

TRIP GENERATION (PHASE I) - COUNTY SEAT HWY (DE RT #9/SCR #28)

ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - DE RT 9 - MINOR ARTERIAL

POSTED SPEED LIMIT - 50 MPH

AADT = 9,684 TRIPS (FROM 2016 DELDOT TRAFFIC SUMMARY)

10-YR PROJECTED AADT = 120 x TRIPS = 11,621 TRIPS

10-YR PROJECTED AADT + SITE AADT = 12,531 TRIPS

TRAFFIC PATTERN GROUP = 8 (FROM 2016 DELDOT TRAFFIC SUMMARY)

PEAK HOUR = 14% x 12,531 = 1,755 TRIPS

SITE TRIPS GENERATED:

SOURCE: ITE TRIP GENERATION MANUAL 9th EDITION

20,520 S.F. (TOTAL) SPECIALTY RETAIL CENTER (S14)

ONE ENTRANCE - FULL MOVEMENT

DESIGN VEHICLE: WB-62

20,520 S.F. RETAIL/RESTAURANT

WEEKDAY = 910 TRIPS

SATURDAY = 863 TRIPS

SUNDAY = 420 TRIPS

TOTAL AADT FOR DEVELOPMENT (WEEKDAY) = 910 TRIPS

DIRECTIONAL DISTRIBUTION:

50% TO AND FROM THE EAST: 455 TRIPS

(45 A.M. PEAK) [7 P.M. PEAK]

50% TO AND FROM THE WEST: 455 TRIPS

(45 A.M. PEAK) [7 P.M. PEAK]

14% TRUCKS & BUSES x 910 = 128

TRAFFIC GENERATION DIAGRAM

TRIPS PER DAY (VEHICLES IN A.M.) [P.M. PEAK HOUR]

SOILS DATA

SOILS MAPPED FROM THE WEB SOIL SURVEY (https://websoilsurvey.nrcs.usda.gov)

Soils Name	Slopes	Hydrolic Soils Group
HuA Hurlock loamy sand	0 to 2 percent slopes	A/D
MmA Mullica mucky sand	0 to 2 percent slopes	A/D
PpB Pepperbox loamy sand	2 to 5 percent slopes	A
PrA Pepperbox-Rockwalkin complex	0 to 2 percent slopes	A

PROJECT GENERAL NOTES

- THE PROJECT SITE IS KNOWN AS GEORGETOWN VILLAGE, (T.P. 135-19.00-30.15), AND IS LOCATED ON THE EAST SIDE OF US ROUTE 9 (COUNTY SEAT HWY) AND THE NORTH SIDE OF SCR 469 (LITTLE STREET) IN GEORGETOWN, DE.
- THE BOUNDARY, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY BY MILLER-LEWIS, INC. 1560 MIDDLEFORD ROAD, SEAFORD, DELAWARE 19973. TOPOGRAPHY IS BASED ON NAVD83 AND NORTH REFERENCING IS DELAWARE STATE PLANE COORDINATE SYSTEM NAVD83.
- ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER/PROPERTY OWNER.
- ALL BUILDINGS SHALL BE ACCESSED FROM THE INTERIOR DRIVE AISLES AND PROPOSED ENTRANCE ONLY. NO DIRECT ACCESS DE RT 9 OR SCR 469 SHALL BE PERMITTED.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW THE TOWN OF GEORGETOWN SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION).
- EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY MILLER-LEWIS, INC. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN AID IN THE PROJECT DESIGN. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100082 0300 K MAP NUMBER 1000820300, DATED MARCH 18, 2015, THIS PROPERTY IS IN A ZONE "X" UNSHADED WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO STATE OR FEDERAL WETLANDS EXIST WITHIN THE SUBJECT PROPERTY BOUNDS.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- ALL PROPOSED BUILDING CONSTRUCTION SHALL BE STEEL FRAME, TYPE II (000). NFPA 101 OCCUPANCY SHALL BE STORAGE, LOW & ORDINARY HAZARD.
- AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR ANY STRUCTURES.
- IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS PART V, CHAPTER 4, SECTION 4-1.1, THE DEVELOPER SHALL PROVIDE TO THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION, A PLOT PLAN OF THE DEVELOPMENT SHOWING EACH BUILDING LOCATION. THE DEVELOPER SHALL ALSO ASSIGN NUMBERS TO ALL BUILDINGS IN A CONSECUTIVE MANNER AND HAVE PLACED THE ASSIGNED NUMBER IN A READILY VISIBLE LOCATION ON EACH BUILDING TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS. THE USE OF CHEMICALS AND NONTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

DELDOT SITE GENERAL NOTES

- NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- 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.
- 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 "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
- 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.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- 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.
- LEVEL II INSPECTION AGREEMENT WILL BE REQUIRED FOR THIS PROJECT.
- IF GEORGETOWN MARKETPLACE ENTERS CONSTRUCTION AT THE SAME TIME, THEN COORDINATION WILL NEED TO BE DONE WITH THE CONTRACTORS AT THE PRE-CONSTRUCTION MEETINGS.
- PHASE II WILL REQUIRE THE ROADWAY TO BE BROUGHT UP TO STANDARDS ALONG WITH PEDESTRIAN IMPROVEMENTS.

TOWN ENGINEER

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

SIGNATURE _____ DATE _____

TOWN OF GEORGETOWN APPROVED BY:

SIGNATURE _____ DATE _____

OWNER AND DEVELOPER CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

JOHN TEKMAN
ILSEM, LLC
5 GLADE CIRCLE EAST
REHOBOTH BEACH, DE 19971
Phone: (302) 381-5908

DATE

REVISIONS

No.	DATE	DESCRIPTION
1	07/26/17	REVISED LAYOUT (REMOVED PARKING FROM TAX DITCH TO NORTH)
2	07/26/17	REVISED LAYOUT (REMOVED PARKING FROM TAX DITCH TO NORTH)
3	12/17/17	REVISIONS PER DELDOT WRITTEN COMMENTS (DATED 12/17/17)
4	12/17/17	REVISIONS PER DELDOT WRITTEN COMMENTS (DATED 12/17/17)

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE ORDINANCES OF THE TOWN OF GEORGETOWN AND THE LAWS OF THE STATE OF DELAWARE.

DESIGN PROFESSIONAL DATE

SCALE: 1" = 50'

ONLY PLANS PREPARED BY A LICENSED PROFESSIONAL SURVEYOR MAY BE USED FOR THE OFFICIAL RECORDING OF A PROJECT. THE SURVEYOR'S NAME AND FIRM MUST BE PLACED ON THE PLAN. THE SURVEYOR'S FIRM MUST BE LICENSED BY THE BOARD OF SURVEYING AND MAPPING. THE SURVEYOR'S FIRM MUST BE LICENSED BY THE BOARD OF SURVEYING AND MAPPING. THE SURVEYOR'S FIRM MUST BE LICENSED BY THE BOARD OF SURVEYING AND MAPPING.

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ILSEM, LLC
5 GLADE CIRCLE EAST
REHOBOTH BEACH, DE 19971
Phone: (302) 381-5908

PARCEL INFORMATION:

T.P.: 135-19.00, PARCEL 30.15
GROSS AREA: 10.97 Acres
NET AREA: 10.97 Acres

PRELIMINARY PLAN (Not To Be Recorded)

SITE PLAN

GEORGETOWN VILLAGE - PHASE I

TOWN OF GEORGETOWN - SUSSEX COUNTY - DELAWARE

THE KERCHER GROUP, INC.
CONSULTING • SYSTEMS • ENGINEERING
37585 REHOBOTH AVE. UNIT 11 - REHOBOTH BEACH, DELAWARE 19971
302.854.9062 (Voice) 302.854.9064 (Fax) www.kerchergroup.com

JOB No: 17-04126G
PLAN DATE: Apr. 26, 2017
SHEET No.: S1