PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
March 11, 2024 12:05 PM

PLUS ID: 2024-04-01

State Strategy Level: 1

PLUS Application Type - Subdivision

Title: James Place
County: Sussex County **Municipality:** Georgetown
Description of PLUS project/plan:
James Place is a 108 dwelling unit subdivision with three mixed housing types: single-family detached, attached duplexes, and attached townhomes.

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): 135-14.00-87.00

Project Location: Located east of North Bedford Street and north of Carriage Place within the limits of Georgetown.

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

Section II: Project Contact Information

Owner Contact Information

Abhay Patel C/O of James Grant
2014 Milford Harrington Highway
Milford, DE 19963
Phone: (302) 593-2266
Email: james@grantroofing.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
James Grant
2014 Milford Harrington Highway

Milford, DE 19963
Phone: (302) 593-2266
Email: james@grantroofing.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Pennoni Associates, Inc
Mark H. Davidson
Phone: (302) 684-6207
Email: mdavidson@pennoni.com
Fax: (302) 684-8054

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

Section III: Project Details

Project Area (Acres): **21.92**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2022-10-03**

Zoning Information

Present Zoning for this project area: **UR-1**
Proposed Zoning for this project: **UR-1 with RPC Overlay**

Land Use Information

Present Use for this project area: **vacant-partially wooded**
Proposed Use for this project: **Mixed-Residential Subdivision**

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Single Family, Duplex or Townhouse**

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **108**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
108	60		48

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)
Yes	16	Yes	14

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?
No

Tidal Wetlands

Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands?
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?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?
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:

On-site BMP's including wet ponds.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **6.4**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**
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. **946**
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.
connectivity is possible to adjacent subdivision and we are proposing a future connection to it. Two other potential locations for connection to adjacent properties are also 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	Unknown
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.

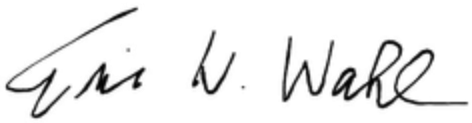
Section IX: Signatures

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



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: JAMES PLACE

Project ID (to be completed by OSPC): 2024-04-01

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

Signature of Property Owner

Date: 3/12/2024

JAMES GRANT

Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

Published January 2022

JAMES PLACE | CONCEPTUAL LAYOUT

NORTH BEDFORD STREET | TOWN OF GEORGETOWN
DECEMBER 7, 2023

SITE STATISTICS

PARCEL ID: 135-14.00-87.00

GROSS ACREAGE: 21.92± S.F.

ROAD AREA 3.87± ACRES

DENSITY PER 230-75.6 109 UNITS PERMITTED

ZONING CLASSIFICATION: UR-1 _ ***RPC OVERLAY***

SETBACKS:

SFD	DUPLEX	TOWNHOUSE
FY 25'	FY 25'	FY 25'
SY 6'	SY (0') 10'	SY (0') 10'
RY 10'	RY 10'	RY 10'

MIN LOT AREA:

(UR1)	(RPC)
7,200 SF	SFD - 5,000 SF
	DUPLEX - 3,000 SF
	TOWNHOUSE - 2,000 SF

MIN LOT WIDTH:

(UR1)	(RPC)
60 FT	SFD - 50 FT
	DUPLEX - 30 FT
	TOWNHOUSE - 20 FT

MIN LOT DEPTH:

(UR1)	(RPC)
120 FT	SFD - 0 FT
	DUPLEX - 0 FT
	TOWNHOUSE - 0 FT

PROVIDED DWELLING UNITS: 108 DWELLING UNITS

SINGLE FAMILY DETACHED UNITS	60 LOTS
MULTIFAMILY ATTACHED TOWNHOUSE	20 LOTS
MULTIFAMILY ATTACHED DUPLEX	28 LOTS



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

PUBLIC PRE CHECK Results for State Parcel(s): 135-14.00-87.00

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Land and Water Conservation Fund: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Delaware Ecological Network: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

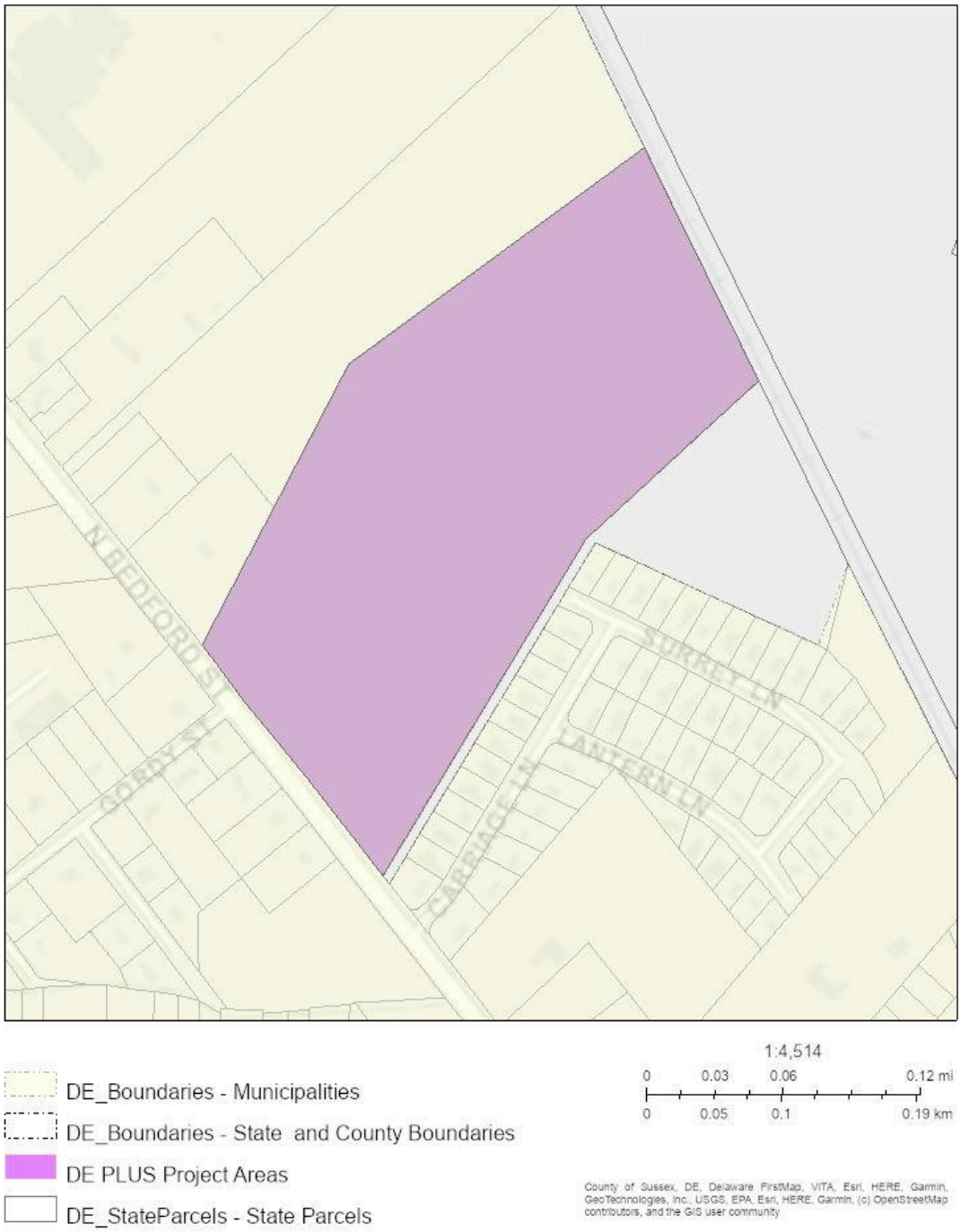
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 964,797.61 ft²

Mar 15 2024 7:47:15 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	1,925,645.07	N/A
DE_StateParcels - State Parcels	1	964,797.61	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	0	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	5	964,797.02	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	1	2,810.31	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	2	N/A	1,321.92
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	2	964,728.95	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2006-04-05	960,847.46
2	2022-10-03	964,797.61

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	135-14.00-87.00	22.15	964,797.61

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Leipsic-Reybold complex, 0 to 2 percent slopes	65,252.99
2	Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	77,984.95
3	Keyport fine sandy loam, 0 to 2 percent slopes	167,207.97
4	Hurlock loamy sand, 0 to 2 percent slopes	304,741.90
5	Hammonton loamy sand, 0 to 2 percent slopes	349,609.20

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	16.17	2,810.31

Cross Sections

#	DFIRM_ID	Length(ft)
1	10005C	1,321.92

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	964,728.95

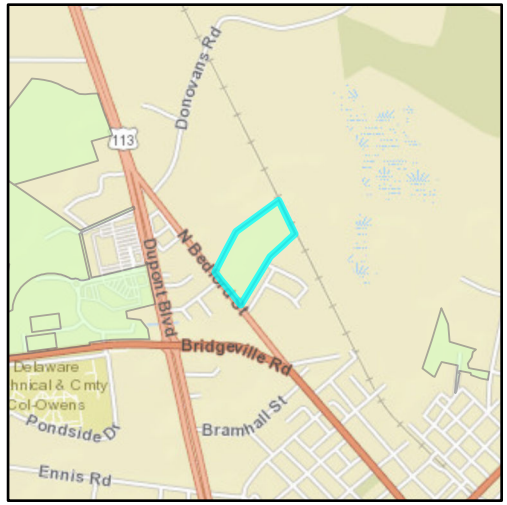
Preliminary Land Use Service (PLUS)

2024-04-01 James Place



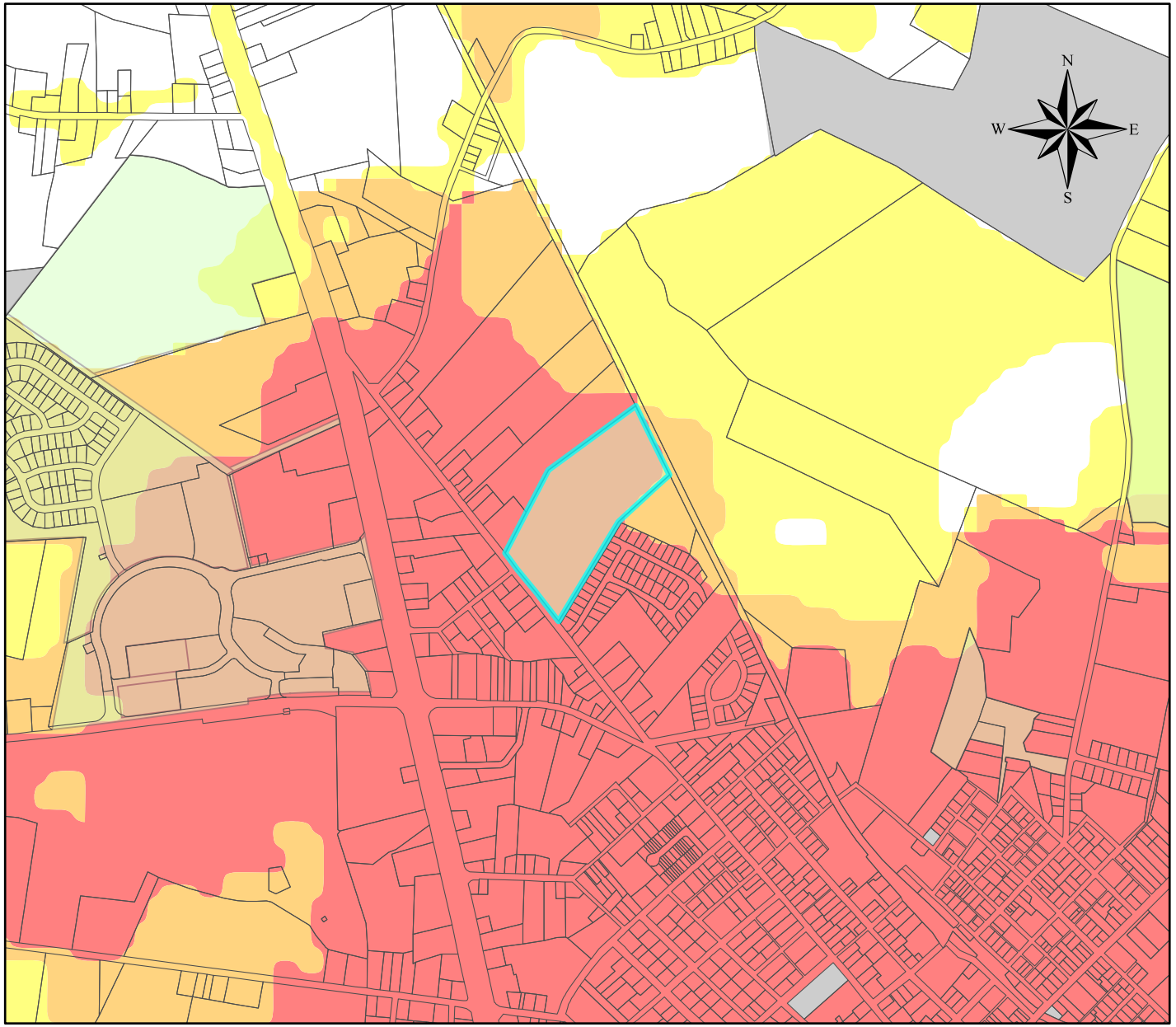
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-04-01 James Place



Legend

PLUS Project Areas

2020 State Strategies

1

2

3

4

Out of Play

