



Application Form
Submitted By: Anonymous user
Submitted Time:
February 21, 2022 2:42 PM

PLUS ID: 2022-03-05

State Strategy Level: 1

PLUS Application Type - Rezoning and Site Plan Review

Title: The Ponds

County: Sussex County

Municipality: Georgetown

Description of PLUS project/plan:

Rezoning from UB-2/3 to MR-1. Proposed 72 apartment units on 6 acres.

Section I: Project Location

How many parcels are involved in this project?

One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 135-19.00-30.16

Project Location: East Trap Pond Road, Georgetown

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Georgetown Plaza Associates II, LLC

210 East Delaware Avenue

Newark, DE 19700

Phone: (302) 369-8895

Email: ATsionas@Tsionasinc.com

Fax:

Equitable Owner/Developer Contact Information

Is there an Equitable Owner/Developer for this project? **No**

,

Phone: () -
Email:
Fax: () -

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Pennoni Associates, Inc
Alan Decktor
Phone: (302) 684-6241
Email: ADecktor@Pennoni.com
Fax: (302) 684-8030

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **6**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **UB-2/UB-3**
Proposed Zoning for this project: **MR-1**

Land Use Information

Present Use for this project area: **vacant/ag**
Proposed Use for this project: **multi-family residential**

Residential Development Information

Type of Residential: **Multi-Family *5+ units/bldg**
If mixed residential, what types of residential?

Residential Target Market: **Rental**

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units: **Market rate**
Total number Rental Units: **72**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		72	

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? **No**
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Municipal**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
 Who is the Wastewater Service Provider: **Municipal**
 Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
No			

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?

Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
 If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **No**
 If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
 If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **No**
 If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?

No

Stormwater Management Details

List the proposed stormwater management practices for this site:
storm water management ponds and other typical bmp's

Open Space Details

Is there Open Space proposed for this project? **Yes**

Estimated acres of Open Space proposed: **1.01**

What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat**

Please list the "other" type of Open Space:

Will any land from this project be dedicated for community use (e.g. police, fire, school)?

No

Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**

Please provide estimated vehicle trips this project will generate on an average weekday.

391

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.

no connection appears possible.

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?

No

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?

No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?

Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
--	------------------	-------------------	------------------

Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	No	
Type proposed	Internal, Within Right-of-Way		

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.

Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner

Alan Dacktor

As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature Acknowledge



Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: THE PONDS

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

A handwritten signature in blue ink, appearing to be a stylized 'R' or 'Q', written over a horizontal line.

Signature of Property Owner

2/23/2022

Date

Signature of Additional Owner (if applicable)

Date



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

THE PONDS
 TM # 95-19-00-16
 EAST TRAP POND ROAD (SCR 62)
 GEORGETOWN, DE 19947

PRELIMINARY PLAN

GEORGETOWN PLAZA ASSOCIATES II, LLC
 201 E. DELAWARE AVE
 NEWARK, DE 19711

NO.	DATE	REVISIONS	BY

PROJECT: **GTON20002**

DATE: 20201-03-23

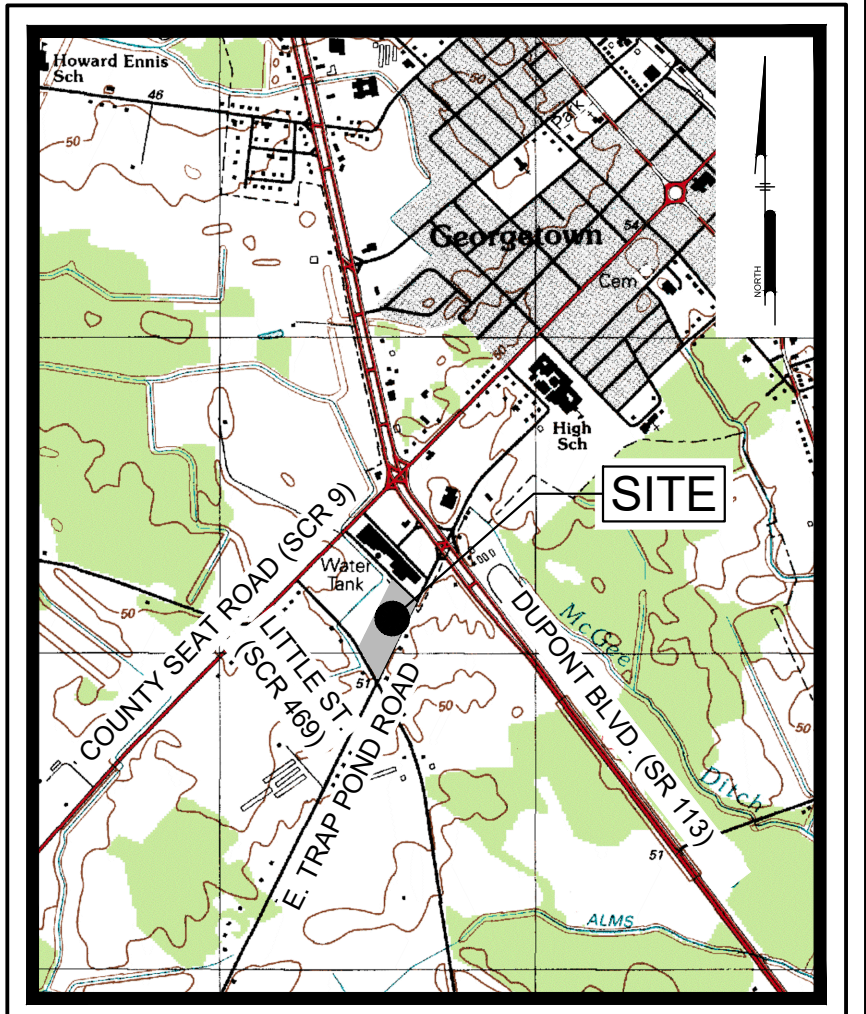
DRAWING SCALE: 1"=50'

DRAWN BY: TPM

APPROVED BY: AMD

PP1001

SHEET 1 OF 3



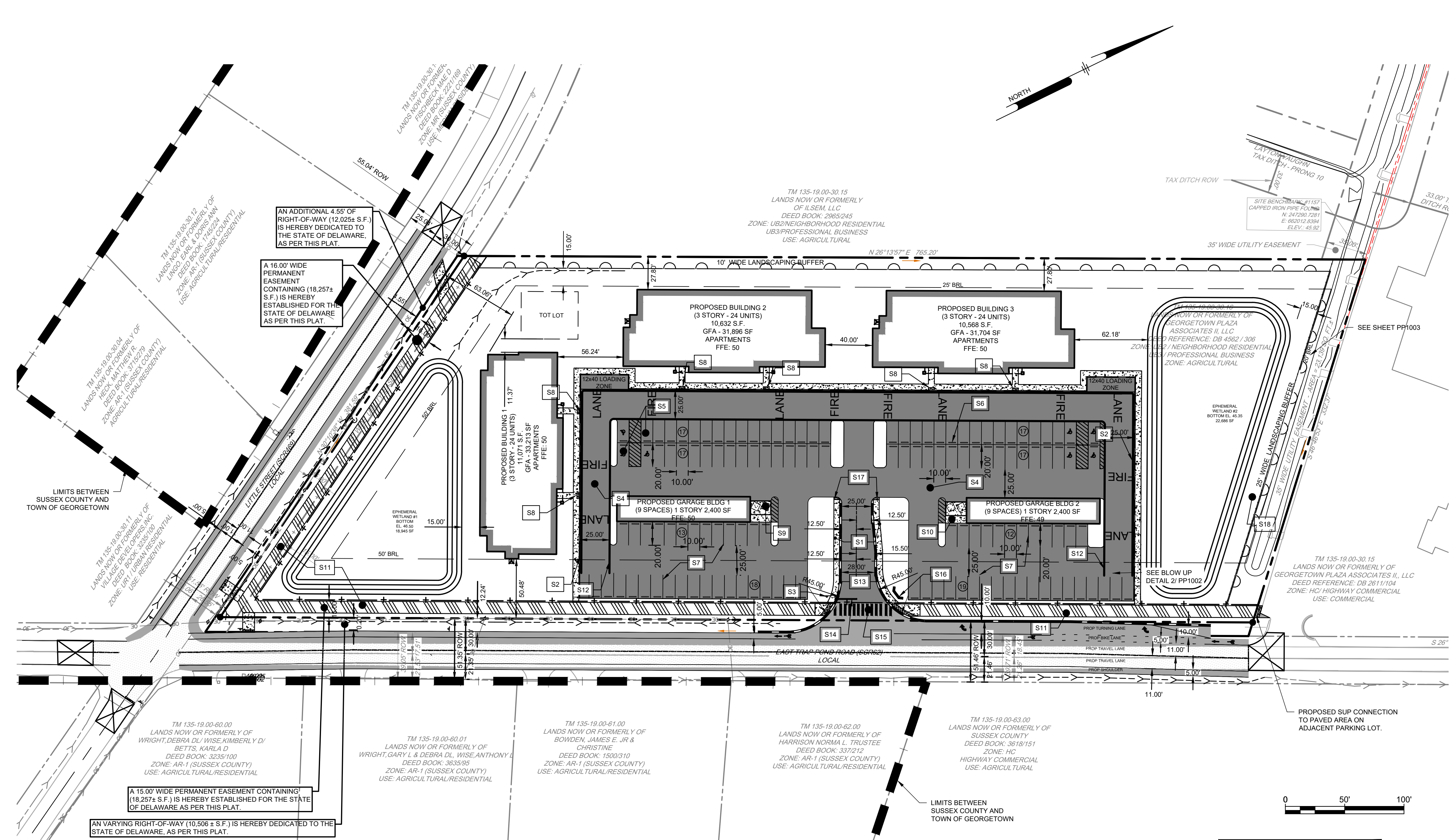
LOCATION MAP
 SCALE: 1"=2000'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	FULL DEPTH PAVEMENT
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	EDGE OF GRAVEL
[Symbol]	[Symbol]	UTILITY EASEMENT
[Symbol]	[Symbol]	PERMANENT EASEMENT
[Symbol]	[Symbol]	FENCE
[Symbol]	[Symbol]	POWER, UTILITY POLE
[Symbol]	[Symbol]	PROPERTY, LINE
[Symbol]	[Symbol]	LEGAL RIGHT-OF-WAY
[Symbol]	[Symbol]	PROPERTY, CORNER FOUND
[Symbol]	[Symbol]	PROPERTY, ADJOINING LINED
[Symbol]	[Symbol]	SITE, MAIL BOX
[Symbol]	[Symbol]	SITE, TRAFFIC SIGN
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	STORMPIPE, INLET, MANHOLE, & FLARED END
[Symbol]	[Symbol]	101 MINOR CONTOUR
[Symbol]	[Symbol]	100 MAJOR CONTOUR
[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	MARKING, HANDICAP PARKING
[Symbol]	[Symbol]	DETECTABLE WARNING STRIP
[Symbol]	[Symbol]	SHARED USE PATH (ASPHALT)
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	TREELINE
[Symbol]	[Symbol]	SWALE
[Symbol]	[Symbol]	LANDSCAPE BUFFER
[Symbol]	[Symbol]	POWER, GUY WIRE
[Symbol]	[Symbol]	POWER OVERHEAD

Sheet List Table

SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	PP1001	PRELIMINARY PLAN
2	PP1002	PRELIMINARY PLAN NOTES & DETAILS
3	PP1003	EASEMENT DETAILS



FIRE MARSHAL SITE DATA:

- SITE NAME/ADDRESS: EAST TRAP ROAD GEORGETOWN, DE 19947 GEORGETOWN HUNDRED SUSSEX COUNTY, DELAWARE
- OWNER INFORMATION: CURRENT OWNER GEORGETOWN PLAZA ASSOCIATES LLC TAX MAP/PARCEL # 135-19-00-30.16 GROSS ACREAGE 6.00 ± ACRES
- WATER SUPPLIER: PUBLIC - TOWN OF GEORGETOWN
- MAXIMUM BUILDING HEIGHT: 35'
- AUTOMATIC SPRINKLERS: BUILDINGS - YES GARAGES - NO
- FIRE DISTRICT: GEORGETOWN FIRE CO. (STATION NO. 77)

FLOW TEST 1:

- TEST TIME: 12/07/2021 PERFORMED BY TOWN OF GEORGETOWN
- HYDRANT FLOWED - LITTLE STREET AND EXXON
- RESIDUAL PRESSURE LOCATION - LITTLE STREET AND EXXON
- STATIC PSI - 48 RESIDUAL PSI - 44 GPM FLOW - 1,138
- AVAILABLE FLOW AT 20 PSI - 3,255 GPM

KEYED NOTES

- S1 PROPOSED 5' WIDE CONCRETE SIDEWALK (TYP.), SEE DETAIL 5/ CS6001.
- S2 DELDOT PCC CURB TYPE 1-6, TYP. REFER TO DELDOT STANDARD DETAIL, 12
- S3 STOP SIGN (R1-1) 36"x36" WITH STREET BLADE, SEE DETAIL 1 & 2/ CS6001
- S4 PROPOSED LIGHT DUTY PAVEMENT (TYP.), SEE DETAIL 6/ CS6001
- S5 PROPOSED HANDICAP SPACE WITH SIGN MOUNTED ON POST (TYP.), SEE DETAIL 3 & 4/ CS6001
- S6 PROPOSED PARKING BUMPERS (TYP. OF 130), SEE DETAIL 7/ CS6001
- S7 PROPOSED WHITE PARKING STRIPING (EPOXY)
- S8 DWS- ADA ACCESS, REFER TO DELDOT ADA RAMP DETAIL, TYPE 2 (TYP.)
- S9 PROPOSED CONCRETE DUMPSTER PAD TO BE ENCLOSED BY 8' HIGH VINYL PRIVACY FENCE (OWNER TO DECIDE FENCING COLOR AND STYLE, TYP.), SEE DETAIL 8/ CS6001
- S10 PROPOSED HEAVY DUTY CONCRETE, (TYP.), SEE DETAIL 14/ CS6001
- S11 PROPOSED 10' WIDE SHARED USE PATH
- S12 4" YELLOW SOLID DEMARICATION LINES (TYP) PER STATE FIRE MARSHAL REGULATIONS (PAINT FACE OF CURB WHERE APPLICABLE)
- S13 DELDOT INTEGRAL PCC CURB TYPE 3-8, TYP. REFER TO DELDOT STANDARD DETAIL, 13
- S14 PROPOSED STOP BAR (THERMO)
- S15 PROPOSED 10' WIDE CROSS WALK, SEE DETAIL 9/ CS6001
- S16 PROPOSED DEVELOPMENT SIGN
- S17 ADA RAMP, TYPE 1
- S18 PROPOSED 6' HIGH PRIVACY FENCE (LF) AS PART OF THE BUFFER YARD 4 REQUIREMENTS. REFER TO LANDSCAPING PLAN FOR MORE INFORMATION. OWNER TO SELECT COLOR AND STYLE OF FENCE.

NOTES:

- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- ALL ACCESS TO THE BUILDINGS SHALL BE CLEARED BY A MINIMUM OF 15' WIDE.
- ALL BUILDINGS TO BE WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF THREE STORY, NOT TO EXCEED 35'.

BUILDING USE AND CONSTRUCTION

BUILDING	USE	CONSTRUCTION TYPE	SF	SPRINKLER
PR. BUILDING 1	APARTMENTS	3-STORY TYPE V (000) WOOD FRAME	33,213	YES
PR. BUILDING 2	APARTMENTS	3-STORY TYPE V (000) WOOD FRAME	31,896	YES
PR. BUILDING 3	APARTMENTS	3-STORY TYPE V (000) WOOD FRAME	31,704	YES
PR. GARAGE 1	GARAGE	1-STORY TYPE V (000) WOOD FRAME	2,400	NO
PR. GARAGE 2	GARAGE	1-STORY TYPE V (000) WOOD FRAME	2,400	NO

FOR DETAILED EASEMENT INFORMATION REFER TO SHEET CS1003

TOWN ENGINEER
 CONSTRUCTION IMPROVEMENTS PLANS HAVE BEEN REVIEWED AND ARE FOUND TO BE IN GENERAL CONFORMANCE WITH THE TOWN OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR WATER, SEWER AND STREETS. THE OWNER AND HIS ENGINEER AND/OR SURVEYOR ASSUME ALL RESPONSIBILITY FOR DESIGN AND ACCURACY OF INFORMATION SHOWN HEREON.

SIGNATURE: _____ DATE: _____
 (RING W. LARDNER, PE)

TOWN OF GEORGETOWN APPROVED BY: _____

TOWN MANAGER: _____ DATE: _____
 (EUGENE S. DVORNIC, JR)

OWNER/DEVELOPER 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.

SIGNATURE: _____ DATE: _____
 GEORGETOWN PLAZA ASSOCIATES II, LLC
 C/O ANGELA TSIONAS
 201 E. DELAWARE AVE
 NEWARK, DE 19711
 (302) 888-1000
 ATSIONAS@TSIONASINC.COM

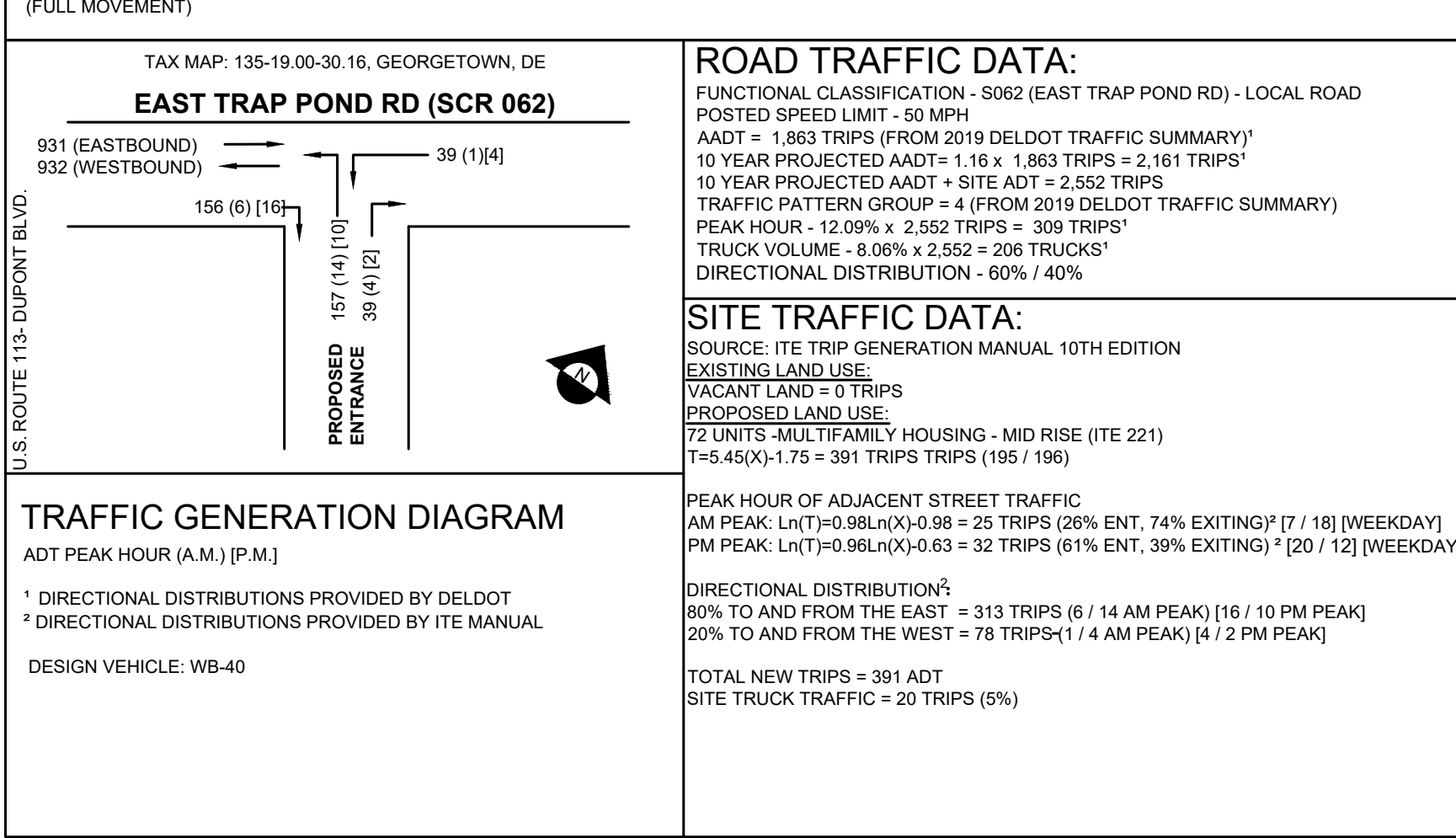
ENGINEER CERTIFICATION:
 IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE. THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: _____ DATE: _____
 ALAN DECKTOR, PE (DE PE#17711)
 PENNONI ASSOCIATES, INC
 18072 DAVIDSON DRIVE
 MILTON, DE 19968
 OFFICE (302) 684-8030 - FAX (302) 684-8054
 ADECKTOR@PENNONI.COM

SITE DATA TABLE:

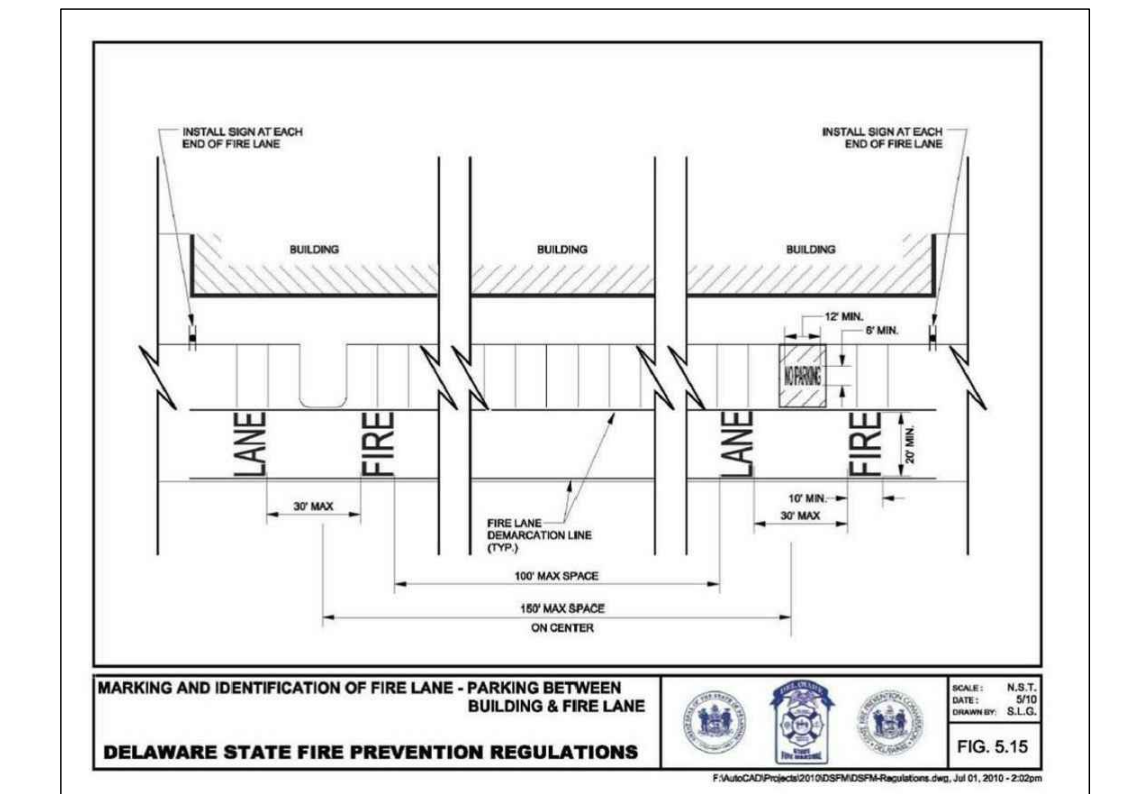
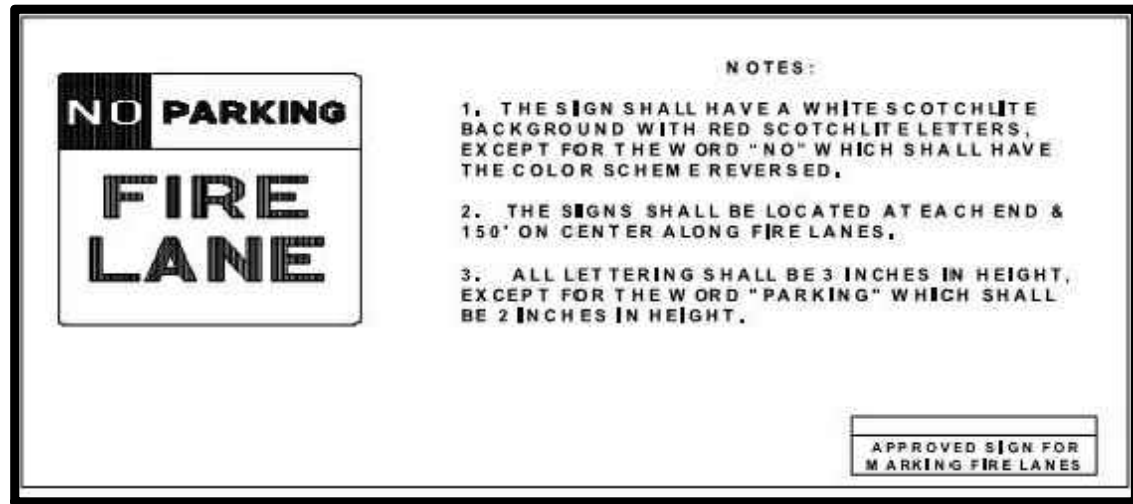
Table with 2 columns: Item Number and Description/Value. Includes sections for TAX MAP NUMBER, DEED REFERENCE, DEVELOPER NAME, SITE ADDRESS, CURRENT ZONING, PROPOSED ZONING, PRESENT USE, PROPOSED USE, REQUIRED SETBACKS, DWELLING UNITS CALCULATIONS, BUILDING HEIGHT, PARKING, LOADING SPACES, POSTED SPEED LIMIT, WATER SUPPLY, SEWER SUPPLY, LATITUDE AND LONGITUDE, PROPERTY DEVELOPMENT STANDARDS, NET DEVELOPMENT AREA, WETLAND AREA, PROPOSED DISCHARGE LOCATION, PROPOSED TOTAL LIMIT OF DISTURBANCE, SITE CALCULATIONS, TOTAL IMPERVIOUS AREA, STATE INVESTMENT LEVEL, DATUM, FLOOD ZONE, LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL, TRANSPORTATION IMPROVEMENT DISTRICT, EDU CALCULATIONS, COMMON OPEN SPACE, LANDSCAPING AREA, BUFFER YARD REQUIREMENTS, PARKING LOT LANDSCAPING, and PARKING LOT SCREENING.

TRAFFIC GENERATION - EAST TRAP POND RD (SCR 062)



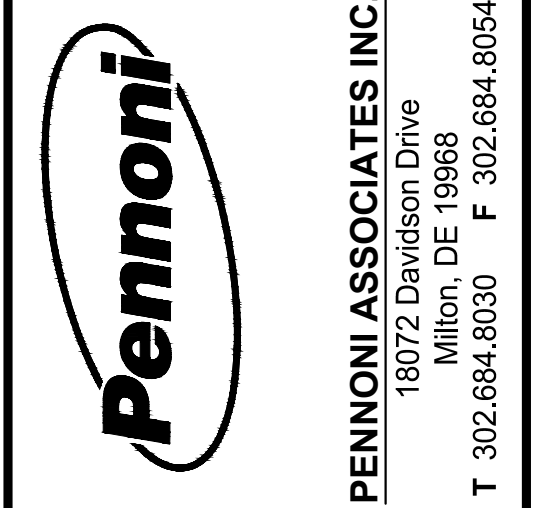
DELDOT RECORD NOTES, 3-21-2019:

- 1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (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 CONNECTION 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. THE SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SHARED-USE PATH.
- 6. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- 7. 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.
- 8. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- 9. 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. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER. THE CONTRACTOR SHALL ERCT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- 2. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- 3. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- 4. ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- 5. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- 6. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD AND DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
- 7. 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.
- 8. 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.
- 9. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- 10. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0300L, EFFECTIVE DATE JUNE 20, 2018, THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE 'X' (UNSHADED), WHICH IS AN AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 11. SUBJECT PROPERTY IS CURRENTLY 'UB-2' (NEIGHBORHOOD BUSINESS) & UB-3 (PROFESSIONAL BUSINESS). THIS PROPERTY WILL BE REZONED INTO A 'MR-1' (MULTIFAMILY RESIDENTIAL DISTRICT).
- 12. THE SUBJECT SITE WILL BE CONSTRUCTED AS A SINGLE PHASE.
- 13. TOTAL AREA FOR SUBJECT SITE IS 261,360 SF ± (6.00 ACRES ±)
- 14. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM DOCUMENTS OF PUBLIC RECORD AND A BOUNDARY SURVEY. ALL PROVIDED EASEMENTS ARE SHOWN ON THIS PLAN, HOWEVER, THIS PLAN AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS. A TOPOGRAPHICAL SURVEY WAS PERFORMED BY PENNONI ASSOCIATES, INC. DATE MARCH 6, 2021
- 15. SURVEY DATUM: HORIZONTAL - NAD83, VERTICAL - NAVD88
- 16. DEED REFERENCE : DEED BOOK 4562, PAGE 306.
- 17. SITE LIGHTING IS PROVIDED, SEE LIGHTING PLAN CS2002.
- 18. ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
- 19. THERE ARE NO WETLANDS ON-SITE PER THE DNREC NAVMAP ONLINE MAPPING SYSTEM.
- 20. PROPOSED BMP WILL ULTIMATELY BE CONVEYED TO THE EXISTING TAX DITCH. THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- 21. ALL FIRE LANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. ALL BUILDINGS WILL BE WOOD CONSTRUCTION AND HAVE SPRINKLERS. REFER TO BUILDING USE AND CONSTRUCTION TABLE.
- 22. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- 23. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE, BUT NOT IN PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), SEEDED AND MULCHED. 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.
- 24. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ROADWAY CONSTRUCTION.
- 25. ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF 'DELAWARE TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND EMERGENCY OPERATIONS.'
- 26. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD.
- 27. DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS: a) EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING. b) THERMO PLASTIC (EXTRUDED OR PREFORMED MATERIAL) WILL BE REQUIRED ON ASPHALT SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS. c) PERMANENT PAVEMENT MARKING TAPE (PER DELDOT APPROVED MATERIALS LIST) WILL BE REQUIRED ON CONCRETE SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
- 28. BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT STANDARD CONSTRUCTION DETAIL T-15.
- 30. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION: - THE OWNER - SUSSEX CONSERVATION DISTRICT - TOWN OF GEORGETOWN
- 31. THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEEPED CONDITION AT ALL TIMES.
- 32. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CURB CUTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.9030 F 302.684.8054

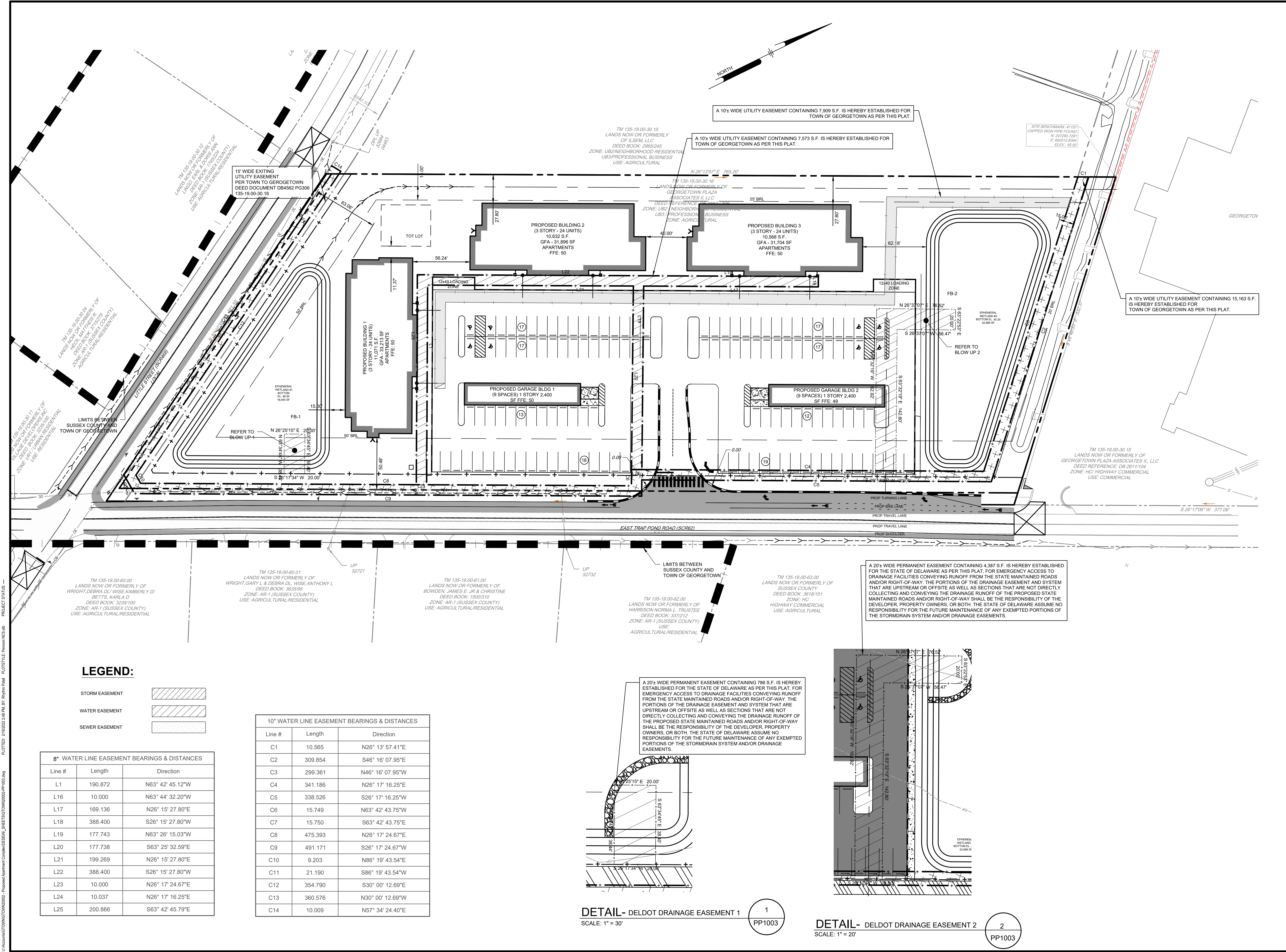
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

THE PONDS
T.M.# 135-19-00-30.16
EAST TRAP POND ROAD (SCR 62)
GEORGETOWN, DE 19847

PRELIMINARY PLAN NOTES & DETAILS

Table with 4 columns: NO., DATE, REVISIONS, BY. Includes project information: PROJECT: GTOWN20002, DATE: 20201-03-23, DRAWING SCALE: AS SHOWN, DRAWN BY: TPM, APPROVED BY: AMD, SHEET 2 OF 3.

PROJECT DETAILS: PLOT STYLE: Pennoni NC2004.dwg, PLOT FILE: 2160202_2.dwg, PLOT BY: Ryan R. Papp, PLOT DATE: 2/16/2022 2:48:04 PM, U:\Admin\GTOWN\GTOWN2002 - Proposed\Asst\pennoni\Complete\ASSET\ASSET\GTOWN2002_PP1002.dwg

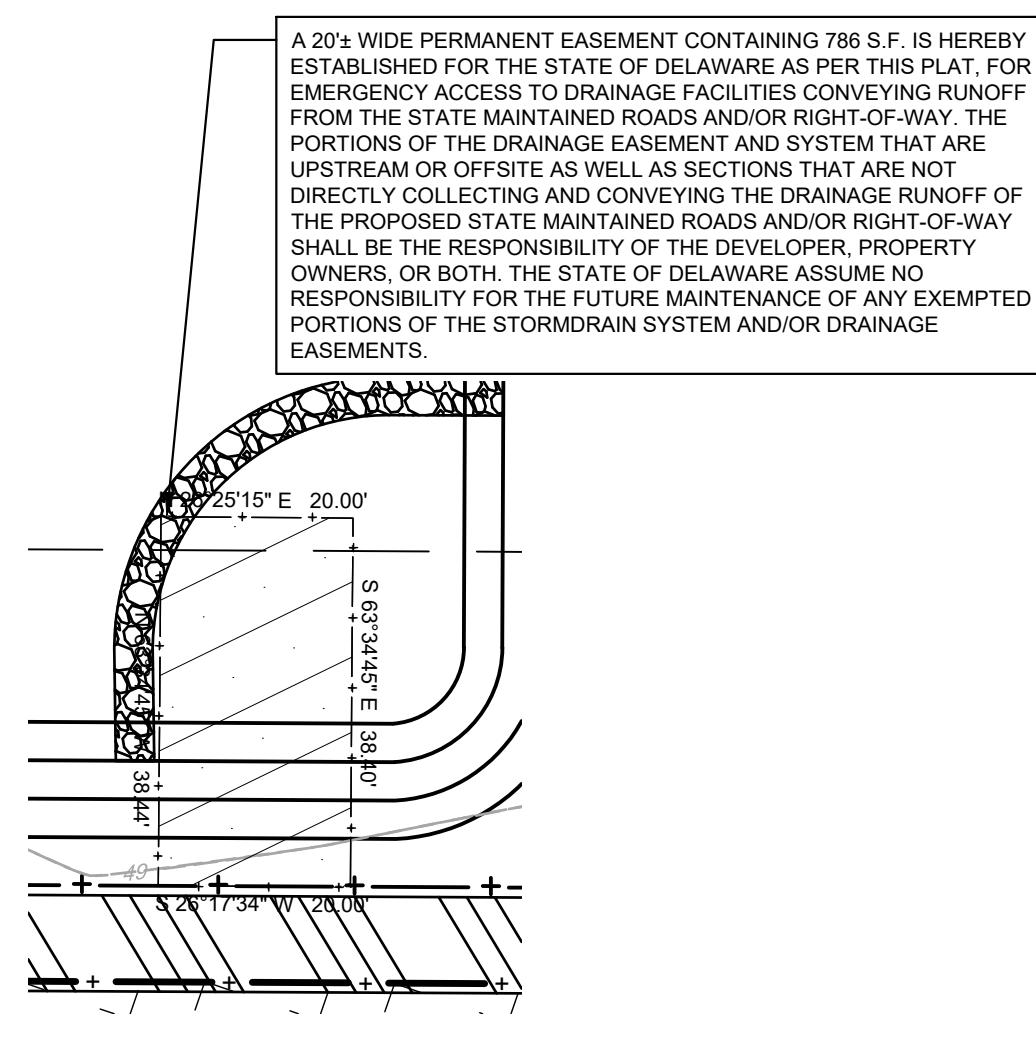


LEGEND:

- STORM EASEMENT
- WATER EASEMENT
- SEWER EASEMENT

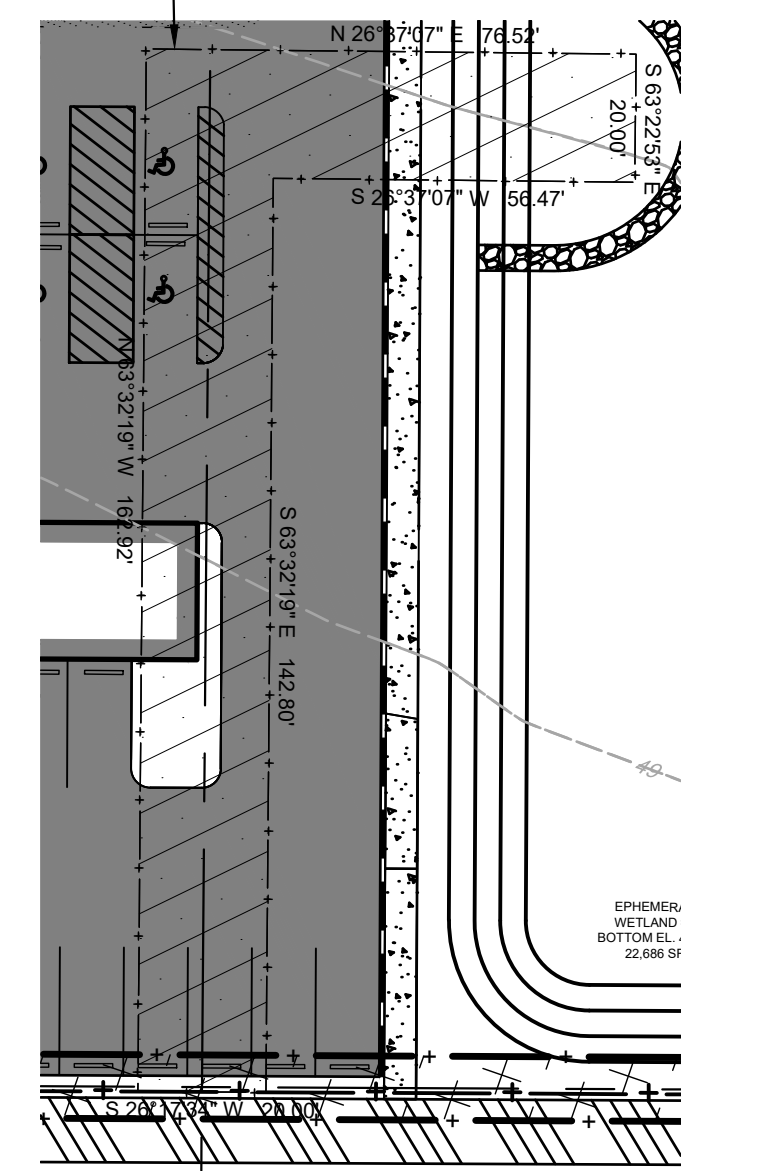
8" WATER LINE EASEMENT BEARINGS & DISTANCES		
Line #	Length	Direction
L1	190.872	N63° 42' 45.12"W
L16	10.000	N63° 44' 32.20"W
L17	169.136	N26° 15' 27.80"E
L18	388.400	S26° 15' 27.80"W
L19	177.743	N63° 26' 15.03"W
L20	177.738	S63° 25' 32.59"E
L21	199.269	N26° 15' 27.80"E
L22	388.400	S26° 15' 27.80"W
L23	10.000	N26° 17' 24.67"E
L24	10.037	N26° 17' 16.25"E
L25	200.866	S63° 42' 45.79"E

10" WATER LINE EASEMENT BEARINGS & DISTANCES		
Line #	Length	Direction
C1	10.565	N26° 13' 57.41"E
C2	309.854	S46° 16' 07.95"E
C3	299.361	N46° 16' 07.95"W
C4	341.186	N26° 17' 16.25"E
C5	338.526	S26° 17' 16.25"W
C6	15.749	N63° 42' 43.75"W
C7	15.750	S63° 42' 43.75"E
C8	475.393	N26° 17' 24.67"E
C9	491.171	S26° 17' 24.67"W
C10	9.203	N86° 19' 43.54"E
C11	21.190	S86° 19' 43.54"W
C12	354.790	S30° 00' 12.69"E
C13	360.576	N30° 00' 12.69"W
C14	10.009	N57° 34' 24.40"E



DETAIL- DELDOT DRAINAGE EASEMENT 1
SCALE: 1" = 30'

1
PP1003



DETAIL- DELDOT DRAINAGE EASEMENT 2
SCALE: 1" = 20'

2
PP1003

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.9030 F 302.684.8054

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

THE PONDS
TM # 135-19-00-30-16
GEORGETOWN/GEORGETOWN HINDRUS/SUSSEX COUNTY
GEORGETOWN, DE 19847

EASEMENT DETAILS
GEORGETOWN PLAZA ASSOCIATES II, LLC
201 E. DELAWARE AVE
NEWMARK, DE 19711

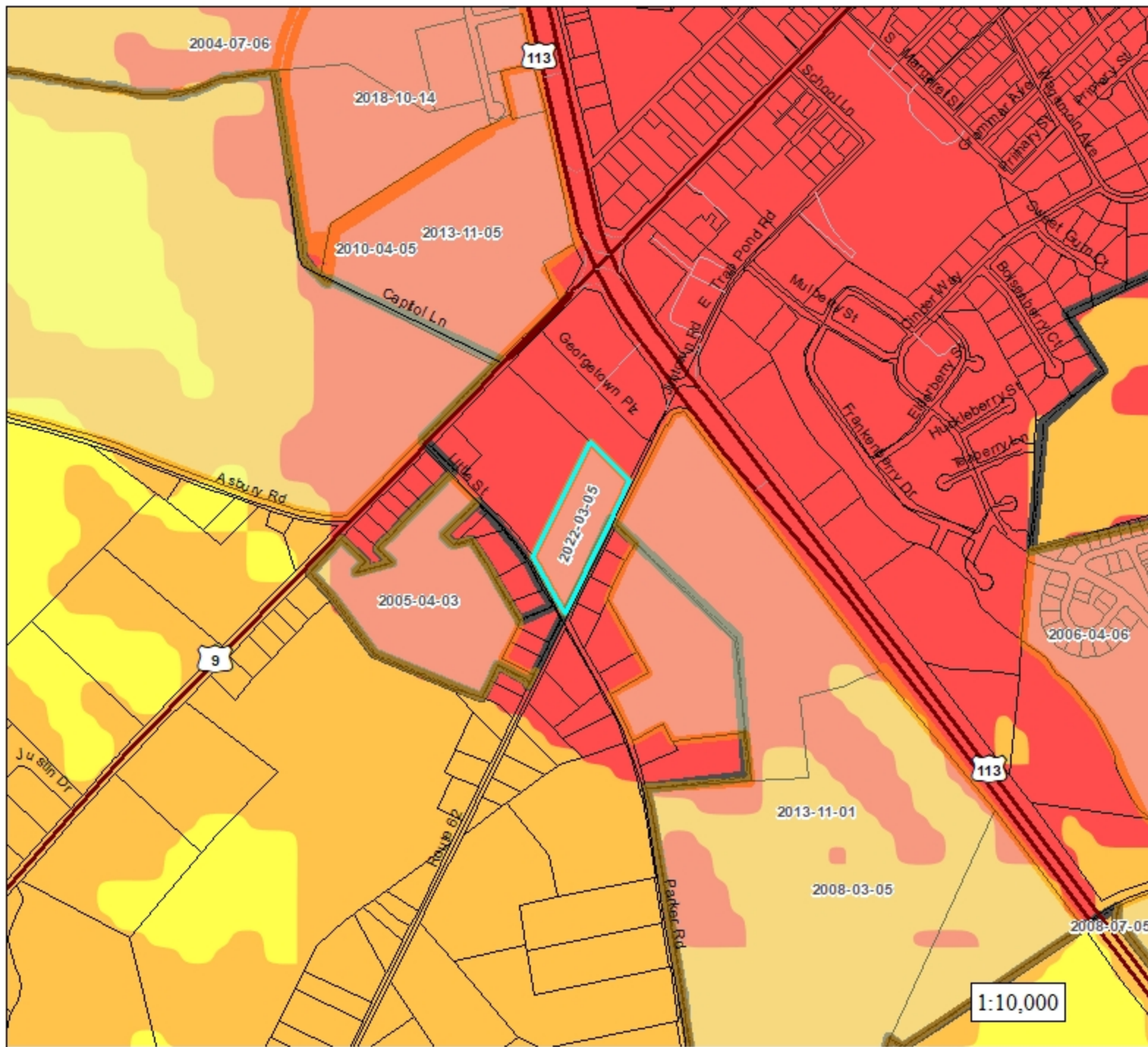
NO.	DATE	REVISIONS	BY

PROJECT: **GTON20002**
DATE: 2021-03-23
DRAWING SCALE: 1"= 1'
DRAWN BY: **TPM**
APPROVED BY: **AMD**

PP1003
SHEET 3 OF 3

U:\Information\GTON\GTON20002 - Proposed Apartment Complex\GTON_SHEETS\GTON20002-PP1003.dwg PLOT FILE: 2/16/2022 2:49 PM BY: Ryleigh Pugh PLOT STYLE: Pennoni MCD.dwg PROJECT STATUS: ...

Preliminary Land Use Service (PLUS)



PLUS 2022-03-05
The Ponds

Legend

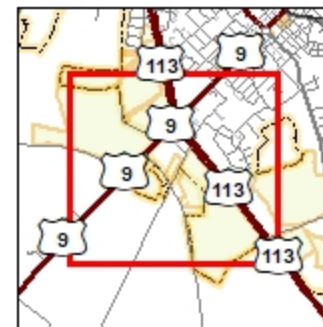
PLUS Project Areas

- Comp Plans
- All Other PLUS Reviews

2020 State Strategies

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

Location Map



Preliminary Land Use Service (PLUS)

PLUS 2022-03-05
The Ponds



Legend

PLUS Project Areas

- Comp Plans
- All Other PLUS Reviews
- Municipal Boundaries

Location Map



PUBLIC PRE CHECK Results for PLUS ID(s): No Project Area(s) Selected.

Wetlands: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Delaware Ecological Network: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Land and Water Conservation Fund: No Issues Found

Soils - New Castle County: No Issues Found

SIRB Project Areas: Not analyzed

Underground Storage Tanks: Not analyzed

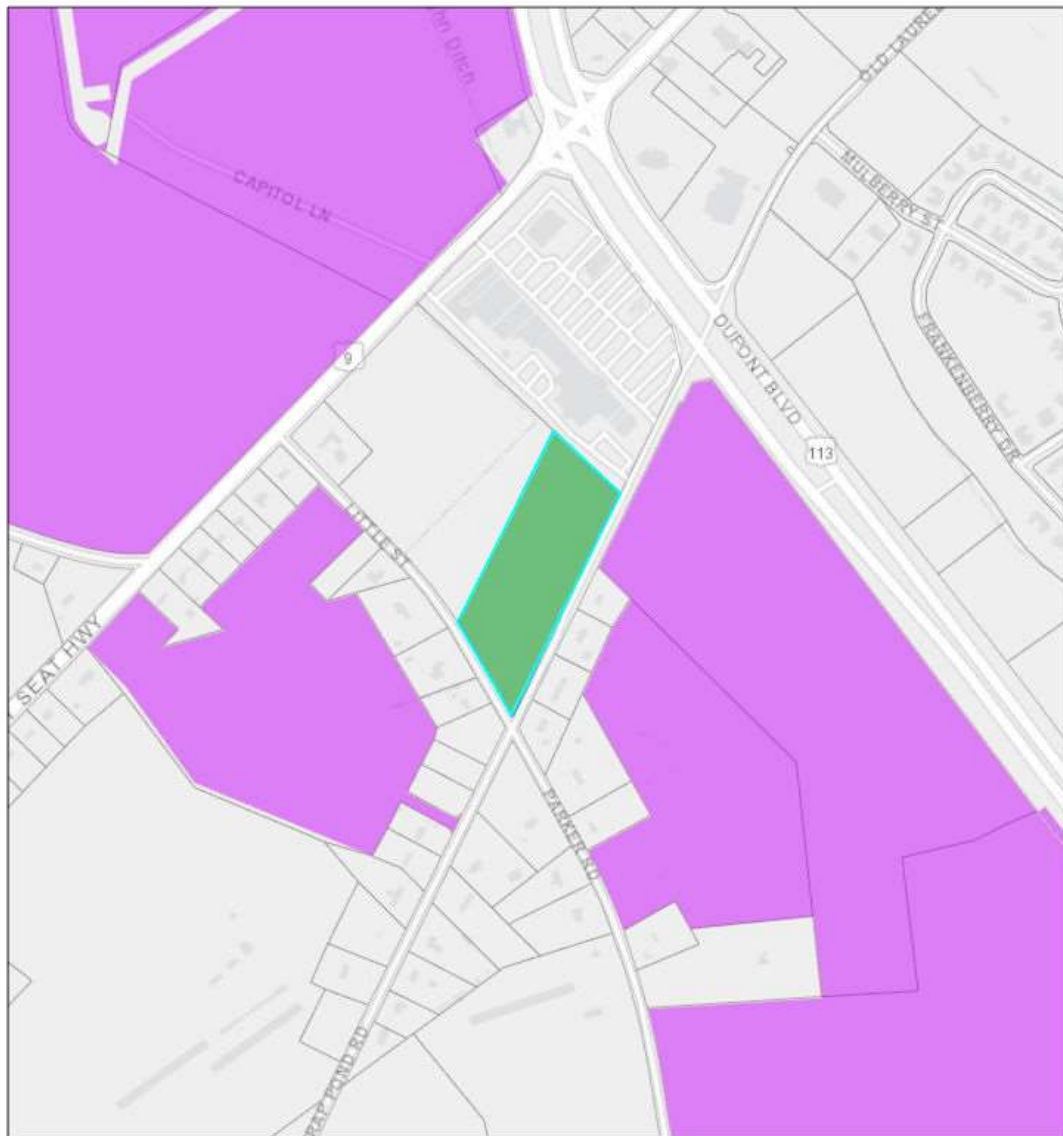


Screening Report

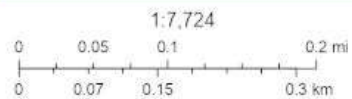
Area of Interest (AOI) Information

Area : 5.93 acres

Mar 4 2022 12:16:35 Eastern Standard Time



-  DE PLUS Project Areas
-  DE_StateParcels - State Parcels



Summary

Name	Count	Area(acres)	Length(mi)
Existing PLUS ID	1	5.89	N/A
State Parcel ID	3	5.90	N/A
National Register Place	0	N/A	N/A
Historic District	0	0	N/A
Historic Marker	0	N/A	N/A
Ag. Preserve	0	0	N/A
SIRB Project Area	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Ecological Network	0	0	N/A
Conservation Fund	0	0	N/A
Bay Area No Build	0	N/A	0
Ocean Area No BUILD	0	N/A	N/A
Tax Ditch	0	0	N/A
Tax Ditch Segment	0	N/A	0
Well Head Protection	0	0	N/A
Wetland High Water	0	N/A	0
Wetland Marsh	0	0	N/A
Wetlands	1	0.09	N/A
Low Marsh	0	0	N/A
Recharge Areas	0	0	N/A
Watershed	0	N/A	0
Class A Wellhead (150 Ft)	0	0	N/A
Class A Wellhead	0	0	N/A
Kent Soils	0	0	N/A
New Castle Soils	0	0	N/A
Sussex Soils	2	5.93	N/A

Existing PLUS ID

#	PLUS ID	Area(acres)
1	No Data	5.89

State Parcel ID

#	PIN	Acres	Area(acres)
1	135-19.00-30.16	5.92	5.89
2	135-19.00-30.15	10.96	< 0.01
3	135-19.00-29.00	12.43	< 0.01

Wetlands

#	Type	Acres	Area(acres)
1	Riverine	130.12943999	0.09

Sussex Soils

#	Name	Area(acres)
1	A/D	3.41
2	B	2.51