W075° 21' 22.4109" LATITUDE: N038° 42' 11.2112"
17. TOTAL AREA (GROSS): 73.91± ACRES
    CONDITIONAL USE AREA: 73.91± ACRES
    MINIMUM LOT AREA: 20,000 SF
    MINIMUM LOT WIDTH: 100 FT
    MINIMUM LOT DEPTH: 100 FT
18. NET DEVELOPMENT AREA: 73.91± AC.
19. WETLAND AREA: 0.00± AC. (DNREC NAVMAP)
20. WATERSHED: ROUND POLE BRANCH-BROADKILL RIVER
21. PROPOSED DISCHARGE LOCATION: TO BE DETERMINED DURING DESIGN
22. LIMIT OF DISTURBANCE: 73.91± AC.
23. 2019 FUTURE LAND USE MAP (SUSSEX PLAN) DEVELOPMENT AREA
24. 2015 STATE STRATEGIES & INVESTMENT LEVELS: LEVEL 2/3
25. SITE CALCULATIONS

BUILDING ARE	EX. = 17,859.60SF -	(00.41 AC.)	PR. = 58,806.00 SF -	(1.35 AC.)
OPEN SPACE / PERVIOUS AREA	EX. = 3,192,512.40 SF -	(73.29 AC.)	PR. = 2,681,553.60 SF	(61.56 AC.)
PAVEMENT/STONE AREA	EX. = 9,147.60 SF -	(00.21 AC.)	PR. = 478,820.00 SF	(11.00 AC.)
WOODED AREA	EX. = 00.00 SF -	(00.00 AC.)	PR. = 00.00 SF	(00.00 AC.)
TOTAL	EX. = 3,219,519.60 SF	(73.91 AC.)	PR. = 3,219,519.60 SF	(73.91 AC.)

26. DELDOT
    26.1. ROAD NAME - SCR 18 / DSR 9 | LEWES - GEORGETOWN HIGHWAY
    26.1.1. FUNCTIONAL CLASSIFICATION - PRINCIPAL ARTERIAL
    26.1.2. AADT = 16,478 (2018)
    26.2. SPEED LIMIT = 50 MPH
    26.3. PROXIMITY TO TRANSPORTATION DISTRICTS: NONE KNOWN

NOTES:

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES INC PERFORMED ON OCTOBER 2, 2019.
2. THE TOTAL AREA FOR THE SUBJECT PROPERTY IS 73.91 ACRES±.
3. THIS SURVEY DOES NOT VERIFY THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
4. THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 135-15.00, PARCEL 55.01, AND IS CURRENTLY ZONED AR-1 (AGRICULTURAL RESIDENTIAL).
5. CLASS OF SURVEY: RURAL.
6. DEED REFERENCE: DEED BOOK 5192, PAGE 119.
   PLAT REFERENCE: PLAT BOOK ---, PAGE ---.
7. PROPERTY BOUNDARY BEARING SYSTEM IS BASED ON DELAWARE STATE PLANE COORDINATE SYSTEM. HORIZONTAL DATUM NAD83.
8. THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0325L, LAST REVISED 6/20/2018. ZONE "X" (UNSHADED) IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
9. THERE ARE NO WETLANDS ON THE PROPERTY ACCORDING TO THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
10. THE PROPERTY IS ZONED AR-1 (AGRICULTRUAL-RESIDENTIAL DISTRICT).
11. BUILDING SETBACKS (CH. 115-25C): FRONT- 40'
    SIDE - 15'
    REAR - 20'
12. THE SUBJECT SITE IS LOCATED IN THE WAGAMONDS POND AND THE BROADKILL RIVER AREAS OF THE DELAWARE BAY WATERSHED, PER DELAWARE DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL (DNREC) ENVIRONMENTAL NAVIGATOR WEBSITE. STORMWATER DISCHARGE WILL BE HANDLED VIA EXISTING DISCHARGE TO THESE WATERSHEDS.
13. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
    13.1. RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR STATE OF DELAWARE OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OR ANY FEDERAL, STATE, OR LOCAL AGENCY.
    13.2. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
    13.3. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
14. NO UNDERGROUND UTILITY MARKING WAS PERFORMED FOR THIS SURVEY.
15. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER.
16. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
17. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
18. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
19. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
20. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
21. ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
22. ALL FIRE LANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
23. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
24. MAINTENANCE OF THE STREETS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNERS WITHIN THE SITE. THE STATE AND COUNTY ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
25. THE HEIGHT, LOCATION, AND MATERIAL OF ALL FENCES, WALLS, SCREEN PLANTING AND LANDSCAPING WILL BE SHOWN ON THE FINAL SITE PLAN.
26. ANY PROPOSED SIGN DETAILS WILL BE SUBMITTED SEPARATELY.



LOCATION MAP

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- OS = PROPOSED OPEN SPACE
- + 25.00 EXISTING SPOT ELEVATION
- AXLE FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED EASEMENT LINE
- PROPOSED CAMPSITE PULL THROUGH LOTS
- PROPOSED DRIVEWAY ENTRANCE ASPHALT PAVEMENT
- PROPOSED INTERIOR ROAD GRAVEL BASE
- PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

OWNER- PARCEL 55.01
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947
(302) 856-7396

DEVELOPER
KENNETH P. ADAMS
25154 DUPONT BLVD.
GEORGETOWN, DE 19947
(302) 856-7396

ENGINEER/SITE DESIGNER
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SURVEYOR
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SCHOOL DISTRICT
INDIAN RIVER

FIRE DISTRICT
GEORGETOWN FIRE DEPARTMENT

WATER UTILITY
TOWN OF GEORGETOWN

SEWER UTILITY
TOWN OF GEORGETOWN

ELECTRIC
DELMARVA POWER

TELECOMMUNICATION
VERIZON

CATV
MEDIACOM

POSTAL DISTRICT
GEORGETOWN

DELDOT AREA WIDE STUDY NOTE:

1. DELAWARE DEPARTMENT OF TRANSPORTATION HAS IDENTIFIED IN A(N) AREA-WIDE STUDY IN A LETTER DATED MARCH 24, 2020. THE FOLLOWING AREA-WIDE RECOMMENDATIONS ARE:
   1.1. THE PROPOSED DEVELOPMENT CONSISTS OF A RECREATIONAL VEHICLE (RV) CAMPGROUND WITH 304 RV CAMP SITES AND 46 CABIN SITES. PER THE 10TH EDITION OF THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION MANUAL, THE PROPOSED DEVELOPMENT WOULD GENERATE 950 AVERAGE DAILY TRIPS AND 95 VEHICLE TRIPS DURING THE P.M. PEAK HOUR. THE FEE IS CALCULATED AT TEN DOLLARS PER DAILY TRIP. FOR THE PROPOSED DEVELOPMENT, THE FEE WOULD BE $9,500.00.
   1.2. THE DEVELOPER SHOULD ENTER INTO AN AGREEMENT WITH DELDOT TO MAKE AN EQUITABLE CONTRIBUTION TOWARDS DELDOT'S GEORGETOWN EAST GATEWAY IMPROVEMENT PROJECT. THE DETAILS OF THIS AGREEMENT SHOULD BE COORDINATED WITH DELDOT'S DEVELOPMENT COORDINATION SECTION.
   1.3. THE DEVELOPER SHOULD ENTER IN TO AN AGREEMENT WITH DELDOT TO MAKE AN EQUITABLE CONTRIBUTION TOWARDS DELDOT'S PARK AVENUE RELOCATION PROJECT. THE DETAILS OF THIS AGREEMENT SHOULD BE COORDINATED WITH DELDOT'S DEVELOPMENT COORDINATION SECTION.
   1.4. A FULL ACCESS IS CURRENTLY PROPOSED ON U.S. ROUTE 9. SHOULD THE DEVELOPER WISH TO DEVELOP THE SITE WITH THE FULL ACCESS, A TRAFFIC OPERATIONAL ANALYSIS (TOA) WILL NEED TO BE COMPLETED TO ADDRESS, IN PART, THE FEASIBILITY OF THE LEFT-TURN MOVEMENT AT THIS LOCATION. THE DEVELOPER SHOULD CONTACT DELDOT'S DEVELOPMENT COORDINATION SECTION.

Sheet List Table

Sheet Number	Sheet Description	Sheet Title
1	CS0001	COVER SHEET
2	CS0002	KEY SHEET
3	CS1001	CONDITIONAL USE PLAN
4	CS1002	CONDITIONAL USE PLAN
5	BP0201	BOUNDARY PLAN
6	CP1001	PHASING PLAN

PREPARED BY:

PENNONI ASSOCIATES INC.

Pennoni
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030
F 302.684.8054

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A 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, PE (DE PE #17771) (302) 684-8030
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE MILTON, DE 19968

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

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC _______________ DATE
ATTN: KENNETH P. ADAMS
25154 DUPONT BLVD.
GEORGETOWN, DE 19947
(302) 856-7396

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s):

Pennoni
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

COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

COVER SHEET

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

REVISIONS			
NO.	DATE	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 ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	MLJCX19004
DATE	2020-02-26
DRAWING SCALE	AS SHOWN
DRAWN BY	TPM
APPROVED BY	MHD

CS0001

SHEET 1 OF 6

U:\Accounts\MLJCX\MLJCX19004 - 22643 Lewes Georgetown Highway\DESIGN_SHEETS\CS0001.dwg PLOTTED: 4/20/2020 12:50 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: ---

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 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.

(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 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]

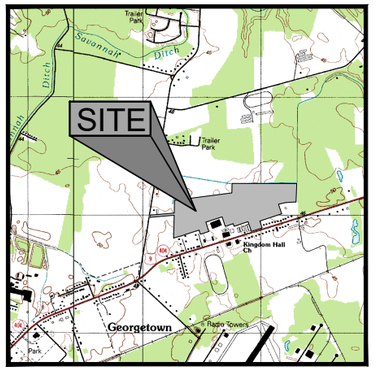
(9)WITH THE EXCEPTIONS OF STRUCTURES MENTIONED IN SUBSECTION H(8) ABOVE, THERE SHALL BE NO OTHER STRUCTURE OR MANUFACTURED HOME LOCATED ON ANY CAMPSITE WITHIN A CAMPGROUND. ALL UNITS TO BE USED FOR THE PURPOSE OF HUMAN HABITATION SHALL BE TENTS, TRAVEL TRAILERS, RECREATIONAL VEHICLES AND EQUIPMENT MANUFACTURED 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]

SITE INFORMATION:

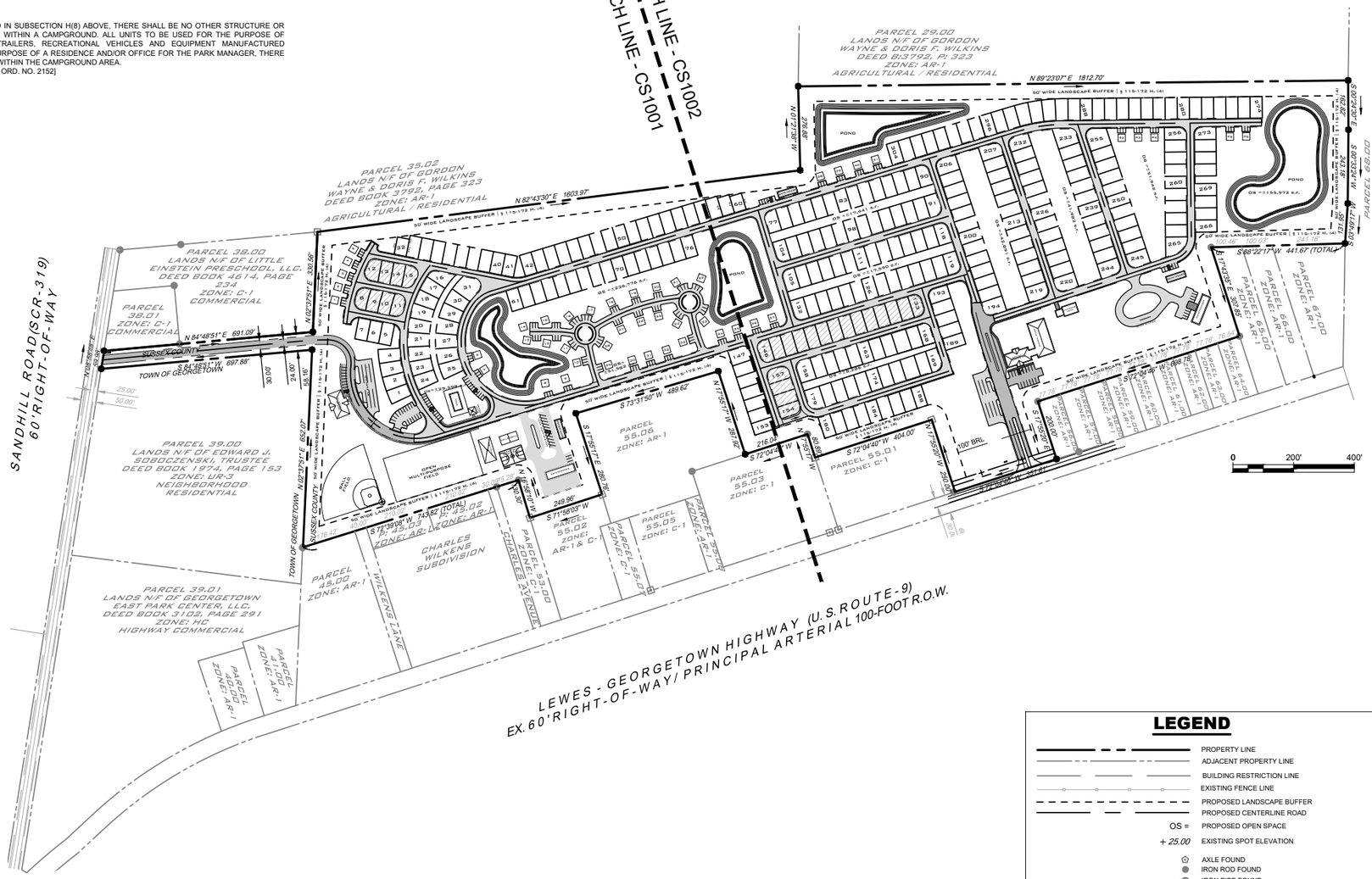
SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD..
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



VICINITY MAP
SCALE: 1" = 2000'



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING RESTRICTION LINE
	EXISTING FENCE LINE
	PROPOSED LANDSCAPE BUFFER
	PROPOSED CENTERLINE ROAD
OS =	PROPOSED OPEN SPACE
+ 25.00	EXISTING SPOT ELEVATION
	AXLE FOUND
	IRON ROD FOUND
	IRON PIPE FOUND
	CONCRETE MONUMENT FOUND
S	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
+	PROPOSED EASEMENT LINE
	PROPOSED CAMPSITE PULL THROUGH LOTS
	PROPOSED DRIVEWAY ENTRANCE ASPHALT PAVEMENT
	PROPOSED INTERIOR ROAD GRAVEL BASE
1	PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

ADJOINING PROPERTY OWNERS

PARCEL NO.	OWNER OF RECORD	DEED REF. BOOK/PAGE
45.00	ELLEN & GERALD DICKERSON	1509 / 71
45.03	MATTHEW L. PARKER	4854 / 317
45.02	ELLERY L. PARKER, JR.	3350 / 155
53.00	H -TWO, LLC.	3203 / 78
55.02	H -TWO, LLC.	3203 / 78
55.06	GREY CLOUD TRADERS, LLC.	3927 / 122
55.03	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
55.00	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
56.00	JAMES E. LAPE	4715 / 78
57.00	ARVELLA C. SIRMAN	453 / 587
58.00	KEITH H. HASTINGS	3809 / 120
59.00	KATHY M. DAVIDSON	3695 / 251
60.00	DELMAR VELASQUEZ - PEREZ	5021 / 268
61.00	JENNIFER A. ZEZENSKI	4638 / 197
62.00	THURMAN R. ANDERSON	521 / 277
63.00	DOROTHY A. BROCK	552 / 607
64.00	ROBERT N. & LORI D. MANNING	1499 / 96
65.00	VIOLA MYRNA STURGIS	1511 / 178
66.00	CLARA MAY JOHNSON	258 / 39
67.00	GEORGIA J. WILKINS	4938 / 98
68.00	KEVIN M. MCDANIEL	3551 / 173
38.01	LITTLE EINSTEIN PRESCHOOL, LLC.	4614 / 240

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

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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

KEY SHEET

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

DATE	NO.	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=200'
DRAWN BY	TPM
APPROVED BY	MHD

CS0002

SHEET 2 OF 6

U:\Accounts\MLJCX\MLJCX19004 - 22843 Lewes Georgetown Highway\DESIGN_SHEETS\CS0002.dwg PLOTTED: 4/20/2020 12:33 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni.ctb PROJECT STATUS: ---

KEYED NOTES

S1 PROPOSED SIGN

S2 PROPOSED MULTI-USE BUILDING (OFFICE-CHECK IN,CLUB HOUSE, GROCERY STORE AND LAUNDRY §115-172 H (6).

S3 FUTURE WATER STUB CONNECTION TO TOWN OF GEORGETOWN WATER SYSTEM.

S4 PROPOSED SANITARY SEWER LINE CONNECTION, TOWN OF GEORGETOWN.

S5 MANAGERS HOME §115-172 H (9) (CS1002).

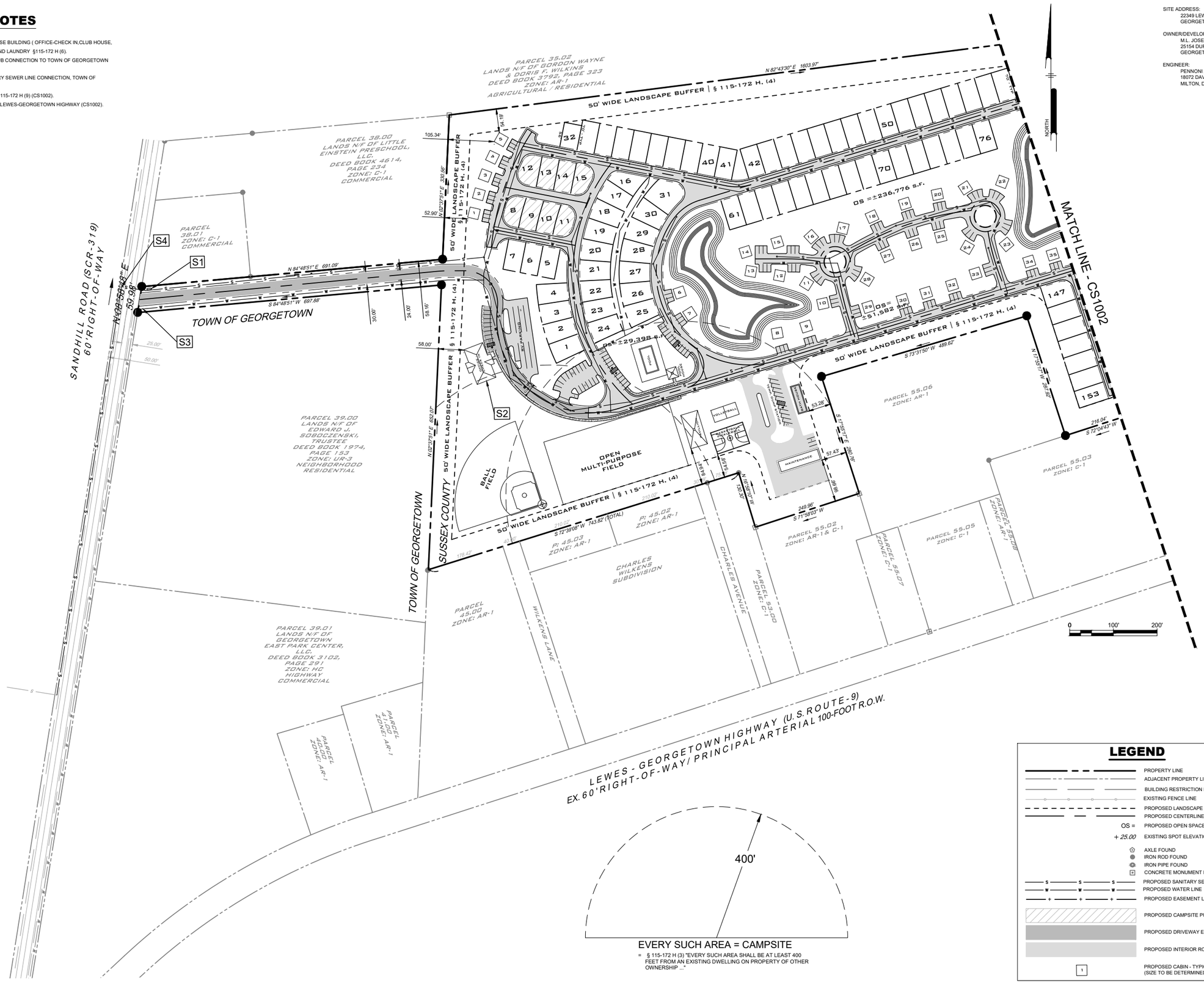
S6 FUTURE ENTRANCE LEWES-GEORGETOWN HIGHWAY (CS1002).

SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- OS = PROPOSED OPEN SPACE
- + 25.00 EXISTING SPOT ELEVATION
- AXLE FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED EASEMENT LINE
- PROPOSED CAMPSITE PULL THROUGH LOTS
- PROPOSED DRIVEWAY ENTRANCE ASPHALT PAVEMENT
- PROPOSED INTERIOR ROAD GRAVEL BASE
- 1 PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

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.

COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

DATE	NO.	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS1001

SHEET 3 OF 6

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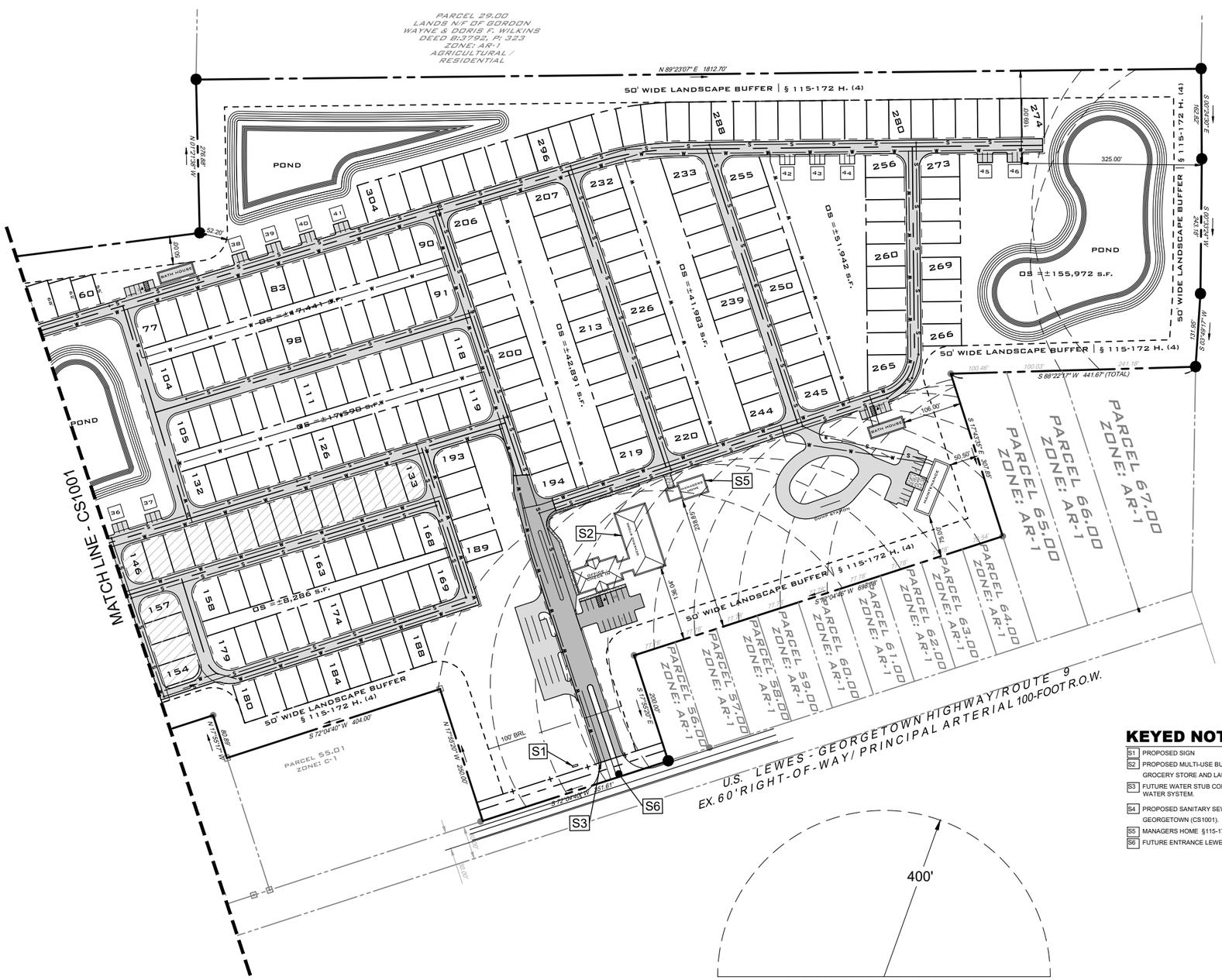
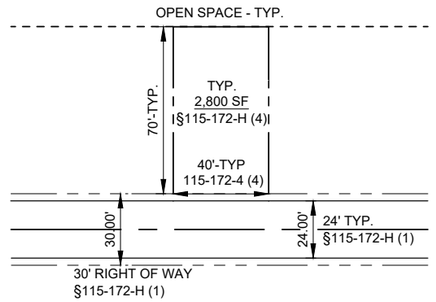
SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD..
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968





DETAIL- TYPICAL CAMPSITE
NOT TO SCALE
1
CS1002

KEYED NOTES

S1	PROPOSED SIGN
S2	PROPOSED MULTI-USE BUILDING (OFFICE-CHECK IN,CLUB HOUSE, GROCERY STORE AND LAUNDRY §115-172 H (6).
S3	FUTURE WATER STUB CONNECTION TO TOWN OF GEORGETOWN WATER SYSTEM.
S4	PROPOSED SANITARY SEWER LINE CONNECTION, TOWN OF GEORGETOWN (CS1001).
S5	MANAGERS HOME §115-172 H (9).
S6	FUTURE ENTRANCE LEWES-GEORGETOWN HIGHWAY.

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 ..."

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING RESTRICTION LINE
	EXISTING FENCE LINE
	PROPOSED LANDSCAPE BUFFER
	PROPOSED CENTERLINE ROAD
OS =	PROPOSED OPEN SPACE
+ 25.00	EXISTING SPOT ELEVATION
	AXLE FOUND
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W	PROPOSED WATER LINE
E	PROPOSED EASEMENT LINE
	PROPOSED CAMPSITE PULL THROUGH LOTS
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	PROPOSED INTERIOR ROAD GRAVEL BASE
1	PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

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

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COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE PLAN
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

DATE	NO.	REVISIONS	BY

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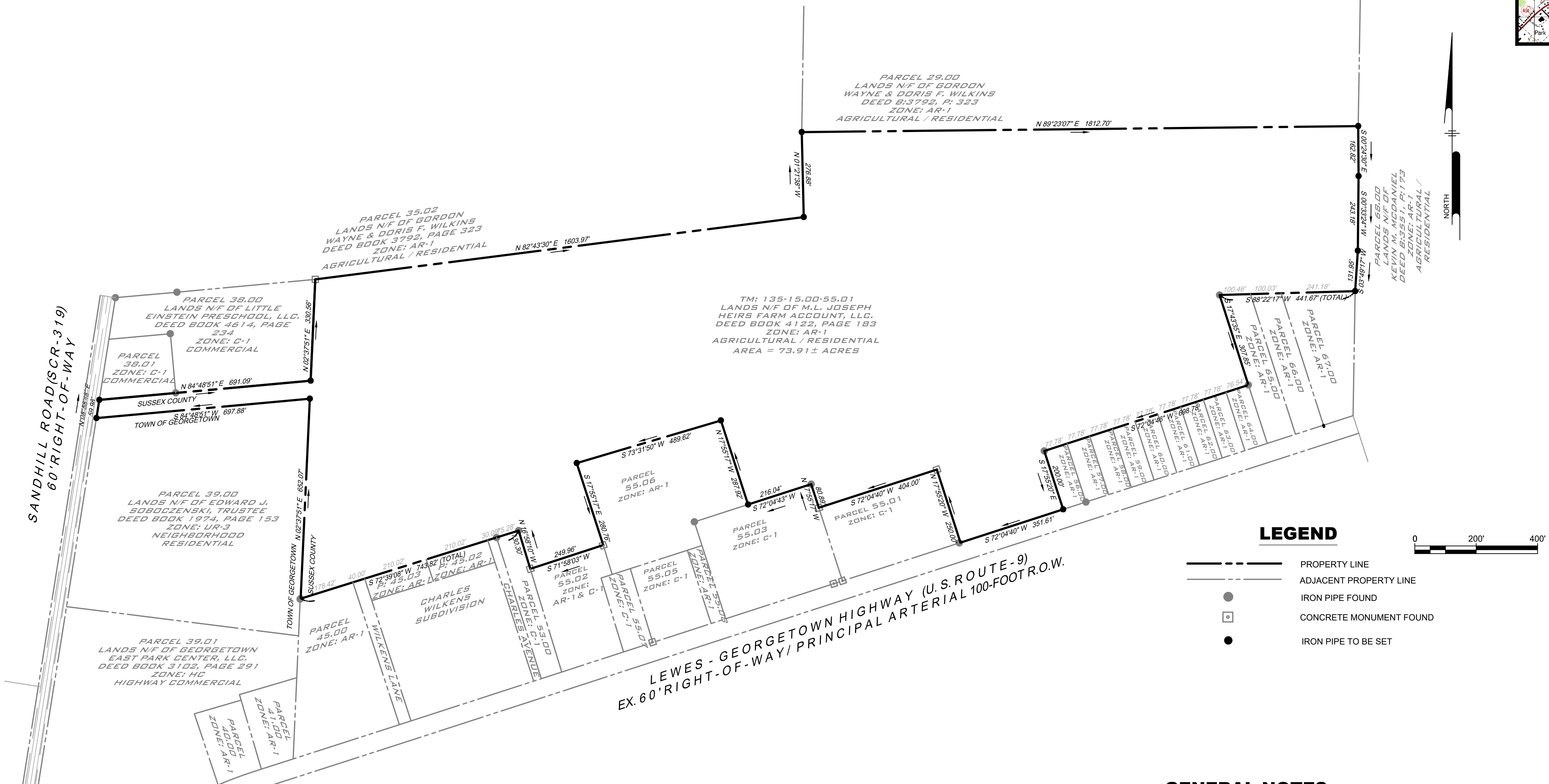
PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS1002

SHEET 4 OF 6

U:\Accounts\MLJCXMLJCX19004 - 22843 Lewes Georgetown Highway\DESIGN_SHEETS\CS1002.dwg PLOTTED: 4/20/2020 12:31 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni.ctb PROJECT STATUS: ---



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- IRON PIPE TO BE SET

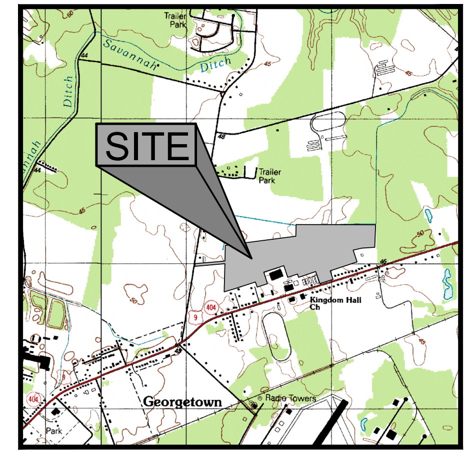
0 200' 400'

SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD..
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DEEDS ON PUBLIC RECORD AND IS ALSO THE RESULT OF A FIELD SURVEY BY PENNONI ASSOCIATES INC. DATE OF SURVEY: OCTOBER 2, 2019. BEARING SYSTEM ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM.
2. 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.
3. THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 135-15.00 AS PARCEL 55.01.
4. CLASS OF SURVEY: RURAL
5. BUILDING SETBACKS (CH. 115-25 C):
   FRONT: 40'
   SIDE: 15'
   REAR: 20'

ADJOINING PROPERTY OWNERS

PARCEL NO.	OWNER OF RECORD	DEED REF. BOOK/PAGE
45.00	ELLEN & GERALD DICKERSON	1509 / 71
45.03	MATTHEW L. PARKER	4854 / 317
45.02	ELLERY L. PARKER, JR.	3350 / 155
53.00	H -TWO, LLC.	3203 / 78
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55.06	GREY CLOUD TRADERS, LLC.	3927 / 122
55.03	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
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58.00	KEITH H. HASTINGS	3809 / 120
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62.00	THURMAN R. ANDERSON	521 / 277
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67.00	GEORGIA J. WILKINS	4938 / 98
68.00	KEVIN M. MCDANIEL	3551 / 173
38.01	LITTLE EINSTEIN PRESCHOOL, LLC.	4614 / 240

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

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

COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

BOUNDARY PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

BY	REVISIONS	NO.	DATE

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=200'
DRAWN BY	TPM
APPROVED BY	MHD

BP0001

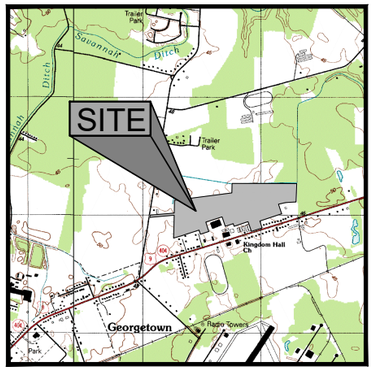
U:\Accounts\MLJCX\MLJCX19004 - 22643 Lewes Georgetown Highway\DESIGN_SHEETS\BP0001.dwg PLOTTED: 4/20/2020 12:51 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: ---

SITE INFORMATION:

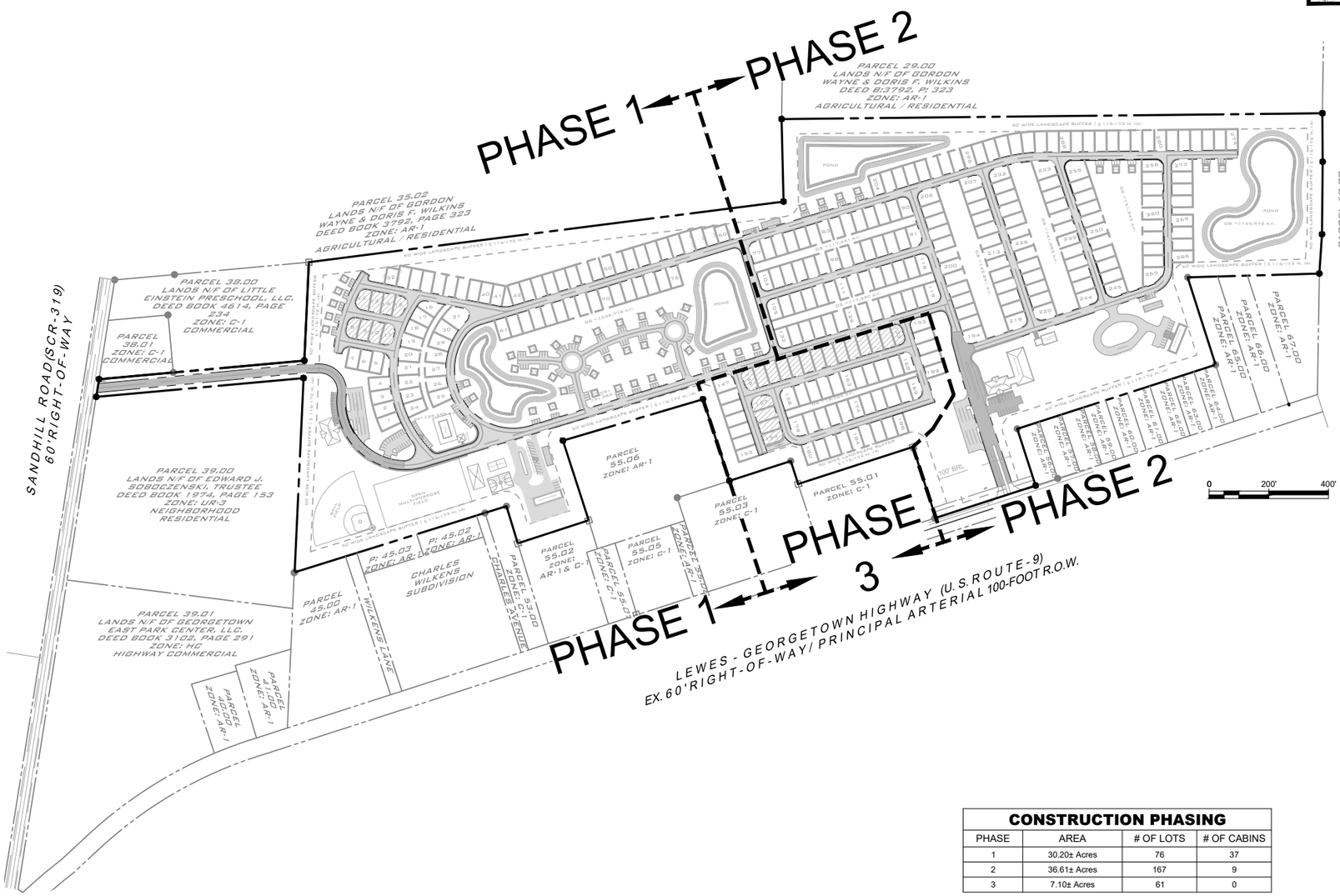
SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



VICINITY MAP
SCALE: 1" = 2000'



CONSTRUCTION PHASING			
PHASE	AREA	# OF LOTS	# OF CABINS
1	30.20± Acres	76	37
2	36.61± Acres	167	9
3	7.10± Acres	61	0

ADJOINING PROPERTY OWNERS		
PARCEL NO.	OWNER OF RECORD	DEED REF. BOOK/PAGE
45.00	ELLEN & GERALD DICKERSON	1509 / 71
45.03	MATTHEW L. PARKER	4854 / 317
45.02	ELLERY L. PARKER, JR.	3350 / 155
53.00	H -TWO, LLC.	3203 / 78
55.02	H -TWO, LLC.	3203 / 78
55.06	GREY CLOUD TRADERS, LLC.	3927 / 122
55.03	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
55.00	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
56.00	JAMES E. LAPE	4715 / 78
57.00	ARVELLA C. SIRMAN	453 / 587
58.00	KEITH H. HASTINGS	3809 / 120
59.00	KATHY M. DAVIDSON	3695 / 251
60.00	DELMAR VELASQUEZ - PEREZ	5021 / 268
61.00	JENNIFER A. ZEZENSKI	4638 / 197
62.00	THURMAN R. ANDERSON	521 / 277
63.00	DOROTHY A. BROCK	552 / 607
64.00	ROBERT N. & LORI D. MANNING	1499 / 96
65.00	VIOLA MYRNA STURGIS	1511 / 178
66.00	CLARA MAY JOHNSON	258 / 39
67.00	GEORGIA J. WILKINS	4938 / 98
68.00	KEVIN M. MCDANIEL	3551 / 173
38.01	LITTLE EINSTEIN PRESCHOOL, LLC.	4614 / 240

PENNONI ASSOCIATES INC.
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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

PHASING PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

DATE	NO.	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=200'
DRAWN BY	TPM
APPROVED BY	MHD

CP1001

SHEET 6 OF 6

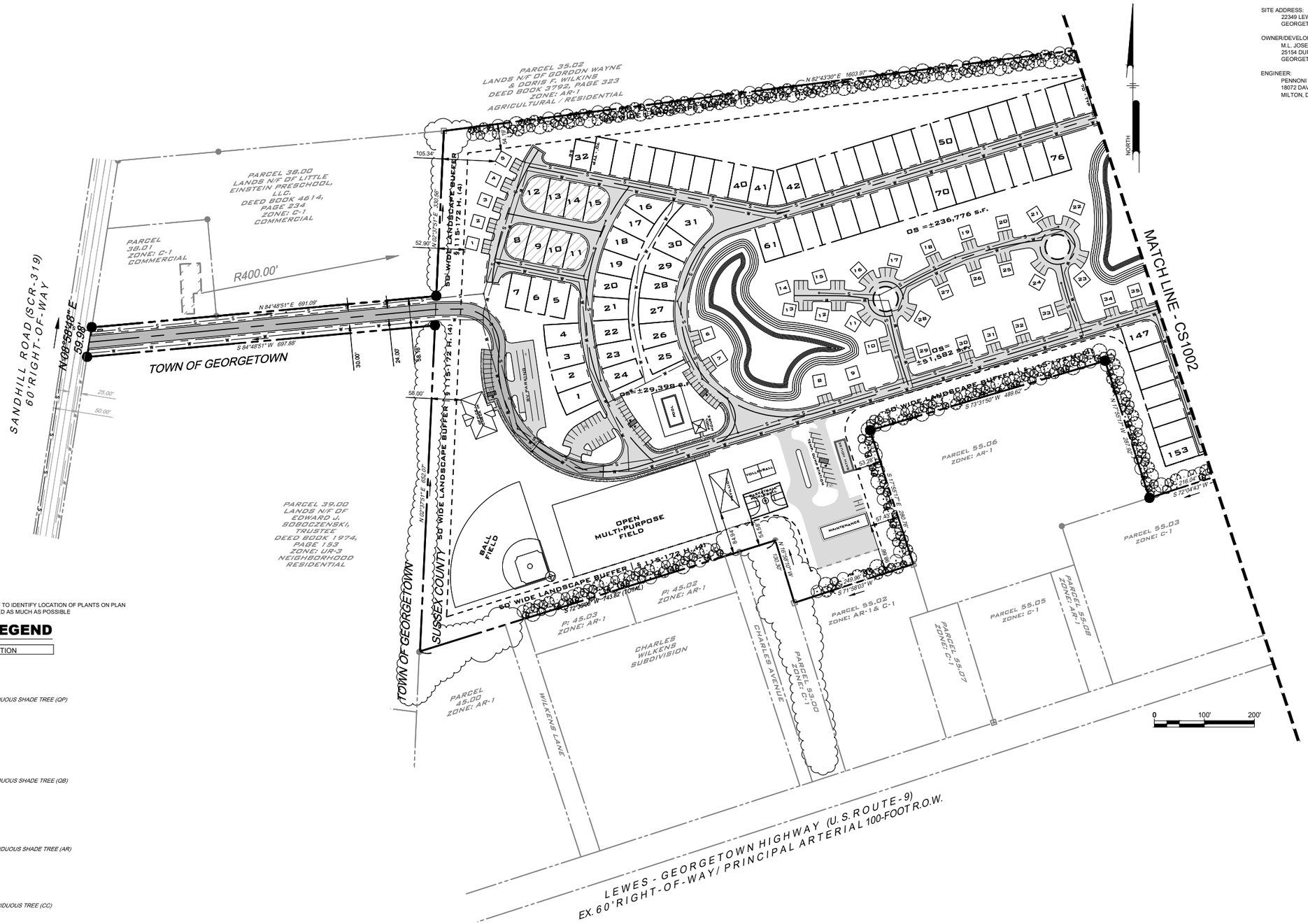
U:\Accounts\MLJCX\MLJCX19004 - 22943 Lewes Georgetown Highway\DESIGN_SHEETS\CP1001.dwg PLOTTED: 4/20/2020 12:31 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni.ctb PROJECT STATUS: ---

SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DELAWARE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



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

TREE SYMBOL LEGEND

PROPOSED	DESCRIPTION
	LARGE DECIDUOUS SHADE TREE (QP)
	LARGE DECIDUOUS SHADE TREE (QB)
	MEDIUM DECIDUOUS SHADE TREE (AR)
	MEDIUM DECIDUOUS TREE (CC)
	MEDIUM/LARGE CONIFEROUS TREE (JV)
	MEDIUM/LARGE CONIFEROUS TREE (PS)

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	CONT.	SPACING
TREES						
QB	58	QUERCUS BICOLOR	WHITE OAK	1.5" CAL	B&B	AS SHOWN
QP	57	QUERCUS PHELLOS	WILLOW OAK	1.5" CAL	B&B	AS SHOWN
AR	82	ACER RUBRUM	RED MAPLE	1.5" CAL	B&B	AS SHOWN
CC	56	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL	B&B	AS SHOWN
JV	87	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5' HGT	B&B	AS SHOWN
PS	82	PINUS STROBUS	WHITE PINE	5' HGT	B&B	AS SHOWN

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

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COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

LANDSCAPE PLAN 1

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

DATE	NO.	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-10-06
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	EWW

CS2001

SHEET 1 OF 3

U:\Projects\MLJCX19004 - 22343 Lewes Georgetown Highway\DESIGN_DIRECTS\CS200.dwg PLOTTED: 10/12/2020 10:31 AM, BY: Eric W. Wahl PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: —

PLANT SCHEDULE

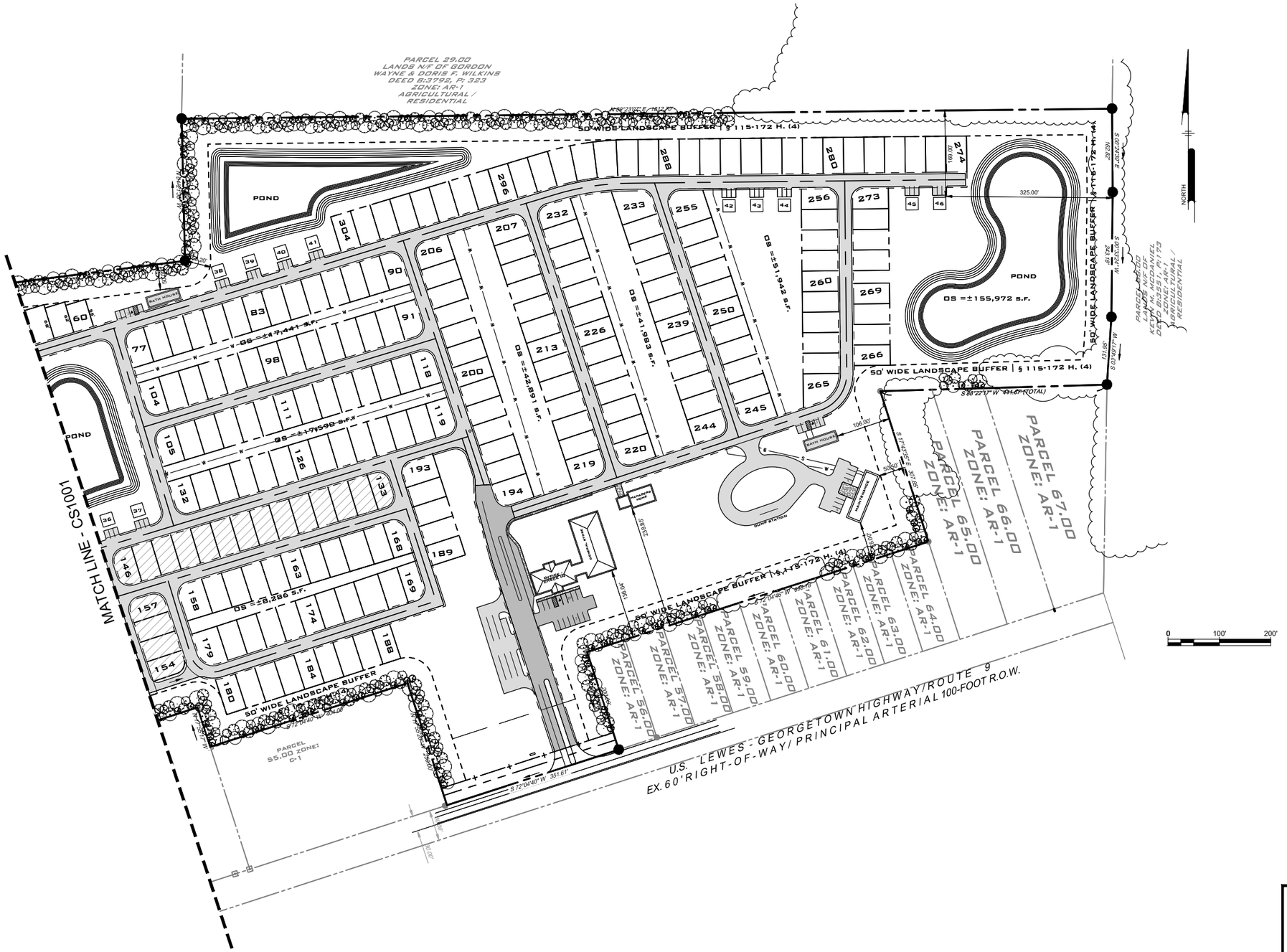
KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	CONT.	SPACING
TREES						
QB	62	QUERCUS BICOLOR	WHITE OAK	1.5" CAL	B&B	AS SHOWN
QP	59	QUERCUS PHELLOS	WILLOW OAK	1.5" CAL	B&B	AS SHOWN
AR	90	ACER RUBRUM	RED MAPLE	1.5" CAL	B&B	AS SHOWN
CC	69	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL	B&B	AS SHOWN
JV	85	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5' HGT	B&B	AS SHOWN
PS	98	PINUS STROBUS	WHITE PINE	5' HGT	B&B	AS SHOWN

SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD..
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



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TREE SYMBOL LEGEND

PROPOSED	DESCRIPTION
	LARGE DECIDUOUS SHADE TREE (QP)
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	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) 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

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COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

LANDSCAPE PLAN 2

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

DATE	NO.	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-10-06
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS2002

SHEET 2 OF 3

U:\Projects\MLJCX\MLJCX19004 - 22343 Lewes Georgetown Highway\DESIGN_DIRECTS\CS2002.dwg PLOTTED: 10/12/2020 10:32 AM, BY: Eric W. Wahl PLOTSTYLE: Pennoni.NCS.ctb PROJECT STATUS: ---

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 NURSERYMEN, 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 SHREDDED HARDWOOD MIXED WITH NATIVE LEAF LITTER. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
   5.2. APPLY 1-2" DEPTH OF FINELY SHREDDED 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 $\frac{3}{4}$" DIAMETER.

7. 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.

8. PLANT PITS AND BACKFILL:
   8.1. 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
   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 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.
   8.4. FOR BALLED AND BURLAPPED TREES, REMOVE THE TOP $\frac{1}{3}$ OF THE ROOT BALL CAGE PRIOR TO BACKFILL. REMOVE ALL TWINE AND TIES FROM THE TRUNK OF THE TREE.
   8.5. STANDARD PIT BACKFILL SHALL CONSIST OF $\frac{1}{2}$ NATIVE SOIL, $\frac{1}{4}$ COMPOST, AND $\frac{1}{4}$ SPHAGNUM PEAT MOSS MIXED LIBERALLY TOGETHER. FOR POORLY DRAINING NATIVE SOIL CONDITIONS, PIT BACKFILL SHALL CONSIST OF $\frac{1}{3}$ NATIVE SOIL, $\frac{1}{3}$ COMPOST, AND $\frac{1}{3}$ 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. SETTLE TREE AND SHRUB PIT BACKFILL BY WATERING THE INTERIOR OF SAUCER RING TWICE BEFORE MULCHING.

9. TREE STAKING AND GUYING
   ALL TREES GREATER THAN 1.75" IN CALIPER OR 6' IN HEIGHT SHALL BE STAKED OR GUYED AS SHOWN IN DETAILS. LASSO TIES SHALL BE OF 1-1/4" WIDE NYLON STRAPS OR OF FLEXIBLE PLASTIC THAT WILL NOT CHAFE, SCAR OR DAMAGE TREE LIMBS. STAKE AND GUY CHORDS SHALL BE FLAGGED OR COVERED WITH APPROPRIATE MATERIALS SO THAT THEY ARE READILY VISIBLE. PROVIDE THREE (3) STAKES OR GUYS 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.

10. 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.

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 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 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 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.

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 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.

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 NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".

17. 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.

18. 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.

19. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.

20. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)

21. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.

22. 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.

23. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.

24. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.

25. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.

26. 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.

27. 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.

28. 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.

29. 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.

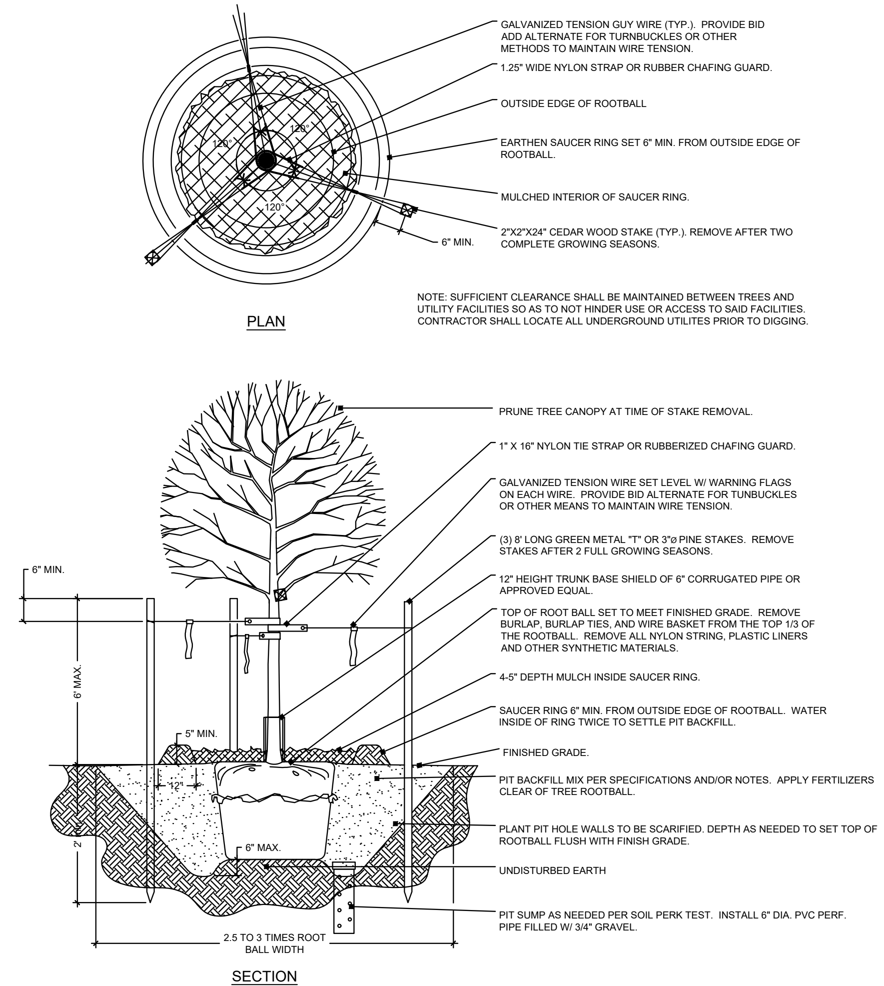
30. ALL EVERGREEN TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THEY ARE REASONABLY CAPABLE OF ATTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.

31. 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.

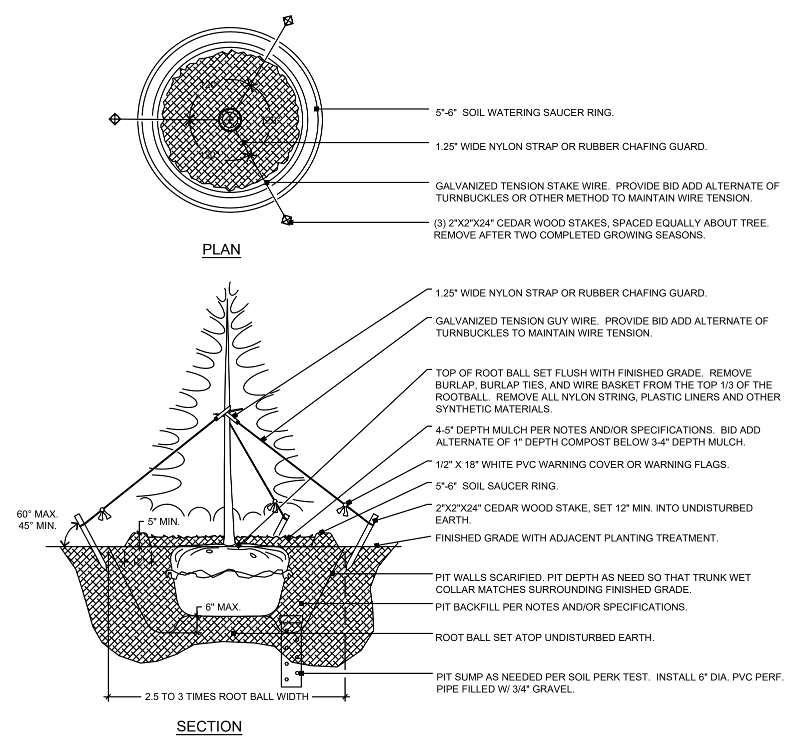
32. THE FORESTED AND/OR LANDSCAPE BUFFER SHALL BE INSTALLED WITHIN 18 MONTHS FROM THE DATE SITE WORK IS AUTHORIZED TO COMMENCE, AS DOCUMENTED BY A NOTICE TO PROCEED LETTER FROM THE COMMISSION.

33. 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.

34. 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.

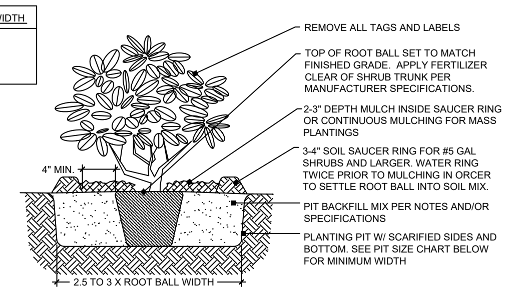


A CANOPY TREE PLANTING AND GUYING
N.T.S.



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

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



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

COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947
TM: 134-7.00-143.00

LANDSCAPE NOTES & DETAILS

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

DATE	NO.	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.

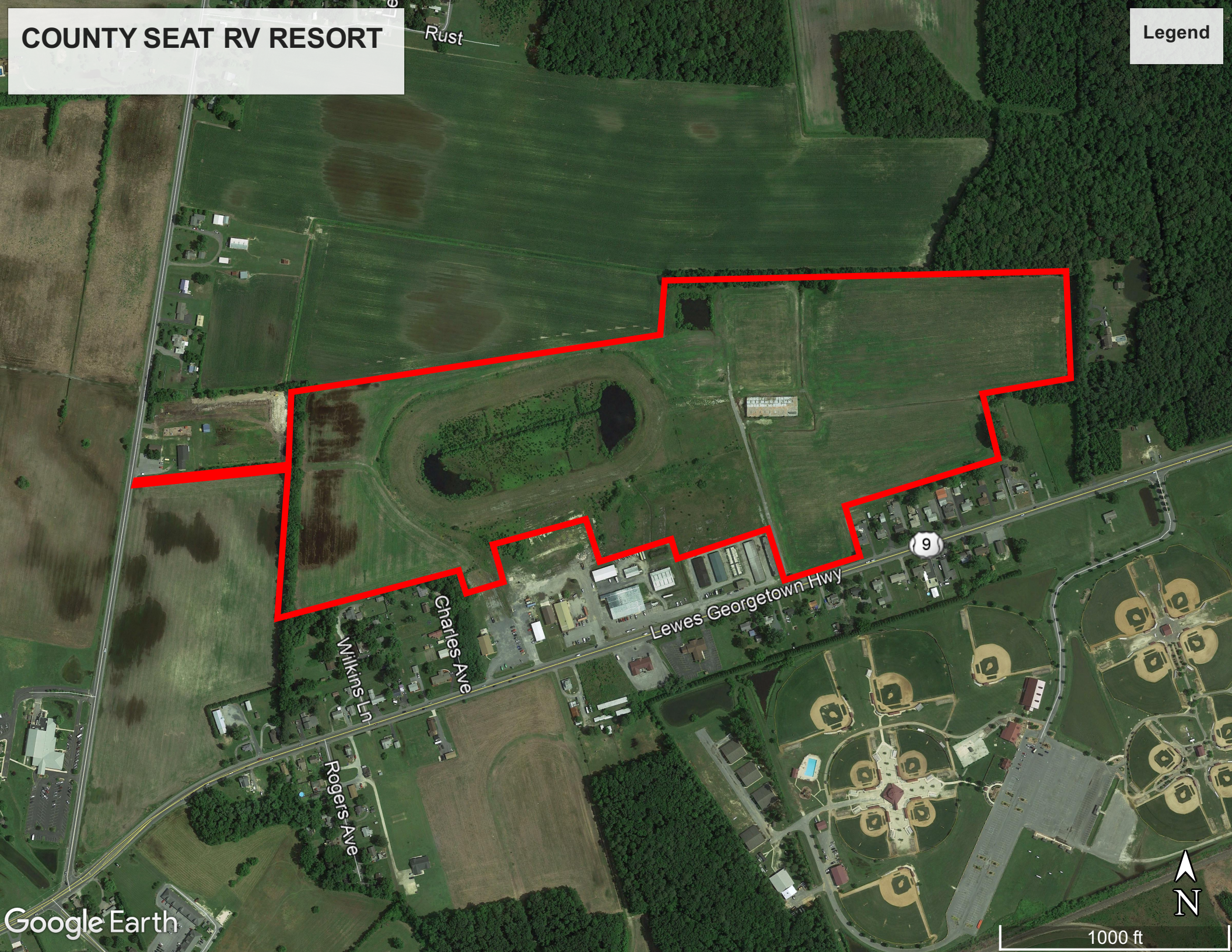
PROJECT	MLJCX19004
DATE	2020-10-06
DRAWING SCALE	AS SHOWN
DRAWN BY	TPM
APPROVED BY	MHD

CS2003

SHEET 3 OF 3

U:\Accounts\MLJCX\MLJCX19004 - 22643 Lewes Georgetown Highway\DESIGN_SHEETS\CS2003.dwg PLOTTED: 10/12/2020 10:03 AM, BY: Eric W. Wahl PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —

COUNTY SEAT RV RESORT

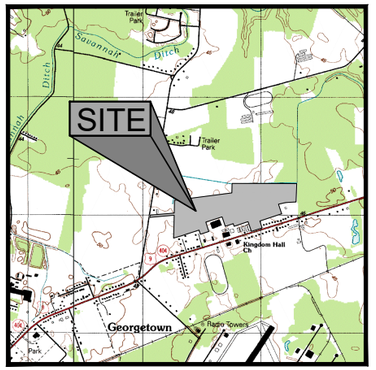


SITE INFORMATION:

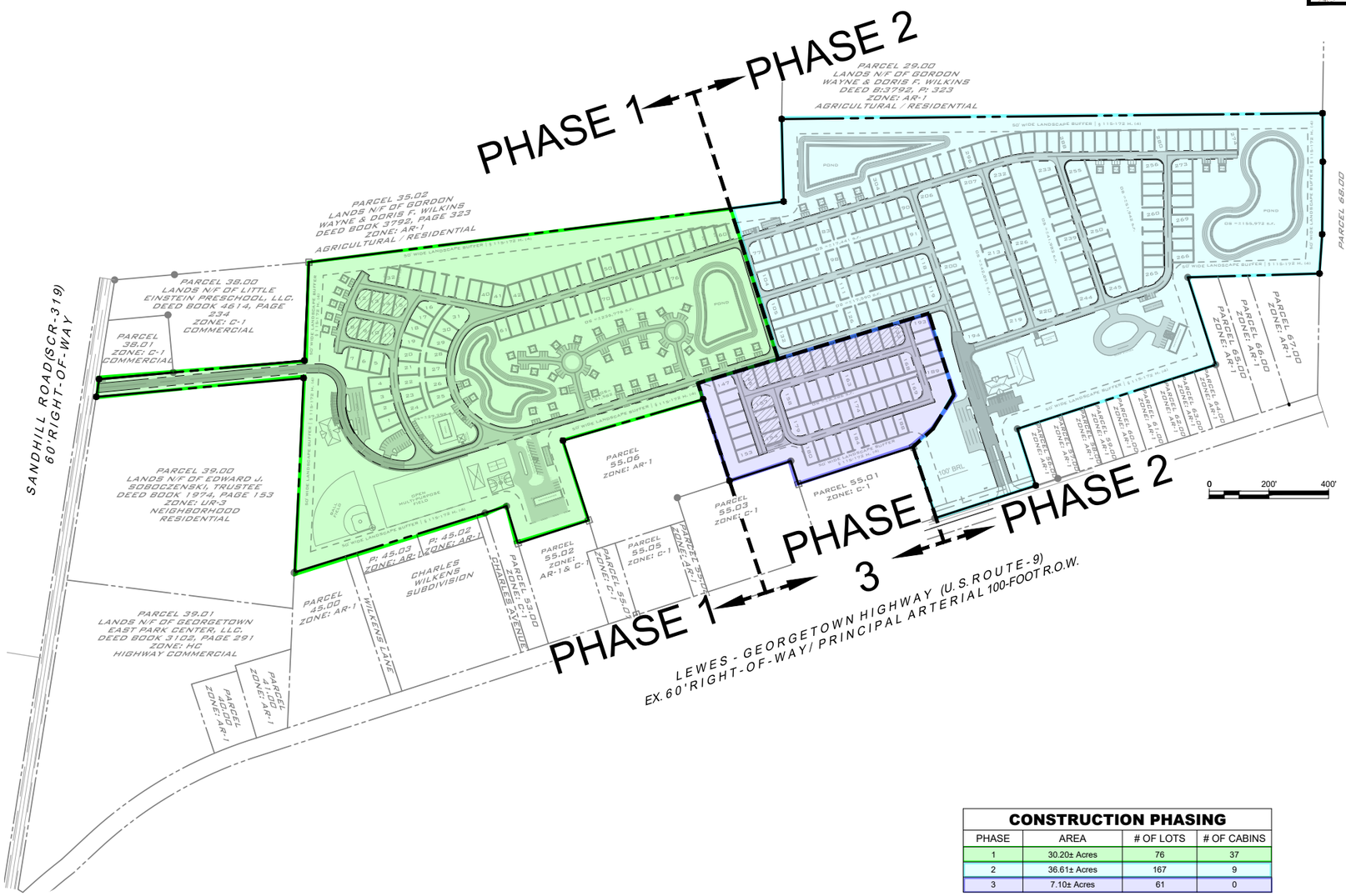
SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



VICINITY MAP
SCALE: 1" = 2000'



CONSTRUCTION PHASING			
PHASE	AREA	# OF LOTS	# OF CABINS
1	30.20± Acres	76	37
2	36.61± Acres	167	9
3	7.10± Acres	61	0

ADJOINING PROPERTY OWNERS

PARCEL NO.	OWNER OF RECORD	DEED REF. BOOK/PAGE
45.00	ELLEN & GERALD DICKERSON	1509 / 71
45.03	MATTHEW L. PARKER	4854 / 317
45.02	ELLERY L. PARKER, JR.	3350 / 155
53.00	H -TWO, LLC.	3203 / 78
55.02	H -TWO, LLC.	3203 / 78
55.06	GREY CLOUD TRADERS, LLC.	3927 / 122
55.03	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
55.00	LIFESTYLE HOLDINGS GROUP, LLC.	4326 / 271
56.00	JAMES E. LAPE	4715 / 78
57.00	ARVELLA C. SIRMAN	453 / 587
58.00	KEITH H. HASTINGS	3809 / 120
59.00	KATHY M. DAVIDSON	3695 / 251
60.00	DELMAR VELASQUEZ - PEREZ	5021 / 268
61.00	JENNIFER A. ZEZENSKI	4638 / 197
62.00	THURMAN R. ANDERSON	521 / 277
63.00	DOROTHY A. BROCK	552 / 607
64.00	ROBERT N. & LORI D. MANNING	1499 / 96
65.00	VIOLA MYRNA STURGIS	1511 / 178
66.00	CLARA MAY JOHNSON	258 / 39
67.00	GEORGIA J. WILKINS	4938 / 98
68.00	KEVIN M. MCDANIEL	3551 / 173
38.01	LITTLE EINSTEIN PRESCHOOL, LLC.	4614 / 240

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

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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

PHASING PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

DATE	NO.	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=200'
DRAWN BY	TPM
APPROVED BY	MHD

CP1001

SHEET 6 OF 6

U:\Accounts\MLJCX\MLJCX19004 - 22943 Lewes Georgetown Highway\DESIGN_SHEETS\CP1001.dwg PLOTTED: 4/20/2020 12:31 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni.ctb PROJECT STATUS: ---

KEYED NOTES

S1 PROPOSED SIGN

S2 PROPOSED MULTI-USE BUILDING (OFFICE-CHECK IN,CLUB HOUSE, GROCERY STORE AND LAUNDRY §115-172 H (6).

S3 FUTURE WATER STUB CONNECTION TO TOWN OF GEORGETOWN WATER SYSTEM.

S4 PROPOSED SANITARY SEWER LINE CONNECTION, TOWN OF GEORGETOWN.

S5 MANAGERS HOME §115-172 H (9) (CS1002).

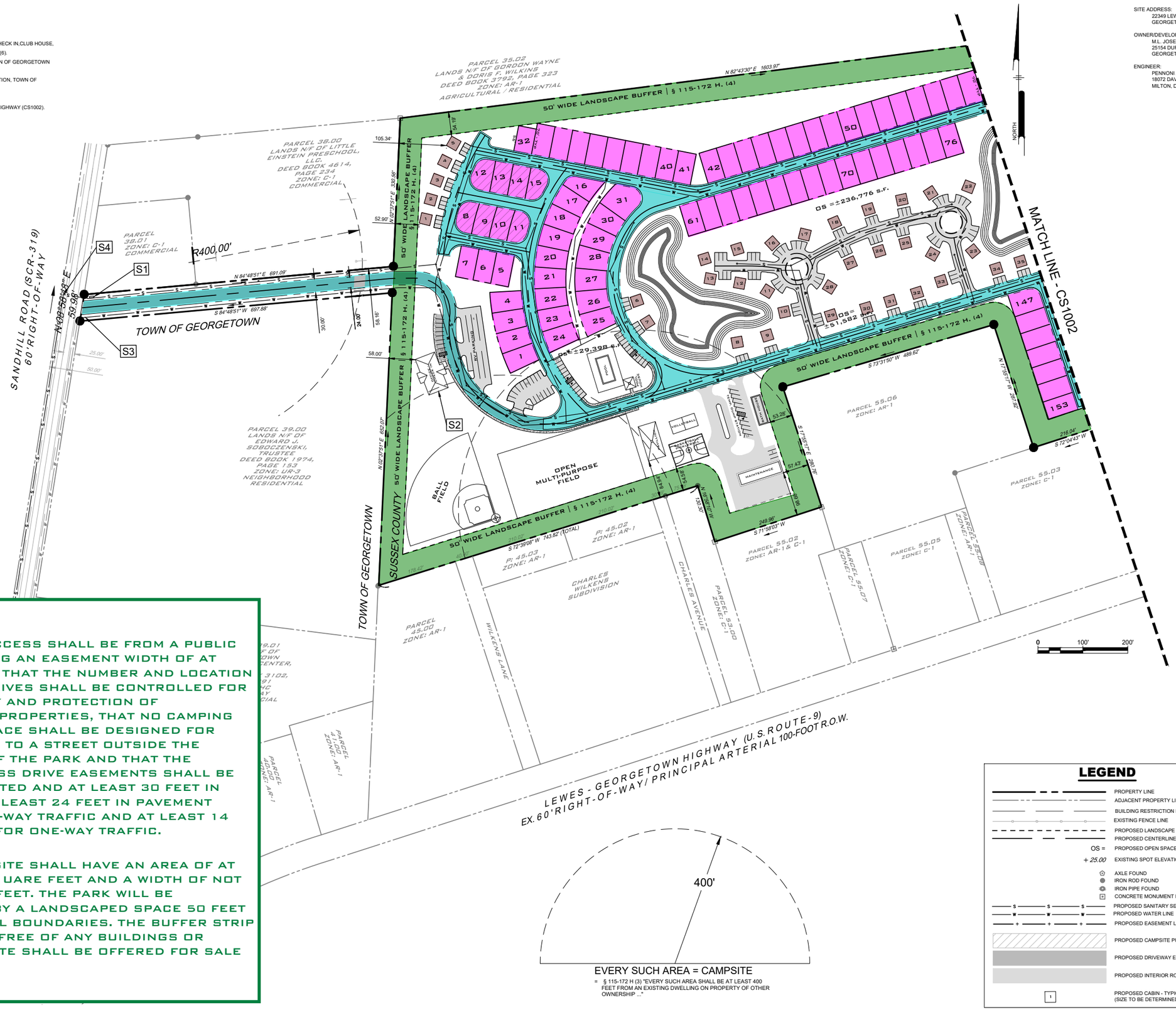
S6 FUTURE ENTRANCE LEWES-GEORGETOWN HIGHWAY (CS1002).

SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



115-172 H.

(1) E□TERIOR 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 S□UARE 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.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- OS = PROPOSED OPEN SPACE
- + 25.00 EXISTING SPOT ELEVATION
- AXLE FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED EASEMENT LINE
- PROPOSED CAMPSITE PULL THROUGH LOTS
- PROPOSED DRIVEWAY ENTRANCE ASPHALT PAVEMENT
- PROPOSED INTERIOR ROAD GRAVEL BASE
- 1 PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

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

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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE PLAN

M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

DATE	NO.	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS1001

SHEET 3 OF 6

U:\Accounts\MLJCX\MLJCX19004 - 22843 Lewes Georgetown Highway\DESIGN_SHEETS\CS100.dwg PLOTTED: 4/20/2020 12:31 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni.ctb PROJECT STATUS: ---

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 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.

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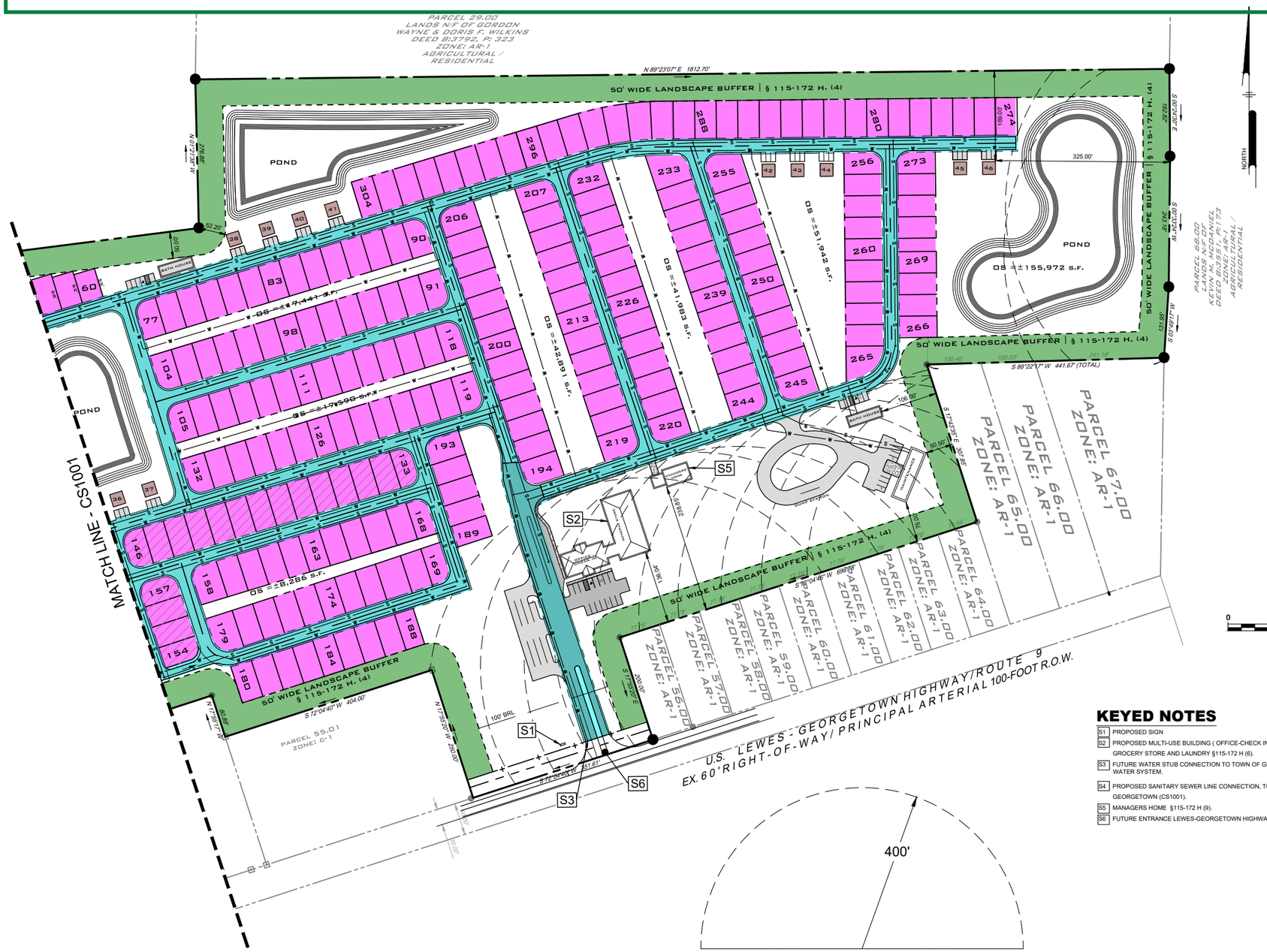
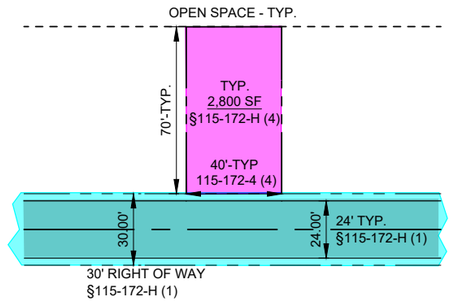
SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD..
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968





DETAIL- TYPICAL CAMPSITE
NOT TO SCALE
1
CS1002

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 ..."

KEYED NOTES

- S1 PROPOSED SIGN
- S2 PROPOSED MULTI-USE BUILDING (OFFICE-CHECK IN,CLUB HOUSE, GROCERY STORE AND LAUNDRY §115-172 H (6).
- S3 FUTURE WATER STUB CONNECTION TO TOWN OF GEORGETOWN WATER SYSTEM.
- S4 PROPOSED SANITARY SEWER LINE CONNECTION, TOWN OF GEORGETOWN (CS1001).
- S5 MANAGERS HOME §115-172 H (9).
- S6 FUTURE ENTRANCE LEWES-GEORGETOWN HIGHWAY.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
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- AXLE FOUND
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- CONCRETE MONUMENT FOUND
- PROPOSED SANITARY SEWER LINE
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- PROPOSED CAMPSITE PULL THROUGH LOTS
- PROPOSED DRIVEWAY ENTRANCE ASPHALT PAVEMENT
- PROPOSED INTERIOR ROAD GRAVEL BASE
- 1 PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

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

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COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE PLAN
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

DATE	NO.	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS1002

I:\Accounts\MLJCXMLJCX19004 - 22843 Lewes Georgetown Highway\DESIGN_SHEETS\CS1002.dwg PLOTTED: 4/20/2020 12:31 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni-NCS.ctb PROJECT STATUS: ---

KEYED NOTES

S1 PROPOSED SIGN

S2 PROPOSED MULTI-USE BUILDING (OFFICE-CHECK IN,CLUB HOUSE, GROCERY STORE AND LAUNDRY §115-172 H (6).

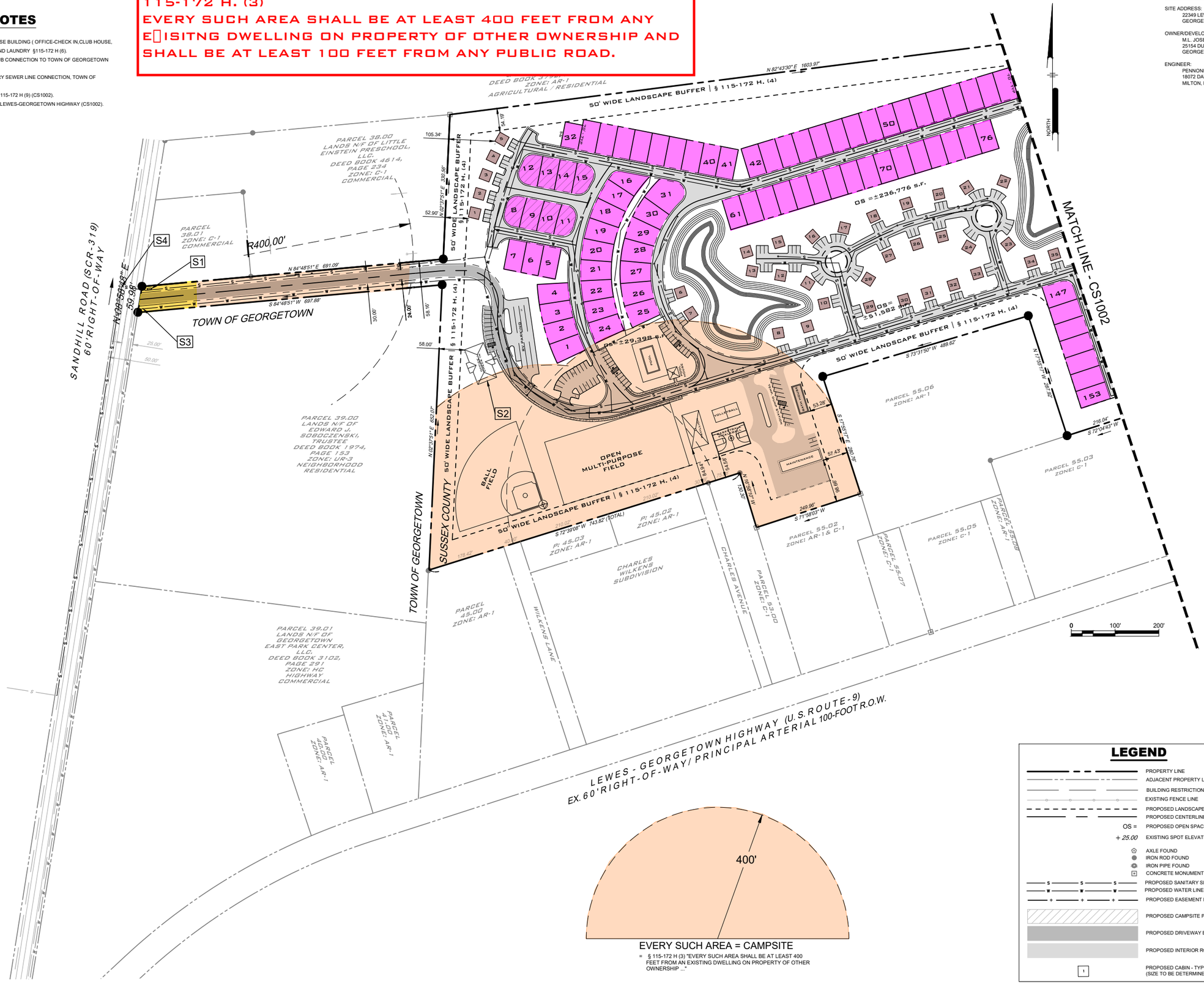
S3 FUTURE WATER STUB CONNECTION TO TOWN OF GEORGETOWN WATER SYSTEM.

S4 PROPOSED SANITARY SEWER LINE CONNECTION, TOWN OF GEORGETOWN.

S5 MANAGERS HOME §115-172 H (9) (CS1002).

S6 FUTURE ENTRANCE LEWES-GEORGETOWN HIGHWAY (CS1002).

115-172 H. (3)
EVERY SUCH AREA SHALL BE AT LEAST 400 FEET FROM ANY E□ISITNG DWELLING ON PROPERTY OF OTHER OWNERSHIP AND SHALL BE AT LEAST 100 FEET FROM ANY PUBLIC ROAD.



SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

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 ..."

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING RESTRICTION LINE
	EXISTING FENCE LINE
	PROPOSED LANDSCAPE BUFFER
	PROPOSED CENTERLINE ROAD
OS =	PROPOSED OPEN SPACE
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W W W	PROPOSED WATER LINE
+ + +	PROPOSED EASEMENT LINE
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1	PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

PENNONI ASSOCIATES INC.
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COUNTY SEAT RV RESORT

22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE PLAN

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25154 DUPONT BLVD.
GEORGETOWN, DE 19947

DATE	NO.	REVISIONS	BY

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PROJECT	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS1001

SHEET 3 OF 6

U:\Accounts\MLJCX\MLJCX19004 - 22843 Lewes Georgetown Highway\DESIGN_SHEETS\CS100.dwg PLOTTED: 4/20/2020 12:31 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni.ctb PROJECT STATUS: ---

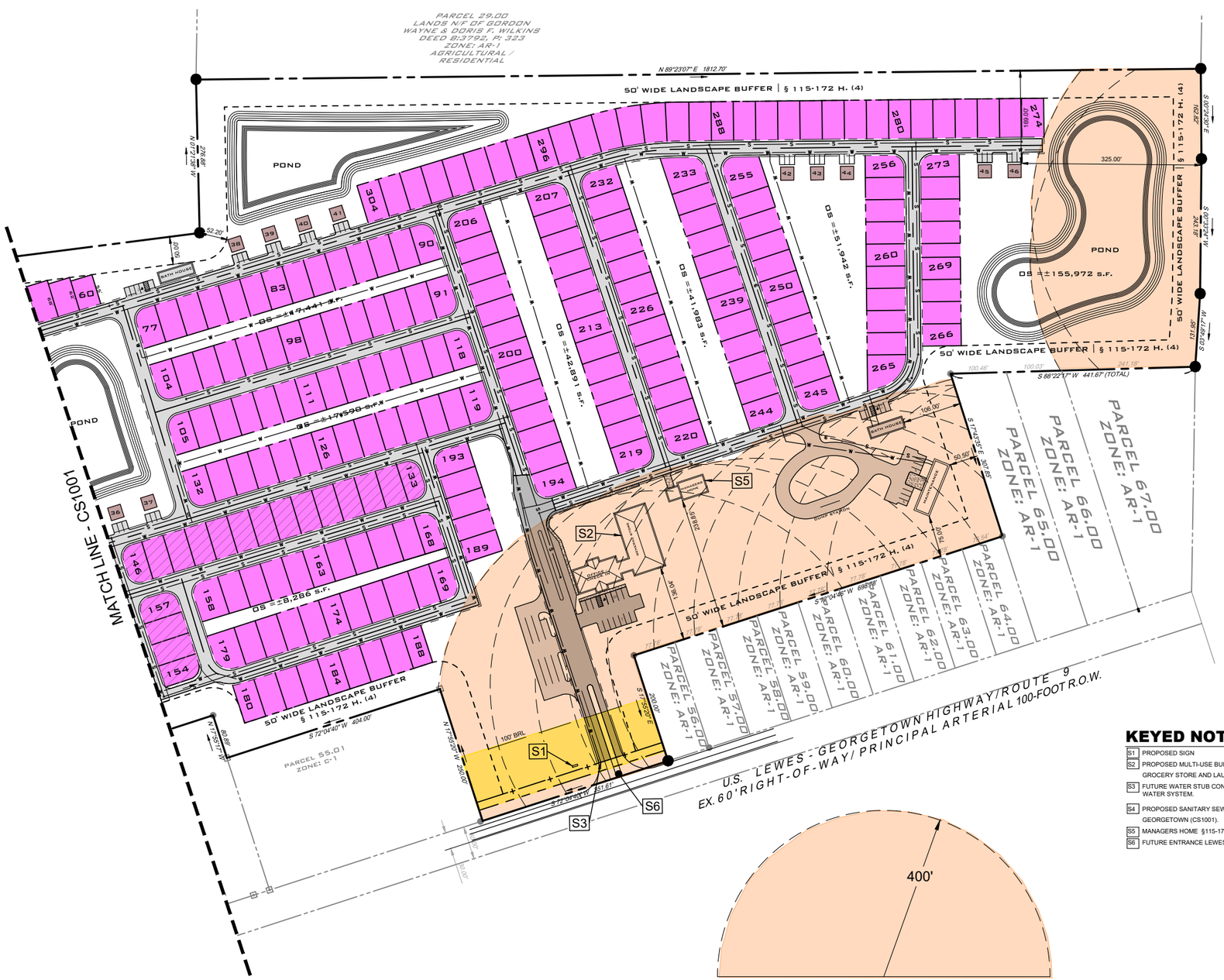
115-172 H. (3)
EVERY SUCH AREA SHALL BE AT LEAST 400 FEET FROM ANY E□ISITNG DWELLING ON PROPERTY OF OTHER OWNERSHIP AND SHALL BE AT LEAST 100 FEET FROM ANY PUBLIC ROAD.

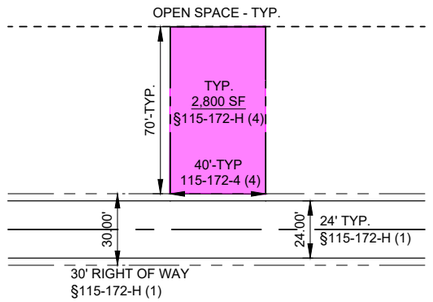
SITE INFORMATION:

SITE ADDRESS:
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

OWNER/DEVELOPER:
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD..
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968





DETAIL- TYPICAL CAMPSITE
NOT TO SCALE
1 / CS1002

0 100' 200'

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 ..."

KEYED NOTES

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- S2 PROPOSED MULTI-USE BUILDING (OFFICE-CHECK IN,CLUB HOUSE, GROCERY STORE AND LAUNDRY §115-172 H (6).
- S3 FUTURE WATER STUB CONNECTION TO TOWN OF GEORGETOWN WATER SYSTEM.
- S4 PROPOSED SANITARY SEWER LINE CONNECTION, TOWN OF GEORGETOWN (CS1001).
- S5 MANAGERS HOME §115-172 H (9).
- S6 FUTURE ENTRANCE LEWES-GEORGETOWN HIGHWAY.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- OS = PROPOSED OPEN SPACE
- + 25.00 EXISTING SPOT ELEVATION
- AXLE FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED EASEMENT LINE
- PROPOSED CAMPSITE PULL THROUGH LOTS
- PROPOSED DRIVEWAY ENTRANCE ASPHALT PAVEMENT
- PROPOSED INTERIOR ROAD GRAVEL BASE
- 1 PROPOSED CABIN - TYPICAL (SIZE TO BE DETERMINED)

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.

COUNTY SEAT RV RESORT
22349 LEWES - GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947

CONDITIONAL USE PLAN
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
25154 DUPONT BLVD.
GEORGETOWN, DE 19947

DATE	NO.	REVISIONS	BY

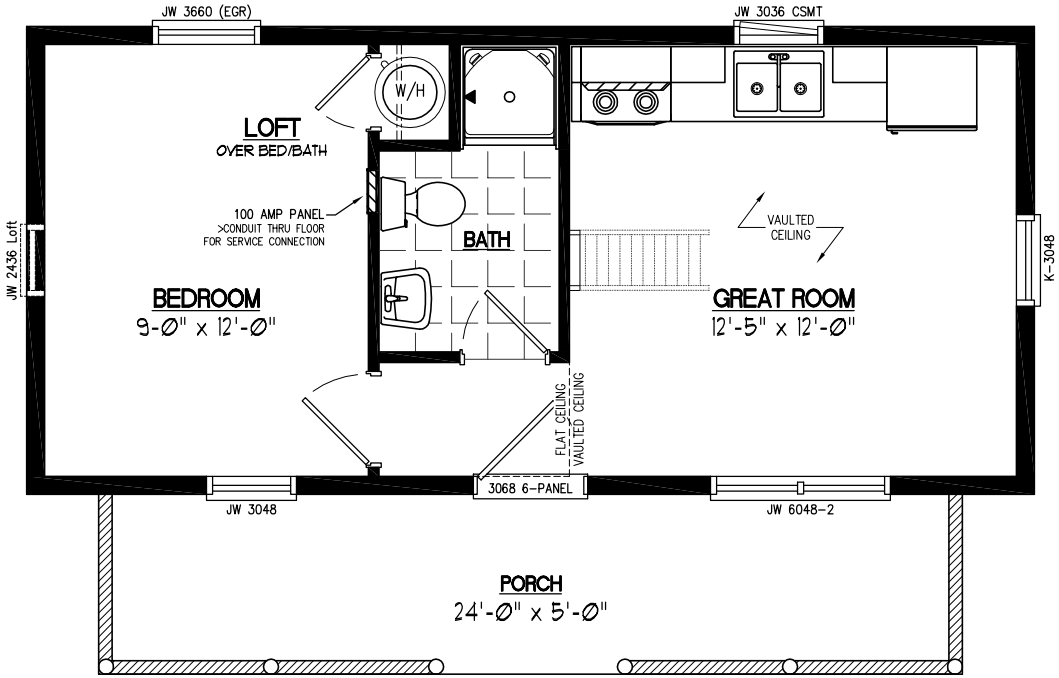
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI 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	MLJCX19004
DATE	2020-02-07
DRAWING SCALE	1"=100'
DRAWN BY	TPM
APPROVED BY	MHD

CS1002

SHEET 4 OF 6

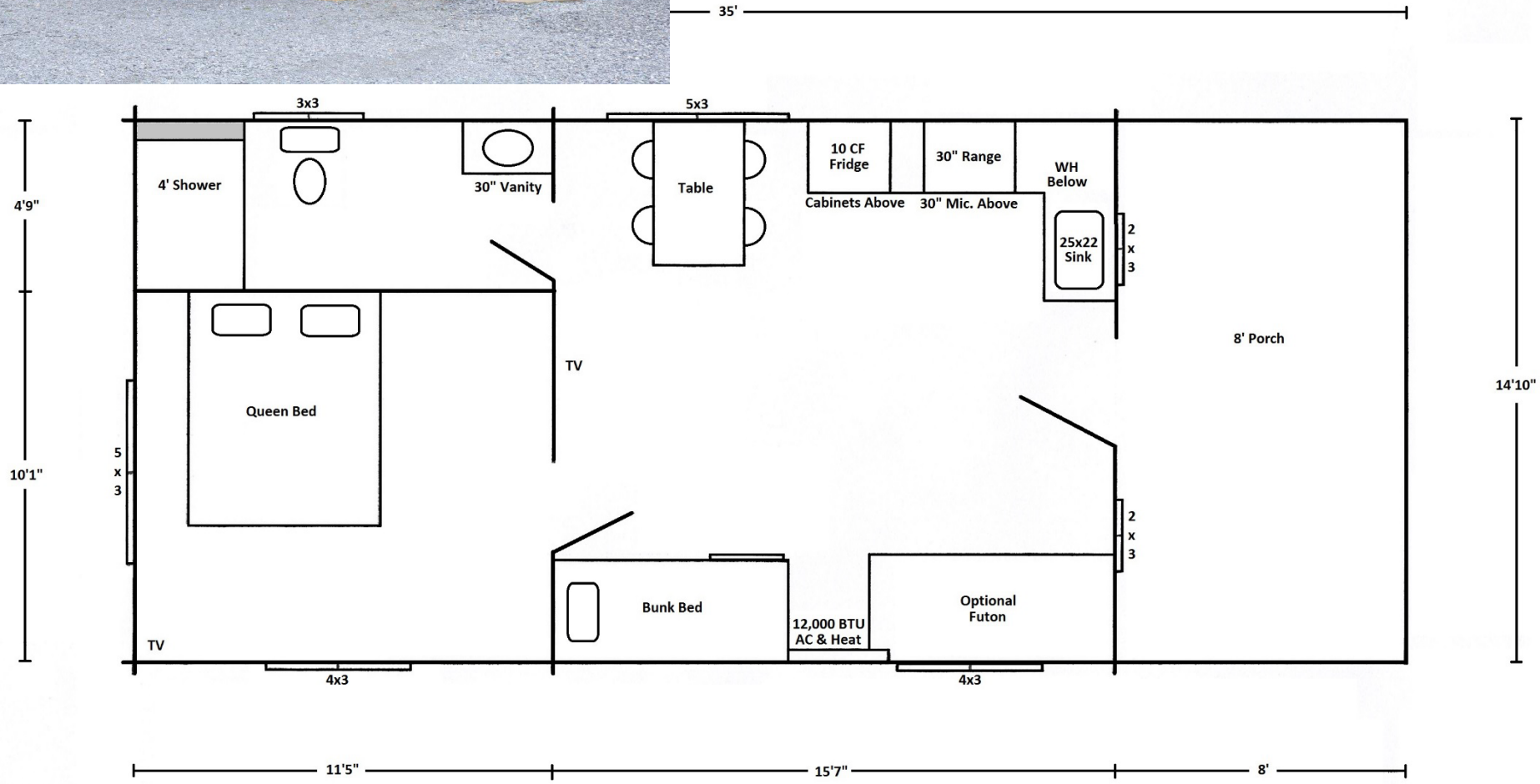
U:\Accounts\MLJCXMLJCX19004 - 22843 Lewes Georgetown Highway\DESIGN_SHEETS\CS1002.dwg PLOTTED: 4/20/2020 12:31 PM, BY: Tom McDonnell PLOTSTYLE: Pennoni-NCS.ctb PROJECT STATUS: ---



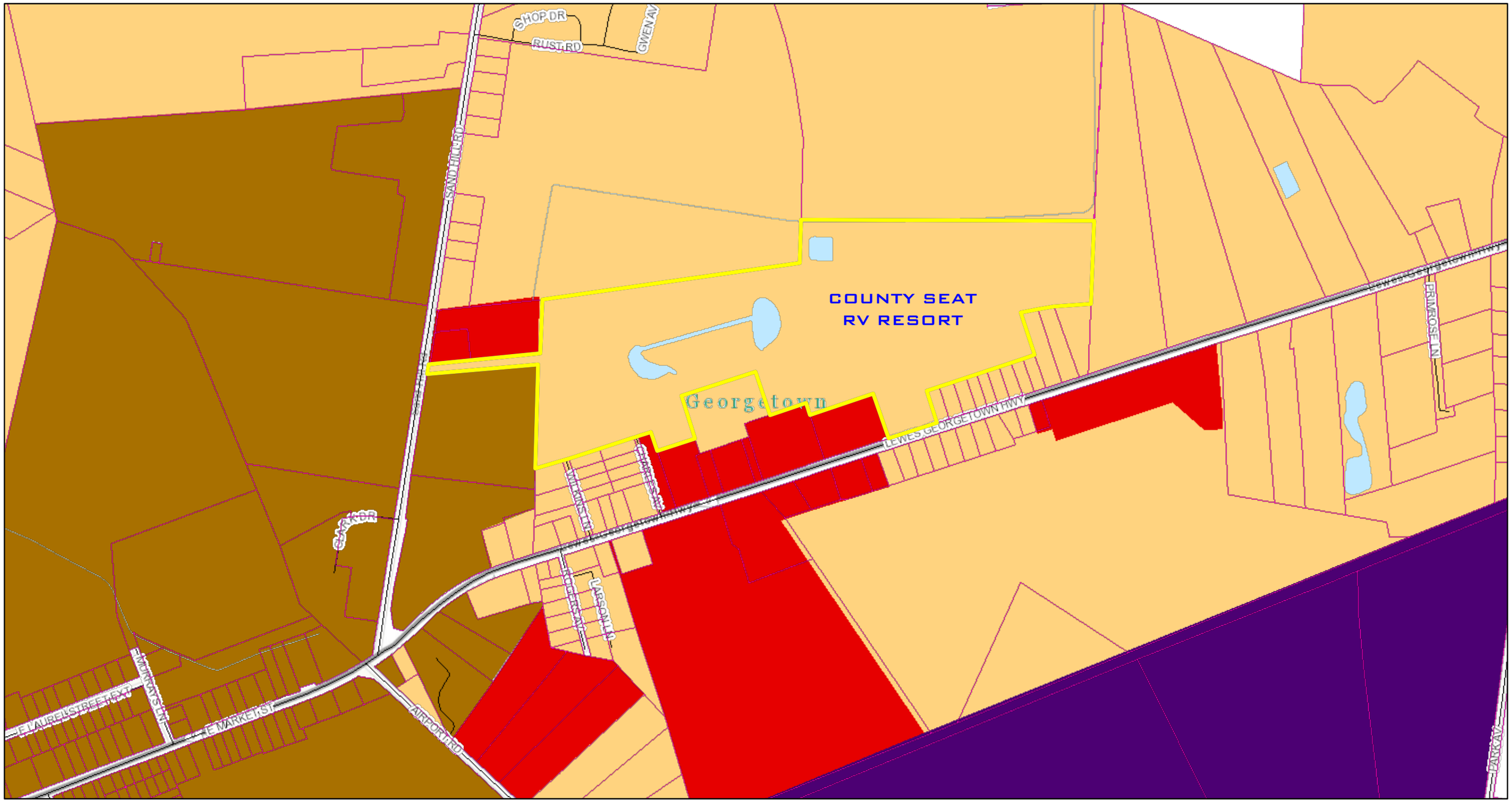
13x28 CAPE COD Plan #13CA702

Log Cabin

Cabin with 8’ Porch (400 SF)



Sussex County



June 29, 2020

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0 0.13 0.25 0.5 km

- Override 1
- Override 1
- Tax Parcels
- Streets
- Hundred Boundaries
- Lakes, Ponds, Bays
- Streams
- 2019 Future Land Use
  - Low Density
- Coastal Area
- Commercial
- Developing Area
- Existing Development Area
- Industrial
- Municipalities
- Town Center
- Easements

THE SUSSEX PLAN

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, Sussex County Government, FirstMap

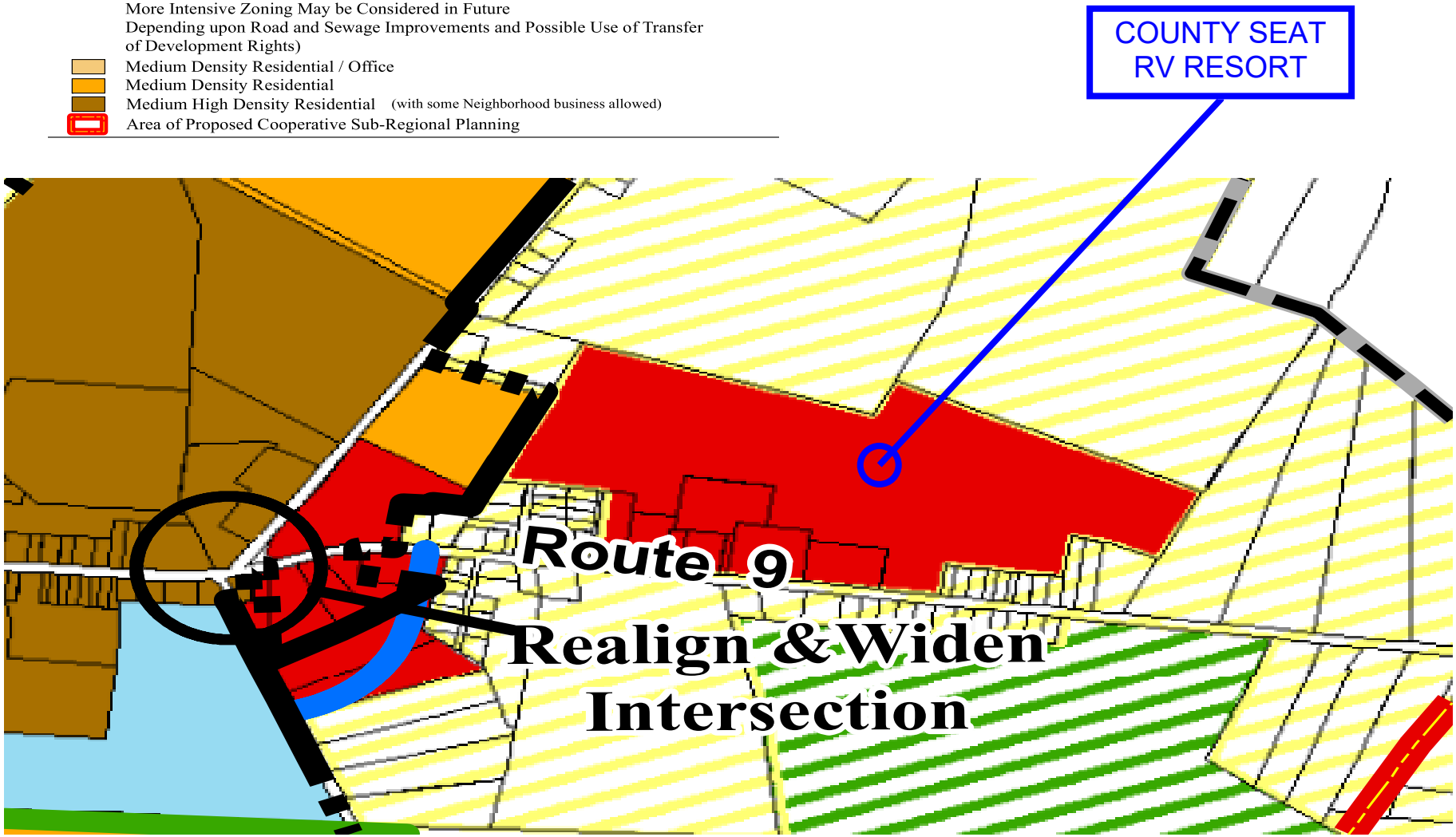
As Adopted by Town Council on January 13, 2010;
Revision Adopted November 13, 2013.
Revision Adopted November 14, 2018.
Revision Adopted February 27, 2019.

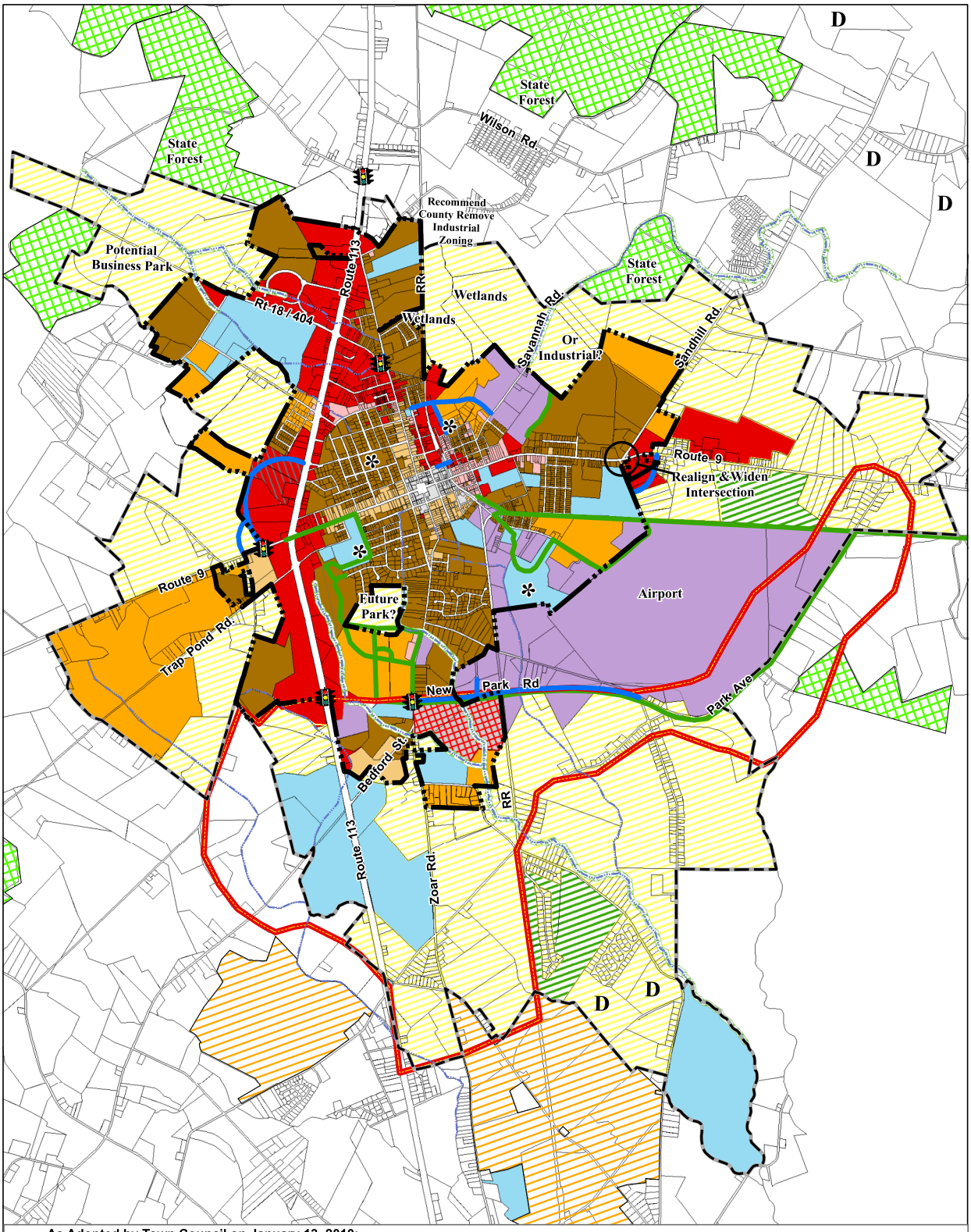
Town of Georgetown Comprehensive Plan

- Education and Community Facilities
- Existing Golf Courses & Private Recreation Site
- Commercial
- Commercial / Medium - High Density Residential
- Limited Commercial/Airport Approach
- Downtown Revitalization-Historic Preservation Emphasis
- Light Industrial & Airport
- Neighborhood Business
- Future Low Density Residential (Promote Cluster Option; More Intensive Zoning May be Considered in Future Depending upon Road and Sewage Improvements and Possible Use of Transfer of Development Rights)
- Medium Density Residential / Office
- Medium Density Residential
- Medium High Density Residential (with some Neighborhood business allowed)
- Area of Proposed Cooperative Sub-Regional Planning

Town of Georgetown Comprehensive Plan

The Town's Comprehensive Plan was adopted in January 2010. The intent of the comprehensive plan is to guide the officials of Georgetown in making decisions concerning the present and future of the Town. This document serves as a resource to guide future development proposals in applying the quality of life the Town has established.





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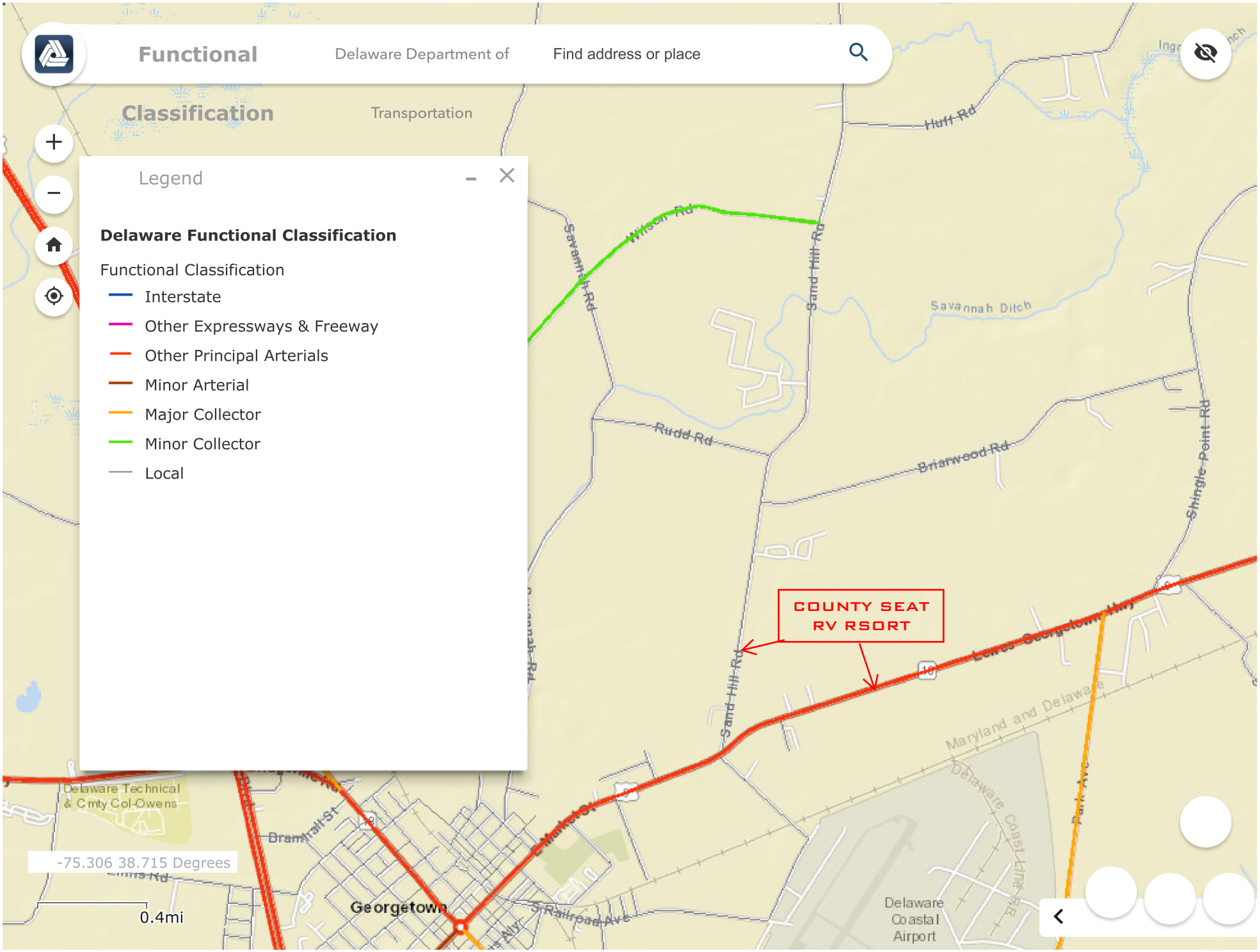
- D Major Proposed Developments in Annexation Area
- Future Traffic Signals
- State-Designated Agricultural District (Temporary limits on number of new homes eligible for Permanent Preservation)
- Permanently Preserved Lands (Includes State Forests and Land Preserved by Easements)
- Potential New 2 Lane Roads
- Proposed Trails
- 2007 Town Boundaries
- Future Potential Annexation Boundary
- Ditches (approximate locations)
- Conservation Buffer Along Waterways
- * Permanently Preserved Lands under Delaware Land-Water Conservation Trust Fund.

0 850 1,700 Feet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COUNTY SEAT
RV RSORT
Hull Rd
Savannah Rd
Wilson Rd
Sand Hill Rd
Savannah Ditch
Rudd Rd
Briarwood Rd
Shingle Point Rd
Lewes Georgetown Hwy
Maryland and Delaware
Delaware Coast Line RR
Delaware Coastal Airport
Delaware Technical & Cmty Col-Owens
Bramhall St
E Market St
S Railroad Ave
Park Ave
Georgetown
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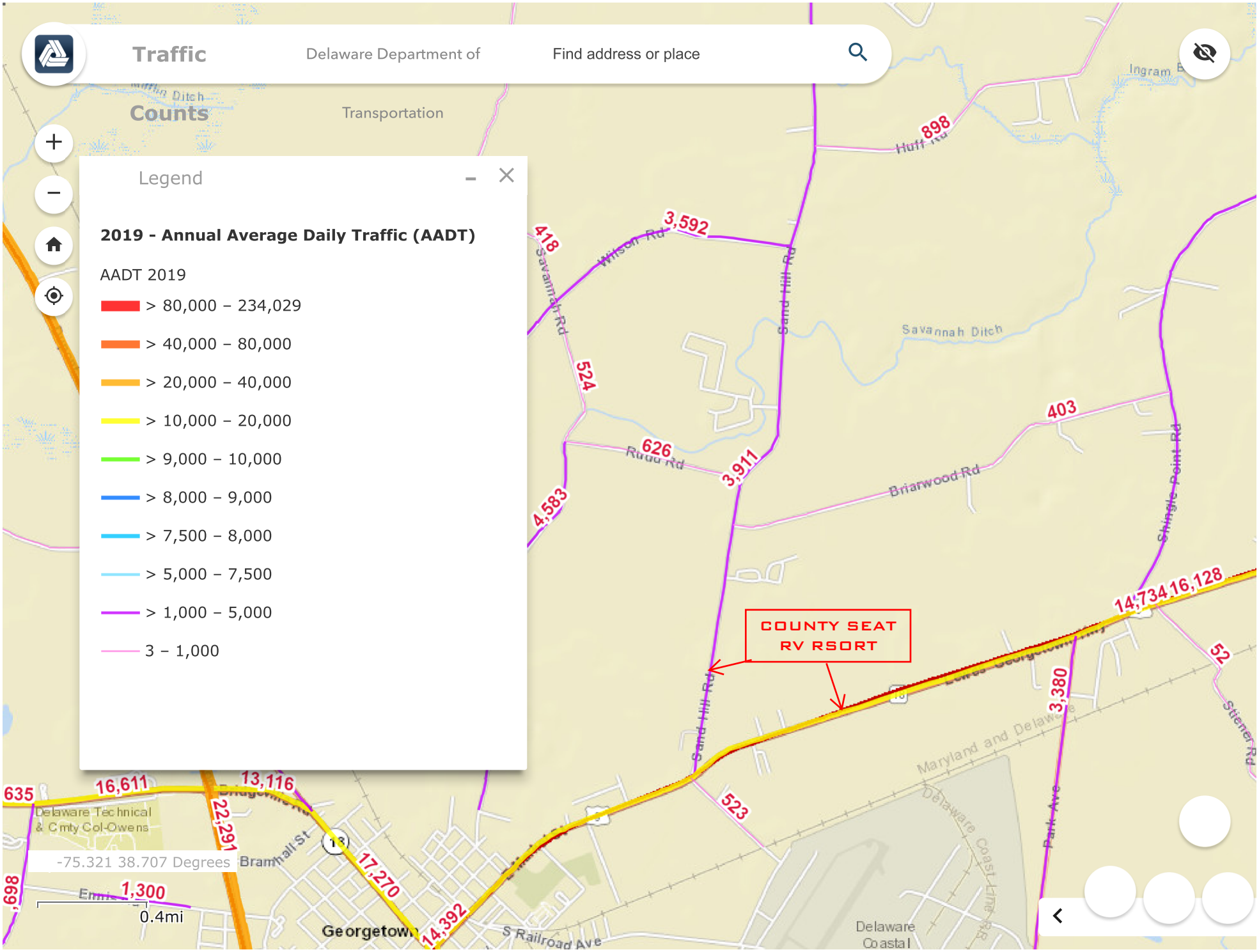
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2019 - Annual Average Daily Traffic (AADT)
AADT 2019
> 80,000 – 234,029
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> 20,000 – 40,000
> 10,000 – 20,000
> 9,000 – 10,000
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COUNTY SEAT
RV RSORT
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Savannah Ditch
Sand Hill Rd
Savannah Rd
Wilson Rd
Rudd Rd
Briarwood Rd
Shingle Point Rd
Huff Rd
Ingram
Bramhall St
Delaware Technical & Cmty Col-Owens
Georgetown
S Railroad Ave
Maryland and Delaware
Delaware Coastal
Park Ave
Stiener Rd
3,592
898
418
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403
14,734
16,128
52
3,380
523
635
16,611
13,116
22,291
17,270
14,392
1,300

2019.01.16

PROJECT OVERVIEW

LEGEND | ASPHALT PAVEMENT | SHARED USE PATH | SIDEWALK

Source: Delaware Environmental Monitoring & Analysis Center (DEMAC)

Delaware Department of Transportation

GEORGETOWN EAST GATEWAY IMPROVEMENTS

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

www.pennoni.com

Development and Environmental Assessment and Public Facility Evaluation Report

For

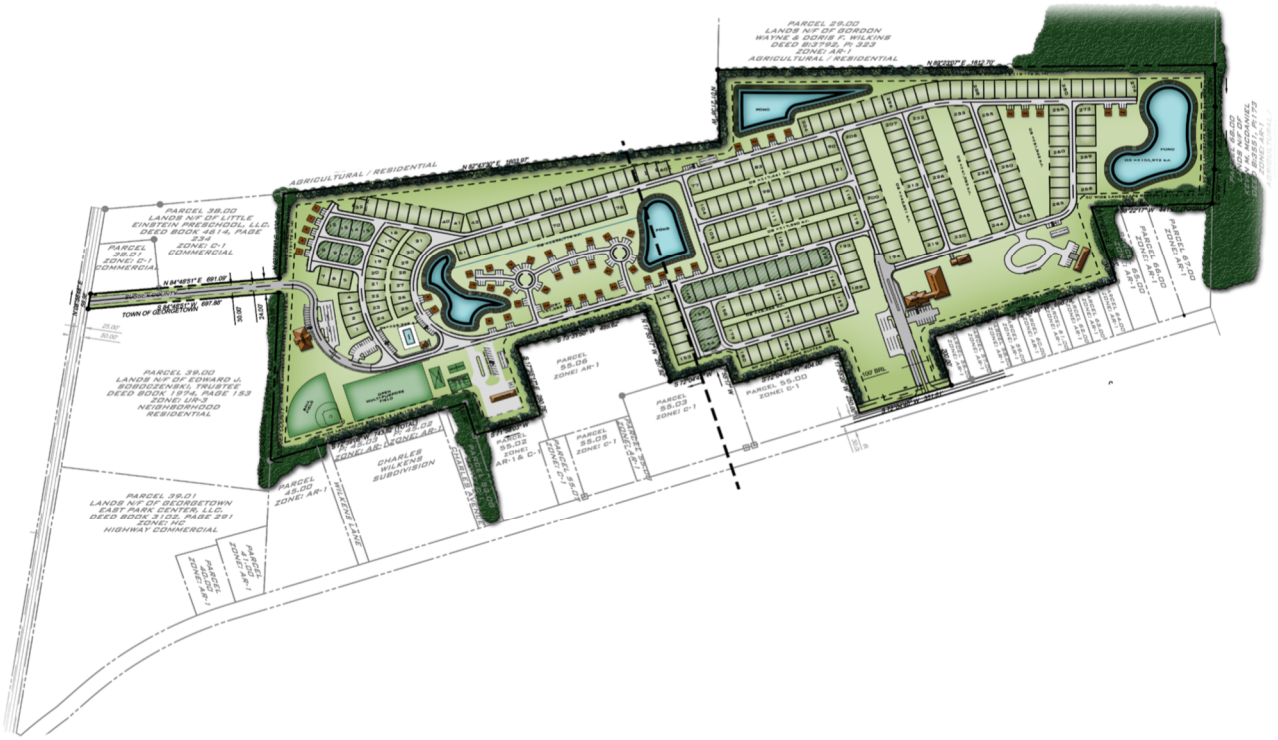
County Seat RV Resort

U.S Route 9 | Lewes Georgetown Highway

And

Sandhill Road

Georgetown Hundred | Sussex County | Delaware



Prepared By: Mark H. Davidson, VP
Principal Land Planner
PENNONI
18072 Davidson Drive | Milton, DE | 19968

TABLE OF CONTENTS

SECTION	PAGE
I. INTRODUCTION	2
II. SUMMARY	3
III. GENERAL CHARACTERISTICS OF SITE	4
A. SITE DESCRIPTION	4
B. SOILS	12
C. SURFACE TOPOGRAPHY AND SITE DRAINAGE	13
D. WETLANDS	15
E. FLOOD ZONES	16
F. FORESTS	17
G. GROUNDWATER RECHARGE POTENTIAL	17
IV. HISTORICAL INFORMATION	18
A. THE PROPERTY	18
B. SURROUNDING NEIGHBORHOOD	18
V. ANALYSIS OF REQUIRED INFORMATION	20
A. STORMWATER MANAGEMENT	20
B. WATER SUPPLY	21
C. WASTEWATER TREATMENT	21
D. TRAFFIC	22
E. SPECIES AND HABITAT	23
F. WETLANDS	23
G. FORESTS	23
H. INFRASTRUCTURE	24
I. HISTORIC CULTURAL RESOURCES	24
J. TMDLs	24
K. FLOODPLAINS	25
L. OTHER RELATED TOPICS	26
VI. REFERENCES	27

I. INTRODUCTION

This report is intended to describe the proposed development of an RV Resort on 73.9 acres of land more or less in the Georgetown Hundred located on the north side of US Route 9 (Lewes Georgetown Highway) and on the east side of Sussex County Road 319 (Sand Hill Road) in concert with the environment and sustainable development. This application for is for a conditional use (CU 2228). The property is zoned AR-1 Agricultural Residential District and is located within a Developing Area, one of Sussex County's Growth Areas, as shown on the 2045 Future Land Use Map in the 2019 Sussex County Comprehensive Plan.

The subject property was once the Delmarva Raceway with a 49 stable equine training facility.

The property is bordered on the north by agricultural lands currently zoned AR-1 that are within the Developing Area according to the 2045 Future Land Use Map - 2019 Sussex County Comprehensive Plan which is considered a newer, emerging growth area; on the south by existing C-1 General Commercial zoned lands as well as a variety of Commercial and Industrial uses along with AR-1 Single-family detached dwellings all within the Developing Area; on the east by AR-1 lands with a single-family detached dwelling which is also located within a Developing Area; and on the west by vacant lands within the Town of Georgetown Municipal Limits and C-1 zoned Lands and Commercial Uses.

The property also has frontage along and direct access to two (2) Public Highways: along the south is US Route 9 also known as the Lewes Georgetown Highway which is designated by DelDOT as a Principal Arterial Highway with a future right-of-way width of 100-feet; and along the west by SCR 319 also known as Sand Hill Road which is designated by DelDOT as a Local Road with a right-of-way width of 60-feet.

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 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 judgment on location and site plan.

This report will address certain potential development and environmental matters this proposed conditional use 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 neighborhood and the environment.

Proposed Project Name: COUNTY SEAT RV RESORT

Owner's Name: Citation 49 Farms, LLC, a Delaware limited liability company, Virginia Kauffman, Joe Ann Adams, Kenneth P. Adams, Tracy L. Adams, and Melvin L. Joseph, Jr. | 25154 Dupont BLVD., Georgetown, DE 19947

Developers Name: M.L. Joseph Heirs Farm Account, LLC, c/o Kenneth P. Adams | 25154 Dupont BLVD., Georgetown, DE 19947

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

Report written: September 2020

II. SUMMARY

Pennoni Associates Inc. (Pennoni) has completed a Development and Environmental Assessment Report for M.L. Joseph Heirs Farm Account, LLC/Kenneth P. Adams, located on Lewes Georgetown Highway and Sand Hill Road in Georgetown Hundred, Sussex County pursuant to the guidelines set forth by Sussex County and the State of Delaware.

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

Pennoni prepared this report 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	135-15.00-55.01	
Total Area for Development	73.91± Acres	
Proposed Use	Campgrounds for mobile campers, tents, camp trailers, touring vans and the like	§115-22 and §115-172 H.
Number of Sites	304 Campsites; 46 Cabins	
Flood Zone	Zone X	
2019 future Land Use Map	Developing Area	
Wetland Area	0.00 Acres	
Lands to be Dedicated to DelDOT	Right-Of-Way = 20 Feet across US RT 9 0 Feet across SCR 319 (previously dedicated)	Permanent Easement = 15 Feet across both Road Frontages
2015 State Strategies	Levels 2/3	
Utilities	Water Service by Georgetown	
	Sewer Service by Georgetown	

A Wetland Evaluation by Pennoni and Kenneth W. Redinger Environmental continues to be conducted in those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions to determine if there is positive evidence of hydrophytic vegetation, hydric soils, and wetland hydrology that is needed for an area to be classified as wetlands. The areas reviewed to date do not indicate the presence of soils, vegetation and/or hydrology for regulated wetlands to exist on this property. We are currently onsite continuing to study the property. The existing farm ponds on the property are being investigated at this time as well. If any wetlands are discovered, they will be identified on future plans for the project and appropriate measures will be taken to alleviate disturbance.

Mapping reviewed as part of this assessment indicates no limitations related to floodplains. (see FEMA Floodplain Map)

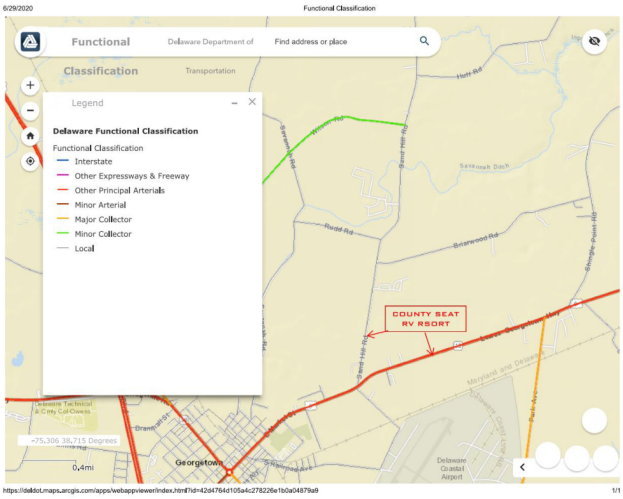
It is the stated goal of the project to provide, in general, all Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and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

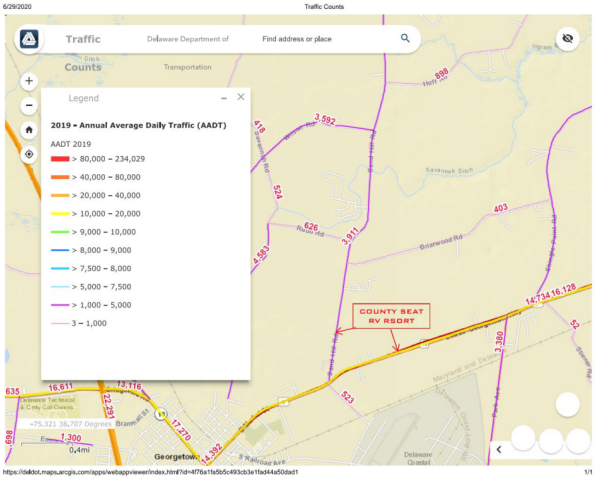
Tax Ditch inquiries indicate no tax ditches exist on this property.

III. GENERAL CHARACTERICTICS OF SITE

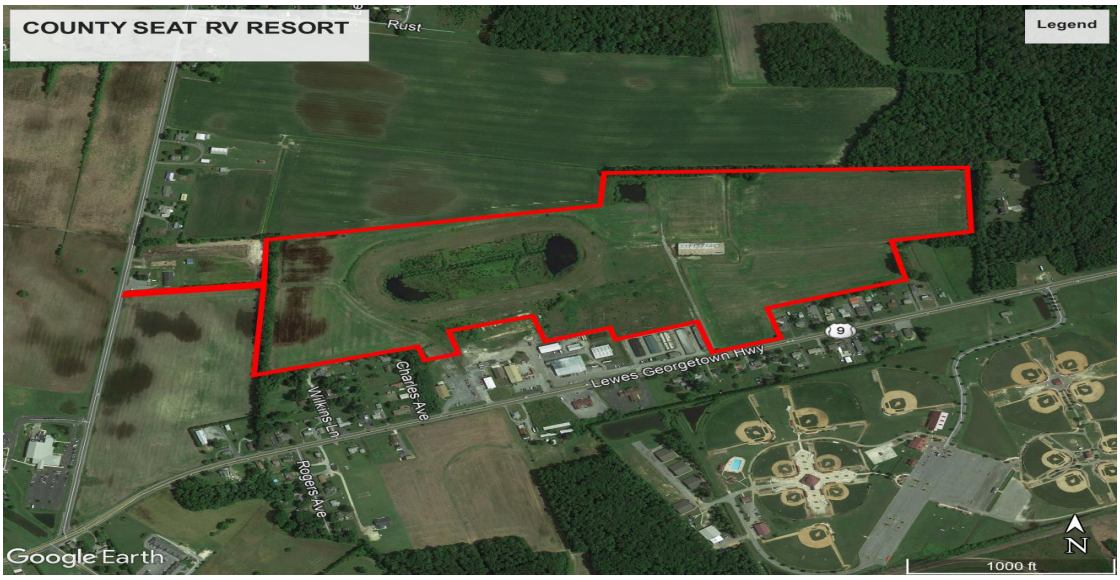
A. SITE DESCRIPTION

This Property is located on the east side of Sand Hill Road (SCR 319), a DelDOT Local Road with an existing right-of-way of 60-feet and currently has an Average Daily Trip count of 3,911 vehicles per day, which is located approximately 1000 feet North of Lewes Georgetown Highway (US Route 9), a DelDOT Principal Arterial Highway with an existing right-of-way of 60-feet and currently has an Average Daily Trip count of 16,655 vehicles per day. The property also has frontage along the Lewes Georgetown Highway (US Route 9) which is approximately 3,400 feet east of Sand Hill Road.

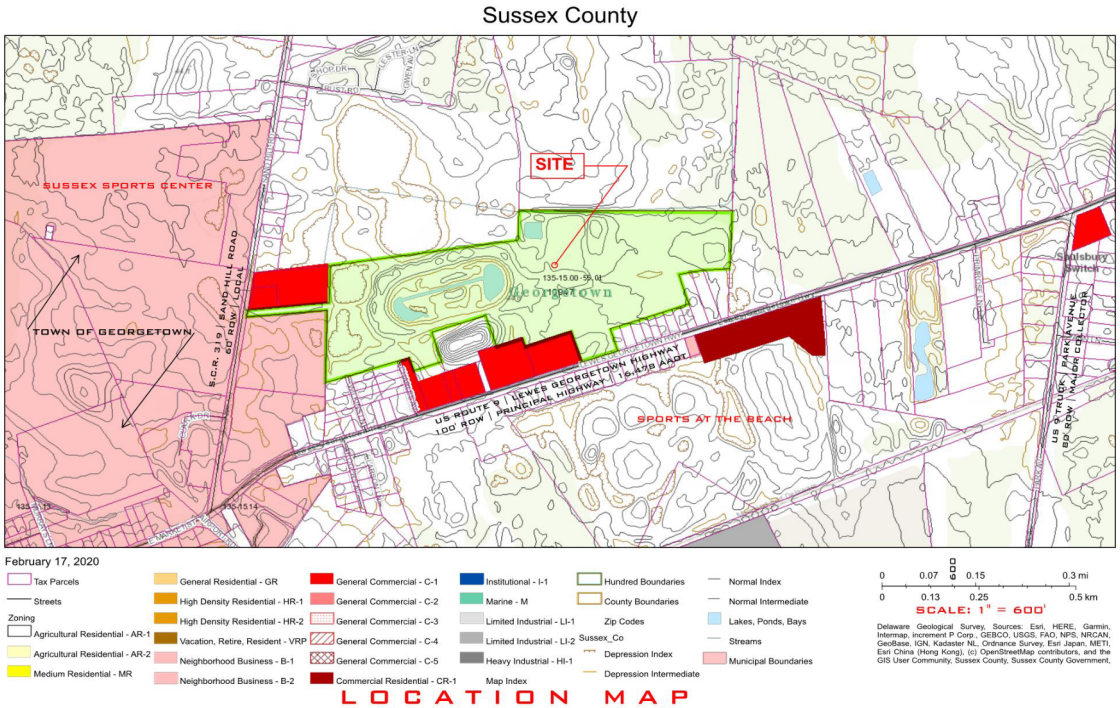




The project site was observed to be primarily flat farmland currently being farmed. The property also has an existing 49-stall stable with 3 existing farm ponds located within its boundaries. The property appeared mostly moderate-to-well drained with existing ditches within the property and there did not appear to be any existing forested area within the 73.91 acres.



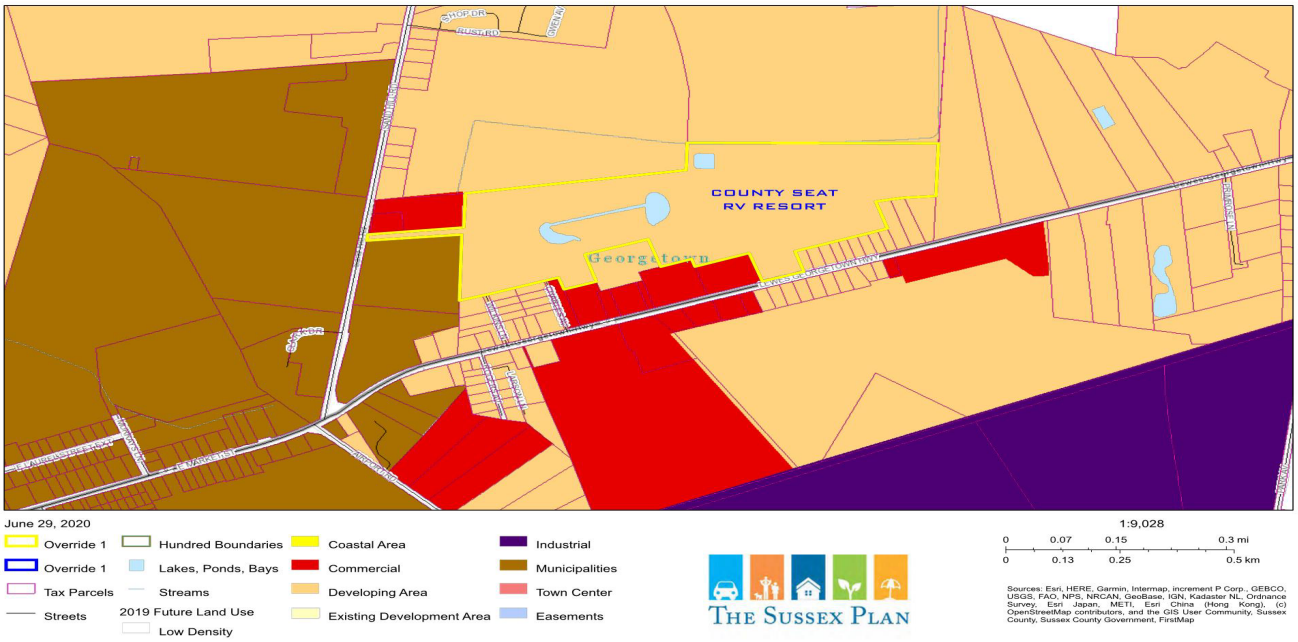
The property is located in a mixed agricultural, commercial and industrial area. The property is across the road from the Sand Hill Sussex County Sports Complex and Sports at the Beach. The property is also located adjacent to the Town of Georgetown; however, the properties will not be annexed into the Town at this time. The property is currently zoned AR-1 Agricultural Residential.



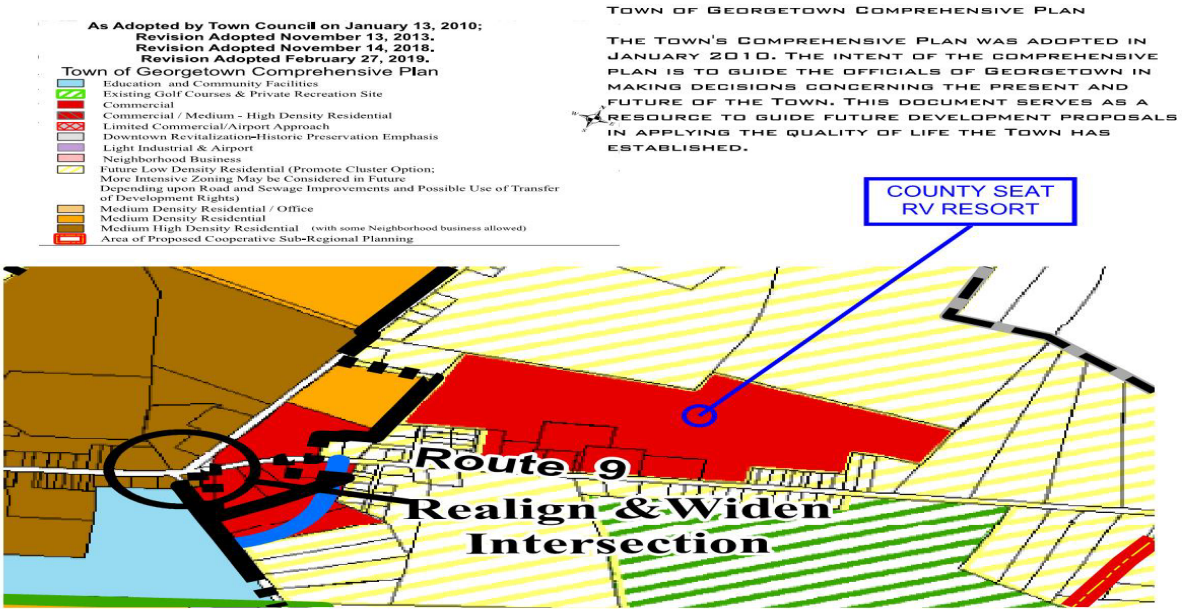
The property is located within the Developing Area, a Growth Area as designated in the 2019 Comprehensive Plan (The Sussex Plan). The Sussex Plan is the County's official policy guide for future development-related decisions. The Plan is long-range in nature and provides a framework for County residents 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, the

County Code regulates the use of land. The proposed conditional use of the 73.91-acre property is identified to be in a Developing Area. The Developing Areas are newer, emerging growth areas that demonstrate the characteristics of developmental pressures. Most of the proposed Developing Areas are adjacent to municipalities, within or adjacent to potential future annexation areas of a municipality, or adjacent to Town Centers.

Sussex County



The property is also located within a Commercial Area according to the Town of Georgetown 2019 Future Land Use Map.



The Developer approached the Town of Georgetown about potentially annexing the property into the Town for the specific RV Resort project. At this time the Town determined that it was better for the property to go through the County where the zoning code and comprehensive plan can accept an application such as this project. The Town did agree to provide the property with municipal water and wastewater services that are currently in the vicinity of the property. At a later time, the Town may consider an application for the property/project to be annexed into the Town.

The 2019 Sussex Plan - Future Land Use Plan has established Growth Areas where the County has indicated future growth is expected. The Sussex Plan seeks to encourage the County's most concentrated forms of new development to Growth Areas, including most higher density residential development and most commercial development.

The County used the following guidelines to help determine where Growth Areas should be located:

- Proximity to an incorporated municipality or a municipal annexation area.
- Presence of existing public sewer and public water service nearby.
- Plans by the County to provide public sewage service within five years.
- Location on or near a major road or intersection.
- Character and intensity of surrounding development, including proposed development.
- Location relative to major preserved lands.
- Location of water bodies.

The Sussex Plan suggests that each application should be reviewed on its own merit to ensure that it does not have a negative impact to the surrounding area or the county in general. Some of the stated goals within the Plan for this type of zoning:

a. *Promote growth and development in areas where capital facilities and infrastructure are already available and adequate to support the growth* – [Town of Georgetown has agreed to extend their water and sewer services to the property; DelDOT currently has a project (Summer 2020) that will improve the existing intersection geometry of US 9 and S319 (Sand Hill Road/Airport Road) that will realign Sand Hill Road and Airport Road to intersect US 9 at one location at an improved angle; add turn lanes, pedestrian and bicycle facilities, and drainage improvements.]

b. *Promote development in designated commercial and industrial areas in a scale/intensity/distance appropriate to adjacent residential neighborhoods* – [The project being proposed is located in an a commercial/industrial area that will maintain and enhance the community character with a well-designed and efficient facility that provides for essential open space and recreational facilities that will promote a sense of community. The County Code protects adjacent residential dwellings with a 400-foot setback from all campsites within the project as well a 100-foot setback from public roads. Additional protection in the form of a 50-foot landscape buffer is provided that will further the heath, safety and welfare of adjacent residential neighborhoods.]

c. *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* – [this property is located adjacent to the Town of Georgetown and therefore water and sanitary sewer extensions, paid for by the developer, can be extended at no cost to the tax payers of Georgetown. Georgetown will

recognize revenue from the development in the form of water and sanitary impact fees and use fees along with developer funded extensions of said services. Future DelDOT improvements to Sand Hill Road and US Route 9 Intersection and improvements made by the developer with the approval of this project will ensure that safe pedestrian access to and from the project onto adjacent public roads and to the adjacent community will be realized. All of this will prohibit any unplanned sprawl that the Comprehensive Plan is discouraging]

d. *Coordinate with DelDOT on road improvements and other transportation projects* – [Although a TIS was not required as a part of this application, Section 2.2.2.2 of the Development Coordination Manual provides that for developments generating less than 2000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS. AWS Fees are used to fund traffic studies, not to build improvements. The site is estimated to generate 950 vehicle trip ends per day (AWS Fee = $9,500.00) and the weekday morning and evening peak hour trip ends at 74 and 95, respectively. However, DelDOT does anticipate requiring a Traffic Operational Analysis (TOA) in support of the entrance design on both US Route 9 and Sand Hill Road. On Sand Hill Road, the needed entrance improvements will need to fit with existing access for the adjacent commercial daycare center and the approved access for the Sussex County Sports Complex and the planned access for the CHEER Life Care Village. On Route 9, the needed entrance improvements will need to fit with the various existing access points in the area including most significantly the existing access to Sports at the Beach.].

Consistent with the Comprehensive Plan's Future Land Use Chapter the County has considered the development along US 9 as a business corridor. Furthermore, the Sussex Plan promotes the US 9 vision to be tied to efforts to make the corridor multi-modal. The Applicant anticipates significant bicycle and pedestrian traffic between the campground and both the Sussex County Sports Complex and Sports at the Beach and will work with DelDOT to accommodate safe pedestrian movements to and from the RV Resort.

The 2015 Strategies for State Policies and Spending Map identifies this project as being located in Investment Levels 2 and 3. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near-term future. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas. The site has been carefully reviewed for any environmental concerns related to the property and nothing of concern has been found. This property is intermingled within a fast-growing area within the county and is adjacent to larger Level 2 areas. Our understanding from this is that the priorities in the Level 3 Areas are for DelDOT to focus on regional movements between towns and other population centers which this area certainly qualifies. Developers and property owners will make local roadway improvements as development occurs. All infrastructure needs will be funded by the property owners of the development. Additional public infrastructure that will benefit the community, such as, road improvements, utility extensions and access improvements will all be paid for by the property owners of the development. We have come to understand that investment areas within municipalities and towns as well as within their future annexation areas are areas that can support and encourage a wide range of uses and densities, promote a variety of transportation options, foster efficient use of existing public investments, and enhance community identity. We know that it's the

State's intent to use its spending and management tools to maintain and enhance community character, to promote well-designed and efficient new growth, and to facilitate redevelopment.

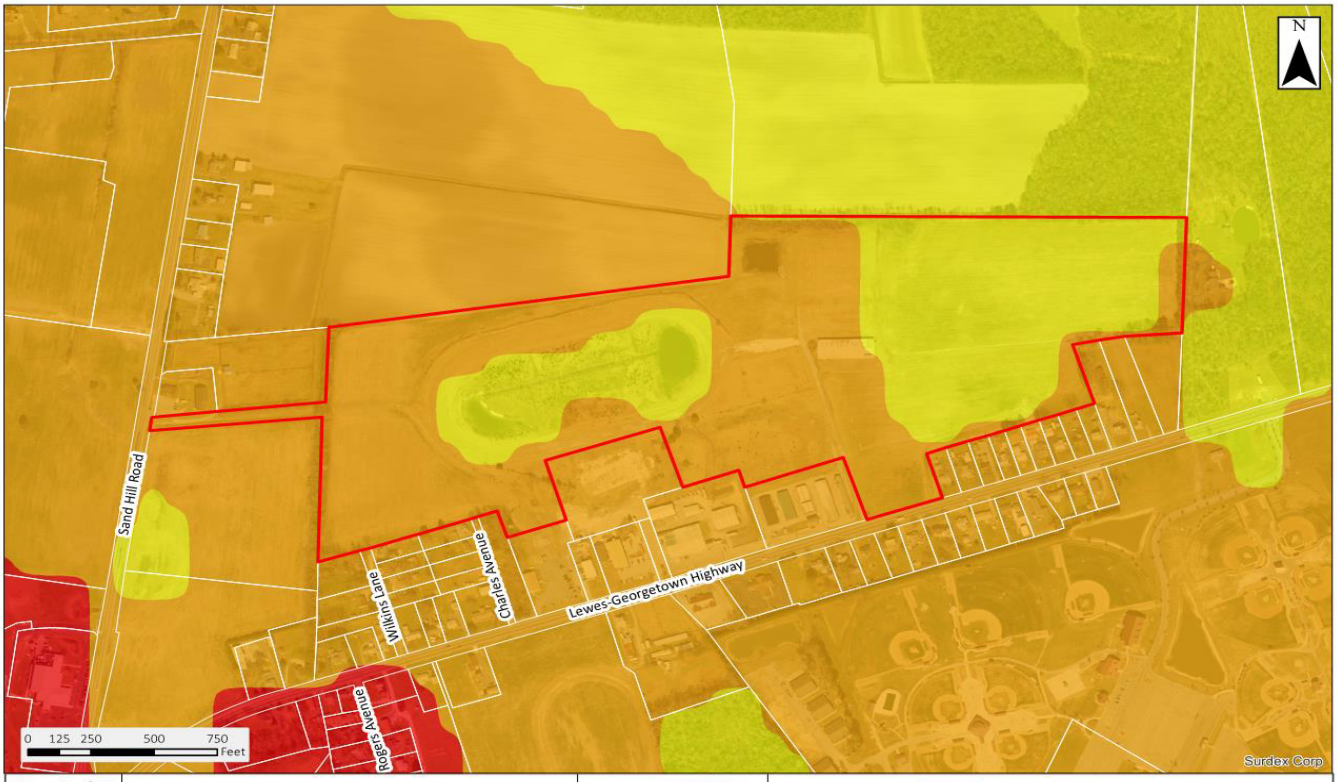


Figure 12 of 20.

12

2015 State Strategies & Investment Levels

County Seat RV Resort

MLJCX19004

Pennoni

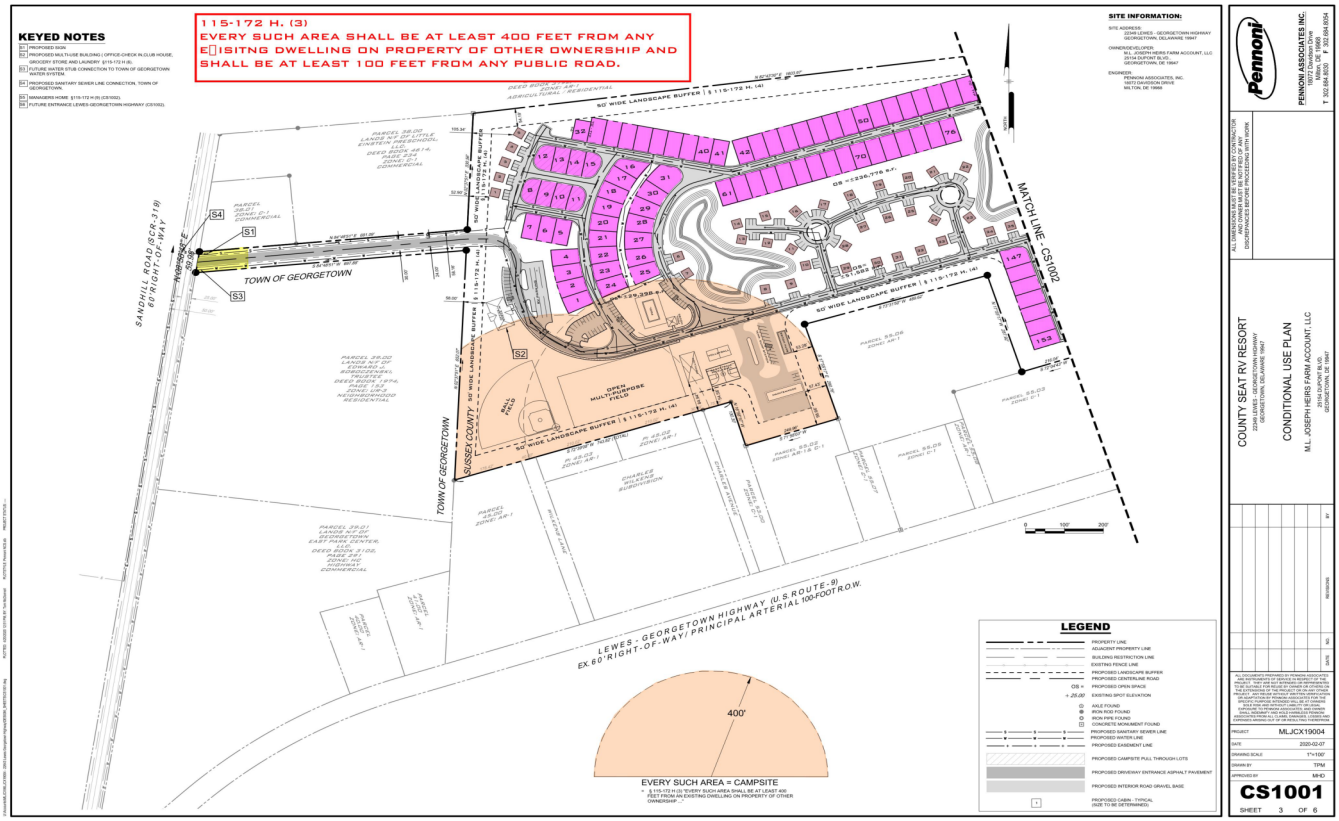
Level 1

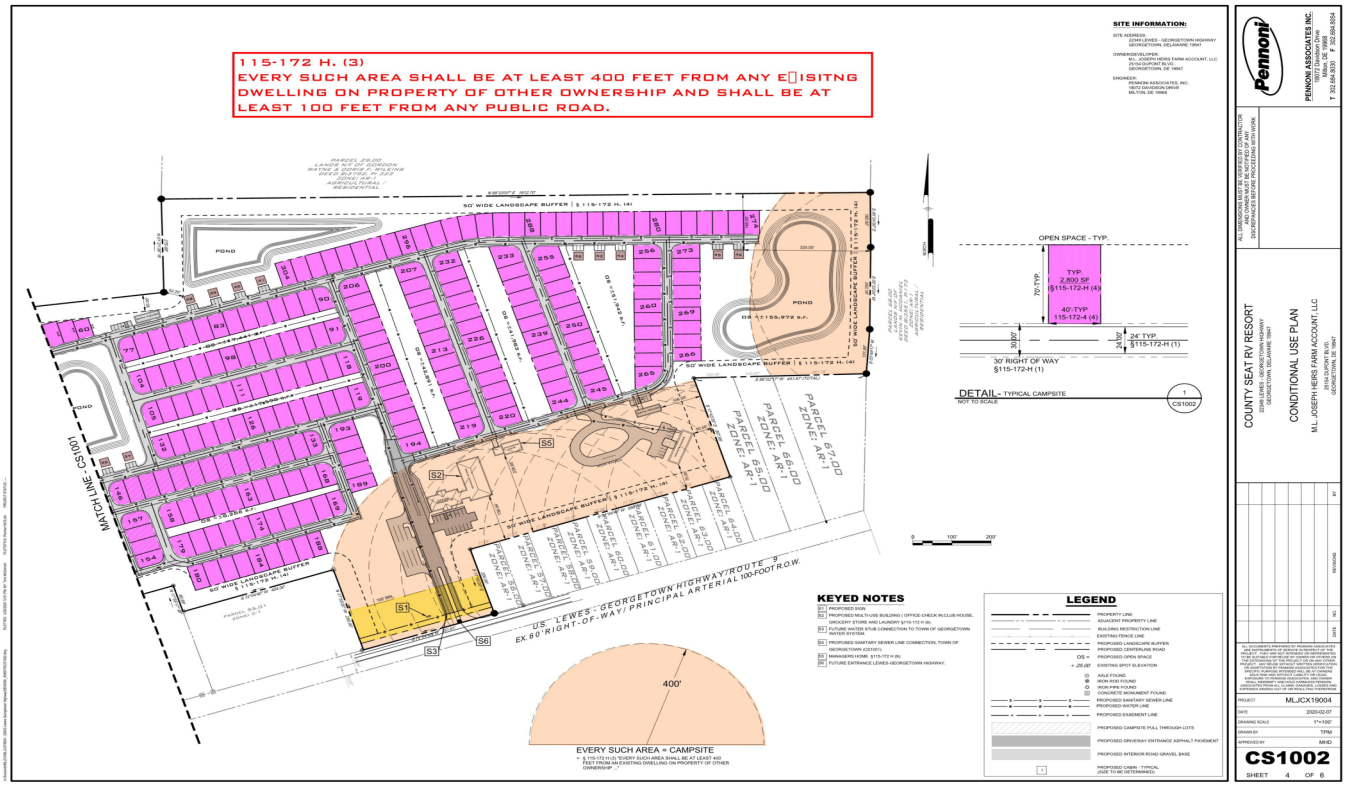
Level 2

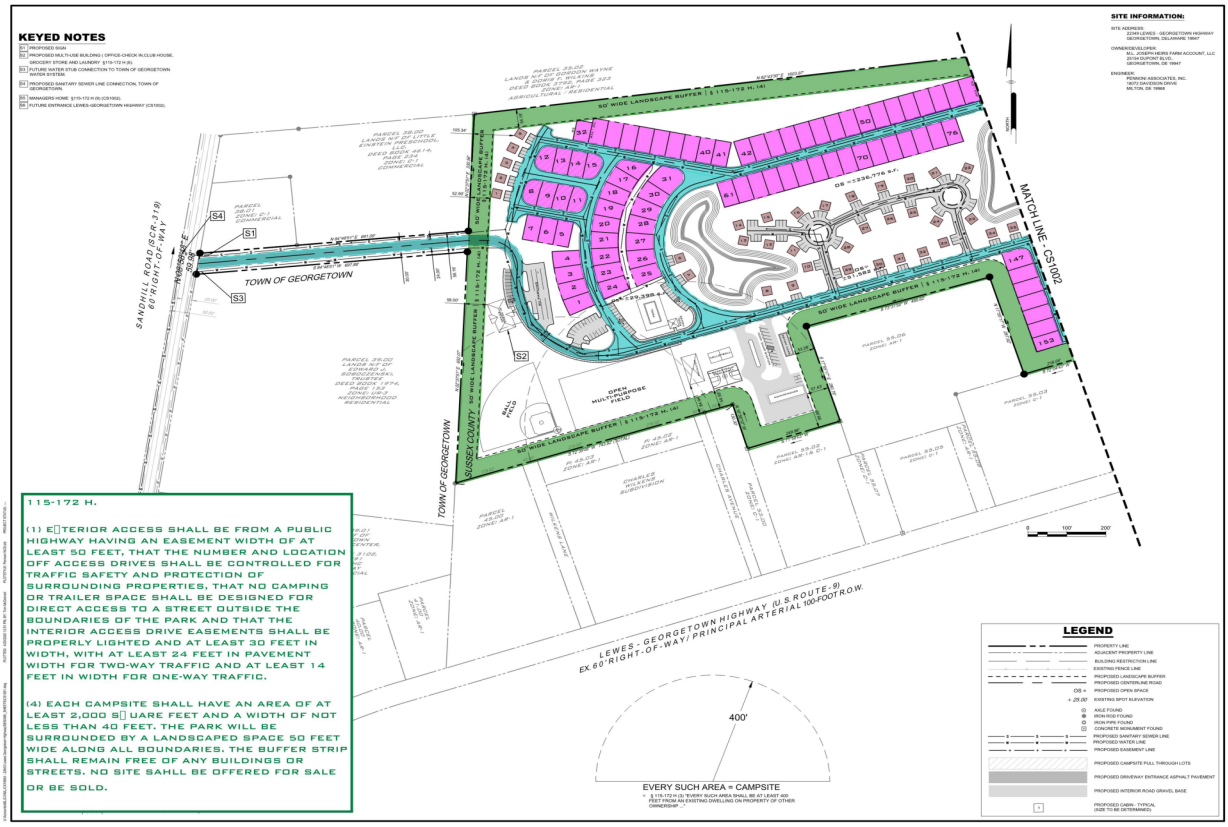
Level 3

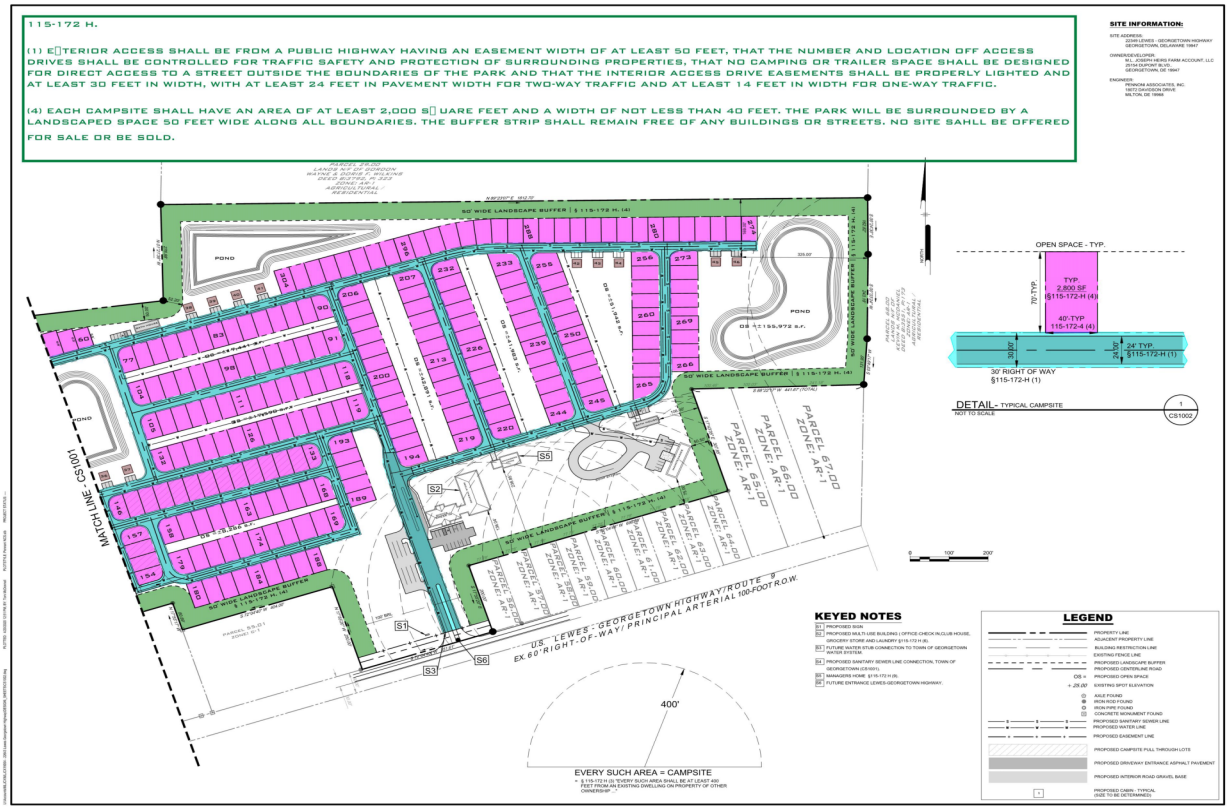
Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\12 2015 State Strategies.mxd

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 judgment 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 §115-172 H. for the approval and development of the RV Resort. The Nine (9) conditions under this section are represented 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:


115-172 H. (3)
EVERY SUCH AREA SHALL BE AT LEAST 400 FEET FROM ANY E□ISITNG DWELLING ON PROPERTY OF OTHER OWNERSHIP AND SHALL BE AT LEAST 100 FEET FROM ANY PUBLIC ROAD.
KEYED NOTES
SITE INFORMATION:
LEGEND
EVERY SUCH AREA = CAMPSITE
MATCH LINE - CS1002
TOWN OF GEORGETOWN
SUSSEX COUNTY
LEWES - GEORGETOWN HIGHWAY (U.S. ROUTE - 9)
EX. 60' RIGHT-OF-WAY/ PRINCIPAL ARTERIAL 100-FOOT R.O.W.
PENNONI ASSOCIATES INC.
COUNTY SEAT RV RESORT
CONDITIONAL USE PLAN
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
MLJCX19004
2020-02-07
1"=100'
TPM
MHD
CS1001
SHEET 3 OF 6


115-172 H. (3)
EVERY SUCH AREA SHALL BE AT LEAST 400 FEET FROM ANY E□ISITNG DWELLING ON PROPERTY OF OTHER OWNERSHIP AND SHALL BE AT LEAST 100 FEET FROM ANY PUBLIC ROAD.
SITE INFORMATION:
KEYED NOTES
LEGEND
EVERY SUCH AREA = CAMPSITE
MATCH LINE - CS1001
US - LEWES - GEORGETOWN HIGHWAY/ROUTE - 9
EX. 60' RIGHT-OF-WAY/ PRINCIPAL ARTERIAL 100-FOOT R.O.W.
OPEN SPACE - TYP.
DETAIL - TYPICAL CAMPSITE
PENNONI ASSOCIATES INC.
COUNTY SEAT RV RESORT
CONDITIONAL USE PLAN
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
MLJCX19004
2020-02-07
1"=100'
TPM
MHD
CS1002
SHEET 4 OF 6


KEYED NOTES
SITE INFORMATION:
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 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 SAHLL BE OFFERED FOR SALE OR BE SOLD.
50' WIDE LANDSCAPE BUFFER
TOWN OF GEORGETOWN
SUSSEX COUNTY
SANDHILL ROAD (CR-318) 60' RIGHT-OF-WAY
MATCH LINE CS1002
OPEN MULTI-PURPOSE FIELD
LEWES - GEORGETOWN HIGHWAY (U.S. ROUTE-9)
EX.60' RIGHT-OF-WAY/ PRINCIPAL ARTERIAL 100-FOOT R.O.W.
400'
EVERY SUCH AREA = CAMPSITE
LEGEND
PENNONI ASSOCIATES INC.
COUNTY SEAT RV RESORT
CONDITIONAL USE PLAN
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
MLJCX19004
2020-02-07
1"=100'
TPM
MHD
CS1001
SHEET 3 OF 6


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 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 SAHLL BE OFFERED FOR SALE OR BE SOLD.
SITE INFORMATION:
50' WIDE LANDSCAPE BUFFER
POND
MATCH LINE - CS1001
OPEN SPACE - TYP.
TYP. 2,800 SF §115-172-H (4)
40'-TYP 115-172-4 (4)
24' TYP. §115-172-H (1)
30' RIGHT OF WAY §115-172-H (1)
DETAIL- TYPICAL CAMPSITE
NOT TO SCALE
U.S. LEWES - GEORGETOWN HIGHWAY/ROUTE 9
EX.60' RIGHT-OF-WAY/ PRINCIPAL ARTERIAL 100-FOOT R.O.W.
400'
EVERY SUCH AREA = CAMPSITE
KEYED NOTES
LEGEND
PENNONI ASSOCIATES INC.
COUNTY SEAT RV RESORT
CONDITIONAL USE PLAN
M.L. JOSEPH HEIRS FARM ACCOUNT, LLC
MLJCX19004
2020-02-07
1"=100'
TPM
MHD
CS1002
SHEET 4 OF 6

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 to evaluate general soil conditions at the Property. Accent Environmental, LLC has been retained to perform soil borings within the parcel that will identify the characteristics of the soils and their ability for use with the development of the property. Soils typically mapped at the property include the following:

1) KfA – Keyport fine sandy loam, 0-2% Slopes, Group B; Moderately well drained soils

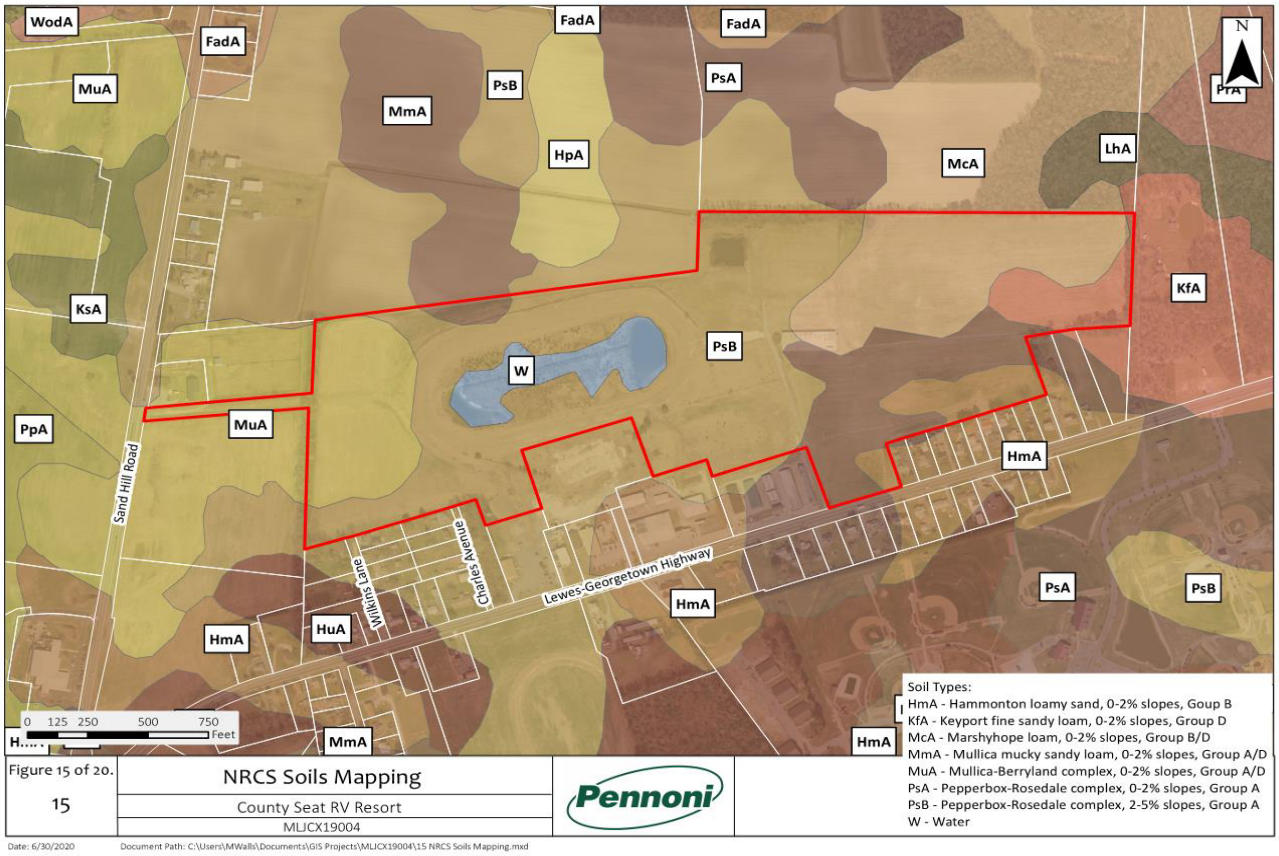
2) McA – Marshyhope loam, 0-2% slopes, Group B/D;

3) MmA – Mullica mucky sandy loam, 0-2% slopes, Group A/D;

4) MuA – Mullica-Berryland complex, 0-2% slopes, Group A/D;

5) PsA – Pepperbox-Rosedale complex, 0-2% slopes Group A; Moderately well drained soils

6) PsB – Pepperbox-Rosedale complex, 2-5% slopes, Group A; Moderately well drained soils

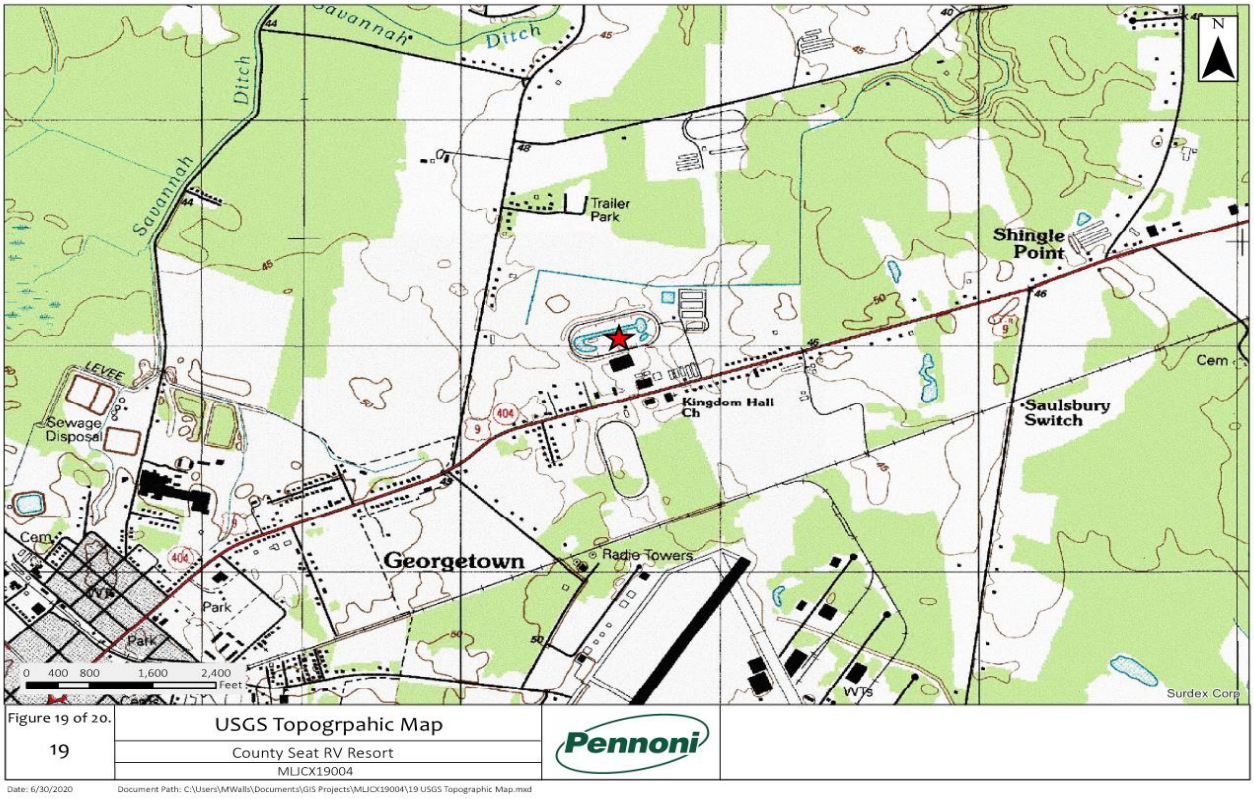


Web Soil Survey (WSS) provides soil data and information produced by the National Cooperative Soil Survey. It is operated by the USDA Natural Resources Conservation Service (NRCS). Soil surveys can be used for general farm, local, and wider area planning. Onsite investigation is needed in most cases, such as soil quality assessments and certain conservation and engineering applications.

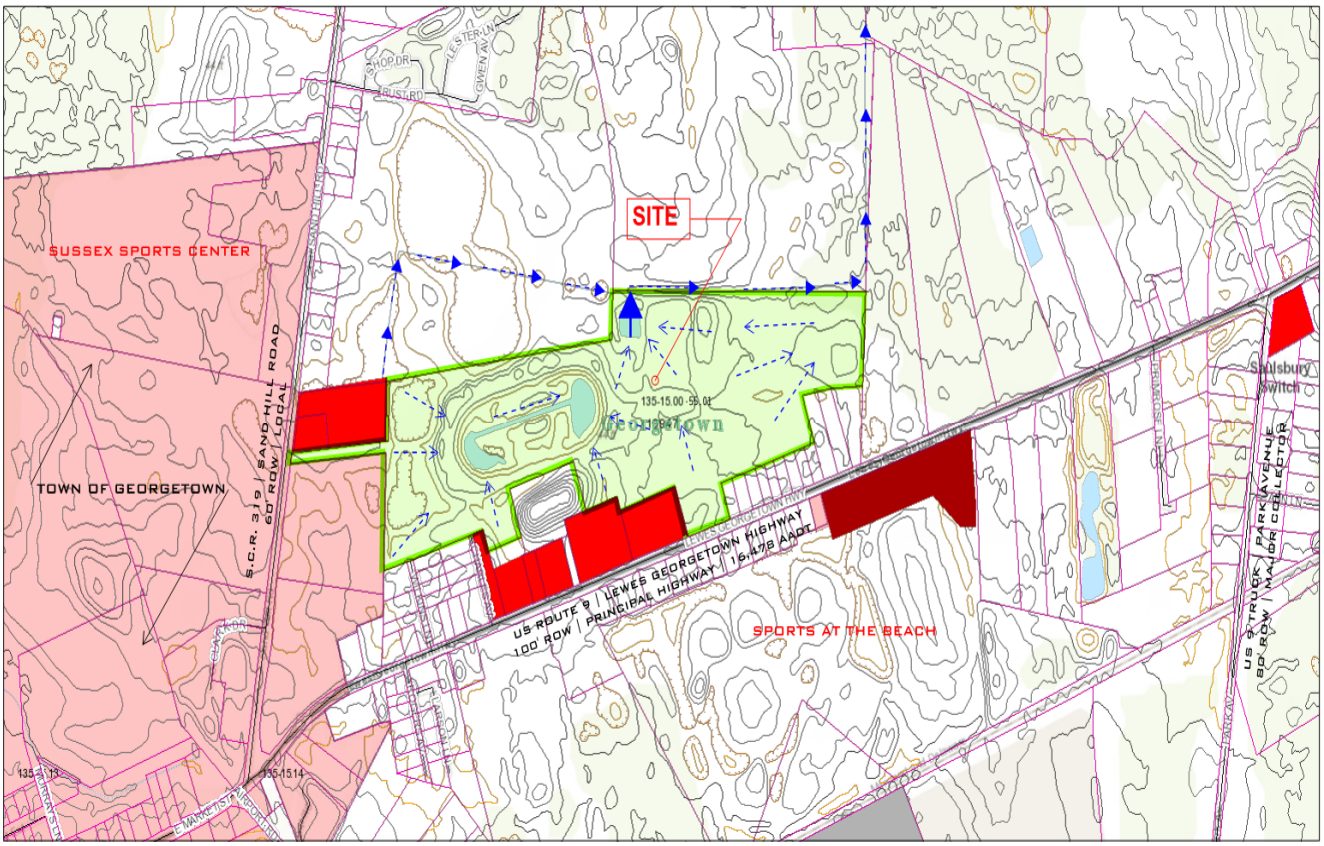
It should be noted that this information was interpreted from NRCS Soils Mapping and actual field soils feasibility work is being conducted to verify the extent of the soils for the project. During the final design of the construction plans for the project, a detailed soils report will be provided for use and reference to the Sussex Conservation District, DNREC, the Owner and the Contractor.

C. SURFACE TOPOGRAPHY AND SITE DRAINAGE.

The subject property is located Delaware 7.5-minute USGS topographic quadrangle at an approximate elevation of 45 feet above mean sea level.



Topography Surveys for the property continue. The exhibit below outlines a general idea of how the site drains surface runoff for the property. 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 the exhibit below:



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 field ditches will be used as part of the drainage system for the project to collect and intercept water and carry it to the existing outlet at the rear of the property thus providing positive outfall to help mitigate flooding of the project as well as adjacent properties.

D. WETLANDS

For the purposes of Section 404 of the CWA, wetlands are defined as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Positive evidence of hydrophytic vegetation, hydric soils, and wetland hydrology is needed for an area to be classified as wetlands. The boundary between wetlands and non-wetlands is defined as the location where positive indicators of one of the three parameters are no longer present. We are currently onsite reviewing the property for the presence of wetlands and thus far no wetlands have been identified within the project area based on observations made during the on-site investigation. The existing farm ponds on the property are being investigated at this time as well. Any wetlands that are discovered will be identified on future plans for the project.

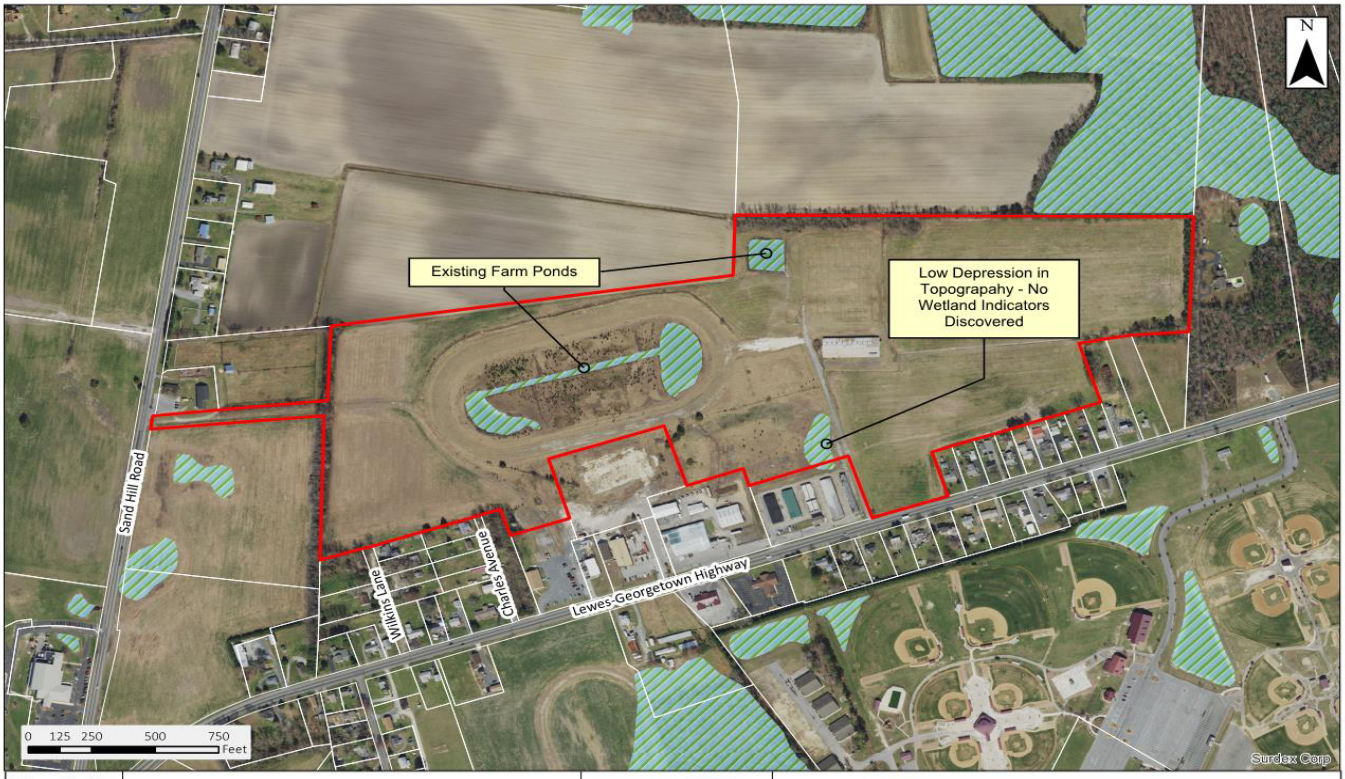


Figure 16 of 20.

16

State Wetlands Mapping

County Seat RV Resort

MLJCX19004

Pennoni

DNREC Wetlands

Other Tax Parcels

Subject Property

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\16 State Wetlands Mapping.mxd

E. FLOOD ZONES

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood.

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated June 20, 2018, Map Number 10005C0325L, the subject property is located in a Zone "X" unshaded, and a Zone X shaded. Zone X shaded are areas of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Zone X unshaded, are areas of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level and which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

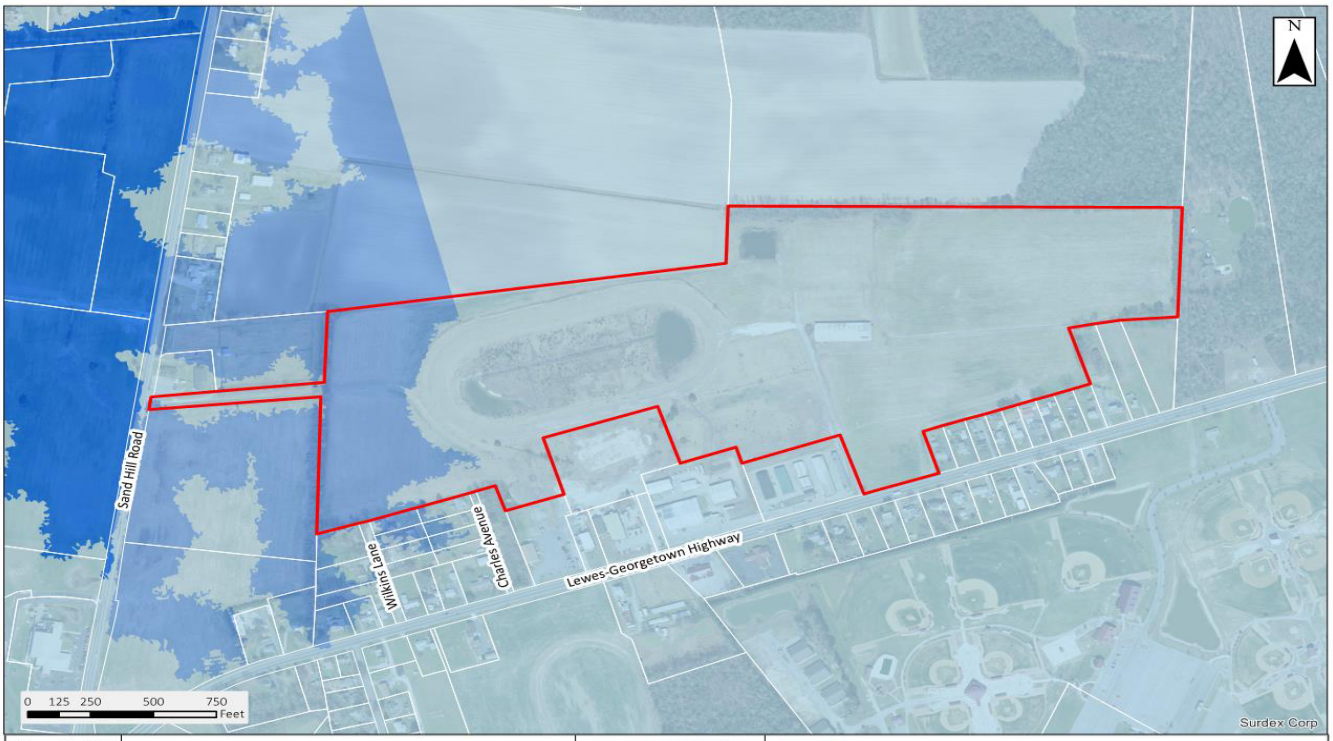


Figure 17 of 20.	FEMA Floodplain Mapping	Pennoni	Zone A / Zone X / Zone X, Shaded
17	County Seat RV Resort		Flood Map #10005C0325L (6/20/18)
	MLJCX19004		

Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\17 FEMA Floodplain Mapping.mxd

F. FORESTS

There are no forested areas within the subject property. The developer will provide for additional native tree, shrub and/or native herbaceous vegetation plantings in remaining areas of open space and landscape buffer areas as part of the overall esthetics of the project.

G. GROUNDWATER RECHARGE POTENTIAL

The entire Site is located within areas designated as good and fair groundwater recharge areas, based on Pennoni's review of available maps. These areas are not subject to Chapter 89, Source Water Protection code for Sussex County. Groundwater recharge potential will occur during the design of the RV Resort. Given the type of project being proposed, it is anticipated that over 80% of the property will remain pervious and thus allow for a greater potential to recharge the groundwater through infiltration, bio-filtration, etc.

Figure 18 of 20.	Groundwater Recharge Potential	Pennoni	Fair / Water Area / Good
18	County Seat RV Resort		
	MLJCX19004		

Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\18 Groundwater Recharge.mxd

IV. HISTORICAL INFORMATION

A. THE PROPERTY

In the past the property was used for Horse Racing and Training as well as boarding. There are currently still stables located within the property and there once was grand-stands, parking areas and other equine facilities that were part of the use for the property. Since the closing of Delmarva Raceway, the site has been used for farming and the storage of certain equipment and materials by the applicant. The property has 3 large farm ponds located within its boundaries as well as many drainage ditches that connect to a drainage ditch that is located along the northerly property line.

Pennoni 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 the following years: 1937, 1954, 1961, 1968, 1992, 1997, 2002, 2007, 2012, 2017 and 2019. Information depicted on aerial photographs indicates active farming of the Property around 1937 and from the 1950's on the property became what was known as the Delmarva Raceway.

According to the Division of Historical and Cultural Affairs, no known archaeological sites or known National Register-listed or eligible properties are on the parcel.

B. SURROUNDING NEIGHBORHOOD

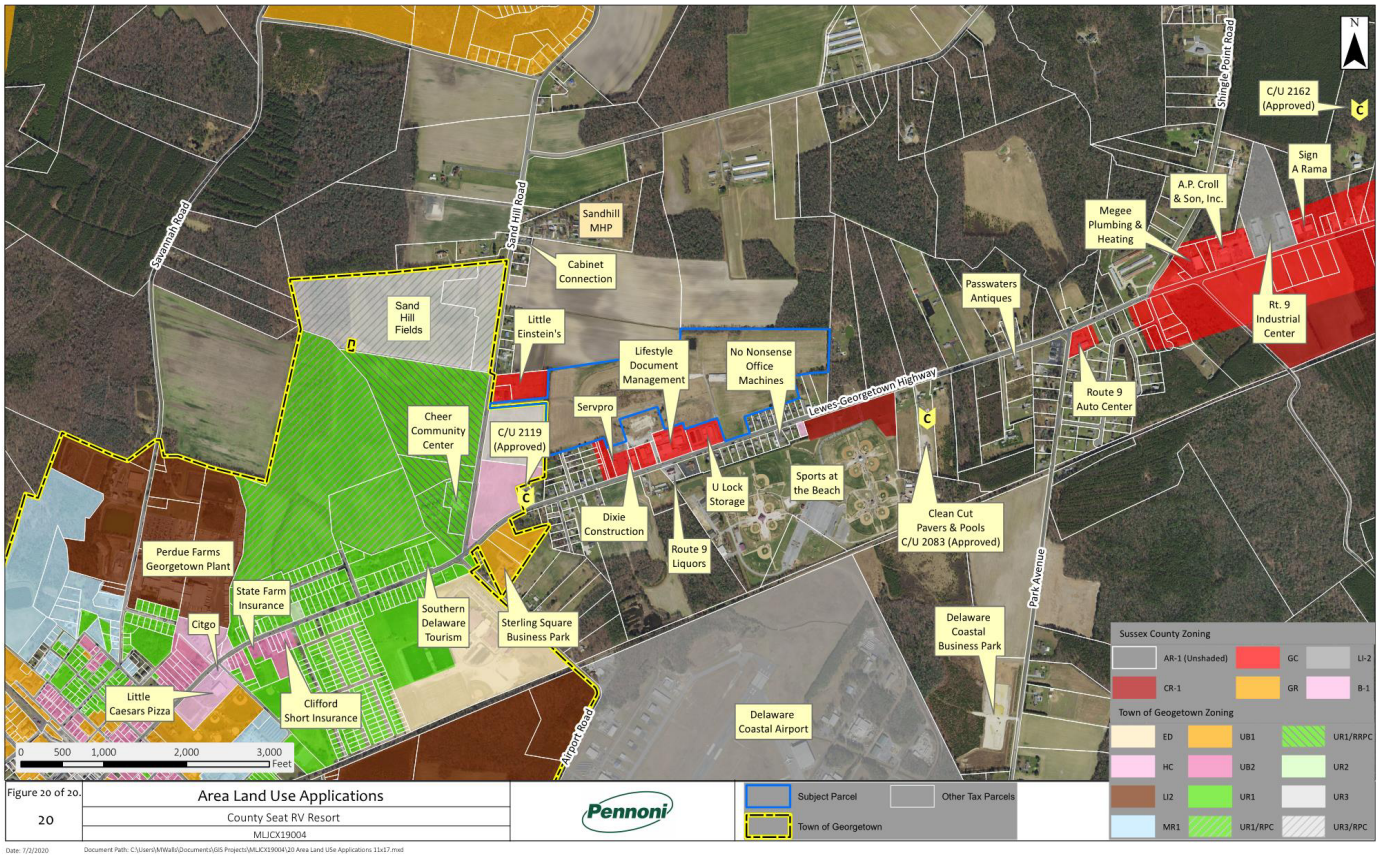
The property is located in a mixed agricultural, commercial and industrial area with some limited single-family detached residential. The property is bordered on the north by agricultural lands currently zoned AR-1 that are within the Developing Area according to the 2045 Future Land Use Map in the 2019 Sussex County Comprehensive Plan, which is considered a newer, emerging growth area; on the south by existing C-1 General Commercial zoned lands as well as a variety of Commercial and Industrial uses along with AR-1 Single-family detached dwellings all within the Developing Area; on the east by AR-1 lands with a single-family detached dwelling which is also located within a Developing Area; and on the west by vacant lands within the Town of Georgetown Municipal Limits and C-1 zoned lands and Commercial Uses. The properties also have frontage along two (2) Public Highways; along the south is US Route 9 also known as the Lewes Georgetown Highway, designated by DelDOT as a Principal Arterial Highway with a future right-of-way width of 100-feet; and along the west by SCR 319 also known as Sand Hill Road, designated by DelDOT as a Local Road with a right-of-way width of 60-feet.

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 by:

a. Every RV site and cabin is at least 400 feet from any existing dwelling on property of other ownership;
b. Every RV site and cabin is at least 100 feet from US Route 9, Lewes Georgetown Highway and Sand Hill Road;
c. The RV Resort is surrounded by a landscaped space a minimum of 50 feet wide along all boundaries of the property;

d. Access to the to the RV resort will be from two (2) public highways having right-of-way widths of 60-feet and 100-feet and the location of both access drives to the property will be controlled for traffic safety and protection of surrounding properties. Access will be located where the highway alignment and profile are favorable and allowable movements shall be determined at DelDOT's discretion. Considerations for the placement of entrances will include evaluation of sight distance, location of adjacent entrances, length of auxiliary lanes, distance from intersecting streets, adjacent street queue lengths and the adjacent street speed limit;
e. No RV site has been designed for direct access to a street outside the boundaries of the resort and the interior access drive right-of-ways will be properly lighted and be at least 30 feet in width, with at least 24 feet in pavement width for two-way traffic and at least 14 feet in pavement width for one-way traffic.

The project designed under theses 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 structures are very effective techniques for providing channel protection and pollutant removal prior to entering the existing streams. The importance of stormwater structures can be attributed to their proven ability to attenuate runoffs from design storm events. Stormwater structures, existing wooded vegetation and wetlands are common practices for treating stormwater runoffs.

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 design for this site will primarily be contained onsite within wet ponds and will channel its outfall through the sites existing outfall. The entire Site is located in areas designated as fair and good groundwater recharge areas, based on Pennoni's review of available maps (see Ground Water Recharge section above). The site primarily has a Hydrologic Soil Group (HSG) B rating. Group B soils have a moderate infiltration rate when thoroughly wet and have a moderate rate of water transmission.

According to the EPA, wet detention ponds are storm water control structures providing both retention and treatment of contaminated storm water runoff. Runoff from each rain event is detained and treated in the pond until it is displaced by runoff from the next storm. By capturing and retaining runoff during storm events, wet detention ponds control both storm water quantity and quality. The pond's natural physical, biological, and chemical processes then work to remove pollutants. Sedimentation processes remove particulates, organic matter, and metals, while dissolved metals and nutrients are removed through biological uptake. In general, a higher level of nutrient removal and better storm water quantity control can be achieved in wet detention ponds than can be achieved with other Best Management Practices (BMPs), such as infiltration systems.

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

B. WATER SUPPLY

On December 4, 2019, the applicant requested water service extension to their property from the Town of Georgetown while being outside the limits of the Town boundary. That request was taken to the Town of Georgetown Mayor and Council on December 11, 2019 and the following email was sent granting approval of the request:

From: Eugene Dvornick <GDvornick@georgetowndel.com>
Sent: Thursday, December 12, 2019 9:38 AM
To: Mark H. Davidson; Jamie Craddock
Cc: 'Kenneth P. Adams'; rjstickels@verizon.net; Laura Givens; Olga Holm; Kristen Dabrowski; Jocelyn Godwin; Jamie Craddock; Jeff Ward; Jason Loar
Subject: RE: TM 135-15.00-55.01 | 73.91+/- Acres | Lewes Georgetown Highway and Sandhill Road | ML Joseph Heirs Farm Account LLC (formerly Georgetown Horse Track)

Mark,

At last evening's Town Council Meeting (December 11, 2019) your request was Item 7 on the Agenda.

The request was reviewed and approved.

Please note it is the requesting property owners responsibility to connect to existing Town infrastructure. Additionally, the infrastructure connections are to be reviewed and approved by the Town Engineer.

Thank you,

Gene

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 our preparation of site utility plans, approvals by the Fire Marshal Office and the Office of Drinking Water (Public Health), an approval by the Town of Georgetown will be secured for this project.

C. WASTEWATER TREATMENT

On December 4, 2019, the applicant requested sanitary sewer service extension to their property from the Town of Georgetown while being outside the limits of the Town boundary. That request was taken to the Town of Georgetown Mayor and Council on December 11, 2019 and the following email was sent granting approval of the request:

From: Eugene Dvornick <GDvornick@georgetowndel.com>
Sent: Thursday, December 12, 2019 9:38 AM
To: Mark H. Davidson; Jamie Craddock
Cc: 'Kenneth P. Adams'; rjstickels@verizon.net; Laura Givens; Olga Holm; Kristen Dabrowski; Jocelyn Godwin; Jamie Craddock; Jeff Ward; Jason Loar
Subject: RE: TM 135-15.00-55.01 | 73.91+/- Acres | Lewes Georgetown Highway and Sandhill Road | ML Joseph Heirs Farm Account LLC (formerly Georgetown Horse Track)

Mark,

At last evening's Town Council Meeting (December 11, 2019) your request was Item 7 on the Agenda.

The request was reviewed and approved.

Please note it is the requesting property owners responsibility to connect to existing Town infrastructure. Additionally, the infrastructure connections are to be reviewed and approved by the Town Engineer.

Thank you,

Gene

As part of our preparation of site utility plans, approvals by the DNREC and an approval by the Town of Georgetown will be secured for this project.

D. TRAFFIC

Sand Hill Road (SCR 319) is designated as a DelDOT Local Road with an existing right-of-way width of 60-feet and currently has an Average Daily Trip count of 3,911 vehicles per day. The entrance to the property on Sand Hill Road is located approximately 1000 feet North of Lewes Georgetown Highway (US Route 9) which is designated as a DelDOT Principal Arterial Highway with an existing right-of-way width of 60-feet (Future ROW = 100-feet) and currently has an Average Daily Trip count of 16,655 vehicles per day. The property also has frontage along the Lewes Georgetown Highway (US Route 9) which is approximately 3,400 feet east of Sand Hill Road.

US Route 9 (Lewes Georgetown Highway) is a Principal Arterial and a key east/west corridor that carries significant regional through traffic to and from the beaches. As a part of this project, intersection capacity improvements will be made that will increase safety capacity along this principal roadway.

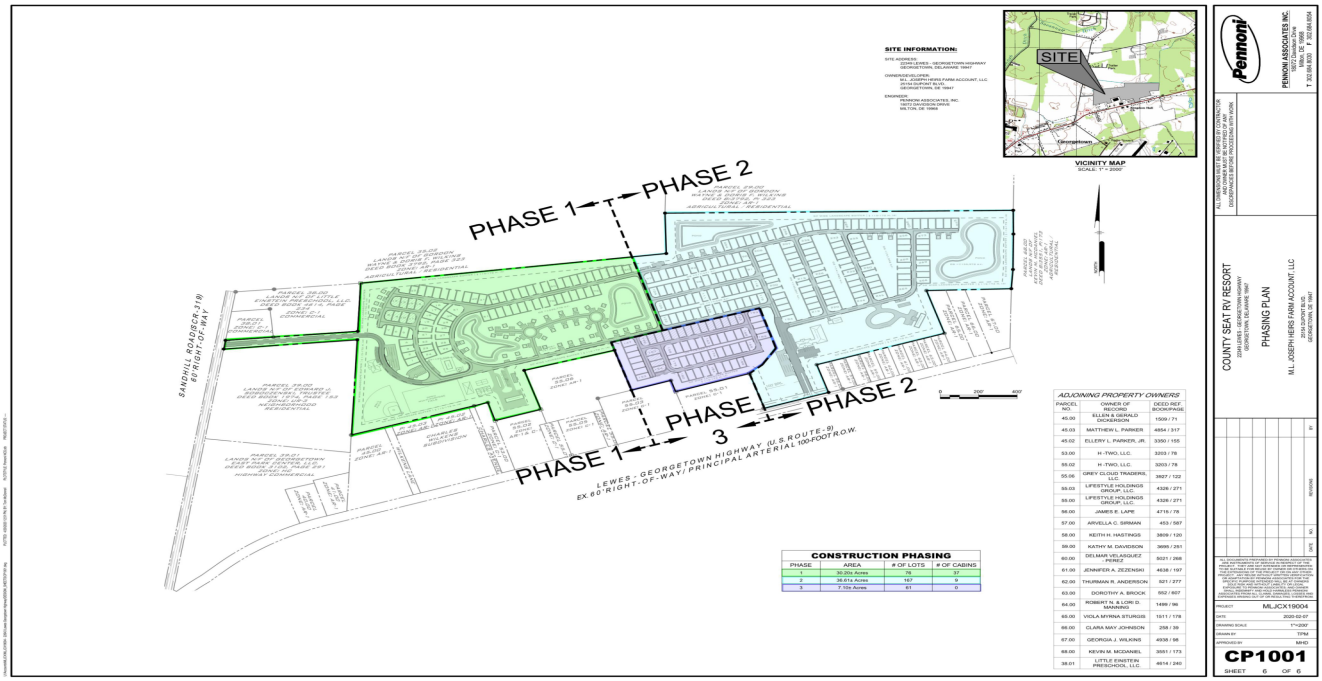
Although a TIS was not required as a part of this application, Section 2.2.2.2 of the Development Coordination Manual provides that for developments generating less than 2000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS. AWS Fees are used to fund traffic studies, not to build improvements. The site is estimated to generate 950 vehicle trip ends per day (AWS Fee = $9,500.00) and the weekday morning and evening peak hour trip ends at 74 and 95, respectively. However, DelDOT does anticipate requiring a Traffic Operational Analysis (TOA) in support of the entrance design on both US Route 9 and Sand Hill Road. On Sand Hill Road, the entrance improvements will need to fit with existing access for the adjacent commercial daycare center and the approved access for the Sussex County Sports Complex and the planned access for the CHEER Life Care Village. On Route 9, the entrance improvements will need to fit with the various existing access points in the area including most significantly the existing access to Sports at the Beach.

DelDOT will require dedication of right-of-way along the site's frontage on both US Route 9 and Sand Hill Road. By this regulation, this dedication is to provide a minimum of 50 feet of right-of-way from the physical centerline of Route 9 and 30 feet of right-of- way from the physical centerline of Sand Hill Road.

In accordance with Section 3.2.5.1.2 of the Development Coordination Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on both roads. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site.

Shared use paths along the property frontages will be required as a part of this project. The limits of the paths will be shown in the plan design and further coordination with DelDOT.

On April 1, 2020, a Project Coordination meeting with DelDOT took place and we presented a phasing plan that proposes to build the Sand Hill Road access first and work east. While DelDOT does not object to this approach, a separate, time-based, phasing plan will need to be developed based on the capacity of the Sand Hill Road access to accommodate the site traffic and an assumed build-out rate acceptable to DelDOT.



E. SPECIES AND HABITAT

No critical habitat was identified within the project area.

F. WETLANDS

A Wetland Evaluation by Pennoni and Kenneth W. Redinger Environmental continues to be conducted in those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions to determine if there is positive evidence of hydrophytic vegetation, hydric soils, and wetland hydrology that is needed for an area to be classified as wetlands. The areas reviewed to date do not indicate the presence of soils, vegetation and/or hydrology for regulated wetlands to exist on this property. We are currently onsite continuing to study the property. The existing farm ponds on the property are being investigated at this time as well. If any wetlands are discovered, they will be identified on future plans for the project and appropriate measures will be taken to alleviate disturbance.

G. FORESTS

The northeast comer of the property adjacent to the forested area of parcel 135-15.00-29.00 is mapped as part of the Delaware Ecological Network (DEN). The DEN links large blocks (core areas) of ecologically significant natural areas and natural corridors to allow the movement of wildlife and plant life between them, which create an interconnecting network of natural lands across the landscape. Large natural areas are usually more effective than small areas for protecting aquifers and watersheds, sustaining viable populations of forest species, and providing core habitat and escape-cover for a multitude of vertebrate species.

This portion of the property has been preserved as open space to maintain the functional role that the DEN plays to benefit wildlife in Delaware and satisfies the comments made through the PLUS process.

H. INFRASTRUCTURE

All infrastructure needs and upgrades will be funded by the applicant. Additional public infrastructure that will benefit the community, such as, road improvements and access improvements and safe pedestrian movement will be paid for by the applicant.

Transportation Improvements	-	Delaware Department of Transportation
Drainage Improvements	-	Sussex Conservation District & DNREC
Wastewater Improvements	-	Town of Georgetown & DNREC
Domestic Water & Fire Protection	-	Town of Georgetown, Fire Marshal & ODW Public Health
Electrical Improvements	-	Delmarva Power
Phone	-	Verizon
Cable	-	Comcast
Fiber Optic	-	Verizon
Gas (if necessary)	-	Eastern Shore Natural Gas Company, a subsidiary of Chesapeake Utilities

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.

I. HISTORIC AND CULTURAL RESOURCES

A search of this property on the Division of Historical and Cultural Affairs Office data base showed that no historical resources are known to exist within this parcel.

J. TMDLs

The project is in the greater Delaware River and Bay drainage area, specifically within the Broadkill River watershed. In response to concerns about the need for reducing nonpoint source nutrient (nitrogen and phosphorus) and bacterial pollutants to levels enough to meet the prescribed TMDL reduction requirements in the Broadkill watershed, a comprehensive process known as a pollution control strategy (PCS) has been developed to enable such reductions. Specifically, a PCS is a combination of best management practices and control technologies that reduce nutrient and bacterial

pollutant runoff loading in waters of a given watershed to level(s) consistent with the TMDL(s) reduction levels specified for that watershed. The Stormwater BMP's that will meet the States current requirements will reduce the nutrient and bacterial pollutant runoff loadings as part of the design for this project.

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

K. FLOODPLAINS

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood.

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated June 20, 2018, Map Number 10005C0325L, the subject property is located in a Zone "X" unshaded, and a Zone X shaded. Zone X shaded are areas of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Zone X unshaded, are areas of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level and which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

L. OTHER RELATED TOPICS

<u>LETTER OF SUPPORT</u>

TOWN OF GEORGETOWN

MAYOR
AND
COUNCIL

TOWN HALL
39 THE CIRCLE
GEORGETOWN, DE
19947

June 30, 2020

Mr. Ken Adams
25136 Dupont Boulevard
Georgetown, DE 19947

RE: Letter of Support – County Seat RV Resort Park

Dear Ken,

The Town of Georgetown is pleased to offer this letter of support for the County Seat RV Resort Park being planned just outside the town limits. We view this as an excellent opportunity to provide a service, not currently available, to visitor and travelers utilizing Sports at the Beach and the under construction Sand Hill Fields.

This project will afford a venue in close proximity to the sport venues and allow families easier access to nearby attractions. The Town is excited as this will bring additional consumers for our downtown and highway restaurants, increase the opportunity for visitors to stay close to Georgetown, and help promote the area as a destination.

We remain fully committed to assisting your project and look forward to seeing the RV Resort Park become a reality for Sussex County.

Please feel free to reach out to Gene Dvornick, with any questions or additional information you may need.

Sincerely,

TOWN OF GEORGETOWN

William E. West
Mayor

Eugene S. Dvornick, Jr.
Town Manager

cc: Town Council
Planning Department

06/30/20

Sussex County Council
2 The Circle
Georgetown, DE 19947

RE:
Project: County Seat
RV Resort Park: Georgetown-Lewes

To Whom it may concern,

Softball World LLC DBA Sports at the Beach is in favor of the RV Resort Park on Lewes Georgetown Highway. We feel this would be a benefit to the community and the teams that attend our tournaments.

If you have any questions please contact us at 302-856-7400.

Thank You,

Wallace P. Townsend Jr.
Owner

22518 Lewes Georgetown Hwy · Georgetown, DE 19947 · 800-969-9008 · 302-856-7400
www.sportsatthebeach.com

SERVPRO of Sussex County

22213 Lewes-Georgetown Hwy., P.O. Box 70, Georgetown, DE 19947
(302) 856-9768 FAX (302) 856-9758 office@servpro5930.com ID #51-0349724

October 2, 2020

Ken Adams
ML Joseph Company
25136 DuPont Boulevard
Georgetown, Delaware 19947

Dear ~~Mr. Adams~~: Ken

Regarding the proposed RV Park to be built behind and along our property line we are fine with your plan. I say this with one request.

The fifty foot barrier between the proposed maintenance building and our property line is much appreciated and I trust will be honored in the final building.

Thank you for offering this proposal as the guests who use the RV Park will further stimulate economic development in and around Georgetown.

Sincerely,

Raymond T. Hopkins III
H-Two LLC

GREY CLOUD TRADERS, L.L.C.
30 THE GREEN
DOVER DE 19901
302-672-5600

September 30, 2020

Robert C. Wheatly
Chairman
Sussex County Planning and Zoning Commission
Post Office 589
Georgetown, DE 19947

RE: Letter of Support – County Seat RV Resort - Hearing Case # 2228

Dear Mr. Wheatly,

As an adjacent property owner to the applicant I would like to support the application of County Seat RV Resort #2228. We think this site is appropriately located. It is in close proximity to two sports complexes and will allow easy access to local attractions. It is our understanding that a shuttle bus will be available for visitors reducing traffic in the area as well having the use of a convenient store on site. The approval will also be beneficial by bringing visitors to attractions in Georgetown. I trust you will approve this request keeping in mind that this site will provide an alternative location for people staying in Sussex County away for the coastal area.

Sincerely,

Constantine F. Malmberg, III

Grey Cloud Traders, L.L.C.

Tax Map 135 15. 00 53.00 .06

Horsey Family, LLC
David G. Horsey & Sons, Inc.
28107 Beaver Dam Branch Road
Laurel, DE 19956

October 9, 2020

Sussex County Planning & Zoning Commission
PO Box 417
Georgetown, DE 19947
ATTN: Bob Wheatley

RE: County Seat RV Resort- Hearing 2228

Bob,

On behalf of the Horsey Family and my position as vice-chairman of Sussex County Sports Complex Inc. I am writing this letter in full support of the County Seat RV Resort.

This application will be an asset to Sussex County and compliment both Sports at the Beach and Sandhill Fields. If designed properly with some sort of interconnectivity to these projects, it may solve two problems- lack of hotel rooms during busy summer weekends and eliminate some of the Rt 9 congestion during those same summer weekends.

In my opinion, this application is a good fit for this property and is not out of character to the area as to where the previously proposed chicken manure recycling plant was.

For the reasons stated above, we hope the commission gives a positive vote for this application. Looking forward to this RV Park to fill the needs of our sports complexes.

Thank You,

Robert E. Horsey (PRH)

Robert E. Horsey

VI. REFERENCES

1. Pennoni Boundary Survey
2. Pennoni GIS Mapping
3. U.S. Department of Interior, Geological Survey, Topographic Map, Sussex County, Delaware
4. Federal Emergency Management Agency (FEMA), 2018. Flood Insurance Rate Map (FIRM), Sussex County, Delaware
5. U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, Sussex County
6. U.S. Department of Interior, Fish and Wildlife Service. National Wetlands Inventory, Sussex County, Delaware
7. U.S. Department of the Interior, Fish and Wildlife Service, Threatened and Endangered Species List
8. Groundwater Recharge Potential, Sussex County, Delaware. Delaware Geological Survey
9. Wetland & Federal Listed Species Evaluation, Field Summary Kenneth W. Redinger Environmental Services and Pennoni
10. Delaware Environmental Navigator
11. 2019 Sussex County Comprehensive Plan – The Sussex Plan
12. 2019 Georgetown Future Land Use Map
13. Sussex County Zoning Code
14. Office of State Planning & Coordination – PLUS Process
15. Department of Transportation Service Level Evaluation Request Review

STATE **OF DELAWARE**
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

May 20, 2020 October 12, 2020

Constance C. Holland, AICP
Director, Office of State Planning Coordination

Mark H. Davidson
Pennoni
18072 Davidson Drive
Milton, DE 19968

RE: PLUS review 2020-04-04; County Seat RV Resort

Dear Mark: Dear Ms. Holland:

Thank you for meeting with State agency planners on April 22, 2020 to discuss the proposed plans for the County Seat RV Resort project. According to the information received you are seeking review of a site plan for a proposed campground.

We are in receipt of your comments dated May 20, 2020 as it pertained to our presentation of the above referenced project on April 22, 2020 via Video Conference. We thank you for the opportunity to present our clients' project on a certain piece of property located along US Route 9, Lewes Georgetown Highway and SCR 319, Sandhill Road, Georgetown Hundred, Sussex County, Delaware. The project presented was for 350 campsites and cabins and is a conditional use on an AR-1 zoned property. The proposed campground for mobile campers, tents, camp trailers, touring vans and the like, lies within the Development Area as described within the 2045 Future Land Use Map of the 2019 Sussex County Comprehensive and as shown on the Future Land Use Plan of the adopted Sussex County Comprehensive Plan.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that as Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by County.**

No changes to the plans have been completed since the meeting and the development will comply to all County, State and Federal Regulations.

122 Martin Luther King Jr. Blvd. South — Haslet Armory - Third Floor Dover, DE 19901
Phone (302)739-3090 Fax (302) 739-5661 www.stateplanning.delaware.gov

Strategies for State Policies and Spending

This project is located in Investment Levels 2 and 3 according to the Strategies for State Policies and Spending. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near term future. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas, but may have priorities for the near future

We concur with the State's assessment of the property's location within Investment Levels 2 and 3. The site has been carefully reviewed for any environmental concerns related to the property and we have found nothing of concern and therefore we would reiterate that Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near term future and that Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer term future but that the longer term future has never been defined. It continues to stay the same in the Comprehensive Plan with no updates to the State Strategies Map. Furthermore, this property is intermingled within a fast-growing area within the county and is adjacent to larger Level 2 areas. Our understanding from this is that the priorities in the Level 3 Areas are for DelDOT to focus on regional movements between towns and other population centers with which this area certainly qualifies. Developers and property owners will make local roadway improvements as development occurs. All infrastructure needs will be funded by the property owners of the development. Additional public infrastructure that will benefit the community, such as, road improvements, utility extensions and access improvements will all be paid for by the property owners of the development. Consistent with the 2019 Comprehensive Plan's Future Land Use Chapter the County has considered the development along US 9 as a business corridor with a mix of residential and commercial uses that provide local residents with access to services, they need. We have come to understand that investment areas within municipalities and towns as well as within their future annexation areas are areas that can support and encourages a wide range of uses and densities, promote a variety of transportation options, foster efficient use of existing public investments, and enhance community identity. We know that it's the State's intent to use its spending and management tools to maintain and enhance community character, to promote well-designed and efficient new growth, and to facilitate redevelopment.

This parcel is also adjacent to the Town of Georgetown and the town has agreed to provide water and sewer to the parcel. The County and the applicant should coordinate with the town regarding development of this property.

Mr. Adams approached the Town of Georgetown to annex the property into Town for the specific RV Resort project. At this time the Town determined that it was better for the property to go through the County where the zoning code and comprehensive plan can accept an application such as this project but the Town would provide the property with their water and wastewater services that are currently in the vicinity of the property. At a later time, the Town could consider an

application for the property/project to be annexed into the Town.

Code Requirements/Agency Permitting Requirements

Department of Transportation — Contact Bill Brockenbrough 760-2109

- This project is located within the regulated airspace zones of Delaware Coastal Airport (GED), which is a public-use facility. Federal Aviation Regulation (FAR) Part 77 imposes height restrictions on any structures within these zones. DelDOT requires that the applicant for this project submits a "Proposed Construction/Alteration in Airport Zones Notification Form" in accordance with Delaware Code (2 Del. C. § 602).

  This notification form can be submitted during the plan approval process with the local land use jurisdiction, but DelDOT's Office of Aeronautics is willing to test hypothetical height numbers to prevent any future project complications. Please contact Sam Sherman with the Office of Aeronautics at (302) 760-2145 or Samuel.Sherman@delaware.gov with any questions or concerns. A copy of the notification form can be found at this address: https://www.deldot.gov/Programs/aviation_svcs/pdfs/aviation_obstruction_review_form.pdf?012913.

Will comply.

» The site access on US Route 9 and Sand Hill Road (Sussex Road 319) must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.slitml?dc=changes.

- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting Request Form.pdf?08022017.

On April 1, 2020, Pennoni and the Applicant had a meeting with DelDOT to discuss the proposed project and the access to the project from both Sandhill road during Phase 1 and then from Lewes Georgetown Highway when Phase 2 and 3 come online.

- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

Understood.

- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 911 vehicle trip ends per day. Using the 10th edition of the Institute of Transportation Engineers' Trip Generation Manual and Land Use Code 416 (RV campground), DelDOT estimates this number at 950 and the weekday morning and evening peak hour trip ends at 74 and 95, respectively. While DelDOT will use these numbers to determine the need for a TIS, DelDOT plans to revisit the matter of trip generation in its review of the site access, discussed below. They do not seem indicative of the applicant's anticipated use of the site.

Currently under discussion.

Section 2.2.2.2 of the Development Coordination Manual provides that for developments generating less than 2000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS. AWS Fees are used to fund traffic studies, not to build improvements.

Payment of the AWS Fee does not exempt the developer from having to perform a Traffic Operational Analysis (TOA) and DelDOT does anticipate requiring a TOA in support of the entrance design on both US Route 9 and Sand Hill Road. On Sand Hill Road, the needed entrance improvements will need to fit with existing access for the Little Einsteins daycare center and the approved access for the Sussex County Sports Complex and the planned access for the CHEER Life Care Village. On Route 9, the needed entrance improvements will need to fit with the various existing access points in the area including most significantly the existing access to Sports at the Beach.

Will Comply

DelDOT anticipates significant bicycle and pedestrian traffic between the campground and both the Sussex County Sports Complex and Sports at the Beach and this traffic must be accommodated along with the vehicular traffic.

Understood.

From an April 1, 2020, Project Coordination meeting with the applicant, DelDOT understands that the applicant proposes to build their Sand Hill Road access first and work east, consistent with the phasing plan included in the PLUS application. While DelDOT does not object to this approach, a separate, time-based, phasing plan will need to be developed based on the capacity of the Sand Hill Road access to accommodate the site traffic and an assumed build-out rate acceptable to DelDOT. DelDOT cannot accept a plan that ties the completion of the site access construction (both roads) to phased construction within the proposed park.

Understood.

The specific comments provided below regarding entrance design represent minimum requirements which may be superseded by DelDOT's findings in their review of the TOA.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on both US Route 9 and Sand Hill Road. By this regulation, this dedication is to provide a minimum of 50 feet of right-of-way from the physical centerline of Route 9 and 30 feet of right-of-way from the physical centerline of Sand Hill Road. The following right-of-way dedication note is required**, "An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."**

- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on both roads. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat."**

- Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:

    - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.

    - Depiction of all existing entrances within 600 feet of the entrances on Route 9 and Sand Hill Road.

    - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

» Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 1 and 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is mandatory. DelDOT anticipates requiring the developer to build SUP along their frontage on both roads and the extend those paths to connect to the Sussex County Sports Complex and Sports at the Beach.

The expectation to extend the Shared Use Path beyond the frontage of the applicant's property is not certain both in the requirement and if the physical location of such path can be achieved to the projects mentioned above. The applicant cannot control acquisition of property to place the path and therefore this requirement should only be mandated if DelDOT can acquire ownership of said lands given the States desires for the connection. The applicants have indicated that they will utilize a shuttle to ferry individuals over to both Sport Parks which will alleviate individual pedestrian travel along the roadways and minimize additional daily traffic trips from this resort. This will be one of the many amenities that the Resort will offer.

- Referring to Section 3.5.5 of the Manual, existing and proposed transit stops and associated facilities as required by the Delaware Transit Corporation (DTC) or DelDOT shall be shown on the Record Plan. DART Route 206 (Georgetown/Lewes/Rehoboth) travels US Route 9 past this site and DelDOT anticipates that bus stops may be needed to serve it.

- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter

strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along US Route 9 and Sand Hill Road.

- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtm1.

- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

Understood.

Department of Natural Resouces and Environmental Control- Contact Michael Tholstrup 735-3352

Wellhead Protection Area

- Based on DNREC mapping, this project intersects a wellhead protection area (WHPA) at the entrance/intersection with Sandhill Road. A WHPA is the surface and subsurface area surrounding a water well, or wellfield supplying a public water system through which contaminants are likely to reach such well, or wellfield. As such, they are protected under local (County/Municipal) ordinances and have set limits to the amount of impervious cover and land use practices that can occur within these areas.

- The applicant should ensure that their project complies with all County and municipal codes that affect public drinking water supply WHPA's. For more information regarding wellhead protection areas please contact the DNREC Source Water Assessment and Protection Program at (302) 739-9945.

It should be noted that a small portion (~100') of the entrance and access off of Sandhill Road to the properties is located in the Wellhead Protection Area for Town of Georgetown. The applicant understands they will have to follow the requirements for impervious cover related to wellhead protection areas but notes the following zoning code requirement from §115-172 H. (3) all campsites shall be at least 100-feet from all public roads and therefore thus eliminating the possibility that any of the project uses within the area delineated as wellhead protection with the exception of the entrance and access drive to the project.

Stormwater Management

- A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. Contact the Sussex Conservation District to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan as soon as practicable. The site topography, soils mapping, pre and post development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion.

» A project application meeting with the Sussex Conservation District should be scheduled early in the process to determine stormwater design. Contact Jessica Watson at the Sussex Conservation District at (302) 856-7219 for details regarding submittal

requirements and fees.

During the design of the stormwater practices the designers and the applicant will work with the Sussex Conservation District to achieve the best management practice for the development and will follow all known protocols, policies and regulations.

State Historic Preservation Office — Contact Carlton Hall 736-7400

- There are no known archaeological sites or known National Register-listed or eligible properties on the parcel. The soils are a mix of well drained and poorly drained. Therefore, there is medium potential for pre-contact archaeological remains to be present. The Delaware SHPO is recommending an archaeological survey.

- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).

- If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. For further information on the Section 106 process please review the Advisory Council on Historic Preservation's website at: www.achp.gov

- If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

Understood.

Recommendations/Additional Information

This section includes a list of site specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements**. They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped **(but in no way required)** that the applicant will open a dialogue with the relevant agencies to discuss how the suggestions can benefit the project.

Department of Transportation — Contact Bill Brockenbrough 760-2109

- The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to US Route 9 or Sand Hill Road.

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans forreview.

- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 25, 2019. The notes can be found at https://www.deldot.gov/Susincss/subciivisions/.

Understood.

Department of Natural Resources and Environmental Control — Contact Michael Tholstrup 735-3352

Delaware Ecological Network (DEN)

- The northeast comer of the property adjacent to the forested area of parcel 135-15.00-29.00 is mapped as part of the Delaware Ecological Network (DEN). The DEN links large blocks (core areas) of ecologically significant natural areas and natural corridors, and allow the movement of wildlife and plant life between them, which create an *interconnecting network of natural lands* across the landscape. Large natural areas are usually more effective than small areas for protecting aquifers and watersheds, sustaining viable populations of forest species, and providing core habitat and escape-cover for a multitude of vertebrate species.

- This portion of the property should be preserved as open space to maintain the functional role that the DEN plays to benefit wildlife in Delaware.

Water Quality and TMDLs

- The project is in the greater Delaware River and Bay drainage area, specifically within the Broadkill River watershed. In this watershed, the State of Delaware has developed specific Total Maximum Daily Load (TMDL) pollutant reduction targets for nitrogen, phosphorus, and bacteria. A TMDL is the maximum level of pollution allowed for a given pollutant below which a "water quality limited waterbody" can assimilate and still meet State water quality standards (e.g., dissolved oxygen, nutrients, and bacteria; State of Delaware Surface Water Quality Standards, as amended July 11, 2004) to the extent necessary to support use goals such as, swimming, fishing, drinking water and shell fish harvesting. The TMDL for the Broadkill River watershed calls for a 40 percent reduction in nitrogen and phosphorus from baseline conditions. The TMDL also calls for a 75 percent reduction in bacteria from baseline conditions. The specific TMDL nutrient and bacterial load reductions for the Broadkill river watershed can be viewed here: http://www.dnrec.delaware.gov/swc/wa/Pages/WatershedAssessmentTMDLs.aspx

» In response to concerns about the need for reducing nonpoint source nutrient (nitrogen and phosphorus) and bacterial pollutants to levels enough to meet the prescribed TMDL reduction requirements in the Broadkill watershed, a multifaceted and comprehensive process known as a pollution control strategy (PCS) has been developed to enable such reductions. Specifically, a PCS is a combination of best management practices and control technologies that reduce nutrient and bacterial pollutant runoff loading in waters of a given watershed to level(s) consistent with the TMDL(s) reduction levels specified for that watershed.

- The applicant should implement the best management practices, based on this guidance, to help meet Delaware's water quality goals. Additional information about Broadkill River PCS is available here: http://www.dnrec.de1aware.Nov/swc/wa/Paqes/WatershedManasementPlans.aspx.

According to the EPA…wet detention ponds are storm water control structures providing both retention and treatment of contaminated storm water runoff. Runoff from each rain event is detained and treated in the pond until it is displaced by runoff from the next storm. By capturing and retaining runoff during storm events, wet detention ponds control both storm water quantity and quality. The pond's natural physical, biological, and chemical processes then work to remove pollutants. Sedimentation processes remove particulates, organic matter, and metals, while

dissolved metals and nutrients are removed through biological uptake. In general, a higher level of nutrient removal and better storm water quantity control can be achieved in wet detention ponds than can be achieved with other Best Management Practices (BMPs), such as infiltration systems.

» Employ green-technology storm water management and a rain gardens (in lieu of open-water management structures) to mitigate or reduce nutrient and bacterial pollutant runoff. If open-water stormwater management is selected for use, they should be employed minimally, for the management of stormwater. Storm water management ponds should not be sited in the areas of hydric soils or wetlands, referred to as farm ponds by the applicant.

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.

- Maintain a 100-foot vegetated buffer from all wetlands and waterbodies.

Given the uncertainty of the regulatory source of the recommendation provided, Pennoni notes the opinion of the reviewer and will provide for a buffer that will prevent the further degradation of soil and water quality by reducing soil erosion and nutrient loading to surface and groundwater through our design. A well-designed buffer strip does not have to be 100-feet whereby under DNREC's Stormwater Management Regulations, a 10-foot BMP Filter Strip provides for a method of water quality that effectively minimize the movement of soil sediment, nutrients, pesticides and pathogens through the soil profile, thereby improving water quality and the protection of wetlands and waterbodies.

- Make use of pervious paving materials to help reduce the amount of water and pollutant runoff draining to adjoining streams and wetlands. Pervious pavers/pavement are especially recommended for areas designated for parking.

Noted.

Hydric Soils and Drainage

- DNREC reviewers have identified the primary hydric soils of concern on the subject parcel as Mullica (MuA & MmA), Klej (KfA), and Marshyhope (McA). Mullica is a very poorly drained wetland associated (hydric) soil mapping unit that has severe limitations for development. Klej and Marshyhope (potentially hydric) are somewhatpoorly drained soil mapping units that may or may not have severe limitations for development (Figures 1 & 2).

- DNREC reviewers strongly discourage building on hydric soils because they are functionally important source of water storage (functions as a "natural sponge"). The destruction of hydric soils increases the amount pollutant runoff(i.e., hydric soils sequester and detoxify pollutants) which contributes to lower observed water quality in regional waterbodies and wetlands.

- There are drainage concerns in the area of this project where a number of drainage complaints have been reported to DNREC.

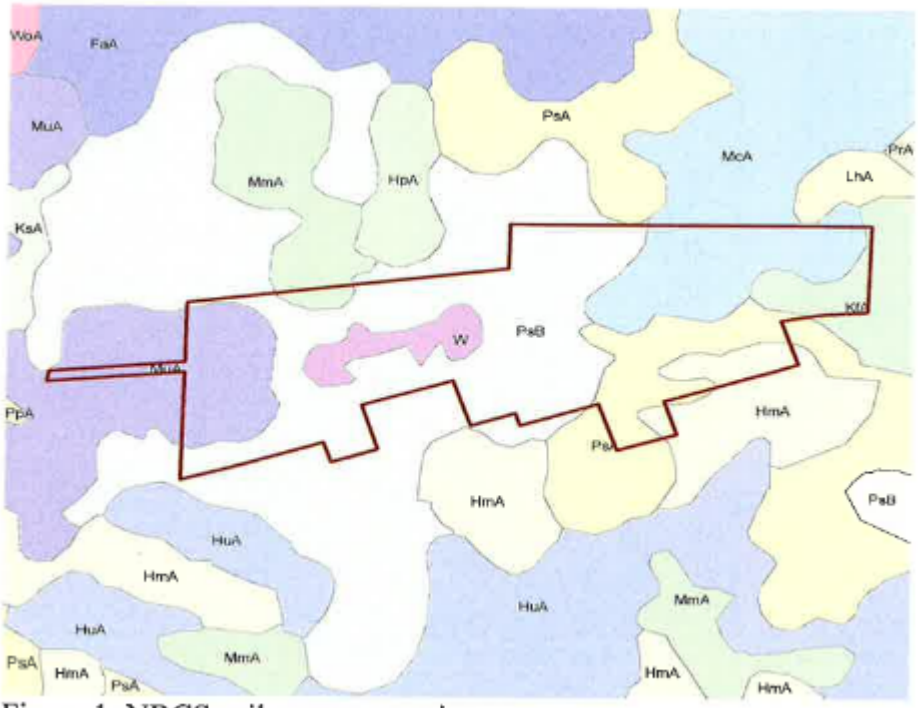


Figure 1: NRCS soil survey mapping

In the past the property was used for Horse Racing and Training as well as boarding. There are currently still stables located within the property and there once was grand-stands, parking areas and other equine facilities that were part of the use for the property. Since the closing of Delmarva Raceway, the site has been used for farming and the storage of certain equipment and materials by the applicant. The properties have 3 large farm ponds located within the property as well as many drainage ditches that connect to a drainage ditch that is located along the northerly property line.

Wetlands

- Siting stormwater management ponds — as currently proposed - in hydric soils or wetlands is not considered an environmentally-acceptable practice and will likely increase the potential for property damage during flooding events, while increasing nutrient and bacterial pollutant discharge to ground and surface waters (Figures 1 & 2).

Figure 2: SWMP mapped wetlands

- Have a United States Army Corps of Engineers (USACE) wetlands delineation conducted before commencing any construction activities. A field-based wetlands delineation by a licensed soil scientist and approved by USACE is recommended to more precisely assess the presence of hydric soils and wetlands in this parcel. A list of licensed Class D soil scientists can be obtained at the following web link: https://dnrec.aloha.delaware.eov/waterJ8reundwater/1icenses/

  For the purposes of Section 404 of the CWA, wetlands are defined as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Positive evidence of hydrophytic vegetation, hydric soils, and wetland hydrology is needed for an area to be classified as wetlands. The boundary between wetlands and non-wetlands is defined as the location where positive indicators of one of the three parameters are no longer present. We are currently onsite reviewing the property for the presence of wetlands and thus far no wetlands have been identified within the project area based on observations made during the on-site investigation. The existing farm ponds on the property are being investigated at this time as well. Discovered wetlands will be identified on future plans for the project.

- The project's TMDL nutrient and bacteria loading rates should be determined at the preliminary project design phase of development. Both the Nutrient Load Assessment

protocol and the Chesapeake Bay program model are tools that have been developed to assess changes in nutrient loading (e.g., nitrogen and phosphorus), thus providing governmental entities with quantitative information about the project's impacts on baseline water quality and help them design and implement the most environmentally-effective practices. The Chesapeake Bay program model can be found here: https://cast.chesapeakebay.net/Documentation/ModelDocumentation

Open Space

- Provide additional native tree, shrub and/or native herbaceous vegetation plantings in remaining areas of open space, wherever possible.

Noted.

Low Impact & Sustainable Development Recommendations

- The applicant should consider the use of recycled materials, such as reclaimed asphalt pavement, to reduce landfill waste, heat island effects on paved surfaces, and pavement costs.

+ Use efficient Energy Star rated products and materials in construction and redevelopment to lessen the power source emissions of the project and costs. Every percentage of energy efficiency translates into a percent reduction in pollution. Renewable energy infrastructure such as solar or geothermal will further reduce pollution created from offsite generation. Energy efficiency upgrades for your project may be eligible for funding through the Division of Climate, Coastal, & Energy (www.de.gov/greenenergy, www.de.gov/eeif).

- Install electric vehicle charging infrastructure, and/or design electric vehicle ready 'cabins,' to assist Delaware in achieving its clean transportation goals. The Division of Climate, Coastal, & Energy offers incentives for clean transportation (electric vehicle charging). These programs address climate change goals of reducing greenhouse gas emissions and improving overall air quality (www.de.gov/cleantransportation).

- Planting native trees will help clean the air of localized pollutants, replenish oxygen, and cut down on residential energy/cooling needs.

- Use of structural paint coatings that are low in Volatile Organic Compounds will help protect air quality.

Noted.

Delaware Transit Corporation (DTC) — Contact: Jared Kauffman 576-6062

- If DART service is desired, it is recommended to construct a pedestrian pathway that connects to the stops at US 9 and Sand Hill Road

Noted. We will work with DTC to accommodate the DART service with this development and will be part of the entrance plan design.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result **of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.**

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

Constance C. Holland, AICP
Director, Office of State Planning Coordination

CC: Sussex County

Respectfully Submitted,

PENNONI

Mark H. Davidson, VP
Principal Land Planner

STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

May 20, 2020

Mark H. Davidson
Pennoni
18072 Davidson Drive
Milton, DE 19968

RE: PLUS review 2020-04-04; County Seat RV Resort

Dear Mark:

Thank you for meeting with State agency planners on April 22, 2020 to discuss the proposed plans for the County Seat RV Resort project. According to the information received you are seeking review of a site plan for a proposed campground.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that as Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by County.**

Strategies for State Policies and Spending

This project is located in Investment Levels 2 and 3 according to the Strategies for State Policies and Spending. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near term future. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas, but may have priorities for the near future

This parcel is also adjacent to the Town of Georgetown and the town has agreed to provide water and sewer to the parcel. The County and the applicant should coordinate with the town regarding development of this property.

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Bill Brockenbrough 760-2109

- This project is located within the regulated airspace zones of Delaware Coastal Airport (GED), which is a public-use facility. Federal Aviation Regulation (FAR) Part 77 imposes height restrictions on any structures within these zones. DelDOT requires that the applicant for this project submits a "Proposed Construction/Alteration in Airport Zones Notification Form" in accordance with Delaware Code (2 Del. C. § 602).

  This notification form can be submitted during the plan approval process with the local land use jurisdiction, but DelDOT's Office of Aeronautics is willing to test hypothetical height numbers to prevent any future project complications. Please contact Sam Sherman with the Office of Aeronautics at (302) 760-2145 or Samuel.Sherman@delaware.gov with any questions or concerns. A copy of the notification form can be found at this address:
  https://www.deldot.gov/Programs/aviation_svcs/pdfs/aviation_obstruction_review_form.pdf?012913.

- The site access on US Route 9 and Sand Hill Road (Sussex Road 319) must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.

- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.

- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 911 vehicle trip ends per day. Using the 10th edition of the Institute of Transportation Engineers' Trip Generation Manual and Land Use Code 416 (RV campground), DelDOT estimates this number at 950 and the weekday morning and evening peak hour trip ends at 74 and 95, respectively. While DelDOT will use these numbers to determine the need for a TIS, DelDOT plans to revisit the matter of trip generation in its review of the site access, discussed below. They do not seem indicative of the applicant's anticipated use of the site.

Section 2.2.2.2 of the Development Coordination Manual provides that for developments generating less than 2000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS. AWS Fees are used to fund traffic studies, not to build improvements.

Payment of the AWS Fee does not exempt the developer from having to perform a Traffic Operational Analysis (TOA) and DelDOT does anticipate requiring a TOA in support of the entrance design on both US Route 9 and Sand Hill Road. On Sand Hill Road, the needed entrance improvements will need to fit with existing access for the Little Einsteins daycare center and the approved access for the Sussex County Sports Complex and the planned access for the CHEER Life Care Village. On Route 9, the needed entrance improvements will need to fit with the various existing access points in the area including most significantly the existing access to Sports at the Beach.

DelDOT anticipates significant bicycle and pedestrian traffic between the campground and both the Sussex County Sports Complex and Sports at the Beach and this traffic must be accommodated along with the vehicular traffic.

From an April 1, 2020, Project Coordination meeting with the applicant, DelDOT understands that the applicant proposes to build their Sand Hill Road access first and work east, consistent with the phasing plan included in the PLUS application. While DelDOT does not object to this approach, a separate, time-based, phasing plan will need to be developed based on the capacity of the Sand Hill Road access to accommodate the site traffic and an assumed build-out rate acceptable to DelDOT. DelDOT cannot accept a plan that ties the completion of the site access construction (both roads) to phased construction within the proposed park.

The specific comments provided below regarding entrance design represent minimum requirements which may be superseded by DelDOT's findings in their review of the TOA.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on both US Route 9 and Sand Hill Road. By this regulation, this dedication is to provide a minimum of 50 feet of right-of-way from the physical centerline of Route 9 and 30 feet of right-of-way from the physical centerline of Sand Hill Road. The following right-of-way dedication note is required, "**An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat.**"

- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on both roads. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The

following note is required, "**A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat.**"

- Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:
    - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
    - Depiction of all existing entrances within 600 feet of the entrances on Route 9 and Sand Hill Road.
    - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

- Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 1 and 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is mandatory. DelDOT anticipates requiring the developer to build SUP along their frontage on both roads and the extend those paths to connect to the Sussex County Sports Complex and Sports at the Beach.

- Referring to Section 3.5.5 of the Manual, existing and proposed transit stops and associated facilities as required by the Delaware Transit Corporation (DTC) or DelDOT shall be shown on the Record Plan. DART Route 206 (Georgetown/Lewes/Rehoboth) travels US Route 9 past this site and DelDOT anticipates that bus stops may be needed to serve it.

- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along US Route 9 and Sand Hill Road.

- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.

- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352

Wellhead Protection Area

- Based on DNREC mapping, this project intersects a wellhead protection area (WHPA) at the entrance/intersection with Sandhill Road. A WHPA is the surface and subsurface area surrounding a water well, or wellfield supplying a public water system through which contaminants are likely to reach such well, or wellfield. As such, they are protected under local (County/Municipal) ordinances and have set limits to the amount of impervious cover and land use practices that can occur within these areas.

- The applicant should ensure that their project complies with all County and municipal codes that affect public drinking water supply WHPA's. For more information regarding wellhead protection areas please contact the DNREC Source Water Assessment and Protection Program at (302) 739-9945.

Stormwater Management

- A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. Contact the Sussex Conservation District to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan as soon as practicable. The site topography, soils mapping, pre and post development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion.

- A project application meeting with the Sussex Conservation District should be scheduled early in the process to determine stormwater design. Contact Jessica Watson at the Sussex Conservation District at (302) 856-7219 for details regarding submittal requirements and fees.

State Historic Preservation Office – Contact Carlton Hall 736-7400

- There are no known archaeological sites or known National Register-listed or eligible properties on the parcel. The soils are a mix of well drained and poorly drained. Therefore, there is medium potential for pre-contact archaeological remains to be present. The Delaware SHPO is recommending an archaeological survey.

- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).

- If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. For further information on the Section 106 process please review the Advisory Council on Historic Preservation's website at: www.achp.gov

- If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

Recommendations/Additional Information

This section includes a list of site specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped **(but in no way required)** that the applicant will open a dialogue with the relevant agencies to discuss how the suggestions can benefit the project.

Department of Transportation – Contact Bill Brockenbrough 760-2109

- The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to US Route 9 or Sand Hill Road.

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.

- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 25, 2019. The notes can be found at https://www.deldot.gov/Business/subdivisions/.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352

Delaware Ecological Network (DEN)

- The northeast corner of the property adjacent to the forested area of parcel 135-15.00-29.00 is mapped as part of the Delaware Ecological Network (DEN). The DEN links large blocks (core areas) of ecologically significant natural areas and natural corridors, and allow the movement of wildlife and plant life between them, which create an *interconnecting network of natural lands* across the landscape. Large natural areas are usually more effective than small areas for protecting aquifers and watersheds, sustaining viable populations of forest species, and providing core habitat and escape-cover for a multitude of vertebrate species.

- This portion of the property should be preserved as open space to maintain the functional role that the DEN plays to benefit wildlife in Delaware.

Water Quality and TMDLs

- The project is in the greater Delaware River and Bay drainage area, specifically within the Broadkill River watershed. In this watershed, the State of Delaware has developed

specific Total Maximum Daily Load (TMDL) pollutant reduction targets for nitrogen, phosphorus, and bacteria. A TMDL is the maximum level of pollution allowed for a given pollutant below which a "water quality limited waterbody" can assimilate and still meet State water quality standards (e.g., dissolved oxygen, nutrients, and bacteria; State of Delaware Surface Water Quality Standards, as amended July 11, 2004) to the extent necessary to support use goals such as, swimming, fishing, drinking water and shell fish harvesting. The TMDL for the Broadkill River watershed calls for a 40 percent reduction in nitrogen and phosphorus from baseline conditions. The TMDL also calls for a 75 percent reduction in bacteria from baseline conditions. The specific TMDL nutrient and bacterial load reductions for the Broadkill river watershed can be viewed here: http://www.dnrec.delaware.gov/swc/wa/Pages/WatershedAssessmentTMDLs.aspx

- In response to concerns about the need for reducing nonpoint source nutrient (nitrogen and phosphorus) and bacterial pollutants to levels enough to meet the prescribed TMDL reduction requirements in the Broadkill watershed, a multifaceted and comprehensive process known as a pollution control strategy (PCS) has been developed to enable such reductions. Specifically, a PCS is a combination of best management practices and control technologies that reduce nutrient and bacterial pollutant runoff loading in waters of a given watershed to level(s) consistent with the TMDL(s) reduction levels specified for that watershed.

- The applicant should implement the best management practices, based on this guidance, to help meet Delaware's water quality goals. Additional information about Broadkill River PCS is available here: http://www.dnrec.delaware.gov/swc/wa/Pages/WatershedManagementPlans.aspx.

  - Employ green-technology storm water management and a rain gardens (in lieu of open-water management structures) to mitigate or reduce nutrient and bacterial pollutant runoff. If open-water stormwater management is selected for use, they should be employed minimally, for the management of stormwater. Storm water management ponds should not be sited in the areas of hydric soils or wetlands, referred to as farm ponds by the applicant.

  - Maintain a 100-foot vegetated buffer from all wetlands and waterbodies.

  - Make use of pervious paving materials to help reduce the amount of water and pollutant runoff draining to adjoining streams and wetlands. Pervious pavers/pavement are especially recommended for areas designated for parking.

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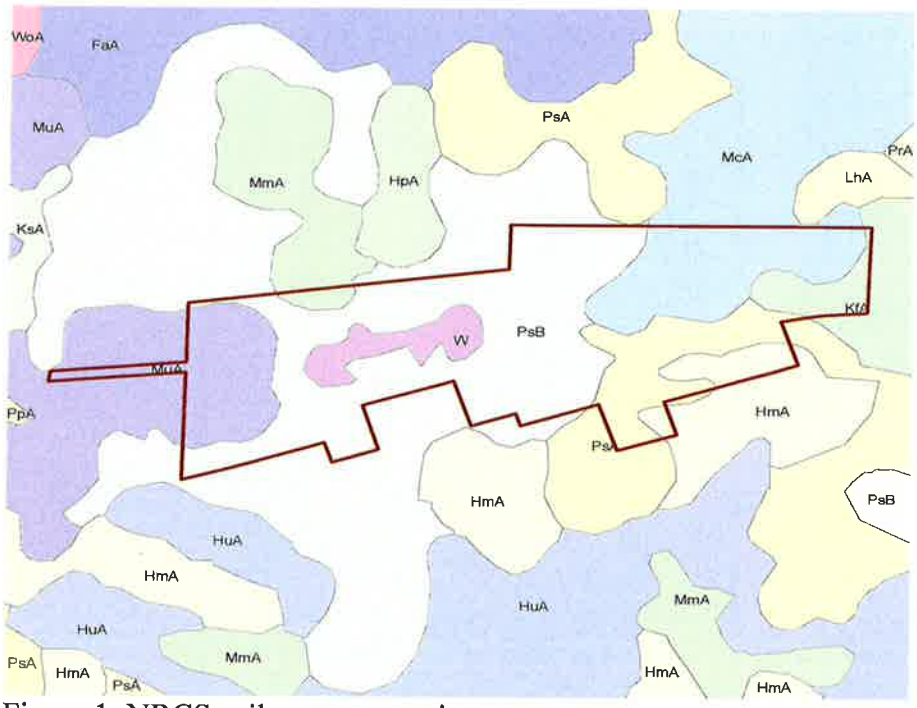

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- The project's TMDL nutrient and bacteria loading rates should be determined at the preliminary project design phase of development. Both the Nutrient Load Assessment protocol and the Chesapeake Bay program model are tools that have been developed to assess changes in nutrient loading (e.g., nitrogen and phosphorus), thus providing governmental entities with quantitative information about the project's impacts on baseline water quality and help them design and implement the most environmentally-effective practices. The Chesapeake Bay program model can be found here: http://cast.chesapeakebay.net/Documentation/ModelDocumentation

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- Planting native trees will help clean the air of localized pollutants, replenish oxygen, and cut down on residential energy/cooling needs.

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- If DART service is desired, it is recommended to construct a pedestrian pathway that connects to the stops at US 9 and Sand Hill Road

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

Constance C. Holland

Constance C. Holland, AICP
Director, Office of State Planning Coordination

CC: Sussex County

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 Martin Luther King Jr. Blvd., South • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

Please complete this PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): _____

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____

1. Project Title/Name: COUNTY SEAT RV RESORT
2. Location (please be specific): 22349 LEWES-GEORGETOWN HIGHWAY, GEORGETOWN, DE 19947
3. Parcel Identification #: 135-15.00-55.01
4. County or Local Jurisdiction Name: where project is located: SUSSEX
5. If contiguous to a municipality, are you seeking annexation: NO
6. Owner's Name: ML JOSEPH HEIRS FARM ACCOUNT, LLC

   Address: 25154 DUPONT BLVD

   City: GEORGETOWN State: DELAWARE Zip: 19947

   Phone: 302-856-7396 Fax: 302-856-1725 Email: KADAMS@MELVINJOSEPH.COM

7. Equitable Owner/Developer **(This Person is required to attend the PLUS meeting)**: KENNETH P. ADAMS

   Address: 25154 DUPONT BLVD.

   City: GEORGETOWN State: DELAWARE Zip: 19947

   Phone: 302-856-7396 Fax: 302-856-1725 Email: KADAMS@MELVINJOSEPH.COM

8. Project Designer/Engineer: PENNONI | MARK H. DAVIDSON

   Address: 18072 DAVIDSON DRIVE

   City: MILTON State: DELAWARE Zip: 19968

   Phone: 302-684-8030 Fax: 302-684-8054 Email: MDAVIDSON@PENNONI.COM

9. **Please Designate a Contact Person, including phone number, for this Project:** MARK H DAVIDSON - 302-684-6207

Information Regarding Site:

10. Type of Review: ☐ Rezoning, if not in compliance with certified comprehensive plan ■ Site Plan Review ☐ Subdivision

11. Brief Explanation of Project being reviewed: SECTION 115-22 CAMPGROUND FOR MOBILE CAMPERS, CAMP TRAILERS, TOURING VANS AND THE LIKE.

If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.

12. Area of Project (Acres +/-): 73.91+/- ACRES Number of Residential Units: 304 CAMPSITES; 46 CABINS ~~Commercial~~ Building square footage: 60,000+/- SQ FT

13. Present Zoning: AR-1

14. Proposed Zoning: AR-1/CONDITIONAL USE

15. Present Use: AG - FORMERLY DELMARVA RACEWAY AND 49 STABLES EQUINE TRAINING FACILITY

16. Proposed Use: SECTION 115-22 CAMPGROUND FOR MOBILE CAMPERS, CAMP TRAILERS, TOURING VANS AND THE LIKE.

17. Water: ☐ Central (Community system) ☐ Individual On-Site ■ Public (Utility)
Service Provider Name: TOWN OF GEORGETOWN

Will a new public well be located on the site? ☐ Yes ■ No

18. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ■ Public (Utility)
Service Provider Name: TOWN OF GEORGETOWN

Will a new community wastewater system be located on this site? ☐ Yes ■ No

19. If residential, describe style and market segment you plan to target (Example- Age restricted):
SPORTS AT THE BEACH; SUSSEX SPORTS CENTER; THE TURF; GROWING OUTDOOR RECREATIONAL ENTHUSIAST

20. Environmental impacts:

How many forested acres are presently on-site? 0+/- ACRES - PERIMETER HEDGROWS How many forested acres will be removed? 0+/- ACRES

To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ■ No EXISITNG FARM PONDS TO BE EVALUATED

Are the wetlands: ☐ Tidal Acres:
☐ Non-tidal Acres:

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corps of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ■ No If "Yes", describe the impacts: FARM PONDS TO BE INCORPORATED INTO STWM PONDS

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? _____

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? ☐ Yes ■ No

22. List the proposed method(s) of stormwater management for the site: WET AND DRY POND BMPS

23. Is open space proposed? ■ Yes ☐ No If "Yes," how much? Acres: 50+/- ACRES OF OPEN/PERVIOUS AREA

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ■ No

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 950 VEHICLE TRIPS PER DAY, 74 VEHICLE TRIPS DURING THE MORNING PEAK HOURS AND 95 TRIPS DURING THE AFTERNOON PEAK HOUR.

What percentage of those trips will be trucks, excluding vans and pick-up trucks?

26. Will the project connect to state maintained roads? ☒ Yes ☐ No

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.

28. Are there existing sidewalks? ☐ Yes ☒ No; bike paths ☐ Yes ☐ No
Are there proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☐

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? ☒ Yes ☐ No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ☒ No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? ☐ Yes ☒ No
Person to contact to arrange visit: _____ phone number: _____

31. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner — Date: 2-26-20

Signature of Person completing form (If different than property owner) — Date: 3/9/2020

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at plus@state.de.us **along with an electronic copy of any site plans and development plans for this site**. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact The Office of State Planning Coordination at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

Mark H. Davidson

From: Eugene Dvornick <GDvornick@georgetowndel.com>
Sent: Thursday, December 12, 2019 9:38 AM
To: Mark H. Davidson; Jamie Craddock
Cc: 'Kenneth P. Adams'; rjstickels@verizon.net; Laura Givens; Olga Holm; Kristen Dabrowski; Jocelyn Godwin; Jamie Craddock; Jeff Ward; Jason Loar
Subject: RE: TM 135-15.00-55.01 | 73.91+/- Acres | Lewes Georgetown Highway and Sandhill Road | ML Joseph Heirs Farm Account LLC (formerly Georgetown Horse Track)

Mark,

At last evening's Town Council Meeting (December 11, 2019) your request was Item 7 on the Agenda.

The request was reviewed and approved.

Please note it is the requesting property owners responsibility to connect to existing Town infrastructure. Additionally, the infrastructure connections are to be reviewed and approved by the Town Engineer.

Thank you,

Gene

From: Mark H. Davidson [mailto:MDavidson@Pennoni.com]
Sent: Wednesday, December 4, 2019 8:52 AM
To: Eugene Dvornick <GDvornick@georgetowndel.com>; Jamie Craddock <jcraddock@georgetowndel.com>
Cc: 'Kenneth P. Adams' <kadams@melvinjoseph.com>; rjstickels@verizon.net
Subject: TM 135-15.00-55.01 | 73.91+/- Acres | Lewes Georgetown Highway and Sandhill Road | ML Joseph Heirs Farm Account LLC (formerly Georgetown Horse Track)

Gene – thank you for meeting with us yesterday to discuss the above referenced property. On behalf of Kenneth P Adams of ML Joseph Heirs Farm Account, LLC, Pennoni is requesting water and sanitary sewer to be extended to the above referenced property while being outside of the town limits of the Town of Georgetown. The owners will be proposing a RV Park for mobile campers, cabins and the like for the property. The property is currently zoned AR-1 in the unincorporated area of Sussex County and the owners will file for a Conditional Use that will follow Sussex County code for the proposed use.

All units to be used for the purpose of human habitation shall be cabins, travel trailers, recreational vehicles and equipment manufactured specifically for camping purposes. Small retail businesses intended primarily for occupants of the park area will be planned within the park area. For the purpose of a residence and/or office for the park manager, there will be one structure within the campground area. Bathrooms, bathing facilities, indoor and outdoor recreation and maintenance buildings will be located with the park. With the exceptions of structures mentioned above, there shall be no manufactured home located on any campsite within the RV Park. The RV Park will have restricted days of operations as will be conditioned by Sussex County Council and therefore will not be a year round RV Park.

It has been brought to our attention that this property is designated as a Commercial Area on the Future Land Use Map within the Georgetown Comprehensive Plan and therefore an RV Park does not fit within a commercial zoning category within the Town's code. Sussex County has created special requirements that will be conditions to approval and development of a RV Park and has approved these uses in the past. The Town of Georgetown will recognize revenue

from the development in the form of water and sanitary impact fees and use fees along with developer funded extensions of said services.

Attached to this request is a concept of the proposed use that is illustrative of what will be proposed for the property. This layout will be revised prior to submission of an application to Sussex County.

The request is for water and sanitary sewer services from the Town of Georgetown as no other Town services will be burden by the property. We respectfully request on behalf of the property owners, ML Joseph Heirs Farm Account, LLC that the Town look favorably on the request.

If you have any questions or require additional information please do not hesitate to contact me anytime.

Thank you

Mark

Mark H. Davidson
Vice President, Office Director

Pennoni
18072 Davidson Drive | Milton, DE 19968
Direct: +1 (302) 684-6207 | **Mobile:** +1 (302) 236-6400
www.pennoni.com | MDavidson@Pennoni.com

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TOWN OF GEORGETOWN

MAYOR
AND
COUNCIL

TOWN HALL
39 THE CIRCLE
GEORGETOWN, DE
19947

June 30, 2020

Mr. Ken Adams
25136 Dupont Boulevard
Georgetown, DE 19947

RE: Letter of Support – County Seat RV Resort Park

Dear Ken,

The Town of Georgetown is pleased to offer this letter of support for the County Seat RV Resort Park being planned just outside the town limits. We view this as an excellent opportunity to provide a service, not currently available, to visitor and travelers utilizing Sports at the Beach and the under construction Sand Hill Fields.

This project will afford a venue in close proximity to the sport venues and allow families easier access to nearby attractions. The Town is excited as this will bring additional consumers for our downtown and highway restaurants, increase the opportunity for visitors to stay close to Georgetown, and help promote the area as a destination.

We remain fully committed to assisting your project and look forward to seeing the RV Resort Park become a reality for Sussex County.

Please feel free to reach out to Gene Dvornick, with any questions or additional information you may need.

Sincerely,

TOWN OF GEORGETOWN

William E. West
Mayor

Eugene S. Dvornick, Jr.
Town Manager

cc: Town Council
Planning Department

06/30/20

Sussex County Council
2 The Circle
Georgetown, DE 19947

RE:
Project: County Seat
RV Resort Park: Georgetown-Lewes

To Whom it may concern,

Softball World LLC DBA Sports at the Beach is in favor of the RV Resort Park on Lewes Georgetown Highway. We feel this would be a benefit to the community and the teams that attend our tournaments.

If you have any questions please contact us at 302-856-7400.

Thank You,

Wallace P. Townsend Jr.
Owner

22518 Lewes Georgetown Hwy · Georgetown, DE 19947 · 800-969-9008 · 302-856-7400

www.sportsatthebeach.com

SERVPRO of Sussex County

22213 Lewes-Georgetown Hwy., P.O. Box 70, Georgetown, DE 19947
(302) 856-9768 FAX (302) 856-9758 office@servpro5930.com ID #51-0349724

October 2, 2020

Ken Adams
ML Joseph Company
25136 DuPont Boulevard
Georgetown, Delaware 19947

Dear ~~Mr. Adams~~: Ken

Regarding the proposed RV Park to be built behind and along our property line we are fine with your plan. I say this with one request.

The fifty foot barrier between the proposed maintenance building and our property line is much appreciated and I trust will be honored in the final building.

Thank you for offering this proposal as the guests who use the RV Park will further stimulate economic development in and around Georgetown.

Sincerely,

Raymond T. Hopkins III

Raymond T. Hopkins III
H-Two LLC

GREY CLOUD TRADERS, L.L.C.
30 THE GREEN
DOVER DE 19901
302-672-5600

September 30, 2020

Robert C. Wheatly
Chairman
Sussex County Planning and Zoning Commission
Post Office 589
Georgetown, DE 19947

RE: Letter of Support – County Seat RV Resort - Hearing Case # 2228

Dear Mr. Wheatly,

As an adjacent property owner to the applicant I would like to support the application of County Seat RV Resort #2228. We think this site is appropriately located. It is in close proximity to two sports complexes and will allow easy access to local attractions. It is our understanding that a shuttle bus will be available for visitors reducing traffic in the area as well having the use of a convenient store on site. The approval will also be beneficial by bringing visitors to attractions in Georgetown. I trust you will approve this request keeping in mind that this site will provide an alternative location for people staying in Sussex County away for the coastal area.

Sincerely,

Constantine F. Malmberg, III

Grey Cloud Traders, L.L.C.

Tax Map 135 15. 00 53.00 .06

Horsey Family, LLC
David G. Horsey & Sons, Inc.
28107 Beaver Dam Branch Road
Laurel, DE 19956

October 9, 2020

Sussex County Planning & Zoning Commission
PO Box 417
Georgetown, DE 19947
ATTN: Bob Wheatley

RE: County Seat RV Resort- Hearing 2228

Bob,

On behalf of the Horsey Family and my position as vice-chairman of Sussex County Sports Complex Inc. I am writing this letter in full support of the County Seat RV Resort.

This application will be an asset to Sussex County and compliment both Sports at the Beach and Sandhill Fields. If designed properly with some sort of interconnectivity to these projects, it may solve two problems- lack of hotel rooms during busy summer weekends and eliminate some of the Rt 9 congestion during those same summer weekends.

In my opinion, this application is a good fit for this property and is not out of character to the area as to where the previously proposed chicken manure recycling plant was.

For the reasons stated above, we hope the commission gives a positive vote for this application. Looking forward to this RV Park to fill the needs of our sports complexes.

Thank You,

Robert E. Horsey (PRH)

Robert E. Horsey

Figure 1 of 20.	2019 Aerial Image	Pennoni	Subject Property
1	County Seat RV Resort		Other Tax Parcels
	MLJCX19004		

Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\01 2019 Aerial Image.mxd

Figure 2 of 20. 2	2017 Orthophoto County Seat RV Resort MLJCX19004	Pennoni	Subject Property Other Tax Parcels

Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\02 2017 Orthophoto.mxd

Figure 3 of 20. 3	2012 Orthophoto County Seat RV Resort MLJCX19004	Pennoni	Subject Property Other Tax Parcels

Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\03 2012 Orthophoto.mxd

Figure 4 of 20.

4

2007 Orthophoto

County Seat RV Resort

MLJCX19004

Pennoni

Subject Property

Other Tax Parcels

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\04 2007 Orthophoto.mxd

Figure 5 of 20.	2002 Orthophoto	Pennoni	Subject Property
5	County Seat RV Resort		Other Tax Parcels
	MLJCX19004		

Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\05 2002 Orthophoto.mxd

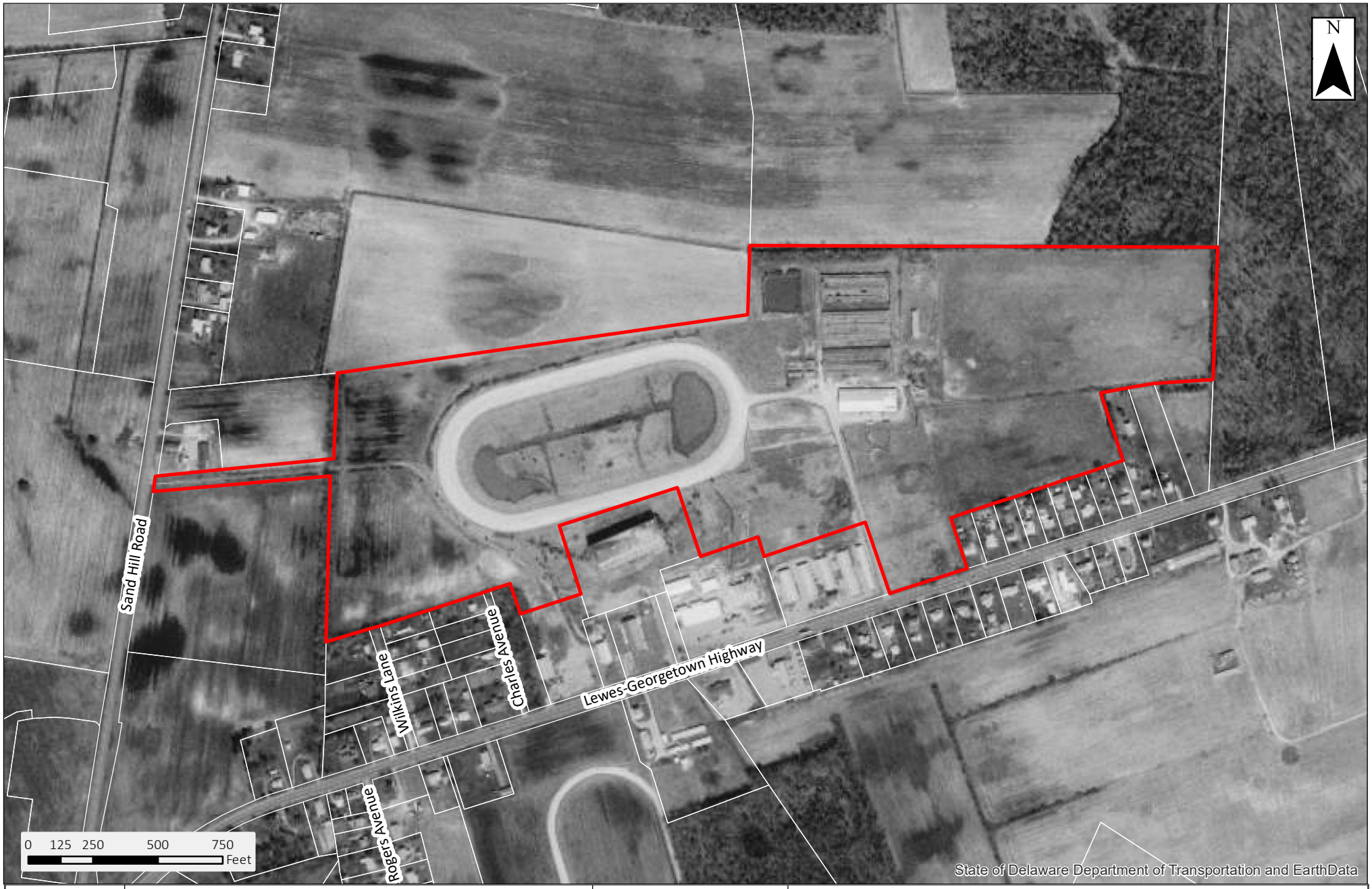


Figure 6 of 20. 6	1997 Orthophoto County Seat RV Resort MLJCX19004	Pennoni	Subject Property Other Tax Parcels

Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\06 1997 Orthophoto.mxd

Figure 7 of 20.

7

1992 Orthophoto

County Seat RV Resort

MLJCX19004

Pennoni

Subject Property

Other Tax Parcels

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\07 1992 Orthophoto.mxd

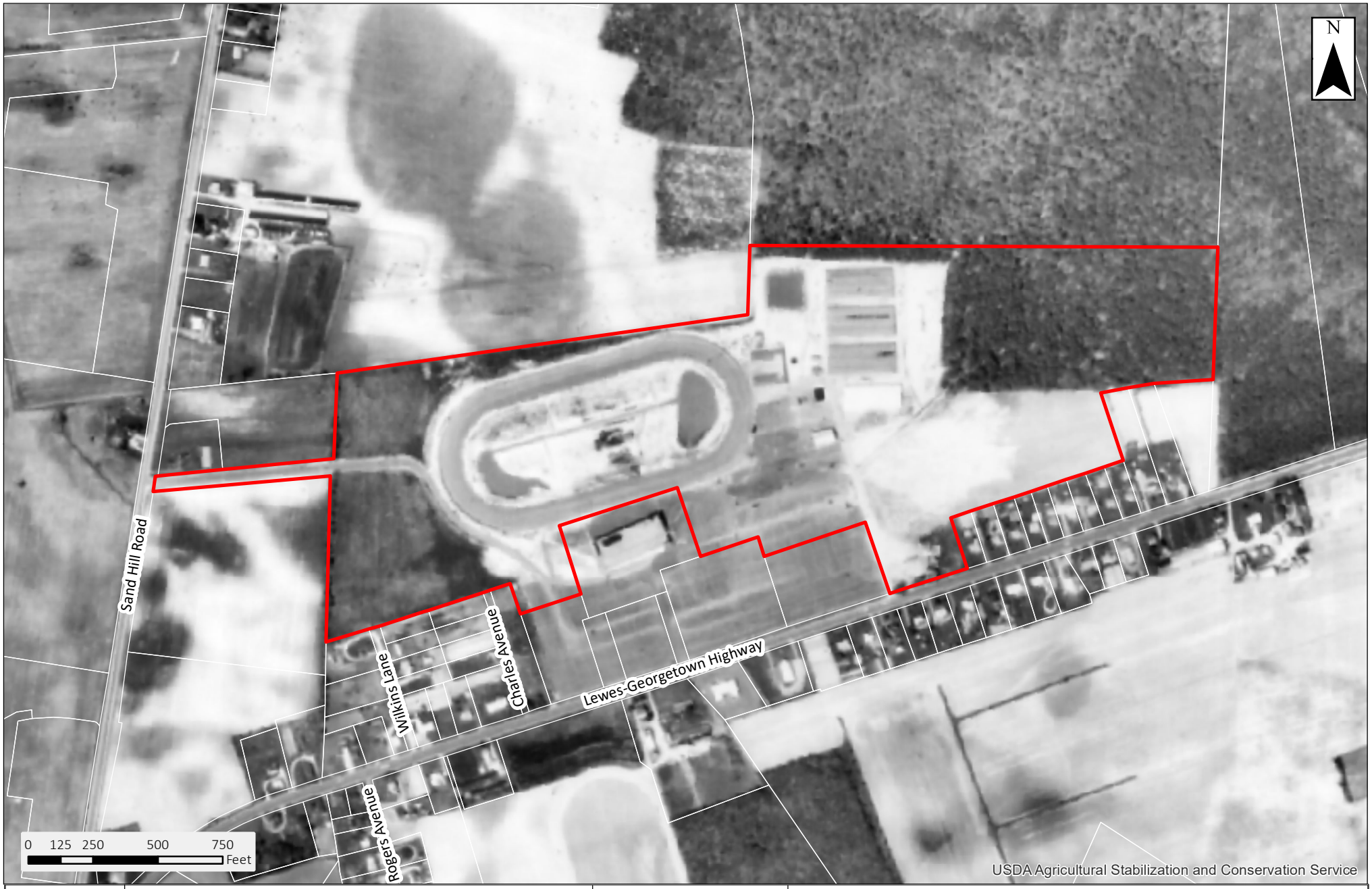


Figure 8 of 20. 8	1968 Orthophoto County Seat RV Resort MLJCX19004	Pennoni	Subject Property Other Tax Parcels

Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\08 1968 Orthophoto.mxd

Figure 9 of 20. 9	1961 Orthophoto County Seat RV Resort MLJCX19004	Pennoni	Subject Property Other Tax Parcels

Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\09 1961 Orthophoto.mxd

Figure 10 of 20. 10	1954 Orthophoto County Seat RV Resort MLJCX19004	Pennoni	Subject Property Other Tax Parcels

Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\10 1954 Orthophoto.mxd

Figure 11 of 20. 11	1937 Orthophoto County Seat RV Resort MLJCX19004	Pennoni	Subject Property Other Tax Parcels

Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\11 1937 Orthophoto.mxd

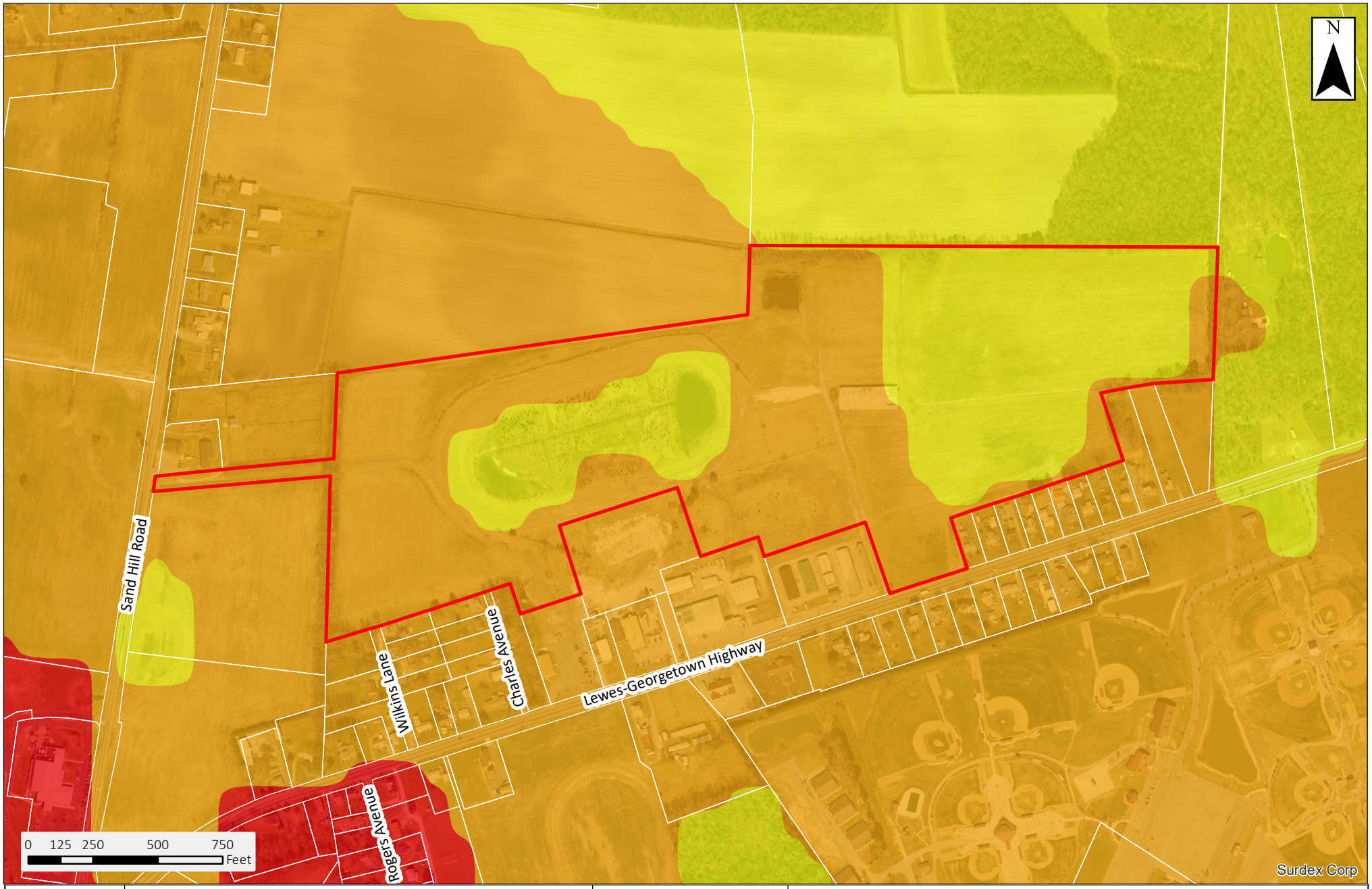


Figure 12 of 20.

12

2015 State Strategies & Investment Levels

County Seat RV Resort

MLJCX19004

Pennoni

Level 1

Level 2

Level 3

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\12 2015 State Strategies.mxd

Figure 13 of 20.

13

County Zoning

County Seat RV Resort

MLJCX19004

Pennoni

AR-1 (Unshaded)	GC
CR-1	B-1

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\13 County Zoning.mxd

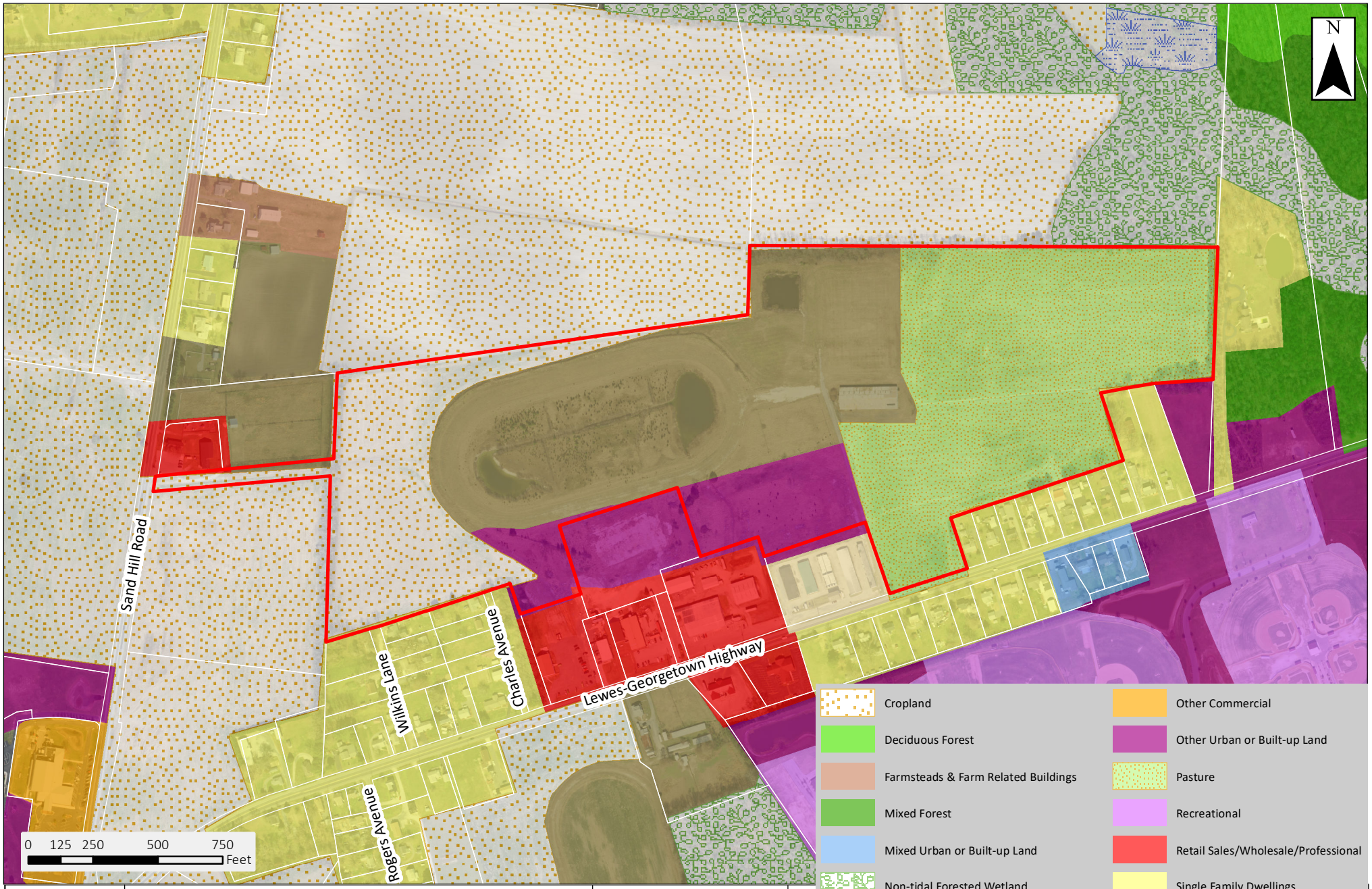


Figure 14 of 20.

14

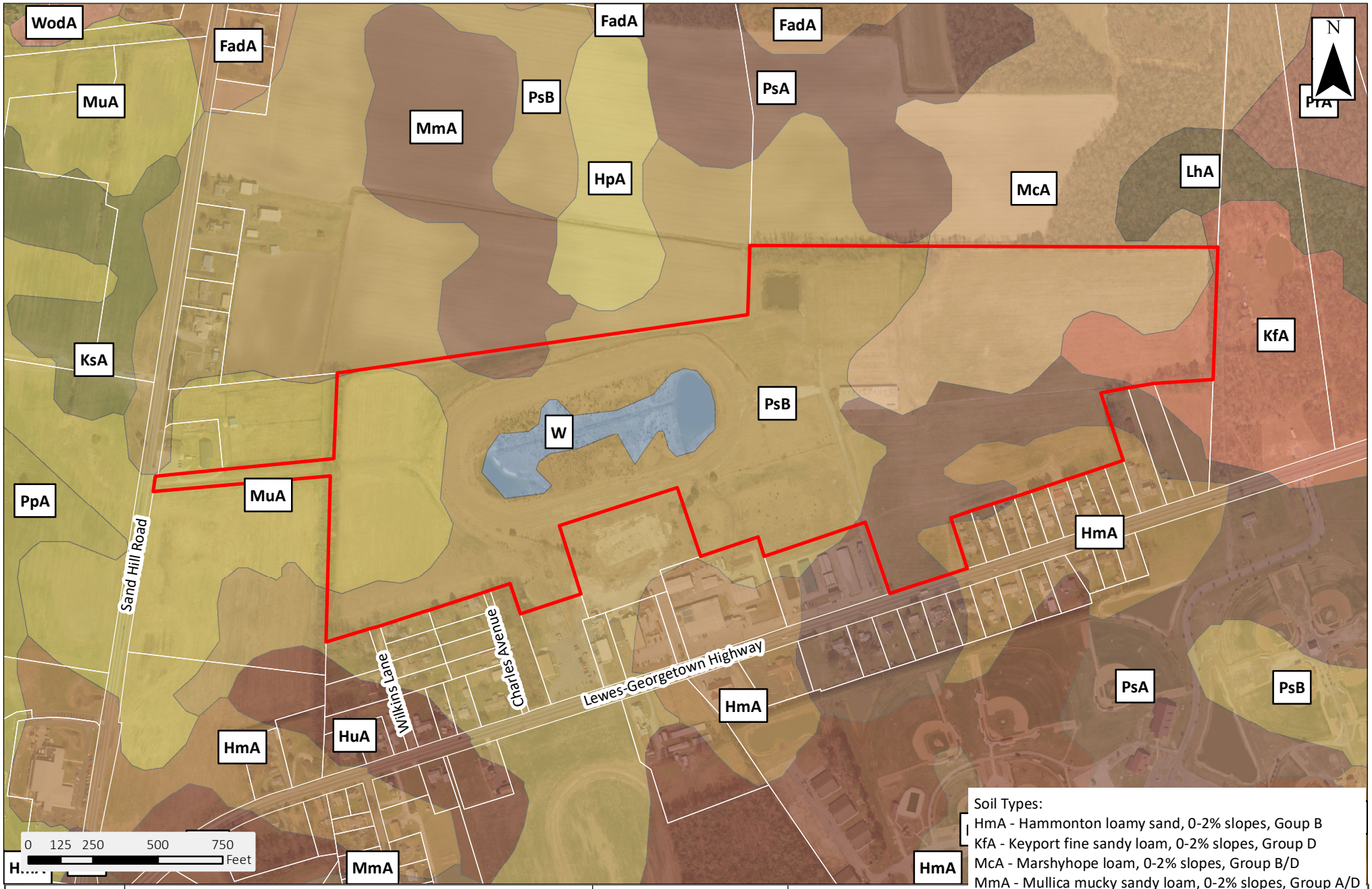
2012 Land Use Land Cover

County Seat RV Resort

MLJCX19004

Pennoni

Date: 6/30/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\14 2012 Land Use Land Cover.mxd



Soil Types:
HmA - Hammonton loamy sand, 0-2% slopes, Goup B
KfA - Keyport fine sandy loam, 0-2% slopes, Group D
McA - Marshyhope loam, 0-2% slopes, Group B/D
MmA - Mullica mucky sandy loam, 0-2% slopes, Group A/D
MuA - Mullica-Berryland complex, 0-2% slopes, Group A/D
PsA - Pepperbox-Rosedale complex, 0-2% slopes, Group A
PsB - Pepperbox-Rosedale complex, 2-5% slopes, Group A
W - Water

Figure 15 of 20.

15

NRCS Soils Mapping

County Seat RV Resort

MLJCX19004

Pennoni

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\15 NRCS Soils Mapping.mxd

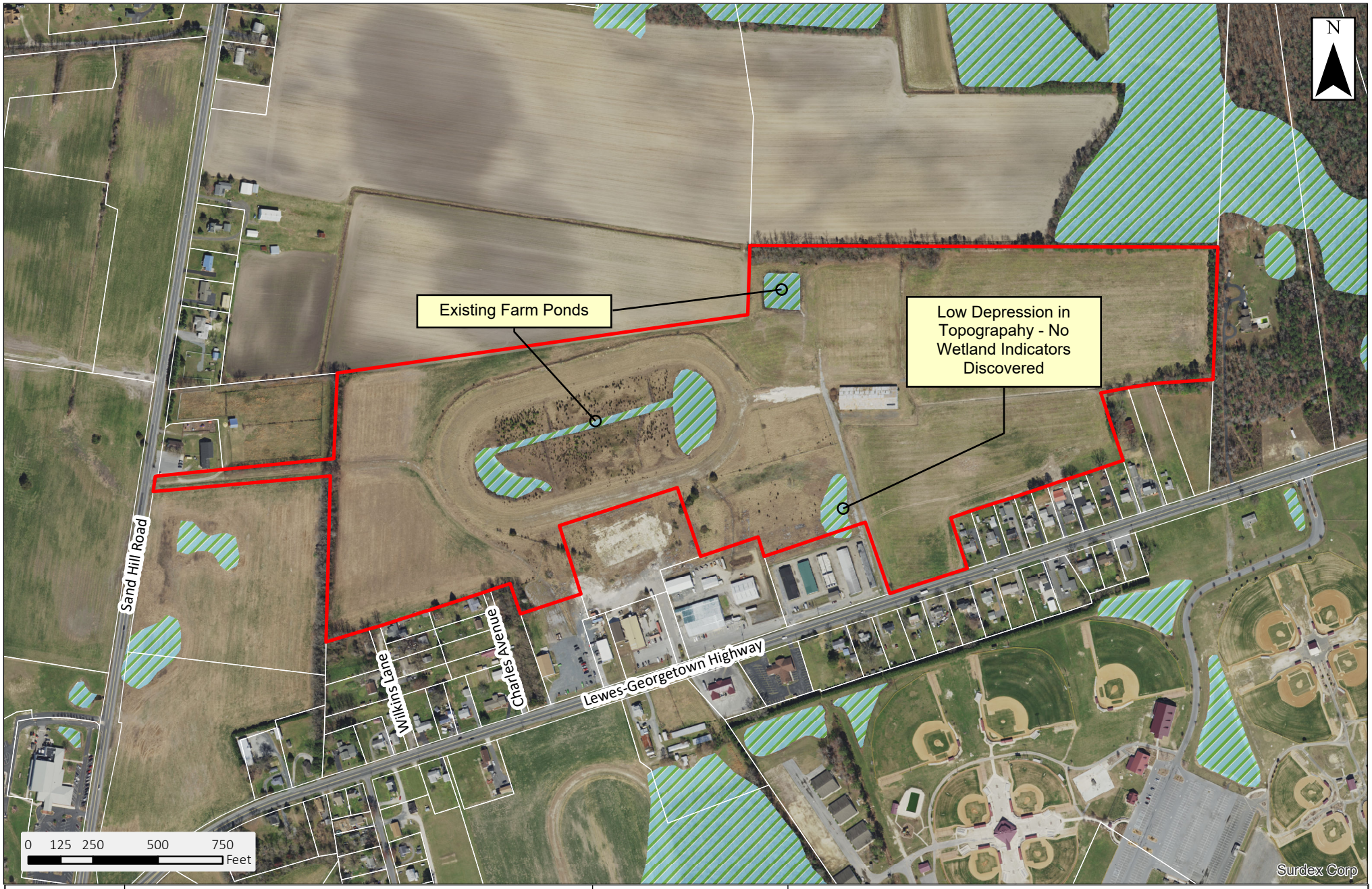


Figure 16 of 20.

16

State Wetlands Mapping

County Seat RV Resort

MLJCX19004

Pennoni

DNREC Wetlands

Other Tax Parcels

Subject Property

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\16 State Wetlands Mapping.mxd

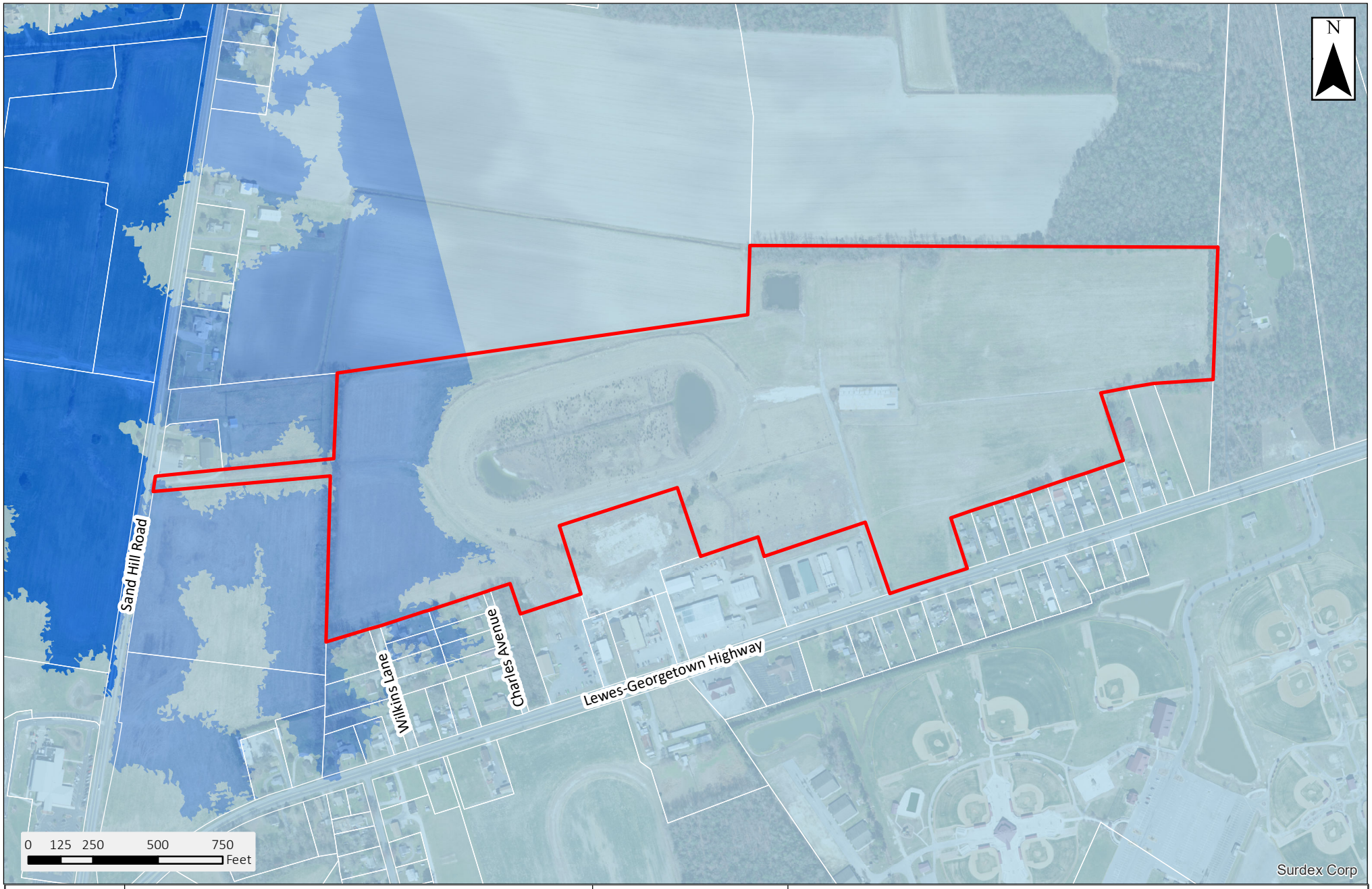


Figure 17 of 20.

17

FEMA Floodplain Mapping

County Seat RV Resort

MLJCX19004

Pennoni

Zone A

Zone X

Zone X, Shaded

Flood Map #10005C0325L (6/20/18)

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\17 FEMA Floodplain Mapping.mxd

Figure 18 of 20.

18

Groundwater Recharge Potential

County Seat RV Resort

MLJCX19004

Pennoni

Fair

Good

Water Area

Date: 6/30/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\18 Groundwater Recharge.mxd

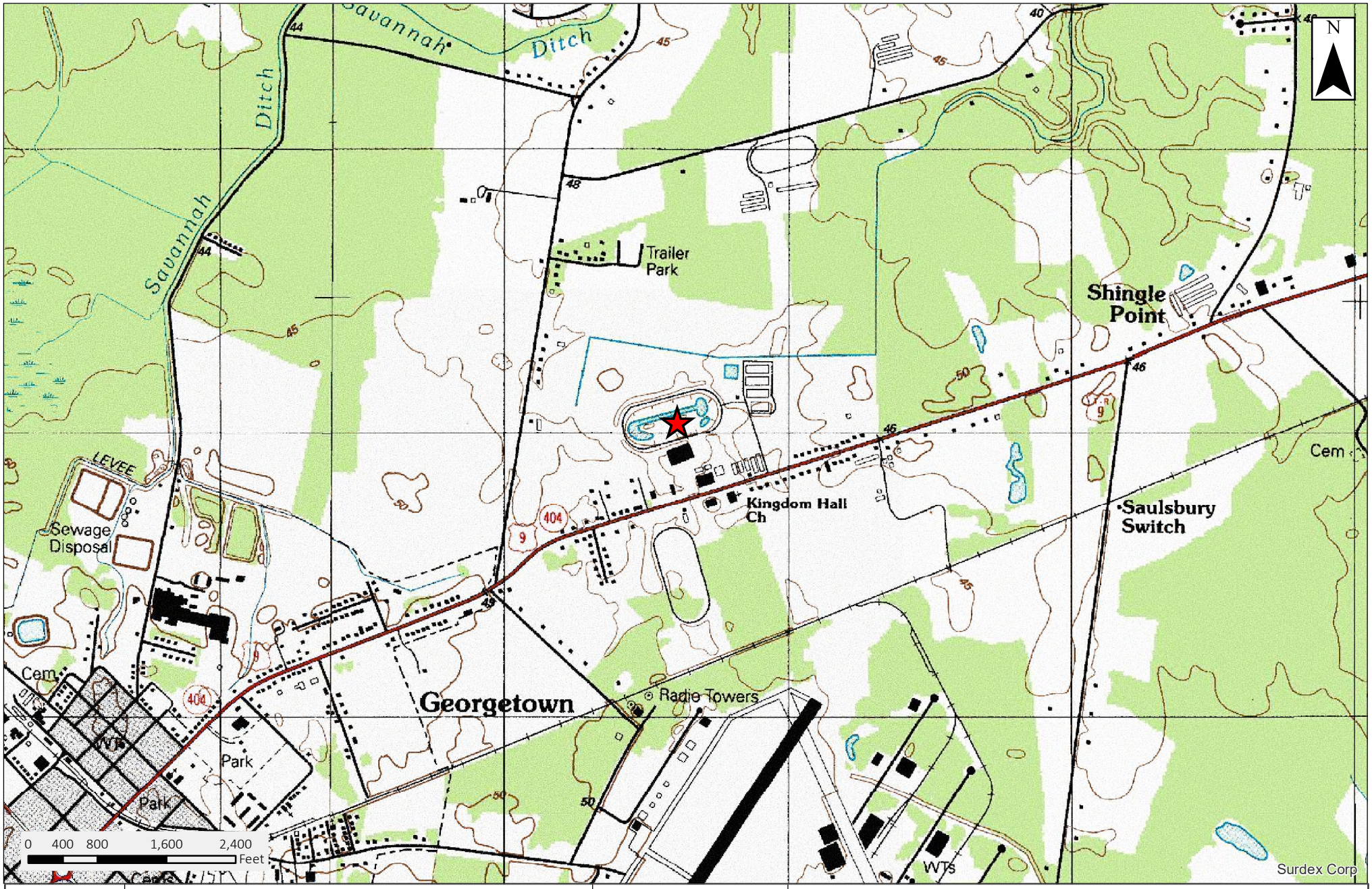


Figure 19 of 20.	USGS Topographic Map	Pennoni	
19	County Seat RV Resort		
	MLJCX19004		

Date: 8/11/2020 Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\19 USGS Topographic Map.mxd

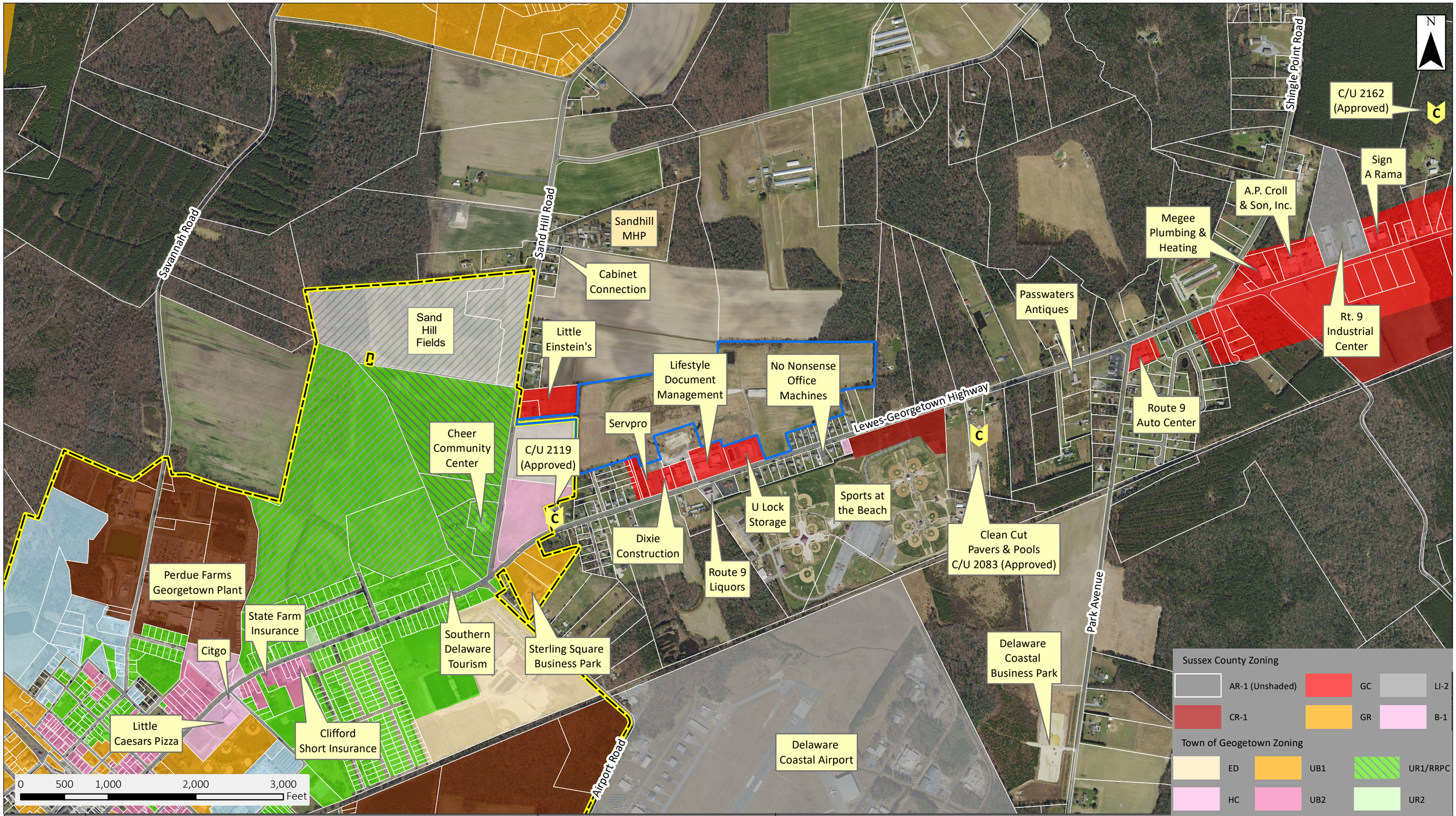


Figure 20 of 20.

20

Area Land Use Applications

County Seat RV Resort

MLJCX19004

Pennoni

Date: 7/2/2020

Document Path: C:\Users\MWalls\Documents\GIS Projects\MLJCX19004\20 Area Land USe Applications 11x17.mxd