PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
July 31, 2026 2:28 PM

PLUS ID: 2026-08-06

State Strategy Level: 1

PLUS Application Type - Site Plan Review

Title: Springboard Cottage Community
County: Sussex County **Municipality:** Georgetown
Description of PLUS project/plan:
124 Cottage Dwelling Units with Community Center

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): 135-15.00-15.05

Project Location: Approximately 500' north of the intersection of Murrays Lane and East Market Street in Georgetown, DE

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

Section II: Project Contact Information

Owner Contact Information

Joseph M. Schell
18949 Coastal Highway, Suite 301
Rehoboth Beach, DE 19971
Phone: 302-245-7761
Email: jill@oacompanies.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Springboard Delaware
112 South French Street
Wilmington, DE 19801

Phone: 302-864-5220
Email: judson@springboarddelaware.org
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherScaled Engineering Inc.
Carlton Savage Jr, PE
Phone: 302-227-7808
Email: carlton@scaledengineering.com
Fax: 999-999-9999

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

Section III: Project Details

Project Area (Acres): **14.01**
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: **UR-1 (Urban Residential, RPC)**
Proposed Zoning for this project: **UR-1 (Urban Residential, RPC)**

Land Use Information

Present Use for this project area: **Agricultural/Field**
Proposed Use for this project: **Cottage Housing Development (Pocket Neighborhood - Single Ownership)**

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: **Affordable *Includes Govt funds, deed and/or income eligibility restrictions**
Total number Rental Units: **124**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		124	

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?
Yes
If yes, please describe/elaborate
Seeking project based vouchers from HUD (Delaware State Housing Authority), opportunity zone with qualified funds, etc. NOTE: No low-income housing tax credit funding is anticipated.

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Judson Malone 302-864-5220

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?
Unknown

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:
Infiltration, dry extended detention (best management practices)

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **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? **Unknown**
Please provide estimated vehicle trips this project will generate on an average weekday.

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? **No**

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.
Possible future connection to Cheer community center and apartments

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?
Unknown

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		

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**

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

Property 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: SPRINGBOARD COTTAGE COMMUNITY

Project ID (to be completed by OSPC): _____

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

_____ 8.3.26

Signature of Property Owner Date

_____

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

_____

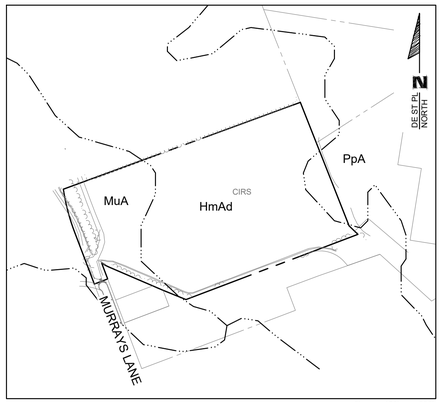
Additional Owner (Please Print)

Published January 2022

SPRINGBOARD COTTAGE COMMUNITY

TOWN OF GEORGETOWN, DELAWARE
(SUSSEX COUNTY)

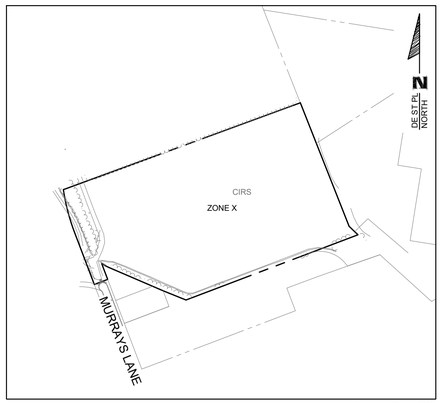
PRELIMINARY SITE PLAN - CATEGORY 1



SOILS MAP
SCALE: 1" = 300'

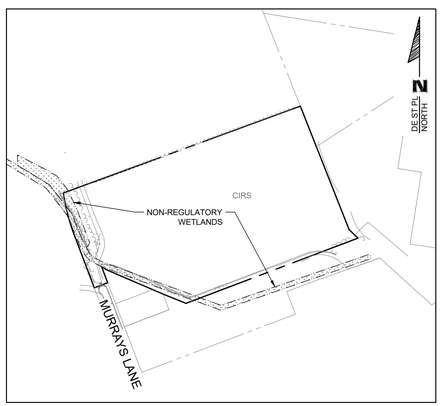
0' 150' 300'
1" = 300'

SYMBOL	NAME	SOIL GROUP
HmAd	HAMMONTON LOAMY SAND, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	B
MuA	MULLICA-BERRYLAND COMPLEX, 0 TO 2 PERCENT SLOPES	A/D
PpA	PEPPERBOX LOAMY SAND, 0 TO 2 PERCENT SLOPES	A



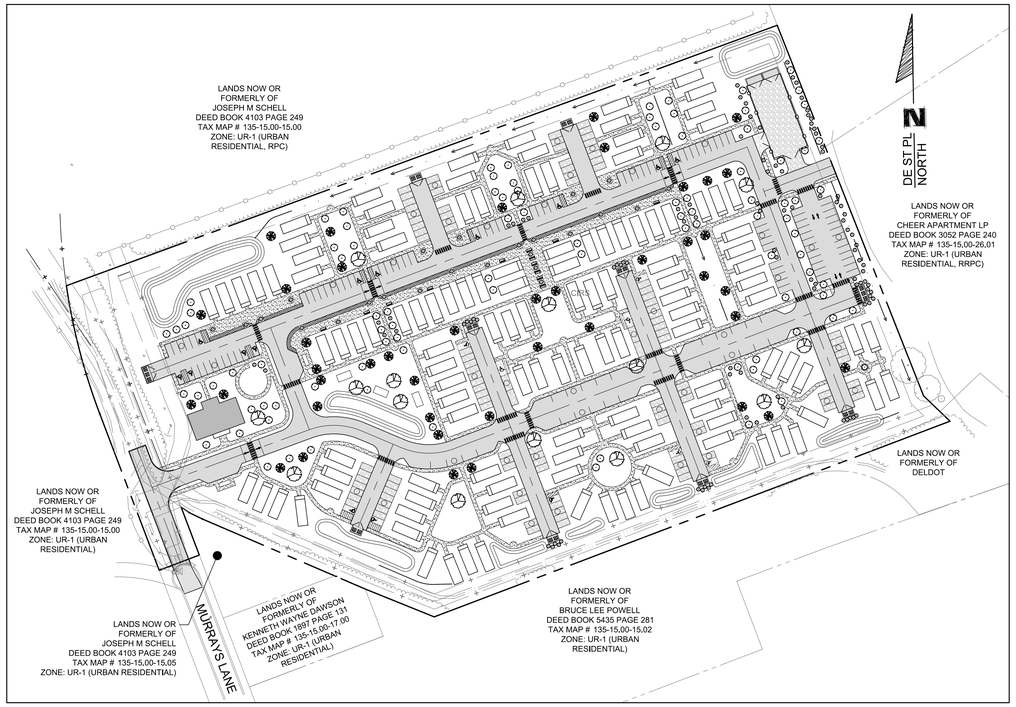
FLOODPLAIN MAP
SCALE: 1" = 300'

0' 150' 300'
1" = 300'



WETLANDS MAP
SCALE: 1" = 300'
PER THE DNREC NAVMAP

0' 150' 300'
1" = 300'



SITE OVERVIEW & ADJACENT ZONING
SCALE: 1" = 100'

0' 50' 100'
1" = 100'

INDEX OF DRAWINGS

INDEX OF SHEETS	
Sheet Number	Sheet Title
T-1	COVER SHEET
T-2	PROJECT NOTES & SITE DATA
EX-1	EXISTING CONDITIONS PLAN
C-1	PRELIMINARY SUBDIVISION PLAN
C-2	SITE DETAILS
G-1	GRADING & DRAINAGE PLAN
U-1	UTILITY PLAN
U-2	UTILITY DETAILS
L-1	LANDSCAPE & LIGHTING PLAN
OP-1	OPEN SPACE PLAN

PROJECT TEAM

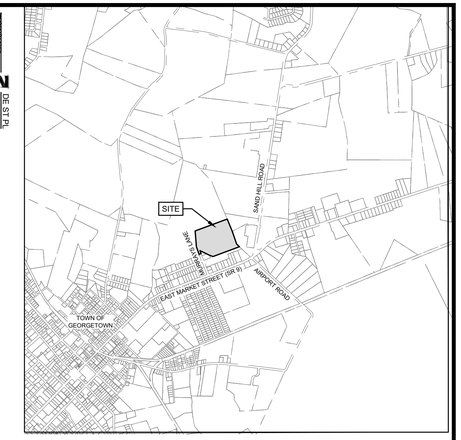
OWNER
JOSEPH M. SCHELL
18949 COASTAL HWY STE 301
REHOBOTH BEACH, DE 19971

DEVELOPER
SPRINGBOARD DELAWARE
112 S. FRENCH ST.
WILMINTGTON, DE 19801

SITE ENGINEER & SURVEYOR
SCALED ENGINEERING, INC.
20246 COASTAL HIGHWAY
REHOBOTH BEACH, DE 19971
(302) 227-7808

CALL Miss Utility of Delmarva
BEFORE YOU DIG
800-282-8555 or 811

LIMIT OF DISTURBANCE: 14.01± ACRES



LOCATION MAP
SCALE: 1" = 2,000'

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY		
ADJOINING PROPERTY LINE		
BUILDING RESTRICTION LINE		
EASEMENT		
CENTER LINE OF ROAD		
EDGE OF PAVING		
DRIVEWAY		
CONTOURS		
FENCE		
BUILDING		BUILDING
WATER VALVE		
UTILITY POLE / GUY		
TREELINE		
IRON PIPE TO BE SET		
CAPPED IRON REBAR FOUND		
IRON REBAR FOUND		
CORNER POINT		
STORMWATER SWALE		
WETLAND BUFFER		
NON-TIDAL WETLAND AREA		
LIMIT OF DISTURBANCE / SILT FENCE		LOD – SF – LOD – SF

OWNER(S) CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE 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.

PRINTED NAME TITLE

JOSEPH M. SCHELL DATE
18949 COASTAL HWY STE 301
REHOBOTH BEACH, DE 19971

TOWN OF GEORGETOWN

DATE

DATE

ENGINEERS CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

CARLTON R. SAVAGE JR. LICENSED IN DELAWARE No. 16457 08/03/26 PROFESSIONAL ENGINEER

CARLTON R. SAVAGE, JR., P.E. (LICENSE #16457) DATE

SCALED. ENGINEERING
Scaled Engineering Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19971
Phone: (302) 227-7808

COVER SHEET

SPRINGBOARD COTTAGE COMMUNITY
TAX MAP 135-15.00-15.05
TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

DATE:	7-16-26
SCALE:	AS NOTED
DRAWN BY:	JRE
PROJECT NO.	SPGB001

T-1

THIS DRAWING AND DESIGN, INCLUDING ALL TEXT, IS AND SHALL REMAIN THE PROPERTY OF SCALED ENGINEERING, INC. AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION.

PLOTTED: 7/31/2026 4:56 PM, BY: Carlton Savage PLOTSTYLE: A-SCALED-.ctb
s:\PROJECTS\springboard\georgetown\DESIGN\01.OT\SPGB001 - COVER SHEET.dwg

GENERAL NOTES:

1. STREETS / DRIVE AISLES, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER'S ASSOCIATION CAN PROVIDE FOR REQUIRED MAINTENANCE. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.

2. STREETS / DRIVE AISLES CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHOWN ON THIS PLAN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE NOR TOWN ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.

3. ACCESS TO ALL LOTS SHALL BE PROVIDED FROM THE PRIVATE STREETS / DRIVE AISLES PROPOSED WITH THIS PLAN. NO DIRECT ACCESS TO PUBLIC STREETS IS PROPOSED EXCEPT THE ENTRANCE SPECIFICALLY SHOWN ON THIS PLAN.

4. THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10005C0325L REVISED JUNE 20, 2018 (ZONE X).

5. WETLANDS DO EXIST ON THIS SITE AS SHOWN PER THE ONLINE DNREC ENVIRONMENTAL NAVIGATOR (NON-REGULATORY).

6. THE BOUNDARY, FLOODPLAIN, WETLAND AND TOPOGRAPHIC INFORMATION SHOWN IN THESE PLANS ARE BASED ON AVAILABLE ENVISONMENTAL GIS DATA AND TAX MAPS. TOPOGRAPHIC & BOUNDARY SURVEY TO BE PERFORMED BY SCALED ENGINEERING, INC.

7. THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.

8. UTILITY EASEMENTS DEPICTED HEREON REPRESENT, TO THE GREATEST EXTENT PERMITTED BY LAW, PRIVATE EASEMENTS FOR THE EXCLUSIVE USE AND BENEFIT OF THOSE UTILITY COMPANIES AND/OR OTHER PROVIDERS OF SERVICES TO THE DEVELOPMENT AS MAY BE DESIGNED BY OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.

9. UNLESS OTHERWISE DESIGNATED BY OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, STORM DRAIN EASEMENTS DEPICTED HEREON REPRESENT PRIVATE EASEMENTS TO ACCESS THE STORM DRAINS FOR THE SOLE PURPOSE OF MAINTAINING AND REPAIRING SUCH STORM DRAINS, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.

10. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

11. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES AND RIGHT OF WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED IF HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO SUSSEX COUNTY.

12. FINAL SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.

13. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.

14. THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.

15. ALL UTILITY MATERIALS, INSTALLATION, TESTING AND INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF GEORGETOWN SPECIFICATIONS, LATEST EDITION.

16. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.

17. ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION MAY BE CONDUCTED BY THE OWNER AND ENGINEER. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING ALL WORK IN STRICT ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.

18. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.

19. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
    - OWNER(S)
    - TOWN OF GEORGETOWN (INCLUDING PUBLIC WORKS)
    - DELAWARE DEPARTMENT OF TRANSPORTATION (DelDOT)
    - SUSSEX CONSERVATION DISTRICT
    - STATE OF DELAWARE FIRE MARSHALS OFFICE
    - ELECTRIC PROVIDER
    - SCALED ENGINEERING INC.

20. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT FROM THE TOWN OF GEORGETOWN.

SUSSEX CONSERVATION NOTES:

1. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOPSOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

2. EQUIPMENT AND/OR STOCKPILE MATERIAL SHALL NOT BE STORED IN THE DRIP LINE AREA OF ANY TREE.

3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEED AND MULCH FOR ALL AREAS WHERE SOIL IS EXPOSED AND SILT FENCE IS NOT SPECIFIED, BY THE CLOSE OF EACH BUSINESS DAY.

4. THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEPT CONDITION AT ALL TIMES.

5. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR.

6. 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, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, 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.

7. THE DNREC SEDIMENT AND STORMWATER PROGRAM MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.

8. REVIEW AND OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.

9. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY DNREC OR THE DELEGATED AGENCY.

10. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.

11. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

12. AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHALL BE APPROVED BY THE DNREC WELL PERMITTING BRANCH.

13. APPROVED PLANS REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL.

14. POST CONSTRUCTION VERIFICATION DOCUMENTS ARE TO BE SUBMITTED TO THE DNREC SEDIMENT AND STORMWATER PROGRAM [OR, THE RELEVANT DELEGATED AGENCY] WITHIN 60-DAYS OF STORMWATER MANAGEMENT FACILITY COMPLETION.

15. APPROVAL OF A SEDIMENT AND STORMWATER MANAGEMENT PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.

16. THE NOTICE OF INTENT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT FOR THIS PROJECT IS #____. AT ANY TIME THE OWNERSHIP FOR THIS PROJECT CHANGES, A TRANSFER OF AUTHORIZATION OR A CO-PERMITTEE APPLICATION MUST BE SUBMITTED TO DNREC. THE PERMITTEE OF RECORD SHALL NOT BE RELIEVED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION HAS BEEN PROCESSED BY DNREC.

17. THE OWNER SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT ASSOCIATED WITH THE PROJECT, INCLUDING, BUT NOT LIMITED TO, PERFORMING WEEKLY SITE INSPECTIONS DURING CONSTRUCTION AND AFTER RAIN EVENTS, AND MAINTAINING WRITTEN LOGS OF THESE INSPECTIONS.

18. BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE CONTRACTOR SHALL CALL MISS UTILITY AT 811 OR 1.800.282.8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ONSITE.

19. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.

20. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7. DEL C. CH 60, REGULATIONS GOVERNING THE CONTROL OF WATER POLLUTION, SECTION 9.1.02, KNOWN AS SPECIAL 3.02.4.1-5 CONDITIONS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND DEPARTMENT POLICIES, PROCEDURES, AND GUIDANCE.

21. DOCUMENTATION OF SOIL TESTING AND MATERIALS USED FOR TEMPORARY OR PERMANENT STABILIZATION INCLUDING BUT NOT LIMITED TO SOIL TEST RESULTS, SEED TAGS, SOIL AMENDMENT TAGS, ETC. SHALL BE PROVIDED TO THE DEPARTMENT OR DELEGATED AGENCY TO VERIFY THAT THE PERMANENT OR TEMPORARY STABILIZATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN. THE DEPARTMENT OR DELEGATED AGENCY MAY REQUIRE ADDITIONAL SOIL TESTING AND REAPPLICATION OF PERMANENT OR TEMPORARY STABILIZATION IN ACCORDANCE WITH SPECIFICATIONS PROVIDED IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, OR ALTERNATIVE MEASURES THAT PROVIDE FUNCTIONAL EQUIVALENCY.

22. 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 THE ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

SITE DATA:

1. TAX MAP NUMBER: 135-15.00-15.05
2. ADDRESS: MURRAYS LANE, GEORGETOWN, DE 19947
3. OWNER: JOSEPH M SCHELL
   18949 COASTAL HWY STE 301
   REHOBOTH BEACH, DE 19971
4. DEVELOPER: SPRINGBOARD DELAWARE
   112 S. FRENCH ST.
   WILMINGTON, DE 19801
5. ZONING: EXISTING: UR-1 (URBAN RESIDENTIAL, RPC)
   PROPOSED: UR-1 (URBAN RESIDENTIAL, RPC)
6. USE: EXISTING: AGRICULTURAL / FIELD
   PROPOSED: COTTAGE HOUSING DEVELOPMENT
   (POCKET NEIGHBORHOOD - SINGLE OWNERSHIP)
7. PLAN APPROVAL PROCESS: CATEGORY 1 SITE PLAN
8. BUILDING SETBACKS:
   UR-1 (URBAN RESIDENTIAL, RPC):
   FRONT 30'
   SIDE 10'
   REAR 10'
9. AREA: 14.01 AC (EXISTING/PROPOSED)
10. NET DEVELOPMENT AREA: 14.01 AC
11. SEWER PROVIDER: TOWN OF GEORGETOWN
12. WATER PROVIDER: TOWN OF GEORGETOWN
13. THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10005C0325L REVISED JUNE 20, 2018 (ZONE X).
14. NON-REGULATORY WETLANDS ARE ON SITE IN AREAS OF EXISTING DITCHES / SWALES AS SHOWN PER THE DNREC NAVMAP.
15. COTTAGE HOUSING DEVELOPMENT BULK STANDARDS:

	REQUIRED	PROPOSED
MINIMUM SITE AREA	> 1 AC	14.01 AC
MIN. DEVELOPMENT SETBACKS:		
PROPERTY LINE	> 15'	> 15'
PUBLIC STREETS	> 10'	> 10'
FRONT SETBACK	5' FROM INTERNAL ROAD	> 5'
SIDE SETBACK	10' B/W STRUCTURES	> 10' B/W STRUCTURES
REAR SETBACK	NONE; 10' B/W STRUCTURES	> 10' B/W STRUCTURES
MAXIMUM HEIGHT	> 35'	COTTAGES > 30'(1 STORY) COMMUNITY CENTER > 35'
MAXIMUM DENSITY	12 UNITS PER AC	8.85 UNITS PER AC

OFF-STREET PARKING - (PER TOWN OF GEORGETOWN ORDINANCE 2025-07

*PARKING REQUIRED: 196 SPACES TOTAL REQUIRED
RESIDENTIAL: 1.5 PER DWELLING UNIT = 124 DU X 1.5 = 186 SPACES REQUIRED
COMMUNITY CENTER: 5 STAFF + 5 VISITORS = 10 SPACES REQUIRED

PARKING PROVIDED: 243 SPACES TOTAL PROVIDED
RESIDENTIAL: 231 SPACES PROVIDED
COMMUNITY CENTER: 12 SPACES PROVIDED

HANDICAP PARKING (201-300 PARKING SPACES)
7 SPACES (2 VAN) REQUIRED
18 SPACES (8 VAN) PROVIDED
- (2) AT COMMUNITY CENTER
- (2) AT PLAYGROUND
- (14) ADDITIONAL LOCATED AT INDIVIDUAL COTTAGE GROUPS

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PROJECT NOTES & SITE DATA

SPRINGBOARD COTTAGE COMMUNITY

TAX MAP 135-15.00-15.05

TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

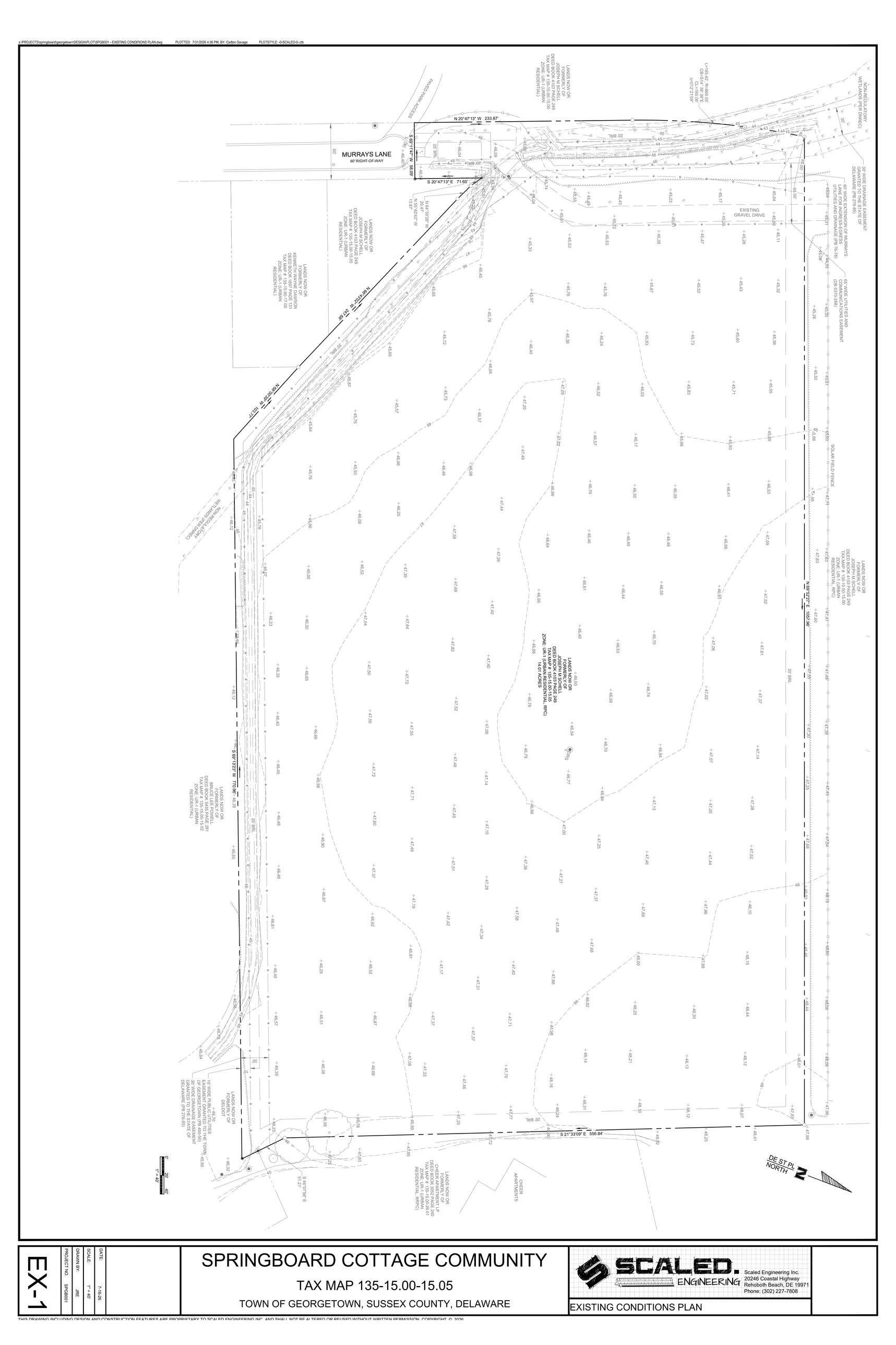
DATE: 7-16-26
SCALE: AS NOTED
DRAWN BY: JRE
PROJECT NO. SPGB001

T-2

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SPRINGBOARD COTTAGE COMMUNITY

TAX MAP 135-15.00-15.05

TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

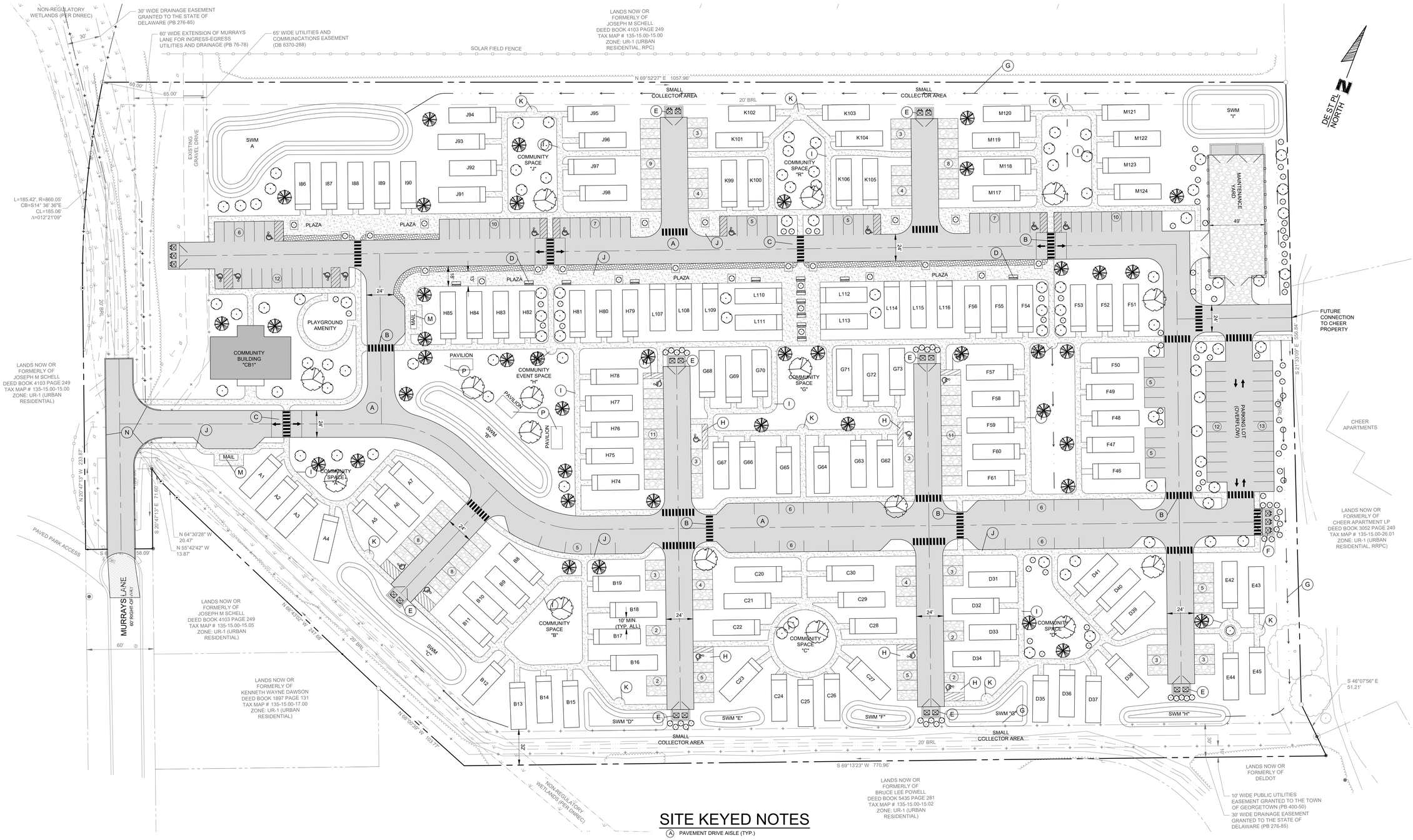
EX-1

PROJECT NO.	SPGB001
DRAWN BY:	JRE
SCALE:	1" = 40'
DATE:	7-16-26

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EXISTING CONDITIONS PLAN

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SITE KEYED NOTES

- (A) PAVEMENT DRIVE AISLE (TYP.)
- (B) 6' WIDE (2' WIDE STIPES/SPACES) CROSSWALK (TYP.)
- (C) SPEED TABLE
- (D) BENCH (TYP.)
- (E) SMALL TRASH COLLECTION AREA
- (F) LARGE DUMPSTER AREA
- (G) DRAINAGE CONVEYANCE SWALE (TYP.)
- (H) HANDICAPPED PARKING SPACE WITH SIGNAGE (CONCRETE)
- (I) COMMUNITY SPACE WALKING PATHS (TYP.)
- (J) SIDEWALK PATHS (TYP.)
- (K) BBQ AREA
- (L) NOT IN USE
- (M) CLUSTER MAILBOXES WITH PULLOFF
- (N) TYPE 1-6 PCC CURB
- (O) NOT IN USE
- (P) PAVILION

COTTAGE DWELLING UNIT TABLE (CDU)	
A1 - A7	7 CDU
B8 - B19	12 CDU
C20 - C30	11 CDU
D31 - D41	11 CDU
E42 - E45	4 CDU
F46 - F61	16 CDU
G62 - G73	12 CDU
H74 - H85	12 CDU
I86 - 190	5 CDU
J91 - J98	8 CDU
K99 - K106	8 CDU
L107 - L116	10 CDU
M117 - M124	8 CDU
TOTAL	124 CDU

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PRELIMINARY SUBDIVISION PLAN

SPRINGBOARD COTTAGE COMMUNITY

TAX MAP 135-15.00-15.00 & 15.05

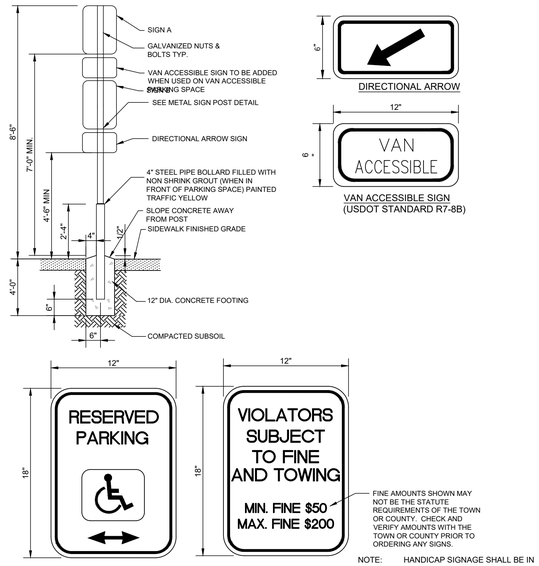
TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

DATE:	7-16-26
SCALE:	1" = 40'
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PROJECT NO.	SPGB001

C-1

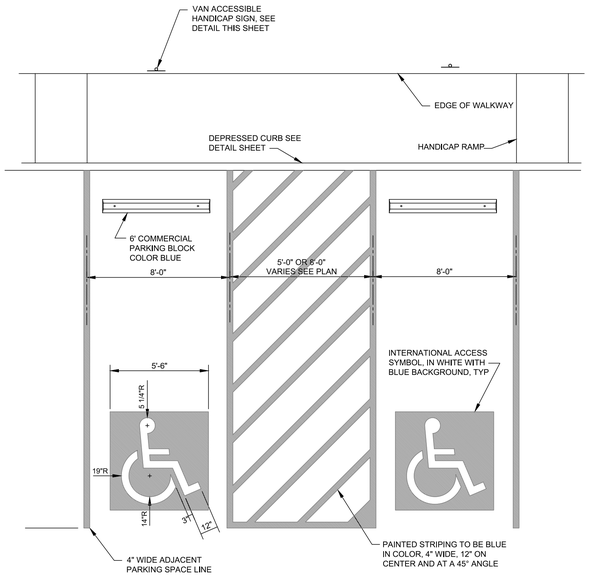
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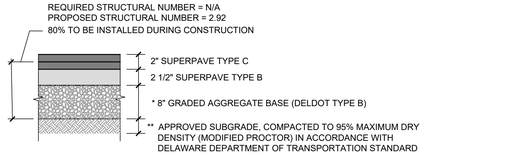
HANDICAP PARKING SIGNAGE DETAIL

NOT TO SCALE



HANDICAP PARKING DETAIL

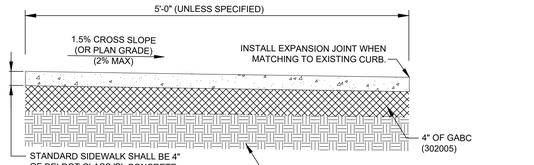
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STANDARD PAVEMENT SECTION

(DRIVE AISLES AND PAVEMENT PARKING)

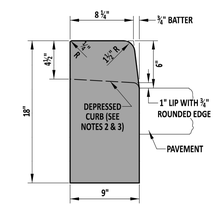
NO SCALE



NOTE: PLACE EXPANSION JOINTS 20' ON CENTER AND CONTROL JOINTS 5' ON CENTER OR MATCH EXISTING PATTERN IF CONFLICTING TO EXISTING SIDEWALK.

CONCRETE SIDEWALK

NOT TO SCALE



PCC CURB

TYPE 1-6

NOTES:

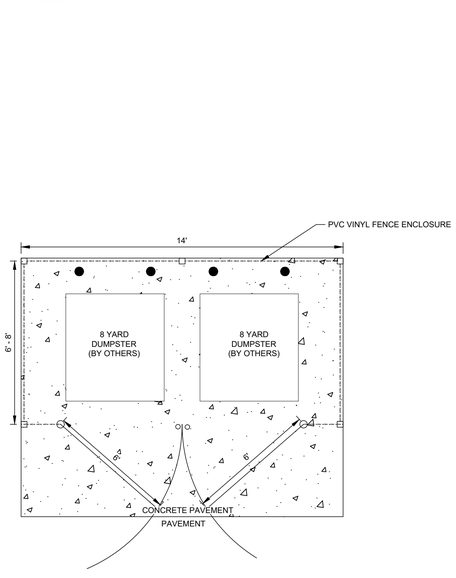
1). WHEN PCC CURB OR INTEGRAL PCC CURB AND GUTTER IS PLACED ADJACENT TO PORTLAND CEMENT CONCRETE PAVEMENT, CONSTRUCT THE JOINT AS PER THE LONGITUDINAL JOINT SEALANT DETAIL ON DETAIL P-2, SHEET 3 OF 5. USE APPROVED JOINT FILLER TO SEAL. WORK TO BE PAID UNDER RESPECTIVE CURB AND GUTTER ITEM.
2). THE DEPRESSED CURB DIMENSIONS (INCLUDING 1" LIP) ON THIS SHEET ARE FOR USE AT ENTRANCES ONLY. FOR CURB DIMENSIONS AT PEDESTRIAN CONNECTION, SEE NOTE 3.
3). SEE DETAIL C-1, SHEET 3 FOR DEPRESSING AT PEDESTRIAN CONNECTION.
4). DEPRESS CURB FLUSH WITH PAVEMENT OR ADJACENT AREA AT LEADING EDGE OF TRIANGULAR ISLANDS, TAPERING BACK TO FULL HEIGHT AT A SLOPE OF 4:1. SEE C-1, SHEET 1 OF 4 FOR TYPICAL SECTION OF TAPER AT NOSE OF MEDIAN ISLANDS.
5). DEPRESS END OF CURB RUNS NOT PART OF AN ISLAND OR MEDIAN FLUSH WITH PAVEMENT OR ADJACENT AREA AT A SLOPE OF 12:1.
6). INSTALL TYPE IV POLYURETHANE-BONDED RECYCLED RUBBER EXPANSION MATERIAL BETWEEN THE FACE OF CURB AND EDGE OF PCC PAVEMENT.

CURB DETAIL

NOT TO SCALE

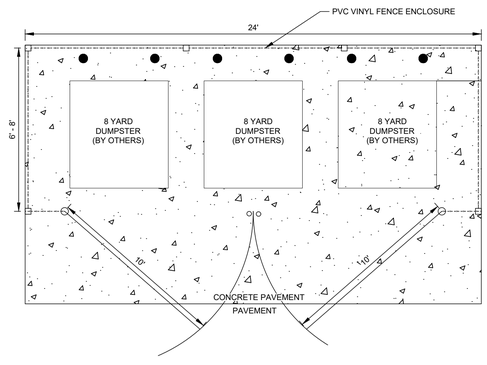
COMMUNITY PATHS

NOT TO SCALE



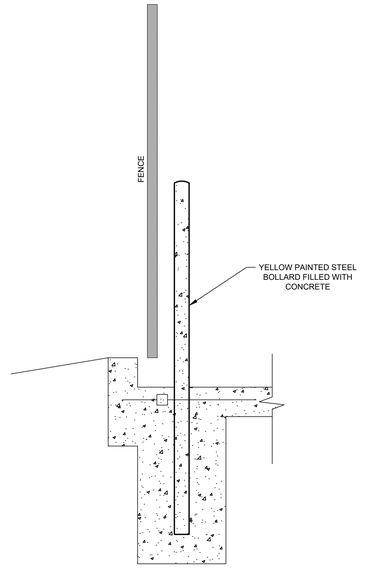
DUMPSTER DETAIL - PLAN

NOT TO SCALE



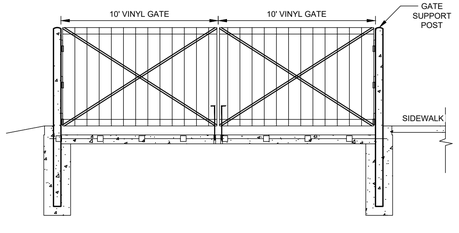
LARGE DUMPSTER DETAIL - PLAN

NOT TO SCALE



DUMPSTER DETAIL - BOLLARD

NOT TO SCALE



DUMPSTER DETAIL - GATE

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SITE DETAILS

SPRINGBOARD COTTAGE COMMUNITY

TAX MAP 135-15.00-15.05

TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

DATE:	7-16-26
SCALE:	AS NOTED
DRAWN BY:	JRE
PROJECT NO.	SPGB001

C-2

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NON-REGULATORY WETLANDS (PER DNREC)

30' WIDE DRAINAGE EASEMENT GRANTED TO THE STATE OF DELAWARE (PB 276-85)

60' WIDE EXTENSION OF MURRAYS LANE FOR INGRESS-EGRESS UTILITIES AND DRAINAGE (PB 76-78)

65' WIDE UTILITIES AND COMMUNICATIONS EASEMENT (DB 6370-288)

LANDS NOW OR FORMERLY OF JOSEPH M SCHELL DEED BOOK 4103 PAGE 249 TAX MAP # 135-15.00-15.00 ZONE: UR-1 (URBAN RESIDENTIAL, RPC)

SOLAR FIELD FENCE

N 69°52'27" E 1057.96'

DESTPL NORTH

EXISTING GRAVEL DRIVE

SWM "A"

SWM "B"

SWM "C"

SWM "D"

SWM "E"

SWM "F"

SWM "G"

SWM "H"

SWM "I"

COMMUNITY SPACE "R"

COMMUNITY SPACE "Q"

COMMUNITY BUILDING "CB1"

PLAYGROUND AMENITY

PAVILION

COMMUNITY EVENT SPACE

MAINTENANCE YARD

PARKING LOT (OVERFLOW)

FUTURE CONNECTION TO CHEER PROPERTY

CHEER APARTMENTS

LANDS NOW OR FORMERLY OF CHEER APARTMENT LP DEED BOOK 3052 PAGE 240 TAX MAP # 135-15.00-26.01 ZONE: UR-1 (URBAN RESIDENTIAL, RRPC)

L=185.42', R=860.05' CB=S14° 36' 36"E CL=185.06' Δ=012°21'09"

LANDS NOW OR FORMERLY OF JOSEPH M SCHELL DEED BOOK 4103 PAGE 249 TAX MAP # 135-15.00-15.00 ZONE: UR-1 (URBAN RESIDENTIAL)

PAVED PARK ACCESS

MURRAYS LANE 60' RIGHT-OF-WAY

N 64°30'26" W 20.47'

N 55°42'42" W 13.87'

LANDS NOW OR FORMERLY OF JOSEPH M SCHELL DEED BOOK 4103 PAGE 249 TAX MAP # 135-15.00-15.05 ZONE: UR-1 (URBAN RESIDENTIAL)

N 69°03'39" W 103.77'

LANDS NOW OR FORMERLY OF KENNETH WAYNE DAWSON DEED BOOK 1897 PAGE 131 TAX MAP # 135-15.00-17.00 ZONE: UR-1 (URBAN RESIDENTIAL)

S 69°13'23" W 770.96'

LANDS NOW OR FORMERLY OF BRUCE LEE POWELL DEED BOOK 5435 PAGE 281 TAX MAP # 135-15.00-15.02 ZONE: UR-1 (URBAN RESIDENTIAL)

LANDS NOW OR FORMERLY OF DELDOT

10' WIDE PUBLIC UTILITIES EASEMENT GRANTED TO THE TOWN OF GEORGETOWN (PB 400-50)

30' WIDE DRAINAGE EASEMENT GRANTED TO THE STATE OF DELAWARE (PB 276-85)

S 46°07'56" E 51.21'

NON-REGULATORY WETLANDS (PER DNREC)

0' 20' 40'
1" = 40'

LEGEND:

- EXISTING CONTOUR
- EXISTING SPOT
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED SWALE

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GRADING & DRAINAGE PLAN

SPRINGBOARD COTTAGE COMMUNITY

TAX MAP 135-15.00-15.05

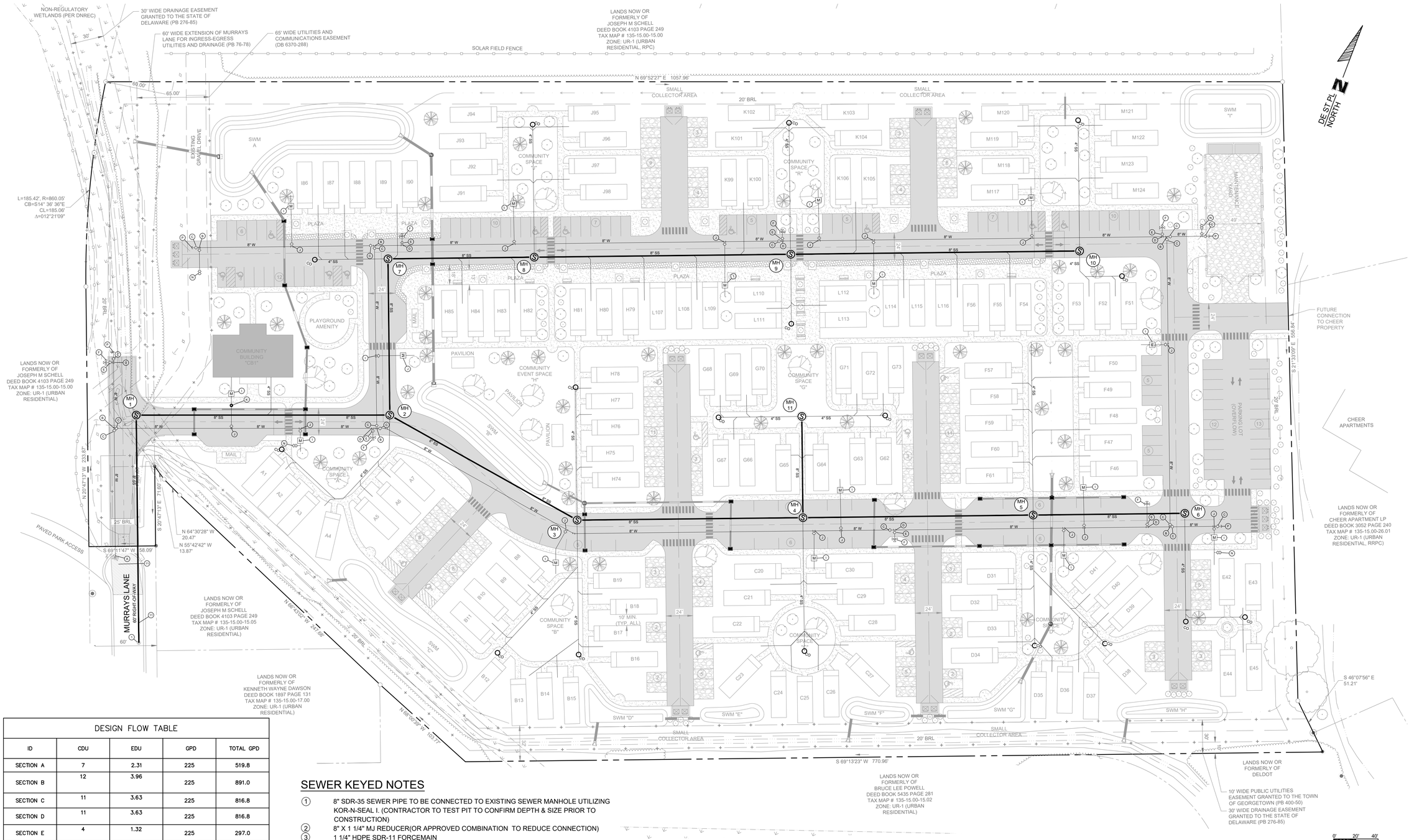
TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

DATE:	7-16-26
SCALE:	1" = 40'
DRAWN BY:	JRE
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G-1

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DESIGN FLOW TABLE				
ID	CDU	EDU	GPD	TOTAL GPD
SECTION A	7	2.31	225	519.8
SECTION B	12	3.96	225	891.0
SECTION C	11	3.63	225	816.8
SECTION D	11	3.63	225	816.8
SECTION E	4	1.32	225	297.0
SECTION F	16	5.28	225	1188.0
SECTION G	12	3.96	225	891.0
SECTION H	12	3.96	225	891.0
SECTION I	5	1.65	225	371.3
SECTION J	8	2.64	225	594.0
SECTION K	8	2.64	225	594.0
SECTION L	10	3.3	225	742.5
SECTION M	8	2.64	225	594.0
TOTAL	124	40.92	225	9207.0

EDU NOTE:

(1) EACH COTTAGE DWELLING UNIT IS BASED ON 0.33 EDU'S PER CDU

SEWER KEYED NOTES

1. 8" SDR-35 SEWER PIPE TO BE CONNECTED TO EXISTING SEWER MANHOLE UTILIZING KOR-N-SEAL I. (CONTRACTOR TO TEST PIT TO CONFIRM DEPTH & SIZE PRIOR TO CONSTRUCTION)
2. 8" X 1 1/4" MJ REDUCER(OR APPROVED COMBINATION TO REDUCE CONNECTION)
3. 1 1/4" HDPE SDR-11 FORCEMAIN
4. 1 1/4" HDPE SDR-26 90° SWEEP BEND
5. 1 1/4" E/ONE LATERAL ASSEMBLY WITH VALVE BOX OR APPROVED EQUAL (SEE DETAIL)
6. GRINDER PUMP - E/ONE DH152-93 DUPLEX (SHALL BE OPERATED AND MAINTAINED BY THE OWNER)
7. E/ONE SENTRY PROTECT PLUS CONTROL PANEL OR APPROVED EQUAL (SEE DETAIL)
8. 4" SDR-35 SEWER PIPE (CONTRACTOR TO COORDINATE UNIT CONNECTION W/ ARCHITECTURAL PLANS)
9. 4" SANITARY SEWER HOUSE CONNECTION
10. 4" TERMINAL CLEANOUT
11. CONTRACTOR SHALL RESTORE PAVING PER TOWN OF GEORGETOWN CONSTRUCTION STANDARDS

GENERAL NOTES:

(1) ELECTRIC SERVICE LOCATION FOR REFERENCE ONLY ELECTRIC DESIGN BY OTHERS)
(2) CONTRACTOR SHALL REFER TO LATEST EDITION OF TOWN OF GEORGETOWN CONSTRUCTION STANDARDS
(3) CONDUCTIVE TRACER WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC WATER PIPE AND SERVICES ; AND ALONG ALL SEWER LATERALS AND FORCEMAIN. WIRE SHALL BE SECURED TO THE PIPE AND SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH APPROVED WATERTIGHT CONNECTORS. TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES, METER PITS, CLEANOUTS, AND AIR RELEASE VALVES.

WATER KEYED NOTES

(A) CONNECT TO EXISTING 8" WATER MAIN (CONTRACTOR TO TEST PIT EXISTING MAIN SIZE AND LOCATION PRIOR TO CONSTRUCTION)

(B) 8" X 8" TEE
(C) 8" GATE VALVE
(D) 8" X 6" TEE
(E) 6" GATE VALVE
(F) FIRE HYDRANT ASSEMBLY WITH TEE AND VALVE (8"x6" TEE / 6" VALVE) (SEE DETAIL)
(G) 2" WATER, 45° BEND
(H) 4" WATER, 22.5° BEND
(I) 2" WATER METER
(J) 8" X 2" TAPPING SADDLE TEE W/ VALVE
(K) 2" CURB STOP, FOR DOMESTIC WATER
(L) 6" WATER VALVE, FOR FIRE PROTECTION
(M) FIRE DEPARTMENT CONNECTION W/ FIRE CONNECTION SIGN (SEE DETAIL)
(N) LOCKABLE FROST PROOF YARD HYDRANT W/ VALVE
(O) 8" X 4" REDUCER
(P) 8" CAP FOR FUTURE EXTENSION

LEGEND:

- FM — FORCEMAIN
- SEWER LINE
- SEWER CLEANOUT / GRINDER PUMP
- WATER LINE
- WATER VALVE / METER
- WATER HYDRANT / BLOWOFF
- UGE — UNDERGROUND POWER LINE
- T — TRANSFORMER

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SPRINGBOARD COTTAGE COMMUNITY

TAX MAP 135-15.00-15.05

TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

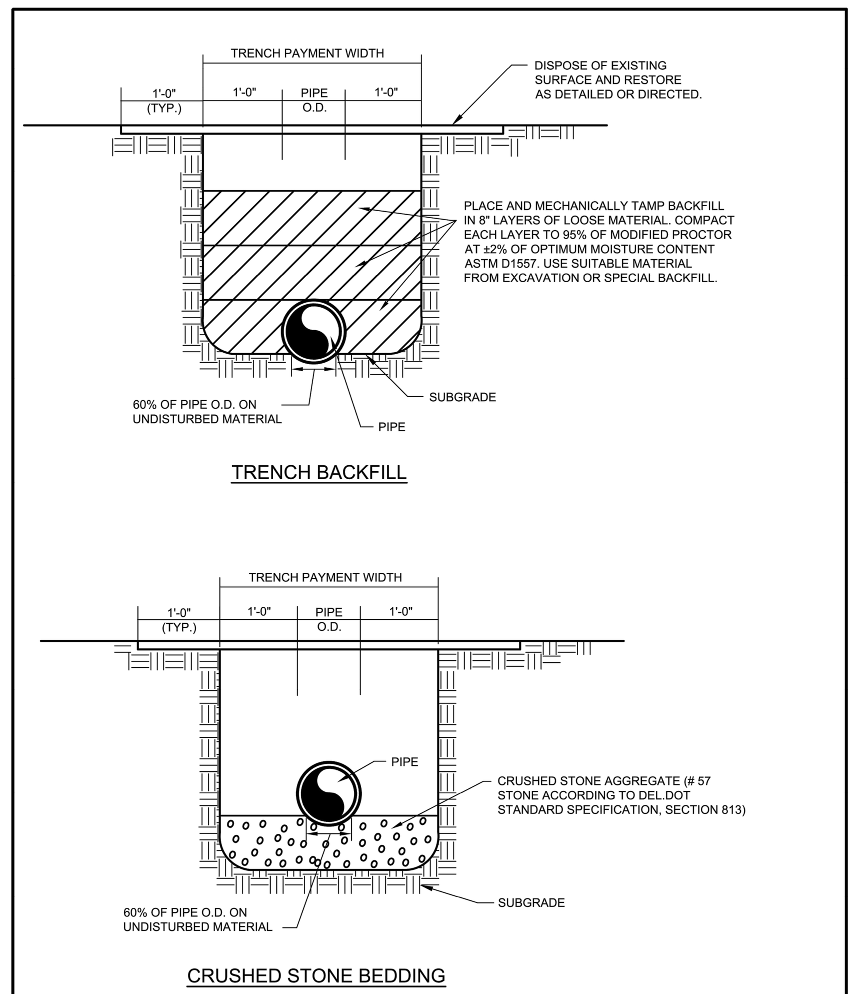
UTILITY PLAN

DATE:	7-16-26
SCALE:	1" = 40'
DRAWN BY:	JRE
PROJECT NO.	SPGB001

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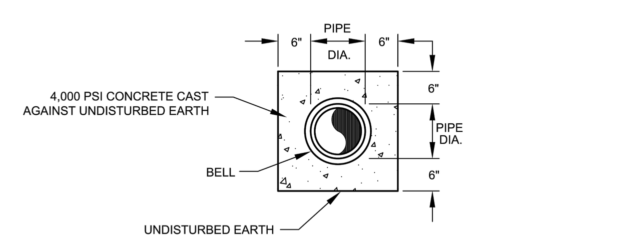
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TRENCH BACKFILL

CRUSHED STONE BEDDING

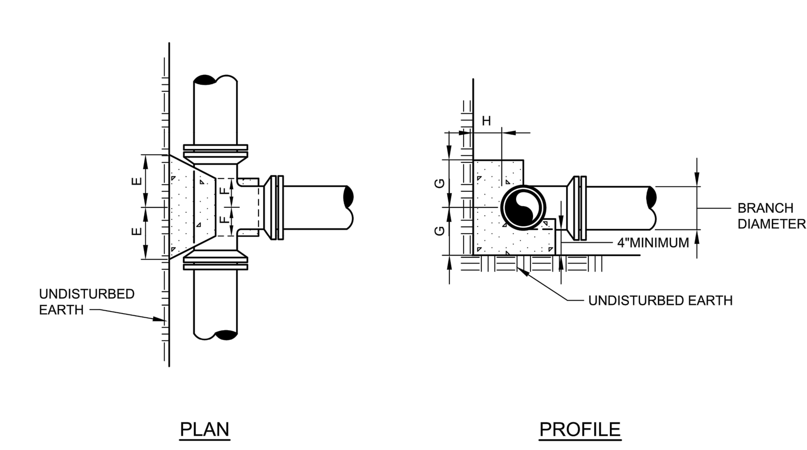
DATE: JANUARY 2025		TRENCH BACKFILL & PIPE BEDDING DETAIL NO SCALE	
CONSTRUCTION STANDARDS TOWN OF GEORGETOWN		SECTION - 2	DRAWING - 1



NOTES:

1. SEWER ENCASEMENT AT WATER MAIN CROSSINGS SHALL BE A MINIMUM OF TEN FEET IN LENGTH OR AS DIRECTED BY THE TOWN ENGINEER.
2. THE CROSSING SHALL BE ARRANGED SUCH THAT THE SEWER JOINTS WILL BE EQUAL DISTANCES AND AS FAR AS POSSIBLE FROM WATER JOINTS.
3. SEWER ENCASEMENT MUST ENCOMPASS ONE JOINT EACH WAY PLUS 12".

DATE: JANUARY 2025		CONCRETE ENCASEMENT DETAIL NO SCALE	
CONSTRUCTION STANDARDS TOWN OF GEORGETOWN		SECTION - 3	DRAWING - 1

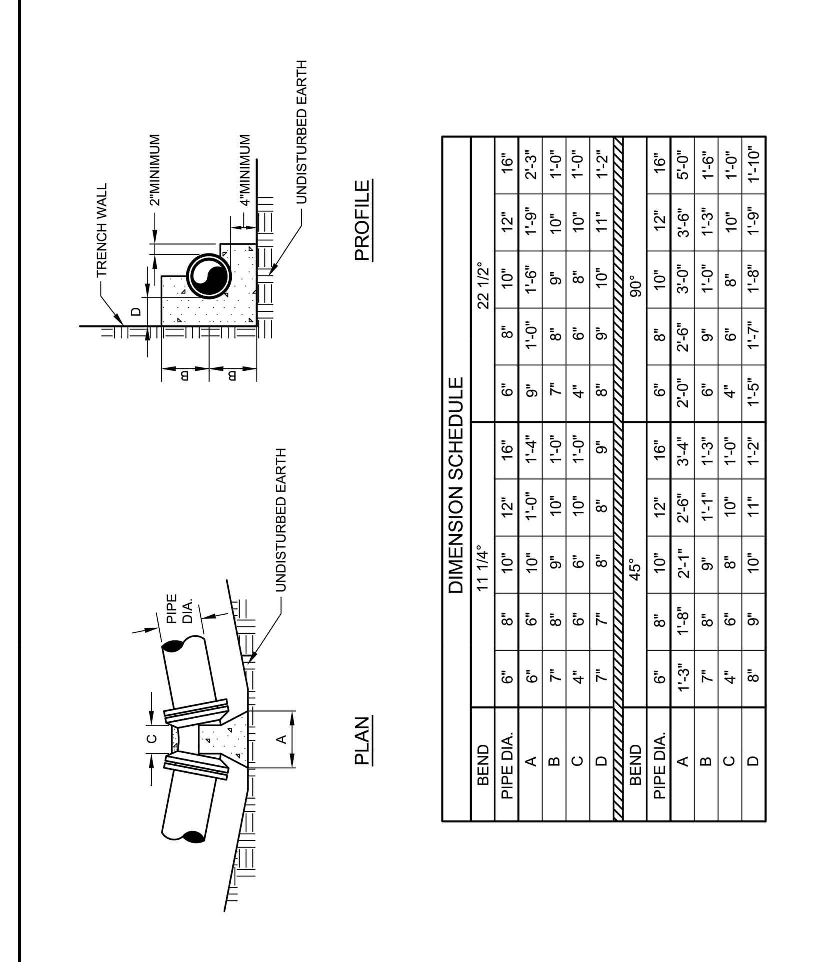


PLAN

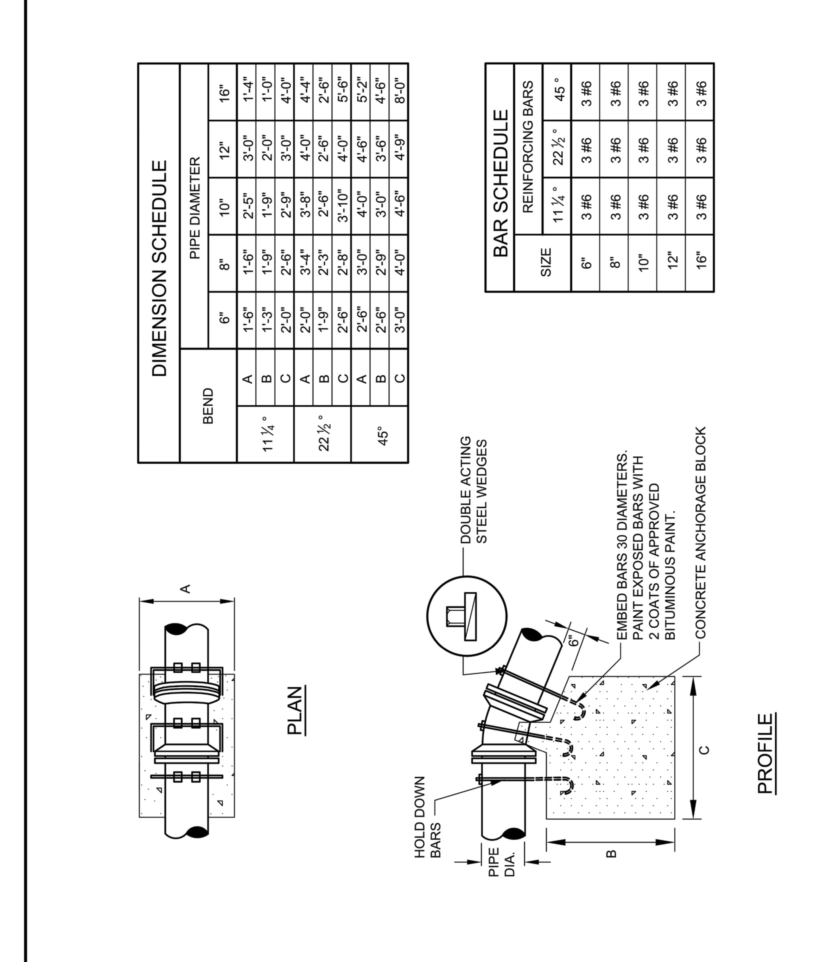
PROFILE

DIMENSION SCHEDULE					
BRANCH DIA.	6"	8"	10"	12"	16"
E	8"	10"	1'-0"	1'-3"	1'-8"
F	6"	8"	8"	8"	10"
G	7"	9"	1'-0"	1'-2"	1'-6"
H	8"	9"	10"	1'-0"	1'-2"

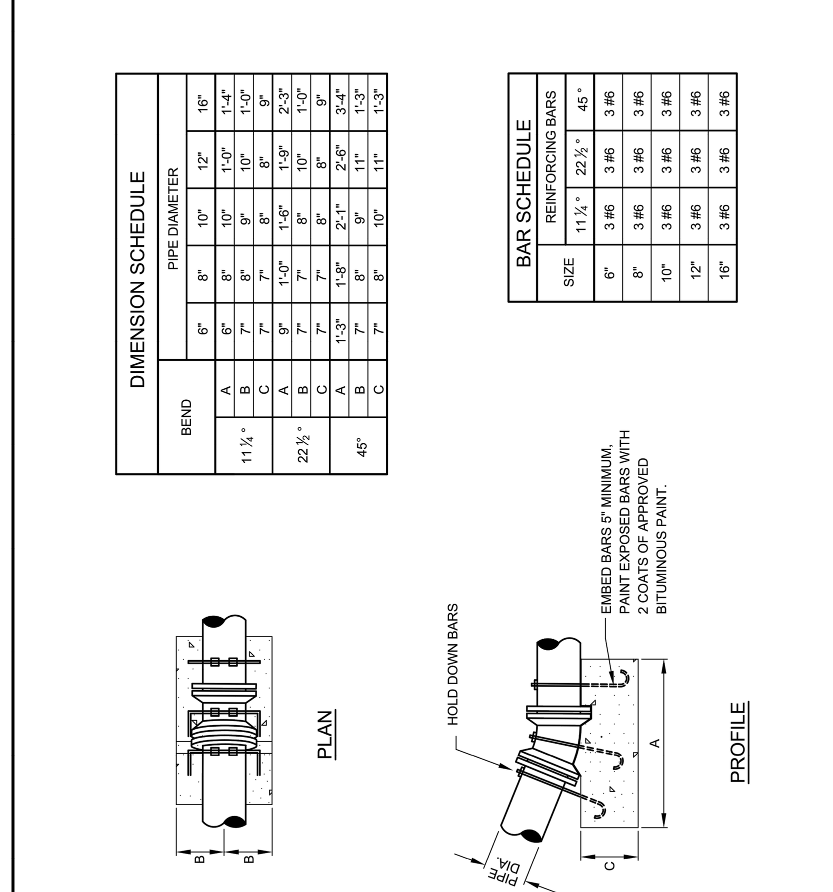
DATE: JANUARY 2025		TEE & WYE DETAIL NO SCALE	
CONSTRUCTION STANDARDS TOWN OF GEORGETOWN		SECTION - 4	DRAWING - 2



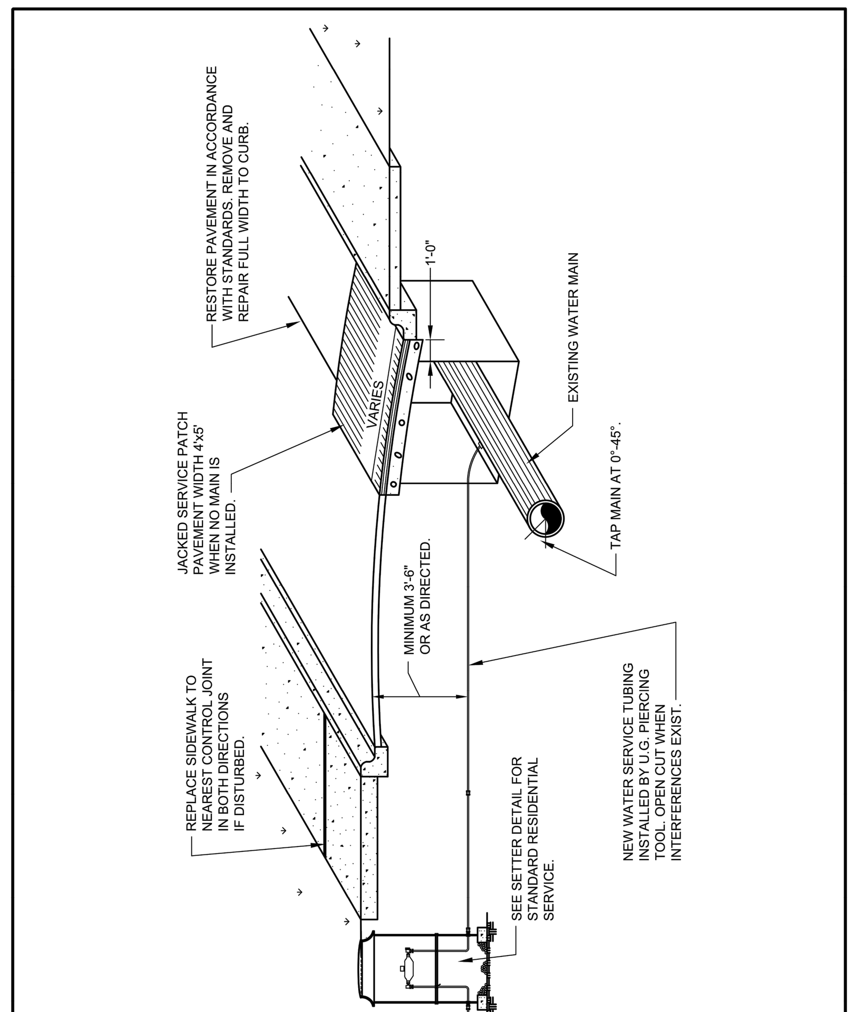
DATE: JANUARY 2025		HORIZONTAL BEND DETAIL NO SCALE	
CONSTRUCTION STANDARDS TOWN OF GEORGETOWN		SECTION - 4	DRAWING - 4



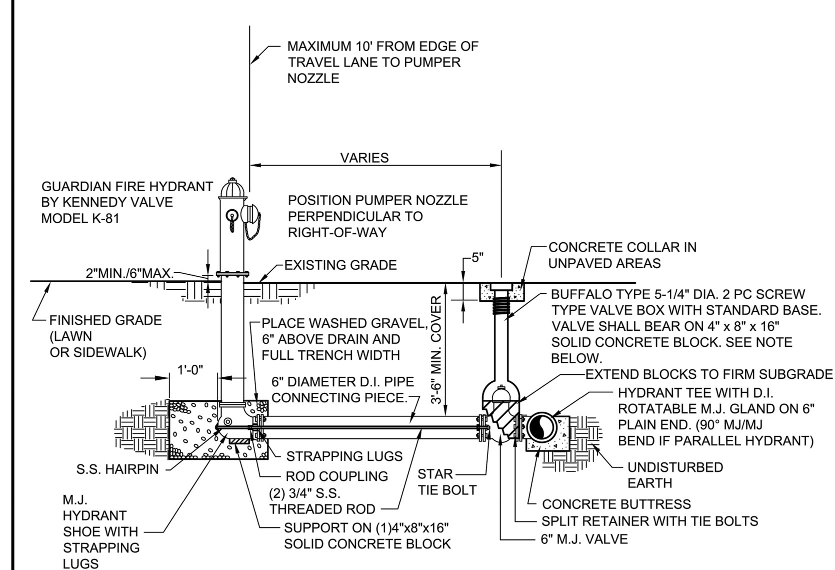
DATE: JANUARY 2025		VERTICAL DOWNWARD BEND DETAIL NO SCALE	
CONSTRUCTION STANDARDS TOWN OF GEORGETOWN		SECTION - 4	DRAWING - 5



DATE: JANUARY 2025		VERTICAL UPWARD BEND DETAIL NO SCALE	
CONSTRUCTION STANDARDS TOWN OF GEORGETOWN		SECTION - 4	DRAWING - 6



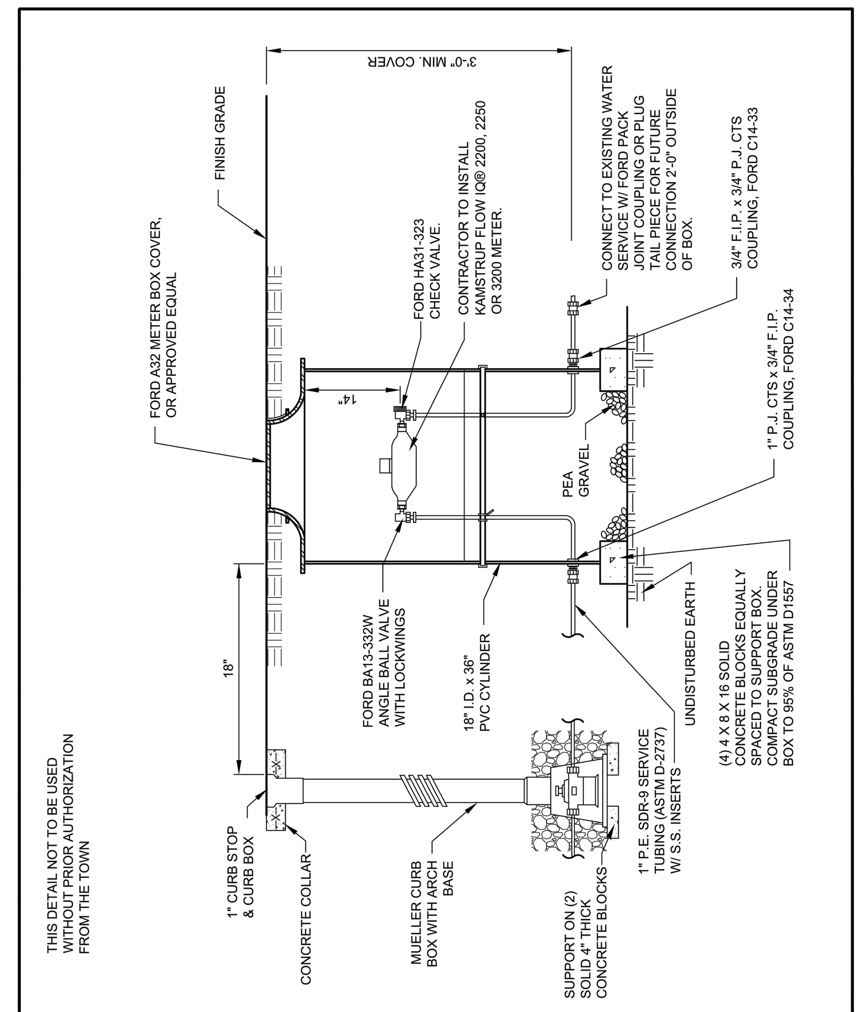
DATE: JANUARY 2025		MOLED WATER SERVICE & RESTORATION DETAIL NO SCALE	
CONSTRUCTION STANDARDS TOWN OF GEORGETOWN		SECTION - 4	DRAWING - 7



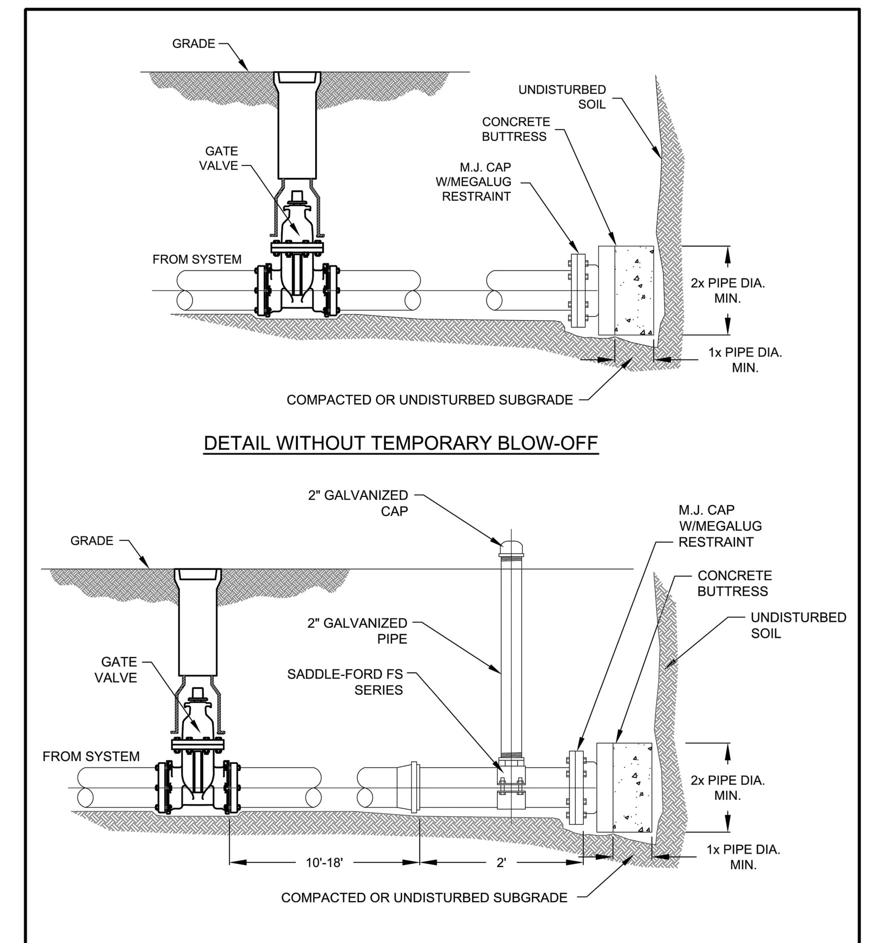
NOTE:

1. VALVE BOX BASE SHALL FIT AROUND VALVE BOX ADAPTER II, MANUFACTURED BY ADAPTER, INC. PLACED ON BONNET OF VALVE.
2. TRACER WIRE NOT SHOWN BUT REQUIRED.

DATE: JANUARY 2025		FIRE HYDRANT DETAIL NO SCALE	
CONSTRUCTION STANDARDS TOWN OF GEORGETOWN		SECTION - 4	DRAWING - 8



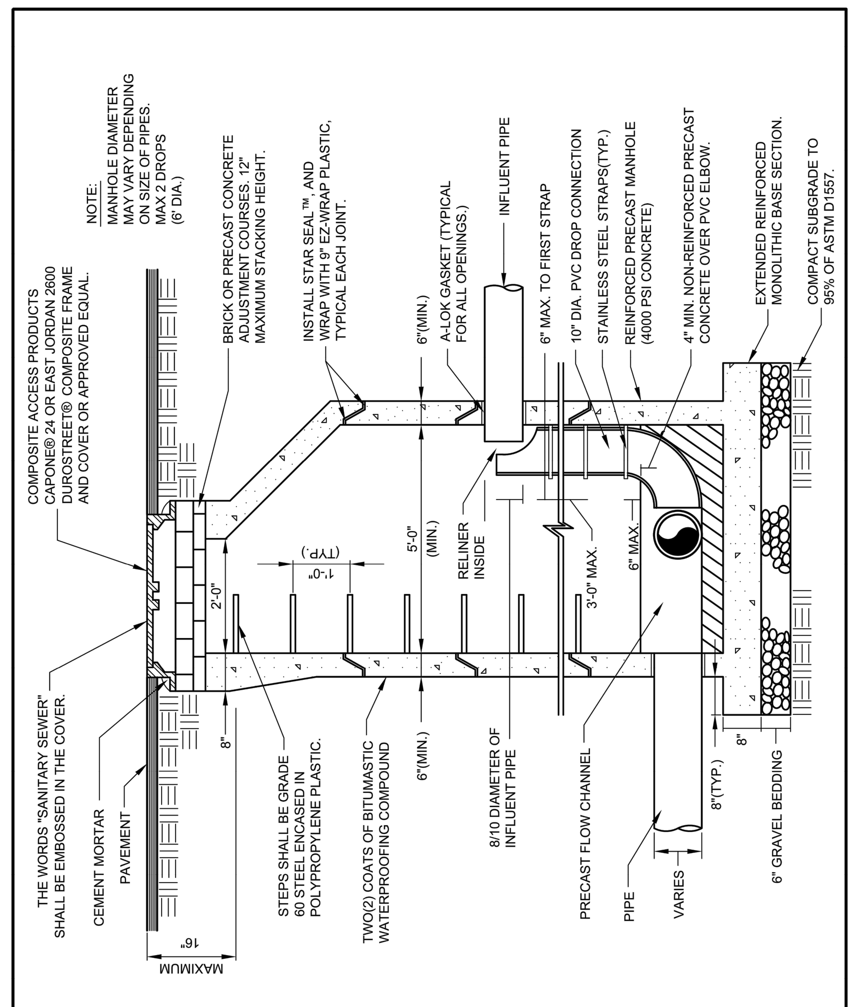
DATE: JANUARY 2025		SINGLE METER PIT DETAIL (PREFABRICATED) NO SCALE	
CONSTRUCTION STANDARDS TOWN OF GEORGETOWN		SECTION - 4	DRAWING - 10



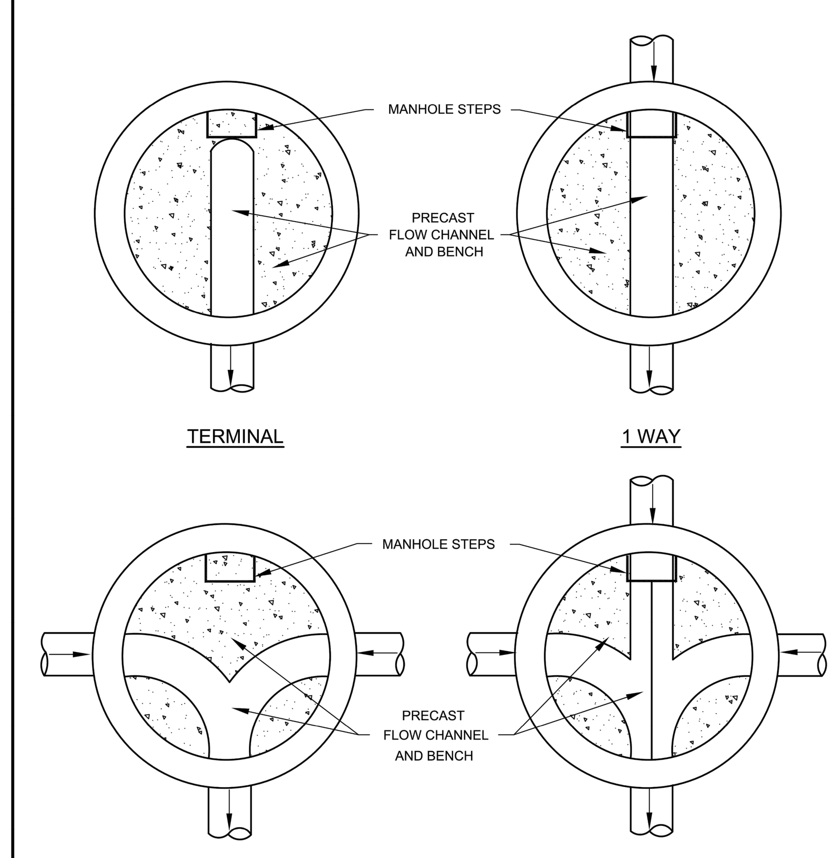
DETAIL WITHOUT TEMPORARY BLOW-OFF

DETAIL WITH TEMPORARY BLOW-OFF

DATE: JANUARY 2025		END CAP DETAIL NO SCALE	
CONSTRUCTION STANDARDS TOWN OF GEORGETOWN		SECTION - 4	DRAWING - 16



DATE: JANUARY 2025		INSIDE DROP MANHOLE DETAIL NO SCALE	
CONSTRUCTION STANDARDS TOWN OF GEORGETOWN		SECTION - 5	DRAWING - 3



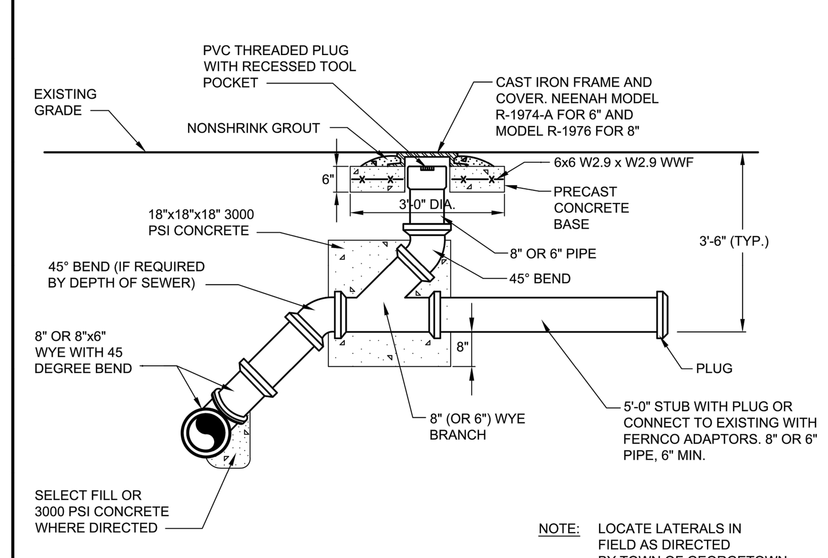
TERMINAL

1 WAY

2 WAY

3 WAY

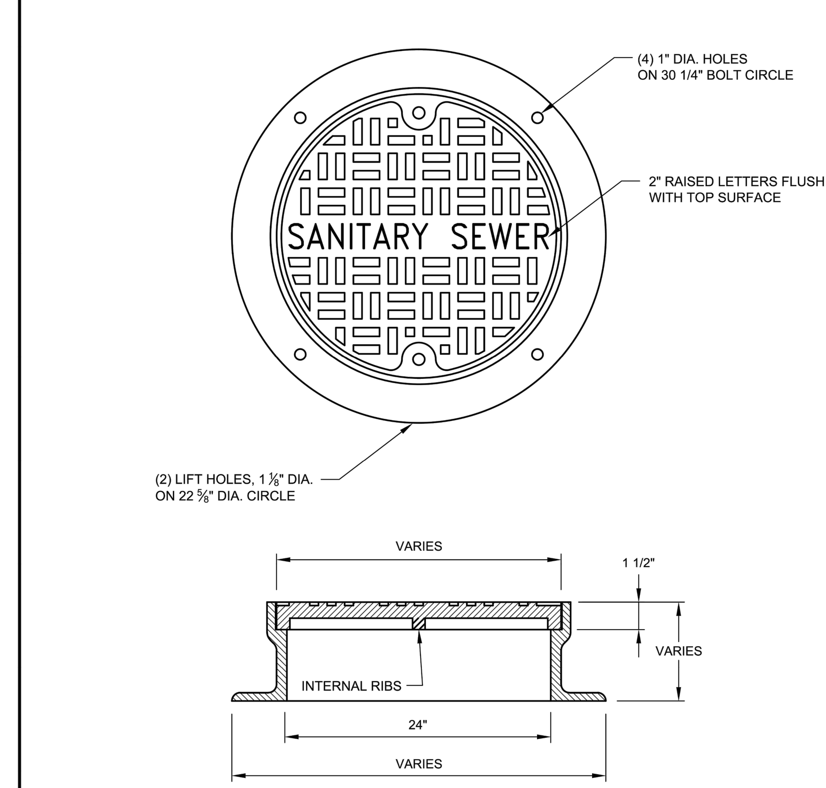
DATE: JANUARY 2025		TYPICAL MANHOLE FLOW CHANNEL DETAIL NO SCALE	
CONSTRUCTION STANDARDS TOWN OF GEORGETOWN		SECTION - 5	DRAWING - 6



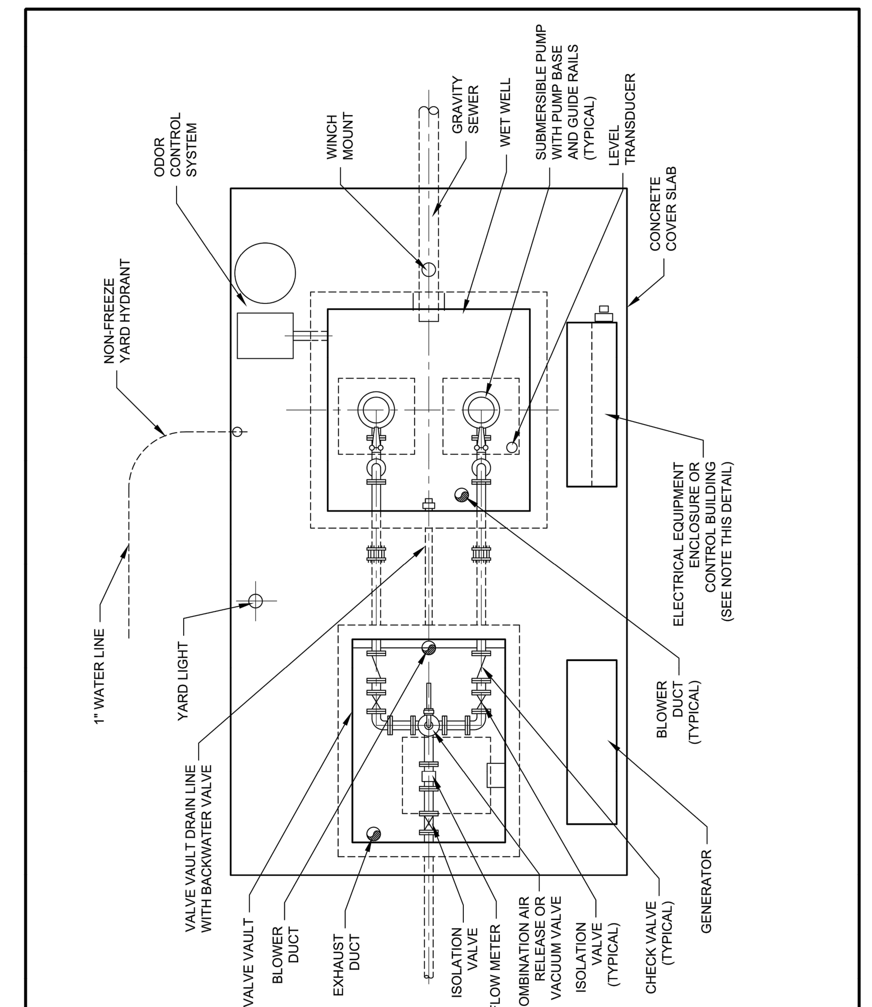
DATE: JANUARY 2025		BUILDING LATERAL CLEANOUT DETAIL NO SCALE	
CONSTRUCTION STANDARDS TOWN OF GEORGETOWN		SECTION - 5	DRAWING - 7

NOTES:

1. FRAME AND COVER SHALL BE COMPOSITE ACCESS PRODUCTS CAPONE® 24 OR EAST JORDAN 2600 DUROSTREET® COMPOSITE FRAME AND COVER OR APPROVED EQUAL WATER TIGHT ASSEMBLY.
2. MATERIAL - FIBER REINFORCED POLYMER



DATE: JANUARY 2025		MANHOLE FRAME & COVER DETAIL NO SCALE	
CONSTRUCTION STANDARDS TOWN OF GEORGETOWN		SECTION - 5	DRAWING - 10



DATE: JANUARY 2025		WET WELL & VALVE VAULT TYPICAL PLAN NO SCALE	
CONSTRUCTION STANDARDS TOWN OF GEORGETOWN		SECTION - 6	DRAWING - 2B

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Rehoboth Beach, DE 19971
Phone: (302) 227-7808

UTILITY DETAILS

SPRINGBOARD COTTAGE COMMUNITY

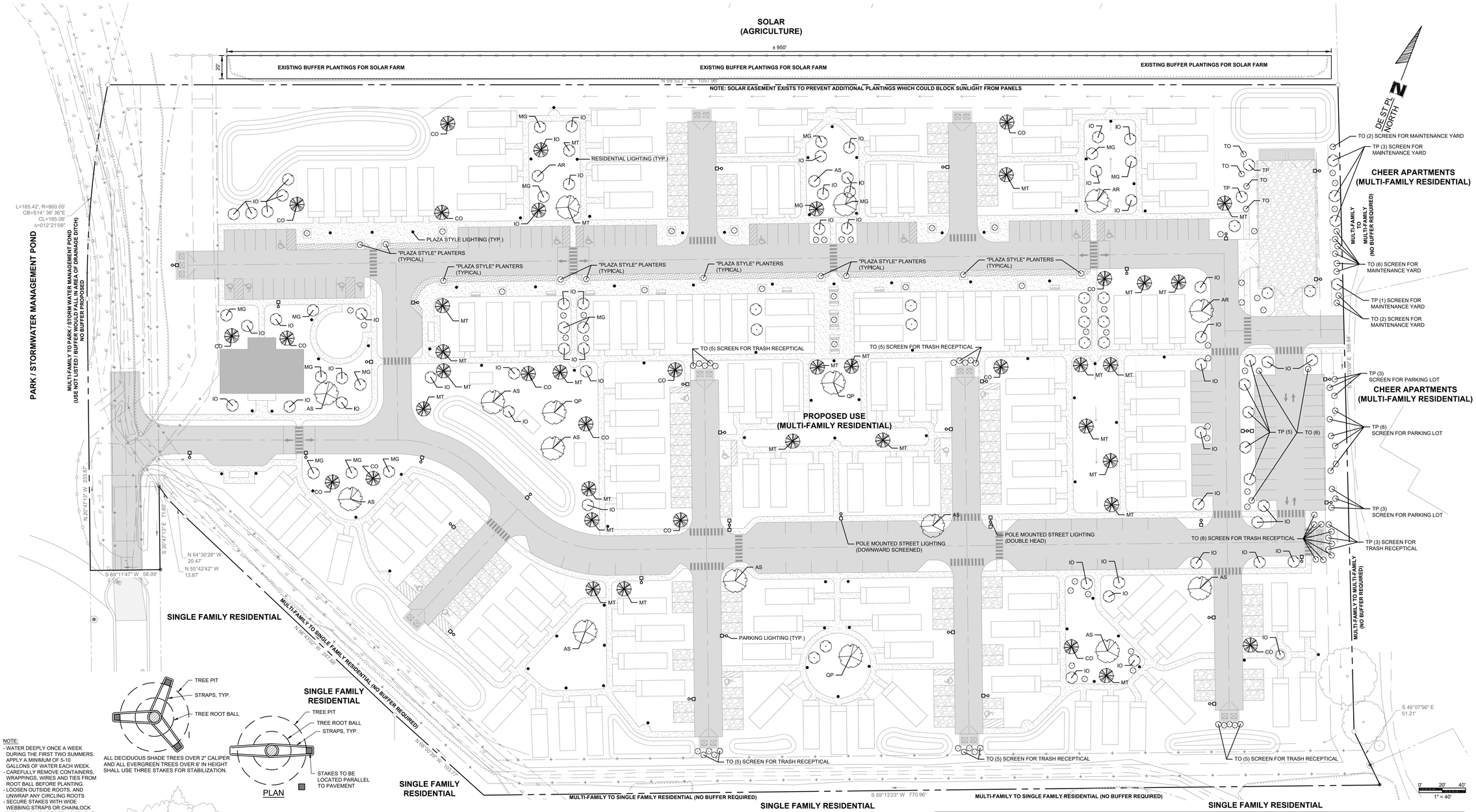
TAX MAP 135-15.00-15.05

TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

DATE:	7-16-26
SCALE:	AS NOTED
DRAWN BY:	JRE
PROJECT NO.	SPGB001

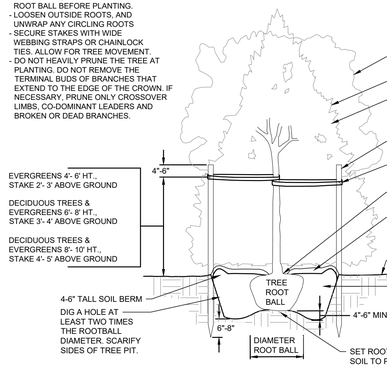
U-2

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NOTE:
- WATER DEEPLY ONCE A WEEK DURING THE FIRST TWO SUMMERS. APPLY A MINIMUM OF 5-10 GALLONS OF WATER EACH WEEK.
- CAREFULLY REMOVE CONTAINERS, WRAPPINGS, WIRES AND TIES FROM ROOT BALL BEFORE PLANTING.
- LOOSEN OUTSIDE ROOTS, AND UNWRAP ANY CIRCLING ROOTS
- SECURE STAKES WITH WIDE WEBBING STRAPS OR CHAINLOCK TIES. ALLOW FOR TREE MOVEMENT.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. IF NECESSARY, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES.

ALL DECIDUOUS SHADE TREES OVER 2" CALIPER AND ALL EVERGREEN TREES OVER 6' IN HEIGHT SHALL USE THREE STAKES FOR STABILIZATION.



TREE PLANTING DETAIL

NOT TO SCALE

REQUIRED LANDSCAPING - UB1 (MINIMUM REQUIRED LANDSCAPE AREA - * TO BE DETERMINED ON AN INDIVIDUAL BASIS)

LIGHTING (TYPES)

- STREET/PARKING LIGHTING - SINGLE HEAD (POLE MOUNTED - DOWNWARD SCREENED)
- STREET/PARKING LIGHTING - DOUBLE HEAD (POLE MOUNTED)
- RESIDENTIAL LIGHTING - DECORATIVE (LIGHTING FOR PATHS/WALKWAYS/OPEN SPACE AREAS)

GENERAL LANDSCAPE NOTES

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 6'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
7. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
8. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
9. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
10. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.

PLANT SCHEDULE

SYMBOL	NATIVE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
			DECIDUOUS TREE			
	✓	AS	ACER saccharum 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	1 1/4" - 2" Cal., B&B	
	✓	QP	QUERCUS phellos	WILLOW OAK	1 1/4" - 2" Cal., B&B	
	✓	CO	CELTIS occidentalis	COMMON HACKBERRY	1 1/4" - 2" Cal., B&B	
	✓	AR	ACER rubrum 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1 1/4"- 2" Cal., B&B	
	✓	NS	NYSSA sylvatica	BLACK GUM	1 1/4" - 2" Cal., B&B	
	✓	CS	CARYA ovata	SHAGBARK HICKORY	1 1/4" - 2" Cal., B&B	
	✓	CP	CARPINUS caroliniana	AMERICAN HORNBEAM	1 1/4"- 2" Cal., B&B	
					TOTAL	###
			EVERGREEN TREES			
	✓	IO	ILEX opaca	AMERICAN HOLLY	5' -6" HT., B&B	
	✓	JV	JUNIPERUS virginiana	EASTERN RED CEDAR	5' -6' HT., B&B	
	✓	TP	THUJAS plicata	"GREEN GIANT" ARBORVITAE	5'-6' HT., B&B	
	✓	MG	MAGNOLIA grandilora	SWEETBAY MAGNOLIA	5' -6' HT., B&B	
	✓	TO	THUJAS occidentalis	AMERICAN ARBORVITAE	5' -6' HT., B&B	
	✓	MT	MAGNOLIA grandiflora 'SOUTH CHARM'	TEDDY BEAR MAGNOLIA	5'-6' HT., B&B	
					TOTAL	###

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Phone: (302) 227-7808

LANDSCAPE & LIGHTING PLAN

SPRINGBOARD COTTAGE COMMUNITY

TAX MAP 135-15.00-15.05

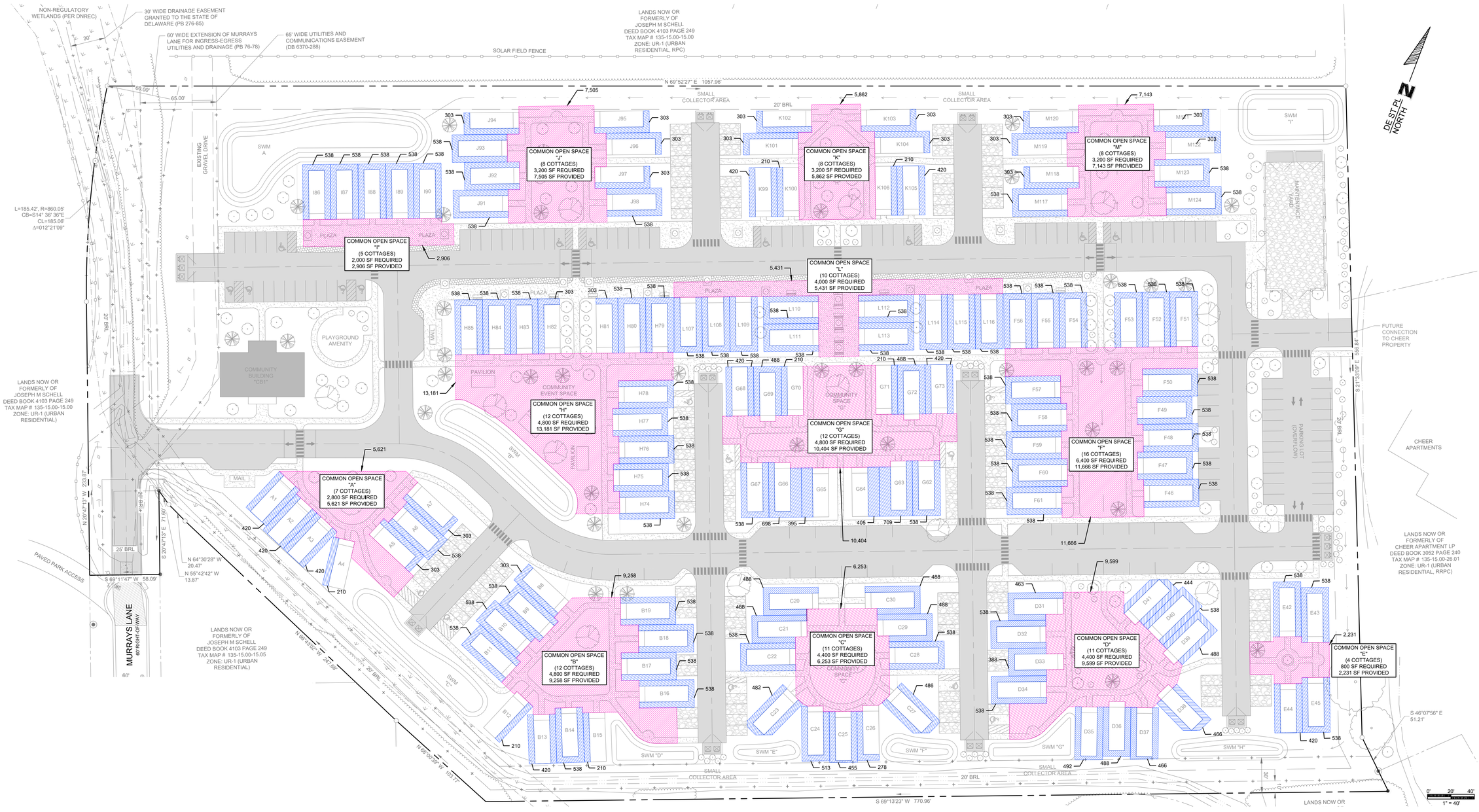
TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

DATE: 7-16-26
SCALE: 1" = 40'
DRAWN BY: JRE
PROJECT NO. SPGB001

L-1

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COTTAGE HOUSING DEVELOMENT - OPEN SPACE REQUIREMENTS

§ 230-25 PERMITTED USES.

H. COTTAGE HOUSING DEVELOPMENT

(6) DESIGN STANDARDS

(d) OPEN SPACE. COMMON OPEN SPACES SHALL BE PROVIDED, AND SHALL APPLY IN ADDITION TO THE DDS'S COMMON OPEN SPACE WITHIN RESIDENTIAL DEVELOPMENTS STANDARDS, AS FOLLOWS:

[1] MINIMUM COMMON OPEN SPACE REQUIRED: 400 SQUARE FEET PER CDU.

[2] EACH CDU UNIT SHALL BE WITHIN 100 FEET WALKING DISTANCE OF A COMMON OPEN SPACE, WHICH SHALL HAVE COTTAGES ABUTTING SAID SPACE ON AT LEAST TWO SIDES.

[3] THE MINIMUM HORIZONTAL LENGTH AND WIDTH DIMENSION OF ANY COMMON OPEN SPACE SHALL BE AT LEAST 10 FEET.

[4] COMMON OPEN SPACES PROVIDED TO MEET THE MINIMUM AREA REQUIREMENTS HEREIN MAY NOT BE LOCATED WITHIN A BUFFERYARD AND MAY NOT ABUT EXTERNAL LOT LINES TO THE CHD.

[5] AT LEAST 50% OF THE AREA OF COMMON OPEN SPACES SHALL BE LANDSCAPED. SIDEWALKS, PAVED PATHWAYS, PATIOS, PERGOLAS AND OTHER SUCH STRUCTURES SHALL BE PERMITTED IN COMMON OPEN SPACES, PROVIDED THAT NO BUILDINGS, PARKING OR LOADING AREAS, STORAGE, TRASH OR UTILITY AREAS ARE PERMITTED IN COMMON OPEN SPACES.

(e) PRIVATE OPEN SPACES ABUTTING ALL INDIVIDUAL CDUS SHALL BE PROVIDED AND SHALL SATISFY THE FOLLOWING REQUIREMENTS:

[1] MINIMUM PRIVATE OPEN SPACE REQUIRED: 200 SQUARE FEET PER UNIT.

[2] PRIVATE OPEN SPACE FOR EACH INDIVIDUAL CDU SHALL BE FOR THE EXCLUSIVE USE OF THAT CDU'S RESIDENTS.

[3] PRIVATE OPEN SPACES MAY INCLUDE PATIOS AND LANDSCAPED AREAS BUT OFF-STREET PARKING, LOADING OR OUTDOOR STORAGE AREAS SHALL NOT BE PERMITTED WITHIN PRIVATE OPEN SPACES. TRASH STORAGE AREAS SHALL COMPLY WITH THE DDS.

LEGEND

10,110 AREA (FEET)

COMMON OPEN SPACE (400 SF / CDU)

PRIVATE OPEN SPACE (200 SF / CDU)

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20246 Coastal Highway
Rehoboth Beach, DE 19971
Phone: (302) 227-7808

OPEN SPACE PLAN

SPRINGBOARD COTTAGE COMMUNITY

TAX MAP 135-15.00-15.05

TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

DATE:	7-16-26
SCALE:	1" = 40'
DRAWN BY:	JRE
PROJECT NO.	SPGB001

OP-1

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PUBLIC PRE CHECK Results for State Parcel(s): 135-15.00-15.05

Wetlands: Issue Found

Well Head Protection Areas: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: 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

Underground Storage Tanks: No Issues Found

Delaware Ecological Network: No Issues Found

WRPA: No Issues Found

Bay Area No Build Line: No Issues Found

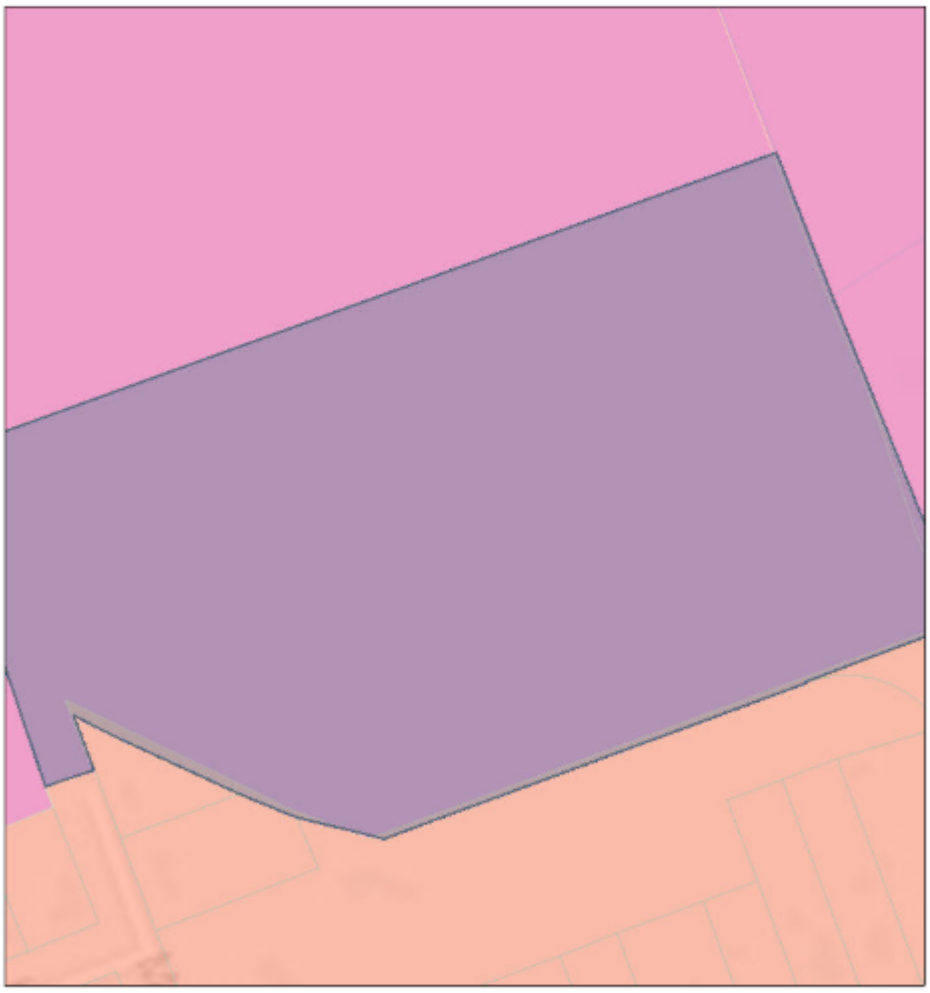
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 615,694.18 ft²

Aug 5 2026 9:04:37 Eastern Daylight Time



DE_Boundaries - Municipalities
DE_Boundaries - State and County Boundaries
DE PLUS Project Areas
DE_StateParcels - State Parcels
DE State Strategies - 2025 State Strategies
1

1:2,257
0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km

County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	4	1,213,546.64	N/A
DE_StateParcels - State Parcels	1	615,694.18	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	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	3	615,694.73	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	11,124.88	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	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	615,694.20	N/A
Preliminary FEMA Flood Maps	1	615,694.20	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2022-06-14	1,982.49
2	2017-02-05	2,191.80
3	2006-11-06	604,456.41
4	2013-11-06	604,915.93

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	135-15.00-15.05	14.13	615,694.18

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Pepperbox loamy sand, 0 to 2 percent slopes	25,768.47
2	Mullica-Berryland complex, 0 to 2 percent slopes	140,669.68
3	Hammonton loamy sand, 0 to 2 percent slopes	449,256.59

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	16.17	11,124.88

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	615,694.20

Preliminary FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	615,694.20

Preliminary Land Use Service (PLUS)

2026-08-06 Springboard Cottage Community

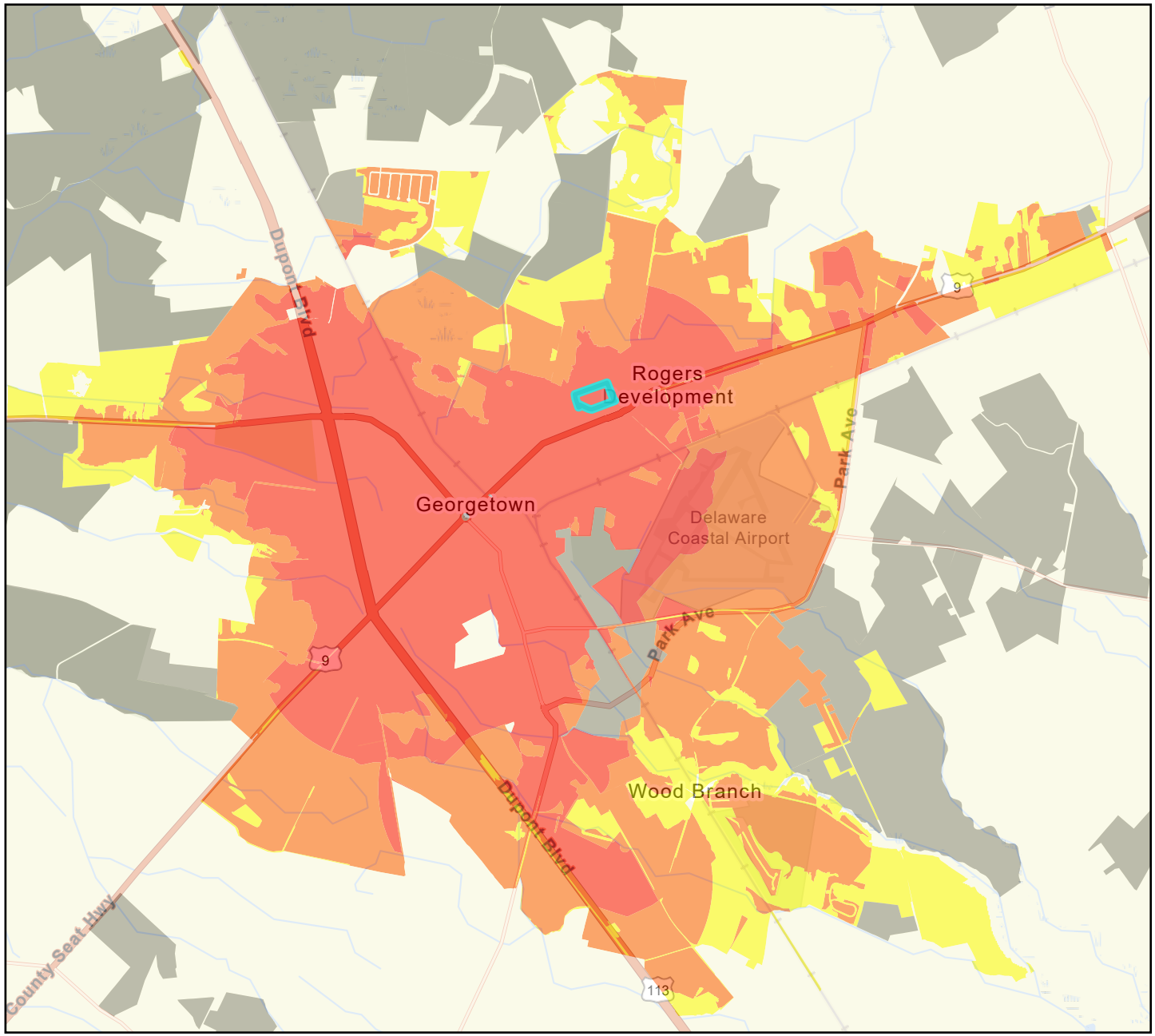


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-08-06 Springboard Cottage Community



Legend

PLUS Project

Investment Level

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

