

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

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

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

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

PLUS Number (to be completed by OSPC): _____

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

1. Project Title/Name: **Simons Corner Apartments**

2. Location (please be specific):

3. Parcel Identification #: **DC-17-019.00-01-75.00-0001**

4. County or Local Jurisdiction Name: where project is located: **Town of Smyrna**

5. If contiguous to a municipality, are you seeking annexation: **N/A**

6. Owner's Name: **Smyrna Two, LLC**

Address: **2301 North Dupoant Highway**

City: **New Castle**

State: **DE**

Zip: **19720**

Phone:

Fax:

Email:

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **Simons Corner Apartments, LLC**

Address: **301 N. Ashview Lane**

City: **Wilmington**

State: **DE**

Zip: **19807**

Phone: **302-425-3555**

Fax:

Email:

8. Project Designer/Engineer: **Van Cleef Engineering Associates c/o Scott Lobdell P.E.**

Address: **630 Churchmans Road, Suite 105**

City: **Newark**

State: **DE**

Zip: **19702**

Phone: **302-368-3184**

Fax: **302-368-7195**

Email: **slobdell@vacncleefengineering.com**

9. Please Designate a Contact Person, including phone number, for this Project: **Scott Lobdell, 302-368-3184**

Information Regarding Site:	
10. Type of Review:	<input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Subdivision
11. Brief Explanation of Project being reviewed:	<input checked="" type="checkbox"/> Site Plan Review
<p>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.</p> <p style="text-align: right;">270 Unit Aptment Complex</p> <p style="text-align: right;">2005-01-05</p>	
12. Area of Project (Acres +/-):	Number of Residential Units: Commercial square footage:
14.17	270 0
13. Present Zoning:	14. Proposed Zoning:
SCZ	SCZ
15. Present Use:	16. Proposed Use:
Vacant Land	Apartment Complex
17. Water: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility)	
Service Provider Name: Town of Smyrna	
Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility)	
Service Provider Name: Town of Smyrna	
Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted):	
20. Environmental impacts:	
How many forested acres are presently on-site? 0 How many forested acres will be removed? 0	
To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are the wetlands: <input type="checkbox"/> Tidal Acres: <input type="checkbox"/> Non-tidal Acres:	
If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts:	
How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? _____	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: Existing stormmwater management facility	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres: 5 ac +/-	
What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active, Passive & Stormwater	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: **1,469**
What percentage of those trips will be trucks, excluding vans and pick-up trucks? **3%**

26. Will the project connect to state maintained roads? Yes No **not directly**

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

28. Are there existing sidewalks? Yes No; bike paths Yes No
Are there proposed sidewalks? Yes No; bike paths Yes No
Is there an opportunity to connect to a larger bike, pedestrian, or transit network? Yes No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? Yes No
Has this site been evaluated for historic and/or cultural resources? Yes No
Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No
Person to contact to arrange visit: **Scott Lobdell** phone number: **302-368-3184**

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

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

Signature of property owner


Date
6/30/20

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

PRELIMINARY LAND DEVELOPMENT PLAN

for

SIMONS CORNER APARTMENTS

DUCK CREEK HUNDRED, TOWN OF SMYRNA

KENT COUNTY, DELAWARE



Location Map
Scale: 1" = 800'

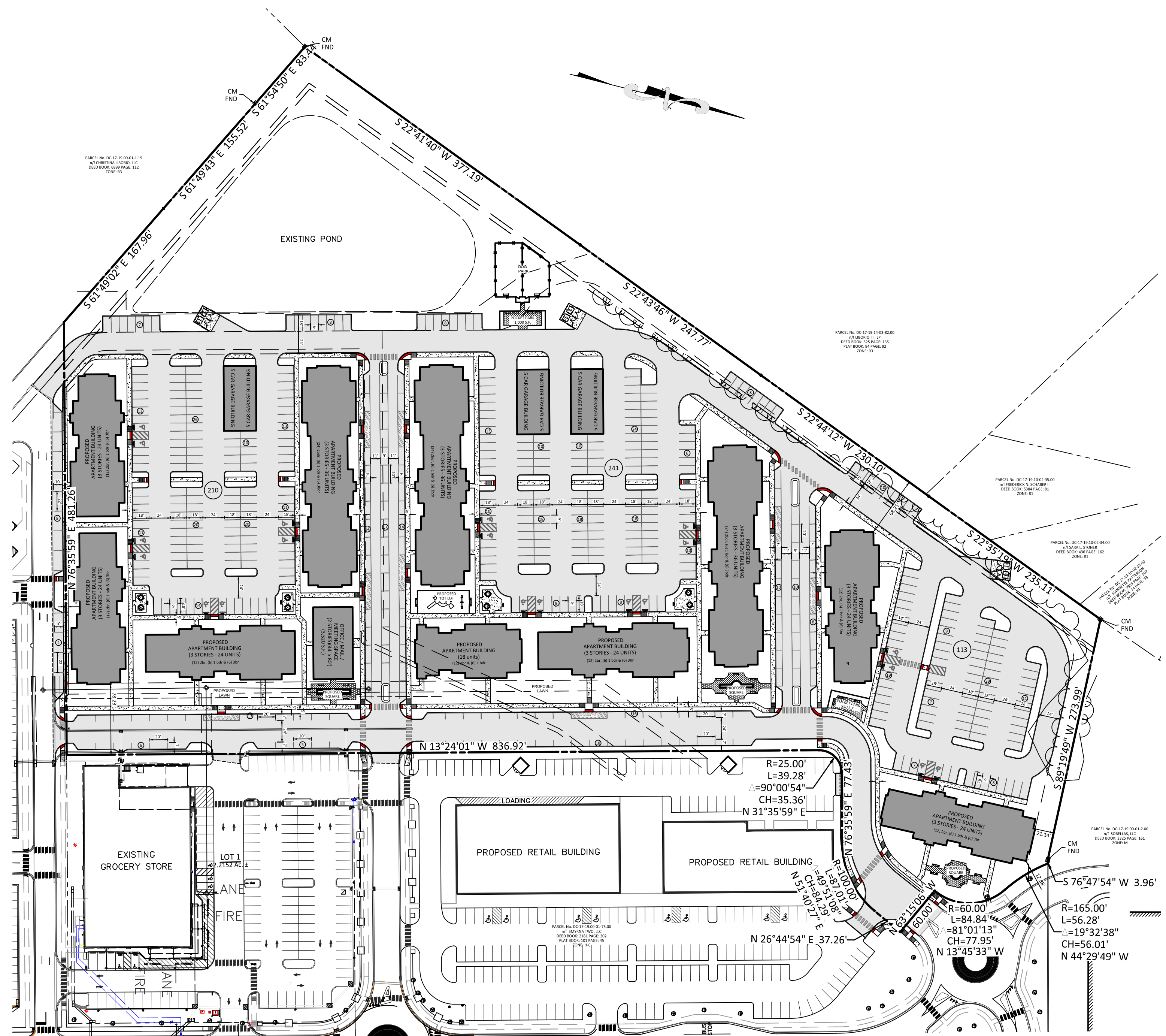
SITE DATA:

- OWNER OF RECORD: SMYRNA TWO, LLC
2301 NORTH DUPONT HIGHWAY
NEW CASTLE, DE 19720
(302) 283-1800
- APPLICANT: SIMONS CORNER APARTMENTS, LLC
301 N. ASHVIEW LANE
WILMINGTON, DELAWARE 19807
(302) 425-3555
- ENGINEER/SURVEYOR: VAN CLEEF ENGINEERING ASSOCIATES
630 CHURCHMANS ROAD, SUITE 105
NEWARK, DE 19702
(302) 368-3184
- TAX MAP: DC-17-019-00-01-75.00-00001
- SITE ADDRESS: 1099 S. CARTER ROAD
SMYRNA, DE 19977
- ZONING: H-C HIGHWAY COMMERCIAL (EXISTING)
SCZ SOUTH CORRIDOR ZONE (PROPOSED)
- DEED SUMMARY: D.B. 2181 PG. 302, D.B. 2181 PG. 299, D.B. 646 PG. 105
- PLAT REFERENCE: P.B. 101 PG. 45, P.B. 109 PG. 62, P.B. 87 PG. 56
- DATUM: HORIZ - DELAWARE STATE PLANE COORDINATE GRID SYSTEM
VERT. - NAVD 88
- BENCHMARK: -
- GROSS ACREAGE (LOT 2): 14.17 Ac. (617,362.22 S.F.)
- SITE COVERAGE BREAKDOWN:

TOTAL AREA:	14.17 Ac. (617,362.22 S.F.)
PAVING/IMPERVIOUS COVERAGE:	6.58 Ac. (286,698.25 S.F.)
BUILDING COVERAGE:	2.47Ac. (107,527.39 S.F.)
OPEN AREAS:	5.12 Ac. (223,136.58 S.F.)
EXISTING STORMWATER MANAGEMENT AREA:	- AC (- S.F.)
- PROPOSED LAND USE: APARTMENTS
- NUMBER OF PROPOSED DWELLING UNITS: 270
- PURPOSE OF PLAN: TO CONSTRUCT OF APARTMENT BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS.

AREA REGULATIONS:	ZONE: SCZ	REQ'D	PROVIDED
MINIMUM LOT SIZE:	NONE	50 FT.	14.17 Ac.
MINIMUM LOT WIDTH:	50 FT.	100 FT.	> 50 FT.
MINIMUM LOT DEPTH:	100 FT.	5 FT. (MIN) 15 FT. (MAX)	> 100 FT.
FRONT YARD SETBACK:	5 FT.	0 FT.	> 5 FT.
SIDE YARD SETBACK:	0 FT.	0 FT.	> 0 FT.
REAR YARD SETBACK:	0 FT.	0 FT.	> 0 FT.
BUILDING HEIGHT:	45 FT.	45 FT.	< 45 FT.

- PARKING REQUIREMENTS:
 - APARTMENTS: 1.5 SPACES PER 1 BED APARTMENT, 2 SPACES PER 2-3 BED APARTMENT
 - 1 BED UNITS = 60 UNITS X 1.5 = 90 PARKING SPACES REQUIRED
 - 2-3 BED UNITS = 210 UNITS X 2 = 420 PARKING SPACES REQUIRED
 - TOTAL PARKING REQUIRED = 510 SPACES
 - PARKING PROVIDED - 564 SPACES INCLUDING 20 H.C. SPACES ON STREET PARKING - 143 SPACES
 - OFF STREET PARKING - 421 SPACES
 - GARAGE SPACES - 30 SPACES (NOT INCLUDED IN PARKING COUNT)
- MONUMENTATION: EXISTING: 4
PROPOSED: 0
- FIRE HYDRANTS: EXISTING: -
PROPOSED: -
- SANITARY SEWER FLOW DATA:
 - 200 GPD/UNIT = 270 UNITS X 200 = 54,000 GPD
 - 0.1 GPD/S.F. = 3,520 X 0.1 = 352 GPD
 - TOTAL = 54,352 GPD
 - AVG. PEAK = 4 X 54,352 GPD = 217,408 GPD



SITE PLAN
Scale: 1" = 80'

PROFESSIONAL ENGINEER CERTIFICATION:

I, SCOTT E. LOBDELL, P.E. HEREBY CERTIFY THE PLAN REPRESENTS A SURVEY MADE BY VAN CLEEF ENGINEERING ASSOCIATES, THAT THE ACCURACY OF THE INFORMATION SHOWN IS CORRECT TO ACCEPTABLE SURVEYING STANDARDS AND PRACTICES. THE MONUMENTS SHOWN AS EXISTING ARE ACCURATELY SHOWN AND THE PLAN COMPLIES WITH THE APPLICABLE ZONING AND SUBDIVISION ORDINANCES OF THE TOWN.

SCOTT E. LOBDELL, PROFESSIONAL ENGINEER NO. 12260 DATE

TOWN ENGINEER AND MANAGER CERTIFICATION:
THE FINAL SITE PLAN CONFORMS TO THE APPLICABLE TOWN ZONING AND SUBDIVISION ORDINANCES.

TOWN MANAGER DATE

TOWN ENGINEER DATE

GENERAL NOTES:

- UTILITIES:
 - WATER SUPPLY, TOWN OF SMYRNA: WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH AND THE TOWN OF SMYRNA.
 - SEWERAGE, TOWN OF SMYRNA: SEWERAGE IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, AND THE TOWN OF SMYRNA.
 - STORM DRAINAGE: TOWN OF SMYRNA. ALL ON-SITE DRAINAGE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED. DRAINAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE TOWN OF SMYRNA "STANDARD SPECIFICATIONS AND DETAILS" AND THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS DATED 1991 OR AS LATER AMENDED.
 - ELECTRIC: TOWN OF SMYRNA. SUBJECT TO TOWN'S APPROVAL.
- A TWENTY-FOOT WIDE EASEMENT, TEN FEET ON EITHER SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE, WHERE A SANITARY SEWER, STORM SEWER, ELECTRIC OR WATER IS DESIGNATED FOR PUBLIC USE AND IS OUTSIDE OF THE DEDICATED PUBLIC RIGHT OF WAY.
- IN ADDITION TO EASEMENTS SHOWN ON THIS PLAN, A SIX-FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR UTILITIES ON EACH LOT, AROUND THE ENTIRE PERIMETER OF EACH LOT.
- OWNER AND/OR DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF SEDIMENT AND STORMWATER CONTROLS DURING CONSTRUCTION AND FOR LONG-TERM MAINTENANCE OF STORMWATER CONTROLS UNTIL ALL LOTS HAVE BEEN SOLD. AT THAT TIME, RESPONSIBILITY FOR LONG-TERM MAINTENANCE OF STORMWATER CONTROLS SHALL BE ASSUMED BY THE COMMERCIAL LOT OWNERS ASSOCIATION.
- GROUND CONTROL SURVEY BY _____ IN _____, VERTICAL CONTROLS ARE REFERENCED, BENCHMARKS AS NOTED ON PLANS.
- ALL LOTS AND OPEN SPACE AREAS SHALL BE PROVIDED WITH AT LEAST SIX INCHES OF TOPSOIL UPON COMPLETION OF GRADING AND CONSTRUCTION OF INDIVIDUAL LOTS AND OPEN SPACE AREA. ALL SUCH AREAS SHALL BE SEEDED, SODDED OR OTHERWISE LANDSCAPED.
- UPON THE COMPLETION OF THE SITE SHOWN HEREIN, THE OWNER AND/OR DEVELOPER SHALL CONVEY UNTO THE COMMERCIAL LOT OWNERS ASSOCIATION, A DELAWARE CORPORATION (HEREINAFTER THE "ASSOCIATION"), FOR THE ASSOCIATION'S PERPETUAL OWNERSHIP, (1) ALL COMMON AREAS, (2) ALL OPEN SPACE, (3) ALL RECREATIONAL AREAS, AND (4) THE STORMWATER MANAGEMENT AREA. THE ASSOCIATION, UPON RECEIVING SUCH TITLE SHALL THEREAFTER HAVE FULL RESPONSIBILITY AND EXPENSE FOR MAINTENANCE.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION/DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED OFF-SITE AT AN APPROVED LAND FILL.
- THE DEVELOPER SHALL CONSTRUCT CONCRETE SIDEWALKS AS SHOWN ON THIS PLAN.
- ALL FIRE LINES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATION.
- DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE, EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESSWAYS, RECREATIONAL FACILITIES AND UTILITIES, AND SELECTIVE THINNING OF EXISTING TREES. SPECIFIC SPECIES OF PLANT MATERIALS AS DESIGNATED ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH A PLAN IS AN INTEGRAL PART OF THIS PLAN) SHALL BE PRESERVED.
- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, PUBLIC OPEN SPACE, AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE SANITARY CONDITION.
- ALL LOT PURCHASERS SHALL PERMIT THE DEVELOPER, OR HIS AGENTS, TEMPORARY TRESPASS UPON THE PURCHASER'S LOT TO COMPLETE OR REPAIR THE VARIOUS IMPROVEMENT ELEMENTS (GRADING, INFILTRATION TRENCHES, ETC.) SHOWN ON THE APPROVED FINAL PLAN FOR THE PERIOD FROM THE PURCHASE OF THE LOT TO EIGHTEEN (18) MONTHS FROM THE DATE OF ACCEPTANCE OF PUBLIC IMPROVEMENTS BY THE TOWN OF SMYRNA.
- ALL LOT PURCHASERS SHALL PERMIT TOWN OFFICIALS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT TO INSPECT THE VARIOUS IMPROVEMENT ELEMENTS SHOWN ON THE APPROVED FINAL PLAN FOR THE PERIOD FROM THE PURCHASE OF THE LOT TO EIGHTEEN (18) MONTHS FROM THE DATE OF ACCEPTANCE OF PUBLIC IMPROVEMENTS BY THE TOWN OF SMYRNA.
- ALL PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND WITHIN THE SUBDIVISION AND LAND DEVELOPMENT. SUCH UTILITIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY OR OTHER COMPANY PROVIDING SERVICE, EXCEPT WHERE IT IS DEMONSTRATED TO THE SATISFACTION OF THE TOWN OF SMYRNA THAT THE UNDERGROUND INSTALLATIONS ARE NOT FEASIBLE BECAUSE OF PHYSICAL CONDITIONS OF THE LAND.
- A LANDSCAPE PLAN PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, LATEST DATED (/ /) OR AS AMENDED AND APPROVED IN WRITING BY THE TOWN OF SMYRNA, IS HEREBY CONSIDERED A PART OF THE RECORDED PLAN.
- FOR MAINTENANCE DECLARATION OF OPEN SPACES, LANDSCAPING, AND/OR STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN, SEE DEED RESTRICTIONS, DATED (/ /), AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR KENT COUNTY, STATE OF DELAWARE, DEED RECORD BOOK _____, PAGE _____.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 10001C0061H, PG 61 OF 435, EFFECTIVE MAY 5, 2003, THIS SITE FALLS WITHIN ZONE X WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 100 YR FLOODPLAIN.
- ALL COMMON FACILITIES INCLUDING BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, PUBLIC OPEN SPACE, AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE SANITARY CONDITION.
- THIS PLAN SUPERSEDES, IN PART, THE PLAN OF _____ DATED _____ AND RECORDED ON _____ IN THE RECORDER OF DEEDS IN AND FOR KENT COUNTY, STATE OF DELAWARE, PLOT BOOK -- PAGE --.

PLAN NOTES

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
PP1	COVER SHEET
PP2	SITE PLAN
PP3	SITE PLAN

811 MISS UTILITY OF DELMARVA
BEFORE YOU DIG CALL 1-800-282-8555 (DE & MD)
WWW.MISSUTILITYOFDELMARVA.COM
PROTECT YOURSELF. GIVE TWO WORKING DAYS NOTICE.

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

BY: SCOTT E. LOBDELL DATE
DELAWARE PROFESSIONAL ENGINEER NO. 12260

Van Cleaf
ENGINEERING ASSOCIATES, LLC
WITH OFFICES IN NJ, PA, AND DE

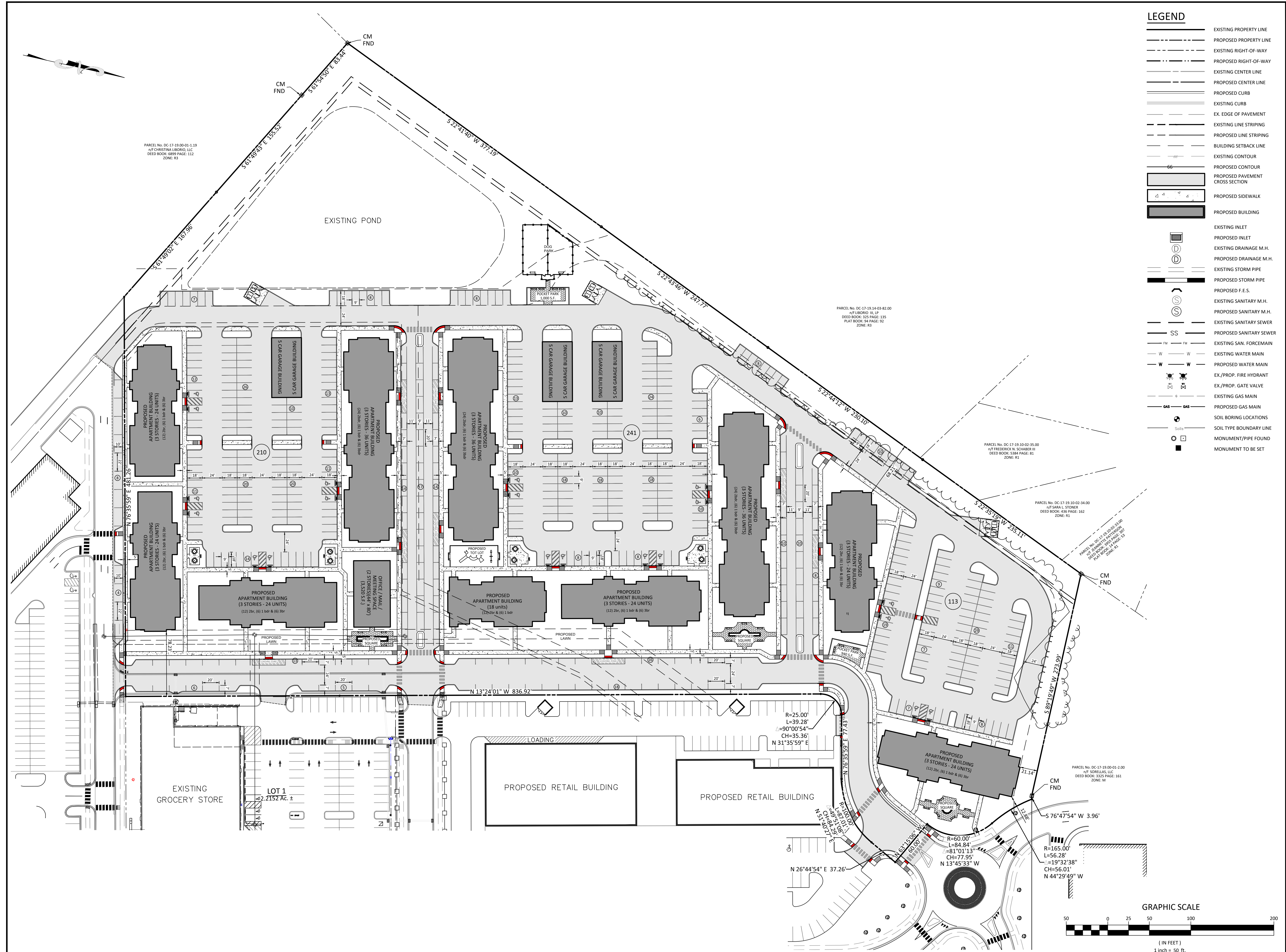
CONSULTING CIVIL ENGINEERING MUNICIPAL ENGINEERING
BRIDGE DESIGN WATER/WASTEWATER
HIGHWAY DESIGN LAND SURVEYING
CONSTRUCTION INSPECTION PROFESSIONAL PLANNING
GEO/TECHNICAL ENGINEERING LANDSCAPE ARCHITECTURE

PROJECT: 2001KENT	DESIGNED BY: S.E.L.
DATE: 4/14/2020	DRAWN BY: E.P.C.
SCALE: AS NOTED	CHECKED BY: S.E.L.

SIMONS CORNER APARTMENTS
FOR
SIMONS CORNER APARTMENTS, LLC
PARCEL ID # DC-17-019-00-01-75.00 LOT 2
SITUATED IN
TOWN OF SMYRNA
KENT COUNTY, DELAWARE

TITLE
COVER SHEET

PRELIMINARY PLAN SHEET NUMBER
PP1



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- PROPOSED CURB
- EXISTING CURB
- EX. EDGE OF PAVEMENT
- EXISTING LINE STRIPING
- PROPOSED LINE STRIPING
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED PAVEMENT CROSS SECTION
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- EXISTING INLET
- PROPOSED INLET
- EXISTING DRAINAGE M.H.
- PROPOSED DRAINAGE M.H.
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED F.E.S.
- EXISTING SANITARY M.H.
- PROPOSED SANITARY M.H.
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SAN. FORCEMAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EX./PROP. FIRE HYDRANT
- EX./PROP. GATE VALVE
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- SOIL BORING LOCATIONS
- SOIL TYPE BOUNDARY LINE
- MONUMENT/PIPE FOUND
- MONUMENT TO BE SET

PLAN NOTES

NO.	REVISION	DATE
1		

811 MISS UTILITY OF DELMARVA
 BEFORE YOU DIG CALL 1-800-282-8555 (DE & MD)
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BY: **SCOTT E. LOBDELL** DATE _____
 DELAWARE PROFESSIONAL ENGINEER NO. 12260

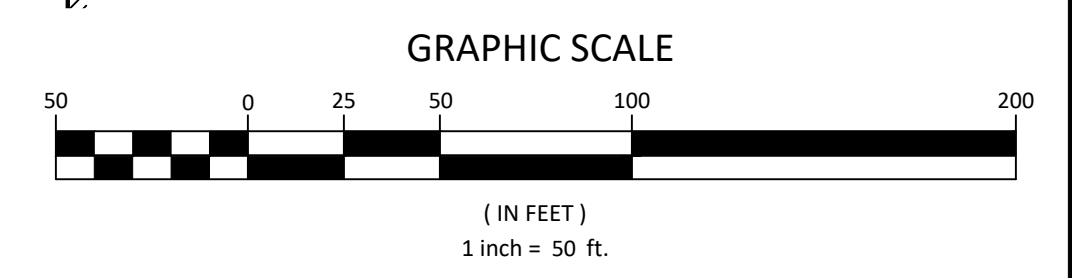
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 GEOTECHNICAL ENGINEERING LANDSCAPE ARCHITECTURE
 630 CHURCHMANS ROAD, SUITE 105, NEWARK, DE 19702
 EMAIL: CONTACTUS@VANCLEEFENGINEERING.COM
 WEB: WWW.VANCLEEFENGINEERING.COM
 PHONE (302) 368-3184 FAX (302) 368-7195

PROJECT:	2001KENT	DESIGNED BY:	S.E.L.
DATE:	4/14/2020	DRAWN BY:	E.P.C.
SCALE:	AS NOTED	CHECKED BY:	S.E.L.

SIMONS CORNER APARTMENTS
 FOR
SIMONS CORNER APARTMENTS, LLC
 PARCEL ID # DC-17-019.00-01-75.00 LOT 2
 SITUATED IN
TOWN OF SMYRNA
KENT COUNTY, DELAWARE

TITLE
SITE PLAN

PRELIMINARY PLAN SHEET NUMBER
 PP2



Curved boundary data:
 R=25.00' L=39.28' Δ=90°00'54" CH=35.36' N 31°35'59" E
 R=60.00' L=84.84' Δ=81°01'13" CH=77.95' N 13°45'33" W
 R=165.00' L=56.28' Δ=19°32'38" CH=56.01' N 44°29'49" W
 N 26°44'54" E 37.26'
 N 13°24'01" W 836.92'
 S 89°19'49" W 723.99'
 S 76°47'54" W 3.96'

PARCEL No. DC-17-19-00-01-1.19
 W/ CHRISTINA LABORDO, LLC
 DEED BOOK: 6859 PAGE: 112
 ZONE: R3

PARCEL No. DC-17-19-14-03-82.00
 W/ LINDRO III, LP
 DEED BOOK: 325 PAGE: 135
 PLAT BOOK: 04 PAGE: 92
 ZONE: R3

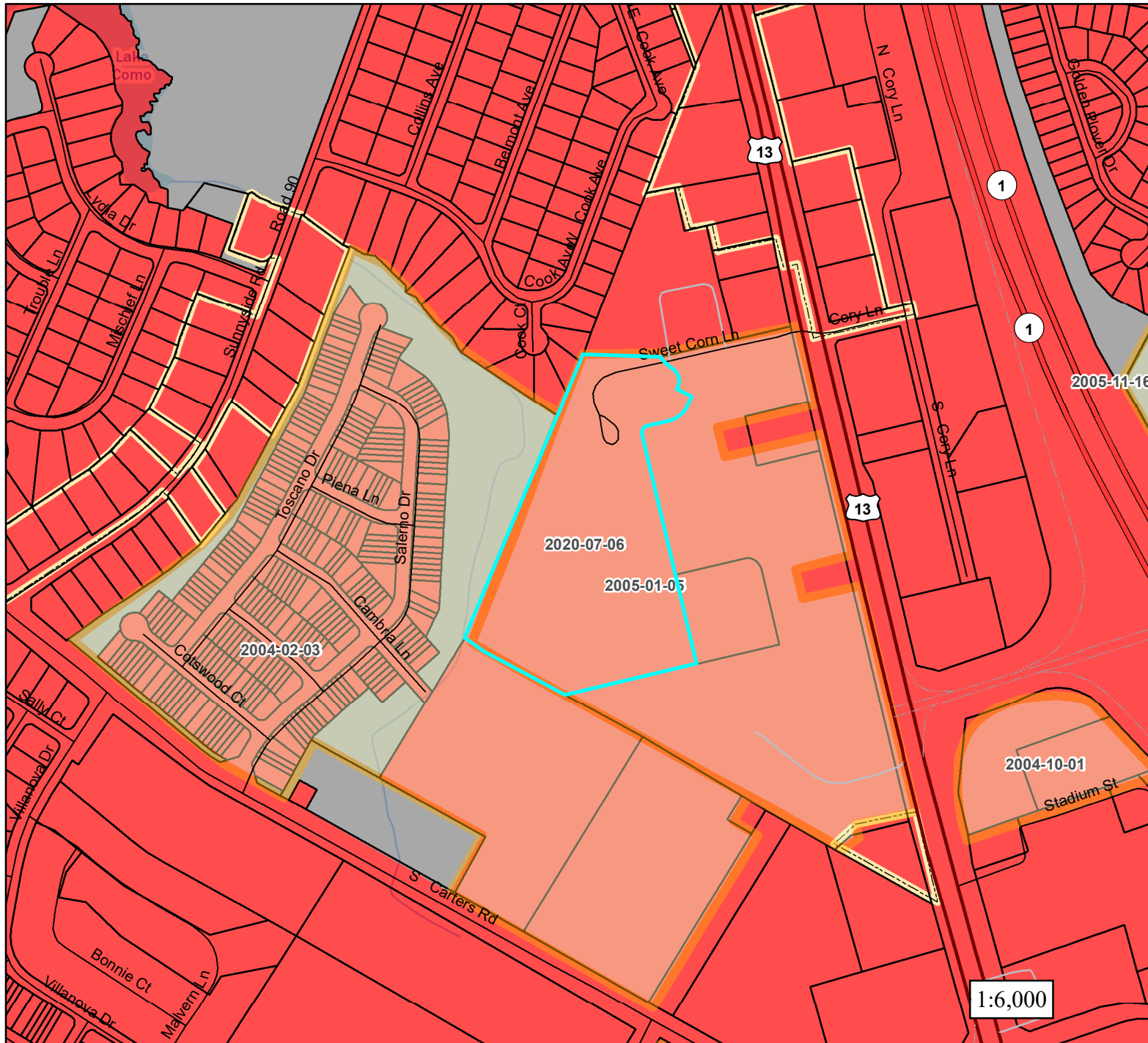
PARCEL No. DC-17-19-10-02-35.00
 W/ FREDERICK N. SCHABER III
 DEED BOOK: 584 PAGE: 81
 ZONE: R1

PARCEL No. DC-17-19-10-02-34.00
 W/ SARAL STONER
 DEED BOOK: 636 PAGE: 162
 ZONE: R1

PARCEL No. DC-17-19-00-01-2.00
 W/ SORRELLAS, LLC
 DEED BOOK: 325 PAGE: 161
 ZONE: M

Preliminary Land Use Service (PLUS)

Simons Corner Apartments
2020-07-06



Legend

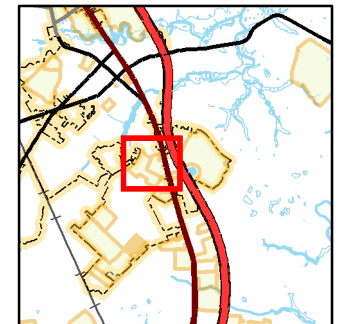
2015 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

PLUS Project Areas type

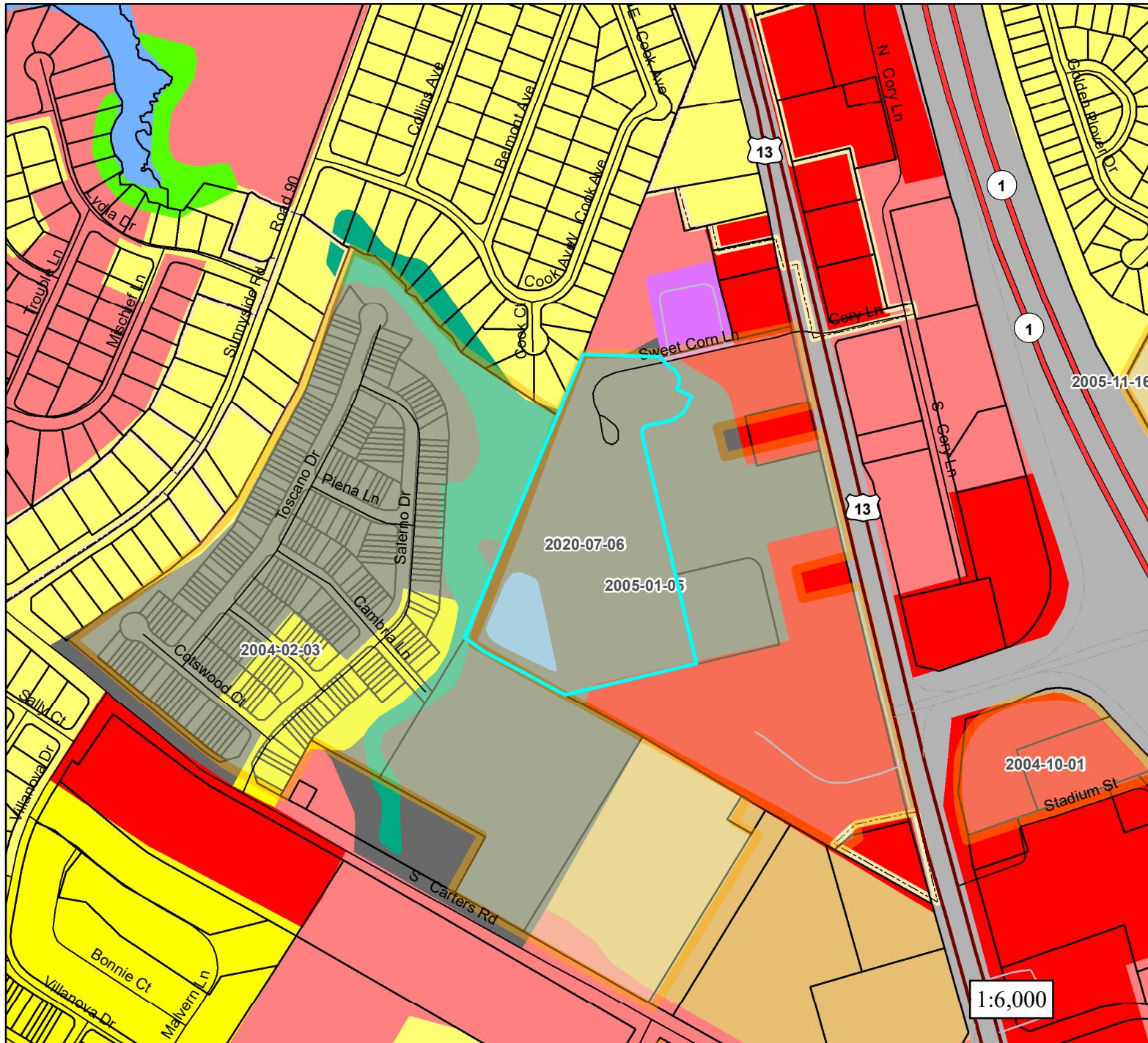
- Comp Plans
- All Other PLUS Reviews

Location Map



Preliminary Land Use Service (PLUS)

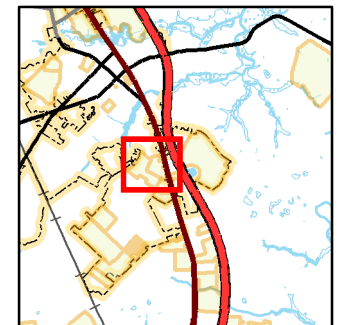
Simons Corner Apartments 2020-07-06



Legend

- 2012 Land Use LULC Category**
- 110
 - Single Family Dwellings
 - Multi-Family Dwellings
 - Mobile Home Parks/Courts
 - Commercial
 - Industrial
 - Transportation/Communication/Utilities
 - Mixed Urban/Built-up
 - Institutional/Governmental
 - Recreational
 - Farms, Pasture, Cropland
 - Confined Animal Feeding Operations/Feedlots/Holding
 - Rangeland
 - Orchards/Nurseries/Horticulture
 - Deciduous Forest
 - Evergreen Forest
 - Mixed Forest
 - Shrub/Brush Rangeland
 - Clear-cut
 - Man-made Reservoirs and Impoundments
 - Marinas/Port Facilities/Docks
 - Open Water
 - Emergent Wetlands - Tidal and Non-tidal
 - Forested Wetlands - Tidal and Non-tidal
 - Scrub/Shrub Wetlands - Tidal and Non-tidal
 - Sandy Areas and Shoreline
 - Extraction and Transitional
- PLUS Project Areas type**
- Comp Plans
 - All Other PLUS Reviews

Location Map



1:6,000

Preliminary Land Use Service (PLUS)

Simons Corner Apartments
2020-07-06

Legend

PLUS Project Areas
type

- Comp Plans
- All Other PLUS Reviews



Location Map

