Georgetown

Planning Commission Meeting Agenda

Meeting Date: Wednesday, May 20, 2026
Location: Town Hall, 39 The Circle, Georgetown, DE
Time: 6:00 PM

Posted: 5/8/2026 @ 1:30pm

Live Stream can be viewed on the Town's website:
https://www.georgetowndel.com/live-stream.htm

For viewing with public participation, click the zoom meeting link below:
Zoom: https://zoom.us/join
Zoom Meeting ID: 891 6423 1331

The Town of Georgetown strives to make our public meetings widely available through Zoom and YouTube broadcasts. While the Town is committed to continuing this access, technological problems that prevent or limit access do not affect the validity of these meetings nor the validity of any action taken in these meetings.

---

1. CALL TO ORDER

2. REORGANIZATION

A. Acknowledgement of Appointment
- Ira Roach III

B. Selection of Chair

C. Selection of Vice Chair

D. Selection of Secretary

3. APPROVAL OF MINUTES

3 - 5 A. April 22, 2026 Minutes
Planning Commission - 22 Apil 2026 - DRAFT Minutes

4. PUBLIC HEARING

6 - 83 A. **CASE #2024-14: James Place - SC Tax Parcel 135-14.00-87.00**
1. **Rezone Application - RPC - Residential Planned Community**
2. **Review and Approval of RPC Concept Plan**

An application by James Grant & Jordan Ashburn, requesting the following: (1) an amendment to the Town of Georgetown's Official Zoning Map for one parcel, totaling 21.92 +/- acres, from Urban Residential (UR1) to Residential Planned Community (RPC) superimposed over Urban Residential (UR1), and (2) review and approval of the RPC concept plan for a 97-unit subdivision (single-family detached, semi-detached and attached dwellings). The property is located on the northeast side of North Bedford Street Extended at the intersection of Gordy Street, zoned Urban Residential (UR1), identified as SC Tax Parcel 135-14.00-87.00.

Planning Commission Info Sheet
Review Application 2024-11-13
Ability-to-Serve and Notification Letters
Applicant Narratives
Architectural Renderings and Applicant Narrative
Zoning Amendment Letter 2024-10-30
2024-14 Plan Review Comments James Place 3RD Submittal - PAI Response
JGRNT20007 - CONCEPT PLAN - (2026-04-27)
PUBLIC COMMENT - Habitat - James Place

5. WAIVER REQUEST

84 - 97

A. **CASE #2024-15-02: Village of College Park - SC Tax Parcel 135-14.00-238.01 and -238.02**

An application by Larson Engineering, on behalf of College Park Apartments, LLC / The Onix Group, to amend a prior approval of a waiver of required landscape buffering. The property is located at 506-542 Union Drive and 556-582 West Drive, zoned Multifamily Residential (MR1) with a Residential Planned Community (RPC) superimposed, identified as SC Tax Parcel 135-14.00-238.01 and -238.02.

Planning Commission Info Sheet
Application-Buffer-Waiver-signed
Buffer-Waiver-Request-letter-4-17-26
Landscape-Plan-Buffer-Variance-Submittal
Pictures-VOCP-Walmart-Pond-Buffer (1)
August 21, 2019 Planning Commission Meeting Minutes

6. COMPREHENSIVE PLAN 5-YEAR REVIEW

98 - 100

A. Review of First Draft Future Land Use Map
Future Land Use 2026 Revision - Draft 1 - May 12, 2026
North Bedford St - Existing vs Future Land Use
North Bedford St - Zoning v FLUM

101 - 105

B. Review of Submitted Map-Change Petitions
5 Year Comp Plan Update Request_Bridgeville Farm_JBJJAC_05.08.2026
5 Year Comp Plan Update_Greenlea Place_05.08.2026

7. PUBLIC COMMENT

8. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

9. ADJOURNMENT

The agenda items as listed may not be considered in sequence. This agenda is subject to change, at or before the meeting, to include the addition or deletion of items, including executive sessions. Persons requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the American with Disabilities Act (ADA).

TOWN OF GEORGETOWN
Planning Commission Meeting Minutes

Meeting Date: Wednesday, April 22, 2026
Location: Town Hall, 39 The Circle, Georgetown, DE
Time: 6:00 PM

MEMBERS PRESENT:
Larry Rohlfing, Chair
Michael Briggs, Vice Chair
Chris Lecates, Secretary
Thomas Allen

STAFF PRESENT:
Brian Olszak, Community Development Director
Stepanie Roblero, Customer Service Specialist

MEMBERS ABSENT:
Ira Roach

DRAFT

1. CALL TO ORDER

A Chair Rohlfing called the meeting to order at 6:02pm.

2. APPROVAL OF MINUTES

A March 18, 2026

Motion by Chris Lecates, seconded by Michael Briggs, to approve the minutes of the March 18, 2026 meeting.
Commissioner Roach – Yes
Commissioner Allen – Yes
Commissioner Lecates – Yes
Commissioner Rohlfing – Yes

Motion Carried (unanimous).

3. COMPREHENSIVE PLAN 5-YEAR UPDATE

A. Discussion of Possible Amendments to Future Land Use Map.

Brian Olszak, Community Development Director, reviewed with the Planning Commission some initial recommendations for changes provided by himself and other Commissioners thus far for discussion:

- **Properties along Carver Street and South Railroad Avenue.** Commissioners agreed that the properties actively being used as residential should be redesignated as Single Family Residential (SFR) from Industrial.
- **Savannah Grove apartments.** Currently designated as Industrial, the site is approved for and actively being developed for multifamily residential. Commissioners agreed that this should be designated as Multifamily Residential (MR).
- **Jacqueline Drive**. Currently designated for Business, the properties are developed as townhomes. Commissioners agreed that the properties may best be designated as MR.
- **School Lane & Spicer Street.** Commissioners agreed that residential properties currently utilized and zoned as SFR but designated as Business should be redesignated as SFR.
- **Properties at Dupont Blvd and Walter Street.** Commissioners discussed whether two properties at this corner currently designated as SFR would be better suited as Commercial. It was agreed that the Town would reach out to the property owner, who recently came to discuss potential development opportunities with Town staff, to assess their future plans for the properties.
- **Corner of Love Lane and Harris Alley.** A single property, currently used as a single-family dwelling, is designated as Business and is surrounded by SFR. Commissioners agreed that it may be best suited for redesignation as SFR.
- **Harris Alley South of Academy Street.** A single property is designated SFR and is zoned UR3, the most restrictive and rarest single-family district, though it is surrounded by Business designations and UB3 zoning, Professional Office district. Commissioners agreed that it may be best suited for redesignation as Business to match with the rest of the neighborhood.
- **Strawberry Alley.** A single property is designated SFR and is surrounded by Business. Commissioners agreed to a redesignation as Business.
- **Properties along North Bedford Street (and one on North Race Street**. A number of Commissioners noted that there are several isolated properties on North Bedford Street which are indicated as SFR though may be surrounded by Business designation. Some Commissioners mentioned that this area could be analogous to West Market Street,

which could see an eventual conversion to business or office uses by reusing larger, older homes. Some properties are already being utilized as professional offices though may presently be zoned single-family residential. Not all business uses may be appropriate on every property along North Bedford Street, since the zoning can refine what uses are permitted. Overall, the Commissioners were interested in discussing the issues of this area more, and asked Mr. Olszak to write something up that summarizes the issues of this area, with the zoning, existing and future land use trends.

Mr. Olszak also mentioned that there would be a public posting soliciting petitions from property owners who were interested in having their Future Land Use designations reconsidered.

4. PUBLIC COMMENT

A There was no public comment.

5. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

A Brian Olszak, Community Development Director, discussed that the Town had its kickoff meeting with its technical assistance provider for the SJR8 Land Use and Zoning Reform program.

6. ADJOURNMENT

The meeting was adjourned at 7:16 PM.

APPROVED:

_____
Larry Rohlfing, Chair

ATTEST:

_____
Chris Lecates, Secretary

DRAFT

Planning Commission
Information Sheet
5/20/2026

Item #: **4. A.**

Item: **2024-14 James Place**

Description: **Public Hearing – Rezone Application & RPC Concept Plan Approval**

- Town of Georgetown Review Application
- Ability to Serve Letters & Notification Letters
- Applicant Narratives
- Architectural Renderings and Narrative
- Zoning Amendement Letter
- Plan Review Comments and Applicant's Response
- Concept Plan

Background: 8/21/2024: PC approved minor variation request
9/42024: DE Office of State Planning issued concurrence letter
5/19/2025: TC approved Comp Plan Amendment

Recommendation: Article XIA RPC – Residential Planned Community

§ 230-75.1**Purpose.**
A. Residential Planned Community Districts are intended to provide quality, larger scale development where conventional zoning may be inappropriate. Project planning is performed for the entire development rather than on an individual parcel or development basis.
B. Development of residential planned communities (RPC) within the Town of Georgetown will provide a development tool in which new development, infill development and redevelopment of older neighborhoods can be achieved reflecting the urban design and scale of the Town by incorporating and building on the unique features and character of the community.
C. A residential planned community (RPC) is a concept which encourages and permits variation in residential development by allowing deviation in lot size, bulk requirements or type of dwelling, lot coverage and open space from that which is required in any one residential district, to encourage design flexibility and coordination of architectural style of buildings, streets, lighting, signage, landscaping and the existing neighborhood and historic land development patterns.
D. The purpose of this article is to establish procedures and standards for residential planned communities (RPC) in order that the following objectives are attained:
(1) Flexibility in design to take the greatest advantage of natural landscapes, existing community character and layout, trees and other natural vegetation, historic structures and other features.
(2) Accumulation of large areas of useable open space for recreation, preservation of natural or historic amenities or community facilities.
(3) Creation of a variety of residential and compatible neighborhood arrangements that give the home occupant greater choice in selecting types of environment and living units.
(4) Clustering of residential types for better use of land and open space, as long as the resultant density does not exceed the density typically allowed in the underlying zoning district.

(5) Allowance of sufficient freedom for the developer to take a creative approach to the use of land and related physical development, as well as utilizing innovative techniques to enhance the visual character of the Town.

(6) Efficient use of land which may result in reduction in development and maintenance costs of street and utility systems.

(7) Establishment of criteria for the inclusion of compatible associated commercial uses to complement the residential areas within a residential planned community (RPC).

(8) Provide and incorporate planning principals to support pedestrian, bike use and transit use within and outside of the community.

(9) Provide an open space system that shall consist of both active and passive uses and areas.

§ 230-75.9**Consideration of factors for approval of RPC District.**

In addition to the other provisions contained in this section, the approval of a zoning request or designation as a RPC - Residential Planned Community shall include consideration of the following:

A. Integration of the proposed development into existing terrain and surrounding landscape.

B. Minimal impacts on wetlands and floodplains.

C. Preservation of natural and historic features.

D. Preservation of open space and scenic views.

E. Minimization of trees, vegetation and soil removal and grade changes.

F. Effects on area waterways.

G. Minimization of erosion and sedimentation, minimization of changes in groundwater levels and increased rates of runoff, minimization of potential for flooding and design of drainage so that groundwater recharge is maximized.

H. Provision for appropriate integration with existing community, such as street network, sidewalks, pedestrian pathways and trails, and the general historic land development pattern of the Town.

I. Provision for adequate and safe vehicular and pedestrian movement within the site and adjacent ways.

J. Effect on area property values.

K. Preservation and conservation of farmland.

L. Effect on schools, public buildings and services and community facilities.

M. Effect on area roadways and public transportation, based on a traffic impact study.

N. Compatibility with adjacent land uses.

O. Whether, in the opinion of the Town Council, the estimated expense to the Town cannot be justified on the basis of estimated tax returns or impact fees which would accrue to the Town within a reasonable time period. A cost benefit analysis should be completed to determine benefits of the project to the Town.

§ 230-75.16**Modification of Development Standards.**

The Planning Commission, using the RPC District, may recommend that the following development standards be modified.

A. Building setbacks as established in the underlying zoning districts.

B. Height, area and bulk requirements related to each proposed land use.

C. Required number of off-street and on-site parking spaces.

D. Street width, design and layout; however, construction requirements with respect to paving sections, materials and tabulation of structural numbers may not be modified. Modification of street width is subject to review by public safety agencies and must be approved by the Planning Commission and Town Engineer.

E. All other aspects of development must follow the applicable requirements of the Town Code, Development Standards and Standard Specifications and Details.

F. Any other requirements as deemed appropriate by the Planning Commission and Town Council. The Planning Commission must deem any proposed modification as beneficial to the Town and be based on recognized principles of civic design, land use planning and landscaped architecture.

§ 230-75.17**Basis for approval of alternative development standards.**
Approval of alternative development standards using the RPC District differs from the variance procedure described in Article **XXII** (Board of Adjustment) of this chapter in that rather than being based upon a hardship or unusual circumstances related to a specific property, the approval of alternative development standards proposed within a RPC project shall be based upon criteria listed in the consideration factors for approval listed in § **230-75.9** and approved by the Town.

§ 230-75.18**Requirements regarding parking, streets, and alleys.**
A. Design of parking areas, streets or alleys intended to be dedicated to the Town of Georgetown shall meet the minimum construction specifications established by the Town of Georgetown with respect to pavement section, materials and tabulation of structural members.
B. Street width may be reduced in designated areas of a RPC if the applicant can demonstrate that the design does not compromise the health, safety and welfare of the community, provides adequate emergency access to buildings and incorporates many of the following design criteria:
(1) Dwelling units within the community are provided with adequate parking in the rear of units accessed by alleys.
(2) Adequate parking is provided behind the dwelling units and accessed by driveway and screened from view of the street.
(3) Adequate parking is provided by driveway and/or front facing garage with no on street parking.
(4) Any on-street parking is clearly defined using stripping, lines, bump outs or other traffic calming measures.
(5) Adequate off-street and/or overflow parking is provided using well-defined parking lots or areas, preferably located near community amenities.
(6) A well-defined street hierarchy is established providing both collector and minor streets. Residential lots must not take access from collector streets.
(7) Adequate turning radii are provide.
(8) Well-designed and aesthetically pleasing crosswalks, sidewalks and pedestrian amenities are incorporated in the overall street design.
C.
Any request for reduction of street width will be reviewed and approved on a case-by-case basis by the Planning Commission and Town Council. In no case shall the minimum street width be less than 24 feet. Street widths of 24 feet will not be permitted on culs-de-sacs.

§ 230-75.19**RPC design elements and conditions.**
The following design elements and conditions shall be applied by the Town in reviewing and approving any RPC development plan and shall be in addition to the standards found in the Town of Georgetown Development Design Standards.
A. Buildings, architecture and design.
(1) Residential buildings.
(a) A mix of housing types, lots sizes and styles is required. Housing types shall be integrated within the RPC.
(b) Architectural styles that reflect traditional architecture of the lower Delmarva Peninsula shall be encouraged.
(c) Structures shall have a mix of sizes, styles, facades and roof pitch.
(d) The use of greens, squares and other open space features shall be encouraged. Residential structures should be located with views of open space and have easy access to open space and recreational amenities.
(2) Commercial buildings.
(a) All buildings should be designed to convey a small-scale town character and shall have a consistent architectural theme and small town scale.

(b) Buildings shall be topped with pitched roofs with overhanging eaves or with flat roofs with articulated parapets and cornices. Materials on pitched roofs shall be slate (natural or man-made), shingle (either wood or asphalt) or metal formed to resemble standing seams. Roof color shall be traditional and compatible with retail and residential buildings in the area. Facias, dormers and gables should be used to provide visual interest and pedestrian scale.

(c) Exterior wall materials shall be predominantly brick, with limited use of stucco, clapboard, stone or decorative split face block, of a shape, color and texture compatible with other buildings in the area.

(d) Commercial buildings within a RPC should be located close to the street with parking provided behind or to the side of the building. Parking areas should be well landscaped incorporating street trees, planting islands and other appropriate elements and materials.

B. Open space and recreation.

(1) Greens should be provided within the development. A green typically 5,000 square feet to 10,000 square feet in area or larger shall be created and maintained as open space around which dwellings are arranged. Greens are typically maintained as common open space areas consisting of lawn, trees and other landscaping, sidewalks or pathways, benches etc.

(2) Open space areas shall not comprise less than 15% of the gross area of the RPC. Twenty-five-percent of said open space shall be designed and developed for active recreation. All open space may be open to the use of residents or dedicated to the Town of Georgetown as public parkland upon mutual agreement between the Town and the applicant/developer.

(3) Open space areas with exception of greens shall be arranged to maintain contiguity with other designated open space areas or similar areas on adjacent lands in order to ensure the potential for a contiguous open space network throughout the Town.

(4) The size and location and configuration of open space lands must provide adequate access to residents and enable appropriate access for maintenance. Long, thin or inaccessible areas of open land should be avoided.

C. Landscaping requirements.

(1) Existing mature trees, forests or groves should be protected and incorporated into the design of the proposed development.

(2) Street trees should be provided. Adequate planting strips should be provided between the street and sidewalk to allow for street trees and other landscaping. Plant species should be utilized that will minimize future impacts to sidewalks and streets due to size of root growth.

(3) Landscaped buffers using a combination of berms and plantings shall be used to buffer uses within a RPC and arterial or major collector roadways such as Routes 9, 18 or 113.

D. Street network, access and circulation.

(1) The proposed street layout should provide an attractive streetscape.

(2) A hierarchy of streets should be provided which promotes safe residential access and efficient circulation through the community.

(3) Any through traffic should be restricted to proposed collector streets within the community. Interconnectivity with existing adjacent street networks shall be achieved if at all possible.

(4) The use of alley shall be encouraged to allow vehicular access and parking on the side and rear of residential lots.

(5) The proposed streets shall be an extension of the existing street network of the Town of Georgetown. Interconnection of streets as well as pedestrian and bicycle facilities must be achieved if at all possible. Accommodations for future extension of streets to adjoining properties must also be incorporated into the plan.

(6) The proposed street layout should accommodate any proposed road of highway improvements indicated by the Comprehensive Plan.

(7) Traffic calming techniques shall be used to slow the flow of traffic within the RPC.

(8) Sidewalks, bike paths and trails linking existing developed areas, parks and community destinations shall be incorporated into the plan.

(9) The use of pedestrian and cyclist amenities shall be provided such as bus shelters, bike racks, benches, etc.

E. Lighting and signage.

(1) Streetlights should be of a consistent style throughout the RPC and be compatible with existing streetlights within the existing developed areas of the Town of Georgetown.

(2) Signage should be of a consistent style throughout the RPC. Any sign permitted in the UR1, UR2, UR3 or UB2 Districts shall be permitted.

(3) The Planning Commission shall review all proposed signs for consistent style, materials and color.

§ 230-75.24**Approval process.**

A. Application.

(1) Application for the Zoning Map amendment that applies the RPC District regulations to a particular parcel or parcels shall be submitted on a form provided by the Director of Planning and Zoning.

(2) Together with the application, there shall be submitted a RPC concept plan meeting the submittal requirements of § **194-41A(4)** of Article **IX** of the subdivision regulations.

B. Administration.

(1) The RPC District regulations shall be administered and enforced through the procedures for subdivision plan review described in Article **IX** of the subdivision regulations of the Town of Georgetown, except where noted herein.

(2) The Planning Commission may require the developer to establish an escrow account in the amount of at least $7,500 from which the Planning Commission shall retain, at its discretion, experts to review the concept plan and/or supporting materials and advise it on such matters. Such costs shall be in addition to and standard.

(3) Any material change to an approved RPC concept plan shall require amendments to the concept plan and approval by the Planning Commission of such amendments.

C. Procedures for approval of development plan.

(1) The Planning Commission shall recommend to the Town Council approval, approval subject to plan modification or disapproval of the proposed concept plan and rezoning petition for the property within 180 days after submission thereof to it; otherwise such RPC concept plan shall be deemed to have been recommended to be approved unless a later date is mutually agreed upon in writing by the Planning Commission and applicant.
[Amended 3-26-2008 by Ord. No. 2008-4]

(2) In reviewing the application, the Planning Commission shall consider the purposes of the RPC Distinct as herein set forth in § **230-75.1**.

(3) If the Planning Commission finds that a proposed RPC concept plan meets the purposes and standards of these regulations, it shall recommend approval of the plan and zoning reclassification to the Town Council. If the Planning Commission finds that a proposed RPC concept plan does not meet the purposes and standards of these regulations, it shall recommend disapproval of the plan and zoning reclassification to the Town Council. The Planning Commission shall submit its decision and findings in writing, together with the reasons therefore, to the applicant and the Town Council.

(4) The Town Council shall hold a public hearing on the reclassification and RPC concept plan. The Town Council shall leave the record open for an additional 10 days following the public hearing to accommodate receipt of written testimony from parties of interest who may have been unable to attend the public hearing.

(5) The Town Council shall review the entire record of such application and public hearing and may affirm, deny, modify or establish such other or additional conditions to the recommendations of the Planning Commission as it may deem appropriate regarding such application consistent with the intent of this article.

(6) Following the close of the public comment period, the Town Council shall make written findings of fact with regard to at least the following matters:

(a) The nature and compatibility of the proposed mix of uses with the Town of Georgetown Comprehensive Plan and the permitted uses described for the district in this article.

(b) The nature and compatibility of the proposed uses with existing adjoining uses and uses within the general neighborhood of the property.

(c) The likely impacts that may reasonably be anticipated associated with the proposed uses.

(d) The comments submitted into the public record.

(7) Any departure from the approved RPC concept plan without approval by the Planning Commission shall be cause for revocation of the approved RPC application and any permits approved. Any material change in an approved RPC concept plan shall be submitted for approval in accordance with this section. At minimum, material change shall include change in the following:

(a) The proposed use of any portion of the land, including open space.

(b) Residential density and use types (reductions in density of up to 10% shall not be considered material).

(c) Overall tract density types (reductions in density of up to 10% shall not be considered material).

(d) Street or sidewalk layout and entrance locations (minor alignment changes shall not be considered material).

(e) The use of buffering, screening, landscaping and other means of separating different and incompatible land uses from each other (minor changes necessitated by detailed engineering considerations in site design shall not be considered material).

(f) Overall architectural style and building patterns and the layout of buildings on lots (minor changes necessitated by detailed engineering considerations in site design shall not be considered material).

Town of Georgetown
Review Application

All submittals to include the number of copies shown below of the Review Application, Plans/Prints and any other supportive documentation that may be required with the appropriate fee as per Town Code, Chapter 98. Please note the number of copies listed below are for review purposes. Additional copies will be required prior to Planning Commission review or final signatures.

Check Type of Review Requested		Paper Copies	PDF/CD
	Category II Plan Review	2	2
	Category I Site Plan - Preliminary	2	2
	Category I Site Plan - Final	2	2
	Conditional Use	2	2
	Historic Review	2	1
✔	Subdivision/RPC Review - Conceptual	2	2
	Subdivision/RPC Review - Preliminary	2	2
	Subdivision/RPC Review - Final	2	2
	Utility Review	2	1
	Zoning Amendment	2	2
	Other:		

Property Information	
Sussex County Tax Map/Parcel:	135-14.00-87.00
Project Location:	East side of North Bedford Street across from Gordy Street
Property Size/Dimension:	21.92 acres more or less / 687' x 1,564' more or less
Project Title/Name:	James Place
Current Zoning District:	UR1
Proposed Zoning (if applicable):	RPC Superimposed onto UR1
Current Property Use:	Vacant/Wooded
Proposed Property Use:	Mixed Residential Use

Current Property Owner Information	
Current Owner Name:	Abhay Patel
Phone Number:	
Fax Number:	
Email Address:	
Mailing Address:	595 Forest Street
City, State, Zip Code:	Dover, DE 19901

Engineer / Surveyor Information	
Company Name:	Pennoni Associates
Contact Name:	Olayiwola Okesola
Phone Number:	302-684-6218
Fax Number:	302-684-8054
Email Address:	ookesola@pennoni.com
Mailing Address:	1872 Davidson Drive
City, State, Zip Code:	Milton, DE 19968

Applicant/Developer Information	
Company Name:	James Grant & Jordan Ashburn
Contact Name:	Same
Phone Number:	302.593.2266 & 302.363.1026
Fax Number:	
Email Address:	james@grantroofing.com & jordanashburn@me.com
Mailing Address:	2014 Milford Harrington Highway
City, State, Zip Code:	Milford, DE 19963

Designated Primary Contact			
Contact Name:	Olayiwola Okesola	I	David C. Hutt
Phone Number:	302-684-6218	I	302.856.0018
Fax Number:	302-684-8054	I	302.856.7217
Email Address:	ookesola@pennoni.com	I	dhutt@morrisjames.com
Mailing Address:	18072 Davidson Drive	I	107 W. Market Street
City, State, Zip Code:	Milton, DE 19968	I	Georgetown, DE 19947

Please read and certify the following:

1. I have supplied all the information listed on this form and that statements contained in any papers or plans submitted as part of this application are true and correct.
2. This project was designed in accordance with the plan requirements in the Comprehensive Plan, Zoning Code, Design Standards as well as the Construction Standards for the Town of Georgetown.
3. I, or an agent on my behalf, will attend all public hearings/meetings necessary for this project in order to answer any questions to the best of my ability in respect to the present and future needs, health, safety, morals, convenience, order, prosperity and general welfare of the inhabitants of Georgetown.
4. I understand that any incomplete applications will not move forward in the review process and I will be notified in writing after a thorough review has been completed by the Planning Department.
5. It is understood that the Planning Department processes all applications in the order in which they were received. Each application will continue in the process once eligibility and the appropriate reviews have been completed.
6. I understand that only the designated primary contact listed on this application will receive any and all review comments, meeting information and correspondence to and from the Town of Georgetown.
7. I understand that the Applicant/Developer will be billed for the professional services rendered from the Town Engineer and/or the Town Solicitor, as required for my application, unless I notify the Town Planning Department in writing advising otherwise.

Signatures	
Applicant/Developer	
Designated Primary Contact	
All Current Property Owners	
Parcel -	
Parcel -	
Parcel -	

OFFICE USE ONLY

Date Received: _____ Received by: _____ Amount: $_____ Cash/Check #: _____

Submit all requests to the Planning Department, 37 The Circle, Georgetown DE 19947
Phone: (302)856-7391 Fax: (302)856-6348

Sussex Post #8
The American Legion, Inc.
12 Swain Ave,
Georgetown, DE. 19947

Fay Heck
Pennoni Associates
18072 Davidson Drive
Milton, DE. 19968

RE: James Square – Ability to Serve

Ms. Heck, January 26, 2025

Sussex Post #8, The American Legion, Inc, is the parent organization of Georgetown EMS Ambulance Service in Georgetown, Delaware. In December we laid out a brief history of our operation. I don't feel the need to repeat that for this request.

Unlike in our previous agreement letter that supported an extension of the Christian School, Sussex Post #8, The American Legion, Inc, can no longer support new growth in our district. We cannot sustain the ever-increasing requirement to respond to the numerous health emergencies. Georgetown EMS has barely been surviving on small grants and third-party billing to meet operational expenses. All the activity, maintenance, and daily operational cost has all but broken our ability to save any additional funds to purchase ambulances and equipment or cover unplanned operational emergencies. Recently we began discussions about the necessity of adding more staff because of the numerous calls we respond to. This will place a substantial hardship on our personnel cost, which is our largest annual expense. With the rising cost of purchasing and maintaining a fleet of (3) ambulances, we cannot support your request.

Until there is a way to provide constant financial support for emergency services in our county, Sussex Post #8 will no longer "Agree to Serve" growth.

If you have any questions, feel free to contact me.

Respectfully,

Gary M. Morris

Gary M. Morris
Manager
American Legion
Ambulance Service

Home # 302-422-6760
Cell # 302-745-7470
E-mail gmorris60@comcast.net

Non-Profit Tax ID# 51-6018018

18072 Davidson Drive
Milton, DE 19968
T: 302-684-8030
F: 302-684-8054

www.pennoni.com

February 4, 2025
JGRNT20007

School Board Members
Indian River School District
31 Hosier Street
Selbyville, DE 19975

RE: James Place (New Residential Development)
Tax Map # 135-14.00-87.00
North Bedford Street
Georgetown, DE 19947

Distinguished School Board Members,

On behalf of James Grant, developer of James Place, Pennoni Associates Inc. (Pennoni) is pleased to inform you of a new proposed residential development in Georgetown.

James Place, located at Tax Map Parcel # 135-14.00-87.00 on North Bedford Street, will be a mixed residential subdivision, comprised of 60 single-family homes, 28 Duplex units, and 20 Townhomes.

The project is currently going through the process of getting approval through from the Town of Georgetown, as well as all other relevant State and Local Government entities. Once approved, construction will begin late 2026.

If you have any comments or need additional information, please call us at (302) 684-8030.

Sincerely,
PENNONI ASSOCIATES INC.

Olayiwola Okesola, PE
Senior Engineer

Delmarva Power Millsboro Office
P. O. Box 637
Millsboro, DE 19966-0637
Phone: 667-313-2429
E-mail wassim.fakerelkazzaz@exeloncorp.com

January 23, 2025

Pennoni
Attn: Alan M. Decktor
18072 Davidson Drive
Milton, Delaware 19968

RE: Electric Service Availability. NORTH BEDFORD STREET with TM:135-14.00-87.00, GEORGETOWN, DE 19947

Dear Alan M. Decktor,

This letter is to confirm that NORTH BEDFORD STREET with TM:135-14.00-87.00, GEORGETOWN, DE 19947 is within the Delmarva Power's electric service territory and electrical capacity is available. Standard electric service will be provided in accordance with the Electric Service Tariff on file in this state.

If you have any questions feel free to call me at 667-313-2429.

Sincerely,

Wassim Faker

Associate Engineer

Millsboro Engineering

January 23, 2025

Alan M. Decktor
Pennoni
18072 Davidson Dr.
Milton, DE 19968

Re: Natural Gas Service / James Place / N. Bedford St. & Gordy St. (Tax Parcel ID: 135-14.00-87.00/ Georgetown, DE 19947

Mr. Decktor:

Chesapeake Utilities has existing natural gas infrastructure located at the intersection of Pepper St. and Seashore Highway. The location of the gas infrastructure is well positioned to provide gas service to Tax Parcel ID: 135-14.00-87.00, but requires main extension of approximately 2,500'.

Prior to the execution of a final Natural Gas Agreement, Chesapeake Utilities is required to complete an engineering design, construction estimate and overall economic analysis to ascertain the economic feasibility and ROI of the project's infrastructure build-out.

Upon execution of the Natural Gas Agreement, Chesapeake Utilities will move forward with final internal approvals and begin the scheduling of construction to extend gas service to serve the project.

Please feel free to reach me with any questions and I look forward to working with you.

Respectfully,

Kelley

Kelley Gabbard

Chesapeake Utilities
Natural Gas Sales
500 Energy Lane
Dover, DE 19901

RESIDENTIAL PLANNED COMMUNITY (RPC) NARRATIVE

To: Town of Georgetown Planning Commission
Re: James Place – Narrative of Requested Modifications (§230-75.16) and Justification (§230-75.9), as required by §230-75.17
Tax Map: 135-14.00-87.00 (Deed Book 4050, Page 58)
Site Location: East side of North Bedford Street Extended (adjacent to Carriage Place – north side), Georgetown, Delaware
Owner of Record: Abhay Patel, 595 Forest Street, Dover, DE 19901
Equitable Owner/Developer: Bedford Holdings, LLC, 872 Walker Road, Suite A, Dover, DE 19904
Engineer/Planner/Surveyor: Pennoni Associates Inc., 18072 Davidson Drive, Milton, DE 19968
Concept Plan Set: James Place Concept Plan Set (dated April 24, 2026)

Project Summary

James Place is a proposed mixed residential dwelling development on a 21.92± acre parcel currently zoned UR-1 (Urban Residential District). The Applicant proposes a Residential Planned Community (RPC) superimposed over the UR-1 District to allow a coordinated neighborhood design with a mix of housing types and preserved open space. The project proposes 96 total dwelling units consisting of 51 single-family detached dwellings, 26 duplex (twin) units, and 19 townhouse units. The site is currently vacant/partially wooded and will be served by public water and public sewer (Town of Georgetown).

1. **Proposed Modification(s) to Development Standards (as permitted by §230-75.16)**

1.1 Single-Family Detached Side Yard Setback Reduction

- **Underlying standard (UR-1):** Side yard setback = 10 feet.
- **Requested modification:** Reduce the side yard setback for single-family detached dwellings to **6 feet**.
- **Related setbacks shown on the Concept Plans (not proposed to be modified unless otherwise required by plan review):** Front = 25 feet; Rear = 10 feet; Corner = 15 feet.

2. **Justification for the Requested Modification (Consideration Factors for Approval in §230-75.9)**

The requested side yard reduction is intended to support an efficient, cohesive neighborhood layout while maintaining compatibility and minimizing impacts. The request is offered for approval based on the following §230-75.9 considerations:

- **Consistency with Town planning objectives and the purpose of RPC zoning:** The development is designed as an integrated community with a mix of housing types and meaningful common outdoor space. A modest side yard reduction supports a compact neighborhood form and allows flexibility in unit placement without increasing the overall unit count beyond the proposed RPC program.
- **Compatibility with surrounding land uses:** Adjacent land uses include agriculture to the north, vacant woodland to the east, and existing single-family neighborhoods to the west and south. The plan provides a Type 2 buffer along the northern property line (10-foot buffer yard) and maintains perimeter open space and stormwater areas that help soften transitions to adjoining properties.
- **Adequacy of open space, recreation, and neighborhood amenities:** The plan provides approximately 7.85± acres of open space (about 35.9% of the gross site area), including passive habitat conservation areas, a stormwater wet pond/water feature, sidewalks and trails, a tot lot, and a gazebo. The requested setback modification supports maintaining these open space features by enabling a more efficient lot and building footprint arrangement.
- **Protection of environmental resources and site features:** The site includes approximately 8.18± acres of forested area with portions proposed to remain, and stormwater management is provided via BMPs conveying to an existing ditch/tax ditch system. Reduced side yards can help limit impervious expansion pressure and supports keeping open space and environmental areas in their intended locations.
- **Traffic circulation and safety:** All lots are accessed from internal public streets, and sidewalks/trails are provided for pedestrian circulation. The proposed unit count (96 units) and the internal circulation plan remain as shown on the concept plans; the setback modification does not add dwelling units or introduce new access points.
- **Adequacy of utilities and public services:** The project is planned for public water and public sewer service from the Town of Georgetown and is within an Investment Level 1 area (2025 State Strategies). The requested setback change does not alter utility service plans or the ability to place utilities in rights-of-way and easements.
- **Public health, safety, and welfare:** The plan includes fire protection features typical for new residential construction (sprinklers noted on plans) and a connected street/sidewalk system. The requested modification is limited in scope and maintains consistent front setbacks, supporting a predictable streetscape while enabling housing variety.

3. **Supporting Plan Data (for reference)**
   - **Gross site area:** 21.92± acres (954,824± SF).
   - **Proposed dwelling units:** 96 total (51 single-family detached; 26 duplex/twin; 19 townhouses).
   - **Open space:** 342,124± SF (7.85± acres), including landscape buffer, stormwater wet pond (top of pond area 144,028± SF {42% of open space area}) , and passive/active recreation space.
   - **Parking:** 2 spaces per unit provided via driveways (192 spaces).
   - **Floodplain:** Majority Zone X; small portion Zone A. The concept plan notes that a FEMA LOMA will be submitted to confirm mapping/base flood elevation and coordinate any needed adjustments.
   - **Stormwater discharge:** To an existing ditch/tax ditch system (Georgetown–Vaughn Deep Creek), with maintenance responsibility by the developer/HOA as applicable.
   - **Access and frontage:** North Bedford Street Extended (Sussex County Route 114), posted 35 mph; internal streets provide access to all lots.

4. **Closing**

   Based on the above, Bedford Holdings, LLC respectfully requests Planning Commission support for the modification identified herein as part of the RPC application and concept plan review. We believe the requested adjustment enables a high-quality site plan that provides housing variety and substantial open space while remaining compatible with adjacent land uses and adequately served by public infrastructure.

§ 230-75.9**Consideration of factors for approval of RPC District.**

In addition to the other provisions contained in this section, the approval of a zoning request or designation as a RPC - Residential Planned Community shall include consideration of the following:

A.

Integration of the proposed development into existing terrain and surrounding landscape.

Comment: The concept plan shows a mix of single-family, duplex, and townhouse lots arranged around an internal public street network (50'/60' ROWs) with the primary open-space/stormwater feature located generally central/southern on-site, which helps follow existing grades and provides a cohesive layout. Final review should confirm proposed grading limits, finished floor elevations, and how the plan transitions to adjacent residential lots and the northern agricultural tract at the buffer area.

B.

Minimal impacts on wetlands and floodplains.

Comment: The site data notes no wetlands on-site and indicates FEMA Zone X across most of the property with a small portion in Zone A on the northeast side; the plan also states that a FEMA LOMA will be submitted to confirm/modify mapped floodplain limits. Final approval should be conditioned on delineation/confirmation of the Zone A limits (including any required base flood elevation), avoidance/minimization of any encroachment, and demonstrating compliance with all floodplain development requirements and stormwater design criteria.

C.

Preservation of natural and historic features.

Comment: The concept plan retains designated "Passive Habitat Conservation" areas and indicates remaining forested area of approximately 1.86 acres (with ~6.32 acres impacted per the site data). Final plans should identify any significant specimen trees, confirm whether any historic/cultural resources are present, and provide a tree/forest conservation plan and limits of disturbance to document preservation measures.

D.

Preservation of open space and scenic views.

Comment: The plan provides approximately 7.85 acres of open space (about 35.9% of gross area), including stormwater wet pond area, passive/active recreation space, and buffer landscape areas. Final review should confirm that required open-space calculations for the RPC are met exclusive of any areas that the code does not allow to count (if applicable), and that open space is protected via recorded documents and maintenance responsibility (e.g., HOA) is clearly defined.

E.
Minimization of trees, vegetation and soil removal and grade changes.

Comment: The project proposes significant forest impact (site data indicates ~77.3% of existing forested area impacted) and includes a large stormwater facility, which will require substantial earthwork. Final plans should minimize clearing where practicable, clearly show limits of disturbance, and provide grading/earthwork quantities (cut/fill) and re-vegetation/landscaping details demonstrating that tree removal and grade changes have been minimized to the extent feasible.

F.
Effects on area waterways.

Comment: The plan indicates stormwater will ultimately discharge to an existing ditch on the northwest side of the property and references the Georgetown–Vaughn Deep Creek tax ditch and the Broadkill River watershed. Final review should include downstream conveyance/ditch capacity confirmation as required, DNREC/Sussex Conservation District coordination, and water-quality treatment/maintenance provisions for the wet pond and any conveyance easements.

G.
Minimization of erosion and sedimentation, minimization of changes in groundwater levels and increased rates of runoff, minimization of potential for flooding and design of drainage so that groundwater recharge is maximized.

Comment: The concept proposes stormwater BMPs with a central wet pond and notes the property is in a “poor” groundwater recharge area and not in a wellhead protection area. Final engineering should demonstrate erosion and sediment control sequencing, post-development rate/volume compliance, and groundwater recharge measures to the maximum extent practicable, along with emergency overflow routing and flood mitigation consistent with the mapped Zone A area.

H.
Provision for appropriate integration with existing community, such as street network, sidewalks, pedestrian pathways and trails, and the general historic land development pattern of the Town.

Comment: The plan shows public-use streets intended to be municipality-maintained and includes sidewalks, crosswalks, and pedestrian trails, with frontage improvements along North Bedford Street (a major collector). Final review should confirm connectivity to existing/planned sidewalk networks, compliance with Town standard sections, and how the internal street grid ties into surrounding development patterns (including any future connections or stub streets if required/appropriate).

I.
Provision for adequate and safe vehicular and pedestrian movement within the site and adjacent ways.

Comment: The concept provides internal sidewalks/trails and indicates stop bars and crosswalks; vehicle access is via a full-movement entrance on North Bedford Street with turn-lane concepts depicted. Final review should verify intersection/entrance spacing, sight distance, internal turning radii (including fire apparatus), pedestrian crossing details, street lighting, and that driveway parking does not obstruct sidewalks (per plan notes and DelDOT guidance referenced on the plans).

J.
Effect on area property values.

Comment: The plan includes multiple housing types, open space, trails, and amenity features (tot lot/gazebo) that can support neighborhood value, and provides buffer yards at the north edge where the adjacent use is agricultural. Final review should confirm architectural/streetscape standards (if applicable), buffering/landscaping installation details, and long-term maintenance mechanisms to help ensure the development remains compatible and well-maintained.

K.
Preservation and conservation of farmland.

Comment: The property is currently vacant/partially wooded and is within Town limits; adjacent north land use is identified as agriculture with a required Type 2 buffer. Final review should confirm whether any portion of the site is active farmland or enrolled in an agricultural preservation program; if not, this factor may be addressed primarily through providing and maintaining the required buffer to reduce land use conflicts at the interface.

L.
Effect on schools, public buildings and services and community facilities.

Comment: The plan proposes 96 dwelling units (96 EDUs) within the Indian River School District and identifies public water and sewer service by the Town of Georgetown, plus fire service by Georgetown Fire Department #77. Final review should include utility capacity/extension confirmations, fire marshal review for access and hydrant spacing, and (if required by the Town) a discussion of impacts to schools, parks, and other public services and any mitigation/fees.

M.
Effect on area roadways and public transportation, based on a traffic impact study.

Comment: A traffic generation exhibit is provided showing AADT on N. Bedford Street (SCR 114) and estimated site trips (total new trips shown as 843 ADT), with turn-lane concepts depicted at the entrance. Final review should confirm whether a formal Traffic Impact Study is required by the Town (DelDOT does not require one, as it triggers their Area Wide Study criteria) and, if so, provide queue/LOS analyses, turning movement counts assumptions, and final frontage/entrance improvements consistent with DelDOT's Development Coordination Manual and Town requirements.

N.

Compatibility with adjacent land uses.

Comment: Adjacent uses are identified as: north—agriculture (buffer required), west/south—single-family (no buffer required per plan notes), and east—vacant woodland. The proposed mix of residential types is compatible; final plans should confirm placement of higher-density product (townhomes) in areas that are not adjacent to existing lower density product (single family detached homes), provide effective landscape buffering at sensitive edges, and address construction impacts (noise, traffic, clearing limits) to adjacent neighborhoods.

O.

Whether, in the opinion of the Town Council, the estimated expense to the Town cannot be justified on the basis of estimated tax returns or impact fees which would accrue to the Town within a reasonable time period. A cost benefit analysis should be completed to determine benefits of the project to the Town.

Comment: The plans indicate public water/sewer service, municipality-maintained streets, and site amenities with all improvements being made by the applicant; however, a project-specific cost/benefit analysis is not included in the concept set. If required by Town Council, the applicant will provide an analysis estimating Town costs (e.g., staff time, long-term service demands) versus revenues/fees (property taxes, impact/connection fees), and clarify which infrastructure will be private vs. accepted by the Town for ownership/maintenance.

Open Space Compliance Narrative (Town of Georgetown, DE – Concept Plan)

This narrative summarizes open space provided with the Concept Plan Set for James Place (TM: 135-14.00-87.00) and demonstrates compliance with the Town of Georgetown development code requirements/guidelines for the proposed Residential Planned Community (RPC) overlay. Source information is taken from the project "Site Data" table and the "Open Space Breakdown" shown on the concept plan sheets.

1. **Site Area and Open Space Summary**

   Gross site area: 954,824 ± SF (21.92 ± AC). **Total open space provided:** 342,124 ± SF (7.85 ± AC), which equals approximately **35.9%** of the gross site area (342,124 ÷ 954,824 ≈ 0.359). These areas are identified on the concept plan sheets as designated open space areas and related features (habitat conservation areas, stormwater facility, trails, tot lot, gazebo, and buffer areas).

2. **Open Space Component Breakdown (as shown on Plans)**

Open space category	**Area (SF)**	**Area (AC)**	**% of total open space**	**Plan reference / description**
Landscape buffer	26,509 ±	0.60 ±	7.60%	Perimeter landscape/buffer areas (e.g., 10-foot buffer yard callouts along property edges).
Stormwater management facility (wet pond)	144,028 ±	3.31 ±	42.20%	"Proposed Stormwater Management Facility #1 – Wet Pond" (top of pond area noted as 144,028 SF).
Passive & active recreation space	171,587 ±	3.94 ±	50.20%	Common outdoor spaces including habitat conservation areas and amenity features (walking trails/sidewalk network, tot lot,

				gazebo, and associated open lawn areas).
Total open space	**342,124 ±**	**7.85 ±**	**100%**	As tabulated on the Site Data table.

In addition, the concept plan "Open Space Breakdown" graphic identifies multiple distinct open space tracts (labeled A through E) totaling approximately 7.85 acres on the key sheet. These tracts generally correspond to (i) perimeter/passive habitat conservation areas, (ii) the stormwater wet pond/open water feature, and (iii) recreation/amenity spaces distributed throughout the community.

3. Compliance Statement – Georgetown Code Chapter 230, Article XIA (RPC) Open Space / Common Outdoor Space

The proposed Residential Planned Community (RPC) is evaluated for open space/common outdoor space under **Town of Georgetown Code, Chapter 230, Article XIA (RPC — Residential Planned Community)**. Consistent with the RPC purpose and design standards (including the RPC design elements and conditions), the concept plan provides a coordinated system of common outdoor space consisting of passive habitat conservation areas, a central stormwater wet pond/water feature, and active/passive amenities (trails/sidewalk connectivity, tot lot, and gazebo). These open space areas are outside individual residential lots and are intended to function as shared/common space for residents.

Item	Code requirement / guideline	Provided (Concept Plan)	Compliance
Total open space / common outdoor space area	**Georgetown Code, Chapter 230, Article XIA (RPC)** — open space/common outdoor space requirement. (1) Greens should be provided within the development. A green typically 5,000 square feet to 10,000 square feet in area or larger shall be created and maintained as open space around which dwellings are arranged. Greens are typically maintained as common open space areas consisting of lawn, trees and other landscaping, sidewalks or pathways, benches etc. (2)	342,124 ± SF (7.85 ± AC) = 35.9% of gross tract area.	Complies

	Open space areas shall not comprise less than 15% of the gross area of the RPC. Twenty-five-percent of said open space shall be designed and developed for active recreation. All open space may be open to the use of residents or dedicated to the Town of Georgetown as public parkland upon mutual agreement between the Town and the applicant/developer. **(3)** Open space areas with exception of greens shall be arranged to maintain contiguity with other designated open space areas or similar areas on adjacent lands in order to ensure the potential for a contiguous open space network throughout the Town. **(4)** The size and location and configuration of open space lands must provide adequate access to residents and enable appropriate access for maintenance. Long, thin or inaccessible areas of open land should be avoided		
Open space functionality	Article XIA RPC design elements/conditions emphasize meaningful, usable open space and a mix of passive/active recreation opportunities.	Passive habitat conservation + wet pond/water feature + trails/sidewalk connectivity + tot lot + gazebo.	Complies.
Distribution & access	Article XIA RPC standards/guidelines encourage open space to be accessible to residents and connected via sidewalks/trails.	Open space tracts distributed across the site and connected by internal sidewalks/trails.	Complies.

4. Conclusion

Based on the concept plan tabulations, the project provides 7.85 ± acres (342,124 ± SF) of open space, representing approximately 35.9% of the gross tract area, and includes both passive and active community amenities. This open space system is shown on the plans and is intended to satisfy the Town of Georgetown **Chapter 230, Article XIA (RPC)** open space/common outdoor space objectives and any applicable minimum open space requirement established therein.

Site Investigation Report –James Place

Per §194-41.A.4©, Narrative for Concept Plan and RPC Overlay Proposed Zoning

(1) Site Data Summary Chart

Tax Map & Parcel Number	135-14.00-87.00
Planning Commission Case Number	Not Currently on Agenda
Board of Adjustment Case Number	N/A
Zoning Classification	UR1 – Urban Residential
Proposed Zoning	Residential Planned Community (RPC)
Proposed Use	Mixed Residential Dwelling Development
Allowable Density	131 Units (UR1) / 108 Units (RPC)
Proposed Density	96 Units (RPC)
Total Property Area	21.92 Acres
Flood Zone	Flood Zone (Map #10005C0300L)
Source Water Protection Area	Poor Groundwater Recharge / Not located in a Wellhead Protection
Wetlands (state and federal)	0.00 Acres
Number of Proposed Lots	51 Single Family Detached Dwelling, 26 Duplexes (Twins), 19 Townhouses
Number of Proposed Units	96 Units
Availability of Utilities	Sewer & Water (Town of Georgetown), Electric (Delmarva Power), Telecom (Verizon), Cable TV (Comcast), Gas (Chesapeake Utilities)
Zoning Front Yard Setback Requirements	25 Feet
Zoning Side Yard Setback Requirements	10 Feet (UR-1) / 6 Feet (RPC)
Zoning Rear Yard Setback Requirements	10 Feet
Zoning Lot Size Requirements	5,000 ft^2 (Single Family detached), 2,000 ft^2 Multifamily attached Townhouse), 3,000 ft^2 (Multifamily attached Duplex)
Maximum Building Height	35 Feet (3 Stories)
Required Open Space	Not less than 15% of the gross area of the RPC.
Proposed Open Space	7.85+/- AC = 35.9%

Required Parking per Zoning	192 Spaces
Proposed Parking per Zoning	192 Spaces

(2) Land use overview:

- The project will consist of 96 Residential Units (51 Single Family Detached Dwellings, 26 Duplex (Twins), and 19 Townhouses). The site will utilize one wet pond for stormwater management. The site will be serviced via Town of Georgetown water and sewer from North Bedford Street. The site will utilize one entrance from North Bedford Street. See attached Concept plan for detailed information.

(3) Georgetown Land Use Plan and Design Standards compliance:

- The proposed zoning is UR1 with RPC Overlay. A residential planned community (RPC) is a concept which encourages and permits variation in residential development by allowing deviation in lot size, bulk requirements or type of dwelling, lot coverage and open space from that which is required in any one residential district, to encourage design flexibility and coordination of architectural style of buildings, streets, lighting, signage, landscaping and the existing neighborhood and historic land development patterns.

(4) Traffic access overview statement:

- The property has frontage along North Bedford Street and will take access from North Bedford Street. The existing roadway along North Bedford Street frontage consists of two 11-foot lanes with 2-foot shoulders on each side. The asphalt paving is in good shape.
- North Bedford Street will be upgraded with two 11-foot wide through lanes, a 5-foot-wide bike lane, a 10-foot-wide right turn lane into the site, an 11-foot-wide left turn lane into the site, and 6-foot-wide shoulders on each side. The entrance and roadway improvements will follow DelDOT requirements.

(5) Ability to serve (utilities, emergency, fire and ambulance):

- The property is currently served with electricity by Delaware Power. Communication and internet services are provided by Verizon/Comcast. The property is in the Georgetown Fire Department - Fire District and will also be served by the Town of Georgetown Police Department for law enforcement services. The property will be served by Station #77 EMS. For sewage flow design purposes:
    - Proposed Breakdown - The sewage flow calculations are tabulated below:
    - 1 EDU per Residential Dwelling Unit with one kitchen and one or more baths)
- The total breakdown is 96 EDU's.
- Water and Sewer is served by the Town of Georgetown. The connection for water service will be to the 8" line along North Bedford Street. The proposed sewer service will be connected via a

drop MH on the existing gravity line that runs along North Bedford Street, and this will be governed by Town of Georgetown.

(6) Stormwater Management Overview:

- Stormwater will be conveyed via pipes and inlets towards the stormwater management ponds that will be built in conjunction with this project. The facility will be a wet pond, designed for the 100-year storm event. Outfall from these facilities will be to the existing ditch system leaving our site on the NW side of the property. We will work with Sussex Conservation District to follow State requirements and show no negative impact downstream.

(7) Construction Phasing Overview:

- All segments of the project are expected to be built in two construction phases. Below is the initial thought but is subject to change with final engineering.
    - Phase 1: 25 Single Family Detached Dwellings, 26 Duplex (Twins), 5 Townhouses, as well as all entrance improvements and both stormwater management facilities.
    - Phase 2: 26 Single Family Detached Dwellings and 14 townhouses.

(8) Economic Impact Statement:

- The anticipated site construction costs at total buildout will be $4,500,000+/-.
- The following is a list of fees that are associated with the development of this project:

Town of Georgetown Site Plan Review Fee	$2,300 (Submitted)
Town of Georgetown Engineer Review Fee	$4,500 (Estimated)
Town of Georgetown Building Permit Fee	Per Individual Unit
Town of Georgetown Water Connection Fee	$600 Min.
Town of Georgetown Water Impact Fee (per EDU)	$172,692 (Estimated)
Town of Georgetown Sewer Connection Fee	$600 Min.
Town of Georgetown Sewer Impact Fee (per EDU)	$799,200 (Estimated)
Town of Georgetown Emergency Services Fee	$10,000 (Estimated)
Town of Georgetown GREAT Fund Fee	$10,000 (Estimated)
Town of Georgetown Inspection Fee	$500 (Estimated)
Fire Marshal Site Plan Review Fee	$150 (Estimated)
Sediment and Stormwater Review Fee	$3,000 (Estimated)
DNREC, NOI Fee	$195 (Estimated)
DelDOT Review Fee (Initial Stage)	$1,480.00 (Estimated)
DelDOT Review Fee (Construction Stage)	$1,850.00 (Estimated)
DelDOT Area Wide Study Fee	$9,460.00
TOTAL	**$1,016,527 (Estimated)**

- Not included at this time are the fees associated with property taxes, as well as quarterly fees for water, sewer, trash, and other applicable services.

(9) Architectural theme:

- Please see attached supplemental information.

(10) Provide narrative of recreational needs and opportunities:

- James Place will have both passive and active recreational opportunities. In terms of passive recreation, two Conservation Habitat areas are provided at the southwest portion of the site, on both sides of the entrance into the community. These conservation areas will offer observation opportunities of undisturbed except for utilities , wooded areas but will require some utility lines to be installed through this area. These areas currently provide habitat for local wildlife and other ecosystem services. Active recreational opportunities include a proposed tot lot centrally located on the site near northern boundary line. In addition, a gazebo is proposed adjacent to the wet pond along with a pedestrian trail that circumnavigates the wet pond.

(11) Attach ability to serve letters:

- Please see attached supplemental information from the various companies.

(12) Provide a copy of letter of notification to local school board for residential developments:

Please see attached supplemental information. general.information@irsd.k12.de.us
We sent our letter to them and have not heard back.

Architectural Theme Narrative

Proposed Residential Planned Community – Georgetown, Delaware
(RPC District – Mixed Residential Development)

1. Overall Architectural Concept

The architectural theme for the proposed development is rooted in traditional Delaware small-town residential design, incorporating coastal-influenced and Mid-Atlantic vernacular architecture that is historically consistent with the existing character of Georgetown and surrounding established neighborhoods.

The project emphasizes:

- Human-scaled residential architecture
- Varied, articulated façades
- Clearly defined streetscapes
- Durable, low-maintenance exterior materials
- Visual compatibility across multiple residential building types

The intent is to create a cohesive neighborhood identity rather than a single repetitive building form, while ensuring architectural consistency across townhouses, duplex dwellings, and single-family detached units.

2. Architectural Organization and Streetscape Design

Buildings are arranged to reinforce a traditional neighborhood pattern, with front façades oriented toward public streets, sidewalks, and common open spaces. This approach supports the Town of Georgetown's objectives for:

- Walkable residential streets
- Clear public-to-private transitions
- Strong visual relationship between buildings and the street

Key organizational elements include:

- Shallow building setbacks consistent with UR-1 and RPC allowances
- Front porches and stoops defining entry points
- Garages recessed, rear-loaded, or visually subordinate where applicable
- Consistent sidewalk connections throughout the community

This layout encourages pedestrian activity while preserving privacy for residents.

3. Architectural Style and Influences

The architectural style is Traditional Residential with Coastal and Craftsman influences, common throughout Sussex County and Georgetown neighborhoods.

Primary stylistic references include:

- Simple gabled and hip roof forms
- Symmetrical or balanced façades
- Porch-supported entries and rhythmical fenestration
- Vertical and horizontal siding variations

The architecture avoids contemporary or highly stylized forms that would be inconsistent with surrounding development.

4. Townhouse Architecture

The townhouse buildings, as illustrated in the Alstons Walk Towns Master Set and applicable to the Georgetown concept plan, are designed as multi-unit residential blocks visually broken into individual dwellings.

Townhouse Design Features:

- Roof pitches ranging primarily from 6:12 to 8:12, with varied ridge orientations
- Façade articulation through step-backs, varied rooflines, and material changes
- Individual unit identity achieved by alternating siding styles and color palettes
- Clearly defined front entries with porches or stoops

Materials:

- Vinyl lap siding as the primary cladding
- Vinyl board-and-batten and vinyl shake accents
- Stone veneer at foundations and select façade elements

The townhouse massing is intentionally segmented to prevent long, uninterrupted building elevations, a key requirement of Georgetown's design standards.

5. Duplex (Twin) Residential Architecture

The proposed duplex (twin) units, including the Madison Duplex Type, are architecturally designed to resemble large single-family residences rather than multi-family buildings.

Duplex Design Features:

- Symmetrical massing with mirrored floor plans
- Prominent gable roofs with traditional pitch
- Front porches with columns and defined entry points
- Windows scaled and proportioned to reinforce residential character

Visual Compatibility:

- Duplex buildings utilize the same material palette and detailing as townhomes and single-family units
- Rooflines, siding types, and trim details maintain continuity across the development

This approach ensures the duplex units integrate seamlessly into the neighborhood fabric.

6. Single-Family Detached Residences

Single-family detached homes are designed as the most outward-facing residential product within the community, reinforcing compatibility with adjacent properties.

Design characteristics include:

- Individualized façades with varying roof orientations
- Covered front porches or stoops
- Traditional window proportions and door detailing
- Garages designed to minimize visual dominance

The architectural character of these units anchors the development's overall residential theme.

7. Roof Design and Building Height

All buildings comply with the maximum building height of 35 feet established by Georgetown zoning regulations.

Roof design principles:

- Predominantly gabled and hip roofs
- Consistent pitch ranges to maintain visual harmony

- Asphalt architectural shingles in neutral tones
- Roof forms used to break down perceived building mass

Rooflines are intentionally varied to create visual interest while maintaining a cohesive neighborhood profile.

8. Exterior Materials and Color Palette

Exterior materials have been selected for durability, longevity, and visual compatibility.

Primary Materials:

- Vinyl horizontal lap siding
- Vinyl board-and-batten siding
- Vinyl cedar shake-style siding

Accent Materials:

- Stone veneer at building bases and entry features
- Painted or wrapped porch columns
- Coordinated trim, fascia, and soffit elements

Color Palette:

- Neutral coastal tones (warm grays, earth tones, soft blues, creams)
- Accent colors used to distinguish units without visual clutter
- Darker roof tones to ground building forms

The material palette is consistent across all dwelling types to reinforce a unified architectural identity.

9. Architectural Variety and Repetition Control

To comply with the Town's design principles and avoid monotony:

- No two adjacent units will utilize identical façade compositions

- Roof forms, siding combinations, and color assignments are alternated
- End units receive enhanced architectural treatment
- Street-facing façades receive the highest level of articulation

These design techniques ensure visual diversity while maintaining overall cohesion.

10. Compatibility with Surrounding Development

The proposed architectural theme is compatible with:

- Existing single-family residential neighborhoods
- Traditional Georgetown housing stock
- Adjacent mixed-density residential uses

Building scale, materials, massing, and roof forms are intentionally residential in nature, avoiding institutional or commercial appearances.

11. Conclusion

The architectural theme for this development:

- Aligns with the Town of Georgetown Development and Design Standards
- Reflects traditional residential architecture appropriate to Sussex County
- Provides architectural variety while maintaining neighborhood cohesion
- Enhances the streetscape and pedestrian experience
- Creates a visually appealing and enduring residential community

This narrative supports the submitted concept plan and building elevations and demonstrates compliance with both the spirit and intent of Georgetown's planning and architectural review criteria. If any design elements cant be met, we will submit specific waivers during the preliminary stage.

100
102

MADISON ELEVATION I FRONT ELEVATION - CRAWLSPACE

OPT. REAR ENTRY GARAGE (TWIN WINDOW)

OPT. REAR ENTRY GARAGE (SINGLE WINDOW)

MADISON ELEVATION I SIDE ELEVATION - CRAWLSPACE

MADISON ELEVATION I FRONT ELEVATION
- CRAWLSPACE W/ PARTIAL PORCH

MADISON ELEVATION I FRONT ELEVATION
- CRAWLSPACE W/ FULL PORCH

OPT. REAR ENTRY GARAGE

MADISON ELEVATION I REAR ELEVATION - CRAWLSPACE

MADISON ELEVATION III FRONT ELEVATION - CRAWLSPACE

OPT. REAR ENTRY GARAGE (TWIN WINDOW)

OPT. REAR ENTRY GARAGE (SINGLE WINDOW)

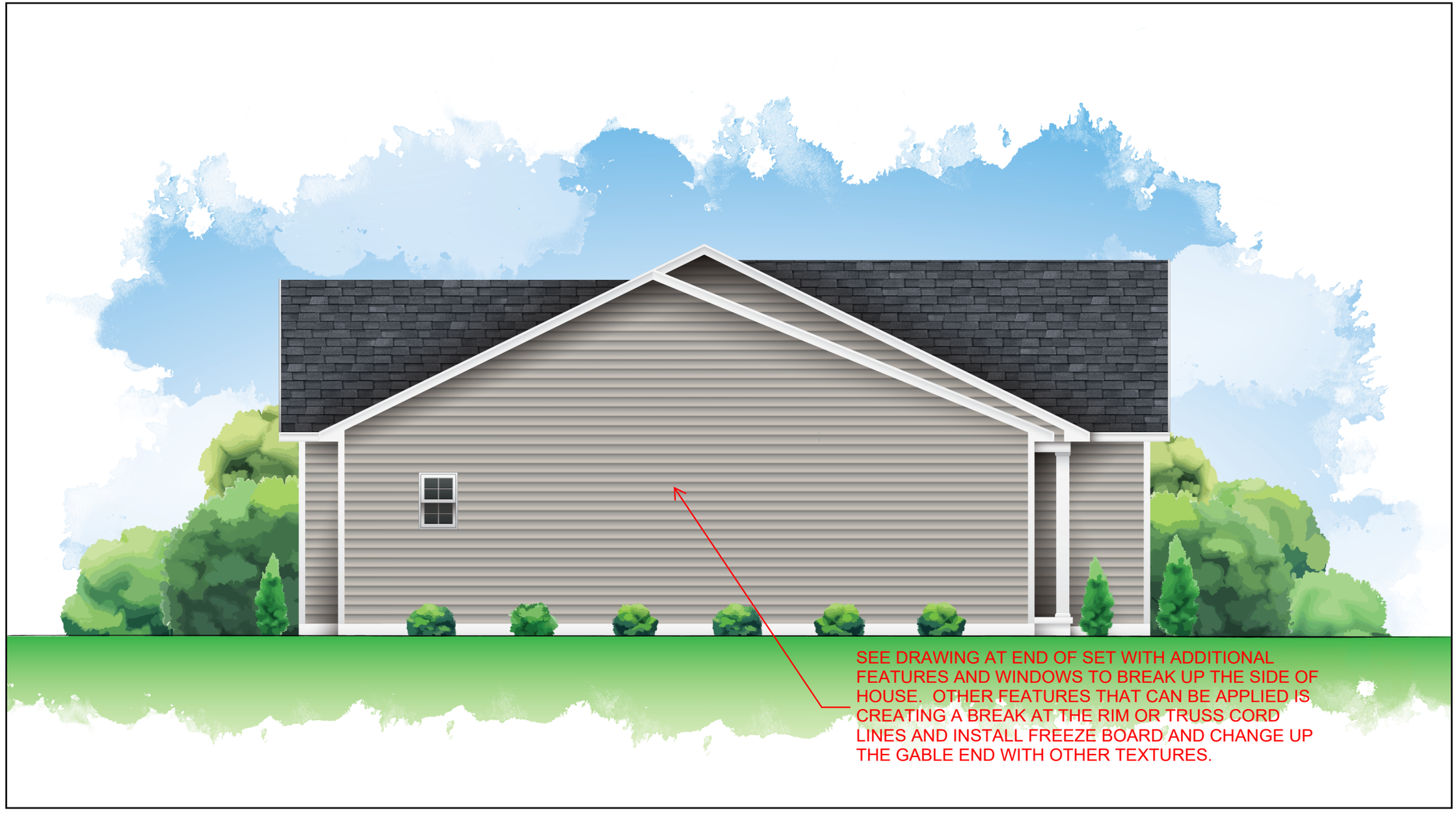
MADISON ELEVATION III SIDE ELEVATION - CRAWLSPACE

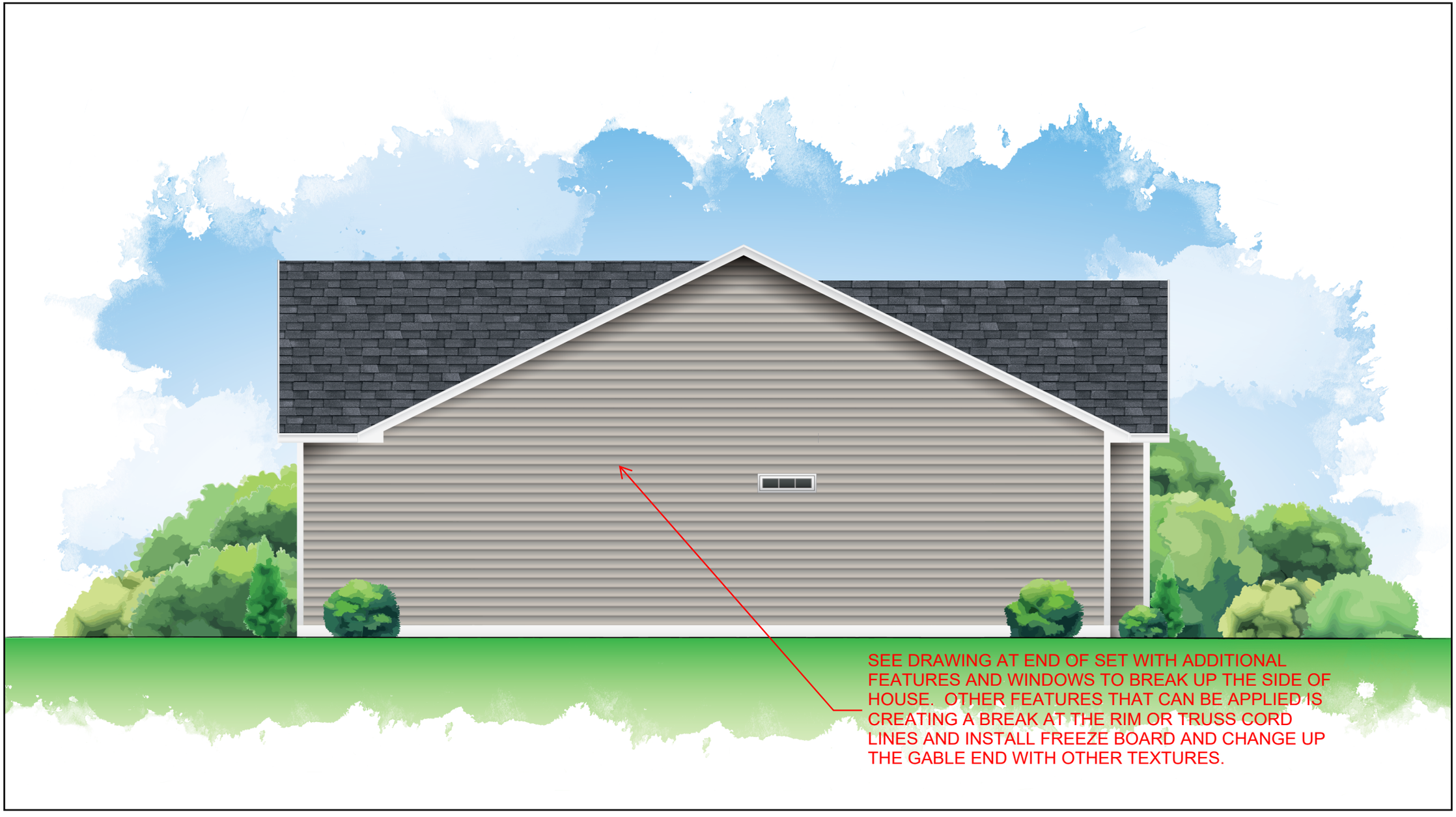
MADISON ELEVATION III FRONT ELEVATION
- CRAWLSPACE W/ PARTIAL PORCH

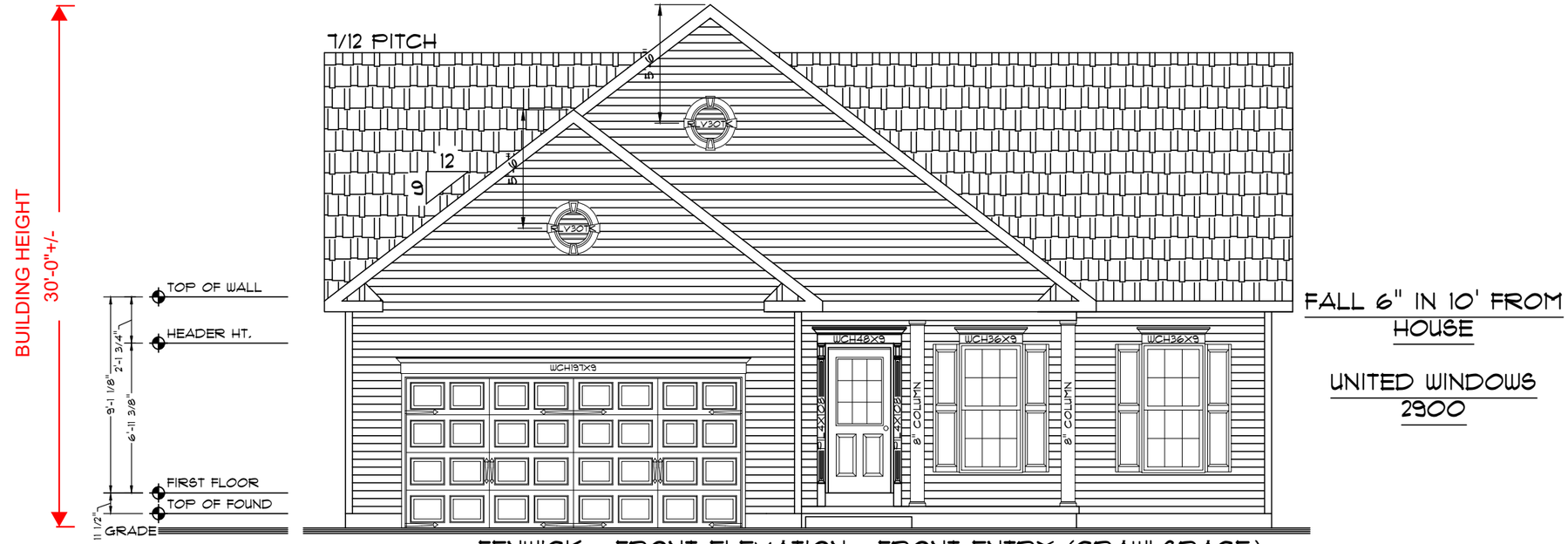
MADISON ELEVATION III FRONT ELEVATION
- CRAWLSPACE W/ FULL PORCH

OPT. REAR ENTRY GARAGE

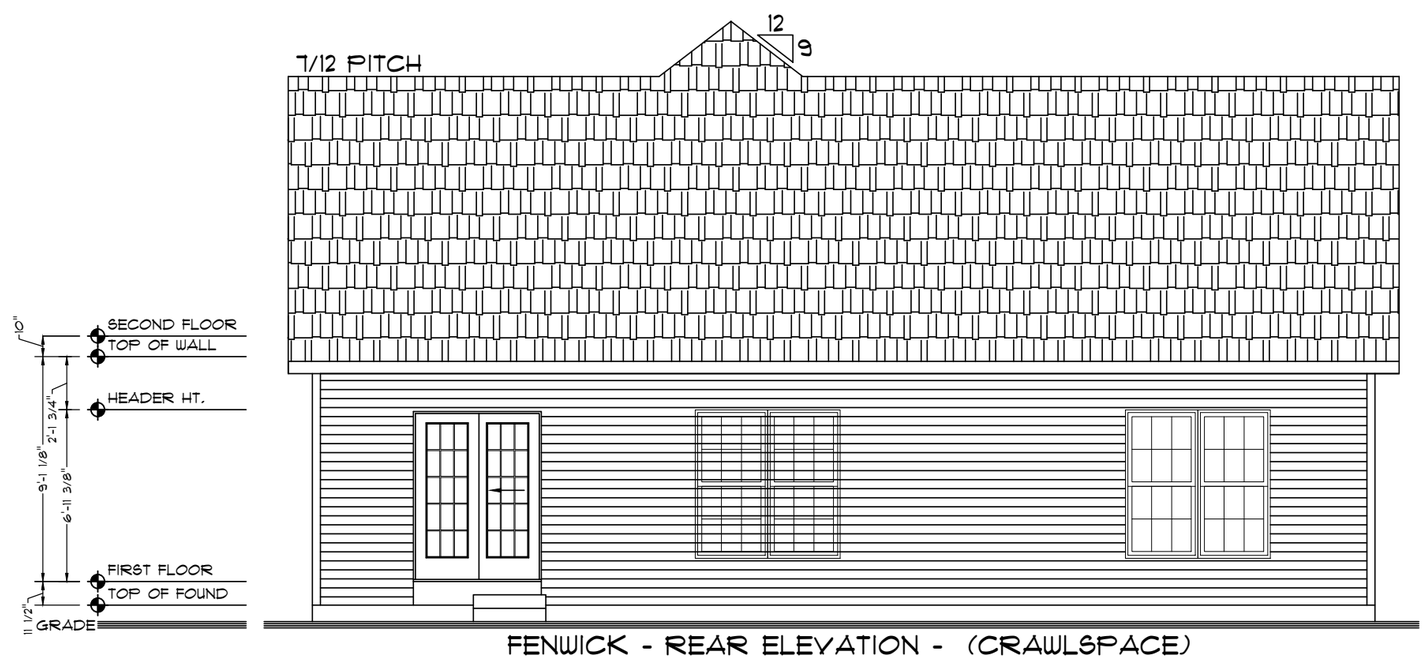
MADISON ELEVATION III REAR ELEVATION - CRAWLSPACE


SEE DRAWING AT END OF SET WITH ADDITIONAL FEATURES AND WINDOWS TO BREAK UP THE SIDE OF HOUSE. OTHER FEATURES THAT CAN BE APPLIED IS CREATING A BREAK AT THE RIM OR TRUSS CORD LINES AND INSTALL FREEZE BOARD AND CHANGE UP THE GABLE END WITH OTHER TEXTURES.


SEE DRAWING AT END OF SET WITH ADDITIONAL FEATURES AND WINDOWS TO BREAK UP THE SIDE OF HOUSE. OTHER FEATURES THAT CAN BE APPLIED IS CREATING A BREAK AT THE RIM OR TRUSS CORD LINES AND INSTALL FREEZE BOARD AND CHANGE UP THE GABLE END WITH OTHER TEXTURES.



FENWICK - FRONT ELEVATION - FRONT ENTRY (CRAWLSPACE)



FENWICK - REAR ELEVATION - (CRAWLSPACE)

ASHBURN HOMES
12 Walker Road, Suite A
Dover, DE 19904
Office: (302) 677-1940
Fax: (302) 677-1812
www.ashburnhomes.com

DATE:
DRAWN BY
CHECKED:
SCALE:
3/16" = 1'-0"

CLIENT NAME:
PROJECT DESCR:

REVISIONS:

SHEET TITLE:
FRONT & BACK ELEVATIONS

SHEET NUMBER E 1
OF ___
PROJ. NO.

9/12 PITCH

FENWICK - RIGHT SIDE ELEVATION (CRAWLSPACE)

9/12 PITCH

FENWICK - LEFT SIDE ELEVATION (CRAWLSPACE)

ASHBURN HOMES
12 Walker Road, Suite A
Dover, DE 19904
Office: (302) 677-1940
Fax: (302) 677-1812
www.ashburnhomes.com

DATE:
DRAWN BY:
CHECKED: A.S.
SCALE: 3/16" = 1'-0"

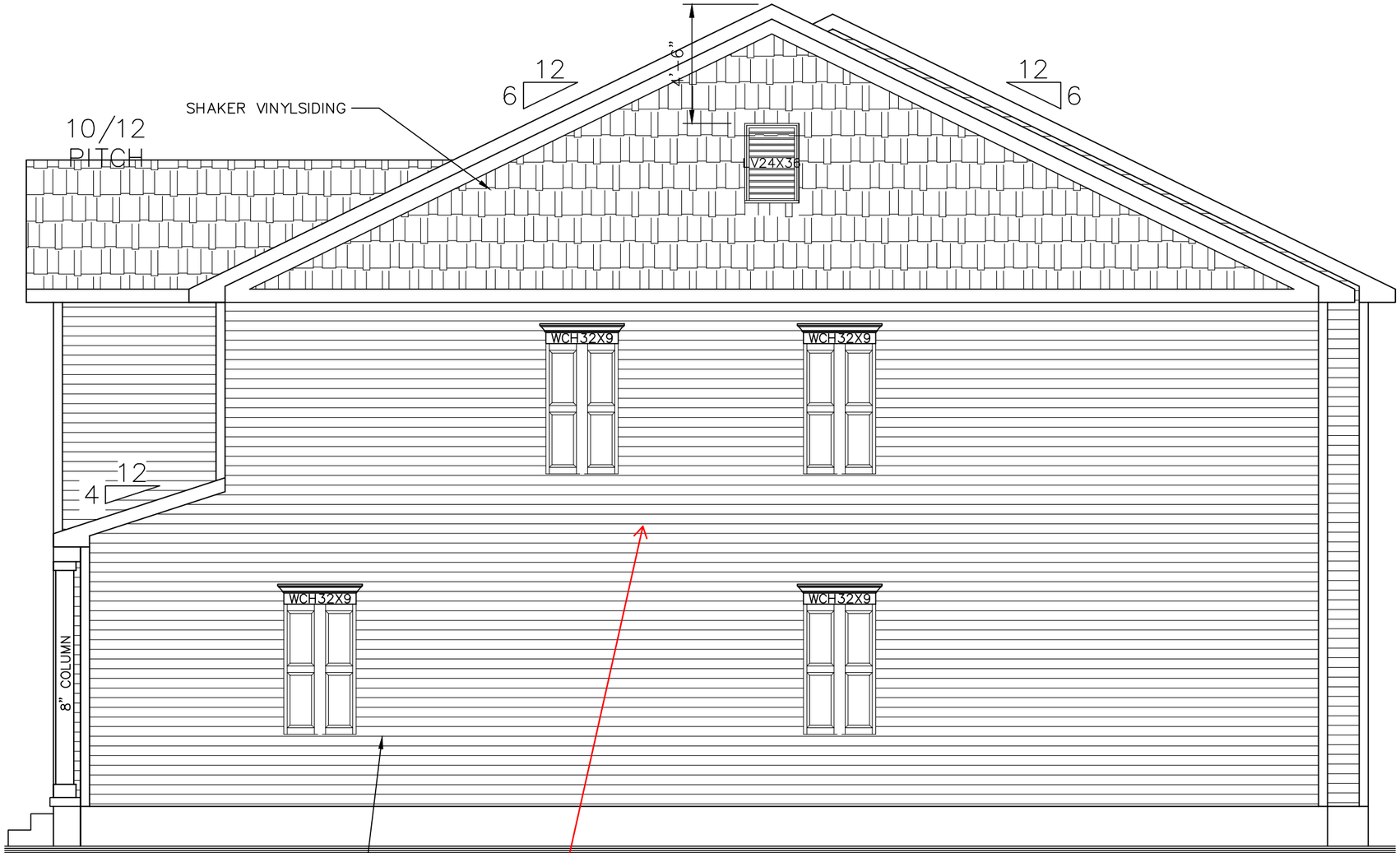
ASHBURN HOMES

CLIENT NAME:
PROJECT DESCR:

REVISIONS:

SHEET TITLE:
SIDE ELEVATIONS

SHEET NUMBER E
OF ___ 2
PROJ. NO.



SIDE ELEVATION (END)

EXAMPLE DRAWING SHOWING SIDE FACADE WITH
ADDITIONAL FEATURES TO BREAK UP WALL

DWG #	DATE	REVISIONS	BY

DRAWN BY: A.D.
DATE: 1.1.2025
SCALE: 1/4" = 1'-0"
CHECKED BY: A.D.

ASHBURN HOMES INCORPORATED
872 WALKER RD., SUITE A
DOVER, DE 19904
OFFICE: (302) 677-1940
FAX: (302) 677-1872
WWW.ASHBURNHOMES.COM

ASHBURN HOMES

TYPICAL END UNIT DETAIL

DEVELOPMENT & LOT
STREET
CITY, DE 199__

COUNTY: SUSSEX

PROJECT | LOT | SALES PERSON:

PROJECT NO:

DRAWING NAME:
RIGHT ELEVATION

PAGE NO:
E3

VTM 30-1734 (4 to choose from) – 2 Story Master Up



4 BED TRADITIONAL ELEVATION



4 BED MODERN FARMHOUSE ELEVATION



3 BED COTTAGE ELEVATION



3 BED CRAFTSMAN ELEVATION

Royal Oaks Design/HBN Collection Essex plan – Ranch



Royal Oaks Design/HBN Collection Packard plan – Ranch

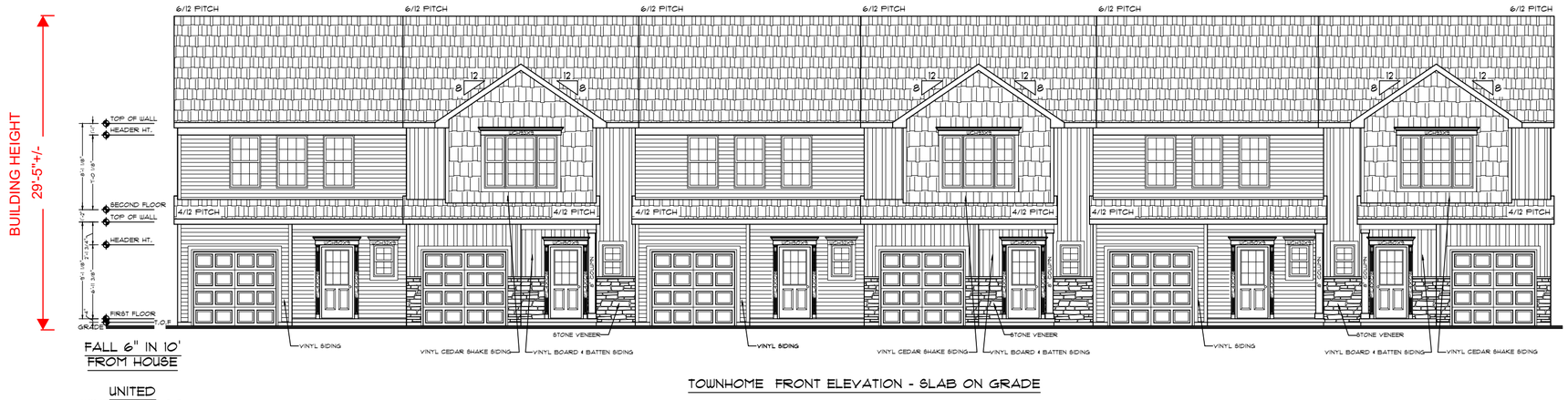


Royal Oaks Design/HBN Collection Daisy plan – 2 Story Master Dn



Royal Oaks Design/HBN Collection Agatha plan – 2 Story Master Dn

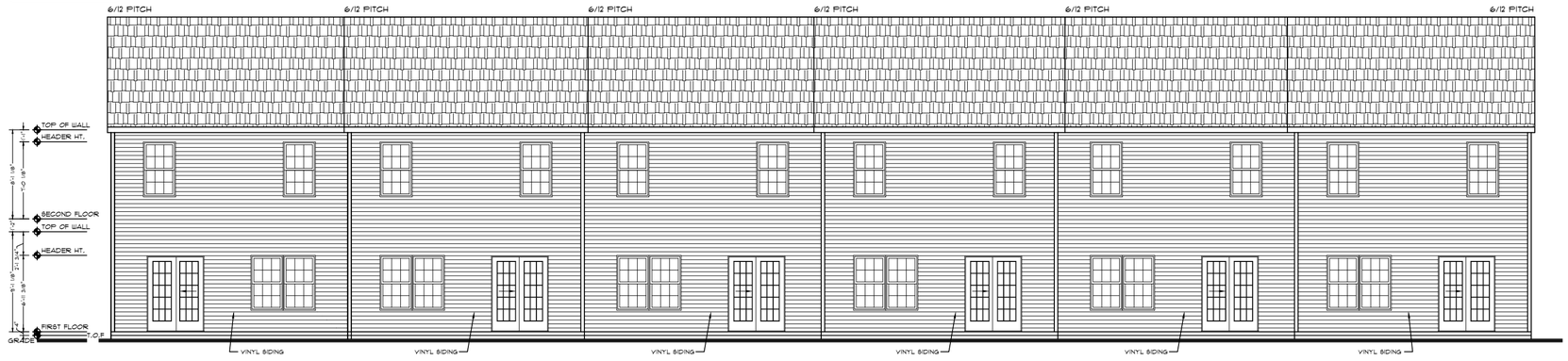




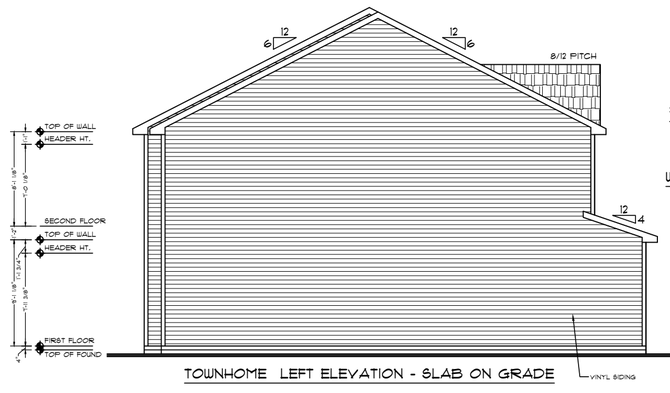
FALL 6" IN 10'
FROM HOUSE

UNITED
WINDOWS 2900

TOWNHOME FRONT ELEVATION - SLAB ON GRADE



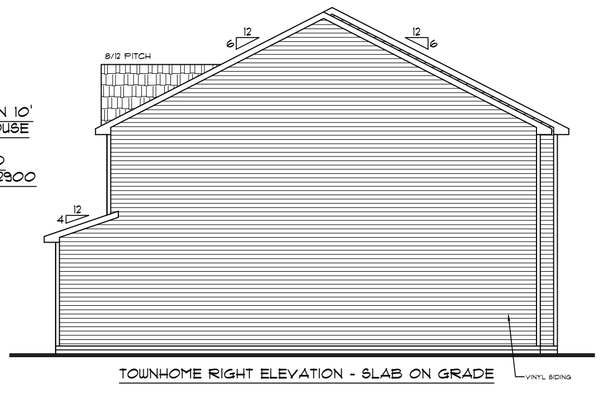
TOWNHOME REAR ELEVATION - SLAB ON GRADE



TOWNHOME LEFT ELEVATION - SLAB ON GRADE

FALL 6" IN 10'
FROM HOUSE

UNITED
WINDOWS 2900



TOWNHOME RIGHT ELEVATION - SLAB ON GRADE

DESIGNED PER IRC 2018

ASHBURN HOMES
872 Walker Road, Suite A
Dover, DE 19904
Office: (302) 677-1940
Fax: (302) 677-1872
www.ashburnhomes.com

DATE: 9.3.2024
DRAWN BY: A.S.
CHECKED:
SCALE: 1/8" = 1'-0"

CLIENT NAME: ALSTONS WALK TOWNHOUSES
MAIN STREET
CHESWOLD, DE 19936

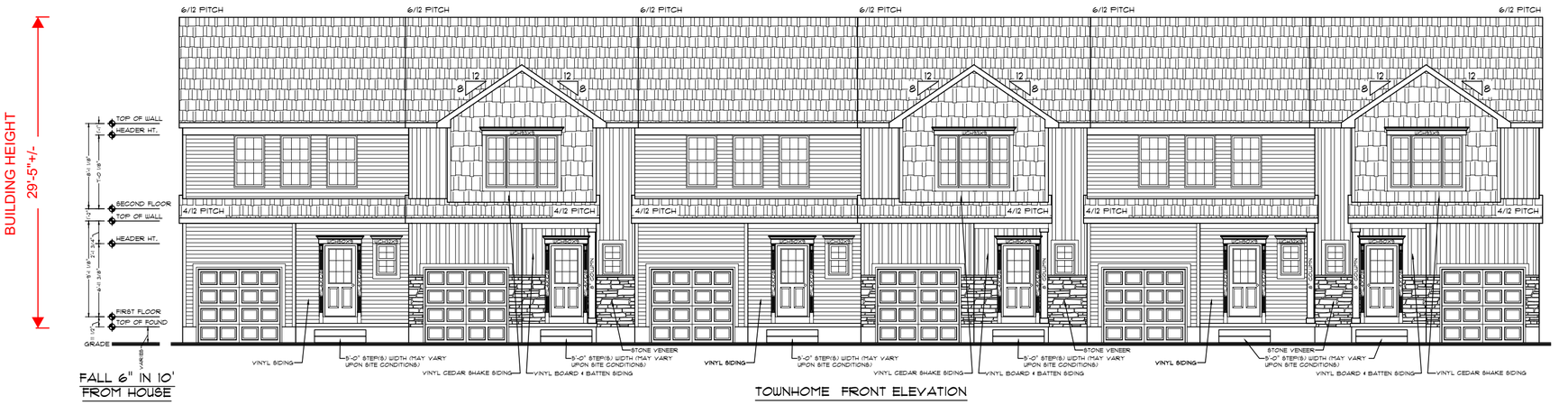
PROJECT DESCR: MASTER SET

REVISIONS:

SHEET TITLE: FRONT & REAR ELEVATIONS

SHEET NUMBER: E 1
OF 9

PROJ. NO. MASTER SET



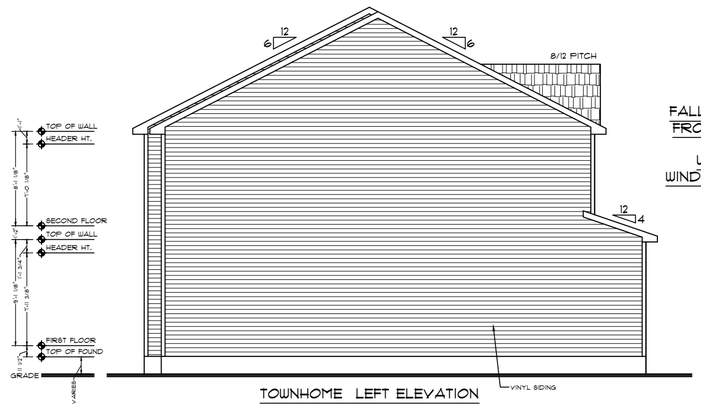
FALL 6" IN 10'
FROM HOUSE

UNITED
WINDOWS 2900

TOWNHOME FRONT ELEVATION



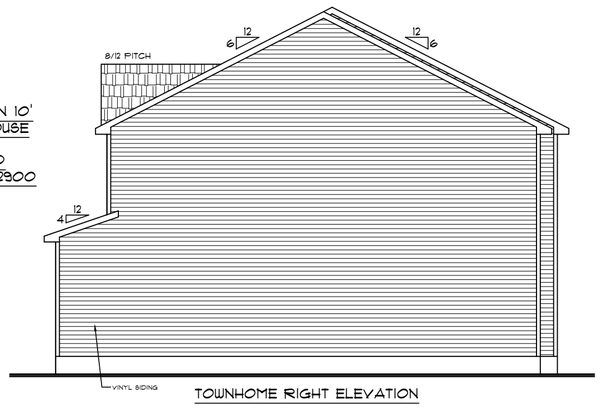
TOWNHOME REAR ELEVATION



TOWNHOME LEFT ELEVATION

FALL 6" IN 10'
FROM HOUSE

UNITED
WINDOWS 2900



TOWNHOME RIGHT ELEVATION

DESIGNED PER IRC 2018

DATE: 9.3.2024
DRAWN BY: A.S.
CHECKED:
SCALE: 1/8" = 1'-0"

ASHBURN HOMES
872 Walker Road, Suite A
Dover, DE 19904
Office: (302) 677-1940
Fax: (302) 677-1872
www.ashburnhomes.com

CLIENT NAME: ALSTONS WALK TOWNHOUSES
MAIN STREET
CHESWOLD, DE 19936

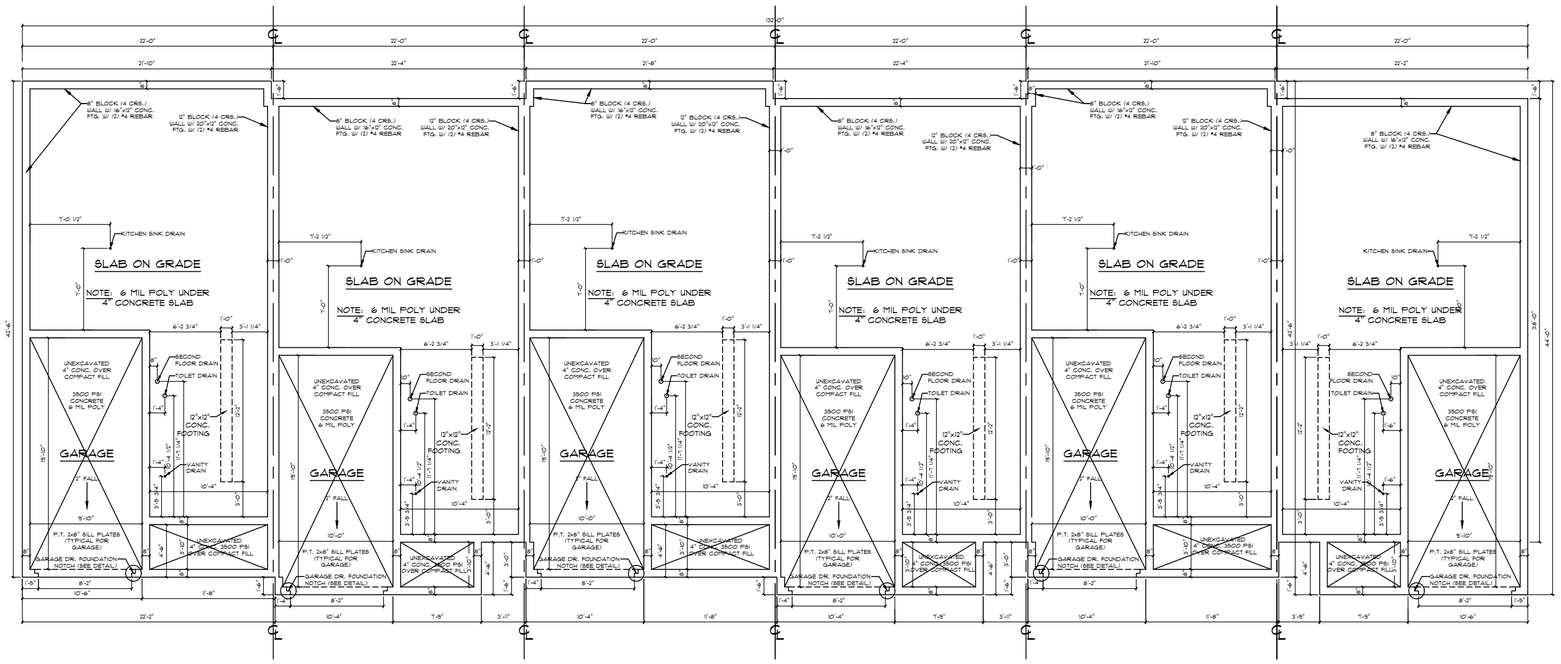
PROJECT DESCR: MASTER SET

REVISIONS:

SHEET TITLE: FRONT & REAR ELEVATIONS

SHEET NUMBER: E 2
OF 9

PROJ. NO. MASTER SET



TOWNHOMES - SLAB ON GRADE

DESIGNED PER IRC 2018

DATE: 9.3.2024
DRAWN BY: A.S.
CHECKED:
SCALE: 1/8" = 1'-0"

ASHBURN HOMES
872 Walker Road, Suite A
Dover, DE 19904
Office: (302) 677-1940
Fax: (302) 677-1872
www.ashburnhomes.com

ASHBURN HOMES

CLIENT NAME: ALSTONS WALK TOWNHOUSES
MAIN STREET
CHESWOLD, DE 19936

PROJECT DESCR: MASTER SET

REVISIONS:

SHEET TITLE: FOUNDATION PLAN

SHEET NUMBER: F-1
OF 9

PROJ. NO. MASTER SET

October 30, 2024

Town of Georgetown Planning Department
37 The circle
Georgetown, DE 19947

RE: PROPOSED USE NARRATIVE FOR ZONING AMENDMENT
TAX MAP 135-14.00 PARCEL 87.00
LEGAL OWNER: ABHAY PATEL
EQUITABLE OWNERS: JAMES GRANT & JORDAN ASHBURN
PROJECT NAME: JAMES PLACE
NORTH BEDFORD STREET EXTENDED
TOWN OF GEORGETOWN, SUSSEX COUNTY

Planning Commission:

On behalf of Mr. James Grant and Mr. Jordan Ashburn, Pennoni would like to submit for your consideration a zoning amendment application for the above reference property.

The above referenced property is currently zoned UR1 (Urban Residential) and is concurrently applying for a certain piece and parcel of land to amend the Comprehensive Plan to change the Future Land Use Map designation from Residential to Mixed Residential. With that change in the FLUM, we are requesting a rezoning of 21.92 acres of land, more or less, in order to superimpose a Residential Planned Community District (RPC) overlay on the current UR1 Zoned property. The purpose of the RPC District is to encourage and permit variation in residential development by allowing deviation in lot size, bulk requirements or type of dwelling, lot coverage and open space from that which is required in any one residential district, to encourage design flexibility and coordination of architectural style of buildings, streets, lighting, signage, landscaping and the existing neighborhood and historic land development patterns.

The Zoning Code, specifically Section 230-75.1-D describes the purpose of the RPC District and provides for the following objectives to be achieved within this overlay zone: will allow flexibility in design to be able to take the greatest advantage of natural landscapes, existing community character and layout, trees and other natural vegetation; provide for the accumulation of large areas of useable active and passive open space for recreation ensuring density does not exceed the density typically allowed in the underlying zoning district; create a variety of residential and compatible neighborhood arrangements that give the home occupant greater choice in selecting types of environment and living units allowing sufficient freedom for the developer to take a creative approach to the use of land and related physical development, as well as utilizing innovative techniques to enhance the visual character of the Town; taking into consideration the efficient use of land which may result in reduction in development and maintenance costs of street and utility systems; and planning principals to support pedestrian, bike use and transit use within and outside of the community, all of which are paramount to a superior living environment and allow these overlay zoning districts to exist in harmony with the land use component of the Town's Comprehensive Plan.

In addition to the purpose provisions and objectives contained in Chapter 230, Article XIA, Section 230-75.9 of the Zoning Code provides for consideration of the following specific criteria in the approval of a designation as a RPC - Residential Planned Community:

A. Integration of the proposed subdivision into existing terrain and surrounding landscape.

The Property is situated between North Bedford Street Extended (state maintained) and the Pennsylvania Lines, LLC railroad tracks in the vicinity of residential properties. The proposed RPC District designation would create a superior living environment with planned design ingenuity that enables the Mixed Residential Use project to operate in harmony with the residential nature of the surrounding neighborhood while offering a style of living for all ages and income levels unmatched in this area of the Town.

B. Minimal impacts on wetlands and floodplains.

The project would have no impacts on wetlands or floodplains as there are no regulated wetlands on the property and it outside the 500-year floodplain.

The U.S. Fish & Wildlife Service National Wetland Inventory and 2007 Delaware State Wetland Mapping identify no wetlands within the subject parcel. No State Regulated Wetlands for the purposes of Title 7, Chapter 66 of the Delaware Code are present within the subject parcel on the 1988 DNREC Regulated Wetland Maps. An on-site investigation was conducted by Kenneth W. Redinger Environmental Services on November 6, 2020 in accordance with the 1987 Corps of Engineers Wetland Delineation Manual in conjunction with the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain Region; Version 2.0 (November 2010). Positive evidence of hydrophytic vegetation, hydric soils, and wetland hydrology are required for an area to be classified as wetlands. The boundary between wetlands and non-wetlands is defined as the location where positive indicators of one of the three parameters are no longer present. Based on the presence of a component of upland vegetation species, wetland hydrology was found to be absent within areas of hydric soils as a result of regional ditching. Additional on-site investigations during the period of seasonal high-water tables (February through March) determined the absence of wetland hydrology within the areas of hydric soils. These findings were supported by the US Army Corp of Engineers. Thus the on-site investigation confirmed the aforementioned mapping.

The entire property is within Flood Zone “X” according to FEMA Flood Map 1005C0300L, Effective Date June 20, 2018 and is considered to be an area outside the 500-year floodplain and an area with minimal flood hazards.

C. Preservation of natural and historical features.

Pursuant to the Delaware Division of Historical and Cultural Affairs/State Historic Preservation Office there are no known natural or historical features located within the subject property. The following excerpt confirms the absence of such features:

8. OTHER NOTES OR OBSERVATIONS: **CRS# S-03222**

In 2004 John Milner Associates, Inc. (JMA), conducted a windshield survey of properties within the Milford and Georgetown study area boundaries of DelDOT's U.S. Route 113 North/South Study. The survey had three goals: 1) to identify and map additional standing structures that appear to be 50 years or older and not previously recorded; 2) to confirm locations of previously mapped resources; and 3) to assess the integrity of previously recorded standing structures.

As of the date of the field survey, there was no longer a structure standing on the parcel mapped for this resource number. While nearby parcels were examined to confirm that the resource had been mapped correctly, it is still possible that the structure was moved elsewhere or that the original mapping was erroneous.

Comments: 022004: windshield surveyed by JMA, property demolished, location unconfirmed

Period: UH - Unknown Historic

D. Preservation of open space and scenic views.

The RPC Mixed Residential Use Project depicts open space of 6.41 acres, more or less, which is 29% of the entire site area. This open space is provided to the residents of the development for recreation, landscaping, stormwater management, wildlife habitat, and ecosystem services.

Passive recreation spaces in the form of improved landscape areas and related amenities will be provided throughout the site and will provide opportunities for residents to engage in leisure activities. These amenities will offer opportunities for residents to enjoy the site's landscape features and variety of open spaces.

Areas not planned as landscape beds will be improved and maintained to provide open space to the community and useable lawn area for passive recreation. Stormwater Management Structures that will provide recreational opportunities as well are included in the Passive/Active Recreation open space since these features act as an attractive landscape element that significantly enhances the park-like setting of the open spaces and the overall passive recreational experience for its users. These stormwater measures, as well as, surrounding wooded areas, will also provide educational opportunities regarding ecosystem services and contribute to the natural functions that sustain our reginal biome.

The RPC overlay allows for the creation of quality site design with the provision of larger open space areas within the development. These open spaces within this design create an un-matched style community within the Town of Georgetown.

Street lighting will meet a design standard that is similar to all newer projects with downward illumination and spacing for safety along all internal streets. Sidewalks will provide an orientation to pedestrians with the ability to walk and exercise as well as provide a safe mode of pedestrian circulation for the community.

A Landscape Design that utilizes native species for the buffer areas that will enhance the scenic views will be prepared and submitted to the Town of Georgetown.

E. Minimization of tree, vegetation and soil removal and grade changes.

It is recognized that forests provide important water quality, air quality and wildlife benefits both for the site and the region as a whole, and, as such, great caution will be exercised to preserve as much of the existing forested resources on-site as much as possible.

F. Effects on area waterways

The stormwater management designs for this project will reduce runoff, mimic natural watershed hydrologic processes, and cause no adverse impact to the property. This will be accomplished by treating runoff at the source, disconnecting impervious surfaces, preserving or enhancing natural flow paths and vegetative cover, conserving or enhancing natural open spaces and riparian areas, and other measures that simulate natural watershed hydrologic processes. The resource protection event design will provide runoff management measures to reduce the volume of stormwater runoff generated on the property, recharge groundwater, minimize impacts to downstream channels from runoff leaving the property, and reduce pollutant loads discharged into receiving waters.

G. Minimization of erosion and sedimentation, minimization of changes in groundwater levels, minimization of increased rates of runoff, minimization of potential for flooding and design of drainage so that groundwater recharge is maximized.

This project will demonstrate successful management of any increase in stormwater runoff volume from Predevelopment Land Use Conditions. Successful management of increased stormwater volume shall include but not be limited to: Recharge, Infiltration and Reuse where soils and site conditions are applicable. For any increase in volume that cannot be recharged, infiltrated or reused, volume management will be achieved by modifying the release rate for the increase in volume so as not to increase the flood elevation for all storms up to and including the 100-year return period.

It is the stated goal of the project to provide in general, all Erosion & Sediment Control (ESC) and Stormwater Management (SWM) best management practices (BMPS) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels.

H. Provision for appropriate integration with existing community, such as street network, sidewalks, pedestrian pathways and trails, and the general historic land development pattern of the Town.

Walking is our oldest and most basic form of transportation. Each of us does it every day as some part of every trip. People of all ages and abilities will have easy access to their community “on foot”-an automobile is not needed for every trip. People walk more and the community and neighborhoods are safer, healthier, and friendlier places. Streets in James Place are designed to provide safe and comfortable facilities for pedestrians and are safe and easy to cross for people of all ages and abilities. Motor vehicle operating speeds will be carefully controlled to ensure compatibility with adjacent land uses and the routine presence of pedestrians. Street connections to adjacent properties have been provided to ensure safe and compatible street networking that matches the Towns development pattern.

I. Provision for adequate and safe vehicular and pedestrian movement within the site and to adjacent ways.

Safe vehicular and pedestrian will be provided for within the project through the design and construction of the following: town designed streets, sidewalks on both sides of every street, interconnecting street designs, safe fire marshal street designs, crosswalks and connection to the public roads both by vehicle and pedestrian movement provide for safe mobile friendly movements.

J. Effect on area property values

This project will create an attractive residential target location for those coming to the Town of Georgetown and Sussex County, such as, first time home buyers as well as the work force needed in the area because of its proximity to the beach and attractions and its accessibility to the nearby town center and commercial facilities. Area property values will increase from this RPC style of development.

K. Preservation and conservation of farmland

The Town codes, comprehensive plan and development criteria protects the value of properties by permitting them the most appropriate land uses and minimizing the potentially negative impact of nearby uses. It controls the location and negative impacts of nuisance-like uses. The additional open space required in the RPC versus a standard residential subdivision has a direct positive effect of preserving the conservation of farmland by decreasing the environmental footprint through design ingenuity utilizing the spirit of the codes.

L. Effect on schools, public buildings and services and community facilities.

This mixed residential development can create a more vibrant, diverse, and sustainable community with access to amenities, services and opportunities within walking distance, such as schools, parks, shops and public transportation. The economic benefit of this development will be positive in the form of additional taxes, impact fees, building permits and fees and transfer taxes all having a positive boost to the economy.

M. Effect on area roadways and public transportation, based on a traffic impact study.

The subject development meets DelDOT's volume warrants to pay the Area Wide Study Fee in lieu of doing a Traffic Impact Study (TIS). The developer will improve the State-maintained Road on which the property fronts, within the limits of the property's frontage, to meet DelDOT's standards for the Functional Classification as found in Section 1.1 of the Development Coordination Manual and elsewhere therein. These improvements will include both directions of travel, regardless of the fact that the project is only on one side of the road.

N. Compatibility with adjacent land uses.

The proposed RPC overlay is compatible with adjacent land uses as it will not alter the pattern of development in the area. The RPC overlay will operate in harmony with the plan for land use and population density embodied in the regulations. The RPC District is created as a special district to be superimposed on the existing UR1 District and will be compatible with the adjacent land uses. The RPC overlay will provide for the creation of a superior living environment and will further provide for the application of design ingenuity while protecting existing and future developments within the community thereby achieving the goals of the comprehensive plan.

O. Whether, in the opinion of the Town Council, the estimated expense to the Town cannot be justified on the basis of estimated tax returns or impact fees which would accrue to the Town within a reasonable time period. A cost benefit analysis should be completed to determine benefits of the project to the Town.

The Town expenses for this proposed project would be the same whether or not there is an RPC overlay. This is because the underlying UR1 zoning classification remains and the RPC overlay simply allows for a superior design and more types of housing opportunities.

The application meets the general purpose of the Zoning Ordinance being located in an appropriate location and meeting the purpose of the zoning district by being in character with the UR1 Residential District, its permitted uses, the conservation of property values and natural resources and the general and appropriate trend, vision and character of land, building and population within the community and in accordance with the Comprehensive Plan. This compatibility with and fulfillment of the Comprehensive Plan serves to promote, in accordance with the present and future needs, the health, safety, morals, convenience, order, prosperity and general welfare of the Town of Georgetown.

We respectfully ask that you look favorably at our request for the zoning amendment of the RPC District.

Thank you for your consideration.
Sincerely,

PENNONI



Mark H. Davidson, Vice President
Principal Land Planner

13 April 2026 1:43:47 PM

Town of Georgetown

Plan Review Comments

37 The Circle, Georgetown, Delaware, 19947 Telephone: 302-856-7391

Project	**2024-14** James Place
Project Address	644 N Bedford St Georgetown, DE 19947 United States
Project Site	Site Name: James Place Parcel: 135-14.00-87.00
Project Contact	Alan Decktor adecktor@pennoni.com 3026846241
Files and Attachments	JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf 3rd Submittal Arch Renderings - Single (REV).pdf 2nd Submittal Arch Renderings - Townhomes (REV).pdf 2nd Submittal Arch Renderings - Duplex (REV).pdf 2nd Submittal

PENNONI ASSOCIATES, INC.
RESPONSE LETTER
A. DECKTOR
4/26/2026

Project Details

- Project Type: Major Subdivision
- Submittal: 1st Submittal

Instructions

Provide a letter responding to each comment below with the submission of the revised plans. SEE BELOW FOR INDIVIDUAL RESPONSES TO ALL COMMENTS.

PER COORDINATION MEETING WITH TOWN STAFF, THE ARCHITECTURAL COMMENTS DO NOT NEED TO BE ADDRESSED FOR RPC CONCEPT APPROVAL. THE TOWN PROVIDED THESE COMMENTS AS THEY WILL NEED TO BE ADDRESSED LATER IN THE PROCESS. WE WILL DISCUSS THE ARCHITECTURAL COMMENTS AT UPCOMING MEETINGS AND UPDATE THE ARCHITECTURAL EXHIBITS AT THE PRELIMINARY STAGE AND SUBMIT WAIVER AT THAT TIME AS WELL.

Arch Renderings - Duplex (REV).pdf

[Page 2 | Sheet E-2 | Comment 00061 | Arch Renderings - Duplex (REV).pdf | Open]

Ring Lardner

Building heights are not measured correctly on the elevations, for hip, gable, shed and gambrel roof structures the height is measured to the mean height between the eaves and ridge.

[Page 3 | Sheet E-3 | Comment 00062 | Arch Renderings - Duplex (REV).pdf | Open]

Ring Lardner

See comment regarding height on other sheet.

[Page 3 | Sheet E-3 | Comment 00063 | Arch Renderings - Duplex (REV).pdf | Open]

Ring Lardner

End-unit elevations facing a street must consist of at least 20% windows per the Town of Georgetown Development Design Standards.

PER COORDINATION MEETING WITH TOWN STAFF, THE ARCHITECTURAL COMMENTS DO NOT NEED TO BE ADDRESSED FOR RPC CONCEPT APPROVAL. THE TOWN PROVIDED THESE COMMENTS AS THEY WILL NEED TO BE ADDRESSED LATER IN THE PROCESS. WE WILL DISCUSS THE ARCHITECTURAL COMMENTS AT UPCOMING MEETINGS AND UPDATE THE ARCHITECTURAL EXHIBITS AT THE PRELIMINARY STAGE AND SUBMIT WAIVER AT THAT TIME AS WELL.

Arch Renderings - Single (REV).pdf

[Page 1 | Sheet P1 | Comment 00028 | Arch Renderings - Single (REV).pdf | Open]

Ring Lardner

Only 1 variation of elevations were provided. A minimum of 2 is required.

[Page 2 | Sheet P2 | Comment 00029 | Arch Renderings - Single (REV).pdf | Open]

Ring Lardner

Additional features are needed on this side of the house to break up the facade. See building design standards for additional information.

[Page 4 | Sheet P4 | Comment 00030 | Arch Renderings - Single (REV).pdf | Open]

Ring Lardner

See comment on page 2 regarding additional features to break up facade.

[Page 1 | Sheet P1 | Comment 00064 | Arch Renderings - Single (REV).pdf | Open]

Ring Lardner

The reviewer is confused by this submission as their is one type of house not labeled, then another house, and then three more houses. Only submit what you intend to build.

[Page 2 | Sheet P2 | Comment 00065 | Arch Renderings - Single (REV).pdf | Open]

Ring Lardner

Add the features you intend to build.

[Page 4 | Sheet P4 | Comment 00066 | Arch Renderings - Single (REV).pdf | Open]

Ring Lardner

Add the features you intend to build.

[Page 1 | Sheet P1 | Comment 00067 | Arch Renderings - Single (REV).pdf | Open]

Ring Lardner

Building height is missing.

[Page 6 | Sheet E1 | Comment 00068 | Arch Renderings - Single (REV).pdf | Open]

Ring Lardner

Building heights are not measured correctly on the elevations, for hip, gable, shed and gambrel roof structures the height is measured to the mean height between the eaves and ridge.

[Page 9 | Sheet P6 | Comment 00069 | Arch Renderings - Single (REV).pdf | Open]

Ring Lardner

Is this an option, if so show all four sides, if not, remove.

[Page 10 | Sheet P7 | Comment 00070 | Arch Renderings - Single (REV).pdf | Open]

Ring Lardner

Is this an option, if so show all four sides, if not, remove.

[Page 11 | Sheet P8 | Comment 00071 | Arch Renderings - Single (REV).pdf | Open]

Ring Lardner

Is this an option, if so show all four sides, if not, remove.

[Page 1 | Sheet P1 | Comment 00075 | Arch Renderings - Single (REV).pdf | Open]

Brian Olszak

Garage placement does not comply with the following requirement: "Building floor area shall extend at least 5 feet closer to the front lot line than the face of the garage doors." Revise or indicate intent to seek a waiver from this Design Standards requirement.

[Page 6 | Sheet E1 | Comment 00076 | Arch Renderings - Single (REV).pdf | Open]

Brian Olszak

Garage placement does not comply with the following requirement: "Building floor area shall extend at least 5 feet closer to the front lot line than the face of the garage doors."
Revise or indicate intent to seek a waiver from this Design Standards requirement.

[Page 6 | Sheet E1 | Comment 00077 | Arch Renderings - Single (REV).pdf | Open]

Brian Olszak

Current window placement do not comply to the following requirement: "Windows shall be provided in facades facing streets, comprising at least 20% of the building wall area." Revise or indicate intent to seek a waiver from this Design Standards requirement.

[Page 9 | Sheet P6 | Comment 00078 | Arch Renderings - Single (REV).pdf | Open]

Brian Olszak

Garage placement does not comply with the following requirement: "Building floor area shall extend at least 5 feet closer to the front lot line than the face of the garage doors." Revise or indicate intent to seek a waiver from this Design Standards requirement.

[Page 9 | Sheet P6 | Comment 00079 | Arch Renderings - Single (REV).pdf | Open]

Brian Olszak

Current window placement do not comply to the following requirement: "Windows shall be provided in facades facing streets, comprising at least 20% of the building wall area." Revise or indicate intent to seek a waiver from this Design Standards requirement.

[Page 10 | Sheet P7 | Comment 00080 | Arch Renderings - Single (REV).pdf | Open]

Brian Olszak

Garage placement does not comply with the following requirement: "Building floor area shall extend at least 5 feet closer to the front lot line than the face of the garage doors." Revise or indicate intent to seek a waiver from this Design Standards requirement.

[Page 10 | Sheet P7 | Comment 00081 | Arch Renderings - Single (REV).pdf | Open]

Brian Olszak

Current window placement do not comply to the following requirement: "Windows shall be provided in facades facing streets, comprising at least 20% of the building wall area." Revise or indicate intent to seek a waiver from this Design Standards requirement.

PER COORDINATION MEETING WITH TOWN STAFF, THE ARCHITECTURAL COMMENTS DO NOT NEED TO BE ADDRESSED FOR RPC CONCEPT APPROVAL. THE TOWN PROVIDED THESE COMMENTS AS THEY WILL NEED TO BE ADDRESSED LATER IN THE PROCESS. WE WILL DISCUSS THE ARCHITECTURAL COMMENTS AT UPCOMING MEETINGS AND UPDATE THE ARCHITECTURAL EXHIBITS AT THE PRELIMINARY STAGE AND SUBMIT WAIVER AT THAT TIME AS WELL.

Arch Renderings - Townhomes (REV).pdf

[Page 2 | Sheet E-1 | Comment 00058 | Arch Renderings - Townhomes (REV).pdf | Open]

Ring Lardner

Building heights are not measured correctly on the elevations, for hip, gable, shed and gambrel roof structures the height is measured to the mean height between the eaves and ridge.

[Page 3 | Sheet E-2 | Comment 00059 | Arch Renderings - Townhomes (REV).pdf | Open]

Ring Lardner

See comment on other page.

[Page 3 | Sheet E-2 | Comment 00060 | Arch Renderings - Townhomes (REV).pdf | Open]

Ring Lardner

End-unit elevations must consist of at least 20% windows per the Town of Georgetown Development Design Standards.

[Page 3 | Sheet E-2 | Comment 00072 | Arch Renderings - Townhomes (REV).pdf | Open]

Brian Olszak

Current window placement do not comply to the following requirement: Windows shall be provided in facades facing streets, comprising at least 20% of the building wall area.

[Page 3 | Sheet E-2 | Comment 00073 | Arch Renderings - Townhomes (REV).pdf | Open]

Brian Olszak

Garage placement does not comply with the following requirement: "Building floor area shall extend at least 5 feet closer to the front lot line than the face of the garage doors."

[Page 3 | Sheet E-2 | Comment 00074 | Arch Renderings - Townhomes (REV).pdf | Open]

Brian Olszak

Rear facade/yard areas do not comply with the following standards: "Individual outdoor spaces such as yards, decks, terraces, and patios shall be visually shielded from each other and delineated from the street. Shielding may consist of walls, fences, berms, hedges, and landscaping."

JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf

[Page 1 | Sheet CS0001 | Comment 00052 | JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf | Open]

Jeff Ward

I have reviewed and concur with the Engineer's comments.

[Page 30 | Sheet PP1005 | Comment 00048 | JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf | Open]

Ring Lardner

Show and label the 100-year floodplain.

THIS APPEARS TO BE A LEFTOVER COMMENT THAT WAS PREVIOUSLY ADDRESSED. WE DO NOT SEE THIS TAG ON THE PLANS. THE 100-YEAR FLOODPLAIN IS LABELED ON THE PLANS.

[Page 30 | Sheet PP1005 | Comment 00049 | JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf | Open]

Ring Lardner

There are some symbols on the plans that are not on the legend.

THIS APPEARS TO BE A LEFTOVER COMMENT THAT WAS PREVIOUSLY ADDRESSED. WE DO NOT SEE THIS TAG ON THE PLANS. WE REVIEWED THE PLANS AND BELIEVE ALL SYMBOLS ARE IDENTIFIED. IF ANY SYMBOLS ARE NOT THE LEGNED PLEASE SPECIFICALLY CALL THEM OUT.

[Page 30 | Sheet PP1005 | Comment 00050 | JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf | Open]

Ring Lardner

There are some property corners that are not on the actual corner.

THIS APPEARS TO BE A LEFTOVER COMMENT THAT WAS PREVIOUSLY ADDRESSED. WE DO NOT THIS TAG ON THE PLANS. THE PROPERTY CORNERS ARE NOW AT THE ACTUAL CORNERS.

[Page 26 | Sheet PP100 | Comment 00053 | JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf | Open]

Ring Lardner

This can be addressed if concept plan is approved. All parking spaces are to be 10' and 20' deep.

WE HAVE REVISED. THE PARKING SPACES ARE NOW ALL 10’ WIDE.

[Page 1 | Sheet CS0001 | Comment 00054 | JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf | Open]

Ring Lardner

This can be addressed if concept plan is approved. For one of the new blocks, please add Town Engineer Approval: at the top. For the other new block, please add Town Manager Approval:

WE HAVE UPDATED THE COVER SHEET TOWN CERT BLOCKS TO INCLUDE THIS INFORMATION.

[Page 28 | Sheet PP1002 | Comment 00055 | JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf | Open]

Ring Lardner

To be addressed if concept plan is approved. Applicant to prepare and provide all documentation that development does not impact the 100-year flood zone.

YES, MOVING FORWARD, WE WILL SUBMIT TO FEMA TO ADDRESS THE FLOOD ZONE IMPACTS.

[Page 28 | Sheet PP1002 | Comment 00056 | JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf | Open]

Ring Lardner

To be addressed if concept plan is approved. All roads to be dedicated and maintained by Town of Georgetown .

THIS HAS BEEN REVISED ON THE PLANS. ALL STREETS TO BE TOWN MAINTAINED.

[Page 28 | Sheet PP1002 | Comment 00057 | JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf | Open]

Ring Lardner

Applicant to demonstrate open space compliance to planning commission as part of concept plan approval.

WE HAVE PROVIDED A NARRATIVE TO ADDRESS OPEN SPACE REQUIREMENTS. WE WILL ALSO FURTHER DISCUSS WITH THE PLANNING COMMISSION AT THE MEETING.

[Page 26 | Sheet PP100 | Comment 00082 | JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf | Open]

Brian Olszak

Applicant must, prior to appearing at the Planning Commission, shall submit a narrative or letter indicating each proposed modification to development standards as permitted in §**230-75.16**, and the proposed justification the modification based on the consideration factors for approval listed in §**230-75.9,** as required by **§230-75.17.**

WE HAVE PROVIDED MULTIPLE NARRATIVES TO ADDRESS THE SECTIONS NOTED DISPLAYING WHY AN RPC IS BENEFICIAL AND ANY NOTED MODIFICATIONS.

[Page 28 | Sheet PP1002 | Comment 00083 | JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf | Open]

Brian Olszak

In addition to demonstrating compliance with the RPC requirements for open space, applicant must also demonstrate compliance with the relevant Design Development Standards for open space, which includes in part the following: "The Planning Commission may approve the use of improved wet pond storm water facilities as open space as long as such facilities also provide recreational and scenic amenities, such as fountains, seating areas, piers, perimeter trails, etc, and that the pond/s be appropriately integrated into the landscape by location and landscaping. Stormwater pond/s should not comprise more than 25% of the total required open space; however, the Planning Commission may approve a percentage in excess of 50% if Applicant can demonstrate additional amenities are incorporated such as fountains, gazebos, and bridges that make the pond more of an asset."

WE HAVE PROVIDED A NARRATIVE TO ADDRESS OPEN SPACE REQUIREMENTS, REFER TO NARRATIVE AT END OF THIS DOCUMENT. WE WILL ALSO FURTHER DISCUSS WITH THE PLANNING COMMISSION AT THE MEETING.

[Page 28 | Sheet PP1002 | Comment 00084 | JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf | Open]

Brian Olszak

This open space should not count towards the total Open Space calculation or be restricted to open space, as it should instead be reserved right of way to accommodate potential future connections between adjacent parcels and developments

THIS AREA IS NO LONGER LABELED OR COUNTED TOWARDS THE OPEN SPACE AREA.

[Page 28 | Sheet PP1002 | Comment 00085 | JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf | Open]

Brian Olszak

ROW of 'Wye Lane' should extent to property lines on either side to accommodate future connections.

WE HAVE EXTENDED THE ROW TO THE PROPERTY LINE.

[Page 28 | Sheet PP1002 | Comment 00086 | JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf | Open]

Brian Olszak

Cartways of all roads in development should be reconsidered at smaller widths

THE 28' WIDE CARTWAY IS THE MINIMUM PER TOWN CODE, BUT WE HAVE REDUCED THE WIDTH DOWN TO 24' DUE TO CODE SECTION 230-75.18.C WHICH STILL MEETS FIRE MARSHAL REQUIREMENTS AND PROVIDES MORE GREEN SPACE WITHIN THE ROW. THIS HAS BEEN DISCUSSED IN OUR NARRATIVES.

[Page 36 | Sheet PP1701 | Comment 00087 | JGRNT20007 JAMES SQUARE-Concept Plans (Rev).pdf | Open]

Brian Olszak

Remove light standard from area which should remain reserved for future potential ROW connections to adjacent parcels and neighborhoods.

THE LIGHTPOLE HAS BEEN RELOCATED FROM THIS AREA.

Notes

With RPC overlay zoning district.

Reviewers

Ring Lardner
rwl@dbfinc.com

Jeff Ward
jward@georgetowndel.com

Brian Olszak
bolszak@georgetowndel.com

Applicant Response to Comment 83 (Plan Note / Response Narrative): The proposed improved wet pond stormwater facility is included within the project's open space network and is designed to function as both a stormwater management feature and a recreational/scenic amenity consistent with the Design Development Standards. Recreational/scenic improvements are provided around/adjacent to the pond, including, e.g., perimeter trail, seating/benches, fountain/aerator, gazebo, etc. The gazebo and tot-lot are located within the project's recreation area. The pond is integrated into the landscape by its location within the central/common open space area and by proposed landscaping along the pond edge and within surrounding open space areas, including the landscape buffer area (26,509 SF), [which will be made up of existing mature trees with supplemented proposed native landing as needed between a mix of shade, flowering and evergreen trees], and by connectivity to the pedestrian circulation system via: trail/sidewalk connections. Per the open space calculations, the required open space is 15% of the gross site area (954,824 SF), which equals 143,224 SF (±). The total open space provided for the property is 332,124 SF (approximately 231.8% of the required open space). The stormwater pond area is 144,028 SF, which is approximately 100.6% of the total required open space and approximately 42.2% of the total open space provided. Passive and active recreation are combined and total 171,587 SF (approximately 119.8% of the required open space). Consistent with the Design Development Standards, the improved wet pond provides recreational/scenic amenities and is appropriately integrated into the landscape by location and landscaping as shown on the plans.

JAMES PLACE
CONCEPT PLAN SET

TM: 135-14.00-87.00

NORTH BEDFORD STREET

GEORGETOWN, DE 19947

PREPARED FOR:

EQUITABLE OWNER/DEVELOPER

BEDFORD HOLDINGS,LLC

872 WALKER ROAD, SUITE A
DOVER, DE 19904
(302) 593-2266

SITE DATA:

1. TAX MAP NUMBERS : 135-14.00-87.00
D.B.: 4050, PG.: 58

2. OWNER INFO: ABHAY PATEL
595 FOREST STREET
DOVER, DELAWARE 19901

3. EQUITABLE OWNER/DEVELOPER : BEDFORD HOLDINGS LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904
PHONE# (302) 593-2266

4. SITE ADDRESS : EAST SIDE OF NORTH BEDFORD STREET EXTENDED
(ADJACENT TO CARRIAGE PLACE - NORTH SIDE)

5. EXISTING GROSS ACREAGE: 21.92± ACRES

6. CURRENT ZONING: UR-1 (URBAN RESIDENTIAL)

7. PROPOSED ZONING: RESIDENTIAL PLANNED COMMUNITY (RPC)
SUPERIMPOSED OVER URBAN RESIDENTIAL DISTRICT

8. CURRENT USE: VACANT | PARTIALLY WOODED

9. PROPOSED USE: MIXED RESIDENTIAL DWELLING DEVELOPMENT

10. DWELLING UNIT CALCULATIONS:
DENSITY (§230-75.6) 6 UNITS/AC. (PER UR-1 MIN LOT AREA OF 7,200 SF.)
DENSITY ALLOWED DRI (21.92± AC. (GROSS ACREAGE)- 3.80 AC. (INTERIOR STREET ROW AREA)= 18.12±AC.)
18.12±AC. X 6 UNITS/AC. = 108 UNITS
DENSITY PROPOSED (RPC) 96

11. LOTS/UNITS PROVIDED: 51 SINGLE DETACHED DWELLINGS
26 DUPLEX (TWIN)
19 TOWNHOUSES
96 MIXED RESIDENTIAL DWELLING TYPES (230-75.11 A (1))

12. COMMON OUTDOOR SPACES
PASSIVE RECREATION AREAS: HABITAT CONSERVATION AREAS, WATER FEATURE, AND GAZEBO
ACTIVE RECREATION AREAS: SIDEWALKS / TRAILS AND TOT LOT

13. 2025 STATE STRATEGIES: INVESTMENT LEVEL 1

14. 2021 COMPREHENSIVE PLAN UPDATE MIXED RESIDENTIAL
[COMPREHENSIVE FUTURE LAND USE PLAN AMENDMENT
APPROVED 2025-04, DATED MAY 27, 2025.]

15. BUILDING RESTRICTION LINES:

UR-1 (§230- ATTACHMENT 1)		REQUESTED (230-75.16 A)	
FRONT -	25 FEET	FRONT -	25'
SIDE -	10 FEET	SIDE -	6' (SINGLE-FAMILY DETACHED)
REAR -	10 FEET	REAR -	10'
CORNER -	15 FEET (§230-157(B)		

16. LOT AREA AND BULK STANDARDS:

UR-1 (§230-ATTACHMENT 1):		(§230-75.4):	PROPOSED:
		SINGLE FAMILY:	SINGLE FAMILY:
LOT AREA:	7,200 SF	5,000 SF	5,000 SF
LOT WIDTH:	60 FEET	50 FEET	50 FEET
LOT DEPTH:	120 FEET	100 FEET	100 FEET
		TOWNHOUSE:	TOWNHOUSE
LOT AREA:		2,000 SF	2,200 - 3,708 SF
LOT WIDTH:		20 FEET PER UNIT	22 - 27 FEET
LOT DEPTH:		100 FEET	100 FEET
		DUPLEX:	DUPLEX:
LOT AREA:		3,000 SF	4,000 SF
LOT WIDTH:		30 FEET PER UNIT	40 FEET
LOT DEPTH:		100 FEET	100 FEET

17. BUFFER YARD REQUIREMENTS
ADJACENT NORTH USE: AGRICULTURE (BUFFER TYPE 2)
ADJACENT EAST USE: VACANT WOODLAND (NON REQUIRED)
ADJACENT WEST USE: SINGLE FAMILY (NONE REQUIRED)
ADJACENT SOUTH USE: SINGLE FAMILY NON REQUIRED
REQUIRED: 10 TREES, OR 6 TREES AND 12 SHRUBS OR 24 SHURBS OR 6' FENCE PER 100 LINEAR FEET

18. EDU CALCULATIONS
EXISTING EDU'S: 0 (EXISTING RESIDENTIAL HOUSE)
PROPOSED EDU'S: 96 (ANY SINGLE FAMILY RESIDENTIAL DWELLING WITH ONE KITCHEN AND ONE OR MORE BATHS)
TOTAL: 96 EDU'S

19. MAXIMUM BUILDING HEIGHT: 35 FEET MAX. (§230- ATTACHMENT 1)

20. SITE AREA AND ACREAGE

GROSS ACREAGE:	954,824± SF	(21.92± A.C.)	
INTERNAL RIGHT OF WAY:	177,130 ± SF	(4.07 ± AC.)	(18.5%)
SINGLE FAMILY UNIT LOTS	267,831 ± SF	(6.15 ± AC)	(28.0%)
DUPLEX UNIT LOTS	106,779 ± SF	(2.45 ± AC)	(11.2%)
TOWNHOUSE UNIT LOTS	53,662 ± SF	(1.23 ± AC)	(5.6%)
DELDOT ROW DEDICATION:	7,298 ± SF	(0.17 ± AC.)	(0.8%)
OPEN SPACE:	342,124 ± SF	(7.85 ± AC.)	(35.9%)
TOTAL:	954,824 ± SF	(21.92 ± A.C.)	(100%)

21. OPEN SPACE AREA BREAKDOWN:

LANDSCAPE BUFFER:	26,509 ± S.F.	(0.60 ± AC.)	(7.6%)
STORMWATER MANAGEMENT FACILITY - WET POND:	144,028 ± S.F.	(3.31 ± AC.)	(42.2%)
PASSIVE & ACTIVE RECREATION SPACE:	171,587 ± S.F.	(3.94 ± AC.)	(50.2%)
TOTAL OPEN SPACE:	342,124 ± S.F.	(7.85 ± AC.)	(100%)

22. FORESTED AREA:

TOTAL AREA:	8.18 ± AC	(100%)
IMPACTED AREA:	6.32 ± AC.	(77.3%)
REMAINING AREA:	1.86 ± AC.	(22.7%)

23. NET DEVELOPMENT AREA: 18.08± AC. (787,564± SF)

24. PARKING: SINGLE AND MULTIFAMILY DWELLINGS, TOWNHOUSES AND CONDOMINIUMS
2 SPACES PER FAMILY UNIT. (§230-148)
REQUIRED 2 SPACES PER UNIT: 194 SPACES
PROPOSED SPACES DRIVEWAY(2 EACH): 194 SPACES

25. SEWER PROVIDER: PUBLIC-TOWN OF GEORGETOWN

26. WATER PROVIDER: PUBLIC-TOWN OF GEORGETOWN

27. SOURCE WATER PROTECTION: A. SUBJECT PROPERTY IS IN A "POOR" AREA OF GROUND WATER RECHARGE AREA
B. SUBJECT IS NOT LOCATED IN A WELLHEAD PROTECTION AREA

28. STATE PLANE COORDINATES: BENCHMARK #1 - IRON PIPE FOUND - HORIZONTAL: NORTH AMERICAN DATUM 1983 (NAD83/2011) N:225546.33 E:661407.89

29. POSTED SPEED LIMIT: 35 MPH (NORTH BEDFORD STREET EXT.)

30. TRANSPORTATION IMPROVEMENT DISTRICT (TID): NOT INCLUDED

31. PROPOSED DISCHARGE LOCATION: EXISTING DITCH (NORTH-WEST SIDE OF PROPERTY): 21.50± AC.
EXISTING TAX DITCH GEORGETOWN -VAUGHN DEEP CREEK: 0.42 ± AC.

32. WATERSHED: BROADKILL RIVER
HUC 8: 02080109,02040207 HUC 10:0208010901 / 0204020706

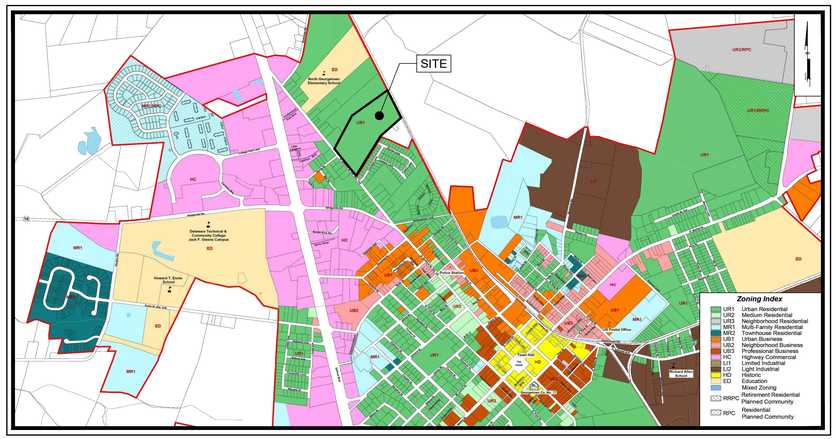
33. STATE TAX DITCH AREAS AND RIGHT OF WAY LIMITS: GEORGETOWN-VAUGHN DEEP CREEK

34. WETLAND AREA: 0.00 AC.

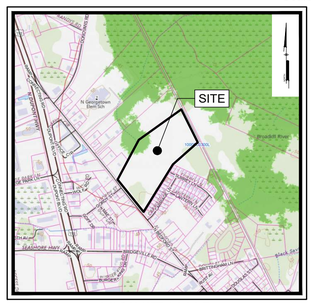
35. FLOOD ZONE: THIS PROPERTY IS LOCATED ON THE FEMA INSURANCE RATE MAP NUMBER 10005C0300L, JUNE 20, 2018 . PROPERTY LIES WITH IN ZONE X
WHICH IS AN AREA LOCATED OUTSIDE THE 500 YEAR FLOOD PLAN. AND SMALL PART OF PROPERTY (ON THE NORTH-EAST SIDE) LIES WITH IN ZONE A WHICH IS NO BASE FLOOD ELEVATION DETERMINED.

36. DATUM: HORIZONTAL: NORTH AMERICAN DATUM 1983 (NAD83/2011);
VERTICAL: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

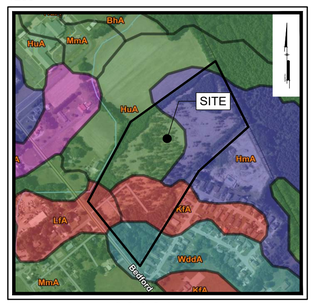
37. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: TOWN OF GEORGETOWN



ZONING MAP
Scale: 1" = 1200'



VICINITY MAP
Scale: 1" = 1000'



SOILS MAP
Scale: 1" = 500'

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s):

EQUITABLE OWNER / DEVELOPER
BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904
PHONE# (302) 593-2266

ENGINEER/PLANNER/SURVEYOR
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SCHOOL DISTRICT
INDIAN RIVER

FIRE DISTRICT
GEORGETOWN FIRE DEPARTMENT #77

WATER UTILITY
TOWN OF GEORGETOWN

SEWER UTILITY
TOWN OF GEORGETOWN

ELECTRIC
DELMARVA POWER

TELECOMMUNICATION
VERIZON

CATV
COMCAST

POSTAL DISTRICT
GEORGETOWN

GAS
CHESAPEAKE UTILITIES

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		FULL DEPTH PAVEMENT
		BUILDING RESTRICTION LINE
		CURB
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		UTILITY EASEMENT
		PERMANENT EASEMENT
		FENCE
		POWER UTILITY POLE
		PROPERTY, LINE
		LEGAL RIGHT-OF-WAY
		PROPERTY, CORNER FOUND/ /TO BE SET
		PROPERTY, ADJOINING LINED
		SITE, MAIL BOX
		SITE, TRAFFIC SIGN
101	101	MINOR CONTOUR
100	100	MAJOR CONTOUR
100.5	35.00	SPOT ELEVATION
D	D	STORMPIPE, INLET, MANHOLE, & FLARED END
W	W	WATER MAIN, VALVE, HYDRANT & METER PIT
S	S	SEWER MAIN, MANHOLE & CLEANOUT, DIRECTIONAL ARROW
		DETECTABLE WARNING STRIP
		CONCRETE
		SHARED USE PATH (ASPHALT)
		PROPOSED MILL & OVERLAY
		WALKING TRAIL
		TREE LINE
		SOIL LINE
		FLOOD ZONE LINE

Sheet List Table

Sheet Number	Sheet Description	Sheet Title
1	PP0001	COVER SHEET
2	PP1000	SITE DETAILS AND NOTES
3	PP1001	EXISTING CONDITIONS
4	PP1002	CONCEPT SITE PLAN KEY SHEET AND PROJECT SCHEMATIC
5	PP1003	CONCEPT SITE PLAN
6	PP1004	CONCEPT SITE PLAN
7	PP1500	CONCEPT GRADING KEY SHEET
8	PP1501	CONCEPT GRADING PLAN
9	PP1502	CONCEPT GRADING PLAN
10	PP1700	CONCEPT UTILITY KEY SHEET
11	PP1701	CONCEPT UTILITY PLAN
12	PP1702	CONCEPT UTILITY PLAN

SOILS

TYPE	DESCRIPTION	HYDROLOGIC SOIL
HmA	HAMMONTON LOAMY SAND, 0 TO 2 PERCENT SLOPES	B
HuA	HURLOCK LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
KfA	KEYPORT FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES	D
LfA	LENNI SANDY LOAM, 0 TO 2 PERCENT SLOPES	D
WddA	WOODSTOWN SANDY LOAM, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	C

BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM 10005C0300L,MAP REVISED JUNE 20, 2018, ARE DESIGNATED PARTLY AS FLOOD ZONE "X", (UNSHADED), WHICH IS AN AREA DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOODPLAIN, AND SMALL PART OF PROPERTY (ON THE NORTH-EAST SIDE) LIES WITH IN ZONE A WHICH IS NO BASE FLOOD ELEVATION DETERMINED.

EQUITABLE OWNER /DEVELOPER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED IS THE DEVELOPERS OF THE LAND SHOWN ON THIS SUBDIVISION PLOT PLAN AND THAT THE STREETS, LANES, AVENUES AND PARK AREAS HEREON SHOWN WITH THE SECTION APPROVED FOR DEVELOPMENT ARE DEDICATED FOR THE GENERAL USE OF THE TRAVELING PUBLIC AND FOR THE USE OF THE ABUTTING PROPERTY OWNERS. THIS DEDICATION SHALL IMPOSE NO DUTY NOR OBLIGATION UPON THE TOWN OF GEORGETOWN RESPECTING THE MAINTENANCE AND IMPROVEMENT OF THE DEDICATED STREETS, LANES, AVENUES AND PARK AREAS, UNLESS OTHERWISE AGREED BY THE TOWN OF GEORGETOWN

SIGNATURE DATE
BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A,
DOVER, DE 19904
PHONE: (302) 593-2266
JAMES@GRANTROOFING.COM

TOWN ENGINEER APPROVAL:

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#17771)
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 684-8030 - FAX (302) 684-8054
ADECKTOR@PENNONI.COM

TOWN MANAGER APPROVAL:

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

JAMES PLACE
TM: 135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

COVER SHEET

BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2026-02-27	REVISED PER TOWN COMMENTS	RWS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JGRNT20007
DATE	2025-8-25
DRAWING SCALE	AS SHOWN
DRAWN BY	TOU, RWS
APPROVED BY	AMD

PP0001

SHEET 1 OF 12

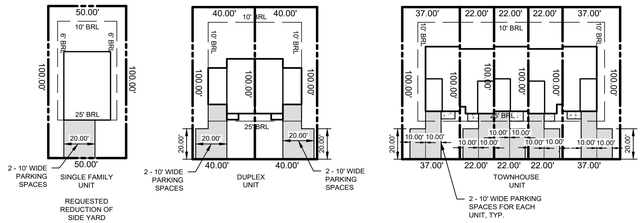
PLOTTED: 4/7/2026 2:19 PM, BY: Ryan Sweet PLOTSTYLE: Pennoni MCD.ctb PROJECT STATUS: —
u:\Accounts\JGRNT\grnt20007 - north bedford street\DESIGN\...SHEETS\CONCEPT PLAN SHEETS\PP0001.dwg

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 ERECT 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. PER MAP NUMBER 10005C0 PANEL 300L, EFFECTIVE JUNE 20, 2018, THE MAJORITY OF THE PROPERTY IS IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN (0.2% ANNUAL CHANCE), AND THE A SMALL PORTION OF THE PROPERTY IS IN AN AREA DESIGNATED AS ZONE "A", WHICH ARE AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE), THE AREA OF THE PROPERTY WITHIN THE 100-YEAR FLOODPLAIN IS COORDINATED WITH THE STORMWATER MANGEMENT FOR THE PROPOSED PROJECT.
11. SUBJECT PROPERTY IS CURRENTLY 'UR-1' (URBAN RESIDENTIAL DISTRICT). THIS PROPERTY WILL BE REZONED INTO A 'UR-1' (URBAN RESIDENTIAL DISTRICT) WITH A RESIDENTIAL PLANNED COMMUNITY DISTRICT SUPERIMPOSED OVER THE EXISTING UR-1 DISCTIRCT..
12. THE SUBJECT SITE WILL BE CONSTRUCTED IN TWO PHASES.
13. TOTAL AREA FOR SUBJECT SITE IS 954,835 SF± (21.92 ACRES±)
14. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM DOCUMENTS OF PUBLIC RECORD AND A BOUNDARY SURVEY. ALL PROVIDED EASEMENTS ARE SHOWN ON THIS PLAN, HOWEVER, THIS PLAT 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 JUNE, 2023
15. SURVEY DATUM: HORIZONTAL - NAD83, VERTICAL - NAVD88
16. DEED REFERENCE : DEED BOOK 4050, PAGE 58.
17. ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
18. THERE ARE NO WETLANDS ON-SITE PER THE DNREC NAVMAP ONLINE MAPPING SYSTEM AND A WETLANDS DELINEATION PERFORMED BY KENNETH W. REDINGER ENVIRONMENTAL
19. STORMWATER BMPS WILL BE USED AND WILL ULTIMATELY CONVEY STORMWATER TO THE EXISTING TAX DITCH. THE MAINTANCE OF THE STORMWATER MANGEMENT FACILITIES WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
20. 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.
21. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
22. 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.
23. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ROADWAY CONSTRUCTION.
24. ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF "DELAWARE MUTCD."
25. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE "DELAWARE MUTCD".
26. 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.
29. 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 SWEPT 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, 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.

DELDOT RECORD/SITE PLAN NOTES (REVISED 3/21/2019):

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATIONS (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL 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 OWNER'S 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 CONNECTIONS 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. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SIDEWALK 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 FOR THE SIDEWALK.
7. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
8. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
9. 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 CLARENCE.
10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
11. 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.



DETAIL- TYPICAL UNIT LAYOUTS WITH PARKING SPACES (1 / PP1000)

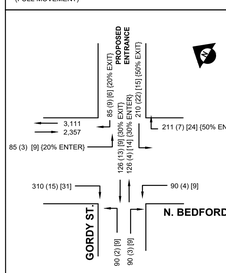
SCALE: 1" = 40'

KEY NOTES

- A — ITEM 401005 - SUPERPAVE TYPE C, PG 64-22
- B — ITEM 401014 - SUPERPAVE TYPE B, PG 64-22
- C — ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
- D — ITEM 908004 - TOPSOIL, 6" DEPTH OR ITEM 908010 - TOPSOILING, 6" DEPTH ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND
- E — ITEM 705001 - P.C.C. SIDEWALK
- F — ITEM 908020 - EROSION CONTROL BLANKET MULCH, TYPE 3 FOR 1 ROLL WITH MINIMUM 6' OF WIDTH
- G — PROOF ROLLED AND COMPACTED SUBGRADE TO 95% OF ASTM D1557
- H — ITEM 701010 - INTEGRAL PCC CURB AND GUTTER - TYPE 2

TRAFFIC GENERATION - N. BEDFORD STREET (SCR 00114)

(FULL MOVEMENT)



TRAFFIC GENERATION DIAGRAM

ADT PEAK HOUR (A.M.), PEAK HOUR (P.M.), DISTRIBUTION (%)

[1] DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT
[2] DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL

DESIGN VEHICLE = WB-40 & SU-30

ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - S00114 (N. BEDFORD ST.) - MAJOR COLLECTOR

POSTED SPEED LIMIT - 35 MPH
AADT = 4,714 TRIPS (FROM 2024 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT= 1.16 x 4,714 TRIPS = 5,468 TRIPS
TRAFFIC PATTERN GROUP = 2 (FROM 2024 DELDOT TRAFFIC SUMMARY)
K FACTOR - 11.10%
TRUCK VOLUME - 2.3% COMBO
D-FACTOR = 56.90%

SITE TRAFFIC DATA:

SOURCE: ITE TRIP GENERATION MANUAL 11TH EDITION[2]

EXISTING LAND USE: VACANT FIELD
VACANT LAND - WOODED

PROPOSED LAND USE:
51 DWELLING UNITS - SINGLE FAMILY DETACHED HOUSING (ITE 210)
Ln(T)=0.92 Ln(X) +2.68 = 543 TRIPS (WEEKDAY) (272 ENTER / 271 EXIT)

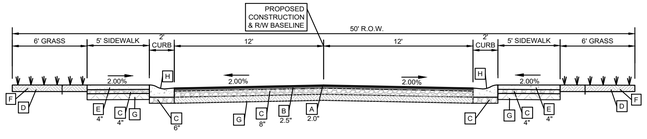
PEAK HOUR OF ADJACENT STREET TRAFFIC:
AM: Ln(T)=0.91Ln(X)+0.12 = 40 TRIPS (WEEKDAY) [25% / 75%] (10 / 30)
PM: Ln(T)=0.94Ln(X)+0.27 = 53 TRIPS (WEEKDAY) [63% / 37%] (33 / 20)
T= 0.86(X)+9.72 = 54 TRIPS (SAT) [54% / 46%] (29 / 25)

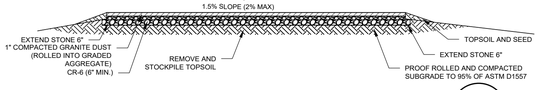
46 DWELLING UNITS - SINGLE FAMILY ATTACHED HOUSING (ITE 215)
T=7.62(X)-50.48 = 300 TRIPS (WEEKDAY) (150 ENTER / 150 EXIT)

PEAK HOUR OF ADJACENT STREET TRAFFIC:
AM: T=0.52(X)-5.70 = 18 TRIPS (WEEKDAY) [25% / 75%] (4 / 14)
PM: T=0.60(X)-3.93 = 24 TRIPS (WEEKDAY) [59% / 41%] (14 / 10)
Ln(T)=0.82Ln(X)+0.43 = 35 TRIPS (SAT) [48% / 52%] (17 / 18)

DIRECTIONAL DISTRIBUTION:
20% TO AND FROM THE NORTH
50% TO AND FROM THE SOUTH
30% TO AND FROM THE GORDY ST.

TOTAL NEW TRIPS = 843 ADT (422 ENTER & 421 EXIT).
58 AM PEAK (14 ENTER & 44 EXIT),
77 PM PEAK (47 ENTER & 30 EXIT),
89 SAT PEAK (46 ENTER & 43 EXIT)
SITE TRUCK TRAFFIC = 42 TRIPS (5%)





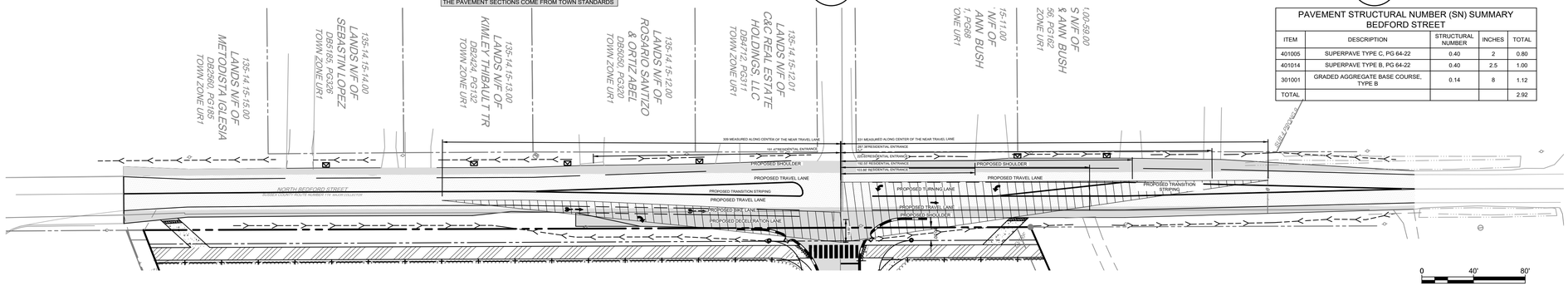
DETAIL- INTERIOR ROADWAY CROSS SECTION - MINOR ROAD (TYP.) EX AVENUE, WYE LANE, ZEE AVENUE (2 / PP1000)

SCALE: 1" = 5'

THE PAVEMENT SECTIONS COME FROM TOWN STANDARDS

DETAIL- TYPICAL WALKING TRAIL SECTION (3 / PP1000)

SCALE: 1" = 5'



PAVEMENT STRUCTURAL NUMBER (SN) SUMMARY BEDFORD STREET

ITEM	DESCRIPTION	STRUCTURAL NUMBER	INCHES	TOTAL
401005	SUPERPAVE TYPE C, PG 64-22	0.40	2	0.80
401014	SUPERPAVE TYPE B, PG 64-22	0.40	2.5	1.00
301001	GRADED AGGREGATE BASE COURSE, TYPE B	0.14	8	1.12
TOTAL				2.92

INTERNAL PUBLIC ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	24.26'	092°20'59"	39.11'	25.28	35.01'	S 06°20'03" W
C2	25.00'	090°00'00"	39.27'	25.00	35.36'	N 83°12'43" W
C3	175.00'	014°06'28"	43.09'	21.65	42.98'	S 45°15'57" E
C4	175.00'	016°25'35"	50.17'	25.26	50.00'	S 60°31'59" E
C5	175.00'	016°25'35"	50.17'	25.26	50.00'	S 76°57'34" E
C7	175.00'	016°25'35"	50.17'	25.26	50.00'	N 76°46'48" E
C8	175.00'	016°25'35"	50.17'	25.26	50.00'	N 60°21'12" E
C9	175.00'	016°25'35"	50.17'	25.26	50.00'	N 43°55'37" E
C10	175.00'	004°36'36"	14.08'	7.04	14.08'	N 33°24'32" E
C11	25.00'	085°37'11"	37.36'	23.16	33.98'	S 73°54'50" W
C12	25.00'	094°22'49"	41.18'	26.99	36.68'	S 16°05'10" E
C13	105.00'	018°00'00"	32.99'	16.63	32.85'	S 40°06'14" W
C14	25.00'	104°20'51"	45.53'	32.20	39.49'	N 78°43'20" W
C15	25.00'	080°46'53"	35.25'	21.27	32.40'	N 13°50'32" E
C16	175.00'	025°31'33"	77.96'	39.64	77.32'	S 41°28'12" W
C17	175.00'	010°47'19"	32.95'	16.52	32.90'	S 23°18'45" W
C18	175.00'	016°25'35"	50.17'	25.26	50.00'	S 09°42'18" W
C19	175.00'	016°25'35"	50.17'	25.26	50.00'	S 06°43'17" E
C20	25.00'	066°43'21"	29.11'	16.46	27.50'	N 18°25'36" E
C21	25.00'	090°00'00"	39.27'	25.00	35.36'	N 83°12'43" W
C32	125.00'	066°55'08"	145.99'	82.61	137.84'	S 04°45'09" E
C33	125.00'	110°41'03"	241.48'	180.81	205.64'	N 86°26'45" E
C34	155.00'	008°08'01"	22.00'	11.02	21.99'	S 35°10'15" W
C35	155.00'	009°51'59"	26.69'	13.38	26.66'	S 44°10'15" W
C36	25.00'	075°39'09"	33.01'	19.41	30.66'	N 11°16'40" E
C37	25.00'	099°13'06"	43.29'	29.38	38.08'	N 76°09'28" W
C38	125.00'	025°31'33"	55.69'	28.31	55.23'	S 41°28'12" W
C39	257.38'	009°46'27"	43.91'	22.01	43.85'	S 44°07'58" W
C40	275.00'	043°38'29"	209.46'	110.11	204.44'	S 06°53'10" W
C41	275.00'	046°57'38"	225.40'	119.46	219.14'	S 61°41'32" E
C42	275.00'	053°53'21"	258.65'	139.78	249.22'	N 58°02'55" E
C43	177.75'	009°40'56"	30.04'	15.05	30.00'	N 89°56'53" E
C44	275.00'	004°36'36"	22.13'	11.07	22.12'	N 33°24'32" E
C45	275.00'	016°25'35"	78.84'	39.69	78.57'	N 43°55'37" E
C46	275.00'	016°25'35"	78.84'	39.69	78.57'	N 60°21'12" E
C47	275.00'	016°25'35"	78.84'	39.69	78.57'	N 76°46'48" E
C48	275.00'	016°25'35"	78.84'	39.69	78.57'	S 76°57'34" E
C49	275.00'	016°25'35"	78.84'	39.69	78.57'	S 60°31'59" E
C50	275.00'	014°06'28"	67.71'	34.03	67.54'	S 45°15'57" E
C51	275.00'	016°25'35"	78.84'	39.69	78.57'	S 06°43'17" E
C52	275.00'	016°25'35"	78.84'	39.69	78.57'	S 09°42'18" W
C53	275.00'	010°47'19"	51.78'	25.97	51.71'	S 23°18'45" W

PENNONI ASSOCIATES INC.
1601 Dawson Drive
Newark, DE 19711
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

JAMES PLACE
TM: 135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

BEDFORD HOLDINGS,LLC
912 WALKER ROAD, SUITE A
DOVER, DE 19904

SITE DETAILS AND NOTES

NO.	DATE	REVISIONS	BY
1	2026-02-27	REVISED PER TOWN COMMENTS	RWS

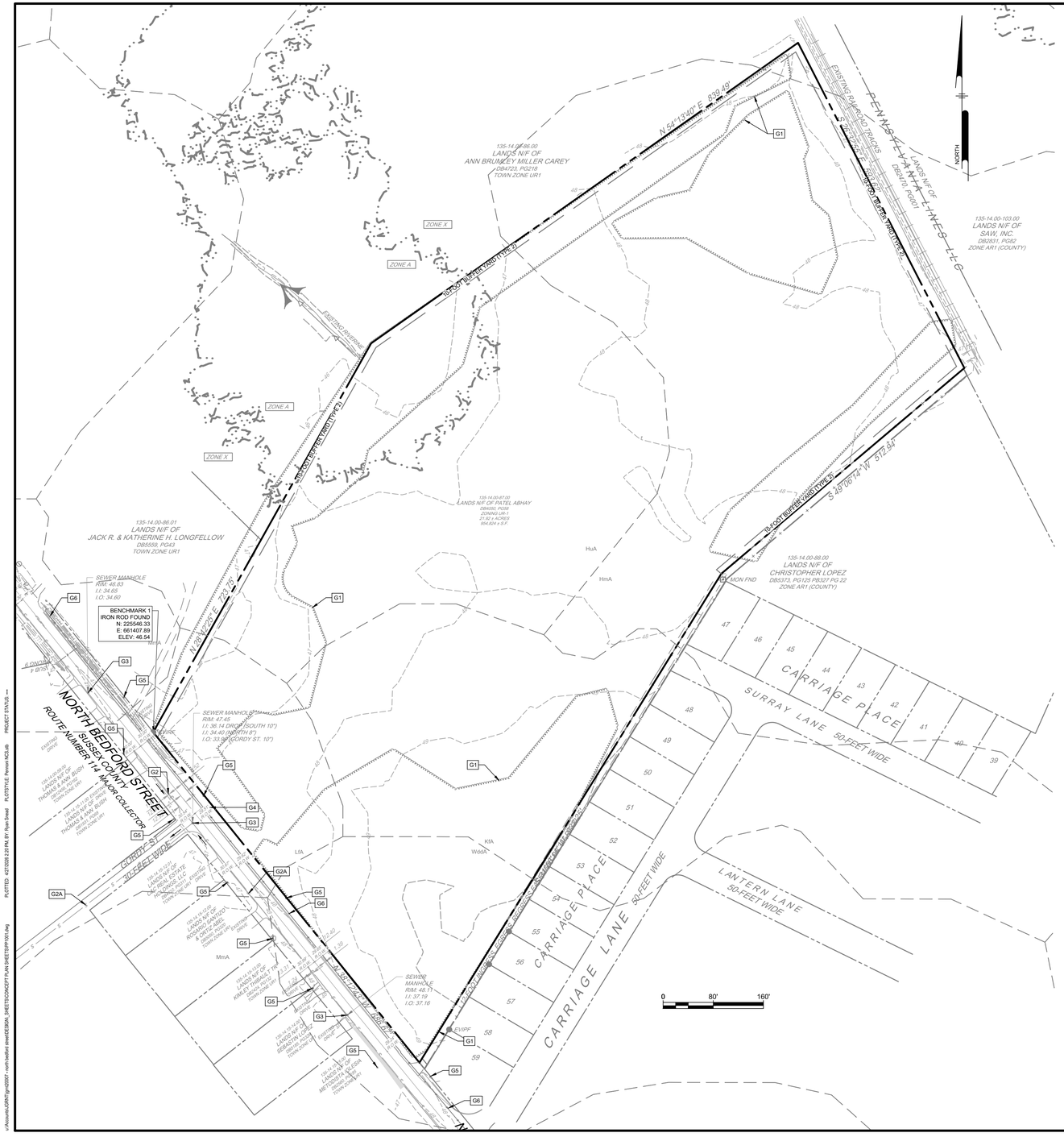
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JGRNT20007
DATE	2025-7-8
DRAWING SCALE	AS SHOWN
DRAWN BY	TOU, RWS
APPROVED BY	AMD

PP1000

SHEET 2 OF 12

PLOTTED: 4/27/2026 2:19 PM, BY: Ryan Snead PLOTSTYLE: Pennoni MONO.ctb PROJECT STATUS: —
x:\Accounts\JGRNT\jgrnt20007 - north bedford street\DESIGN_SHEETS\CONCEPT PLAN SHEETS\PP1000.dwg



EXISTING CONDITION NOTES:

1. ELEVATIONS ARE BASED ON NAVD 88, AND DE STATE PLANE COORDINATE SYSTEM NAD 83 HORIZONTAL DATUM.
2. 1.1 DEED REFERENCE: BOOK 4050, PAGE 58
3. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
   - 3.1. RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR STATE OF DELAWARE OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OR ANY FEDERAL, STATE, OR LOCAL AGENCY.
   - 3.2. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
   - 3.3. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
4. UTILITY NOTES:
   - 4.1. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE. LOCATIONS OF UTILITIES AS SHOWN AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
   - 4.2. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
   - 4.3. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
   - 4.4. THE CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
   - 4.5. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
5. THIS SITE IS ZONED UR-1: URBAN RESIDENTIAL DISTRICT.
6. NO WETLANDS ARE FOUND ON-SITE PER THE DNREC NAVMAP ONLINE MAPPING SYSTEM.
7. STORMWATER IS HANDLED BY OVERLAND TOWARDS BEDFORD STREET AND/OR EXISTING DITCH ON NORTH PROPERTY LINE AS SHOWN.

REFERENCE:
1. EXISTING CONDITIONS SURVEY PERFORMED AND INFORMATION BY PENNONI ASSOCIATES INC. IN JUNE 2023.

FLOOD ZONE INFORMATION:
1. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0300L, EFFECTIVE DATE JUNE 20, 2018, THE 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, AND FLOOD ZONE A.

SITE KEYED NOTES

- G1 EXISTING TREE LINE
- G2 EXISTING 8" SEWER LINE
- G2A EXISTING 10" SEWER LINE
- G3 EXISTING MANHOLE
- G4 EXISTING WATER HYDRANT
- G5 EXISTING POWER POLE
- G6 EXISTING 10" WATER MAIN

SITE INFORMATION:

SITE ADDRESS:
135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

DEVELOPER:
BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

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

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

JAMES PLACE
TM: 135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

EXISTING CONDITIONS

BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2026-02-27	REVISED PER TOWN COMMENTS	RWS

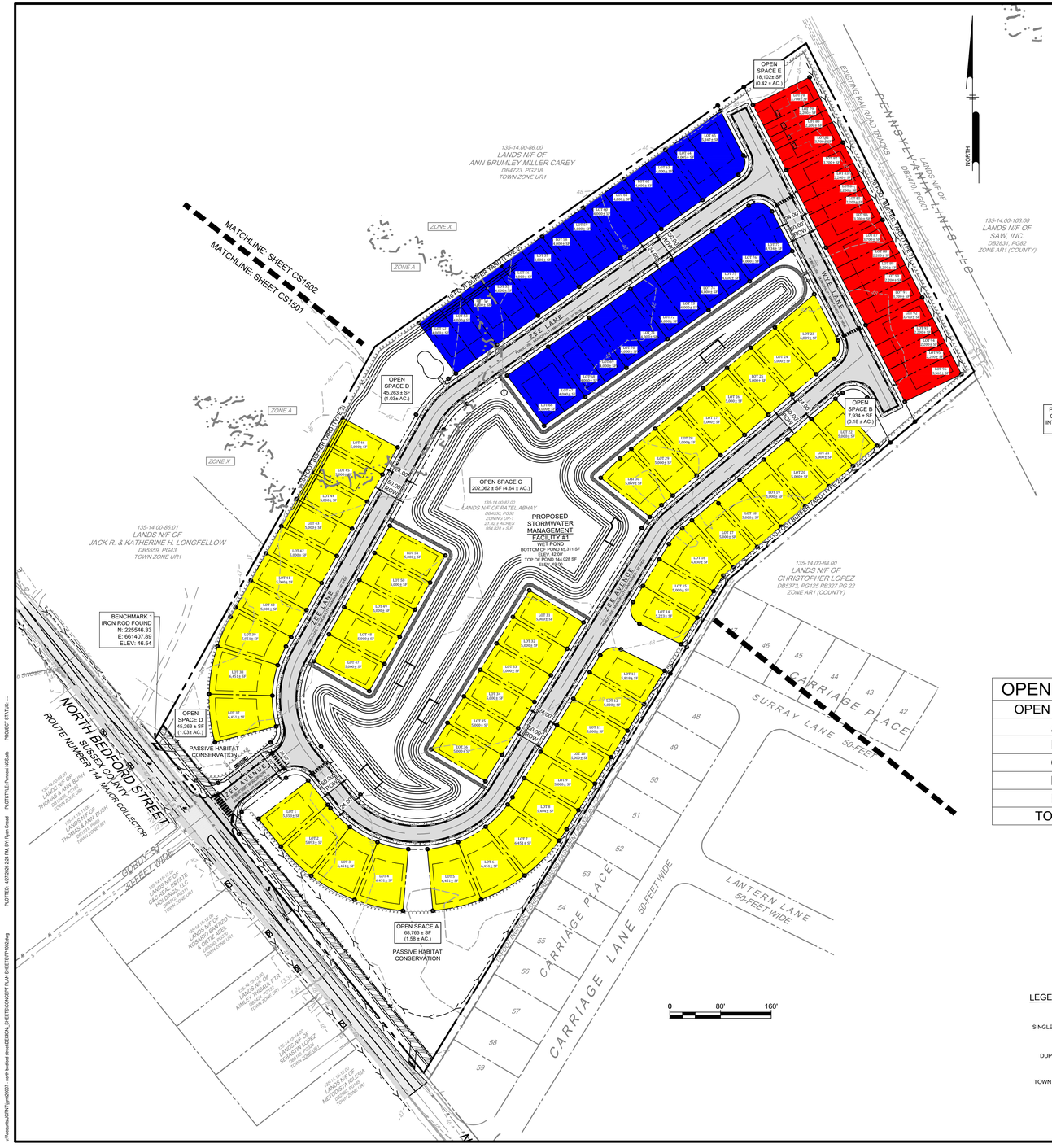
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JGRNT20007
DATE	2025-7-8
DRAWING SCALE	1" = 80'
DRAWN BY	TOU, RWS
APPROVED BY	AMD

PP1001

SHEET 3 OF 12

PLOTTED: 4/27/2026 2:20 PM, BY: Ryan Sweet PLOTSTYLE: Pennoni MCS.ctb PROJECT STATUS: —
V:\Accounts\JGRNT\grnt20007 - north bedford street\SESIGN_SHEETS\CONCEPT PLAN SHEETS\PP1001.dwg





PROJECT SCHEMATIC - AERIAL MAP

SCALE: 1" = 400'

REFER TO SHEET PP-1001 FOR
EXISTING CONDITIONS AND
TOWN UTILITY INFORMATION

OPEN SPACE BREAKDOWN	
OPEN SPACE	AREA (AC.)
A	1.58
B	0.18
C	4.64
D	1.03
E	0.42
TOTAL	7.85

SITE INFORMATION:

SITE ADDRESS:
135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

DEVELOPER:
BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

LEGEND-TYPICAL UNIT BREAKDOWN

SINGLE FAMILY UNIT

DUPLEX UNIT

TOWN HOUSE UNIT

Pennoni

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND/OR BUILDER PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS. DISCREPANCIES BEFORE PROCEEDING WITH WORK

CONCEPT SITE PLAN KEY SHEET AND PROJECT SCHEMATIC

JAMES PLACE
TM: 135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2026-02-27	REVISED PER TOWN COMMENTS	RWS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JGRNT20007
DATE	2025-7-8
DRAWING SCALE	1" = 80'
DRAWN BY	TOU, RWS
APPROVED BY	AMD

PP1002

SHEET 4 OF 12

PLOTTED: 4/7/2026 2:24 PM, BY: Ryan Sneed PLOTSTYLE: Pennoni ACS.ctb PROJECT STATUS: —
x:\Accounts\JGRNT\prj\20007 - north bedford street\DESIGN_SHEETS\CONCEPT PLAN SHEETS\PP1002.dwg

SITE KEYED NOTES

G1	PROPOSED CURB
G2	PROPOSED SIDEWALK
G3	PROPOSED CROSSWALK
G4	PROPOSED TYPE 2 10' LANDSCAPE BUFFER YARD
G5	PROPOSED STORMWATER MANAGEMENT FACILITY, WET POND
G6	PROPOSED STOP BAR
G7	PROPOSED PEDESTRIAN TRAIL
G8	PROPOSED CLUSTER MAILBOX

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND/OR SUBCONTRACTOR AND ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

JAMES PLACE

TM: 135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

CONCEPT SITE PLAN

BEDFORD HOLDINGS,LLC
672 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2026-02-27	REVISED PER TOWN COMMENTS	RWS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JGRNT20007
DATE	2025-7-8
DRAWING SCALE	1" = 50'
DRAWN BY	TOU, RWS
APPROVED BY	AMD

PP1003

SHEET 5 OF 12

SITE KEYED NOTES

G1	PROPOSED CURB
G2	PROPOSED SIDEWALK
G3	PROPOSED CROSSWALK
G4	PROPOSED TYPE 2 10' LANDSCAPE BUFFER YARD
G5	PROPOSED STORMWATER MANAGEMENT FACILITY, WET POND
G6	PROPOSED PEDESTRIAN TRAIL
G7	PROPOSED TOT LOT
G8	PROPOSED GAZEBO

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND COORDINATED WITH ALL TRADES BEFORE ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

JAMES PLACE
TM: 135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

CONCEPT SITE PLAN

BEDFORD HOLDINGS,LLC
972 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2026-02-27	REVISED PER TOWN COMMENTS	RWS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JGRNT20007
DATE	2025-7-8
DRAWING SCALE	1" = 50'
DRAWN BY	TOU, RWS
APPROVED BY	AMD

PP1004

SHEET 6 OF 12

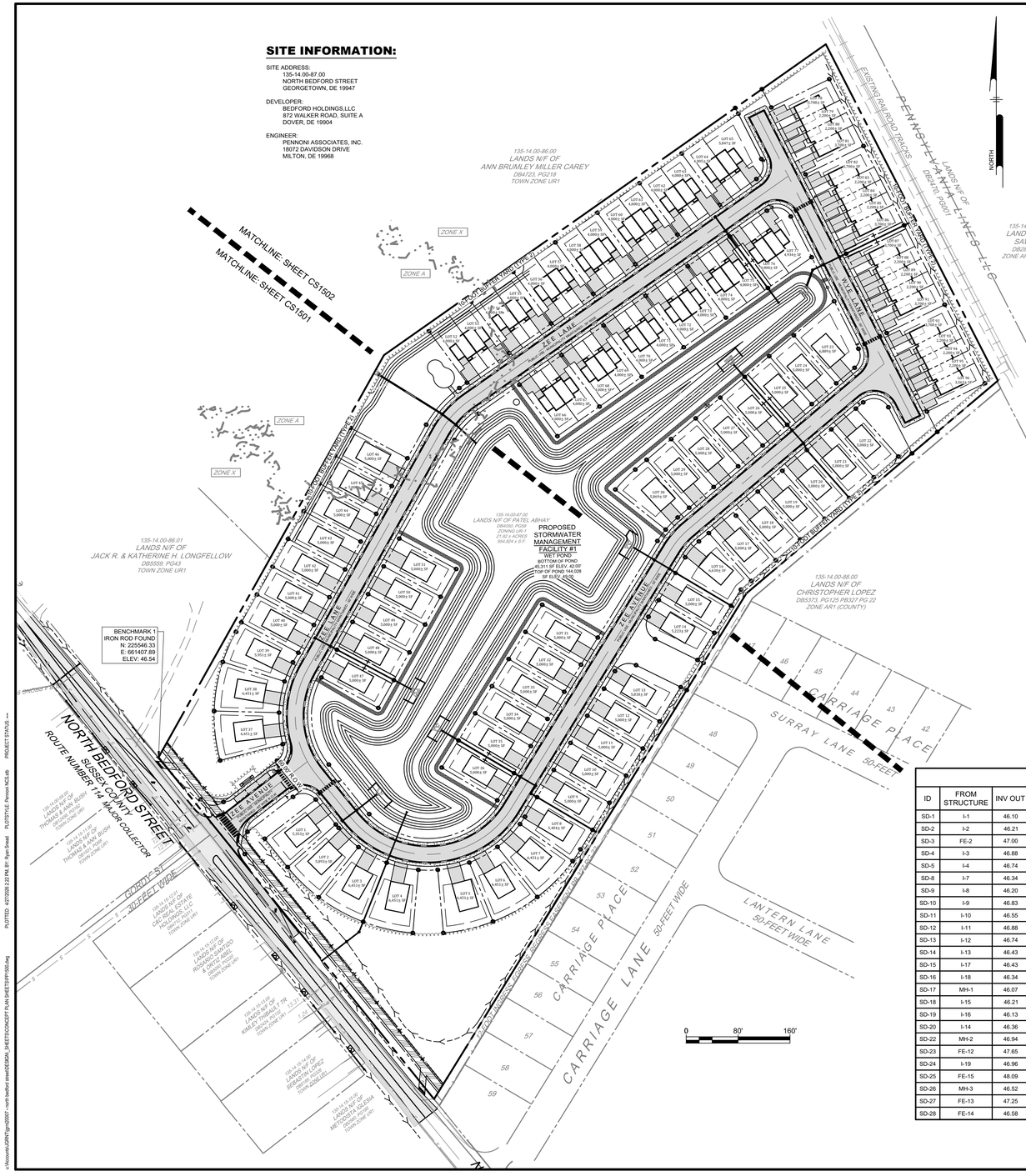
PLOTTED: 4/7/2026 2:23 PM, BY: Ryan Sneed PLOTSTYLE: Pennoni MCS.stb PROJECT STATUS: —
K:\Accounts\JGRNT\prj\20007 - north bedford street\DESIGN_SHEETS\CONCEPT PLAN SHEETS\PP1004.dwg

SITE INFORMATION:

SITE ADDRESS:
135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

DEVELOPER:
BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

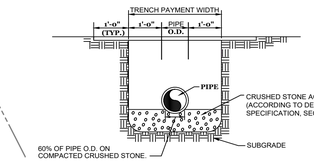


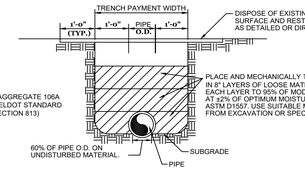
PROPOSED STORMWATER UTILITY NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
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. THIS PROJECT IS SUBJECT TO INSPECTION AND APPROVAL BY REPRESENTATIVES OF THE SUSSEX COUNTY CONSERVATION DISTRICT TOWN OF GEORGETOWN.
5. UTILITIES ENTER THE PREMISES FROM PUBLIC STREETS OR RIGHTS OF WAY.
6. HDPE PIPE SHALL COMPLY WITH AASHTO M252, M294, MP7 AND ASTM D3350. PIPE SHALL BE INSTALLED PER ASTM D232, ADD AS RECOMMENDED BY THE MANUFACTURER. ALL HDPE SHALL HAVE WATER TIGHT CONNECTIONS. ALL HDPE PIPES SHALL MEET OR EXCEED THE AASHTO M-330 PIPE SPECIFICATION.
7. ALL HDPE PIPE SHALL MEET OR EXCEED THAT AASHTO M330 PIPE SPECIFICATIONS

GRADING NOTES:

1. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
2. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN COMPACTED FILL THICKNESS. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. MATERIAL THAT CANNOT BE COMPACTED AS REQUIRED SHALL BE BROUGHT TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER. OVER EXCAVATED, AND THEN REPLACED WITH SUITABLE FILL. REFER TO THE EARTHWORK SPECIFICATIONS FOR ALLOWABLE SOIL.
3. THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
4. THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTORS RESPONSIBILITY.
5. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER OR SOIL SCIENTIST. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR, SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
6. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AREA AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
7. VERTICAL ELEVATIONS ARE BASED ON NAVD 88.
8. ALL SLOPES MAXIMUM 3:1 UNLESS OTHERWISE NOTED.
9. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING EXCESS DIRT FROM THE SITE.
10. ALL HDPE PIPE SHALL MEET OR EXCEED THAT AASHTO M330 PIPE SPECIFICATIONS
11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE TOWARDS OUTLET AT ALL TIMES DURING CONSTRUCTION. PONDING OF WATER, EXCLUDING STORMWATER MANAGEMENT PONDS, AND LACK OF POSITIVE DRAINAGE WITHIN THE PROPERTY DURING GRADING, FILLED OR EXCAVATED, NO MATTER OF THE DESIGN OR THE STAKEOUT, IS FORBIDDEN WITHOUT THE PERMISSION OF THE DESIGN ENGINEER OR THEIR AUTHORIZED REPRESENTATIVE. CONTRACTOR IS RESPONSIBLE TO DISCUSS ALL GRADING AND DRAINAGE CONCERNS WITH THE DESIGN ENGINEER, PRIOR AND DURING APPLICATION TO ENSURE THAT POSITIVE DRAINAGE TOWARDS OUTLETS ARE ADDRESSED APPROPRIATELY AND SAFELY. DESIGN ENGINEER WILL BE HELD HARMLESS FROM CONCERNS ARISING FROM THE LACK OF POSITIVE DRAINAGE IF NOT NOTIFIED PRIOR TO ITS APPLICATION.
12. MAXIMUM SIDEWALK CROSS SLOPE IS 2% AND MINIMUM SIDEWALK CROSS SLOPE IS 1% WITHIN THE PUBLIC RIGHT OF WAY
13. ALL CASTINGS MUST BE AMERICAN MADE.





DETAIL- TRENCH BACKFILL AND PIPE BEDDING
NOT TO SCALE

1
PP1500

STORM DRAIN PIPE TABLE

ID	FROM STRUCTURE	INV OUT	TO STRUCTURE	INV IN	DIAMETER (in)	MATERIAL	LENGTH (ft)	SLOPE
SD-1	I-1	46.10	FE-1	45.65	24"	HDPE	113'	0.40%
SD-2	I-2	46.21	I-1	46.10	24"	HDPE	28'	0.40%
SD-3	FE-2	47.00	I-2	46.21	18"	HDPE	40'	1.98%
SD-4	I-3	46.88	I-4	46.74	15"	HDPE	28'	0.50%
SD-5	I-4	46.74	FE-3	46.00	15"	HDPE	140'	0.53%
SD-8	I-7	46.34	I-8	46.20	15"	HDPE	28'	0.50%
SD-9	I-8	46.20	FE-5	46.00	15"	HDPE	38'	0.53%
SD-10	I-9	46.83	I-10	46.55	15"	HDPE	28'	0.98%
SD-11	I-10	46.55	FE-6	46.00	18"	HDPE	140'	0.39%
SD-12	I-11	46.88	I-12	46.74	15"	HDPE	28'	0.50%
SD-13	I-12	46.74	FE-7	46.00	15"	HDPE	36'	2.09%
SD-14	I-13	46.43	I-14	46.36	15"	HDPE	28'	0.27%
SD-15	I-17	46.43	I-18	46.34	15"	HDPE	28'	0.30%
SD-16	I-18	46.34	FE-16	46.00	15"	HDPE	138'	0.25%
SD-17	MH-1	46.07	FE-9	46.00	24"	HDPE	25'	0.26%
SD-18	I-15	46.21	I-16	46.13	15"	HDPE	28'	0.30%
SD-19	I-16	46.13	MH-1	46.08	18"	HDPE	19'	0.27%
SD-20	I-14	46.36	FE-8	46.00	15"	HDPE	135'	0.26%
SD-22	MH-2	46.94	I-11	46.88	15"	HDPE	11'	0.50%
SD-23	FE-12	47.65	MH-2	46.94	15"	HDPE	103'	0.69%
SD-24	I-19	46.96	I-9	46.83	15"	HDPE	14'	0.98%
SD-25	FE-15	48.09	I-19	46.96	15"	HDPE	115'	0.98%
SD-26	MH-3	46.52	I-13	46.43	15"	HDPE	11'	0.71%
SD-27	FE-13	47.25	MH-3	46.52	15"	HDPE	105'	0.70%
SD-28	FE-14	46.58	I-15	46.21	15"	HDPE	121'	0.30%

STORM DRAIN STRUCTURE TABLE

ID	RIM/GRATE ELEVATION	INV IN (FROM)	INV OUT (TO)	TYPE	TOP UNIT	GRATE
FE-1		45.65 (24" HDPE @ 0.40%) I-1		24 IN FES		
FE-2			47.00 (18" HDPE) I-2	18 IN FES		
FE-3		46.00 (15" HDPE @ 0.53%) I-4		15 IN FES		
FE-5		46.00 (15" HDPE @ 0.53%) I-8		15 IN FES		
FE-6		46.00 (18" HDPE @ 0.39%) I-10		15 IN FES		
FE-7		46.00 (15" HDPE @ 2.09%) I-12		15 IN FES		
FE-8		46.00 (15" HDPE @ 0.26%) I-14		15 IN FES		
FE-9		46.00 (24" HDPE @ 0.26%) MH-1		15 IN FES		
FE-12			47.65 (15" HDPE) MH-2	15 IN FES		
FE-13			47.25 (15" HDPE) MH-3	15 IN FES		
FE-14			46.58 (15" HDPE) I-15	15 IN FES		
FE-15			48.09 (15" HDPE) I-19	15 IN FES		
FE-16		46.00 (15" HDPE @ 0.25%) I-18		15 IN FES		
I-1	49.20	46.10 (24" HDPE @ 0.40%) I-2	46.10 (24" HDPE) FE-1	34 X 18	TYPE "C"	TYPE 1
I-2	49.20	46.21 (18" HDPE @ 1.98%) FE-2	46.21 (24" HDPE) I-1	34 X 18	TYPE "C"	TYPE 1
I-3	49.17		46.88 (15" HDPE) I-4	34 X 18	TYPE "C"	TYPE 1
I-4	49.17	46.74 (15" HDPE @ 0.50%) I-3	46.74 (15" HDPE) FE-3	34 X 18	TYPE "C"	TYPE 1
I-7	48.93		46.34 (15" HDPE) I-8	34 X 18	TYPE "C"	TYPE 1
I-8	48.93	46.20 (15" HDPE @ 0.50%) I-7	46.20 (15" HDPE) FE-5	34 X 18	TYPE "C"	TYPE 1
I-9	49.12	46.83 (15" HDPE @ 0.98%) I-19	46.83 (15" HDPE) I-10	34 X 24	TYPE "C"	TYPE 1
I-10	49.12	46.55 (15" HDPE @ 0.98%) I-9	46.55 (18" HDPE) FE-6	34 X 18	TYPE "C"	TYPE 1
I-11	49.10	46.88 (15" HDPE @ 0.50%) MH-2	46.88 (15" HDPE) I-12	34 X 18	TYPE "C"	TYPE 1
I-12	49.10	46.74 (15" HDPE @ 0.50%) I-11	46.74 (15" HDPE) FE-7	34 X 18	TYPE "C"	TYPE 1
I-13	48.72	46.43 (15" HDPE @ 0.71%) MH-3	46.43 (15" HDPE) I-14	34 X 18	TYPE "C"	TYPE 1
I-14	48.72	46.36 (15" HDPE @ 0.27%) I-13	46.36 (15" HDPE) FE-8	34 X 18	TYPE "C"	TYPE 1
I-15	48.60	46.21 (15" HDPE @ 0.30%) FE-14	46.21 (15" HDPE) I-16	34 X 18	TYPE "C"	TYPE 1
I-16	48.60	46.13 (15" HDPE @ 0.30%) I-15	46.13 (18" HDPE) MH-1	34 X 18	TYPE "C"	TYPE 1
I-17	48.72		46.43 (15" HDPE) I-18	34 X 18	TYPE "C"	TYPE 1
I-18	48.72	46.34 (15" HDPE @ 0.30%) I-17	46.34 (15" HDPE) FE-16	34 X 18	TYPE "C"	TYPE 1
I-19	49.16	46.96 (15" HDPE @ 0.98%) FE-15	46.96 (15" HDPE) I-9	34 X 24	TYPE "C"	TYPE 1
MH-1	50.64	46.08 (18" HDPE @ 0.27%) I-16	46.07 (24" HDPE) FE-9	48" MH		
MH-2	49.53	46.94 (15" HDPE @ 0.69%) FE-12	46.94 (15" HDPE) I-11	48" MH		
MH-3	49.16	46.52 (15" HDPE @ 0.70%) FE-13	46.52 (15" HDPE) I-13	48" MH		

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
DISCREPANCIES BEFORE PROCEEDING WITH WORK

JAMES PLACE
TAX MAP#: 135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

CONCEPT GRADING KEY SHEET

NO.	DATE	REVISIONS	BY
	2026-02-27	REVISED PER TOWN COMMENTS	RWS
1			

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM

PROJECT	JGRNT20007
DATE	2025-7-9
DRAWING SCALE	1" = 80'
DRAWN BY	RWS
APPROVED BY	AMD

PP1500

SHEET 7 OF 12

v:\Accounts\JGRNT\proj\20007 - north bedford street\DESIGN_SHEETS\CONCEPT PLAN SHEETS\PP1500.dwg PLOTTED: 4/27/2026 2:23 PM, BY: Ryan Sneed PLOTSTYLE: Pennoni MCS.ctb PROJECT STATUS: —

LEGEND

EXISTING

STORMPIPE, INLET, MANHOLE & FLARED END

FULL DEPTH PAVEMENT

STORM IDENTIFICATION LABELS

CONTOUR

SPOT GRADE

PROPOSED

STORMPIPE, INLET, MANHOLE & FLARED END

FULL DEPTH PAVEMENT

STORM IDENTIFICATION LABELS (DI 1, FE 1, MH 1)

CONTOUR

SPOT GRADE

SITE INFORMATION:

SITE ADDRESS:
135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

DEVELOPER:
BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

PROPOSED STORMWATER MANAGEMENT FACILITY #1
WET POND
BOTTOM OF POND 45,311 SF
ELEV. 42.00'
TOP OF POND 144,028 SF
ELEV. 49.00

12' WIDE DRAINAGE EASEMENT

12' WIDE DRAINAGE EASEMENT

16' JOINT INGRESS, EGRESS & ACCESS EASEMENT

BENCHMARK 1
IRON ROD FOUND
N: 225546.33
E: 661407.89
ELEV: 46.54

REFER TO ENTRANCE PLAN SET FOR MORE INFORMATION

135-14.00-86.01
LANDS N/F OF
JACK R. & KATHERINE H. LONGFELLOW
DB5558, PG43
TOWN ZONE UR1

135-14.00-88.00
LANDS N/F OF
THOMAS & ANN. BUSH
DB1656, PG146
TOWN ZONE UR1

135-14.15-11.00 EXISTING
LANDS N/F OF DRIVE
THOMAS & ANN. BUSH
DB1951, PG68
TOWN ZONE UR1

135-14.15-12.01
LANDS N/F OF
C&C REAL ESTATE
HOLDING, LLC
DB4172, PG311
TOWN ZONE UR1

135-14.15-12.00
LANDS N/F OF
ROSARIO SANTIZO
& ORTIZ ABEL
DB5585, PG320
TOWN ZONE UR1

135-14.15-13.00
LANDS N/F OF
KIMLEY THIBAULT TR
DB3444, PG132
TOWN ZONE UR1

135-14.15-14.00
LANDS N/F OF
CRISTIN LOPEZ
DB5336, PG336
TOWN ZONE UR1

EXISTING DRIVE

MATCHLINE: SHEET CS1502

CARRIAGE PLACE

NORTH BEDFORD STREET

0 50' 100'

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES MUST BE REPORTED TO OWNER AND ENGINEER BEFORE PROCEEDING WITH WORK

JAMES PLACE
TM: 135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

CONCEPT GRADING PLAN

BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2026-02-27	REVISED PER TOWN COMMENTS	RWS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT PRIOR WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JGRNT20007
DATE	2025-7-9
DRAWING SCALE	1" = 50'
DRAWN BY	RWS
APPROVED BY	AMD

PP1501

SHEET 8 OF 12

PLOTTED: 4/7/2026 1:23 PM, BY: Ryan Sweet PLOTSTYLE: Pennoni.NCSLib PROJECT STATUS: ---
U:\Accounts\JGRNT\grnt20007 - north bedford street\DESIGN_SHEETS\CONCEPT PLAN SHEETS\PP1501.dwg

LEGEND

EXISTING	PROPOSED	
o—D—o		STORMPIPE, INLET, MANHOLE & FLARED END
		FULL DEPTH PAVEMENT
	DI 1 / FE 1 / MH 1	STORM IDENTIFICATION LABELS
— — — 20 — — —	20	CONTOUR
+ 21.00	20.00	SPOT GRADE

SITE INFORMATION:

SITE ADDRESS:
135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

DEVELOPER:
BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

NORTH

EXISTING RAILROAD TRACKS

PENNSYLVANIA LINES, LLC

LANDS N/F OF
DB2470, PG001

135-14.00-103.00
LANDS N/F OF
SAW, INC.
DB2831, PG82
ZONE AR1 (COUNTY)

135-14.00-88.00
LANDS N/F OF
ANN BRUMLEY MILLER CARET
DB4723, PG318
TOWN ZONE UR1

135-14.00-88.00
LANDS N/F OF
CHRISTOPHER LOPEZ
DB5373, PG125 PB327 PG 22
ZONE AR1 (COUNTY)

ZONE X

ZONE A

12' WIDE DRAINAGE EASEMENT

PROPOSED STORMWATER MANAGEMENT FACILITY #1
WET POND
BOTTOM OF POND 45,311 SF
ELEV. 42.00'
TOP OF POND 144,028 SF
ELEV. 49.00

MATCHLINE: SHEET CS1501

0 50' 100'

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND KNOWN AT THE TIME OF LAYOUT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

JAMES PLACE
TM: 135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

DETAILED GRADING PLAN

BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2026-02-23	REVISED PER TOWN COMMENTS	RWS

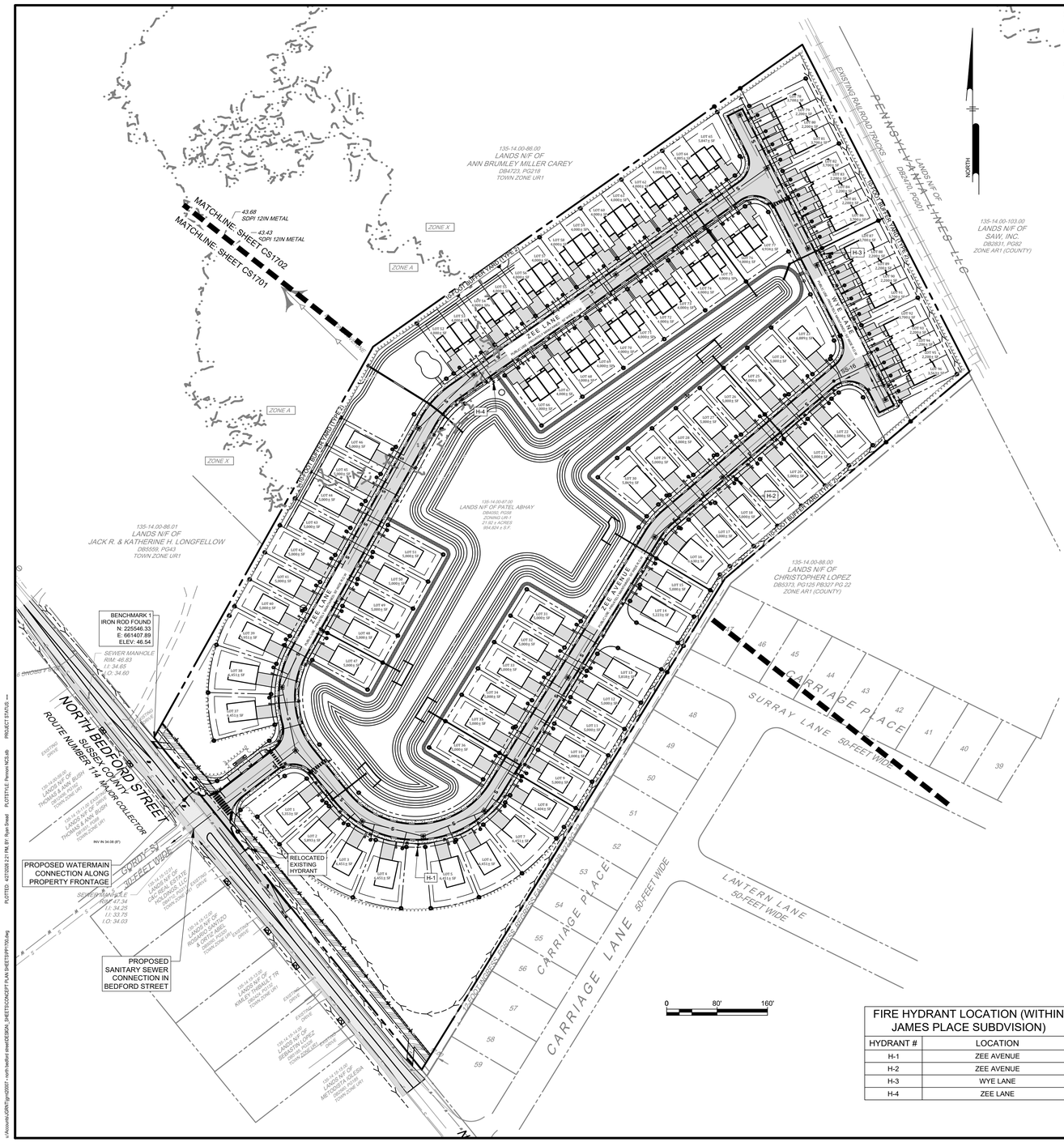
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JGRNT20007
DATE	2025-7-9
DRAWING SCALE	1" = 50'
DRAWN BY	RWS
APPROVED BY	AMD

PP1502

SHEET 9 OF 12

PLOTTED: 4/7/2026 2:29 PM BY: Ryan Sowell PROJECT STATUS: — N:\Accounts\JGRNT\Jgrnt20007 - north bedford street\DESIGN_SHEETS\CP\CP1502.dwg



SITE INFORMATION:

SITE ADDRESS:
135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

DEVELOPER:
BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

UTILITY NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
2. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
3. UTILITIES ENTER THE PREMISES FROM PUBLIC STREETS OR RIGHTS OF WAY.
4. PROPOSED UTILITY SERVICE AND CONNECTIONS (SANITARY SEWERS) SUBJECT TO FINAL DESIGN AND APPROVAL.
5. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
6. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
7. PROVIDE A FLOW TEST ON NEW HYDRANT TO FIRE MARSHALL ONCE IT HAS BEEN INSTALLED AND PRIOR TO OPERATIONS.
8. THE DISTANCE BETWEEN THE FIRE HYDRANT AND THE FIRE LANE SHALL NOT BE GREATER THAN SEVEN FEET.
   - 8.1. THE STEAMER CONNECTION OF ALL FIRE HYDRANTS SHALL BE SO POSITIONED SO AS TO BE FACING THE STREET OR FIRE LANE.
   - 8.2. THE CENTER OF ALL HOSE OUTLETS ON FIRE HYDRANTS SHALL NOT BE LESS THAN 18" ABOVE FINAL GRADE.
   - 8.3. FIRE HYDRANTS SHALL BE COLOR CODED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE WATER AND SEWER MAINS, AND A MINIMUM 12" VERTICAL SEPARATION BETWEEN STORM AND SEWER MAINS.
10. WATER AND SEWER SERVICE WILL BE INSTALLED IN PHASES, REFER TO PHASING CONSTRUCTION PLAN
11. ALL FACILITIES TO MEET TOWN OF GEORGETOWN STANDARDS AND SPECIFICATIONS.
12. ALL SEWER SERVICE LATERALS SHALL BE 6".
13. ALL WATER SERVICE CONNECTIONS FOR THE RESIDENTIAL LOTS TO BE SERVICED WITH A MINIMUM OF 5/8" LATERAL AND METER FOR DOMESTIC.
14. WATER SERVICES CANNOT BE TAPPED AT SAME LOCATION ON THE WATER MAIN. MAINTAIN 18" HORIZONTAL SEPARATION FOR SERVICES OF LOTS ON OPPOSITE SIDES OF THE ROAD AND ALL PIPE JOINTS.
15. MAINTAIN A MINIMUM OF 5' SEPARATION BETWEEN THE WATER AND SEWER SERVICE LATERALS.
16. NO OBJECTS, STANDS, DISPLAYS, OR OTHER IMPEDIMENTS SHALL BE LOCATED WITHIN THE DEMARCATION AREA.
17. PROPOSED ELECTRIC AND TELECOMMUNICATION CONNECTIONS TO BE DETERMINED WITH COORDINATION FROM UTILITY PROVIDERS.
18. PROPOSED ONSITE FIRE HYDRANT LOCATIONS AND FIRE WATER SUPPLY LINE LOCATIONS TO BE COORDINATED IN THE FIELD WITH THE STATE FIRE MARSHALL.
19. THE PROPOSED RESIDENTIAL DWELLINGS SHALL NOT BE PROTECTED WITH AUTOMATIC SPRINKLERS IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS AND NFPA 13.
20. ALL WATER AND SEWER INFRASTRUCTURE WITHIN THE PROJECT SITE WILL BE OWNED AND MAINTAINED BY TOWN OF GEORGETOWN WILL BE DESIGNED AND CONSTRUCTED TO TOWN OF GEORGETOWN STANDARDS.

LEGEND

EXISTING	PROPOSED
	WATER MAIN, VALVE, HYDRANT & METER PIT — 12" W — 8" W
	SANITARY SEWER MAIN & CLEANOUT — S — S
STORMPIPE, INLET, MANHOLE & FLARED END	

SANITARY SEWER STRUCTURE TABLE

ID	RIM ELEVATION	INV IN (FROM)	INV OUT (TO)	TYPE	DEPTH
EX-MH	47.39	34.08 (8" SDR-35 @ 0.28%) MH-1		48" MH (4')	0.41
MH-1	49.79	40.22 (8" SDR-35 @ 0.28%) MH-2 40.22 (8" SDR-35 @ 0.28%) MH-3	34.66 (8" SDR-35) EX-MH	48" MH (4')	0.00
MH-2	49.31	40.76 (8" SDR-35 @ 0.28%) MH-4	40.66 (8" SDR-35) MH-1	48" MH (4')	0.00
MH-3	49.61	40.61 (8" SDR-35 @ 0.28%) MH-5	40.51 (8" SDR-35) MH-1	48" MH (4')	0.00
MH-4	49.82	41.14 (8" SDR-35 @ 0.28%) MH-6	41.04 (8" SDR-35) MH-2	48" MH (4')	0.00
MH-5	49.55	41.22 (8" SDR-35 @ 0.28%) MH-7	41.12 (8" SDR-35) MH-3	48" MH (4')	0.00
MH-6	49.49	41.53 (8" SDR-35 @ 0.28%) MH-8	41.43 (8" SDR-35) MH-4	48" MH (4')	0.00
MH-7	49.45	42.14 (8" SDR-35 @ 0.28%) MH-9	42.04 (8" SDR-35) MH-5	48" MH (4')	0.00
MH-8	49.78	42.34 (8" SDR-35 @ 0.28%) MH-10	42.24 (8" SDR-35) MH-6	48" MH (4')	0.00
MH-9	49.63	42.59 (8" SDR-35 @ 0.28%) MH-11	42.49 (8" SDR-35) MH-7	48" MH (4')	0.00
MH-10	49.36	43.19 (8" SDR-35 @ 0.28%) MH-12	43.09 (8" SDR-35) MH-8	48" MH (4')	0.00
MH-11	49.88	43.47 (8" SDR-35 @ 0.28%) MH-13	43.37 (8" SDR-35) MH-9	48" MH (4')	0.00
MH-12	49.49	43.69 (8" SDR-35 @ 0.28%) MH-14	43.59 (8" SDR-35) MH-10	48" MH (4')	0.00
MH-13	49.55	44.40 (8" SDR-35 @ 0.40%) MH-17 44.40 (8" SDR-35 @ 0.43%) MH-15	44.30 (8" SDR-35) MH-11	48" MH (4')	0.02
MH-14	49.42	44.45 (8" SDR-35 @ 0.28%) MH-16	44.35 (8" SDR-35) MH-12	48" MH (4')	0.00
MH-15	49.84		44.82 (8" SDR-35) MH-13	48" MH (4')	0.00
MH-16	49.73	44.72 (8" SDR-35 @ 0.40%) MH-18 44.72 (8" SDR-35 @ 0.33%) MH-19	44.62 (8" SDR-35) MH-14	48" MH (4')	0.00
MH-17	48.79		44.98 (8" SDR-35) MH-13	48" MH (4')	0.00
MH-18	48.83		45.44 (8" SDR-35) MH-16	48" MH (4')	0.00
MH-19	49.92		44.93 (8" SDR-35) MH-16	48" MH (4')	0.00

SANITARY SEWER PIPE TABLE

ID	FROM STRUCTURE	INV OUT	TO STRUCTURE	INV IN	DIAMETER (in)	MATERIAL	LENGTH (ft)	SLOPE
SS-1	MH-1	34.66	EX-MH	34.08	8"	SDR-35	206'	0.28%
SS-2	MH-2	40.66	MH-1	40.22	8"	SDR-35	156'	0.28%
SS-3	MH-3	40.51	MH-1	40.22	8"	SDR-35	100'	0.28%
SS-4	MH-4	41.04	MH-2	40.76	8"	SDR-35	100'	0.28%
SS-5	MH-5	41.12	MH-3	40.61	8"	SDR-35	179'	0.28%
SS-6	MH-6	41.43	MH-4	41.14	8"	SDR-35	105'	0.28%
SS-7	MH-7	42.04	MH-5	41.22	8"	SDR-35	294'	0.28%
SS-8	MH-8	42.24	MH-6	41.53	8"	SDR-35	254'	0.28%
SS-9	MH-9	42.49	MH-7	42.14	8"	SDR-35	124'	0.28%
SS-10	MH-10	43.09	MH-8	42.34	8"	SDR-35	267'	0.28%
SS-11	MH-11	43.37	MH-9	42.59	8"	SDR-35	278'	0.28%
SS-12	MH-12	43.59	MH-10	43.19	8"	SDR-35	145'	0.28%
SS-13	MH-13	44.30	MH-11	43.47	8"	SDR-35	296'	0.28%
SS-14	MH-14	44.35	MH-12	43.69	8"	SDR-35	236'	0.28%
SS-15	MH-15	44.82	MH-13	44.40	8"	SDR-35	97'	0.43%
SS-16	MH-16	44.62	MH-14	44.45	8"	SDR-35	60'	0.28%
SS-17	MH-17	44.98	MH-13	44.40	8"	SDR-35	146'	0.40%
SS-18	MH-18	45.44	MH-16	44.72	8"	SDR-35	181'	0.40%
SS-19	MH-19	44.93	MH-16	44.72	8"	SDR-35	63'	0.33%

FIRE HYDRANT LOCATION (WITHIN JAMES PLACE SUBDVISION)

HYDRANT #	LOCATION
H-1	ZEE AVENUE
H-2	ZEE AVENUE
H-3	WYE LANE
H-4	ZEE LANE

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES REPORTED TO ENGINEER BEFORE PROCEEDING WITH WORK

JAMES PLACE
TM: 135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

CONCEPT UTILITY KEY SHEET

BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2026-02-27	REVISED PER TOWN COMMENTS	RWS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM

PROJECT	JGRNT20007
DATE	2025-7-9
DRAWING SCALE	1" = 80'
DRAWN BY	RWS
APPROVED BY	AMD

PP1700

SHEET 10 OF 12

v:\Documents.jcl\Projects\2000\7 - north bedford street\DESIGN_SHEETS\CONCEPT PLAN SHEETS\PP1700.dwg PLOTTED: 4/27/2026 2:21 PM, BY: Ryan Sneed PLOTSTYLE: Pennoni MCS.ctb PROJECT STATUS: —

KEYED NOTES

W1	10" X 8" WATER TEE WITH WET TAP AND TAPPING VALVE
W2	¾" WATER SERVICE WITH CURBSTOP AND ¾" METER
W3	2" PERMANENT BLOW OFF
W4	PROPOSED FIRE HYDRANT ASSEMBLY
W5	8" X 8" WATER TEE
W6	8" WATER VALVE
W7	INSTALL VALVE, CAP, AND 2" TEMPORARY BLOW-OFF (TO BE INSTALLED 20' FROM ASSOCIATED VALVE AT EACH PHASE BREAK)
W8	8" DOMESTIC WATER MAIN, C909 PVC PR 235 PER TOWN OF GEORGETOWN STANDARDS AND SPECIFICATIONS
S1	6" SANITARY LATERAL CONNECTION (TYP.)
S2	8" SANITARY SEWER MAIN, SDR 35 PVC, PER TOWN OF GEORGETOWN STANDARDS AND SPECIFICATIONS
S3	7' X 7' CONCRETE COLAR 8" THICK WITH 6X6 W2.9XW2.9 WWF

TOWN OF GEORGETOWN CALL OUTS

H-# HYDRANT ASSEMBLY NUMBER
V-# VALVE NUMBER
X-# WATER CROSSING NUMBER

LEGEND

EXISTING		PROPOSED
	WATER MAIN, VALVE, HYDRANT & METER PIT	12" W — 8" W
	SANITARY SEWER MAIN & CLEANOUT	S — S
	STORMPIPE, INLET, MANHOLE & FLARED END	D — D

SITE INFORMATION:

SITE ADDRESS:
135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

DEVELOPER:
BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

DETAIL- WATERMAIN CONNECTION BLOW UP
SCALE: 1" = 10'
1
PP1701

NOTES:

1. ALL SEWER SERVICE CONNECTIONS SHALL BE AS NOTED.
2. ALL WATER SERVICE CONNECTIONS FOR LOTS TO BE 3/4" WITH 1" METER FOR DOMESTIC SERVICES.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10 HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
4. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
5. ALL WATER PIPE TO BE BLUE C909 PVC.
6. ALL SEWER PIPE FITTINGS TO BE GREEN SDR 35 UNLESS OTHERWISE NOTED

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES MUST BE REPORTED TO ENGINEER OF RECORD IMMEDIATELY. DO NOT SCALE DRAWINGS. DISCREPANCIES BEFORE PROCEEDING WITH WORK

JAMES PLACE
TM: 135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

CONCEPT UTILITY PLAN

BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

BY	REVISIONS	NO.	DATE
RWS	REVISED PER TOWN COMMENTS	1	2026-02-27

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JGRNT20007
DATE	2025-7-9
DRAWING SCALE	1" = 50'
DRAWN BY	RWS
APPROVED BY	AMD

PP1701

SHEET 11 OF 12

I:\Accounts\JGRNT\grnt20007 - north bedford street\DESIGN\CAD_PLAN SHEETS\PP1701.dwg PLOTTED: 4/27/2026 2:28 PM, BY: Ryan Sowell PLOTSTYLE: Pennoni MCAuth PROJECT STATUS: —

KEYED NOTES

W1	10" X 8" WATER TEE WITH WET TAP AND TAPPING VALVE
W2	3/4" WATER SERVICE WITH CURBSTOP AND 3/4" METER
W3	2" PERMANENT BLOW OFF
W4	PROPOSED FIRE HYDRANT ASSEMBLY
W5	8" X 8" WATER TEE
W6	8" WATER VALVE
W7	INSTALL VALVE, CAP, AND 2" TEMPORARY BLOW-OFF (TO BE INSTALLED 20' FROM ASSOCIATED VALVE AT EACH PHASE BREAK)
W8	8" DOMESTIC WATER MAIN, C909 PVC PR 235 PER TOWN OF GEORGETOWN STANDARDS AND SPECIFICATIONS
S1	6" SANITARY LATERAL CONNECTION (TYP.)
S2	8" SANITARY SEWER MAIN, SDR 35 PVC, PER TOWN OF GEORGETOWN STANDARDS AND SPECIFICATIONS
S3	7' X 7' CONCRETE COLAR 8" THICK WITH 6X6 W2.9XW2.9 WWF

TOWN OF GEORGETOWN CALL OUTS

H-#	HYDRANT ASSEMBLY NUMBER
V-#	VALVE NUMBER
X-#	WATER CROSSING NUMBER

LEGEND

EXISTING	PROPOSED
	WATER MAIN, VALVE, HYDRANT & METER PIT
	SANITARY SEWER MAIN & CLEANOUT
	STORMPIPE, INLET, MANHOLE & FLARED END

NOTES:

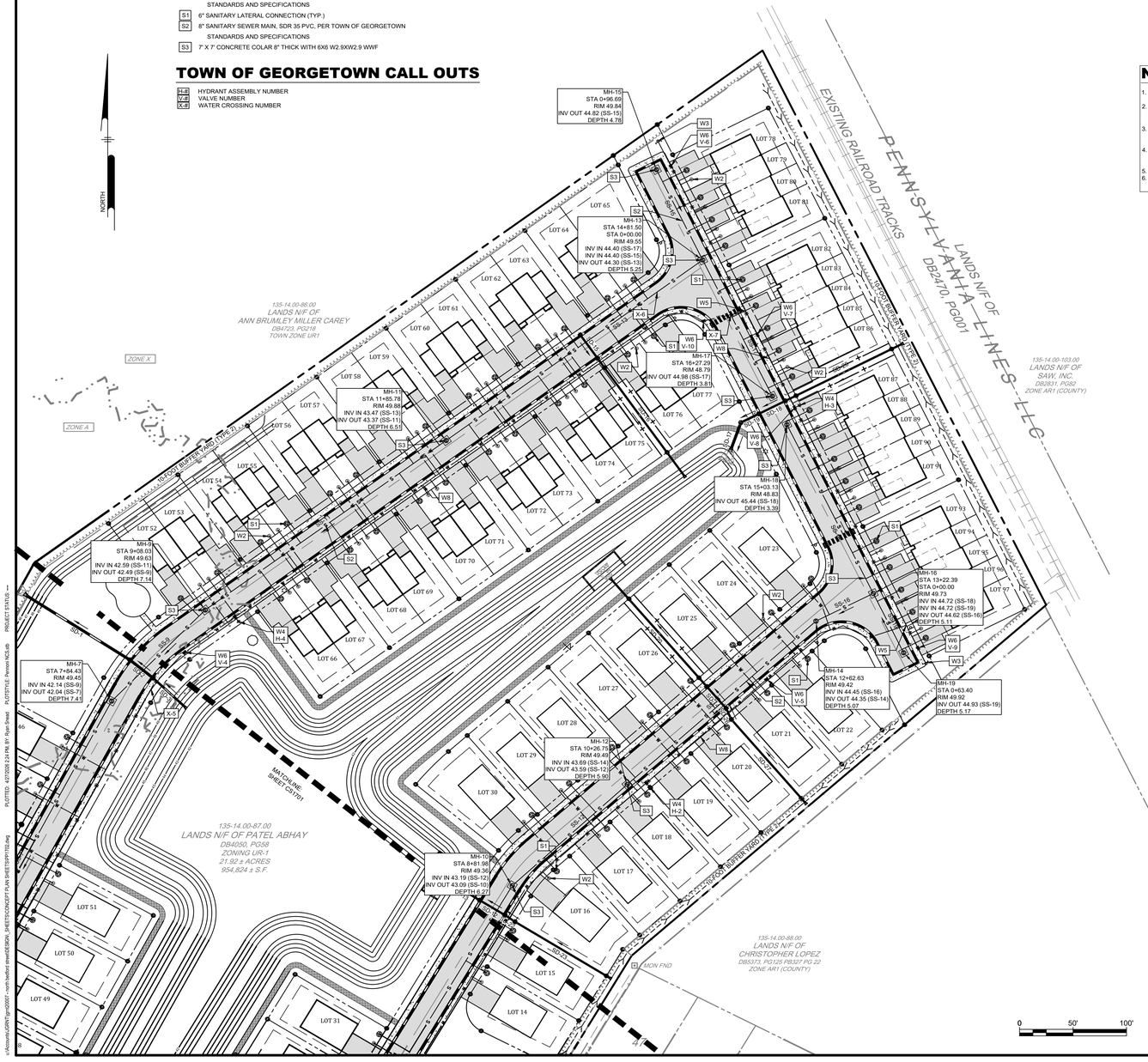
1. ALL SEWER SERVICE CONNECTIONS SHALL BE AS NOTED.
2. ALL WATER SERVICE CONNECTIONS FOR LOTS TO BE 3/4" WITH 3/4" METER FOR DOMESTIC SERVICES.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
4. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.
5. ALL WATER PIPE TO BE BLUE C909 PVC.
6. ALL SEWER PIPE FITTINGS TO BE GREEN SDR 35 UNLESS OTHERWISE NOTED

SITE INFORMATION:

SITE ADDRESS:
135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

DEVELOPER:
BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968



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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER OF RECORD IMMEDIATELY. DO NOT SCALE DRAWINGS. DISCREPANCIES BEFORE PROCEEDING WITH WORK

JAMES PLACE

TM: 135-14.00-87.00
NORTH BEDFORD STREET
GEORGETOWN, DE 19947

CONCEPT UTILITY PLAN

BEDFORD HOLDINGS,LLC
872 WALKER ROAD, SUITE A
DOVER, DE 19904

NO.	DATE	REVISIONS	BY
1	2026-02-27	REVISED PER TOWN COMMENTS	RWS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JGRNT20007
DATE	2025-7-9
DRAWING SCALE	1" = 50'
DRAWN BY	RWS
APPROVED BY	AMD

PP1702

SHEET 12 OF 12

U:\Accounts\JGRNT\Jgrn20007 - north bedford street\DESIGN_SHEETS\CONCEPT PLAN SHEETS\PP1702.dwg PLOTTED: 4/27/2026 2:34 PM BY: Ryan Sweet PLOTSTYLE: Pennoni MCS.ctb PROJECT STATUS: ---

Sussex County Habitat for Humanity®

We build strength, stability and self-reliance.

May 19, 2026

RE: CASE #2024-14 James Place – Public Hearing – Rezone Application & RPC Concept Plan Approval

Dear Georgetown Planning Commission:

Sussex County Habitat for Humanity is an affordable housing developer who has been serving the area since 1991. We have created 43 owner occupied affordable homes in the Town of Georgetown.

When the owners of James Place approached Habitat to participate in creating affordable workforce owner occupied housing in their community, we welcomed the idea. Their vision for a workforce housing community is something we support. We have been working with the project owners to define Habitat's role in this project and currently anticipate Habitat providing up to 20 of the homes in this community.

We support this zoning application.

Sincerely,

Kevin J. Gilmore
Chief Executive Officer

Office | P.O. Box 759, Georgetown, DE 19947 • phone: (302) 855-1153 - fax: (302) 855-9262 • www.sussexcountyhabitat.org

Planning Commission
Information Sheet
5/20/2026

Item #: **5 A.**

Item: **2024-15-02**

Description: **Village of College Park Site Plan Amendment – Bufferyard Waiver Request**

- Town of Georgetown Review Application
- Bufferyard Waiver Request Letter
- Landscape Plan
- Pictures of Walmart Pond

- August 21, 2019 Planning Commission Meeting Minutes (bufferyard waivers)

Background: 8/21/2019: Planning Commission Approved Preliminary Plan and waiver requests (minutes attached)

Recommendation:

Town of Georgetown
Review Application

All submittals to include the number of copies shown below of the Review Application, Plans/Prints and any other supportive documentation that may be required with the appropriate fee as per Town Code, Chapter 98. Please note the number of copies listed below are for review purposes. Additional copies will be required prior to Planning Commission review or final signatures.

Check Type of Review Requested		Paper Copies	PDF/CD
✓	Category II Plan Review	2	1
	Category I Site Plan - Preliminary	2	1
	Category I Site Plan - Final	2	1
	Conditional Use	2	1
	Historic Review	8	1
	Subdivision/RPC Review - Conceptual	2	1
	Subdivision/RPC Review - Preliminary	2	1
	Subdivision/RPC Review - Final	2	1
	Utility Review	2	1
	Zoning Amendment	8	1
	Other:		

Property Information	
Sussex County Tax Map/Parcel:	1-35-14.00-328.01, 1-35-14.00-328.02
Project Location:	North side of University Drive, approx. 300' west of College Park Lane
Property Size/Dimension:	69.67 Acres / Dimensions vary
Project Title/Name:	Village of College Park - Landscape Buffer Variance Request
Current Zoning District:	MR1 / RPC
Proposed Zoning (if applicable):	MR1 / RPC
Current Property Use:	Single family and apartment
Proposed Property Use:	Single family and apartment

Current Property Owner Information	
Current Owner Name:	College Park Apartments, LLC
Phone Number:	484-731-2500
Fax Number:	484-731-1234
Email Address:	dean.pletz@onixgroup.com
Mailing Address:	150 Onix Drive
City, State, Zip Code:	Kennett Square, PA 19348

Engineer / Surveyor Information	
Company Name:	Larson Engineering Group
Contact Name:	Doug Liberman
Phone Number:	302-731-7434
Fax Number:	302-731-8211
Email Address:	dliberman@larsonengineering.net
Mailing Address:	910 South Chapel Street, Suite 200
City, State, Zip Code:	Newark, DE 19713

Applicant/Developer Information	
Company Name:	College Park Apartments, LLC
Contact Name:	Dean Pletz, Authorized Agent for Owner
Phone Number:	484-731-2500
Fax Number:	484-731-1234
Email Address:	dean.pletz@onixgroup.com
Mailing Address:	150 Onix Drive
City, State, Zip Code:	Kennett Square, PA 19348

Designated Primary Contact	
Contact Name:	Doug Liberman
Phone Number:	302-731-7434
Fax Number:	302-731-8211
Email Address:	dliberman@larsonengineering.net
Mailing Address:	910 South Chapel Street, Suite 200
City, State, Zip Code:	Newark, DE 19713

Please read and certify the following:

1. I have supplied all the information listed on this form and that statements contained in any papers or plans submitted as part of this application are true and correct.
2. This project was designed in accordance with the plan requirements in the Comprehensive Plan, Zoning Code, Design Standards as well as the Construction Standards for the Town of Georgetown.
3. I, or an agent on my behalf, will attend all public hearings/meetings necessary for this project in order to answer any questions to the best of my ability in respect to the present and future needs, health, safety, morals, convenience, order, prosperity and general welfare of the inhabitants of Georgetown.
4. I understand that any incomplete applications will not move forward in the review process and I will be notified in writing after a thorough review has been completed by the Planning Department.
5. It is understood that the Planning Department processes all applications in the order in which they were received. Each application will continue in the process once eligibility and the appropriate reviews have been completed.
6. I understand that only the designated primary contact listed on this application will receive any and all review comments, meeting information and correspondence to and from the Town of Georgetown.
7. I understand that the Applicant/Developer will be billed for the professional services rendered from the Town Engineer and/or the Town Solicitor, as required for my application, unless I notify the Town Planning Department in writing advising otherwise.

Signatures		
Applicant/Developer	Dean Pletz	, as Authorized Agent for Owner
Designated Primary Contact	Dean Pletz	, as Authorized Agent for Owner
All Current Property Owners	Dean Pletz	, as Authorized Agent for Owner
Parcel -		
Parcel -		
Parcel -		

OFFICE USE ONLY

Date Received: _____ Received by: _____ Amount: $_____ Cash/Check #: _____

Submit all requests to the Planning Department, 37 The Circle, Georgetown DE 19947
Phone: (302)856-7391 Fax: (302)856-6348

LARSON
ENGINEERING GROUP INC.
CIVIL ENGINEERING ▪ LAND PLANNING ▪ SURVEYING

April 17, 2026

Mr. Brian Olzack
Ms. Jamie Donaway
Town of Georgetown Planning
37 The Circle
Georgetown, DE 19948

RE: VILLAGE OF COLLEGE PARK – LANDSCAPE BUFFER VARIANCE

Dear Brian & Jamie,

We would like to submit a Buffer Variance request for the abovementioned project. The site is nearing completion and there is an opening for some common sense adjustment to the proposed buffer planting plans.

During our plan approval process the Planning Commission granted a variance for a narrower buffer along the eastern property line that adjoins the Walmart site and stormwater management pond. The buffer in this location was decreased from 25' to 17' along with adding 75 shrubs and a 6' fence. The issue is that the fence is only blocking the rear of the garages and the ends of the apartments from the stormwater pond and the back of the Walmart building which does not seem like a good use of the space.

Now that the garages and apartments are built, it is apparent that the fence is not needed and a more naturally planted buffer would better serve the community and the overall appearance of the area. We are proposing to remove the fence and add a mixture of 24 trees and the previously approved 75 shrubs to this area to create a natural buffer.

There was a recent change of Zoning and Future Land Use along the northern property line that allows for changes to the Landscape Plan for the Village of College Park. The First Baptist Church of Georgetown had a portion of their property rezoned from HC – Highway Commercial to MR-2 Townhouse Residential. This changes the buffer requirements along the property line where it is now multifamily use adjoining multifamily use. Per "Table 2 Bufferyard Requirements" of the Town of Georgetown Development Standards, no buffer yard is required between these two similar uses. We have revised the Landscape Plan Sheets LS-1 and 2 to show this buffer change.

910 S. Chapel Street • Suite 200 • Newark, DE 19713 • Phone: (302) 731-7434 • Fax: (302) 731-8211

We have included pictures of the site from the Walmart property and also from the VOCP site to the Walmart and copies of the revised Landscape Plan sheets for your review. Please review the plans and information and call me if you have any questions.

Sincerely,

LARSON ENGINEERING GROUP, INC.



Douglas J. Liberman, P.E.
President

910 S. Chapel Street • Suite 200 • Newark, DE 19713 • Phone: (302) 731-7434 • Fax: (302) 731-8211

Field locate trees to avoid driveways , street lights, sewerand water laterals and other utilites

EXISTING FOREST TREES FOR CREDIT - SYMBOL

PROPOSED BUFFER TREES- SYMBOL

BUFFERYARD LEVEL 2
10 FEET DEEP WITH 10 TREES / 100'

FENCE AND BUFFER TREES TO BE REMOVED DUE TO ZONING CHANGE OF ADJOINING PROPERTY

EXISTING FOREST TREES FOR CREDIT

WHEN MOVINGL THE STREET TREES FOR THE DRIVEWAYS (NOT SHOWN)
DO NOT PLANT THEM CLOSER THAN 25' FROM LIGHT POLES OR ANY CLOSER TO THE CORNERS

MATCH LINE SEE SHEET LS-3

MATCH LINE SEE SHEET LS-3

RECREATIONAL OPEN SPACE
0.90 ACRES
(SITTING AREAS,
OPEN LAWN W/TREES,
DOG PARK,
BICYCLE PATHS/RACKS)

SEE SHEET LS-3
for enlarged plan

MATCH LINE SEE SHEET LS-3

MATCH LINE SHEET LS 2

MATCH LINE SHEET LS 3

MATCH LINE SHEET LS-4

MATCH LINE SHEET LS-4

MATCH LINE SHEET LS 3

SHEET LS 4

BUFFERYARD LEVEL 2
10 FEET DEEP WITH 10 TREES / 100'

EXISTING FOREST TREES FOR CREDIT

PROPOSED BUFFER TREES

SEE SHEET LS-7 FOR BUFFER TREE LIST

EXISTING FOREST TREES
FOR CREDIT - SYMBOL-

PROPOSED BUFFER TREES- SYMBOL

Field locate trees to avoid driveways , street lights, sewer and water laterals and other utilites

FIELD LOCATE ALL UTILTIES PRIOR TO DIGGING
ADJUST LOCATIONS OF PLANTINGS TO AVOID CONFLICTS WITH
DRAINAGE , UTILITIES, STRUCTURES, AND VEGETATION TO REMAIN.
IF SOILS UNSUITABLE FOR PLANTING AND PROPER PLANT ESTABLISHMENT
ARE ENCOUNTERED, STOP PLANTING AND NOTIFY THE OWNER AND LANDSCAPE ARCHITECT.

PLANTING AND CONSTRUCTION OPERATIONS SHALL CONFORM TO
ALL LOCAL STATE AND FEDERAL SAFETY, ENVIRONMENTAL LAWS. CONTRACTORS ARE
RESPONSIBLE FOR ALL PERMITS AND SUBMISSIONS REQUIRED FOR THE WORK.

SAFETY FENCE FOR DEEP WATER
ADJACENT TO OPEN SPACE PLAY AREAS
DESIGNED AND DETAILED BY OTHERS

PROPOSED
STORMWATER
MANAGEMENT
AREA -2

Notice: These drawings and design are the exclusive property of Larson Engineering Group, Inc., and shall not be used, altered or copied without written permission.

PERCENTAGE LANDSCAPE AREA
SITE 69.67 AC
BUILDING AND PAVED SURFACES 18.25 AC (does not include houses)
LANDSCAPE SURFACES REMAINING - 51.42 AC = 73.80 %

SYMBOL KEY

BUFFER LEVEL 2 - 10 feet deep
10 - TREES / 100'
10' EXISTING TREES FOR CREDIT
100'
10' PROPOSED BUFFER TREES
100'

PICNIC TABLE
BENCH
BIKE RACK
6 BIKES
OPEN SPACE CANOPY DECIDUOUS TREES
PARKING AREA DECIDUOUS TREES
STREET TREES
NARROW EVERGREEN TREES
EVERGREEN TREES
FLOWERING TREES
ORNAMENTAL
OPEN SPACE TREES
SHRUBS
FLOWERING SHRUBS

PT
POND TREE
10-PS
POND SHRUBS

ALL STREET TREE PLANTINGS SHALL BE LOCATED 3' BEHIND THE SIDEWALK SO THEY REMAIN IN THE STREET RIGHT-OF-WAY.

811 Know what's below. Call before you dig.
MISS UTILITY PHONE 1-800-257-7777
PROTECT YOURSELF; GIVE THREE WORKING DAYS NOTICE

revisons and mark up of revisions for planner review 3-27-2020
street trees moved into the right of way and away from light poles 5-8-23
removed level 4 buffer 4-15-2026

DATE	SCALE
7-18-19	1"=60'
JOB NO. 18-004	DRAWN BY: ET
APPLICATION NO.: ----	DESIGNED BY: ET
APPROVED BY:	CHECKED BY:

DATE	REVISION
8-20-19	per 8-9-19 comments
3-5-20	per comments
4-28-21	imported new base

ELLEN TRACEY No. 134-E STATE OF DELAWARE REGISTERED LANDSCAPE ARCHITECT
7-18-19
DATE SEAL

LANDSCAPE PLAN

FOR

VILLAGE OF COLLEGE PARK

TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

PREPARED FOR: COLLEGE PARK APARTMENTS, LLC

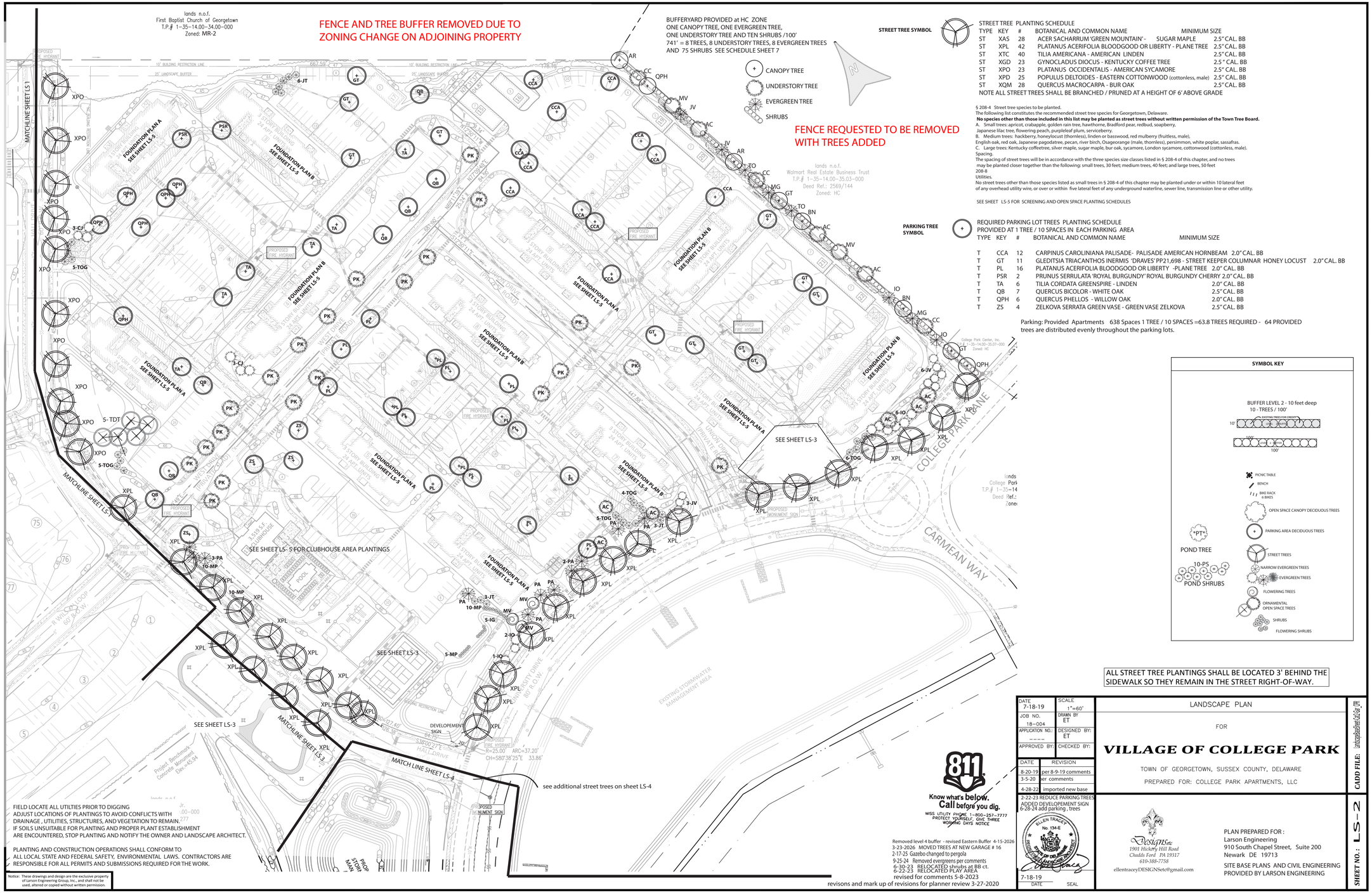
CADD FILE: Landscapesheet.CPA

DESIGNSetc
1901 Hickory Hill Road
Chadds Ford PA 19317
610-388-7758
ellentraceyDESIGNSetc@gmail.com

PLAN PREPARED FOR :
Larson Engineering
910 South Chapel Street, Suite 200
Newark DE 19713

SITE BASE PLANS AND CIVIL ENGINEERING
PROVIDED BY LARSON ENGINEERING

SHEET NO. : LS-1


lands n.o.f.
First Baptist Church of Georgetown
T.P.# 1-35-14.00-34.00-000
Zoned: MR-2
FENCE AND TREE BUFFER REMOVED DUE TO ZONING CHANGE ON ADJOINING PROPERTY
BUFFERYARD PROVIDED at HC ZONE
ONE CANOPY TREE, ONE EVERGREEN TREE,
ONE UNDERSTORY TREE AND TEN SHRUBS /100'
741' = 8 TREES, 8 UNDERSTORY TREES, 8 EVERGREEN TREES
AND 75 SHRUBS SEE SCHEDULE SHEET 7
CANOPY TREE
UNDERSTORY TREE
EVERGREEN TREE
SHRUBS
FENCE REQUESTED TO BE REMOVED WITH TREES ADDED
lands n.o.f.
Walmart Real Estate Business Trust
T.P.# 1-35-14.00-35.03-000
Deed Ref.: 2569/144
Zoned: HC
MATCHLINE SHEET LS-1
MATCHLINE SHEET LS-2
MATCH LINE SHEET LS-4
SEE SHEET LS-3
SEE SHEET LS- 5 FOR CLUBHOUSE AREA PLANTINGS
FOUNDATION PLAN A SEE SHEET LS-5
FOUNDATION PLAN B SEE SHEET LS-5
PROPOSED FIRE HYDRANT
PROPOSED MONUMENT SIGN
DEVELOPEMENT SIGN
EXISTING STORMWATER MANAGEMENT AREA
COLLEGE PARK LANE
CARMEAN WAY
HALL DRIVE
see additional street trees on sheet LS-4
Project Benchmark Concrete Monument Elev.=45.94
STREET TREE SYMBOL
STREET TREE PLANTING SCHEDULE
TYPE KEY # BOTANICAL AND COMMON NAME MINIMUM SIZE
ST XAS 28 ACER SACHARRUM 'GREEN MOUNTAIN' - SUGAR MAPLE 2.5" CAL. BB
ST XPL 42 PLATANUS ACERIFOLIA BLOODGOOD OR LIBERTY - PLANE TREE 2.5" CAL. BB
ST XTC 40 TILIA AMERICANA - AMERICAN LINDEN 2.5" CAL. BB
ST XGD 23 GYNOCLADUS DIOCUS - KENTUCKY COFFEE TREE 2.5 " CAL. BB
ST XPO 23 PLATANUS OCCIDENTALIS - AMERICAN SYCAMORE 2.5" CAL. BB
ST XPD 25 POPULUS DELTOIDES - EASTERN COTTONWOOD (cottonless, male) 2.5" CAL. BB
ST XQM 28 QUERCUS MACROCARPA - BUR OAK 2.5" CAL. BB
NOTE ALL STREET TREES SHALL BE BRANCHED / PRUNED AT A HEIGHT OF 6' ABOVE GRADE
§ 208-4 Street tree species to be planted.
The following list constitutes the recommended street tree species for Georgetown, Delaware.
No species other than those included in this list may be planted as street trees without written permission of the Town Tree Board.
A. Small trees: apricot, crabapple, golden rain tree, hawthorne, Bradford pear, redbud, soapberry, Japanese lilac tree, flowering peach, purpleleaf plum, serviceberry.
B. Medium trees: hackberry, honeylocust (thornless), linden or basswood, red mulberry (fruitless, male), English oak, red oak, Japanese pagodatree, pecan, river birch, Osageorange (male, thornless), persimmon, white poplar, sassafras.
C. Large trees: Kentucky coffeetree, silver maple, sugar maple, bur oak, sycamore, London sycamore, cottonwood (cottonless, male).
Spacing.
The spacing of street trees will be in accordance with the three species size classes listed in § 208-4 of this chapter, and no trees may be planted closer together than the following: small trees, 30 feet; medium trees, 40 feet; and large trees, 50 feet
208-8
Utilities.
No street trees other than those species listed as small trees in § 208-4 of this chapter may be planted under or within 10 lateral feet of any overhead utility wire, or over or within five lateral feet of any underground waterline, sewer line, transmission line or other utility.
SEE SHEET LS-5 FOR SCREENING AND OPEN SPACE PLANTING SCHEDULES
PARKING TREE SYMBOL
REQUIRED PARKING LOT TREES PLANTING SCHEDULE
PROVIDED AT 1 TREE / 10 SPACES IN EACH PARKING AREA
TYPE KEY # BOTANICAL AND COMMON NAME MINIMUM SIZE
T CCA 12 CARPINUS CAROLINIANA PALISADE- PALISADE AMERICAN HORNBEAM 2.0" CAL. BB
T GT 11 GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' PP21,69B - STREET KEEPER COLUMNAR HONEY LOCUST 2.0" CAL. BB
T PL 16 PLATANUS ACERIFOLIA BLOODGOOD OR LIBERTY -PLANE TREE 2.0" CAL. BB
T PSR 2 PRUNUS SERRULATA 'ROYAL BURGUNDY' ROYAL BURGUNDY CHERRY 2.0" CAL. BB
T TA 6 TILIA CORDATA GREENSPIRE - LINDEN 2.0" CAL. BB
T QB 7 QUERCUS BICOLOR - WHITE OAK 2.5" CAL. BB
T QPH 6 QUERCUS PHELLOS - WILLOW OAK 2.0" CAL. BB
T ZS 4 ZELKOVA SERRATA GREEN VASE - GREEN VASE ZELKOVA 2.5" CAL. BB
Parking: Provided Apartments 638 Spaces 1 TREE / 10 SPACES =63.8 TREES REQUIRED - 64 PROVIDED trees are distributed evenly throughout the parking lots.
SYMBOL KEY
BUFFER LEVEL 2 - 10 feet deep
10 - TREES / 100'
EXISTING TREES FOR CREDIT
PICNIC TABLE
BENCH
BIKE RACK 6 BIKES
OPEN SPACE CANOPY DECIDUOUS TREES
PARKING AREA DECIDUOUS TREES
POND TREE
STREET TREES
NARROW EVERGREEN TREES
EVERGREEN TREES
FLOWERING TREES
ORNAMENTAL OPEN SPACE TREES
POND SHRUBS
SHRUBS
FLOWERING SHRUBS
ALL STREET TREE PLANTINGS SHALL BE LOCATED 3' BEHIND THE SIDEWALK SO THEY REMAIN IN THE STREET RIGHT-OF-WAY.
FIELD LOCATE ALL UTILTIES PRIOR TO DIGGING
ADJUST LOCATIONS OF PLANTINGS TO AVOID CONFLICTS WITH DRAINAGE , UTILITIES, STRUCTURES, AND VEGETATION TO REMAIN.
IF SOILS UNSUITABLE FOR PLANTING AND PROPER PLANT ESTABLISHMENT ARE ENCOUNTERED, STOP PLANTING AND NOTIFY THE OWNER AND LANDSCAPE ARCHITECT.
PLANTING AND CONSTRUCTION OPERATIONS SHALL CONFORM TO ALL LOCAL STATE AND FEDERAL SAFETY, ENVIRONMENTAL LAWS. CONTRACTORS ARE RESPONSIBLE FOR ALL PERMITS AND SUBMISSIONS REQUIRED FOR THE WORK.
Notice: These drawings and design are the exclusive property of Larson Engineering Group, Inc., and shall not be used, altered or copied without written permission.
Know what's below. Call before you dig.
MISS UTILITY PHONE 1-800-257-7777
PROTECT YOURSELF GIVE THREE WORKING DAYS NOTICE
Removed level 4 buffer - revised Eastern Buffer 4-15-2026
3-23-2026 MOVED TREES AT NEW GARAGE # 16
2-17-25 Gazebo changed to pergola
9-25-24 Removed evergreens per comments
6-30-23 RELOCATED shrubs at BB ct.
6-22-23 RELOCATED PLAY AREA
revised for comments 5-8-2023
revisons and mark up of revisions for planner review 3-27-2020
DATE 7-18-19
JOB NO. 18-004
APPLICATION NO.:
APPROVED BY:
SCALE 1"=60'
DRAWN BY ET
DESIGNED BY: ET
CHECKED BY:
DATE REVISION
8-20-19 per 8-9-19 comments
3-5-20 per comments
4-28-22 imported new base
2-22-23 REDUCE PARKING TREES
ADDED DEVELOPEMENT SIGN
6-28-24 add parking , trees
ALLEN TRACEY No. 134-E STATE OF DELAWARE
7-18-19 DATE SEAL
LANDSCAPE PLAN
FOR
VILLAGE OF COLLEGE PARK
TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE
PREPARED FOR: COLLEGE PARK APARTMENTS, LLC
DESIGNSetc
1901 Hickory Hill Road
Chadds Ford PA 19317
610-388-7758
ellentraceyDESIGNSetc@gmail.com
PLAN PREPARED FOR :
Larson Engineering
910 South Chapel Street, Suite 200
Newark DE 19713
SITE BASE PLANS AND CIVIL ENGINEERING PROVIDED BY LARSON ENGINEERING
CADD FILE: L:\Georgetown\Sheet Files\LS-2.dgn
SHEET NO.: LS-2

PONDS PLANTING SELECTIONS AND NOTES

31 POND EDGE TREES MINIMUM SIZE - 8'-10 BB OR CONT.

PT POND TREE SYMBOL

5- Red Maple - Acer rubrum
5- River Birch- Betula nigra
5- Sweet Gum- Liquidambar styraciflua
5- Tuliptree - Liriodendron tulipifera
6- Sycamore - Platanus occidentalis
5- White Oak - Quercus alba

140 - SHRUBS MINIMUM SIZE - 3 GALLON CONT.
PLANT IN GROUPS OF 10 LIKE SPECIES

10-PS POND SHRUB SYMBOL GROUP

20- Bottlebrush Buckeye - Aesculus parviflora
20- Summersweet - Clethra alnifolia
20- Redtwig Dogwood - Cornus sericea
20- Virginia Sweetspire - Itea virginica
20- Bayberry - Myrica pensylvanica
20- Black Arrowwood Viburnum - Viburnum dentatum
20- Winterberry - Ilex verticillata

SEED MIX # 1 WETLAND - WATER EDGE
MD Coastal Plain Freshwater OBL Mix
Mix Composition
30.0% Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
15.0% Carex lurida, PA Ecotype (Lurid (Shallow) Sedge, PA Ecotype)
14.0% Sparganium euryzarpum, PA Ecotype (Giant Bur Reed, PA Ecotype)
7.0% Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
7.0% Scirpus atrovirens, PA Ecotype (Green Bulrush, PA Ecotype)
5.0% Carex lupulina, PA Ecotype (Hop Sedge, PA Ecotype)
5.0% Carex squarrosa, VA Ecotype (Squarrose Sedge, VA Ecotype)
4.0% Verbena hastata, PA Ecotype (Blue Vervain, PA Ecotype)
3.0% Juncus effusus (Soft Rush)
2.0% Eupatorium perfoliatum, PA Ecotype (Boneset, PA Ecotype)
2.0% Helenium autumnale, Northern VA Ecotype (Common Sneezeweed, Northern VA Ecotype)
2.0% Scirpus cyperinus, PA Ecotype (Woolgrass, PA Ecotype)
1.0% Asclepias incarnata, PA Ecotype (Swamp Milkweed, PA Ecotype)
1.0% Carex crinita, PA Ecotype (Fringed (Nodding) Sedge, PA Ecotype)
1.0% Mimulus ringens, PA Ecotype (Square Stemmed Monkeyflower, PA Ecotype)
0.5% Ludwigia alternifolia, PA Ecotype (Seedbox, PA Ecotype)
0.5% Saururus cernuus, NC Ecotype (Lizard's Tail, NC Ecotype)

Seed mix as produced by Ernst Seed co. www.ernstseed.com 800-873-3321
Item Number: ERNMX-734
Height: 0.7 – 5.0 Ft
Seeding Rate: 15 lb per acre

SEED MIX # 2 - BASIN SIDE SLOPES
MD Coastal Plain FACW Mix

Mix Composition
32.0% Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
18.0% Carex lupulina, Coastal Plain NC Ecotype (Hop Sedge, Coastal Plain NC Ecotype)
16.0% Elymus virginicus, PA Ecotype (Virginia Wildrye, PA Ecotype)
8.0% Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
5.0% Juncus effusus (Soft Rush)
5.0% Panicum anceps, Eastern Shore MD Ecotype (Beaked Panicgrass, Eastern Shore MD Ecotype)
4.0% Vernonia gigantea, PA Ecotype (Giant Ironweed, PA Ecotype)
3.0% Scirpus cyperinus, PA Ecotype (Woolgrass, PA Ecotype)
2.0% Eupatorium perfoliatum, PA Ecotype (Boneset, PA Ecotype)
2.0% Helenium flexuosum, VA Ecotype (Purplehead Sneezeweed, VA Ecotype)
1.5% Ludwigia maritima, Coastal Plain NC Ecotype (Seaside Primrose Willow, Coastal Plain NC Ecotype)
1.0% Carex crinita, PA Ecotype (Fringed (Nodding) Sedge, PA Ecotype)
1.0% Vernonia noveboracensis, PA Ecotype (New York Ironweed, PA Ecotype)
0.5% Saururus cernuus, NC Ecotype (Lizard's Tail, NC Ecotype)

Seed mix as produced by Ernst Seed co. www.ernstseed.com 800-873-3321
Item Number: ERNMX-733
Height: 0.7 – 7.0 Ft
Seeding Rate: 15 lb per acre

NATIVE GRASS ESTABLISHMENT GUIDELINES
1. Prior to seeding eradicate existing vegetation on undisturbed portions of the site by spraying with glyphosate type herbicide (Round Up OR Rodeo in water sensitive locations)
2. Close mowing two weeks prior to spraying is recommended to stimulate weed growth. A second spray application may be needed to control weed growth.
3. Till under dead weed growth to a minimum depth of 6 inches.
Seeding Method: **TRUAX NATIVE SEED DRILL** OR EQUAL
4. First mowing: when **undesirable** vegetation reaches 12'- 18" ht.. mow to no less than 6". Mowing less than 6" encourages weed species.
5. Second Year: Mow once in the early spring close to the ground to allow ground temperatures to warm quicker and encourage native plant growth.
6. Once established cut to a height of 12" once in the late Winter (LATE MARCH) inspect after large storm events and reseed as needed. Remove invasive plants with spot spraying of or hand removals on a seasonal basis.

PERMANENT MAINTENANCE
CUT SEED MIX AREAS 1 AND 2 ONCE A YEAR IN LATE MARCH WITH STRING TRIMMERS TO A HEIGHT OF 12" RAKE OFF EXCESS DEAD VEGETATION , AND CLIPPINGS AND COMPOST/ DISPOSE OF OFF SITE.
MONITOR MONTHLY FOR INVASIVE PLANTS. REMOVE AS NEEDED DURING THE GROWING SEASON. ENGAGE PROFESSIONALS KNOWLEDGEABLE IN IDENTIFICATION AND ERADICATION OF INVASIVE SPECIES.

SYMBOL KEY

BUFFER LEVEL 4 25' deep
6' FENCE AND 10 SHRUBS/ 100'

BUFFER LEVEL 2 - 10 feet deep
10 - TREES / 100'



PICNIC TABLE
BENCH
BIKE RACK 6 BIKES
OPEN SPACE CANOPY DECIDUOUS TREES
PARKING AREA DECIDUOUS TREES
PT POND TREE
10-PS POND SHRUBS
STREET TREES
NARROW EVERGREEN TREES
EVERGREEN TREES
FLOWERING TREES
ORNAMENTAL OPEN SPACE TREES
SHRUBS
FLOWERING SHRUBS

BUFFERYARD MAINTENANCE
Property owners are responsible to maintain required bufferyards.
Dead plant materials must be replaced within one year of their original planting. Bufferyards shall be kept free of noxious weeds and trash. Where natural plant growth changes the actual buffer effect over time, the Zoning administrator may require supplementary plantings to achieve the intent and purpose of this section.

LANDSCAPE MAINTENANCE
All landscaping associated with an approved planned development project is required to be maintained in perpetuity.
Landscape maintenance may include but not limited to weeding, removal and replacement of dead dying or diseased plants, pruning, watering and fertilization.
Pruning is permitted to remove dead, dying or diseased branches, structurally unsound branches or to thin or remove overcrowded branches.
Any dead or diseased plants shall be replaced with a comparable or better species and number of plants.

Notice: These drawings and design are the exclusive property of Larson Engineering Group, Inc., and shall not be used, altered or copied without written permission.

BUFFERYARD TREE AND SHRUB PLANTING SELECTIONS

MONITOR FOR INVASIVE PLANTS IN ALL AREAS MONTHLY - INSPECT AND REMOVE REGULARLY DURING THE GROWING SEASON

INVASIVE WOODY SHRUBS & VINES
Buddleia davidii Butterflybush
Celastrus orbiculatus Oriental Bittersweet
Clematis terniflora Sweet Autumn Clematis
Eleagnus angustifolia Russian Olive
Eleagnus umbellata Autumn Olive
Euonymus alata Winged Euonymus
Euonymus fortunelii Wintercreeper
Hedera helix English Ivy
Hedera hibernica Atlantic Ivy
Ilex crenata Japanese Holly
Leucothoe axillaris Coastal Doghobble
Ligustrum japonicum Japanese Privet
Ligustrum obtusifolium Border Privet
Ligustrum ovalifolium California Privet
Ligustrum sinense Chinese Privet
Ligustrum vulgare Common Privet
Lonicera fragrantissima Chinese Honeysuckle
Lonicera japonica Japanese Honeysuckle
Lonicera maackii Amur Honeysuckle
Lonicera morrowii Morrow's Honeysuckle
Lonicera tatarica Tatarian Honeysuckle
Mahonia bealei Beales Barberry
Mahonia repens Creeping Mahonia
Philadelphus coronarius European Mock-orange
Pueraria montana Kudzu
Rhamnus cathartica Common Buckthorn
Rhamnus frangula Alder Buckthorn
Rhodotypos scandens Jetbead
Robinia hispida Bristly Locust
Rosa multiflora Multiflora Rose
Rubus laciniatus Evergreen Blackberry
Rubus parvifolius Australian Raspberry
Rubus phoenicolasius Wineberry
Viburnum dilatatum Linden Viburnum
Viburnum lantanoides Hobblebush
Viburnum seiboldii Seibold Viburnum
Viburnum setigerum Tea Viburnum
Wisteria sinensis Chinese Wisteria

INVASIVE TREES
Acer platanoides Norway Maple
Acer saccharinum Silver Maple
Ailanthus altissima Tree of Heaven
Albizia julibrissin Mimosa Trees
Aralia elata Korean Angelica-tree
Betula papyrifera Paper/White Birch
Cupressus x leylandii Leyland Cypress
Evodia daniellii Korean Evodia
Fraxinus spp. Ash Trees
Maclura pomifera Osage Orange
Magnolia kobus Kobus Magnolia
Malus baccata Siberian Crabapple
Mimosa spp. Mimosa Trees
Morus alba White Mulberry
Morus rubra Red Mulberry
Paulownia tomentosa Empress Tree
Phellodendron amurense Amur Cork Tree
Photinia villosa Christmas Berry
Pinus nigra Austrian Pine
Pinus parviflora Japanese White Pine
Pinus thunbergiana Japanese Black Pine
Populus alba White Poplar
Pyrus calleryana Callery Pear
Robinia pseudoacacia Black Locust
Quercus palustris Pin Oak
Styrax japonica Japanese Snowbell
Tsuga spp. Hemlock Trees
Ulmus pumila Siberian Elm

INVASIVE HERBACOUS GRASSES, GROUND COVERS AND VINES
Acorus calamus European Sweetflag
Ageratina altissima White Snakeroot
Alliaria peiolata Garlic Mustard
Allium vineale Field Garlic
Ampelopsis glandulosa Porcelain-berry
Arthraxon hispidus Joint-head Arthraxon
Bambusa spp. Bamboo
Bidens polylepis Tickseed Sunflower
Bromus inermis Awnless Brome
Bromus japonicus Japanese Brome
Bromus sterilis Poverty Brome
Bromus tectorum Cheat-grass Brome
Cabomba caroliniana Carolina Fanwort
Centaurea maculosa Spotted Knapweed
Cicuta maculata Water Hemlock
Cirsium arvense Creeping Thistle
Commelina communis Asiatic Dayflower
Conium maculatum Poison Hemlock
Coronilla varia Crownvetch
Cynanchum louiseae Black Swallow-wort
Datura stramonium Jimsonweed
Dioscorea polystachya Chinese Yam
Egeria densa Brazilian Waterweed
Eichhornia crassipes Water Hyacinth
Endodeca serpentaria Virginia Snakeroot
Eragrostis curvula Weeping Lovegrass
Fallopia japonica Japanese Knotweed
Ficaria verna Lesser Celandine
Galanthus nivalis Common Snowdrop
Glechoma hederacea Ground-Ivy
Hemerocallis spp Daylilies
Hesperus matronalis Dame's Rocket
Hordeum jubatum Foxtail Barley
Humulus japonicus (scandens) Japanese Hop
Hydrilla verticillata Hydrilla
Iris pseudacorus Yellow Flag Iris
Lespedeza cuneata Chinese Bushclover
Leucojum aestivum Summer Snowflake
Ludwigia peploides Creeping Primrose
Lysicachia nummularia Creeping Jenny
Lythrum salicaria Purple Loosestrife
Matteuccia struthiopteris Ostrich Fern
Microstegium vimineum Japanese Stiltgrass
Miscanthus sinensis Chinese Silvergrass
Murdannia keisak Marsh Dayflower
Myriophyllum aquaticum Parrott Feather
Myriophyllum spicatum Eurasian Watermilfoil
Narcissus pseudonarcissus Daffodil
Ornithogalum nutans Dropping Star-of-Bethleher
Ornithogalum umbellatum Star-of-Bethlehem
Oxipolis rigidior Cowbane
Pachysandra terminalis Japanese Pachysandra
Pennisetum orientale Oriental Fountain Grass
Perilla frutescens Beefsteak Plant
Persicaria longiseta Oriental Lady's Thumb
Persicaria perfoliata Mile-a-minute Weed
Phalaris arundinacea Reed Canary Grass
Phyllostachys spp. Bamboo
Phragmites australis Common Reed
Pistia stratiotes Water Lettuce
Pseudosas spp. Bamboo
Saponaria officinalis Bouncing Bet
Solanum carolinense Carolina Horsenettle
Sorghum halepense Johnson Grass
Urtica dioica Stinging Nettle
Trapa natans Water Chestnut
Vinca minor Periwinkle

LEVEL 2 - 3400 lineal feet = 340 trees 133 new trees - 207 existing in the woodland to remain for credit
SELECT FROM THE FOLLOWING LIST PROVIDE 10 TREES / 100 LINEAL FEET AT THE SIZES SHOWN
PROVIDE NO MORE THAN 20% OF ANY ONE SPECIES FOR BIO DIVERSITY.

SYMBOL FOR : BUFFER LEVEL 2 - 10 feet deep
10 - TREES / 100'



NATIVE LANDSCAPE PLANTS OF DELAWARE
UNIVERSITY OF DELAWARE COLLEGE OF AGRICULTURE & NATURAL RESOURCES

TREES MINIMUM SIZE - 133 at 8'-10 BB OR CONT.
Persimmon - Diospyros virginiana
Hophornbeam - Ostrya virginiana
Ironwood - Carpinus caroliniana
Sassafras - Sassafras albidum
Red Maple - Acer rubrum
Sweet Birch Betula lenta
River Birch- Betula nigra
Willow Oak - Quercus phellos
Sweetgum- Liquidambar styraciflua
Bitternut - Carya cordiformis
Pignut- Carya glabra
Yellowwood - Cladrastis kentukea
Honeylocust - Gleditsia triacanthos
Kentucky Coffeetree - Gymnocladus dioicus
Bald Cypress - Taxodium distichum
Tuliptree - Liriodendron tulipifera
Sycamore - Platanus occidentalis
Basswood - Tilia americana
Bur Oak - Quercus macrocarpa
White Oak - Quercus alba
Sugar Maple - Acer saccharum
American Beech - Fagus grandifolia

EVERGREEN TREES MINIMUM SIZE - 5'-6' BB
Virginia Pine - Pinus virginiana
Red cedar - Juniperus virginiana
Eastern Arborvitae - Thuja occidentalis
American Holly -Ilex opaca
Canadian Hemlock -Tsuga canadensis
Atlantic White cedar - Chamaecyparis thyoides
Southern Magnolia- Magnolia grandiflora
White Pine - Pinus strobus

BUFFERYARD PROVIDED at HC ZONE
ONE CANOPY TREE, ONE EVERGREEN TREE,
ONE UNDERSTORY TREE AND TEN SHRUBS /100'
741' = 8 TREES, 8 UNDERSTORY TREES, 8 EVERGREEN TREES
AND 75 SHRUBS SEE SCHEDULE SHEET 7

TREES MINIMUM SIZE - 133 at 8'-10 BB OR CONT.

2 - AR - Red Maple - Acer rubrum
2 - BN River Birch- Betula nigra
2 - QPH Willow Oak - Quercus phellos
2 - GT Honeylocust - Gleditsia triacanthos

UNDERSTORY TREES MINIMUM SIZE 1.5" CAL.BB
3 - CC REDBUD CERCIS CANADENSIS
3 - AC SERVICE BERRY - AMELANCHIER CNANDENSIS
2 - MV SWEETBAY MAGNOLIA VIRGINIANA

EVERGREEN TREES MINIMUM SIZE - 5'-6' BB

2 - JV - Red cedar - Juniperus virginiana
2 - TO - Eastern Arborvitae - Thuja occidentalis
2 - IO - American Holly -Ilex opaca
2 - MG - Southern Magnolia- Magnolia grandiflora

SHRUBS MINIMUM SIZE
75 planted in groups of 5 mulched with weed fabric minimum- 3 GALLON CONT.
20 - Virginia Sweetspire - Itea virginica
20 - Winterberry - Ilex verticillata
20 - Inkberry - Ilex glabra
15 - Drooping Leucothoe Leucothoe fontanesiana

4-15-26
REMOVED LEVEL 4 BUFFER
ADDED DECORATIVE BUFFER AT HC ZONE

Comment 10 reviewers block not addressed :
(SHEET LS-7 : Will need review after bufferyards are finalized.) typos addressed

Know what's below. Call before you dig.
MISS UTILITY PHONE 1-800-257-7777
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

revisons and mark up of revisions for planner review 3-27-2020

DATE 7-18-19	SCALE NO SCALE
JOB NO. 18--004	DRAWN BY ET
APPLICATION NO.:	DESIGNED BY: ET
APPROVED BY:	CHECKED BY:
DATE	REVISION
8-20-19	per 8-9-19 comments

ELLEN TRACEY No. 134-E REGISTERED LANDSCAPE ARCHITECT STATE OF DELAWARE
7-18-19 DATE SEAL

LANDSCAPE DETAILS

FOR

VILLAGE OF COLLEGE PARK

TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

PREPARED FOR: COLLEGE PARK APARTMENTS, LLC

CADD FILE: LandscapeSheet.DWG

DESIGNS
1901 Hickory Hill Road
Chadds Ford PA 19317
610-388-7758
ellentraceyDESIGNSet@gmail.com

PLAN PREPARED FOR :
Larson Engineering
910 South Chapel Street, Suite 200
Newark DE 19713

SITE BASE PLANS AND CIVIL ENGINEERING PROVIDED BY LARSON ENGINEERING

SHEET NO. : LS - 7

Looking east toward WalMart from the Village of College Park.



Looking east toward WalMart from Village of College Park.



Looking west toward Village of College Park from behind WalMart.



Looking east toward WalMart from behind Village of College Park.



Looking west toward Village of College Park from behind WalMart.



Looking west toward Village of College Park from behind WalMart.



TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes
August 21, 2019

ATTENDANCE

Commissioners
Michael Barlow - absent
Linda Dennis
Penuel Barrett – absent
Gordon Mariner
Justin Illian

Staff
Jocelyn Godwin, Planning
Jamie Craddock, Planning
Scott Hoffman, Town Engineer

1. CALL MEETING TO ORDER
Commission Vice Chair Dennis called the meeting to order at 6:00 p.m.

2. APPROVAL OF JUNE 25, 2019 MEETING MINUTES
Commissioner Mariner moved, seconded by Commissioner Illian, to approve the June 25, 2019 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. PLANNING COMMISSION APPOINTMENT

Vice Chair Dennis introduced Justin Illian, the newest Commissioner appointed by Town Council.

4. PRELIMINARY SITE PLAN REVIEW

A. ***CASE #2006-33--02*** ***COLLEGE PARK RESIDENTIAL***

An application by Larson Engineering Group, Inc., on behalf of Sussex Entertainment Enterprises, LLC. & College Park Apartments, LLC., for the preliminary site plan review and approval of 121 single family lots and 288 apartment units within 12 three story buildings. The property is located in the College Park subdivision, north of University Drive, identified as Sussex County Tax Map ID 135-14.00-35.00, 31.00 & 31.01 zoned MR1/RPC (Multi-Family Residential with Residential Planned Community overlay).

Doug Liberman, of Larson Engineering, presented the application. The project is 288 apartments, twelve 24 unit buildings, and 121 single family lots. Allowed density is 455, with 409 proposed. The single family homes will be on 7200 SF lots and in the $250,000 to $275,000 price range. One builder is being worked with at this time.

The apartments require 576 parking spaces, as provided. Additional garages are being provided for storage of boats, etc. Currently approval has been received from the DE Fire Marshal and Sussex Conservation District. DelDOT is in process; DNREC and the Office of Drinking Water are pending until the project has gotten further along with the Town Engineer.

The streets are being named for fallen soldiers in the area, per the request from the Town. A monument will be installed with the names of the fallen soldiers. Near the clubhouse and pool there will be an event lawn and gazebo. A tot lot will be included with walking trails. The pool and the clubhouse will be for the apartments, at this time. 220 street trees are being provided within the subdivision and 80 street trees are being provided within the apartments, where only 58 were required.

Mail distribution will be finalized with the post office. The plan is an individual mail box for each single family home and a distribution center at the clubhouse for the apartments. The Commission expressed concern regarding the mailboxes along the street and access. The applicant will be addressing the question with the post office.

Waiver #1: From §230-47, front yard setback for five buildings, reduction from 50 feet to 30 feet. To provide better access to parking, for residents, and to improve access for fire trucks, if needed.

Commissioner Illian moved, seconded by Commissioner Mariner, to APPROVE waiver #1 for a reduction of the front yard setback, as presented. APPROVED (UNANIMOUS)

Waiver #2: From Design Standard regarding lateral sidewalk access. Each walkway would add an additional five feet. Concern was expressed for public safety. Town Engineer, Scott Hoffman, expressed that the interior request he agrees with. The perimeter locations are a concern. Mr. Hoffman to discuss with the applicant the perimeter locations.
Commissioner Mariner moved, seconded by Commissioner Illian, to APPROVE waiver #2 for lateral sidewalk access within the parking, as presented. APPROVED (2 – 1, Dennis - No)

Waiver #3: From the 25 feet bufferyard requirement to 14 feet between the apartments and the adjoining property to the north, along 17 parking spaces and part of a garage. Plantings and fencing will be installed as required.
Commissioner Illian moved, seconded by Commissioner Mariner, to APPROVE waiver #3 of the 25' bufferyard requirement, as presented. APPROVED (UNANIMOUS)

Waiver #4: From the 15 feet bufferyard requirement along lots 43 thru 49 of the single family subdivision. Required buffer to be provided, but with five feet to fall within the lots. The fence and landscaping will be off of the properties. The requirement is for five feet of open space on each lot. The applicant agreed to take the fence to the end of lot 43. A note will be added to the record plan.
Commissioner Mariner moved and modified his motion, seconded by Commissioner Illian, to APPROVE waiver #4 of the 15' bufferyard requirement, as presented, with the condition that the homeowners of lots 43 thru 49 receive advance notice of the restrictions regarding their lots and open space. APPROVED (UNANIMOUS)

The applicant reviewed drawings from the architect. Apartments will be a mix of one, two and three bedrooms, mostly two bedrooms. Single family elevations from Simply Ryan were also shown, which were different than those provided with the application. The Design Standards will need to be addressed, as the drawings do not reflect those requirements.

Commissioner Mariner moved, seconded by Commissioner Illian, to APPROVE the preliminary site plan, including the elevations of the apartments; however, contingent upon state agency approvals, satisfaction of the Town Engineer's comments and that the single family elevations be provided for review by the Commission. APPROVED (UNANIMOUS)

5. PUBLIC COMMENT

Monica Turnage, a student with Wilmington University, stated that she was in attendance for one of her class requirements.

6. Planning Department Report

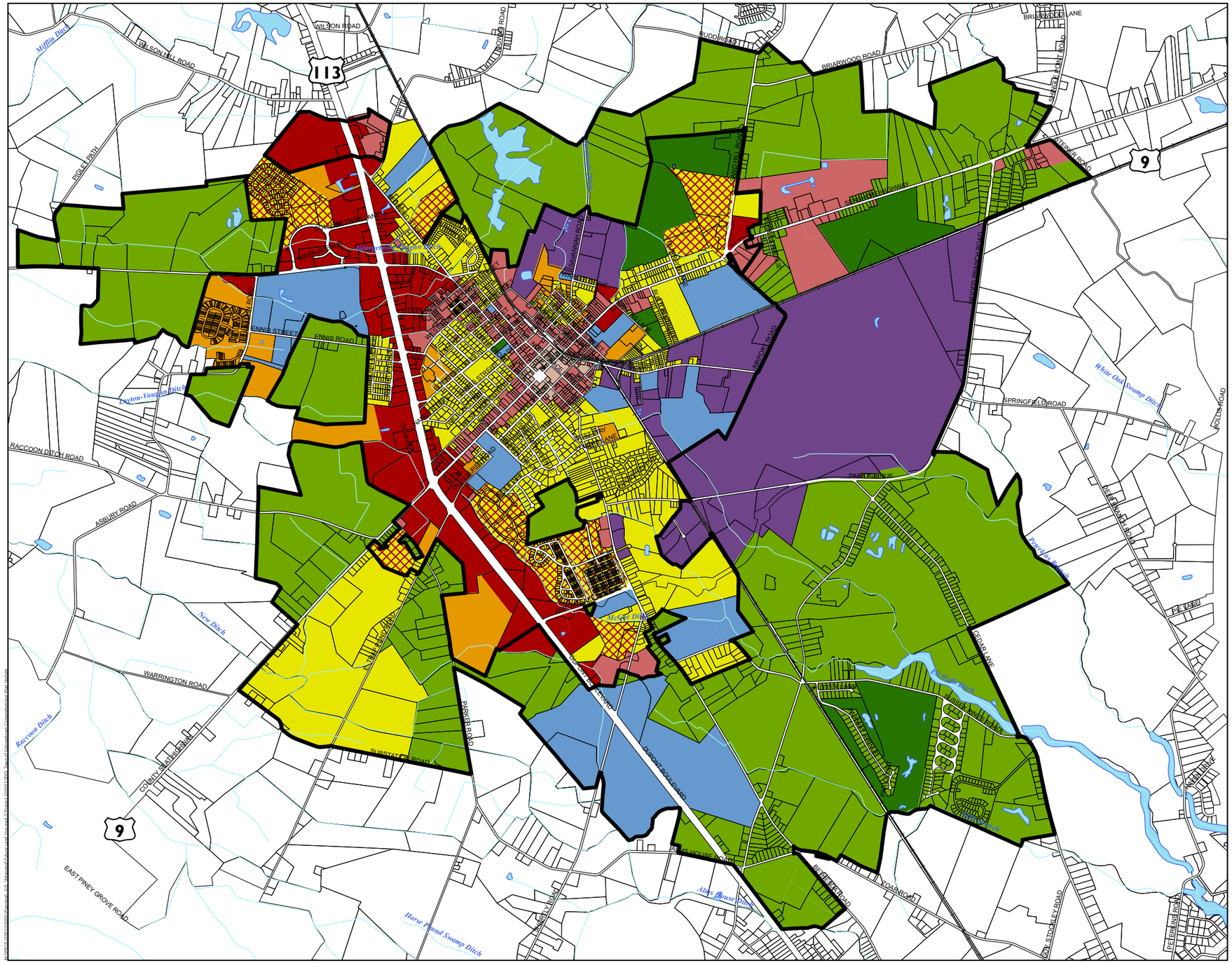
Sussex Academy has submitted a category II site plan for a solar field. A large project will be discussed this week that is proposed within the DDD and there is a potential annexation request.

7. ADJOURNMENT

Commissioner Mariner moved, seconded by Commissioner Illian, to adjourn the meeting at 7:13 p.m. **APPROVED (UNANIMOUS)**

APPROVED: _____
Linda Dennis, Vice Chair

ATTEST: _____
Jocelyn Godwin, Planning



2021 Comprehensive Plan

Map 10-3

Georgetown Future Land Use

Legend

- Potential Annexation Areas
- Water
- Stream & Ditches
- Railroad

Future Land Use

- Rural Agricultural
- Business
- Commercial
- Industrial
- Institutional & Utilities
- Recreation & Open Space
- Single-Family Residential
- Multi-Family Residential
- Mixed Residential
- Downtown

June 2021

Last Amendments Adopted: February 9, 2026

2026 REVISION: Draft 1 - May 12, 2026

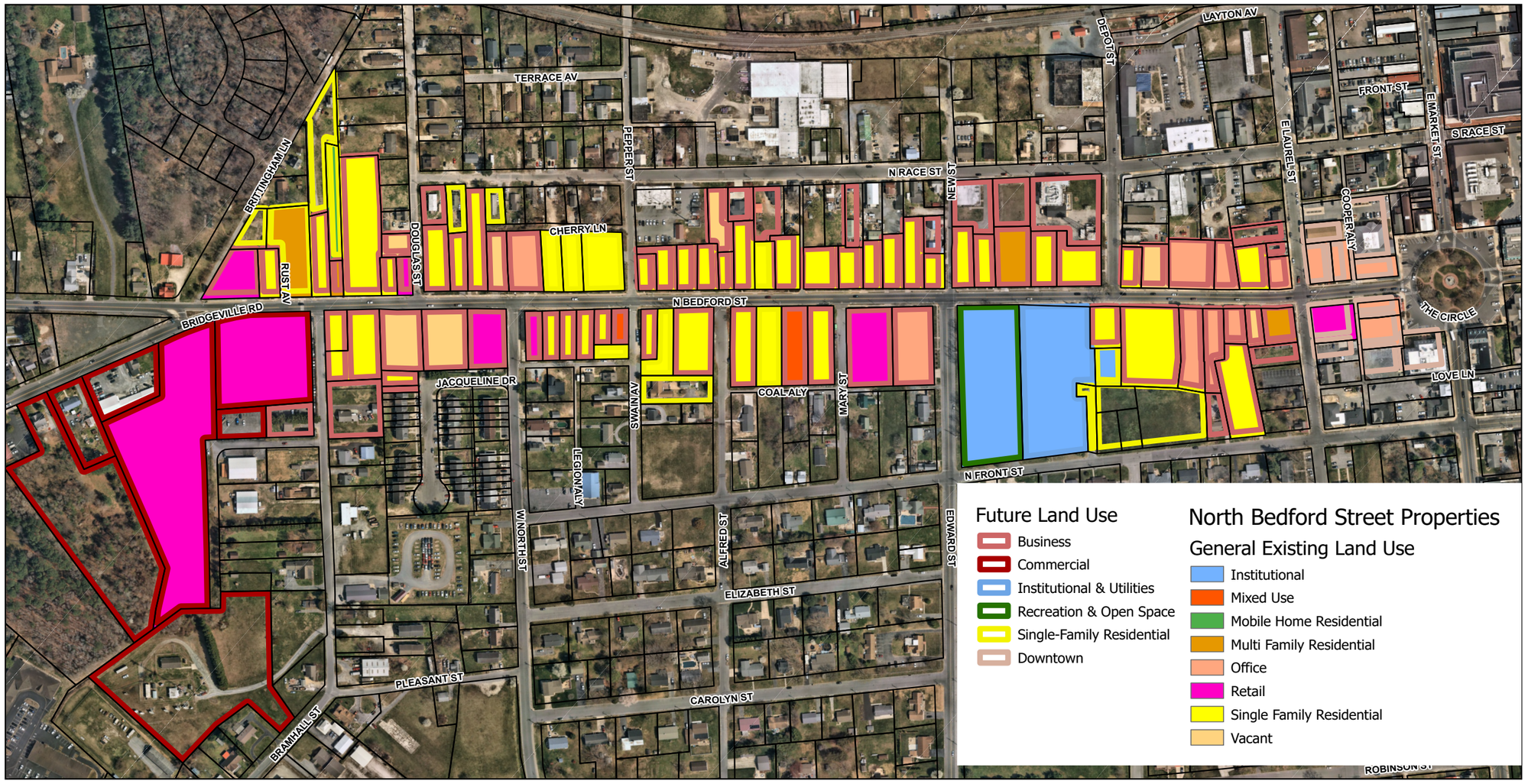
THIS MAP IS A DRAFT AND FOR DISCUSSION PURPOSES ONLY

Data sources for this map can be found in the 2021 Comprehensive Plan, Appendix D - References.

Wallace Montgomery created this map for planning purposes from a variety of sources and is maintained by the Town. It is not intended for use for engineering purposes or for legal descriptions of property. Information provided by other agencies should be verified with them where appropriate.

0 0.25 0.5 1 Miles

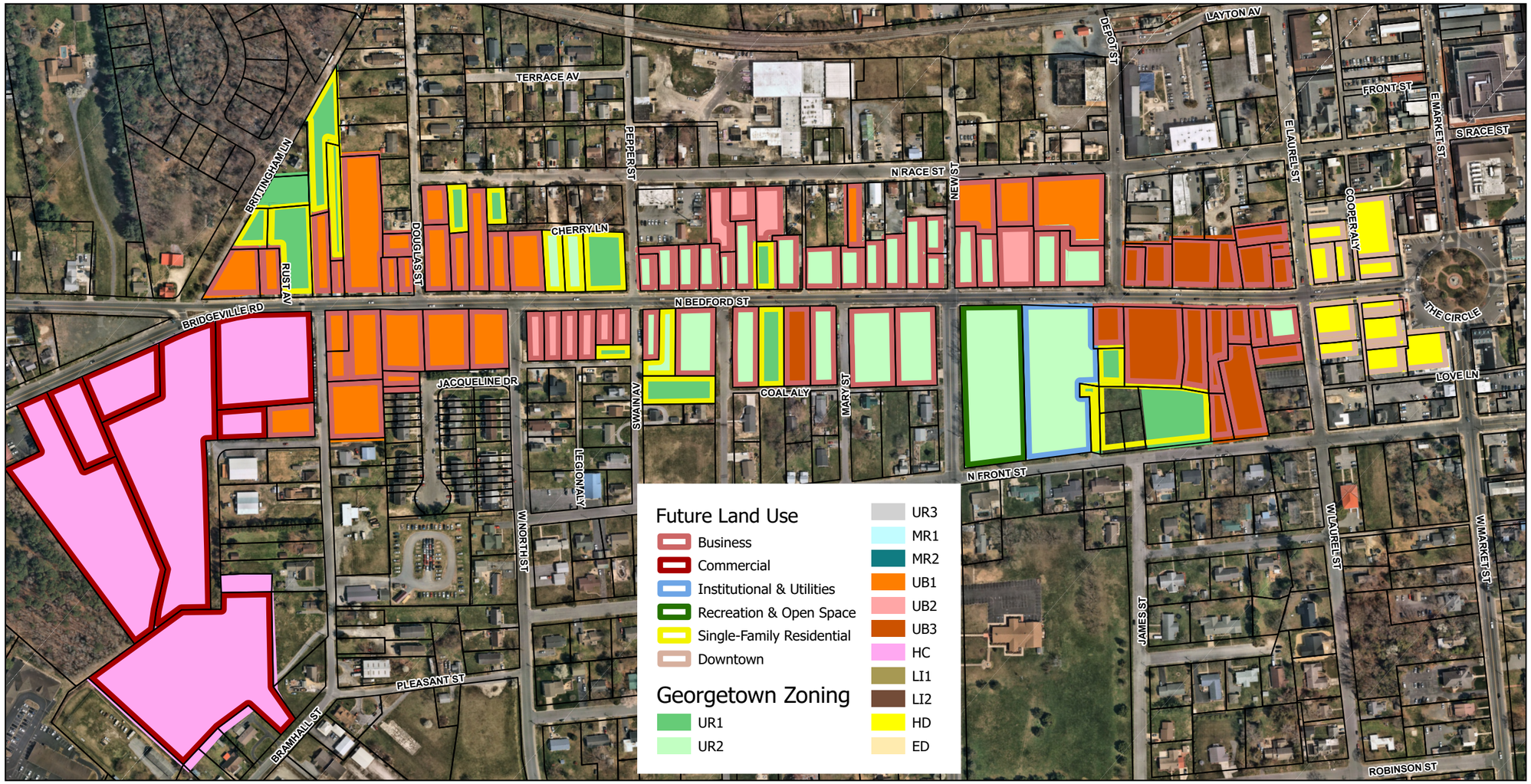
N



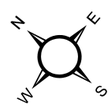
North Bedford Street
Existing vs. Future Land Use

0 500 1,000 2,000 Feet

This map is created from official sources for informational and planning purposes only. This map is not meant to be used as a legal description of properties or for engineering purposes. The Town makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), the reliability or the accuracy of the GIS data and GIS data products furnished by the Town, including the implied validity of any uses of such data.



North Bedford Street
Existing vs. Future Land Use





This map is created from official sources for informational and planning purposes only. This map is not meant to be used as a legal description of properties or for engineering purposes. The Town makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), the reliability or the accuracy of the GIS data and GIS data products furnished by the Town, including the implied validity of any uses of such data.

0 500 1,000 2,000 Feet

Dear Mr. Olszak,

Per the Planning Commission's request at the April 22, 2026 meeting for public input regarding the five-year update to the Town's 2021 Comprehensive Plan, my family and I respectfully submit the following comments for consideration.

We request that the Town amend the existing Georgetown Future Land Use Map 10-3 to change the land-use designation of the parcels listed below (by Tax ID) from **Rural Agricultural** to **Mixed Residential & Commercial**.

These parcels are located along Seashore Highway (Route 404), immediately west of Delaware Technical Community College and directly contiguous to the Town's current boundary. All of the parcels are already identified as **"Potential Annexation Areas"** in the Town's 2021 Comprehensive Plan (Map 10-3) and are designated **Level 2 and Level 3** in the State of Delaware's Strategies for Policies and Spending (Map 10-1).

Given their strategic location just outside the Town limits—and considering the recent growth in residential, commercial, and civic development, including the Town's new police station—annexation and an updated Future Land Use designation would support logical, coordinated growth. These changes would create new opportunities for the community, strengthen long-term planning efforts, and expand the Town's tax base in a responsible and beneficial manner.

Parcels for Consideration

- **TAX ID 135-14.00-45.00** — ~176 acres *Request: Rural Agricultural → Mixed Residential & Commercial* (See attached map)
    - Potental Future Zoning: South Side: UR1 with RPC overlay
    - Potental Future Zoning: North Side: MR1 with RPC overlay
- **TAX ID 135-13.00-9.00** — ~51 acres *Request: Rural Agricultural → Mixed Residential & Commercial* (See attached map)
    - Potential Future Zoning: UR1 with RPC overlay
- **TAX ID 135-13.00-6.00** — ~15 acres *Request: Rural Agricultural → Mixed Residential*
    - Potental Future Zoning: MR1 with RPC overlay
- **TAX ID 135-14.00-107** — ~2 acres *Request: Rural Agricultural → Mixed Residential*
    - Potental Future Zoning: MR1 with RPC overlay

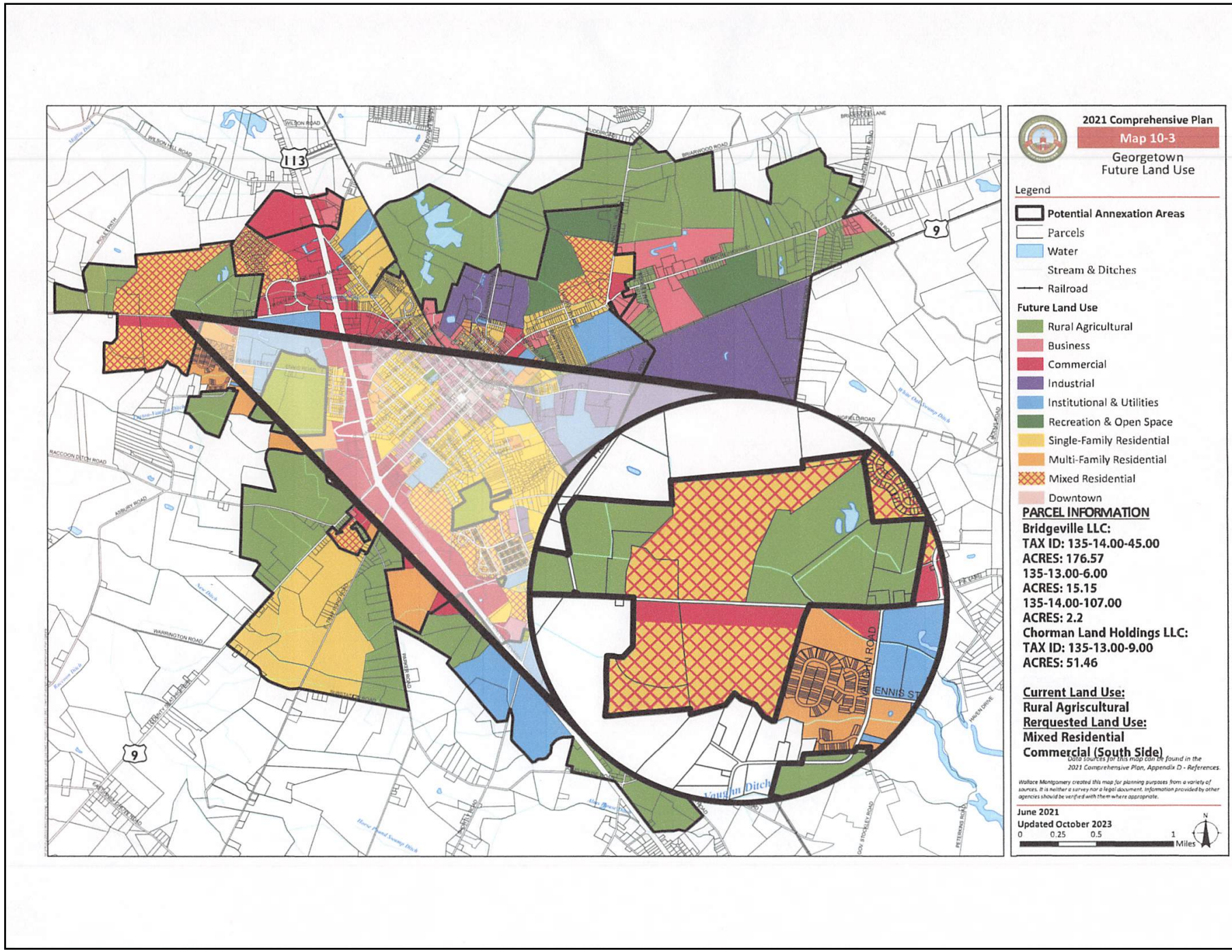
- **TAX ID 135-19.00-4.00** — ~41 acres *Request: Rural Agricultural → Mixed Residential*
    - Potential Future Zoning: UR1

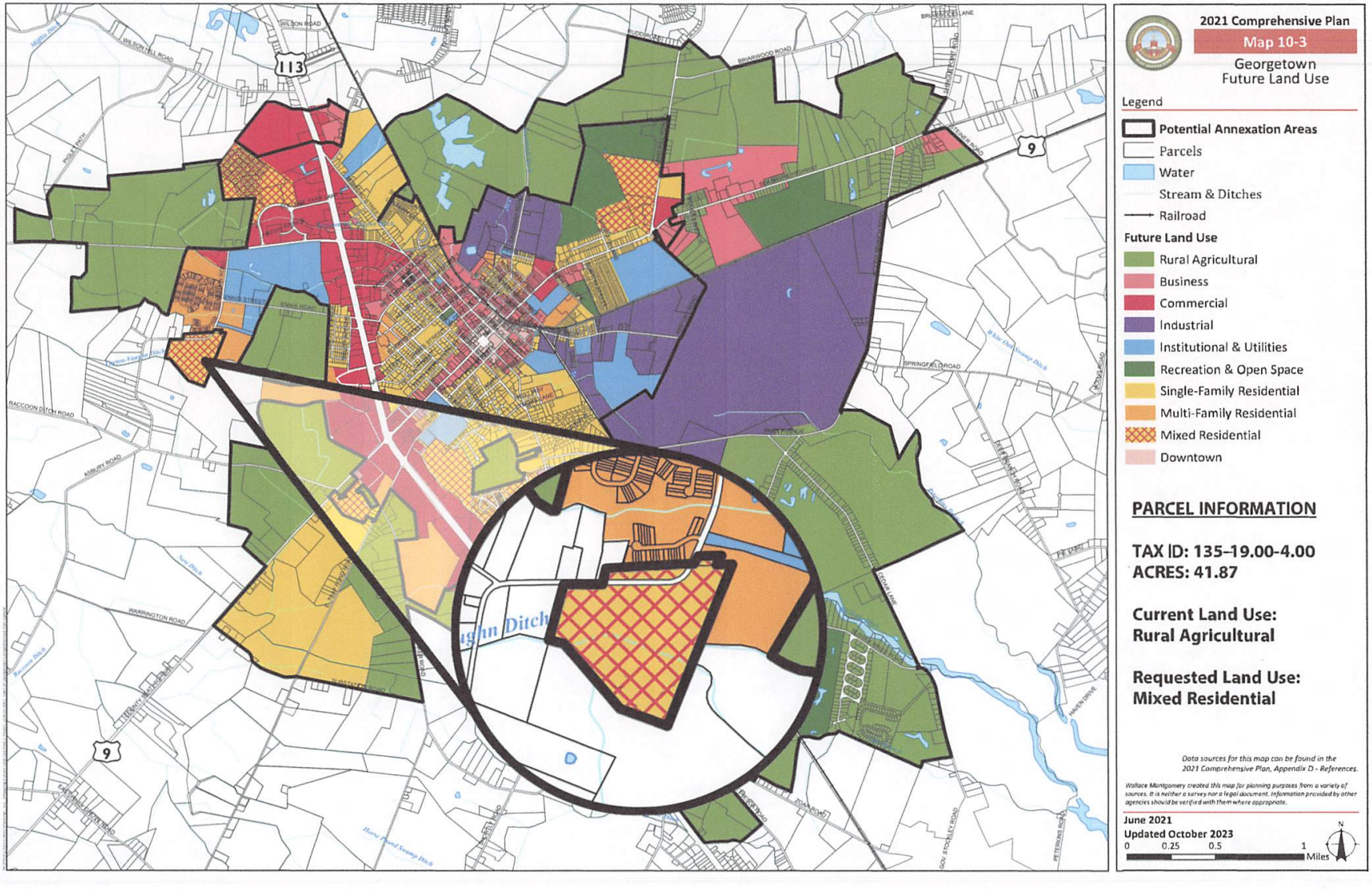
Please let us know if any additional information, mapping, or supporting documentation would be helpful as the Town continues its review. We appreciate your time and consideration.

Regards, John Jones & Jeff Chorman

302-245-2725



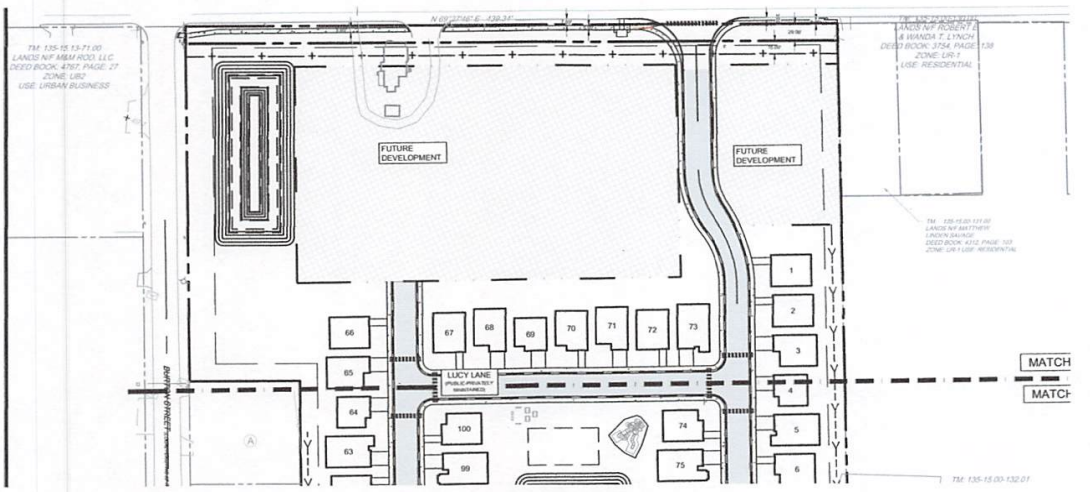

2021 Comprehensive Plan
Map 10-3
Georgetown
Future Land Use
Legend
Potential Annexation Areas
Parcels
Water
Stream & Ditches
Railroad
Future Land Use
Rural Agricultural
Business
Commercial
Industrial
Institutional & Utilities
Recreation & Open Space
Single-Family Residential
Multi-Family Residential
Mixed Residential
Downtown
PARCEL INFORMATION
Bridgeville LLC:
TAX ID: 135-14.00-45.00
ACRES: 176.57
135-13.00-6.00
ACRES: 15.15
135-14.00-107.00
ACRES: 2.2
Chorman Land Holdings LLC:
TAX ID: 135-13.00-9.00
ACRES: 51.46
Current Land Use:
Rural Agriscultural
Requested Land Use:
Mixed Residential
Commercial (South Side)
Data sources for this map can be found in the 2021 Comprehensive Plan, Appendix D - References.
Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.
June 2021
Updated October 2023
0 0.25 0.5 1 Miles
N
113
9
WILSON ROAD
BRIARWOOD ROAD
RACCOON DITCH ROAD
ABBUTT ROAD
WARRINGTON ROAD
DAGSBORO ROAD
ENNIS ST
MAIN STREET
Vaughn Ditch


2021 Comprehensive Plan
Map 10-3
Georgetown
Future Land Use
Legend
Potential Annexation Areas
Parcels
Water
Stream & Ditches
Railroad
Future Land Use
Rural Agricultural
Business
Commercial
Industrial
Institutional & Utilities
Recreation & Open Space
Single-Family Residential
Multi-Family Residential
Mixed Residential
Downtown
PARCEL INFORMATION
TAX ID: 135-19.00-4.00
ACRES: 41.87
Current Land Use:
Rural Agricultural
Requested Land Use:
Mixed Residential
Data sources for this map can be found in the 2021 Comprehensive Plan, Appendix D - References.
Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.
June 2021
Updated October 2023
0 0.25 0.5 1 Miles
N
WILSON ROAD
BRIARWOOD ROAD
SPRINGFIELD ROAD
RACCOON DITCH ROAD
ASBURY ROAD
WARRINGTON ROAD
113
9

Greenlea Place: Comp Plan Update Request

Reason for Request: As part of Georgetown's 5-year Comprehensive Plan update, we respectfully request that Tax ID 135-15.13-74.01 (approximately 3± acres of Rt. 9 frontage) be updated from Single Family Residential to Business to reflect existing and planned investment in the eastern Rt. 9 corridor. Following Phase 1 of Greenlea Place—one of the County's first single-family residential leased communities with 126 quality rental homes—Phase 2 is intended to deliver a small, neighborhood-serving mix of retail and office uses that provides convenient, walkable and transit-friendly services for Greenlea Place residents and nearby neighborhoods. This update would better align the future land use map with the site's corridor location and the community's evolving needs.

- **TAX ID: 135-15.13-74.01 (Rt 9 Road Frontage of ~3 +/- Acres)**
- **Comp Plan Upate Request: From Single Family Residential → Business**
- **Potential Future Zoning Update: From UR1 → UB1 Business**



Thank you for your consideration

John Jones & Jeff Chorman

302-245-2725