

TOWN OF GEORGETOWN PLAN REVIEW

DAVIS, BOWEN & FRIEDEL, INC. Project Review Comments	Submittal Phase:	<u>Final</u>	Project No.:	<u>2023-22</u>
	Date Submitted:	<u>02/06/25</u>	Project Title:	<u>Calhoun Apartments/Kingfisher Court</u>
	Submittal No.:	<u>2</u>	Project A/E:	<u>A.H. Davenport LLC</u>
	DBF Job No.:	<u>0319B077.001</u>		
	Date Returned:	<u>02/19/25</u>		

Distribution: P & Z Town Mgr DPW Town Engineer Other

Name of Reviewer: Sharon Cruz Office: Milford, DE
302-424-1441

Documents Reviewed: Record Plan, Site Construction Plans, Landscape Plans

DWG/SHEET NO.	COMMENT NO.	PROJECT REVIEW COMMENTS	REVIEWER RESPONSE
Previous Final Plan Review Comments			
General	1	Provide written response to all comments on this form on subsequent submittals under Reviewer Response.	
	2	We reserve the right to make additional comments on subsequent plan submission.	
	3	Approvals are required from the following agencies prior to final approval: Sussex Conservation District, Fire Marshal, Office of Drinking Water, DNREC Wastewater Construction Permit , and Army Corp of Engineers Partially Addressed: Approvals from SCD, ODW, and DNREC still outstanding	
C1	9	Provide setback for development sign to demonstrate compliance with §240-166. Incorrectly addressed: §230-166 requires development signs to be a minimum of 10' from the right-of-way, not a maximum of 10' from the right-of-way line.	

DAVIS, BOWEN & FRIEDEL, INC.
Project Review Comments

Submittal Phase: Category 1 Site Plan - Final

Submittal No.: 2

Reviewer: Sharon Cruz

Project Title: Calhoun Apartments/Kingfisher Court

CG1	26	Known drainage issues are present in the area associated with the existing ditch, provide for current and future maintenance for the portion of the existing ditch associated with the project site. Not addressed: This was issued as an advisory comment during the Preliminary Site Plan submission #2 review comments. Additionally, since the ditch only includes Waters of the US, maintenance work in the ditch is covered under the existing Nationwide Permit No. 3, which does not require advance preconstruction notice. Routine maintenance is thereby allowable and does not impact the permit for construction of the box culvert.	
CU1	29	Label all proposed hydrants and show valves on the hydrant leads. Partially addressed, show the valves on the hydrant leads.	
	33	Provide a profile of the proposed box culvert. Partially addressed: Clearly show how the proposed road elevations will tie back into existing grade.	
L4	58	Relocate the bench outside the utility easement Not addressed: The benches are still shown within the utility easement.	



Reviewer Signature: _____