

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



Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



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

PLANNING & ZONING COMMISSION

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



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JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: October 27th, 2022

Application: CU 2326 Sun Leisure Point Resort, LLC

Applicant: Sun Leisure Point Resort, LLC
27777 Franklin Road, Suite 200
Southfield, MI 48034

Owner: Sun Leisure Point Resort, LLC
27777 Franklin Road, Suite 200
Southfield, MI 48034

Site Location: Located on the south side of Dogwood Lane, approximately 305 feet south of Radie Kay Lane, approximately 0.29-mile northeast of Long Neck Road (Rt. 23).

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: Amendment to Conditions of Approval

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Schaeffer

School District: Indian River School District

Fire District: Indian River Fire Co.

Sewer: Sussex County

Water: Long Neck Water Co.

Site Area: 8.00 ac. +/-

Tax Map ID.: 234-24.00-38.00





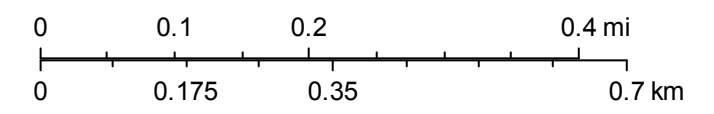
Sussex County



PIN:	234-24.00-38.00
Owner Name	SUN LEISURE POINT RESORT LLC
Book	5116
Mailing Address	27777 FRANKLIN RD STE 2
City	SOUTHFIELD
State	MI
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

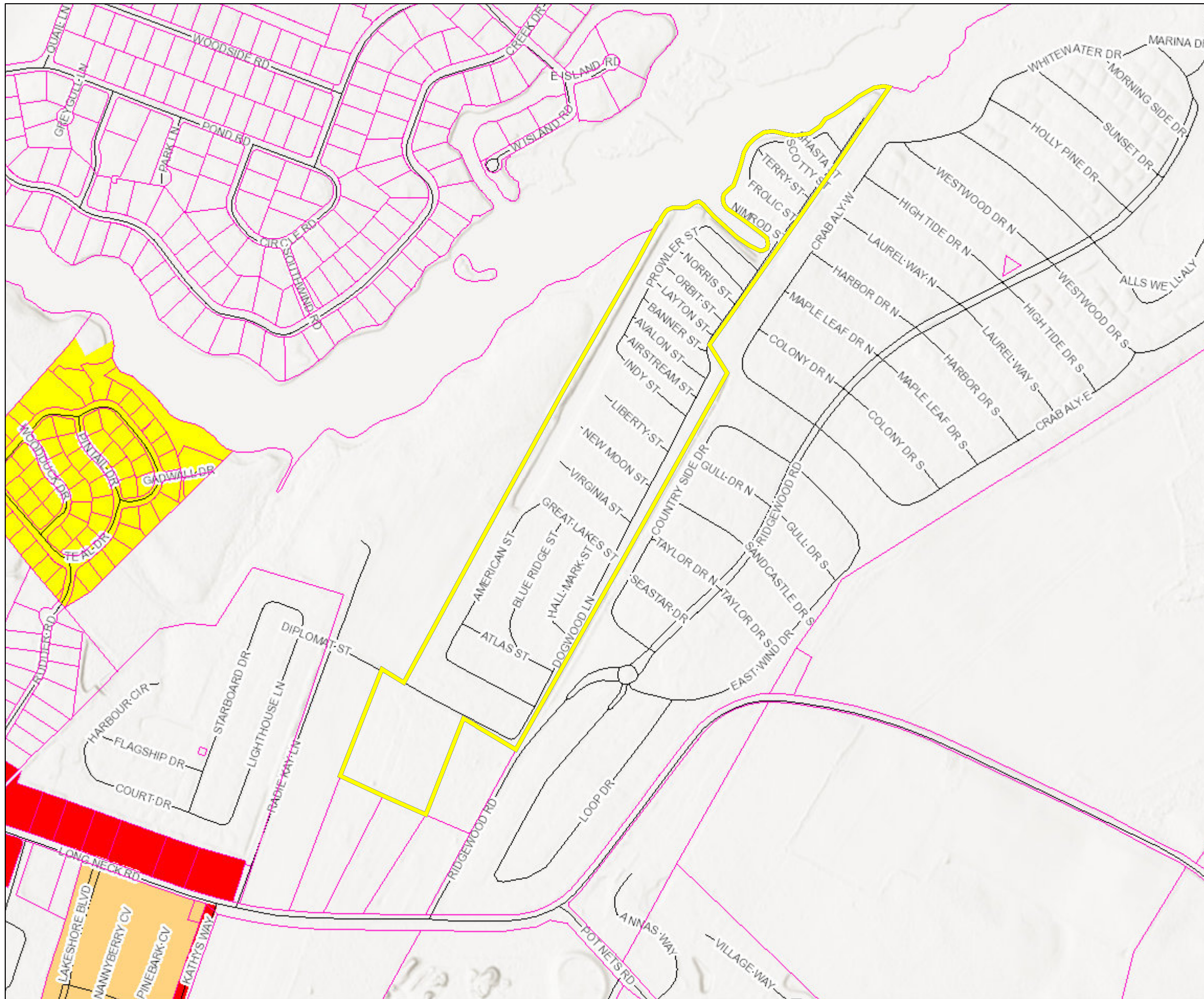
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- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets
- County Boundaries

1:9,028





Sussex County



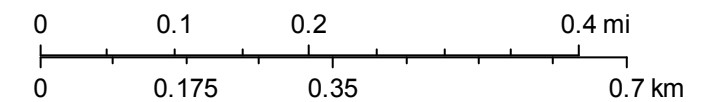
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- polygonLayer**

Override 1
- polygonLayer**

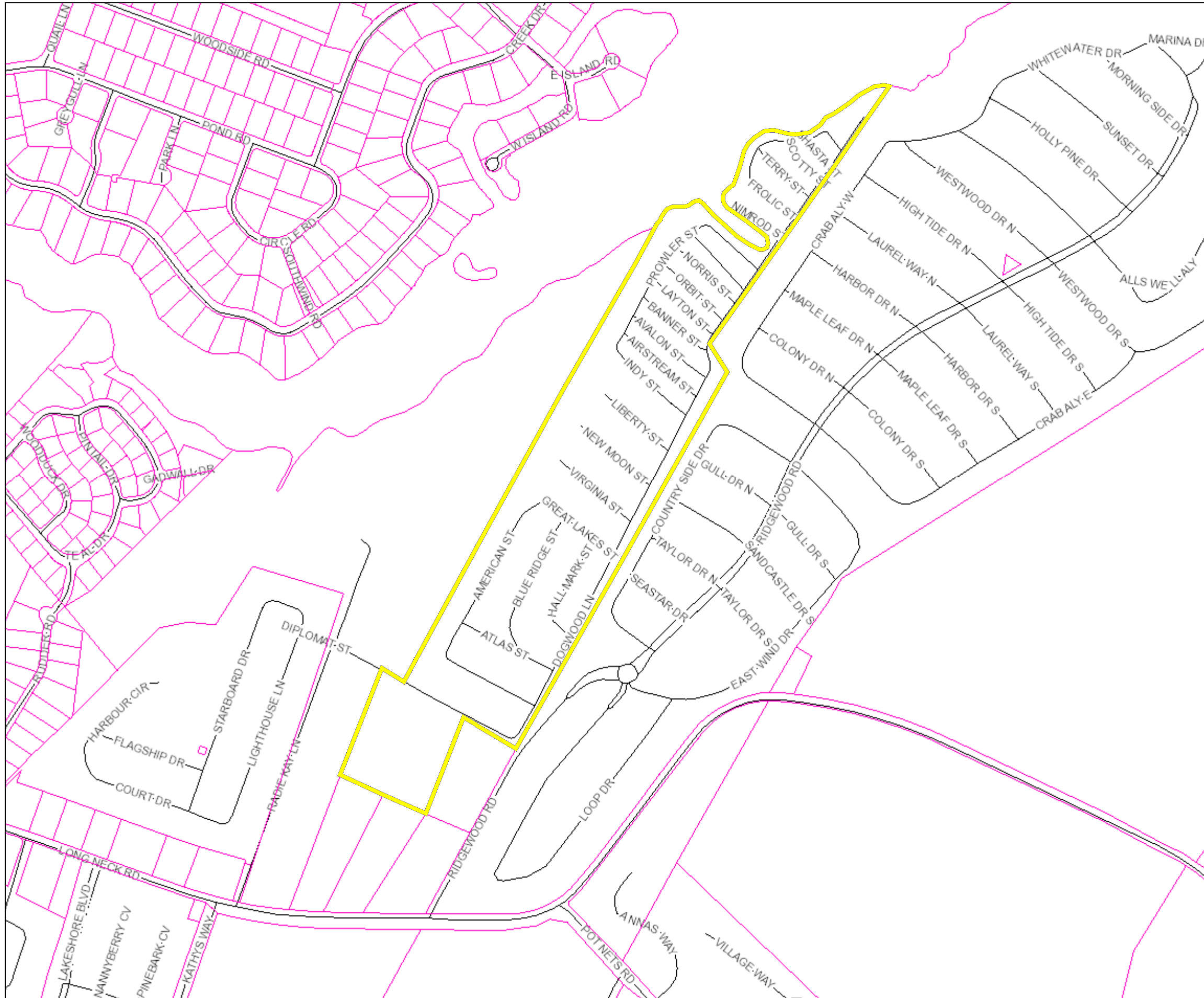
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- ⋯ Tax Parcels
- Streets

1:9,028





Sussex County



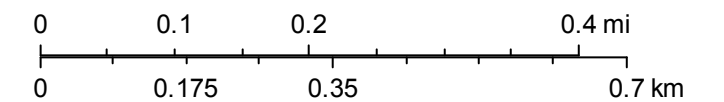
PIN:	234-24.00-38.00
Owner Name	SUN LEISURE POINT RESORT LLC
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Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

- polygonLayer**

Override 1
- polygonLayer**

Override 1
- ⋯ Tax Parcels
- Streets
- ⋯ County Boundaries

1:9,028



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Memorandum

To: Sussex County Planning and Zoning Commission Members
From: Mr. Elliott Young, Planner I
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: October 19th, 2022
RE: Staff Analysis for CU 2326 Sun Leisure Point Resort, LLC

The purpose of this memo is to provide background and analysis for the Planning and Zoning Commission to consider as a part of Application CU 2326 Sun Leisure Point Resort, LLC to be reviewed during the October 27th, 2022, Planning and Zoning 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 a portion of Tax Parcel: 234-24.00-38.00 specifically, the applicant is requesting the amendment of Condition “N” of the Conditions of Approval in ordinance No. 2766, relating to the sale of campsites within a campground/RV park. The property is lying on the south side of Dogwood Lane, approximately 305-feet south of Radie Kay Lane, approximately 0.29-miles northeast of Long Neck Road (Rt. 23). The parcel (portion of) consists of 8.00 acres +/-.

Comprehensive Plan Analysis

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 parcel has a designation of “Coastal Area.” The adjoining parcels to the north, west, east, and south also have a Future Land Use Map designation of “Coastal Area”.

As outlined within the 2018 Sussex County Comprehensive Plan, Coastal Areas are areas that can accommodate development provided special environmental concerns are addressed. A range of housing types should be permitted in Coastal Areas, including single-family homes, townhouses, and multi-family units. Retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial, office and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home. Major new industrial uses are not proposed in these areas.

Zoning Information

The subject property is zoned Agricultural Residential (AR-1) District. All adjacent properties to the north, west, east, and south of the subject property are zoned Agricultural Residential (AR-1) District.



Existing Conditional Uses within the Vicinity of the Subject Property

Though there are several existing Conditional Uses in the area, since 2011, there has been one (1) Conditional Use application within a one (1) mile radius of the application site. This application was Conditional Use No. 1910 for Charles Boehm to allow for a Hot Dog Vendor to be permitted within an Agricultural Residential (AR-1) Zoning District. This application was approved by the Sussex County Council on Tuesday, September 20th,2011 and this change was adopted through Ordinance No. 2221

Based on the analysis provided, the Conditional Use to allow for an amendment to the Conditions of approval for CU 2201 Condition “N”, could be considered as being consistent with the surrounding land use, zoning, and uses, subject to considerations of scale and impact.

File #: ~~CU 2117~~ 2326
202117060
202117061

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 Amendment

Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

25491 Dogwood Lane, Millsboro, DE 19966 - Address of Leisure Point Campground

Type of Conditional Use Requested:

An Amendment to Ordinance No. 2766 (Adopting Conditional Use No. 2201) by modifying condition "N" so that it would read as follows: "There shall be no sales of campsites."

Tax Map #: 234-24.00-39.02 & 39.06 Size of Parcel(s): 4 acres each (8 acres total)

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

Land Use Classification: Coastal Area - Level 2/3, RV Resort

Water Provider: Long Neck Water Co. Sewer Provider: Sussex County

Applicant Information

Applicant Name: Sun Leisure Point Resort, LLC

Applicant Address: 27777 Franklin Road, Suite 200

City: Southfield State: MI Zip Code: 48034

Phone #: (248) 208-2556 E-mail: jmclaren@suncommunities.com

Owner Information

Owner Name: Sun Leisure Point Resort, LLC

Owner Address: 27777 Franklin Road, Suite 200

City: Southfield State: MI Zip Code: 48034

Phone #: (248) 208-2556 E-mail: jmclaren@suncommunities.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: David C. Hutt, Esquire - Morris James LLP

Agent/Attorney/Engineer Address: 107 West Market Street

City: Georgetown State: DE Zip Code: 19947

Phone #: (302) 856-0018 E-mail: dhutt@morrisjames.com

RECEIVED

NOV 22 2021

SUSSEX COUNTY
PLANNING & ZONING



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

Completed Application

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

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

Provide Fee \$500.00

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

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

DeIDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

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

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

Signature of Applicant/Agent/Attorney

[Handwritten Signature]

Date: 11/22/2021

Signature of Owner

DocuSigned by:
John McLaren



Date: 10/29/2021

For office use only:

Date Submitted: 11/22/21
Staff accepting application: cer
Location of property: _____

Fee: \$500.00 Check #: 107187
Application & Case #: 2021 17060

Subdivision: _____
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____

Sussex County, DE
Treasury
P.O. Box 601
Georgetown, DE 19947
Welcome

33021067-0004 Lindsey S 11/23/2021 08:41AM

PERMITS / INSPECTIONS

CONDITIONAL USE - FEE

2021 Item: 202117060|2010

500.00

500.00

Subtotal

500.00

Total

500.00

CHECK

500.00

Check Number 00000107187

Change due

0.00

Paid by: MORRIS JAMES LLP

MORRIS JAMES LLP
127 MARKET STREET
3RD FLOOR
GEORGETOWN, DE 19947

107187
11/23/2021

TO: SUSSEX COUNTY
3100 MARKET STREET
GEORGETOWN, DE 19947

500.00

Thank you for your payment

Sussex County, DE COPY
DUPLICATE RECEIPT



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

Prepared By and Return To:

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

DEED

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

BETWEEN:

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

AND

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

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

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

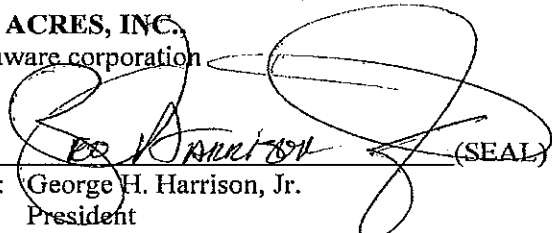
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NOV 22 2021
SUSSEX COUNTY
PLANNING & ZONING

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

ATTEST/WITNESS:

PINE ACRES, INC.
 a Delaware corporation

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

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

STATE OF DELAWARE :
 : SS.
 COUNTY OF SUSSEX :

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

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

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

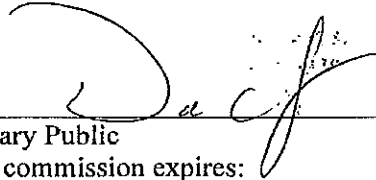

 Notary Public
 My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTIONS

TAX PARCEL NUMBER 234-24.00-38.00:

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

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

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

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

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

TAX PARCEL NUMBER 234-24.00-39.02:

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

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

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

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

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

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

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

TAX PARCEL NUMBER 234-24.00-39.06:

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

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

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

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

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

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

EXHIBIT "B"

AS-SURVEYED LEGAL DESCRIPTIONS

TAX PARCEL NUMBER 234-24.00-38.00:

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

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

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

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

- 1) S46°37'10"W a distance of 1770.58 feet to a point; thence,
- 2) S18°24'40"E a distance of 214.50 feet to a monument found; thence,
- 3) S41°39'50"W a distance of 2508.72 feet to an iron pin found at the northeast corner of the lands now or formerly of Francis O. Niblett, Sr.; thence,

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

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

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

- 1) N69°47'12"E a distance of 514.41 feet;
- 2) N36°33'41"E a distance of 217.43 feet;
- 3) S81°53'54"E a distance of 271.37 feet;
- 4) N70°27'53"E a distance of 492.57 feet;

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

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

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

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

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

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

TAX PARCEL NUMBER 234-24.00-39.02:

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

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

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

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

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

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

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

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

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

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

TAX PARCEL NUMBER 234-24.00-39.06:

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

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

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

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

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

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

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

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

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

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

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

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

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

13042387.4

**SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING & DESIGN REVIEW DIVISION
C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **10/4/2022**

APPLICATION: **CU 2326 Sun Leisure Point Resort, LLC**

APPLICANT: **Sun Leisure Point Resort, LLC**

FILE NO: **OM-7.12**

TAX MAP &
PARCEL(S): **234-24.00-38.00**

LOCATION: **Lying on the north side of Dogwood Lane, approximately 305 feet south of Radie Kay Lane, approximately 0.29 mile northeast of Long Neck Road (Rt. 23).**

NO. OF UNITS: **N/A**

GROSS
ACREAGE: **8.0 +/-**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **4**

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
- a. If yes, see question (2).
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 1**
- (3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **Nicole Messeck** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **Reason for the Conditional Use is to amend condition "N" relating to the sale of campsites within a campground/RV park. All System Connection Charges must be paid prior to the conveyance of any sites. See (5) for contact information.**
- (9). Is a Sewer System Concept Evaluation required? **Not at this time**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Not at this time**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



John J. Ashman
Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.
Lisa Walls
Nicole Messeck

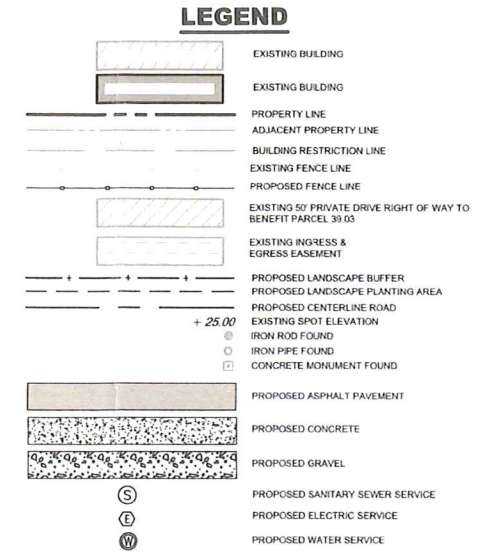
SITE DATA:

- TAX MAP NUMBER: 234-24-00-39-02 DEED BOOK 5116, PG 192
234-24-00-39-06 DEED BOOK 5116, PG 192
- OWNER NAME: SUN LEISURE POINT RESORT, LLC
JOHN MCLAREN, PRESIDENT AND COO
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034
248-208-2500
JMCLAREN@SUNCOMMUNITIES.COM
- SITE ADDRESS: DOGWOOD LANE
MILLSBORO, DE 19966
- CURRENT ZONING: AR-1 (AGRICULTURAL / RESIDENTIAL)
APPROVED ORDINANCE NO. CU2201, DATED MARCH 16, 2021
APPROVED BOARD OF ADJUSTMENT CASE #12426, FILED JULY 6, 2020
- PROPOSED ZONING: AR-1 (CONDITIONAL USE) - P-39-02-39-06 ONLY
- PRESENT USE: AGRICULTURAL, VACANT LOTS
- HUNDRED: INDIAN RIVER
- PROPOSED USE: \$115-22 CAMP GROUND FOR MOBILE CAMPERS,
TENTS, CAMP TRAILERS, TOURING VANS AND THE LIKE
- PROPOSED UNITS: 58 CAMPSITES
- BUILDING HEIGHT: 42 ALLOWED
- REQUIRED SETBACKS:
FRONT: 40 FEET
BACK: 15 FEET
REAR: 20 FEET
- PARKING (ARTICLE XXXI: OFF-STREET PARKING, CODE SECTION 115-162):
NO SPECIFIC CODE REQUIREMENT, PARKING SHOWN ON SITE PLAN
PROPOSED # SPACES INCLUDING (1 ADA SPACE)
- WATER SUPPLY: LONG NECK WATER COMPANY
- SECTION 89 - SOURCE WATER PROPERTY:
A. SUBJECT PROPERTY IS WITHIN AN AREA OF
"FAIR" GROUNDWATER RECHARGE
B. SUBJECT PROPERTY IS LOCATED IN
WELLHEAD PROTECTION AREA
- SEWER SUPPLY: SUSSEX COUNTY
- LATITUDE AND LONGITUDE STATE PLAN COORDINATES:
(PROPOSED ENTRANCE)
LATITUDE: N38°37'54.2106" LONGITUDE: W 075°09'46.2673"
- NET DEVELOPMENT AREA: 5.51 ac AC
- WETLAND AREA: 0.00 ac (DNREC NAVMAP) & SITE VISIT
- WATERSHED: REHOBOTH BAY
- PROPOSED DISCHARGE LOCATION: ONSITE INFILTRATION BASINS
- LIMIT OF DISTURBANCE: 7.96x AC.
- 2019 FUTURE LAND USE MAP: COASTAL AREA
- 2020 STATE STRATEGIES & INVESTMENT LEVELS: LEVEL 2/3
- SITE LIMIT OF DISTURBANCE CALCULATIONS:
EXISTING:
BUILDING AREA: EX = 00.00 SF (00.00 AC.)
OPEN SPACE / PERVIOUS AREA: EX = 321,318.00 SF (7.38 AC.)
PAVEMENT/STONE AREA: EX = 5,382.00 SF (00.12 AC.)
WOODED AREA: EX = 00.00 SF (00.00)
TOTAL: EX = 326,700.00 SF (7.50 AC.)
PROPOSED:
BUILDING AREA: PR = 3,300.00 SF (00.08 AC.)
OPEN SPACE / PERVIOUS AREA: PR = 217,364.00 SF (4.99 AC.)
PAVEMENT/STONE AREA: PR = 12,745.00 SF (1.87 AC.)
WOODED AREA, 20' WIDE - LANDSCAPE AREA: PR = 33,281.00 SF (00.76 AC.)
TOTAL: PR = 326,700.00 SF (7.50 AC.)
- IMPERVIOUS AREA COVERAGE:
PERCENTAGE OF IMPERVIOUS COVER: 2.81 AC. (35%)
EX. FOREST AREA: 0.00 AC. (0%)
EX. FOREST AREA TO BE REMOVED: 0.00 AC. (0%)
- LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY
- DATUM:
HORIZONTAL = NAD83
VERTICAL = NAD88
- FLOOD MAP: ZONE X (10005003AK, 3/16/2015)

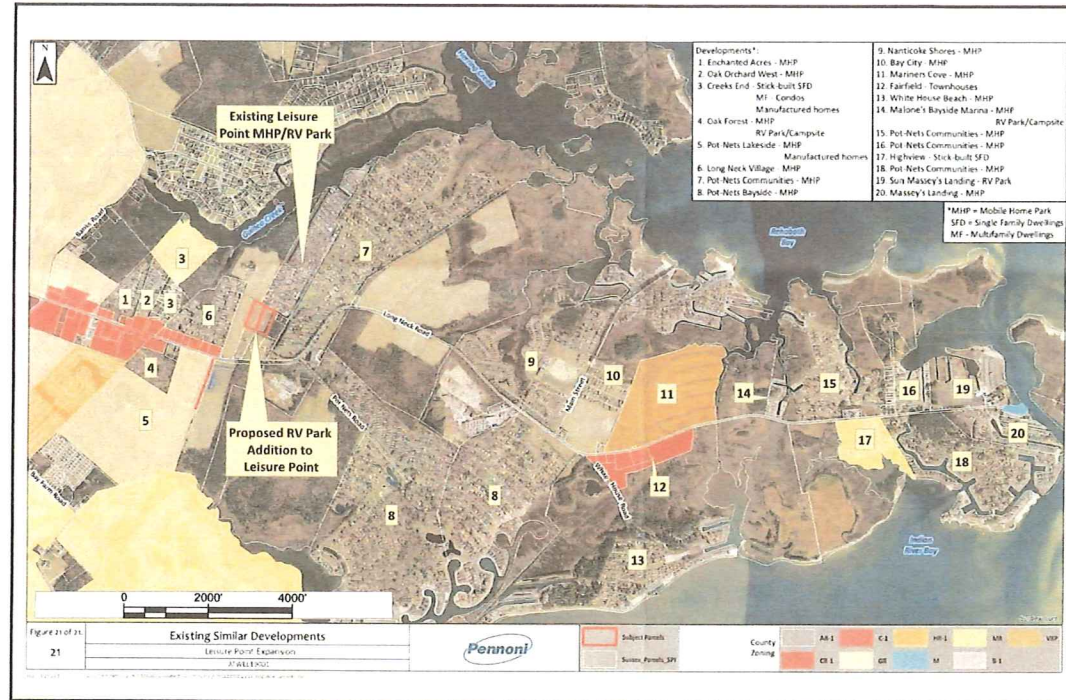
LEISURE POINT RECREATION CAMPGROUND EXPANSION

DOGWOOD LANE
MILLSBORO, DE 19966
S-21-11 / CU2201
PRELIMINARY SITE PLAN
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR:
OWNER
SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034
(248) 447-2099



INDEX OF SHEETS		
SHEET #	DRAWING #	SHEET TITLE
1	PP0001	PRELIMINARY SITE PLAN COVER SHEET
2	PP1001	PRELIMINARY SITE PLAN
3	PP1002	PRELIMINARY SITE PLAN NOTES



PROJECT STATUS: PLOTTED: 08/02/2021 12:44 PM BY: E:\Information\Chadler, R\DOTTY\LE Pennoni\NCL\sh... L:\Information\TWE\LA\WEL\19001 - Leisure Point Recreation Campground\2021\DWG\PP0001.dwg

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):

OWNER: PARCELS 39.02 & 39.06 & 39.08
SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034
(248) 447-2099

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:
INDIAN RIVER FIRE DEPARTMENT

WATER UTILITY:
LONG NECK WATER COMPANY

SEWER UTILITY:
SUSSEX COUNTY

ELECTRIC:
DELMARVA POWER

TELECOMMUNICATION:
VERIZON

CATV:
MEDIACOM

POSTAL DISTRICT:
MILLSBORO

**PRELIMINARY
NOT FOR RECORDATION**

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: ALAN M. DECKTOR, PE (DE PE #17771) DATE: 2021-08-24

SCHOOL DISTRICT: INDIAN RIVER

FIRE DISTRICT: INDIAN RIVER FIRE DEPARTMENT

WATER UTILITY: LONG NECK WATER COMPANY

SEWER UTILITY: SUSSEX COUNTY

ELECTRIC: DELMARVA POWER

TELECOMMUNICATION: VERIZON

CATV: MEDIACOM

POSTAL DISTRICT: MILLSBORO

OWNER'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.

SUN LEISURE POINT RESORT, LLC
JOHN MCLAREN, PRESIDENT AND COO
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034
248-208-2500
JMCLAREN@SUNCOMMUNITIES.COM

Pennoni
PENNONI ASSOCIATES INC.
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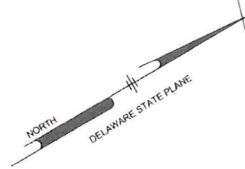
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

LEISURE POINT RECREATION CAMPGROUND EXPANSION
DOGWOOD LANE
MILLSBORO, DE 19966
TAX MAP: 234-24-00-39-02 & 39.06
PRELIMINARY SITE PLAN COVER SHEET
SUN LEISURE POINT RESORT, LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034

NO.	DATE	REVISIONS	BY
1	2021-08-24	REVISED PER RAZ COMMENTS	EDC

PROJECT: ATWEL19001
DATE: 2020-08-05
DRAWING SCALE: AS SHOWN
DRAWN BY: EDC
APPROVED BY: AMD

PP0001
SHEET 1 OF 3



VARYING WIDTH EASEMENT EXHIBIT A - PG 1115 PG 268 IN FAVOR OF RADIE K. MOORE AND CHESTER L. MOORE, GEORGE K. NIBLETT, SR., FRANCIS O. NIBLETT, SR., RADIE K. MOORE, LEISURE POINT FINE ACRES, INC. OTHER LANDS OF FINE ACRES, INC. THEIR RESPECTIVE HEIRS, EXECUTIVES, ADMINISTRATORS, SUCCESSORS AND ASSIGNS PER DEED BOOK 743 PAGE 697 DATED MAY 1, 1992

50' FOOT WIDE EXISTING PRIVATE DRIVE OR RIGHT OF WAY BURDENING RADIE K. MOORE (P. 39 (A) & 39 (G)), CHESTER L. MOORE (P. 39 (G)) AND GEORGE KENNETH AND ALDA O. NIBLETT, SR. (P. 39 (G)) IN FAVOR OF FRANCIS O. NIBLETT (P. 39 (A)) AND GEORGE KENNETH NIBLETT, SR. (P. 39 (G)), THEIR HEIRS AND ASSIGNS, TENANTS, SERVANTS AND LICENSEES PER DEED BOOK 743 PAGE 697 FEBRUARY 21, 1972

50' FOOT WIDE EASEMENT ROAD PER PLOT BOOK 26 PAGE 59 APRIL 16, 1982 PARCEL FROM LANDS OF FRANCIS W. MOORE ESTATE

**RADIE KAY LANE
(PRIVATE ROAD)**

TM 234-24-00-39-00
N/F CHARLES P. MOORE, JR. & NANCY MOORE
DEED REF. D.B. 534 PG. 248
ZONING AR-1
PRESENT USE: AGRICULTURAL

TM 234-24-00-39-01
N/F NANCY C. DEGRAND
DEED REF. D.B. 516 PG. 182
ZONING AR-1
PRESENT USE: AGRICULTURAL

TM 234-24-00-39-02
N/F SUN LEISURE POINT, LLC
DEED REF. D.B. 516 PG. 182
ZONING AR-1
AREA: 170,210.34 SQ. FT. (3.91 AC.)
TO BE CONVEYED AS AN
EXTENSION OF PARCEL 38 (A)
(TOTAL AREA: 70,341 ACRES)

TM 234-24-00-39-03
N/F SUN LEISURE POINT, LLC
DEED REF. D.B. 516 PG. 182
ZONING AR-1
AREA: 170,210.34 SQ. FT. (3.91 AC.)
TO BE CONVEYED AS AN
EXTENSION OF PARCEL 38 (A)
(TOTAL AREA: 70,341 ACRES)

TM 234-24-00-39-04
N/F CHARLES H. MOORE, JR.
DEED REF. D.B. 534 PG. 248
ZONING AR-1
PRESENT USE: AGRICULTURAL

TM 234-24-00-39-05
N/F ANTHONY P. DEGRAND
DEED REF. D.B. 514 PG. 218
ZONING AR-1
PRESENT USE: AGRICULTURAL

TM 234-24-00-39-06
N/F FRANCIS O. NIBLETT, SR. & HIS
DEED REF. D.B. 742 PG. 955
ZONING AR-1
PRESENT USE: AGRICULTURAL

TM 234-24-00-39-07
N/F FRANCIS O. NIBLETT, SR. & HIS
DEED REF. D.B. 742 PG. 955
ZONING AR-1
PRESENT USE: AGRICULTURAL

TM 234-24-00-39-08
N/F FRANCIS O. NIBLETT, SR. & HIS
DEED REF. D.B. 742 PG. 955
ZONING AR-1
PRESENT USE: AGRICULTURAL

VARYING WIDTH EASEMENT EXHIBIT A - PG 1115 PG 268 IN FAVOR OF RADIE K. MOORE AND CHESTER L. MOORE, GEORGE K. NIBLETT, SR., FRANCIS O. NIBLETT, SR., RADIE K. MOORE, LEISURE POINT FINE ACRES, INC. OTHER LANDS OF FINE ACRES, INC. THEIR RESPECTIVE HEIRS, EXECUTIVES, ADMINISTRATORS, SUCCESSORS AND ASSIGNS PER DEED BOOK 743 PAGE 697 DATED MAY 1, 1992

PROPERTY LINE TO BE ABANDONED AND PROPERTIES TO BE CONSOLIDATED

50' FOOT WIDE EXISTING PRIVATE DRIVE OR RIGHT OF WAY BURDENING RADIE K. MOORE (P. 39 (A) & 39 (G)), CHESTER L. MOORE (P. 39 (G)) AND GEORGE KENNETH AND ALDA O. NIBLETT, SR. (P. 39 (G)) IN FAVOR OF FRANCIS O. NIBLETT (P. 39 (A)) AND GEORGE KENNETH NIBLETT, SR. (P. 39 (G)), THEIR HEIRS AND ASSIGNS, TENANTS, SERVANTS AND LICENSEES PER DEED BOOK 743 PAGE 697 FEBRUARY 21, 1972

50' FOOT WIDE EASEMENT ROAD PER PLOT BOOK 26 PAGE 59 APRIL 16, 1982 PARCEL FROM LANDS OF FRANCIS W. MOORE ESTATE

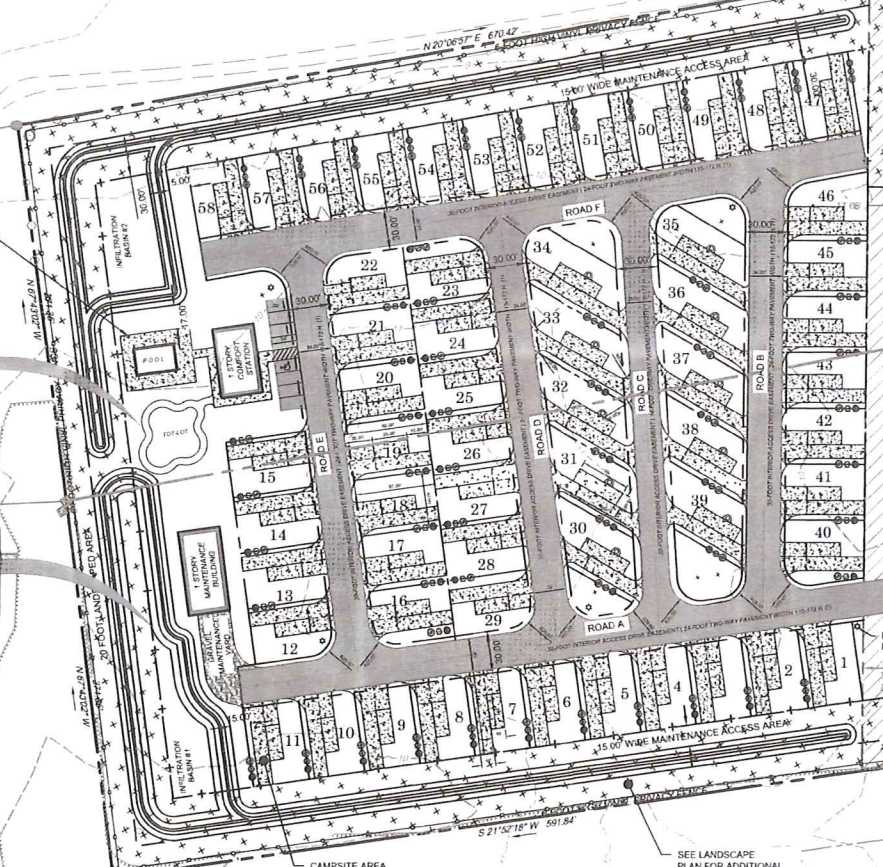
SITE BENCHMARK
IRON PIN FOUND
N: 23094 8783
E: 728778.0653
ELEV: 13.64

**LONG NECK ROAD
(SCR2)**

**DOGWOOD LANE
(PRIVATE ROAD)**

LEGEND

- EXISTING BUILDING
- EXISTING BUILDING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- EXISTING 50' PRIVATE DRIVE RIGHT OF WAY TO BENEFIT PARCEL 39 (G)
- EXISTING INGRESS & EGRESS EASEMENT
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- EXISTING SPOT ELEVATION
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED WATER SERVICE
- PROPOSED LIGHT POLE
- 50' FOOT LANDSCAPE SPACE



Pennoni

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.694.8030 F 302.684.8054

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

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

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

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

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. SMALL INDEMNITY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

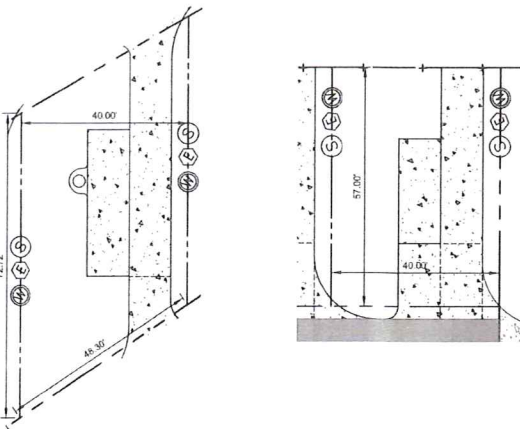
PROJECT: ATWEL19001
DATE: 2020-08-05
DRAWING SCALE: 1" = 60'
DRAWN BY: EGC
APPROVED BY: AMD

PP1001
SHEET 2 OF 3

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

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

- A. THERE SHALL BE NO MORE THAN 50 CAMPING OR RV SITES WITHIN THIS CONDITIONAL USE AREA. NO MORE THAN 6 GUESTS SHALL BE PERMITTED PER SITE.
- B. ALL ENTRANCES AND ROADWAY IMPROVEMENTS AND ANY OTHER DELDOT REQUIREMENTS SHALL BE COMPLETED AS REQUIRED BY DELDOT.
- C. THE CAMPGROUND SHALL BE CONNECTED TO SUSSEX COUNTY'S CENTRAL SEWER SYSTEM.
- D. THE CAMPGROUND SHALL BE CONNECTED TO A CENTRAL WATER SYSTEM FOR DOMESTIC USE AND FIRE PROTECTION.
- E. STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY REQUIREMENT AND MAINTAINED USING BEST MANAGEMENT PRACTICES. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT.
- F. THIS EXPANSION AREA SHALL BE SURROUNDED BY A SIX FOOT-WIDE LANDSCAPED BUFFER.
- G. EACH CAMPSITE SHALL BE PERMITTED TO HAVE ONE ACCESSORY BUILDING OF NO MORE THAN 64 SQUARE FEET WITH A MAXIMUM HEIGHT OF 10 FEET. THE ACCESSORY BUILDINGS SHALL BE OF UNIFORM DESIGN AND SIZE.
- H. CAMPGROUND RESTRICTIONS SHALL BE SUBMITTED AS PART OF THE SITE PLAN REVIEW THESE SHALL INCLUDE "QUIET HOURS" BETWEEN 11:00 PM AND 7:00 PM EACH DAY.
- I. ALL UNITS TO BE USED FOR THE PURPOSE OF HUMAN HABITATION ON CAMPSITES SHALL BE TENTS, TRAVEL TRAILERS, RECREATIONAL VEHICLES AND EQUIPMENT MANUFACTURED SPECIFICALLY FOR CAMPING PURPOSES.
- J. ALL LIGHTING SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING COMMUNITIES OR ROADWAYS.
- K. THE APPLICANT SHALL IDENTIFY ALL "DWELLING" IN THE VICINITY OF THE PROPERTY THAT REQUIRE A 400-FOOT BUFFER PURSUANT TO SECTION 115-172(H) OF THE SUSSEX COUNTY CODE. EXCEPT FOR THE DWELLINGS THAT ARE THE SUBJECT OF THE APPROVED VARIANCE IN BOARD OF ADJUSTMENT CASE NUMBER 12428, ALL CAMPSITES AND CABINS SHALL BE A MINIMUM OF 400 FEET FROM ANY DWELLING THAT EXISTS AT THE TIME OF FINAL SITE PLAN APPROVAL.
- L. ALL CAMPSITES MUST BE 2000 SQUARE FEET IN SIZE AND AT LEAST 40 FEET WIDE.
- M. NO CABIN OR CAMPSITE SHALL HAVE DIRECT ACCESS TO ANY ROAD OUTSIDE OF THE BOUNDARIES OF THE CAMPGROUND. ACCESS TO THE CAMPGROUND SHALL BE GATED AND RESTRICTED SO THAT THE ONLY ACCESS SHALL BE FROM RADIE KAY LANE.
- N. THERE SHALL BE NO SALES OF CAMPSITES OR CAMPING UNITS, INCLUDING PARK MODELS, RVs, TRAVEL TRAILERS OR CABINS.
- O. THIS EXPANDED CAMPING AREA SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF SECTION 115-112(H) WITH THE EXCEPTION OF THE VARIANCE APPROVED IN BOARD OF ADJUSTMENT CASE NUMBER 12428.
- P. NO ENTERTAINMENT OR SIMILAR ORGANIZED ACTIVITIES SHALL BE PERMITTED IN THIS EXPANSION AREA OF THE CAMPGROUND.
- Q. THE FINAL SITE PLAN SHALL INCLUDE THE CONDITIONS ESTABLISHED BY THIS CONDITIONAL USE NO. 2208 AND BY BOARD OF ADJUSTMENT CASE NUMBER 12428.
- R. FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.



DETAIL - SAMPLE CAMPSITE WITH DIMENSIONS

SCALE: 1"=20'

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 STRUCTURES. 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 FORESAID 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) ABOVE, THERE SHALL BE NO OTHER STRUCTURE OR MANUFACTURED HOME LOCATED ON ANY CAMPSITE WITHIN A CAMPGROUND. ALL UNITS TO BE USED FOR THE PURPOSE OF HUMAN HABITATION SHALL BE TENTS, TRAVEL TRAILERS, RECREATIONAL VEHICLES AND EQUIPMENT MANUFACTURED SPECIFICALLY FOR CAMPING PURPOSES. FOR THE PURPOSE OF A RESIDENCE AND/OR OFFICE FOR THE PARK MANAGER, THERE MAY BE ONE STRUCTURE OR MANUFACTURED HOME WITHIN THE CAMPGROUND AREA. [AMENDED 10-12-2010 BY ORD. NO. 2152; 10-12-2010 BY ORD. NO. 2152]

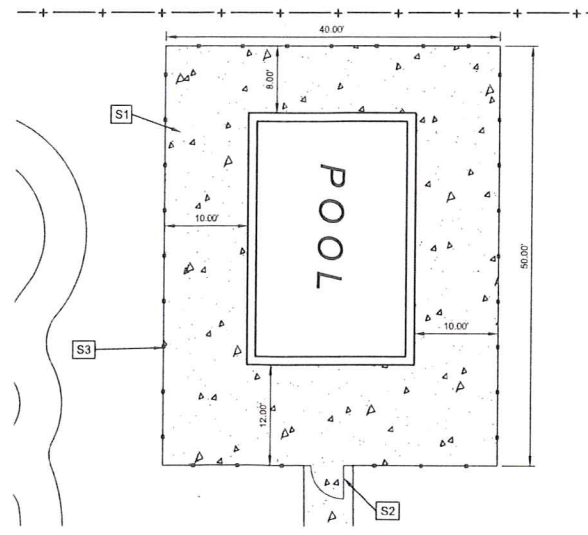
DELDOT RECORD NOTES, 3-21-2019:

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

GENERAL NOTES:

- 1. THIS SITE WILL BE CONSTRUCTED AS A SINGLE PHASE.
- 2. THIS PLAN DOES NOT VERIFY THE EXISTENCE, OR NONEXISTENCE, OF EASEMENT OR RIGHT OF WAYS CROSSING THE SUBJECT PROPERTY.
- 3. BASED UPON FLOOD INSURANCE RATE MAP FIRM NUMBER 100502043K, DATED MARCH 16TH, 2015, THE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE "X", UNSHADED, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- 4. THERE ARE NO WETLANDS ON THE SITE.
- 5. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DEED BOOK 618, PAGE 192 AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES, INC. DATE OF SURVEY DECEMBER 30, 2019. BEARING SYSTEM HAS BEEN ADJUSTED TO DELAWARE STATE PLANE, NAD83.
- 6. THE ENTRANCE AGREEMENT INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DEED BOOK 1115, PAGE 266. BEARING SYSTEM HAS BEEN ADJUSTED TO DELAWARE STATE PLANE, NAD83.
- 7. THE 50' ACCESS AGREEMENT EASEMENT INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DEED BOOK 743, PAGE 605. BEARING SYSTEM HAS BEEN ADJUSTED TO DELAWARE STATE PLANE, NAD83.
- 8. 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.
- 9. TOPOGRAPHICAL SURVEY PERFORMED BY PENNONI ASSOCIATES, INC. MILTON, DE, DATED AUGUST 2020.
- 10. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THEREO APPLICABLE.
- 11. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES AND RIGHT OF WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED IF HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO THE OWNER.
- 12. FINAL SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
- 13. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
- 14. THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
- 15. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- 16. ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING ALL WORK IN STRICT ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- 17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERRECT AND MAINTAIN AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- 18. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
 - THE OWNER
 - SUSSEX CONSERVATION DISTRICT
 - DELDOT
- 19. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOPSOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- 20. EQUIPMENT AND/OR STOCKPILE MATERIAL SHALL NOT BE STORED IN THE DRIPLINE AREA OF ANY TREE.
- 21. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEED AND MULCH FOR ALL AREAS WHERE SOIL IS EXPOSED AND SILT FENCE IS NOT SPECIFIED BY THE CLOSE OF EACH BUSINESS DAY.
- 22. THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEEP CONDITION AT ALL TIMES.

CAMPSITE BREAKDOWN							
CAMPSITE #	M.N. WIDTH	M.N. DEPTH	LOT AREA	CAMPSITE #	M.N. WIDTH	M.N. DEPTH	LOT AREA
1	40.0'	57.0'	2280.0 SF	30	40.0'	53.2'	2370.6 SF
2	40.0'	57.0'	2280.0 SF	31	40.0'	64.2'	2566.6 SF
3	40.0'	57.0'	2280.0 SF	32	40.0'	66.4'	2747.3 SF
4	40.0'	57.0'	2280.0 SF	33	40.0'	70.9'	2927.9 SF
5	40.0'	57.0'	2280.0 SF	34	40.0'	75.4'	2926.7 SF
6	40.0'	57.0'	2280.0 SF	35	40.0'	72.7'	2840.0 SF
7	40.0'	57.0'	2280.0 SF	36	40.0'	68.7'	2629.0 SF
8	40.0'	57.0'	2280.0 SF	37	40.0'	64.7'	2669.9 SF
9	40.0'	57.0'	2280.0 SF	38	40.0'	60.8'	2510.7 SF
10	40.0'	57.0'	2280.0 SF	39	40.0'	56.8'	2351.6 SF
11	40.0'	57.0'	2280.0 SF	40	41.0'	57.0'	2488.3 SF
12	40.0'	57.0'	2218.0 SF	41	40.0'	57.0'	2280.0 SF
13	40.0'	57.0'	2280.0 SF	42	40.0'	57.0'	2280.0 SF
14	40.0'	57.0'	2280.0 SF	43	40.0'	57.0'	2280.0 SF
15	40.0'	57.0'	2280.0 SF	44	40.0'	57.0'	2280.0 SF
16	40.0'	57.0'	2218.0 SF	45	40.0'	57.0'	2280.0 SF
17	40.0'	57.0'	2290.0 SF	46	41.4'	57.0'	2465.9 SF
18	40.0'	57.0'	2280.0 SF	47	40.0'	57.0'	2280.0 SF
19	40.0'	57.0'	2280.0 SF	48	40.0'	57.0'	2280.0 SF
20	40.0'	57.0'	2280.0 SF	49	40.0'	57.0'	2280.0 SF
21	40.0'	57.0'	2280.0 SF	50	40.0'	57.0'	2280.0 SF
22	40.0'	57.0'	2226.8 SF	51	40.0'	57.0'	2280.0 SF
23	40.0'	57.0'	2258.5 SF	52	40.0'	56.7'	2278.1 SF
24	40.0'	57.0'	2280.0 SF	53	40.0'	54.8'	2230.8 SF
25	40.0'	57.0'	2280.0 SF	54	40.0'	53.8'	2162.3 SF
26	40.0'	57.0'	2280.0 SF	55	40.0'	52.8'	2126.5 SF
27	40.0'	57.0'	2280.0 SF	56	40.0'	52.4'	2099.8 SF
28	40.0'	57.0'	2280.0 SF	57	40.0'	52.4'	2096.8 SF
29	40.0'	57.0'	2218.0 SF	58	40.0'	52.4'	2096.8 SF



DETAIL - POOL BLOW UP

SCALE: 1"=10'

KEYED NOTES

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

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

EXISTING DISTRIBUTION

LONG NECK ROAD
91 TRIPS

EXISTING DIRECTIONAL DISTRIBUTION
10% TO AND FROM THE EAST (335 TRIPS) (5/21) ENTER & (11/14) EXIT
90% TO AND FROM THE WEST (3,014 TRIPS) (49/103) ENTER & (107/127) EXIT
TOTAL ADT = 3,349 TRIPS (91 TRIPS AT DIRECT ENT. TO LONG NECK RD.)
SITE TRUCK TRAFFIC = 167 TRIPS (5%)

ROAD TRAFFIC DATA:
FUNCTIONAL CLASSIFICATION: SCR22 (LONG NECK RD.) - MAJOR COLLECTOR
POSTED SPEED LIMIT - 40 MPH
AADT = 11,726 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)
DIRECTIONAL DISTRIBUTION:
10 YEAR PROJECTED AADT = 11,726 TRIPS = 18,603 TRIPS
10 YEAR PROJECTED AADT = 11,726 TRIPS = 17,193 TRIPS
TRAFFIC PATTERN GROUP = B (FROM 2019 DELDOT TRAFFIC SUMMARY)
PEAK HOUR = 11,778 x 17,193 TRIPS = 2,004 TRIPS
TRUCK VOLUME = 10.55% x 17,193 TRIPS = 1,814 TRIPS

SITE TRAFFIC DATA:
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION¹

EXISTING LAND USE:
2 VACANT FIELD
TOTAL ADT FOR SITE = 0 TRIPS

ADJACENT LAND USES:
MOBILE HOME PARK (ITE 240)
622 LOTS = 622 UNITS (LEISURE POINT & LONG NECK VILLAGE)
AVG. RATE: 5.90 x 622 = 3,110 TRIPS
PEAK HOUR OF ADJACENT STREET TRAFFIC (DWELLING UNITS)
AM: AVG. RATE = 0.26 = 162 TRIPS (WEEKDAY) (31% / 64%) (50 / 112)
PM: AVG. RATE = 0.46 = 286 TRIPS (WEEKDAY) (50% / 35%) (177 / 108)

SINGLE FAMILY DETACHED (ITE 210)
2 LOTS = 2 UNITS
Ln(T) = 30Ln(X) + 271 = 28 TRIPS
PEAK HOUR OF ADJACENT STREET TRAFFIC (DWELLING UNITS)
AM: T = 0.71(X) + 80 = 2 = 6 TRIPS (WEEKDAY) (20% / 72%) (1 / 5)
PM: Ln(T) = 0.96Ln(X) + 0.20 = 2 TRIPS (WEEKDAY) (83% / 37%) (1 / 1)

8,000 SF - SHOPPING CENTER (ITE R20)
AVG. RATE = 37.75 x 8 = 302 TRIPS
PEAK HOUR OF ADJACENT STREET TRAFFIC (DENSE MULTI-USE URBAN)
AM: AVG. RATE = 0.84 = 8 TRIPS (WEEKDAY) (26% / 38%) (5 / 3)
PM: Ln(T) = 0.74Ln(X) + 89 = 84 TRIPS (WEEKDAY) (48% / 52%) (40 / 44)
30% LONG NECK ROAD ENTRANCE (91 TRIPS)
AM: (2 / 1)
PM: (12 / 13)
70% RADIE KAY LANE ENTRANCE (211 TRIPS)
AM: (3 / 2)
PM: (28 / 31)

PROPOSED LAND USE:
CAMPGROUND / RECREATIONAL VEHICLE PARK (ITE 416)
56 CAMPSITES = 56 UNITS
PM: PEAK HR (15) x 10 = 150 TRIPS
PEAK HOUR OF ADJACENT STREET TRAFFIC (OCCUPIED CAMPSITES)
AM: AVG. RATE = 0.21 = 12 TRIPS (WEEKDAY) (36% / 64%) (4 / 8)
PM: AVG. RATE = 0.27 = 15 TRIPS (WEEKDAY) (65% / 35%) (10 / 6)

TOTAL OVERALL ADT = 3,550 TRIPS

PROPOSED DISTRIBUTION

LONG NECK ROAD
91 TRIPS

PROPOSED DIRECTIONAL DISTRIBUTION
10% TO AND FROM THE EAST (335 TRIPS) (5/21) ENTER & (12/15) EXIT
90% TO AND FROM THE WEST (3,149 TRIPS) (53/194) ENTER & (114/133) EXIT
TOTAL ADT = 3,499 TRIPS (91 TRIPS AT DIRECT ENT. TO LONG NECK RD.)
SITE TRUCK TRAFFIC = 175 TRIPS (5%)

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

¹ DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT
² DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL

DESIGN VEHICLE = SU-40

PENNON ASSOCIATES INC.
18077 Dreyfus Drive
Millsboro, DE 19966
T 302.684.8054
F 302.684.8030

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER AND CORRECTED BEFORE PROCEEDING WITH WORK.

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

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

NO.	DATE	REVISIONS	BY
1	2021-05-24	REVISED PER FILE COMMENTS	AM

PROJECT: ATWEL19001
DATE: 2020-08-05
DRAWING SCALE: 1" = 200'
DRAWN BY: EOC
APPROVED BY: AMD

PP1002

SHEET 3 OF 3