

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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. Possible resources for completing the required information are as follows:

www.state.de.us/planning
datamil.delaware.gov

1. Project Title/Name: **Montchanin Commercial Project (to be named)**

2. Location (please be specific): **Town Of Georgetown (Intersection of Rte 113 S and Rte 9)**

3. Parcel Identification #: **1-35-19.00-12.02 & 12.03** County or Local Jurisdiction Name: **Town Of Georgetown**

4. Owner's Name: **Montchanin Development Group, Ltd.**

Address: **911 Tatnall Street**

City: **Wilmington**

State: **De**

Zip: **19801**

Phone: **302-656-4000**

Fax: **302-656-4396**

Email:

aperry@montchanindevelopment.com

5. Applicant's Name: **Montchanin Development Group, Ltd. (Alan Perry)**

Address: **911 Tatnall Street**

City: **Wilmington**

State: **De**

Zip: **19801**

Phone: **302-656-4000**

Fax: **302-656-4396**

Email:

aperry@montchanindevelopment.com

6. Project Designer/Engineer: **ECI, LLC**

Address: **PO Box 820**

City: **Rehoboth Beach**

State: **De**

Zip: **19971**

Phone: **302-226-2844**

Fax: **302-226-2939**

Email: **gtcuppels@ecieng.com**

7. Please Designate a Contact Person, including phone number for this Project: **Gary T. Cuppels**

Information Regarding Site:	
8. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
9. Brief Explanation of Project being reviewed: Commercial Shopping Center with Pad Sites	
10. Area of Project (Acres +/-) 30.17± Ac	
11. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input checked="" type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
12. 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. N/A	
13. Present Zoning: UB-1	14. Proposed Zoning: N/A
15. Present Use: Agricultural/Vacant	16. Proposed Use: Commercial Shopping Center
17. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: N/A	
18. Comprehensive Plan recommendation: This proposed commercial development directly corresponds to the Town of Georgetown requirements under the Commercial District in there latest Comp Plan which is pending approval. If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
19. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Georgetown Dept. Of Public Works Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? 32,562 GPD How will this demand be met? Supply is currently available as the water main is located within the Rte 133 S R/W	
20. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Georgetown Department of Public Works	
21. If a site plan please indicate gross floor area: 177,820±SF	
22. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
23. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

24. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units:

Target Population (check all that apply):

Renter-occupied units

Family

Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

First-time homebuyer – if checked, how many units

Move-up buyer – if checked, how many units

Second home buyer – if checked, how many units

Active Adult (Check only if entire project is restricted to persons over 55)

25. Present Use: % of Impervious Surfaces: 0
Square Feet: 0

Proposed Use: % of Impervious Surfaces: 75% (P1=45%)
Square Feet: 571,712 (P1=268,447)

27. What are the environmental impacts this project will have?

How much forest land is presently on-site? 0 How much forest land will be removed? 0

Are there known rare, threatened, or endangered species on-site? Yes No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? Yes No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map.

29. 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

Are the wetlands: Tidal Acres

Non-tidal Acres 0.26± Ac

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

Has the Army Corp 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: **Relocation Of the Tax Ditch**

Will there be ground disturbance within 100 feet of wetlands Yes No

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :</p>
<p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: Layton Vaughn Tax Ditch</p>
<p>32. List the proposed method(s) of stormwater management for the site: Green Technology Utilizing Impervious Pavers, Swales, Rain Gardens, Stormwater Management Pond, Etc.</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Layton Vaughn Tax Ditch</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 6.07 Acres 264,592 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 4.29/187,116 acres/Sq ft.</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Passive Recreation</p> <p>Where is the open space located? Throughout the site</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Road Improvements</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

38. Will this project generate additional traffic? Yes No

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 the peak season **14,996 TPD**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **5%**

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.

The project implements a proposed right in and out off of Rte 113 South, a proposed right in off of Rte 9 and a full intersection with a protected left in off of Rte 9. Rte 113 S is 2 thru lanes wleft & right /turn lanes, 11 to 12 ft. wide. Rte 9 has 2 travel lanes and left and right turn lanes 11+ ft. wide

40. Will the street rights of way be public, private, or town? **A 70' wide R/W will be dedicated to Public Use, the remainder of the streets will be private for public use**

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

42. 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. **It is connected to the parcel to the north in 2 locations**

43. Are there existing or proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

44. 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

Will this project affect, physically or visually, any historic or cultural resources? Yes No
If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

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

42. Are any federal permits, licensing, or funding anticipated? Yes No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No If yes, please List them: **Solid Waste, No special Permits will be necessary**

45. Please make note of the time-line for this project:

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

Signature of Person completing form
(If different than property owner)

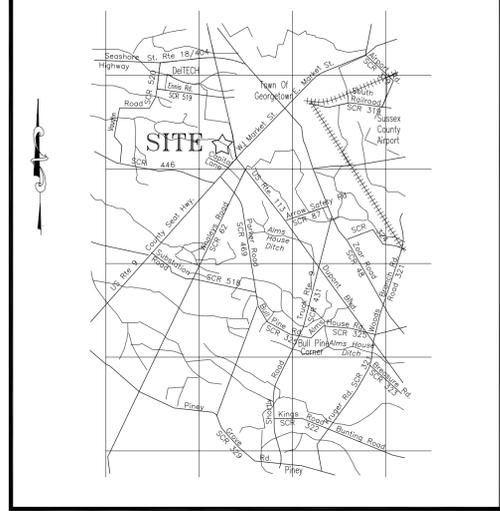
Date

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 Dorothy.morris@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 Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, 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.

SOIL LEGEND

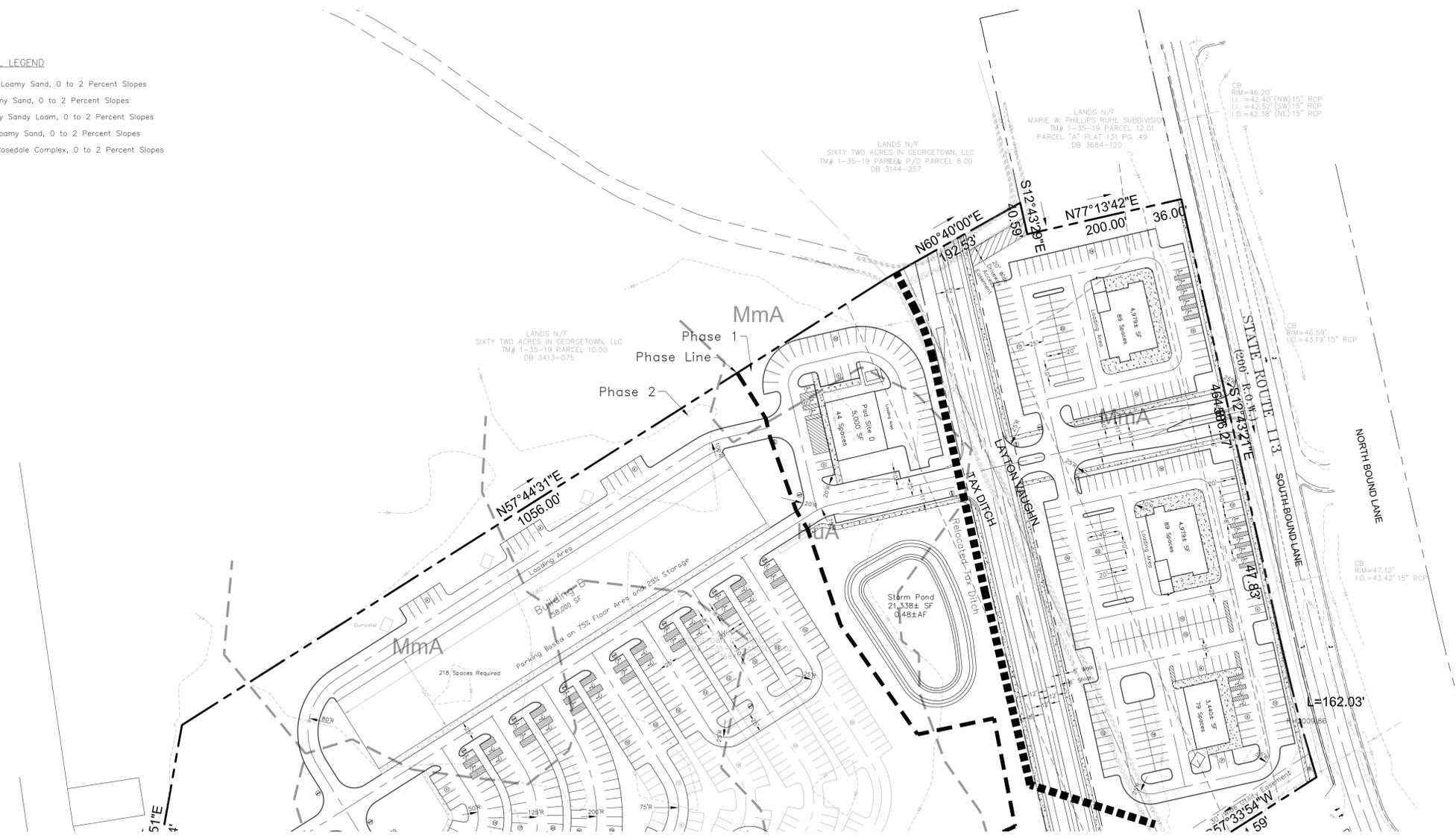
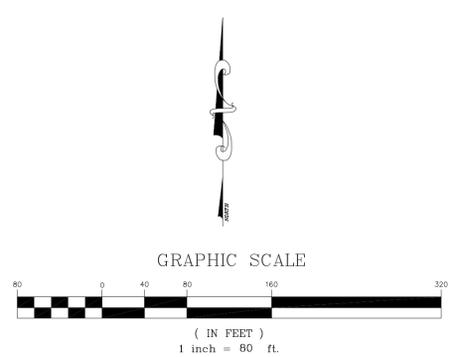
- HmA Hammonon Loamy Sand, 0 to 2 Percent Slopes
- HuA Hurluck Loamy Sand, 0 to 2 Percent Slopes
- MmA Mullica Mucky Sandy Loam, 0 to 2 Percent Slopes
- PpA Pepperbox Loamy Sand, 0 to 2 Percent Slopes
- PpB Pepperbox-Rosedale Complex, 0 to 2 Percent Slopes



LOCATION MAP
Scale: 1" = 1 Mile

LEGEND

- Property Line
- Interior/Adjacent Property Line
- Existing Contour Line
- Existing Road Edge
- Existing Tax Ditch Easement Line
- Existing Centerline
- Existing Stormsewer
- Existing Force Main
- Existing Water Line
- Existing Gas Main
- Existing Catch Basin
- Property Corner Found
- Existing Utility Pole and Guy Wire
- Existing Soil Line
- Existing Soil Designation



Match Line Sheet CM-3

#	REVISION	DATE	CHKD.
1.			
2.			
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5.			
6.			

PROJECT

GEORGETOWN CROSSING
GEORGETOWN HUNDRED
SUSSEX COUNTY, DELAWARE

TAX MAP 1-35-19.00 PARCELS 12.02 & 12.03

TITLE

CONCEPT MASTER PLAN

PROFESSIONAL SEAL

ECI ENGINEERING CONSULTANTS INTERNATIONAL, LLC
 ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS
 220 REHOBOTH AVENUE • P.O. BOX 820
 REHOBOTH BEACH, DELAWARE 19971
 (302) 226-2844 • FAX (302) 226-2939

DESIGNED BY: ECI PREPARED BY: ECI JOB # 09-038
 DRAWN BY: KbK DATE: JANUARY 2010
 CHECKED BY: GTC SCALE: AS SHOWN SHEET CM-2



Note:
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Note:
 This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational and Safety and Health Act of 1970 and all rules and regulations thereto applicable.

Parking Requirements

Shopping Center	5 Spaces Per 1,000 SF Gross Leasable Area
Eating Place	1 Space Per 50 SF Patron Area Plus
Bank	1 Space Per Two Employees (Largest Shift)
	1 Space Per 200 SF Floor Area

PHASE I

Restaurant Pad Sites (4)

18,440± SF 18,440 SF x 70% / 50 SF x 1 = 258 Spaces

28 Employees / 2 = 14 Spaces

258 + 14 = 272 Spaces Required

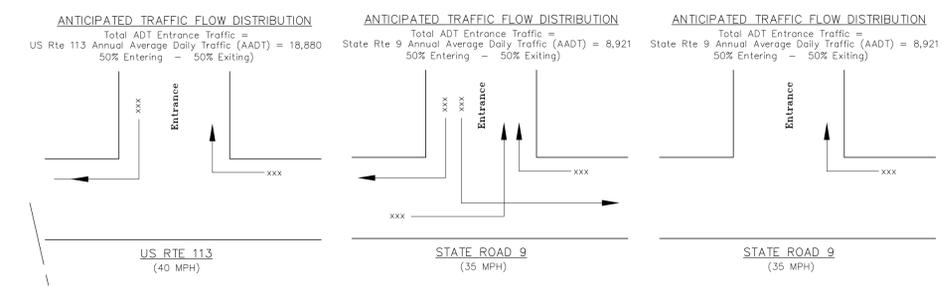
Drive In Bank

5,000± SF 5,000 SF / 200 SF = 25 Spaces Required

PHASE II

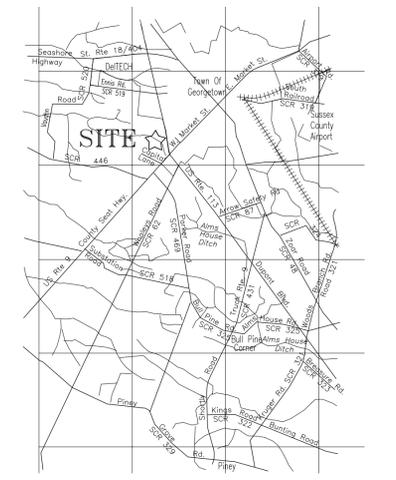
Shopping Center (Phase II)

152,820± SF 152,820 / 1,000 x 5 = 764 Spaces Required



SITE TRAFFIC GENERATION
Per Trip Generation, 8th Edition

Phase I			
Drive-In Bank	5,000± SF	148.15 TPD Per 1,000 SF	742 TPD
Restaurant			
W/Drive Thru	8,440± SF	722.03 TPD Per 1,000 SF	6,094 TPD
W/O Drive Thru	10,000± SF	52.40 TPD Per 1,000 SF	524 TPD
Phase 2			
Retail Stores	152,820± SF	49.97 TPD Per 1,000 SF	7,636 TPD
Total			14,996 TPD



LEGEND

—	Property Line
- - -	Interior/Adjacent Property Line
- - - -	Existing Contour Line
- - - - -	Existing Road Edge
- - - - -	Existing Tax Ditch Easement Line
- - - - -	Existing Centerline
□	Existing Catch Basin
✱	Property Corner Found
○	Existing Utility Pole and Guy Wire

OWNER/DEVELOPER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THIS PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

MR. ALAN PERRY, PRES. DATE
MONTCHAMIN DEVELOPMENT GROUP
911 TATNALL STREET
WILMINGTON, DE 19801
PHONE 302-656-4000
FAX 302-656-4396

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE LAWS OF SUSSEX COUNTY AND THE STATE OF DELAWARE.

GARY T. CUPPES, PP, PLS DATE
ENGINEERING CONSULTANTS INTERNATIONAL, LLC
PO BOX 820 • 220 REHOBOTH AVENUE
REHOBOTH BEACH, DE 19971
(302) 226-2844

WETLANDS CERTIFICATION

I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(c)(8), Waters of the U.S. Definition/CEQW-OR, 10-7-1991, Questions and Answers on the 1987 COE Manual/CEQW-1987 Manual). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES. OFFICIAL SITE VISIT BY THE U.S. ARMY CORP OF ENGINEERS APRIL 24, 2008.

IN ACCORDANCE WITH DNREC TIDAL WETLAND MAPS, THERE ARE NO STATE REGULATED WETLANDS ON THE SITE. DNREC SUBAQUEOUS LANDS HAVE BEEN DELINEATED ON THIS SITE.

EDWARD M. LAUNAY, PWS No. 875 DATE
SOCIETY OF WETLANDS SCIENTISTS
CORPS OF ENGINEERS, CERTIFIED WETLAND
DELINEATOR WDCP93MD0510036B

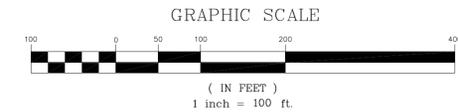
American Consulting Engineers Council Member
Supporting Excellence in Engineering

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Note: This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational and Safety and Health Act of 1970 and all rules and regulations thereto applicable.

Sheet CM-2

Sheet CM-3



Phase I Site Data

Total Area	592,567.0± SF	13.58± Ac.
Buildings	23,500± SF	0.54± Ac.
Paved Area	204,701± SF	4.70± Ac.
Stormwater Area	40,246± SF	0.92± Ac.
Parking		
Provided	317 Spaces (18 Handicap)	
Public Service Road R/W	81,583.95± SF	1.87± Ac.
Open Space	1,004,440.4± SF	23.1± Ac. ±77%
Impervious Area	268,447± SF	6.17± Ac. ±45%

Phase II Site Data

Total Area	721,658.3± SF	16.57± Ac.
Buildings	152,820± SF	3.51± Ac.
Paved Area	304,246± SF	6.98± Ac.
Future Paved Area	37,170± SF	0.85± Ac.
Stormwater Area	77,476± SF	1.78± Ac.
Parking		
Provided	436 Spaces (56 Handicap)	
Future	137 Spaces	
Open Space	264,592.3± SF	6.07± Ac. ±37%
Ultimate Open Space	227,422.3± SF	5.22± Ac. ±32%
Impervious Area	534,542± SF	12.27± Ac. ±75%
Ultimate Impervious Area	571,712± SF	13.13± Ac. ±79%

GENERAL PROJECT

- Owner/Developer: Mr. Alan Perry, Pres. Montchamin Development Group, 911 Tatnall Street, Wilmington, DE 19801, Phone 302-656-4000, Fax 302-656-4396
- Civil/Site Engineer: Engineering Consultants International, LLC (ECI), P.O. Box 820 • 220 Rehoboth Ave., Rehoboth Beach, DE 19971, Phone: (302) 226-2844, Fax: (302) 226-2939, c/o: Gary T. Cuppes, PP, PLS
- Surveyor: Engineering Consultants International, LLC (ECI), P.O. Box 820 • 220 Rehoboth Ave., Rehoboth Beach, DE 19971, Phone: (302) 226-2844, Fax: (302) 226-2939
- The project is located at the intersections of Rte 113 (S) and Rte 9 Georgetown Hundred, Sussex County, Delaware.
- Based upon Flood Insurance Rate Map (FIRM) Number 1000503000 J dated January 6, 2005, the site is located in an area designated as Zone "X" (unshaded) which is in an area determined to be outside the 500-year flood plain.
- Prior to any construction activities, permits and/or approvals are required from:
 - Sussex Conservation District.....(302) 856-7219
 - Fire Marshal.....(302) 856-5298
 - Delaware Health & Social Services-Division of Health.....(302) 739-7431
 - Town of Georgetown Planning and Zoning.....(302) 853-0104
 - Town of Georgetown Public Works.....(302) 856-6045
 - Town of Georgetown Water Department.....(302) 856-9529
 - DeDOD.....(302) 853-1340
 - DNREC Sewer Division.....(302) 739-5931
- The topography shown on these documents is at one foot contour intervals. Topographic data was taken in the field by ECI Corp. during 2009 and 2010. Topographic information is subject to change due to ongoing construction activities.
- Boundary Survey by Karins and Associates dated: 6/9/2009.
- This property is located in the vicinity of land used primarily for agricultural purposes on which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.

SOIL LEGEND

HmA	Hampton Loamy Sand, 0 to 2 Percent Slopes
HuA	Hurlock Loamy Sand, 0 to 2 Percent Slopes
MmM	Mullica Mucky Sandy Loam, 0 to 2 Percent Slopes
PpA	Pepperbox Loamy Sand, 0 to 2 Percent Slopes
PpB	Pepperbox-Rosedale Complex, 0 to 2 Percent Slopes

APPROVED BY THE GEORGETOWN PLANNING AND ZONING COMMISSION

Chairman Date

Phase I Impervious Area Calculation		Phase II Impervious Area Calculation		Phase II Impervious Area Calculation With Future Parking	
Road/Curbing Area	204,701± SF 4.71± Ac.	Buildings	152,820± SF 3.51± Ac.	Buildings	152,820± SF 3.51± Ac.
Buildings	23,500± SF 0.54± Ac.	Paved Area	304,246± SF 6.98± Ac.	Paved Area	341,416± SF 7.84± Ac.
Stormwater Area	40,246± SF 0.92± Ac.	Stormwater Area	77,476± SF 1.78± Ac.	Stormwater Area	77,476± SF 1.78± Ac.
Total	268,447± SF 6.17± Ac.	Total	534,542± SF 12.27± Ac.	Total	571,712± SF 13.13± Ac.

#	REVISION	DATE	CHKD.
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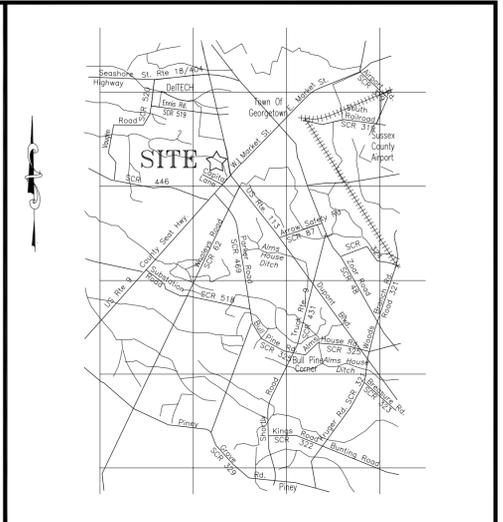
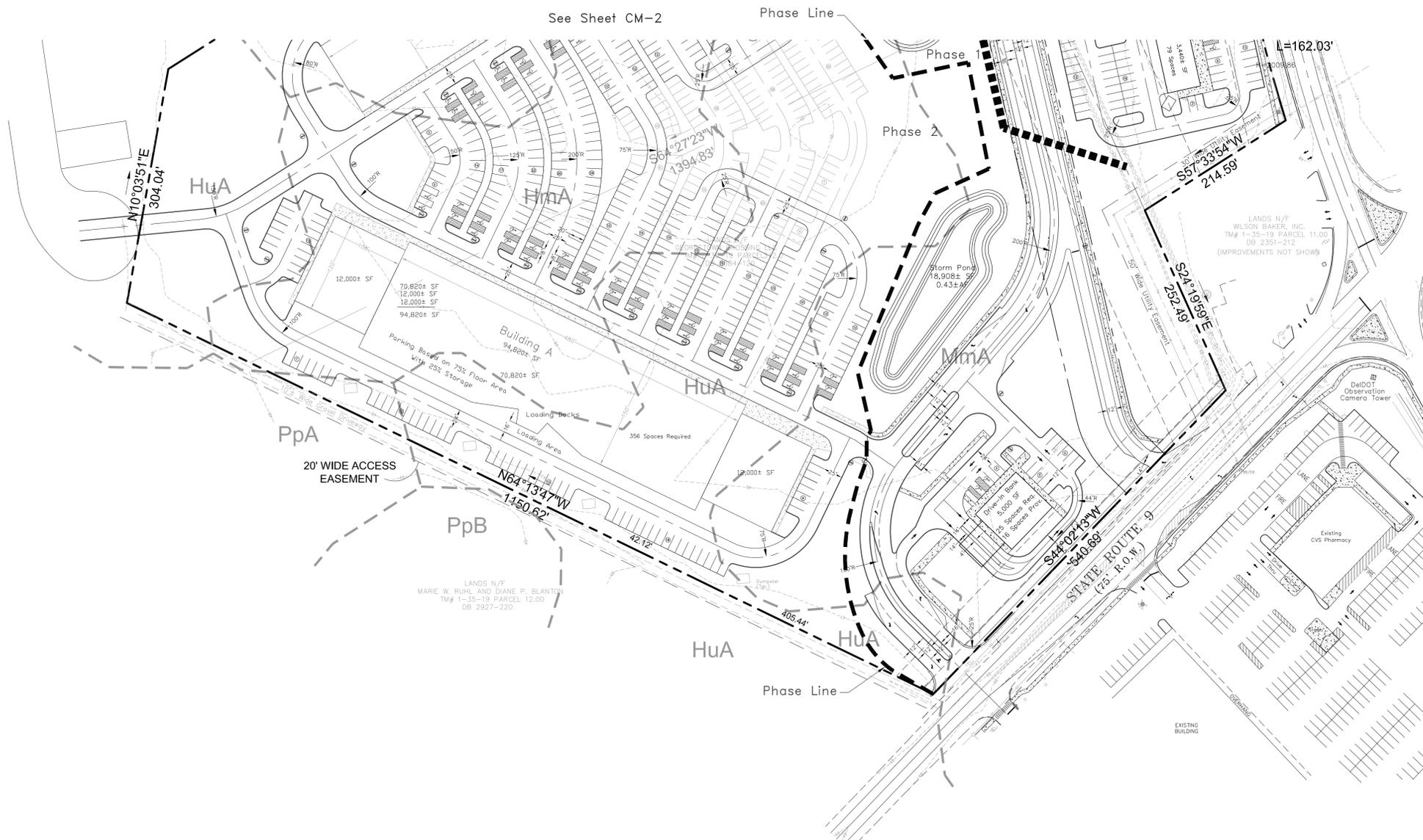
GEORGETOWN CROSSING
GEORGETOWN HUNDRED
SUSSEX COUNTY, DELAWARE
TAX MAP 1-35-19.00 PARCELS 12.02 & 12.03

CONCEPT MASTER PLAN
INDEX AND SITE DATA

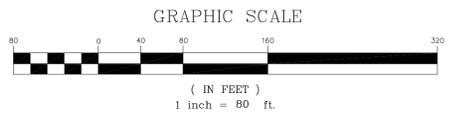
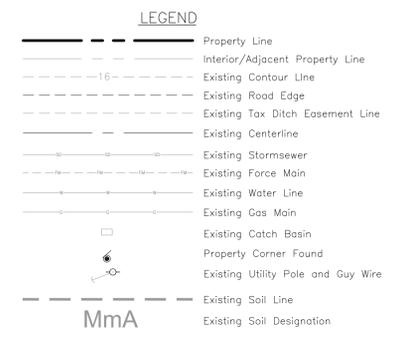
PROFESSIONAL SEAL

ECI ENGINEERING CONSULTANTS INTERNATIONAL, LLC
ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS
220 REHOBOTH AVENUE • P.O. BOX 820
REHOBOTH BEACH, DELAWARE 19971
(302) 226-2844 • FAX (302) 226-2939

DESIGNED BY: ECI	PREPARED BY: ECI	JOB # 09-038
DRAWN BY: KbK	DATE: JANUARY 2010	
CHECKED BY: GTC	SCALE: AS SHOWN	SHEET CM-1



LOCATION MAP
Scale: 1" = 1 Mile



SOIL LEGEND

- HmA Hammonlon Loamy Sand, 0 to 2 Percent Slopes
- HuA Hurlock Loamy Sand, 0 to 2 Percent Slopes
- MmA Mullica Mucky Sandy Loam, 0 to 2 Percent Slopes
- PpA Pepperbox Loamy Sand, 0 to 2 Percent Slopes
- PpB Pepperbox-Rosedale Complex, 0 to 2 Percent Slopes



Note:
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Note:
This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational and Safety and Health Act of 1970 and all rules and regulations thereto applicable.

#	REVISION	DATE	CHKD.
1.			
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PROJECT

GEORGETOWN CROSSING
GEORGETOWN HUNDRED
SUSSEX COUNTY, DELAWARE
TAX MAP 1-35-19.00 PARCELS 12.02 & 12.03

TITLE

CONCEPT MASTER PLAN

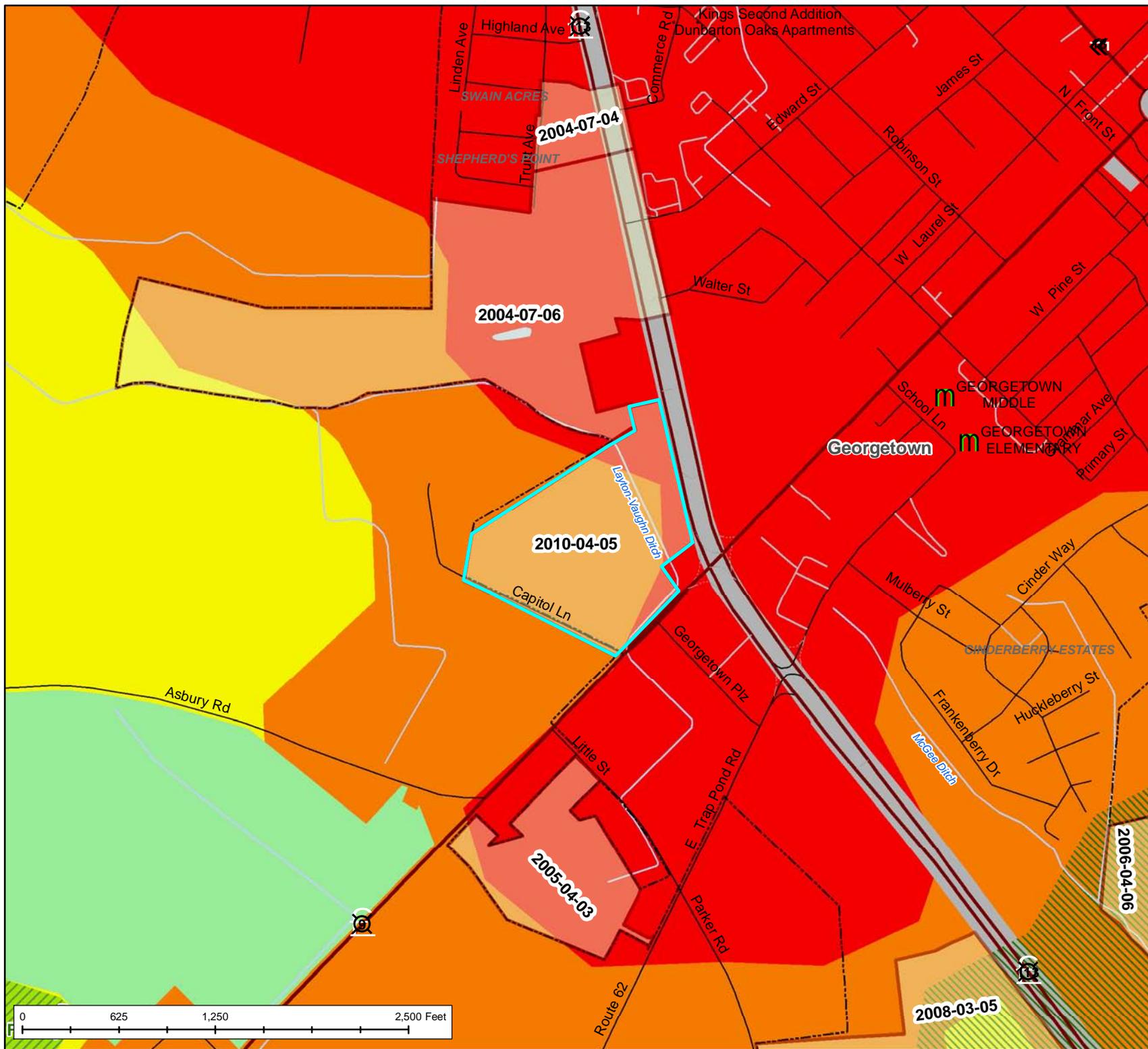
PROFESSIONAL SEAL

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DESIGNED BY: ECI	PREPARED BY: ECI	JOB # 09-038
DRAWN BY: KbK	DATE: JANUARY 2010	
CHECKED BY: GTC	SCALE: AS SHOWN	SHEET CM-3

Preliminary Land Use Service (PLUS)

Montchanin Commercial
2010-04-05

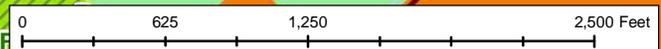
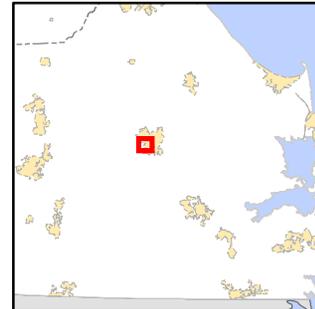


- Project Areas
 - Municipalities
 - Purchased Dev. Rights
 - Ag District
 - Public Owned/Protected
 - Forestry Easements
 - Delaware State Forests
 - Working Forests
 - Highest Value Agriculture
- State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Out of Play
 - Area of Dispute
 - Area of Study
 - Env. Sens. Dev. (Sussex)

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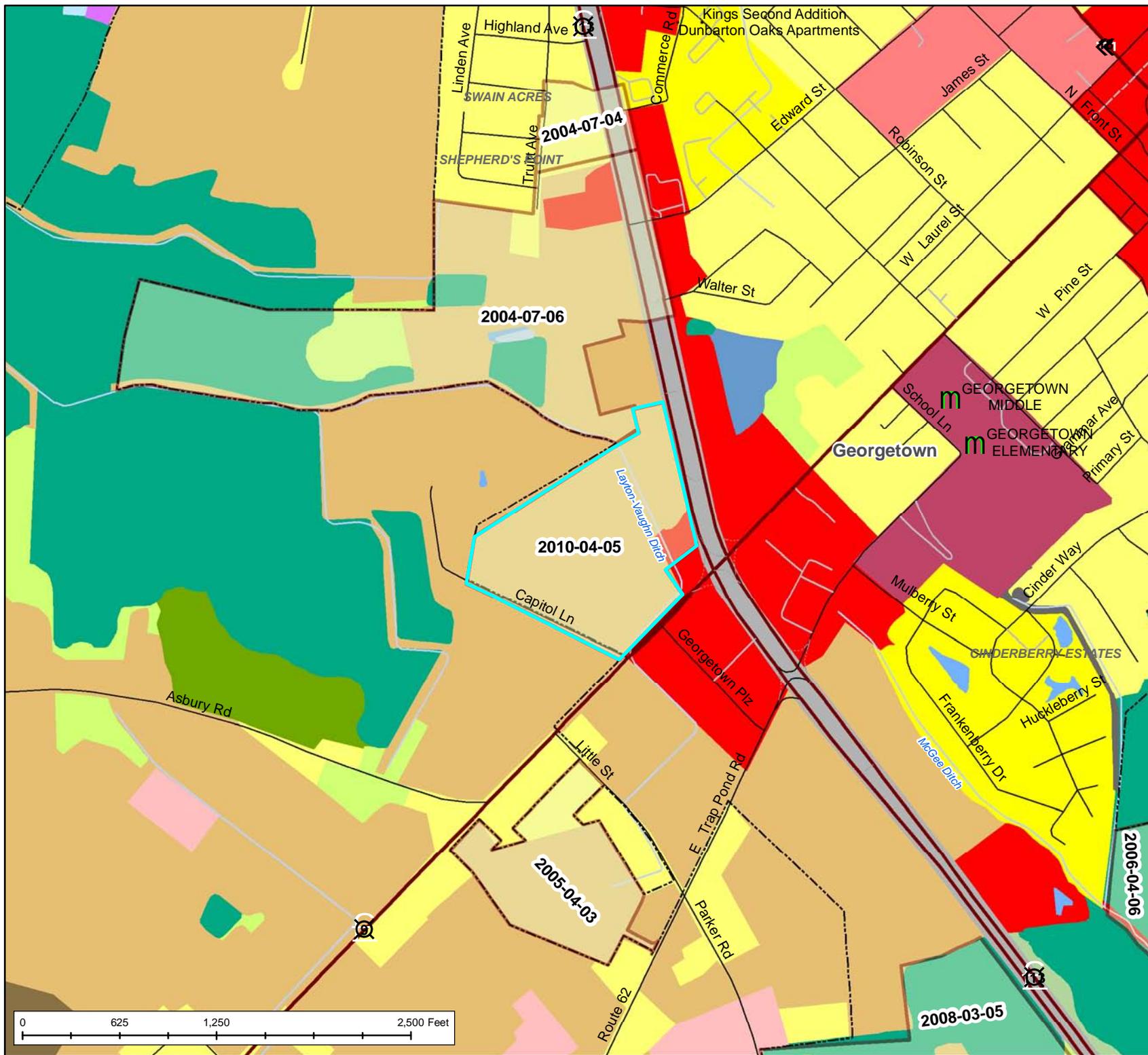


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Preliminary Land Use Service (PLUS)

Montchanin Commercial
2010-04-05



- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

1:10,000



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Preliminary Land Use Service (PLUS)

Montchanin Commercial
2010-04-05

 Project Areas

 Municipalities

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Provided by Delaware
Office of Management
and Budget

1:2,879



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