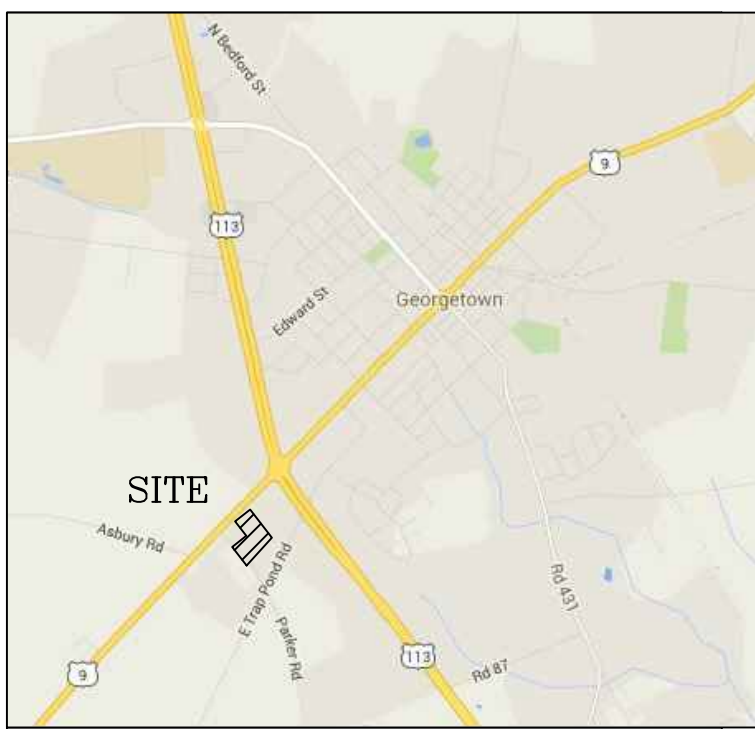
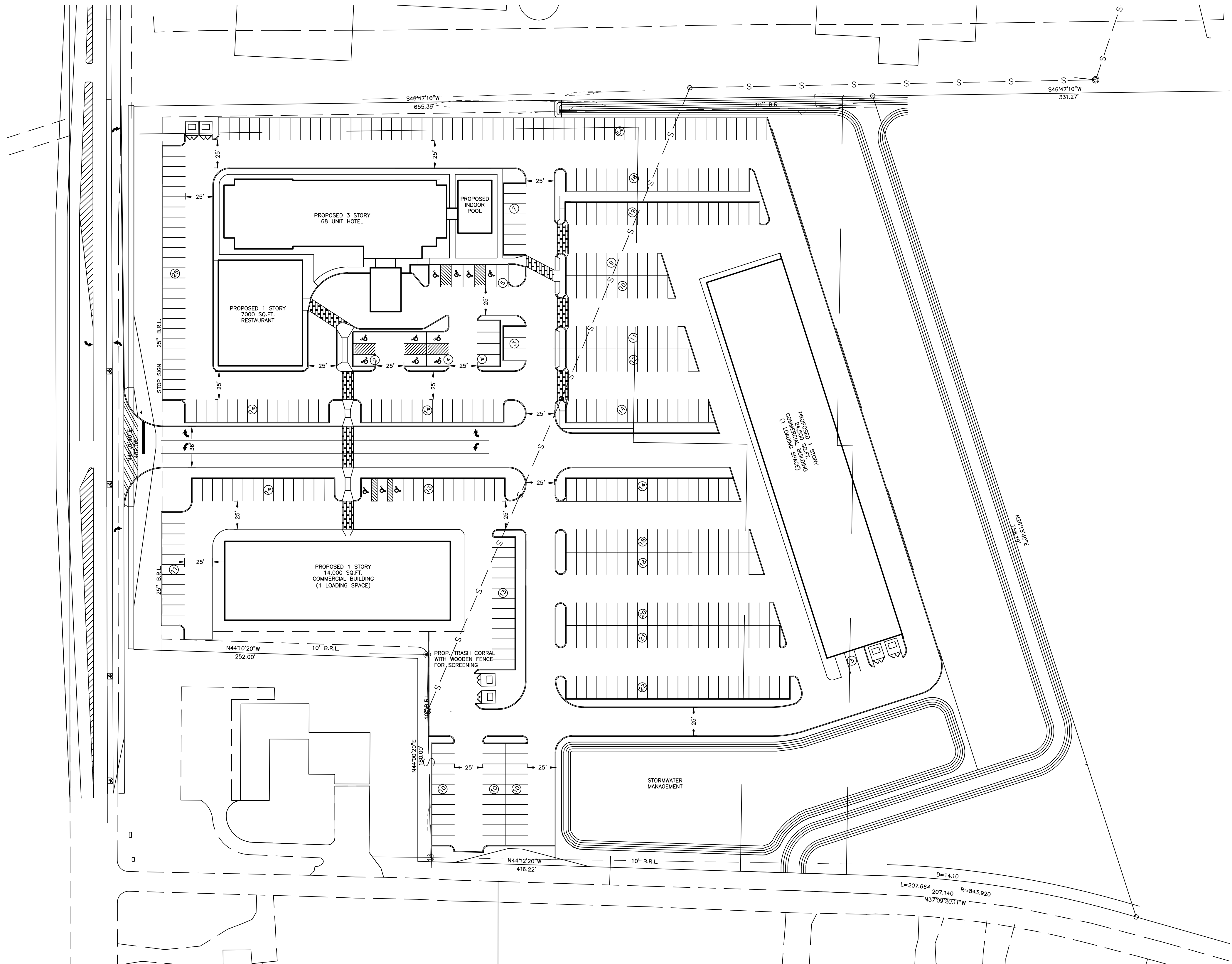




LOCATION MAP 1" = .5 MILE

SYMBOLS KEY	
	EXISTING PROPERTY LINE
	BUILDING SET BACK LINES
	PROPOSED STRUCTURES
	PROPOSED CATCH BASIN
	EXISTING STORM PIPE
	PROPOSED STORM PIPE
	NEW CONCRETE CURB
	PROPOSED HIGHWAY R.O.W.
	EXISTING SPOT GRADE
	PROPOSED GRADE
	EXISTING CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE

SITE DATA

1.) TAX MAP:	1-35-19.00-30.15										
2.) ZONING:	UB-2/UB3 - NEIGHBORHOOD/PROFESSIONAL BUSINESS										
3.) EXISTING USE:	NONE										
4.) OWNER:											
5.) PROPOSED USE:	RETAIL/FOOD SERVICE/MOTEL										
6.) GROSS AREA :	10.97+ ACRE)										
7.) WATER :	CITY OF GEORGETOWN										
8.) SANITARY SEWER :	SUSSEX COUNTY										
9.) ZONING REQUIREMENTS :	UB-1 (COMMERCIAL)										
	<table><tr><th>PROPOSED</th><th>REQUIRED</th></tr><tr><td>STREET SETBACK</td><td>60'</td></tr><tr><td>REAR YARD</td><td>120'</td></tr><tr><td>SIDE YARD</td><td>25'</td></tr><tr><td>BUILDING HEIGHT</td><td>35'</td></tr></table>	PROPOSED	REQUIRED	STREET SETBACK	60'	REAR YARD	120'	SIDE YARD	25'	BUILDING HEIGHT	35'
PROPOSED	REQUIRED										
STREET SETBACK	60'										
REAR YARD	120'										
SIDE YARD	25'										
BUILDING HEIGHT	35'										

10.) POSTAL ADDRESS :

11.) ENTRANCE/EXIT:
ENTRANCE(S) - NEW ENTRANCE US. ROUTE 9

12.) NO DEBRIS IS TO BE BURIED OR DISPOSED OF ON SITE.

13.) WETLANDS: NO WETLANDS EXIST ON SITE

14.) FLOOD PLAIN:
NO PORTION OF THE SITE IS LOCATED WITH THE FEMA 100 YEAR FLOOD PLAIN.

15.) PROPOSED BUILDING USE AND PARKING:	
PARKING REQUIRED	
MOTEL (68 ROOMS)	
1 SPACE PER ROOM =	68 SPACES REQUIRED
TOTAL REQUIRED	= 68 SPACES REQUIRED
RETAIL	
38500 SF @ 200/SF/SPACE =	193 SPACES REQUIRED
EMPLOYEES	
20 PER SHIFT	= 10 SPACES REQUIRED
TOTAL REQUIRED	= 203 SPACES REQUIRED
RESTAURANT	
5000 SF @ 50/SF/SPACE =	100 SPACES REQUIRED
EMPLOYEES	
5 PER SHIFT	= 3 SPACES REQUIRED
TOTAL REQUIRED	= 103 SPACES REQUIRED
PARKING REQUIRED (ALL USES)	
TOTAL REQUIRED	= 374 SPACES REQUIRED
PARKING PROVIDED (ALL USES)	
TOTAL PROVIDED	= 391 SPACES PROVIDED
16.) ALL FIRE LANES , FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE FIRE PREVENTION RULES AND REGULATIONS.	

ENGINEERS CERTIFICATION

I, WILLIAM A. BAHDER, JR., CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, AND THAT, TO THE BEST OF MY KNOWLEDGE, ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED ENGINEERING STANDARDS AND PRACTICES.

WILLIAM A. BAHDER JR. P.E.
DE. REG. 5475

DATE

GEORGETOWN VILLAGE
ROUTE 9
GEORGETOWN, DELAWARE 19956

WILLIAM A. BAHDER, JR.
P.E.
2457 CORDOBA BEND
WESTON, FL.
33327
PHONE: (954) 706-8155

GEORGETOWN VILLAGE
GEORGETOWN, DELAWARE

DRAWING TITLE

PROJECT NO.	DATE	DATE	DATE
07/01/16	07/01/16	07/01/16	07/01/16
DATE	DATE	DATE	DATE
07/01/16	07/01/16	07/01/16	07/01/16

Drawing No.

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