

City of Milford



CITY COUNCIL AGENDA

Monday, July 23, 2018

Joseph Ronnie Rogers Council Chambers
Milford City Hall, 201 South Walnut Street, Milford, Delaware

7:00 P.M.

PUBLIC HEARING

Adoption/Ordinance 2018-18

Becker Morgan Group on Behalf of Bayhealth Medical Center Inc. and Milford Memorial Hospital Inc.
for Nationwide Healthcare Services/Milford Wellness Village
Tax Parcel 1-30-1.20-009.00 thru 013.00; 1-30-3.08-060.00; 1-30-3.08-094.00 thru 096.00; 1-30-3.08-098.00 thru
102.00; 1-30-3.08-104.00 thru 105.01; 1-30-3.08-106.00 thru 108.00
21.30 +/- Acres

Current Zone: H1, R1, I1, OB1/Proposed Zone: IM

Ronald H. Sharp for a Final Minor Subdivision
of 0.49+/- acres in an R2 Zoning District
Located at 305 Marshall Street, Milford, Delaware
Tax Map MD-16-183.08-01-04.00

Misphillion Realty LLC for a Final Major Subdivision to be known as Brookstone Trace
of 23.348+/- acres in an R-3 Zoning District
Property is located between Old Shawnee Road and S DuPont Blvd, Milford, Delaware.
Tax Map 1-30-3.00-80.02; 1-30-3.00-443.00 thru -561.00; 1-30-3.00-77.01; 1-30-3.00-78.00

COUNCIL MEETING

Call to Order - Mayor Archie Campbell

Invocation

Pledge of Allegiance

Recognition

MPD New Officer Introduction & Recognition

Communication & Correspondence

Unfinished Business

Approval/Agreement/Friends of Milford Museum Inc.

New Business

Appointment/Reappointment of Planning Commissioners

Appointment/Reappointment/Board of Adjustment Members

EXECUTIVE SESSION

Motion to Recess into Executive Session

Pursuant to 29 Del. C. 29 §10004(b)(4) Collective Bargaining Matters

Pursuant to 29 Del. C. 29 §10004(b)(9) Personnel Matters

Return to Open Session

MPD Teamsters Negotiations

City Employee

Adjourn

All items on the agenda are subject to a potential vote.

SUPPORTING DOCUMENTS MUST BE SUBMITTED TO THE CITY CLERK IN ELECTRONIC FORMAT NO LATER THAN ONE WEEK PRIOR TO MEETING; NO PAPER DOCUMENTS WILL BE ACCEPTED OR DISTRIBUTED AFTER PACKET HAS BEEN POSTED ON THE CITY OF MILFORD WEBSITE.

Ⓟ *Public Comment, up to three minutes per person, will be accepted.*

062718 071118 071218 071318 072318 Item Removed

NOTICE OF PUBLIC HEARINGS

PLANNING COMMISSION PUBLIC HEARING: TUESDAY, JUNE 19, 2018
CITY COUNCIL PUBLIC HEARING: MONDAY, JULY 23, 2018

NOTICE IS HEREBY GIVEN the Planning Commission of the City of Milford will hold a Public Hearing on Tuesday, June 19, 2018 at 7:00 p.m. or as soon thereafter as possible.

A FINAL PUBLIC HEARING is scheduled on Monday, July 23, 2018 at 7:00 p.m. before Milford City Council. Following the hearing, the ordinance may be adopted, with or without amendments.

ORDINANCE 2018-18

Becker Morgan Group on Behalf of Bayhealth Medical Center Inc. and Milford Memorial Hospital Inc. for Nationwide Healthcare Services/Milford Wellness Village.
Tax Parcel 1-30-1.20-009.00 thru 013.00; 1-30-3.08-060.00; 1-30-3.08-094.00 thru 096.00; 1-30-3.08-098.00 thru 102.00; 1-30-3.08-104.00 thru 105.01; 1-30-3.08-106.00 thru 108.00
21.30 +/- Acres
Current Zone: H1, R1, I1, OB1/Proposed Zone: IM

AN ORDINANCE OF THE CITY OF MILFORD, DELAWARE to amend the zoning map of the City of Milford by rezoning 21.30 +/- acres of real property from H1 (Institutional Development), R1 (Single Family Residential), I1 (Limited Industrial), OB1 (Office Building) to IM (Institutional Medical) north side of West Clarke Avenue, east of Williams Street, south of Jefferson Avenue and west of Polk Avenue, Milford, Delaware. Present Use: Medical. Proposed Use: Same. Tax Map and Parcel: 1-30-1.20-009.00 thru 013.00; 1-30-3.08-060.00; 1-30-3.08-094.00 thru 096.00; 1-30-3.08-098.00 thru 102.00; 1-30-3.08-104.00 thru 105.01; 1-30-3.08-106.00 thru 108.00.

WHEREAS, the City of Milford Planning Commission will consider the change of zone application at a Public Hearing on June 19, 2018; and

WHEREAS, Milford City Council will hold a Public Hearing on July 23, 2018 to allow for public comment and further review of the ordinance; and

WHEREAS, it is deemed in the best interest of the City of Milford to allow a change of zone as herein described.

NOW, THEREFORE, the City of Milford hereby ordains as follows:

Upon the adoption of this ordinance, tax map and parcels 1-30-1.20-009.00 thru 013.00; 1-30-3.08-060.00; 1-30-3.08-094.00 thru 096.00; 1-30-3.08-098.00 thru 102.00; 1-30-3.08-104.00 thru 105.01; 1-30-3.08-106.00 thru 108.00, owned by Bayhealth Medical Center Inc. and Milford Memorial Hospital Inc. located on the north side of West Clarke Avenue, east of Williams Street, south of Jefferson Avenue and west of Polk Avenue, is hereby zoned IM.

Dates:

Planning Commission Review & Public Hearing: June 19, 2018

City Council Introduction: July 9, 2018

City Council Public Hearing: July 23, 2018

Adoption (Proposed): July 23, 2018

This ordinance shall take effect and be in force ten days after its adoption.

For additional information, please contact Rob Pierce in the Planning Department at Milford City Hall either by e-mail at RPierce@milford-de.gov or by calling 302.424.8396.

Advertised: Beacon 05/30/18



DATA SHEET FOR NATIONWIDE HEALTHCARE

Planning Commission Meeting: June 19, 2018

Application Number / Name	:	18-007 / Nationwide Healthcare
Applicant	:	Bayhealth Medical Center, Inc. PO Box 199 Milford, DE 19963
Owner	:	Same
Application Type	:	Change of Zone
Present Comprehensive Plan Map Designation	:	Employment
Present Zoning District(s)	:	H-1 (Institutional Development District) R-1 (Single-Family Residential District) I-1 (Limited Industrial District) OB-1 (Office Building District)
Proposed Zoning District(s)	:	IM (Institutional Medical District)
Present Use	:	Medical
Proposed Use	:	Medical
Size and Location	:	21.3 +/- acres of land located north of W. Clarke Avenue, east of Williams Street, south of Jefferson Avenue and west of Polk Avenue

Tax Map & Parcel(s)

1-30-3.08-060.00, 1-30-1.20-009.00, 1-30-1.20-010.00, 1-30-1.20-011.00, 1-30-1.20-012.00,
1-30-1.20-013.00, 1-30-3.08-105.00, 1-30-3.08-105.01, 1-30-3.08-106.00, 1-30-3.08-107.00,
1-30-3.08-108.00, 1-30-3.08-104.00, 1-30-3.08-099.00, 1-30-3.08-100.00, 1-30-3.08-101.00,
1-30-3.08-102.00, 1-30-3.08-094.00, 1-30-3.08-095.00, 1-30-3.08-096.00, 1-30-3.08-098.00

ENC: Staff Analysis Report
Exhibit A – Location & Zoning Map
Exhibit B – Site Plan



STAFF REPORT
May 16, 2018

Application Number / Name	:	18-007 / Nationwide Healthcare
Present Comprehensive Plan Designation	:	Employment
Present Zoning District(s)	:	H-1 (Institutional Development District) R-1 (Single-Family Residential District) I-1 (Limited Industrial District) OB-1 (Office Building District)
Proposed Zoning District(s)	:	IM (Institutional Medical District)
Present Use	:	Medical
Proposed Use	:	Medical
Size and Location	:	21.3 +/- acres of land located north of W. Clarke Avenue, east of Williams Street, south of Jefferson Avenue and west of Polk Avenue
Tax Map & Parcel(s)		
1-30-3.08-060.00, 1-30-1.20-009.00, 1-30-1.20-010.00, 1-30-1.20-011.00, 1-30-1.20-012.00, 1-30-1.20-013.00, 1-30-3.08-105.00, 1-30-3.08-105.01, 1-30-3.08-106.00, 1-30-3.08-107.00, 1-30-3.08-108.00, 1-30-3.08-104.00, 1-30-3.08-099.00, 1-30-3.08-100.00, 1-30-3.08-101.00, 1-30-3.08-102.00, 1-30-3.08-094.00, 1-30-3.08-095.00, 1-30-3.08-096.00, 1-30-3.08-098.00		

I. BACKGROUND INFORMATION:

- The applicant proposes to rezone a conglomeration of parcels owned by Bayhealth Medical Center, Inc., including the current Milford Memorial hospital and surrounding offices, from various zoning designations to IM (Institutional Medical District) in order to proceed with acquisition of the properties for the adaptive reuse of the hospital facility.

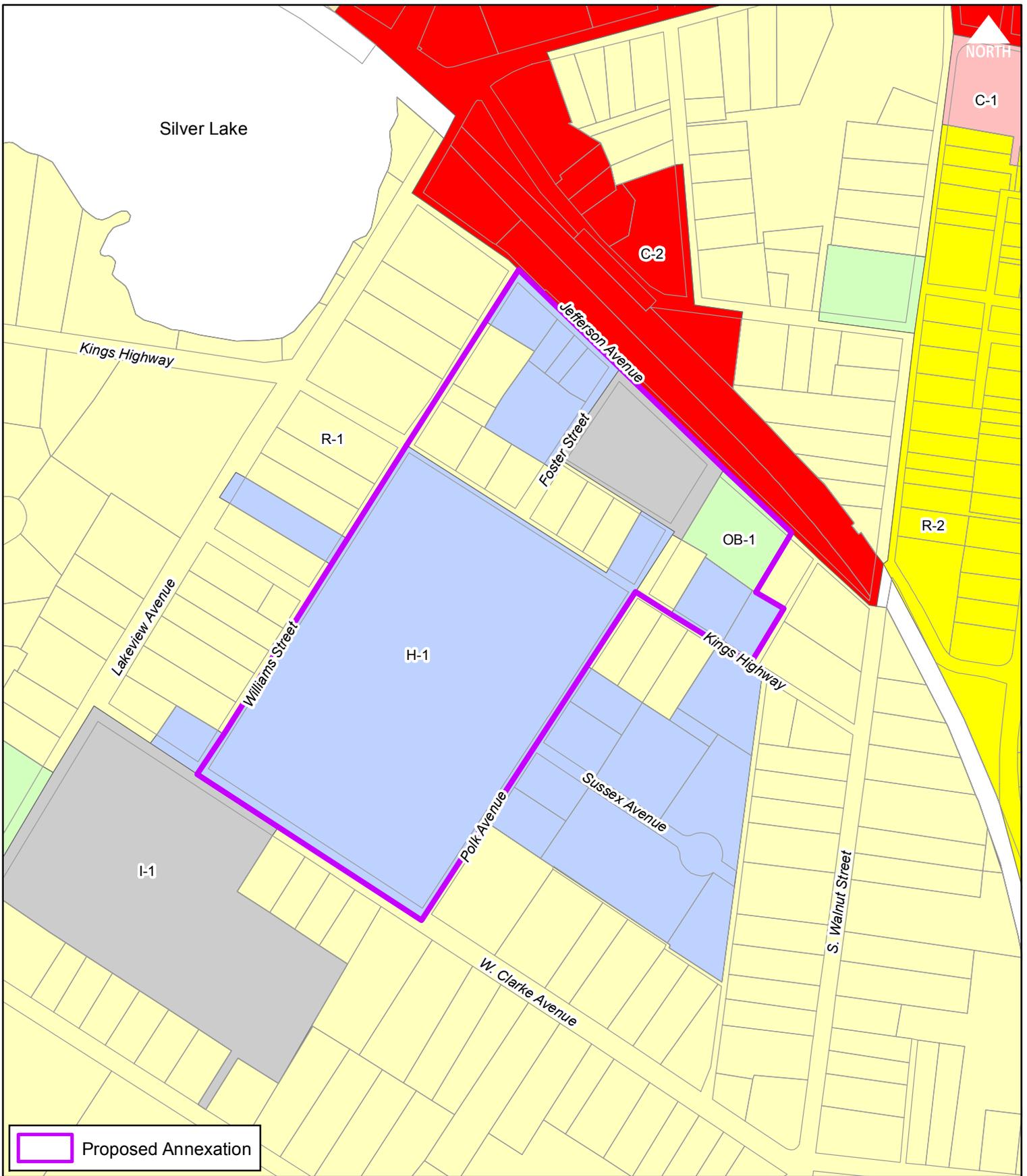
II. STAFF ANALYSIS:

Based on the information presented, the City of Milford Code, and the Comprehensive Plan, staff submits the following regarding the request to amend the Zoning Map:

- The Change of Zone request is consistent with the adopted 2018 Comprehensive Plan Future Land Use maps. The Future Land Use designation for the property is Employment, for which IM (Institutional Medical District) is a suitable zoning designation for these parcels.
- Any use of the property must comply with Chapter 230 and the IM (Institutional Medical District) zoning use and area regulations as adopted at the time of building permit issuance or land use application submission.
- Any future residential development of the site will require Conditional Use approval from City Council, which would include public hearings with the Planning Commission and City Council.

III. AGENCY COMMENTS:

- DeIDOT – No comments solicited for change of zone application.
- Sussex Conservation District – No comments solicited.
- State Fire Marshall – No comments solicited for change of zone application.

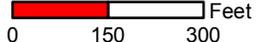


 Proposed Annexation



 THE CITY of *Milford* DELAWARE

Filepath: ChangeZone_Nationwide.mxd

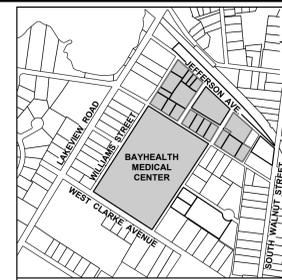
Scale:  Feet

0 150 300

Drawn by: WRP Date: 04/26/18

Title:

Change of Zone
Nationwide Healthcare
 Location & Zoning Map



VICINITY MAP SCALE: 1" = 800'

BAYHEALTH PROPERTIES REZONING BLOCK AREAS

BLOCK A	11.6 AC.±
BLOCK B	2.6 AC.±
BLOCK C1	1.2 AC.±
BLOCK C2	0.9 AC.±
BLOCK E1	1.6 AC.±
TOTAL REZONING BLOCK AREAS =	17.9 AC.±

STREET RIGHT OF WAY REZONING AREAS

WEST CLARKE AVE. (25')	0.4 AC.±
WILLIAMS ST. (20')	0.6 AC.±
KINGS HIGHWAY (50'/25')	0.9 AC.±
FOSTER ST. (40')	0.3 AC.±
POLK AVE. (20'/40')	0.7 AC.±
JEFFERSON AVE. (20')	0.4 AC.±
BLOCK C/E PUBLIC ALLEYS	0.1 AC.±
TOTAL REZONING R.O.W. AREAS =	3.4 AC.±

TOTAL REZONING AREA = 21.3 AC.±

REZONING PROPERTY BLOCK AREAS

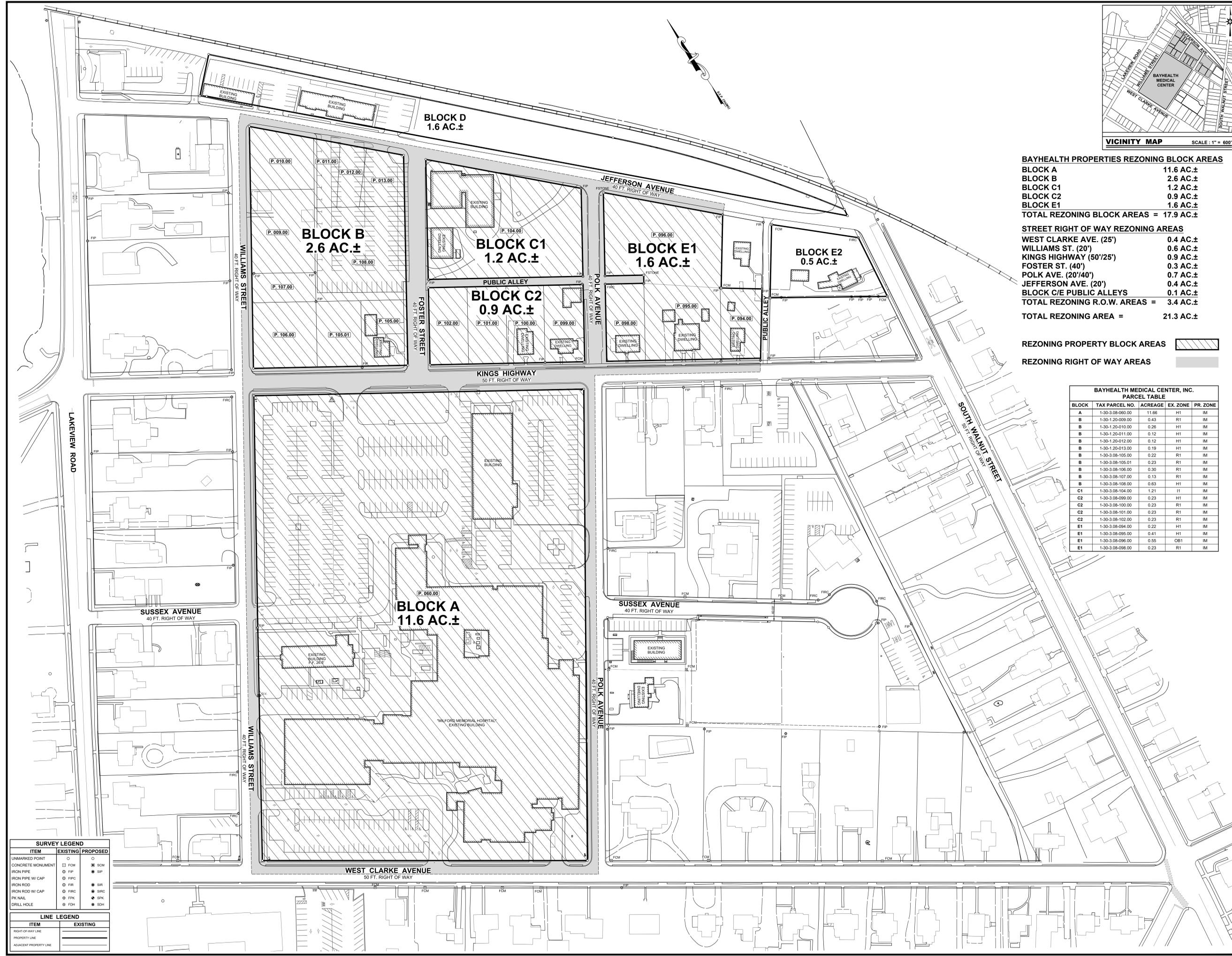


REZONING RIGHT OF WAY AREAS



BAYHEALTH MEDICAL CENTER, INC.
PARCEL TABLE

BLOCK	TAX PARCEL NO.	ACREAGE	EX. ZONE	PR. ZONE
A	1-30-3-08-060.00	11.66	H1	IM
B	1-30-1-20-009.00	0.43	R1	IM
B	1-30-1-20-010.00	0.26	H1	IM
B	1-30-1-20-011.00	0.12	H1	IM
B	1-30-1-20-012.00	0.12	H1	IM
B	1-30-1-20-013.00	0.19	H1	IM
B	1-30-3-08-105.00	0.22	R1	IM
B	1-30-3-08-105.01	0.23	R1	IM
B	1-30-3-08-106.00	0.30	R1	IM
B	1-30-3-08-107.00	0.13	R1	IM
B	1-30-3-08-108.00	0.63	H1	IM
C1	1-30-3-08-104.00	1.21	I1	IM
C2	1-30-3-08-099.00	0.23	H1	IM
C2	1-30-3-08-100.00	0.23	R1	IM
C2	1-30-3-08-101.00	0.23	R1	IM
C2	1-30-3-08-102.00	0.23	R1	IM
E1	1-30-3-08-094.00	0.22	H1	IM
E1	1-30-3-08-095.00	0.41	H1	IM
E1	1-30-3-08-096.00	0.55	OB1	IM
E1	1-30-3-08-098.00	0.23	R1	IM



SURVEY LEGEND	
ITEM	EXISTING PROPOSED
UNMARKED POINT	○
CONCRETE MONUMENT	□
IRON PIPE	⊙
IRON PIPE W/ CAP	⊕
IRON ROD	⊗
IRON ROD W/ CAP	⊕
PK NAIL	⊙
DRILL HOLE	⊗
FCM	⊙
FIP	⊙
FPC	⊙
FRC	⊙
FK	⊙
FDH	⊙
SCM	⊙
SP	⊙
SIR	⊙
SIRC	⊙
SRK	⊙
SDH	⊙

LINE LEGEND	
ITEM	EXISTING
RIGHT-OF-WAY LINE	—
PROPERTY LINE	—
ADJACENT PROPERTY LINE	—

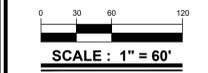
PROJECT TITLE

LANDS OF
BAYHEALTH MEDICAL CENTER, INC.

CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

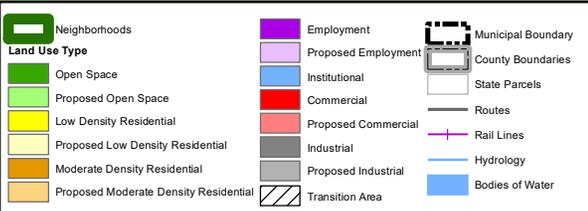
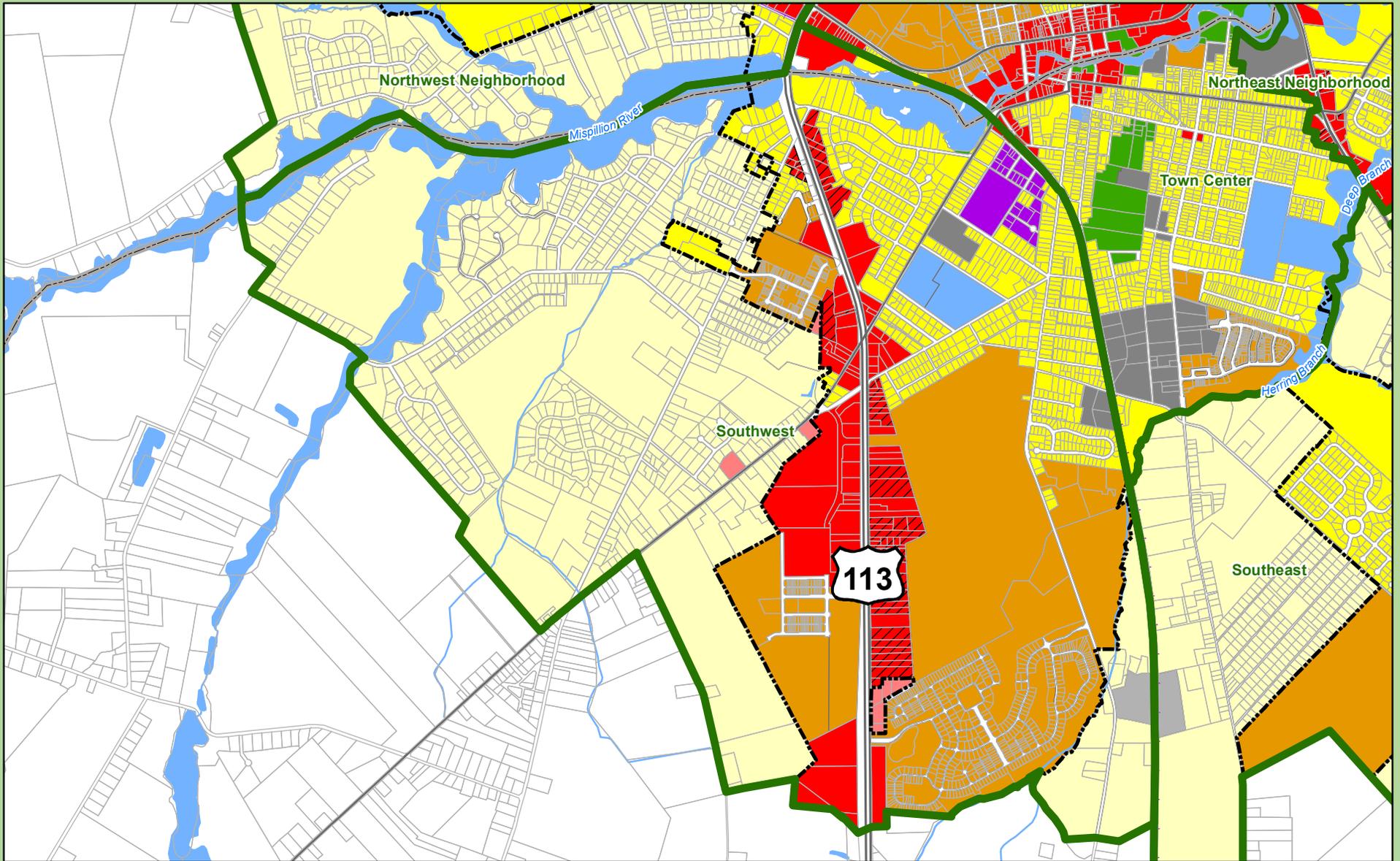
SHEET TITLE

REZONING EXHIBIT



ISSUE BLOCK

MARK	DATE	DESCRIPTION
PROJECT NO.:	1999035.20	
DATE:	04/20/18	
SCALE:	1" = 60'	
DRAWN BY:	D.S.G.	PROJ. MGR.: J.C.D.

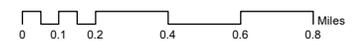


City of Milford, Delaware

Future Land Use

Southwest

Adopted Jan. 22, 2018, Certified TBD



Sources:
 Municipal Boundaries - Delaware Office of State Planning Coordination, FirstMap 10/17.
 DRAFT Future Landuse - City of Milford, Delaware 01/18.
 Road and Rail Network - Delaware Department of Transportation, FirstMap 01/18.
 Hydrology - USGS and EPA, FirstMap 01/18.

Note: This map is provided by the University of Delaware, Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are made by IPA, nor will IPA be held responsible for any use of this document for purposes other than which it was intended.



www.ipa.udel.edu
 Institute for Public Administration

BLOCK	PARCEL	ACREAGE	EX. ZONE	ADDRESS
A	1-30-3.08-060.00	11.660	H1	21 W CLARKE AVE
B	1-30-1.20-009.00	0.432	R1	208 WILLIAMS ST
B	1-30-1.20-010.00	0.264	H1	200 JEFFERSON AVE
B	1-30-1.20-011.00	0.122	H1	204 JEFFERSON AVE
B	1-30-1.20-012.00	0.118	H1	206 JEFFERSON AVE
B	1-30-1.20-013.00	0.190	H1	208 JEFFERSON AVE
B	1-30-3.08-105.00	0.220	R1	301 KINGS HWY
B	1-30-3.08-105.01	0.229	R1	303 KINGS HWY
B	1-30-3.08-106.00	0.298	R1	216 WILLIAMS ST
B	1-30-3.08-107.00	0.126	R1	212 WILLIAMS ST
B	1-30-3.08-108.00	0.634	H1	205 FOSTER ST
C1	1-30-3.08-104.00	1.210	I1	216 JEFFERSON AVE
C2	1-30-3.08-099.00	0.228	H1	201 KINGS HWY
C2	1-30-3.08-100.00	0.228	R1	203 KINGS HWY
C2	1-30-3.08-101.00	0.228	R1	205 KINGS HWY
C2	1-30-3.08-102.00	0.228	R1	207 KINGS HWY
E1	1-30-3.08-094.00	0.223	H1	101 KINGS HWY
E1	1-30-3.08-095.00	0.407	H1	103 KINGS HWY
E1	1-30-3.08-096.00	0.547	OB1	JEFFERSON AVE
E1	1-30-3.08-098.00	0.228	R1	105 KINGS HWY

NOTICE OF PUBLIC HEARINGS

PLANNING COMMISSION PUBLIC HEARING: TUESDAY, MAY 15, 2018
CITY COUNCIL PUBLIC HEARING: TUESDAY, MAY 29, 2018

NOTICE IS HEREBY GIVEN the Planning Commission of the City of Milford will hold a Public Hearing on Tuesday, May 15, 2018 at 7:00 p.m. or as soon thereafter as possible.

A FINAL PUBLIC HEARING is scheduled on Tuesday, May 29, 2018 at 7:00 p.m. before Milford City Council. Following the hearing, the ordinance may be adopted, with or without amendments.

ORDINANCE 2018-14

CODE OF THE CITY OF MILFORD
PART II-GENERAL LEGISLATION
CHAPTER 230
ZONING
ARTICLE III-USE AND AREA REGULATIONS
§230-19.3-IM INSTITUTIONAL MEDICAL DISTRICT

WHEREAS, the City of Milford enacted a Zoning Code, Chapter 230, to protect the health, safety, morals and general welfare of its citizens and to protect and preserve places and areas of historical, cultural or architectural importance and significance; and

WHEREAS, from time to time, City Council determines the need for amendments and additions to the Zoning Code of the City of Milford; and

WHEREAS, City Council has determined all uses permitted in the R-8 Zoning District and residential housing owned, maintained and operated by a health-care organization for the primary benefit of its patients, patient families, and/or health-care employers and their employees as well as overnight accommodations for patient families and individuals that are receiving treatment from a hospital or other health-care facility are appropriate conditional uses in the IM-Institutional Medical Zoning District.

NOW, THEREFORE, THE CITY OF MILFORD HEREBY ORDAINS:

Section 1. Chapter 230 is hereby amended by making deletions as shown by strike through and insertions as shown by underline as follows:

§ 230-19.3. - IM Institutional Medical District.

A. Purpose. The Institutional Medical District is intended to achieve the following:

- (1) To encourage a harmonious pattern of institutional development which can mutually benefit the City of Milford and the institutions themselves.
- (2) To encourage the development of institutional medical uses in accordance with approved standards and to promote the planning for the location of future health institutional uses serving a regional population.

B. District area. The minimum area to request an Institutional Medical Zoning District shall be 20 acres.

C. Permitted uses.

- (1) Outpatient health-care clinics.
- (2) Professional offices, medical offices, and medical laboratories involving the diagnosis, treatment and care of humans, including any and all support services related thereto.

- ~~(3)~~ Any residential housing owned, maintained and operated by a health care organization for the primary benefit of its patients, patient families, and/or health care employers and their employees as well as overnight accommodations for patient families and individuals that are receiving treatment from a hospital or other health care facility.
- (4) **(3)** Private education institutions **and** training centers related to health care (but not including other trade schools).
- ~~(5)~~ **(4)** Nursing facilities and/or convalescent homes.
- ~~(6)~~ **(5)** Child or adult day-care facilities (including both day-care homes and day-care centers) to accommodate patients, patient families, health-care employers and their employees, and the public.
- ~~(7)~~ **(6)** Data and computer processing, and similar uses and structures which reflect and incorporate technological advancements.
- ~~(8)~~ **(7)** Parking areas, including parking facilities.
- ~~(9)~~ **(8)** Rehabilitation facilities and fitness centers related to health-care fitness and wellness.
- ~~(10)~~ **(9)** Any and all uses and/or structures which are of the same general character as those listed above.
- ~~(11)~~ **(10)** Any and all uses which are customarily accessory and incidental to any of the above permitted uses.
- ~~(12)~~ **(11)** Government offices, municipal and public services and facilities, including city hall, water storage towers, water reservoirs, pumping stations, water treatment plants, sewerage pumping stations, sewers (storm and sanitary), street rights-of-way, utility transmission and distribution lines, police and fire stations and substations for electric, gas and telephone facilities.
- ~~(13)~~ **(12)** Public and private elementary, junior or senior high schools and colleges.
- ~~(14)~~ All uses permitted in the R-8 Zoning District.
- (13)** Cafeteria facilities, snack and gift shops, banking facilities, restaurants, retail, personal service shops, and laundry facilities primarily for the use of health-care employees, patients and visitors.
- (14)** Pharmacies.
- (15)** Hospitals and all other health-care facilities, including any and all support services related thereto.

D. Conditional uses subject to special regulations. The following uses may be permitted with the approval of a conditional use permit by the Milford City Council in accordance with the provisions in Article IX of this chapter:

- (1) All uses permitted in the R-8 Zoning District.**
- (2) Any residential housing owned, maintained and operated by a health-care organization for the primary benefit of its patients, patient families, and/or health-care employers and their employees as well as overnight accommodations for patient families and individuals that are receiving treatment from a hospital or other health-care facility.**

E. Uses prohibited. Outside storage or warehousing of materials, except storage which is incidental and/or customary to the permitted uses, excluding temporary activities such as new construction activities. Incinerators shall not be a permitted use. Autoclaves, sterilization equipment and similar devices are not classified as incinerators for purposes of this prohibition.

F. Height regulations.

- (1) The height of all buildings utilized or intended to be utilized for residential purposes shall not be greater than four stories measured from ground level in conformity with the provisions concerning yard regulations set forth below.
- (2) The height of all buildings utilized for nonresidential purposes shall not be greater than 50 feet measured from ground level at the building's main entrance, excluding rooftop ancillary services (such as heating and air conditioning equipment, staircases or walkways, elevator shafts, and similar appurtenances).

~~F.~~ **G.** Yard regulations. In the Institutional Medical District, a lot shall have front, side and rear yards of not less than the depth or width indicated below for any land development which involves the construction of a permanent structure:

- (1) Front yard and side yard depth. Any building constructed in the Institutional Medical District shall be in conformity with a 60° lineal plane measured at the bottom of such plane at the applicable front and/or side property line. No portion of the building shall be permitted to break such lineal plane excepting such portions of the building which constitute gables, gabled dormers, rooftop ancillary services (such as heating and air conditioning equipment, staircases, fire escapes or walkways, elevator shafts, and similar appurtenances), signage, and/or facades. The requirement for side yard setbacks shall be decreased to the interior of the lots when lots have been combined into common ownership for a project which includes two or more lots.
- (2) Rear yard width: 25 feet.

~~G.~~ **H.** Lot coverage. The lot coverage, excluding areas paved and parking facilities, shall be no more than 60% of the area of the lot.

~~H.~~ **I.** Off-street parking. Parking shall be provided in accordance with the provisions of the City of Milford Zoning Ordinance.

~~I.~~ **J.** Signs in the Institutional Medical District.

- (1) In those instances involving a single building with a single business use occupying a single lot, the total allowable sign area shall be 18 square feet, exclusive of the necessary architectural supports or columns. The reference to sign area is reference to size of structure without reference to size of actual advertising area.
- (2) In those instances involving a single building but with multiple business uses, there may be erected a single advertising sign on which there shall be listed all of the occupants of the building, in which case the total allowable sign area, determined as provided in Subsection ~~I~~ **J** (1) above, may be up to but not in excess of 36 square feet. The only other allowable signage for the lot shall be name identification signs for each individual business, which shall not exceed two square feet for each and shall be limited solely to the name of the business being identified and shall be attached to the building.
- (3) In those instances involving a single lot comprised of a building with multiple occupants as well as a detached building with a single occupant or detached building with multiple occupants, the allowable signage for the lot shall be as provided in Subsection ~~I~~ **J** (2) ~~next~~ above.
- (4) Illumination. Any lighting used to illuminate advertising signs shall be arranged so that the direct rays from the lights will not fall on any adjoining property. Signs in the Institutional Medical District or lighting for signs shall not be placed in such a position that is will cause danger to traffic or create a traffic hazard by obscuring the view or in any way interfering with driver vision.

Section 2. Dates.

Planning Commission Review & Public Hearing: May 15, 2018

City Council Introduction: May 14, 2018

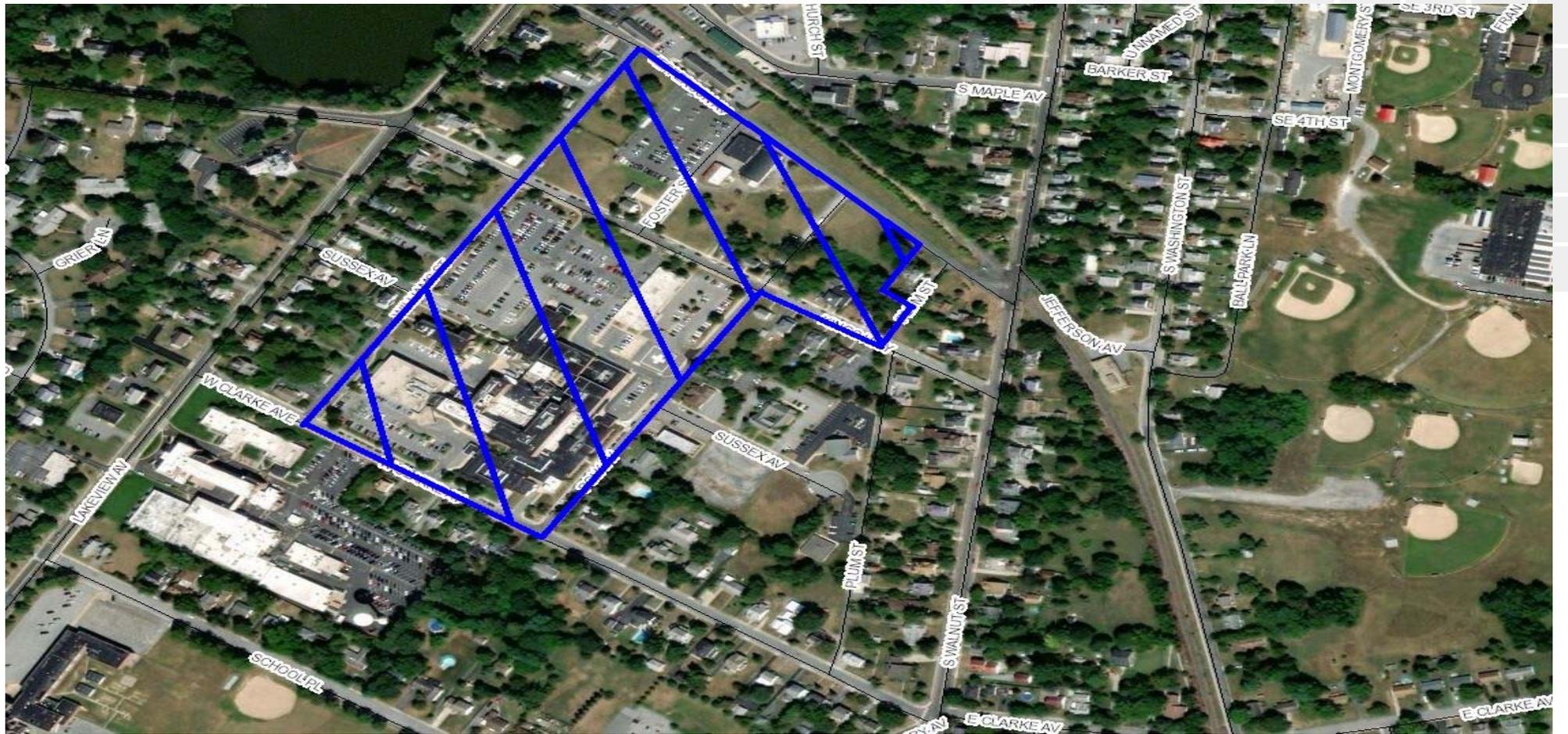
City Council Public Hearing: May 29, 2018

Adoption (Proposed): May 29, 2018

This ordinance shall take effect and be in force ten days after its adoption.

A complete copy of the Code of the City of Milford is available by request through the City Clerk's office or by accessing the city website at www.cityofmilford.com.

Advertised: Beacon 04/25/18



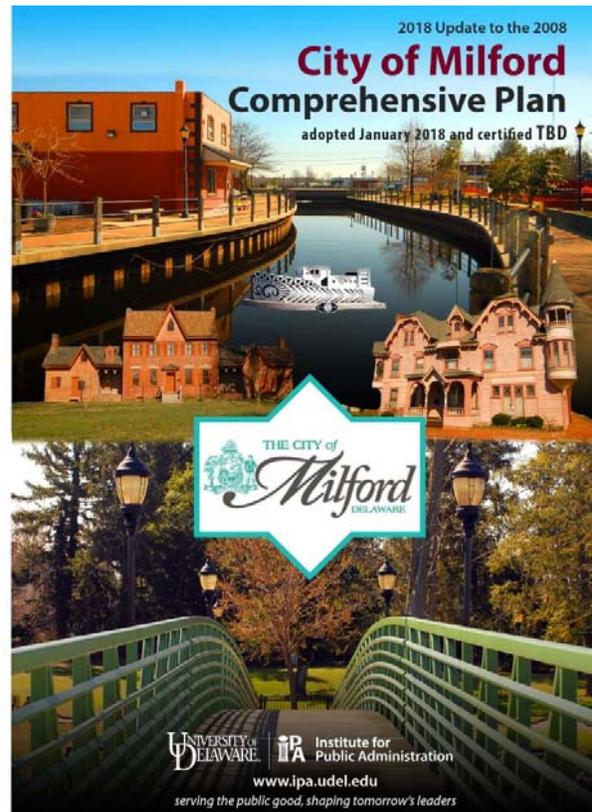
Nationwide Healthcare Services, LLC

Change of Zone Application # 18-007

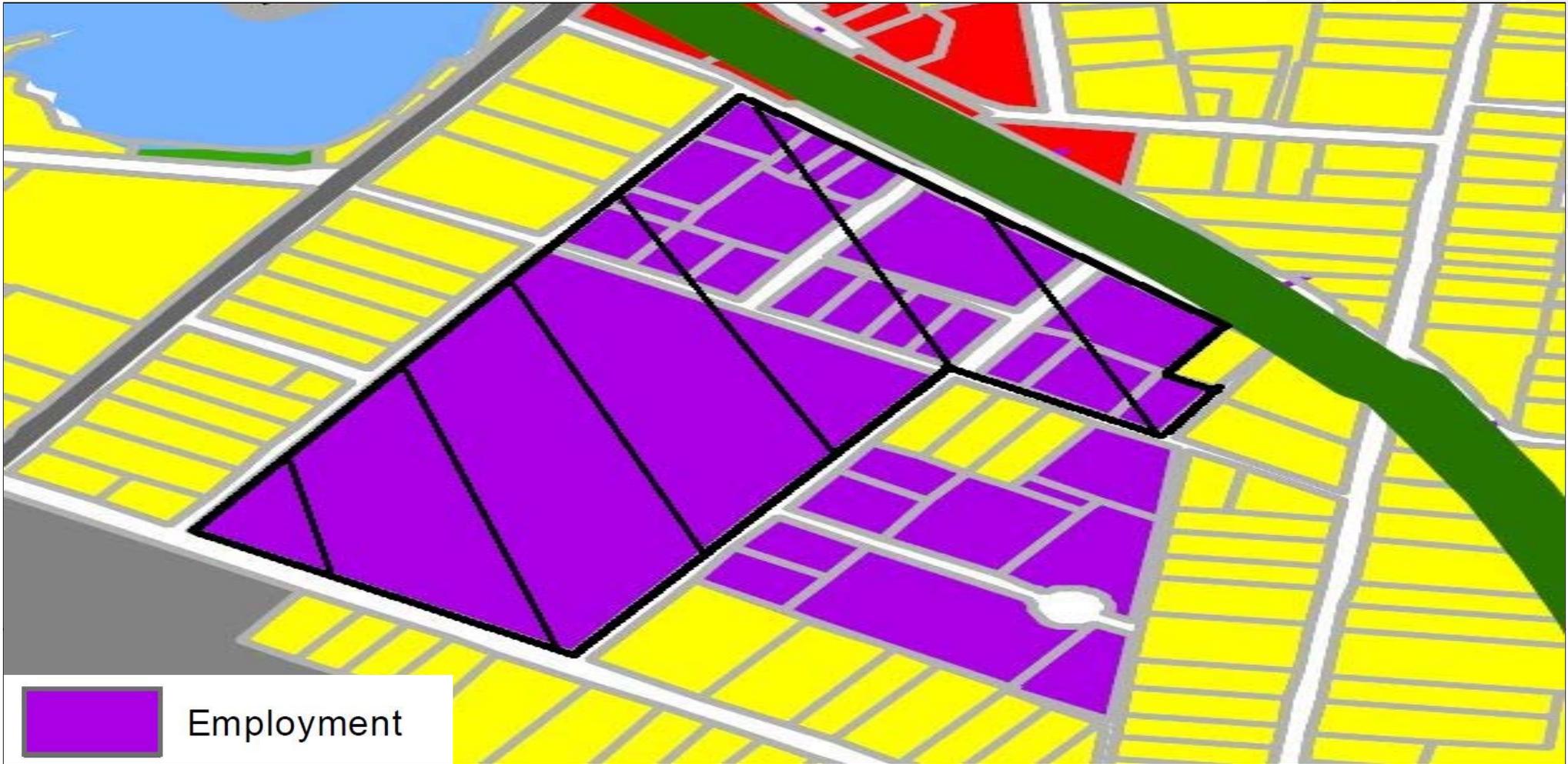
Proposed Zoning = IM

Legal Standard

- Consistent with Comprehensive Plan



Comprehensive Plan - Future Land Use Map



Institutional Medical District (IM)

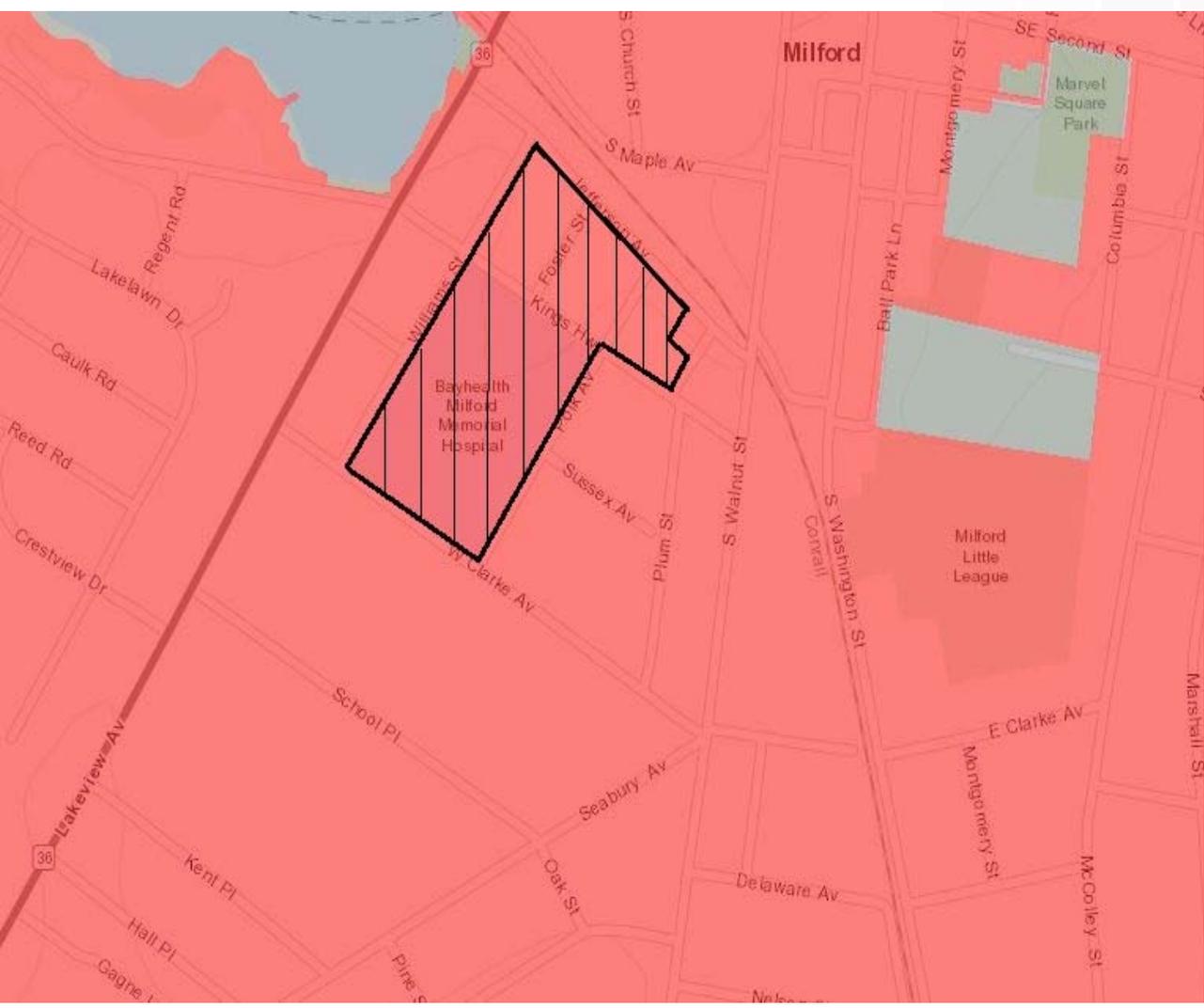
Future Comprehensive Land Use Map Institutional Medical District (IM)

■ Potential Uses

- Nursing Home → Nationwide
- Primary Care Facility
- Bayhealth → Open and Closed Door Pharmacy
- Child Daycare Facilities
- Education → Culinary, Healthcare, and Teacher
- Other Medical Uses (Outpatient)
- Public Common/Meeting Spaces



2015 State Strategies for Policies and Spending State of Delaware



Legend

- Municipalities
- Strategy Level**
 - Level 1
 - Level 2
 - Level 3
 - Level 4
 - Out of Play

Level 1 Infrastructure Investment Area



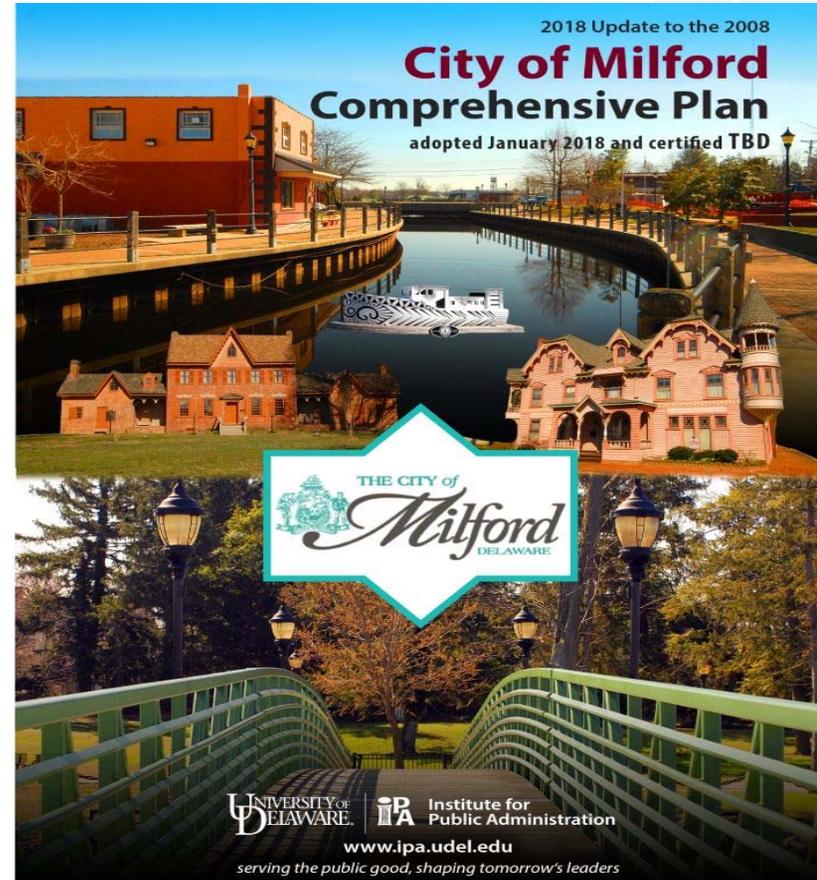
DATA SHEET FOR NATIONWIDE HEALTHCARE

Planning Commission Meeting: June 19, 2018

Application Number / Name	:	18-007 / Nationwide Healthcare
Applicant	:	Bayhealth Medical Center, Inc. PO Box 199 Milford, DE 19963
Owner	:	Same
Application Type	:	Change of Zone
Present Comprehensive Plan Map Designation	:	Employment
Present Zoning District(s)	:	H-1 (Institutional Development District) R-1 (Single-Family Residential District) I-1 (Limited Industrial District) OB-1 (Office Building District)
Proposed Zoning District(s)	:	IM (Institutional Medical District)
Present Use	:	Medical
Proposed Use	:	Medical
Size and Location	:	21.3 +/- acres of land located north of W. Clarke Avenue, east of Williams Street, south of Jefferson Avenue and west of Polk Avenue
Tax Map & Parcel(s)		1-30-3.08-060.00, 1-30-1.20-009.00, 1-30-1.20-010.00, 1-30-1.20-011.00, 1-30-1.20-012.00, 1-30-1.20-013.00, 1-30-3.08-105.00, 1-30-3.08-105.01, 1-30-3.08-106.00, 1-30-3.08-107.00, 1-30-3.08-108.00, 1-30-3.08-104.00, 1-30-3.08-099.00, 1-30-3.08-100.00, 1-30-3.08-101.00, 1-30-3.08-102.00, 1-30-3.08-094.00, 1-30-3.08-095.00, 1-30-3.08-096.00, 1-30-3.08-098.00
ENC:		Staff Analysis Report Exhibit A – Location & Zoning Map Exhibit B – Rezoning Exhibit

Planning Commission

- June 19, 2018 Meeting
- Unanimous Recommendation



Community Work Group



NOTICE OF PUBLIC HEARINGS
PLANNING COMMISSION PUBLIC HEARING: JUNE 19, 2018
CITY COUNCIL PUBLIC HEARING: JULY 23, 2018

NOTICE IS HEREBY GIVEN the City of Milford Planning Commission will hold a Public Hearing on **Tuesday, June 19, 2018** at 7:00 pm to hear evidence from interested parties and make a recommendation to City Council regarding the following matter. The City of Milford City Council will hold a Public Hearing on **Monday, July 23, 2018** at 7:00 pm to hear evidence from interested parties and make a final determination regarding the following matter.

All Public Hearings are held in the Joseph Ronnie Rogers Council Chambers, Milford City Hall, 201 South Walnut Street, Milford, Delaware.

Ronald H. Sharp for a Final Minor Subdivision
of 0.49+/- acres in an R2 Zoning District;
Located at 305 Marshall Street, Milford, Delaware
*Tax Map 3-30-11.05-092.00

All interested parties are hereby notified to be present for the review and recommendation by the Planning Commission to City Council and express their views before a final decision is rendered by City Council. If unable to attend the hearings, written comments will be accepted up to one week prior to the hearings.

For additional information, please contact Rob Pierce in the Planning Department at Milford City Hall either by e-mail at RPierce@milford-de.gov or by calling 302.424.8396.

By: Christine Crouch, CMC
Deputy City Clerk

*Advertised: Beacon 05/30/18 *CORRECTED: Beacon 06/06/18*



DATA SHEET FOR LANDS OF RONALD SHARP

Planning Commission Meeting: June 19, 2018

Application Number / Name	:	18-010 / Lands of Ronald Sharp
Applicant	:	Ronal Sharp 305 Marshall Street Milford, DE 19963
Owner	:	Same
Application Type	:	Final Minor Subdivision
Present Comprehensive Plan Map Designation	:	Low Density Residential
Present Zoning District	:	R-2 (Residential District)
Present Use	:	Single-family Detached
Proposed Use	:	Single-family Detached
Size and Location	:	0.498 +/- acres of land located between Marshall Street and Fisher Avenue addressed as 305 Marshall Street.
Tax Map & Parcel	:	3-30-11.05-092.00

ENC: Staff Analysis Report
Exhibit A – Location & Zoning Map
Exhibit B – Survey

STAFF REPORT
May 14, 2018

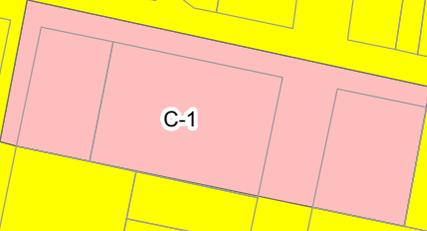
Application Number / Name	:	18-010 / Lands of Ronald Sharp
Present Comprehensive Plan Designation	:	Low Density Residential
Present Zoning District	:	R-2 (Residential District)
Present Use	:	Single-family Detached
Proposed Use	:	Single-family Detached
Tax Map & Parcel	:	3-30-11.05-092.00
Size and Location	:	0.498 +/- acres of land located between Marshall Street and Fisher Avenue addressed as 305 Marshall Street.

I. STAFF ANALYSIS:

- The applicant proposes to subdivide the above reference parcel into two lots, one fronting Marshall Street and containing the existing single-family detached dwelling, detached garage and accessory shed, and the second being vacant and fronting Fisher Avenue.
- The proposed minor subdivision requires a variance from the Board of Adjustment for exceeding the maximum lot coverage requirement of 30%. The proposed lot containing the existing single-family detached dwelling has a lot coverage of 42.9%. These applications were reviewed by the Board of Adjustment on June 14, 2018.
- Other than the above referenced variances, the proposed minor subdivision meets the requirements of Chapter 200 Subdivision of Land and Chapter 230 Zoning.

II. AGENCY COMMENTS:

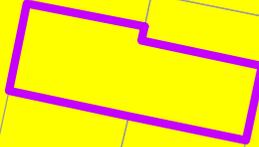
- DelDOT – No comments solicited
- Sussex Conservation District – No comments solicited
- State Fire Marshal – No comments solicited



SE Second Street

R-2

SE Third Street



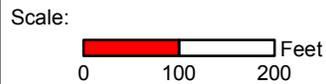
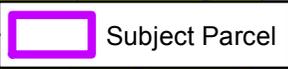
SE Fourth Street

McColley Street

Marshall Street

Fisher Avenue

I-1



Drawn by: WRP Date: 05/16/18

Title:

Final Minor Subdivision
Lands of Ronald Sharp
Location & Zoning Map

Filepath: MinorSubdivision_Sharp.mxd

DATA COLUMN: LOT 1 & LOT 2

TAX MAP PARCEL 3-30-11.05-92.00

ZONING: R-2

CURRENT OWNER: RONALD H. SHARP
305 MARSHALL STREET
MILFORD, DE 19963

SOURCE OF TITLE: DEED BOOK 2084, PAGE 333

AREA: PRESENT-21,725 SQ. FT.
PROPOSED-LOT 1-11,724 SQ. FT.
PROPOSED-LOT 2-10,001 SQ. FT.

LOT FRONTAGE: LOT 1-93.55 FEET
LOT 2-80.05 FEET

LOT COVERAGE: LOT 1-42.9%
LOT 2-2.6%

EXISTING PARCELS: 1
PROPOSED PARCELS: 2

MONUMENTS: 6 FOUND
1 SET

PRESENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL

UTILITIES: CITY OF MILFORD SANITARY SEWER
& WATER

POSTED SPEED LIMIT: 25 MPH

MINIMUM LOT AREA: 8000 SQ. FT.

MINIMUM LOT WIDTH: 80 FEET

MAXIMUM LOT COVERAGE: 30%

FRONT SET BACK: 30 FEET

REAR SET BACK: 15 FEET

SIDE SET BACK: 8 FEET

NOTES:

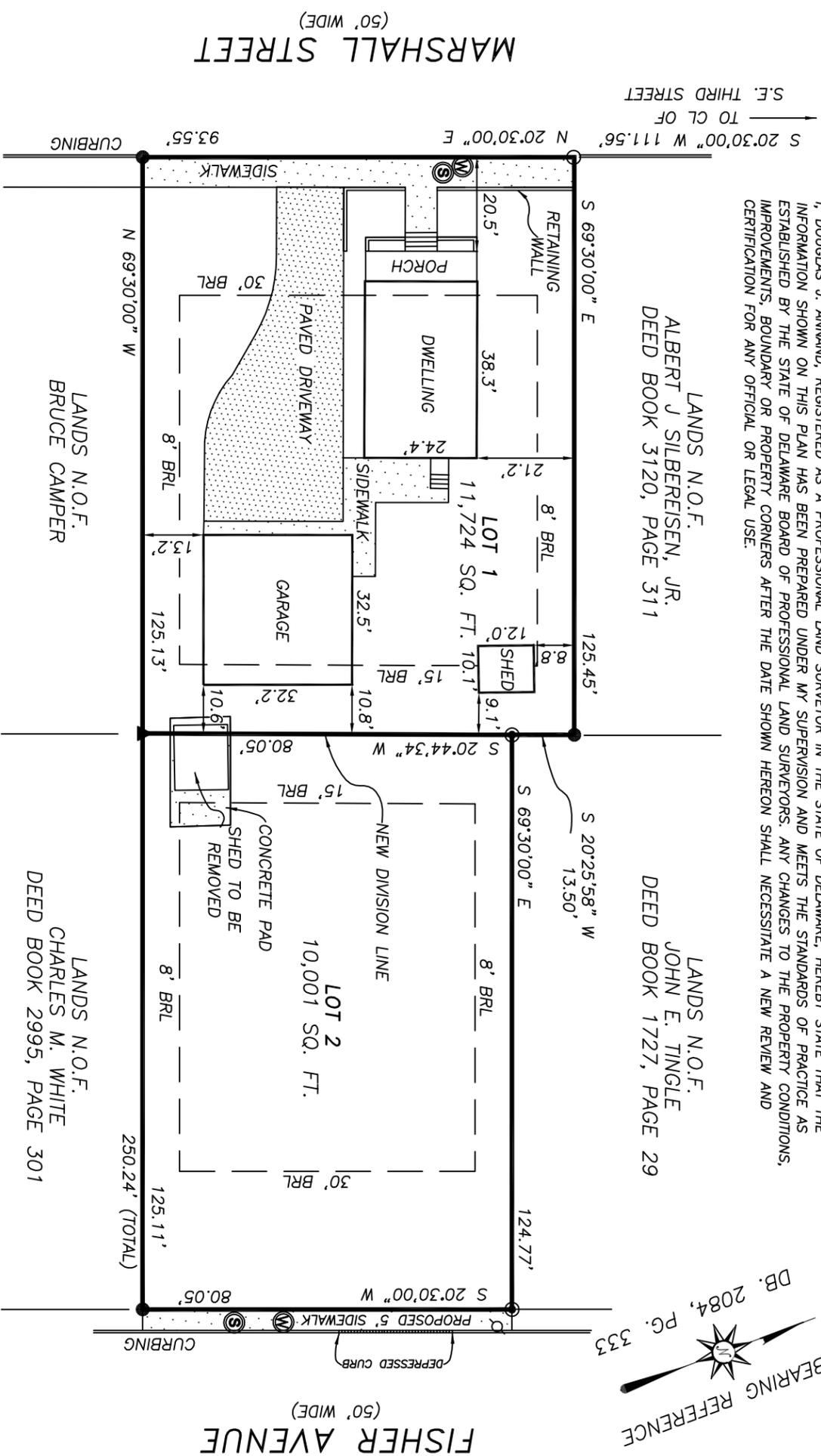
- 1) CLASS "B", SUBURBAN SURVEY
- 2) THERE ARE NO EASEMENTS CREATED ON THIS SUBDIVISION PLAN.
- 3) ACCORDING TO FIRM PANEL 10005C0041 K, EFF. 6/16/2015 LOTS 1 AND 2 ARE LOCATED IN A ZONE X, AREA OF MINIMAL FLOOD HAZZARD.
- 4) THERE ARE NO WETLANDS ON THIS SITE.
- 5) THIS IS NOT A WATER SOURCE PROTECTION AREA.

Prepared By
DOUGLAS J. ANNAND
PROFESSIONAL LAND SURVEYOR
10027 NORTH OLD STATE ROAD
LINCOLN, DELAWARE 19960
PHONE: (302) 448-0320
douglasannd7@gmail.com

I, DOUGLAS J. ANNAND, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

LANDS N.O.F.
ALBERT J SILBEREISEN, JR.
DEED BOOK 3120, PAGE 311

LANDS N.O.F.
JOHN E. TINGLE
DEED BOOK 1727, PAGE 29



OWNER'S CERTIFICATION

I, RONALD H. SHARP, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE SUBDIVISION OF THE PARCEL LOCATED AT 305 MARSHALL STREET AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THAT THIS PLAN BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

RONALD H. SHARP _____ DATE _____

LEGEND:

- ▲ FOUND IRON BAR
- FOUND ROUND CONCRETE MONUMENT
- FOUND IRON PIPE
- SET DRILL HOLE/BACK OF CURB
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ WATER METER
- ⊙ UTILITY POLE

MINOR SUBDIVISION PLAN

PREPARED FOR
RONALD H. SHARP

FOR PROPERTY KNOWN AS 305 MARSHALL STREET
SITUATED IN
CITY OF MILFORD, SUSSEX COUNTY, STATE OF DELAWARE
SCALE: 1" = 30'
DATE: MAY 4, 2018
REVISED: MAY 11, 2017

DOUGLAS J. ANNAND, PLS 622

§ 230-10. - R-2 Residential District.

In an R-2 District no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses and complying with the requirements so indicated.

- A. Purpose. The purpose of the R-2 District is to permit housing at a greater density than in the R-1 District by providing for the orderly development of low- to medium-density residential housing into those areas where public services are available. This district also allows for professional home occupations. Finally, it protects existing developments of this nature and excludes noncompatible ones.
- B. Permitted uses: all uses permitted in the R-1 District.
- C. Conditional uses: all uses specified as conditional uses in the R-1 District, and the following uses may be permitted with the approval of a conditional use permit by the Milford City Council in accordance with Article IX of this chapter:
 - (1) Single-family semidetached dwelling.
 - (a) Ownership.
 - [1] Dwelling units and individual lots of a single-family semidetached dwelling may be owned separately if separate utility systems are provided and if separate lots for all dwelling units in a building are created at the same time in conformance with Chapter 200, Subdivision of Land, of this Code.
 - [2] Provisions satisfactory to the City Council shall be made to assure that areas of common use of the occupants, but not in individual ownership, shall be maintained in an acceptable manner without expense to the general public.
- D. Design requirements. No apartment/dwelling units shall be located within a cellar.
- E. Site requirements.
 - (1) The structure shall be so located as to provide proper access to the building for fire-fighting equipment, trash collection and deliveries.
 - (2) Off-street parking shall be provided at the rate of 2 1/2 spaces for every dwelling unit on each lot.
- F. Facilities.
 - (1) Outdoor light fixtures shall be provided at locations that will assure the safe and convenient use of walks, steps, parking areas, driveways, streets and other such facilities.
 - (2) Facilities for temporary trash/refuse storage shall be provided in such a manner that is adequate for the dwelling units they must support.

G. Area regulations.

(1) For permitted uses and single-family semidetached dwellings not separately owned:

- (a) Minimum interior lot area shall be 8,000 square feet and minimum corner lot area shall be 13,000 square feet.
- (b) Maximum lot coverage shall be 30%.
- (c) Minimum lot width shall be 80 feet.
- (d) Height of buildings shall not exceed three stories or 35 feet. Accessory buildings shall not exceed 15 feet in height.
- (e) Minimum front building setback line shall be 30 feet.

- (f) Minimum rear yard setback shall be 15 feet. For lower lots the rear yard may be reduced 20% in depth to allow for the skewing of a residential dwelling on its lot.
 - (g) Side yards shall be provided as follows: each lot shall have two side yards a minimum width of eight feet on each side.
 - (h) Parking shall comply with the requirements provided in Article IV of this chapter.
 - (i) Signs shall comply with the requirements in Article VI of this chapter.
 - (j) Decks, subject to the following requirements:
 - [1] The deck cannot be located in the front yard.
 - [2] A minimum distance of 10 feet must be maintained from the deck to the rear property line.
- (2) For single-family semidetached dwellings separately owned:
- (a) Minimum interior lot area shall be 4,000 square feet and minimum corner lot area shall be 6,500 square feet.
 - (b) Maximum lot coverage shall be 30%.
 - (c) Minimum lot width shall be 40 feet.
 - (d) Height of buildings shall not exceed three stories or 35 feet. Accessory buildings shall not exceed 15 feet in height.
 - (e) Minimum front building setback line shall be 30 feet.
 - (f) Minimum rear yard setback shall be 15 feet. For lower lots the rear yard may be reduced 20% in depth to allow for the skewing of a residential dwelling on its lot.
 - (g) Side yard shall be provided as follows: each lot shall have one side yard a minimum width of eight feet.
 - (h) Parking shall comply with the requirements provided in Article IV of this chapter.
 - (i) Signs shall comply with the requirements in Article VI of this chapter.

NOTICE OF PUBLIC HEARINGS
PLANNING COMMISSION PUBLIC HEARING: JUNE 19, 2018
CITY COUNCIL PUBLIC HEARING: JULY 23, 2018

NOTICE IS HEREBY GIVEN the City of Milford Planning Commission will hold a Public Hearing on **Tuesday, June 19, 2018** at 7:00 pm to hear evidence from interested parties and make a recommendation to City Council regarding the following matter. The City of Milford City Council will hold a Public Hearing on **Monday, July 23, 2018** at 7:00 pm to hear evidence from interested parties and make a final determination regarding the following matter.

All Public Hearings are held in the Joseph Ronnie Rogers Council Chambers, Milford City Hall, 201 South Walnut Street, Milford, Delaware.

Ronald H. Sharp for a Final Minor Subdivision
of 0.49+/- acres in an R2 Zoning District;
Located at 305 Marshall Street, Milford, Delaware
*Tax Map 3-30-11.05-092.00

All interested parties are hereby notified to be present for the review and recommendation by the Planning Commission to City Council and express their views before a final decision is rendered by City Council. If unable to attend the hearings, written comments will be accepted up to one week prior to the hearings.

For additional information, please contact Rob Pierce in the Planning Department at Milford City Hall either by e-mail at RPierce@milford-de.gov or by calling 302.424.8396.

By: Christine Crouch, CMC
Deputy City Clerk

*Advertised: Beacon 05/30/18 *CORRECTED: Beacon 06/06/18*

CITY OF MILFORD
NOTICE OF PUBLIC HEARINGS
PLANNING COMMISSION PUBLIC HEARING: JUNE 19, 2018
CITY COUNCIL PUBLIC HEARING: JULY 23, 2018

NOTICE IS HEREBY GIVEN the City of Milford Planning Commission will hold a Public Hearing on **Tuesday, June 19, 2018** at 7:00 pm to hear evidence from interested parties and make a recommendation to City Council regarding the following matter. The City of Milford City Council will hold a Public Hearing on **Monday, July 23, 2018** at 7:00 pm to hear evidence from interested parties and make a final determination regarding the following matter.

All Public Hearings are held in the Joseph Ronnie Rogers Council Chambers, Milford City Hall, 201 South Walnut Street, Milford, Delaware.

Mispillion Realty LLC for a Final Major Subdivision to be known as Brookstone Trace
of 23.348+/- acres in an R-3 Zoning District.

Property is located between Old Shawnee Road and S DuPont Blvd, Milford, Delaware.

Tax Map 1-30-3.00-80.02; 1-30-3.00-443.00 thru -561.00; 1-30-3.00-77.01; 1-30-3.00-78.00

All interested parties are hereby notified to be present for the review and recommendation by the Planning Commission to City Council and express their views before a final decision is rendered by City Council. If unable to attend the hearings, written comments will be accepted up to one week prior to the hearings.

For additional information, please contact Rob Pierce in the Planning Department at Milford City Hall either by e-mail at RPierce@milford-de.gov or by calling 302.424.8396.

By: Christine Crouch, CMC
Deputy City Clerk

Advertised: Beacon 05/30/18



DATA SHEET FOR BROOKSTONE TRACE

Planning Commission Meeting: June 19, 2018

Application Number / Name	:	11-156 / Brookstone Trace
Applicant	:	Misphillion Realty, LLC 715 S. Dupont Boulevard Milford, DE 19963
Owner	:	Same
Application Type	:	Revised Final Major Subdivision
Comprehensive Plan Designation	:	Moderate Density Residential
Zoning District	:	R-3 (Garden Apartment and Townhouse District)
Present Use	:	Vacant Land and Planned Unit Development
Proposed Use	:	Planned Unit Development
Area and Location	:	23.34 +/- acres including the recorded Brookstone Trace subdivision and adjacent vacant lands. Project site is located between Old Shawnee Road and Route 113.
Property Identification Numbers	:	1-30-3.00-80.02, 1-30-3.00-443.00 thru 561, 1-30-3.00-77.01, 1-30-3.00-78.00

ENC: Staff Analysis Report
Exhibit A - Location & Zoning Map
Final Major Subdivision Plans

STAFF ANALYSIS REPORT
May 16, 2018

Application Number / Name	:	11-156 / Brookstone Trace
Application Type	:	Revised Final Major Subdivision
Comprehensive Plan Designation	:	Moderate Density Residential
Zoning District	:	R-3 (Garden Apartment and Townhouse District)
Present Use	:	Vacant Land and Planned Unit Development
Proposed Use	:	Planned Unit Development
Property Identification Numbers	:	1-30-3.00-80.02, 1-30-3.00-443.00 thru 561, 1-30-3.00-77.01, 1-30-3.00-78.00
Area and Location	:	23.34 +/- acres including the recorded Brookstone Trace subdivision and adjacent vacant lands. Project site is located between Old Shawnee Road and Route 113.

I. BACKGROUND INFORMATION:

- The applicant received Preliminary Major Subdivision approval from the Planning Commission on February 20, 2018 and Preliminary Major Subdivision and PUD approval from City Council on March 26, 2018.
- The revised subdivision plan would include 128 townhouse lots, and two (2) 5,600 sf apartment buildings containing 24 units, for a total of 152 residential units.

II. STAFF ANALYSIS:

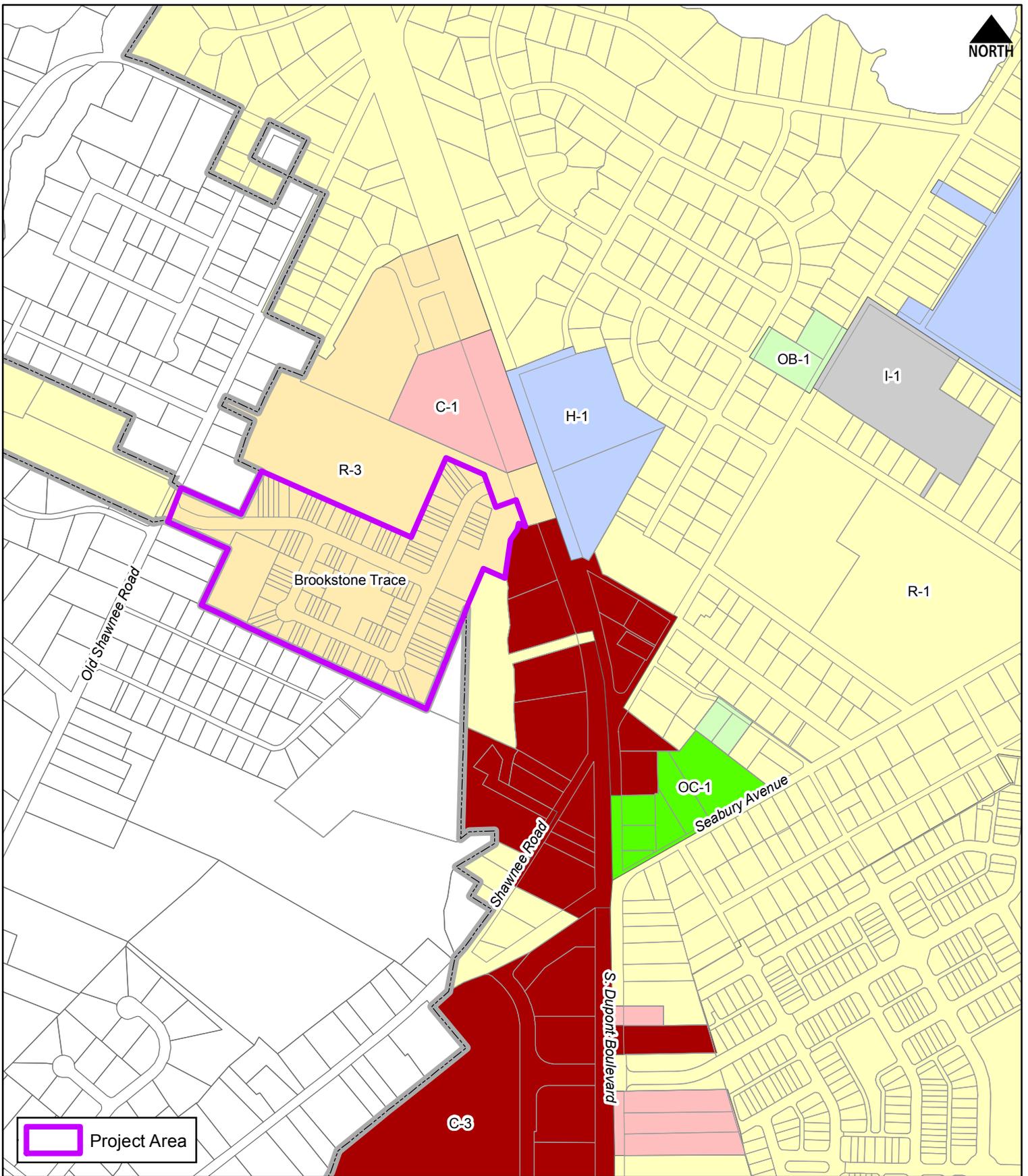
Based on the information presented, the City of Milford Code and the Comprehensive Plan, staff submits the following regarding the request for a revised Final Major Subdivision approval:

- The Final Major Subdivision is consistent with Chapter 230 Zoning and Chapter 200 Subdivision of Land of the City Code.

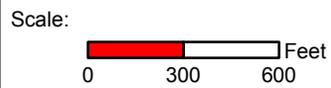
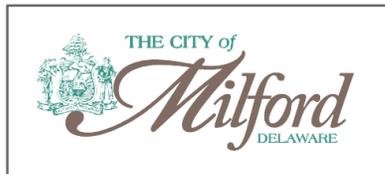
- The construction plans have been reviewed and approved by the City Engineer for compliance with the City’s Construction Standards and Specifications.
- The applicant has obtained approvals or letters of no-objection from DelDOT and Sussex Conservation District.

III. AGENCY & DEPARTMENT COMMENTS:

- **DelDOT Planning, Development Coordination**
See attached for “Letter of No-Objection to Recordation” dated March 27, 2018.
- **Sussex Conservation District**
See attached “Sediment and Stormwater approval” dated March 22, 2018.
- **City of Milford Public Works Department**
See attached construction plan approval letter dated May 16, 2018.



 Project Area

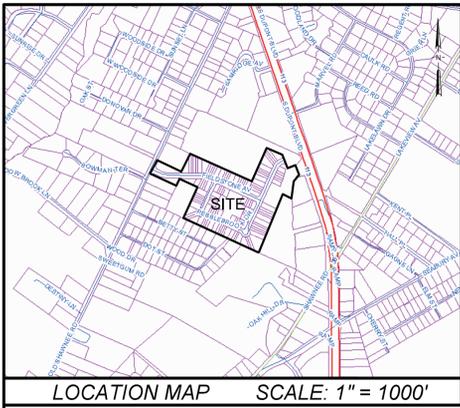


Drawn by: WRP Date: 04/10/18

Title:

**Final Major Subdivision
Brookstone Trace
Location & Zoning Map**

Filepath: FinalMajorSub_BrookstoneTrace.mxd



GENERAL NOTES

- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR(S) SHALL CONTACT MISS UTILITY OF DELAWARE (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS OF CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- ALL WORK WITHIN STATE MAINTAINED ROAD RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT REVISION OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, BY THE DELAWARE DEPARTMENT OF TRANSPORTATION.
- TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.
- TEMPORARY REPAVING SHALL BE PROVIDED AND MAINTAINED FOR ALL PAVED AREAS WITHIN STATE MAINTAINED ROADS DISTURBED BY CONSTRUCTION ACTIVITIES UNTIL FINAL REPAVING.
- ALL HANDICAPPED PARKING DEMARCATIONS, STALLS, BUILDINGS, AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT" AND ANSI A117.1-1998 "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH ALL THE STATE FIRE PREVENTION REGULATIONS, PART V, CHAPTER 5.
- STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL SHALL BE MARKED IN ACCORDANCE WITH THE 1991 DELAWARE SEDIMENT AND STORMWATER REGULATIONS, PART V, CHAPTER 5.
- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF MILFORD, SUSSEX CONSERVATION DISTRICT, THE DELAWARE DEPARTMENT OF TRANSPORTATION AND ALL OTHER APPROPRIATE STATE AND COUNTY AGENCIES.
- ALL MATERIALS AND WORKMANSHIP SHALL MEET THE CURRENT STATE OF DELAWARE AND CITY OF MILFORD STANDARDS AND SPECIFICATIONS.
- THE FRONT 18 FT. AND THE REAR AND SIDE 10 FT. OF EACH LOT SHALL BE RESERVED AS EASEMENTS FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT OF WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE CITY OF MILFORD FOLLOWING COMPLETION OF THE STREETS BY THE DEVELOPER. TO THE SATISFACTION OF THE CITY. THE CITY ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT OF WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE CITY.
- A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED FOR BUT NOT LIMITED TO ALL FUTURE MAINTENANCE AND REPAIRS OF ALL STORMWATER MANAGEMENT FACILITIES FOR THIS SUBDIVISION.
- ALL ELECTRIC AND TELEPHONE CABLES SHALL BE PLACED UNDERGROUND.
- THIS SITE IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS DEPICTED ON FEMA COMMUNITY PANEL NUMBER 10005C0039J, DATED JANUARY 6, 2005.
- BOUNDARY AND TOPOGRAPHIC SURVEY DATA FOR THE BROOKSTONE TRACE SUBDIVISION SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, INC., DATED APRIL 2005 AND RECORDED ON 3-21-07 IN PB 112, PGS 105 THROUGH 107. BOUNDARY INFORMATION FOR PARCEL 130-3-007-80.02 IS BASED ON A BOUNDARY SURVEY PERFORMED BY BOB NASH ASSOCIATES RECORDED ON 10-15-13 IN PB 112, PG 44.
- A WETLANDS INVESTIGATION WAS CONDUCTED ON THIS SITE BY TEN BEARS ENVIRONMENTAL, LLC IN MAY 2005. FRESHWATER WETLANDS WERE FOUND TO EXIST AND ARE SHOWN ON THIS PLAN.
- PROPOSED STORM DRAIN EASEMENTS ARE 10' WIDE AND CENTERED ON THE UTILITY ALIGNMENT.
- A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED FOR FUTURE MAINTENANCE AND REPAIRS OF ALL OPEN SPACE AREAS WITHIN THIS SUBDIVISION.
- PERPETUAL CROSS ACCESS EASEMENT SHOWN ON THESE PLANS WAS TAKEN FROM AN EASEMENT PLAN ENTITLED "MILFORD PLACE ASSISTED LIVING", AS PREPARED BY CHARLES D. MURPHY ASSOCIATES, INC. DATED APRIL 8, 1998. SAID EASEMENT WAS TO BE CONVEYED FROM GENESIS HEALTH VENTURES, INC. TO RIVERBANK ASSOCIATES AND ADESA CORPORATION, LLC.
- ALL REQUIRED LANDSCAPE BUFFERS SHALL BE PLANTED AND ALL ACTIVE RECREATION AMENITIES INSTALLED PRIOR TO ISSUANCE OF 50% OF THE CERTIFICATES OF OCCUPANCY, AND MAINTAINED BY THE DEVELOPER UNTIL 75% OF THE CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED. THE LANDSCAPE BUFFER AREA AND ANY OTHER LANDSCAPE PLAN DEPICTED ON THE RECORD PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE HOMEOWNERS ASSOCIATION OR MAINTENANCE CORPORATION. THESE DEED RESTRICTIONS SHALL RUN WITH THE LAND AND MAY NOT BE VACATED BY THE HOMEOWNERS ASSOCIATION OR THE MAINTENANCE CORPORATION.
- THIS PLAN SUPERSEDES IN ITS ENTIRETY THE PREVIOUSLY RECORDED PLAN FOR THE BROOKSTONE TRACE SUBDIVISION RECORDED IN THE SUSSEX COUNTY RECORDER OF DEEDS IN PLAT BOOK 190, PAGE 44, AND PLAT BOOK 112, PAGES 105 THROUGH 107.

PLAN LEGEND

PROPERTY BOUNDARY	—
RIGHT-OF-WAY LINE	—
STREET CENTERLINE	—
LOT LINE	—
BUILDING SETBACK LINE	—
STREAM BUFFER LINE	—
WETLANDS LINE	—
WOODS LINE	—
LOT NUMBER	(22)
EXISTING CONTOUR	—
PROPOSED CONTOUR	—
EXISTING STORM DRAIN	—
PROPOSED STORM DRAIN	—
EXISTING SANITARY SEWER	—
PROPOSED SANITARY SEWER	—
EXISTING WATER LINE	—
PROPOSED WATER LINE	—
EXISTING UTILITY POLE	—

OWNER CERTIFICATION

I, JAMIE MASTEN OF MISPELLION REALTY, LLC, HEREBY CERTIFY THAT THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

JAMIE MASTEN 3-27-2018 DATE

ENGINEER CERTIFICATION

I, KEVIN R. MINNICH, HEREBY CERTIFY 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 AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

KEVIN R. MINNICH 3-27-2018 DATE

CITY OF MILFORD APPROVAL

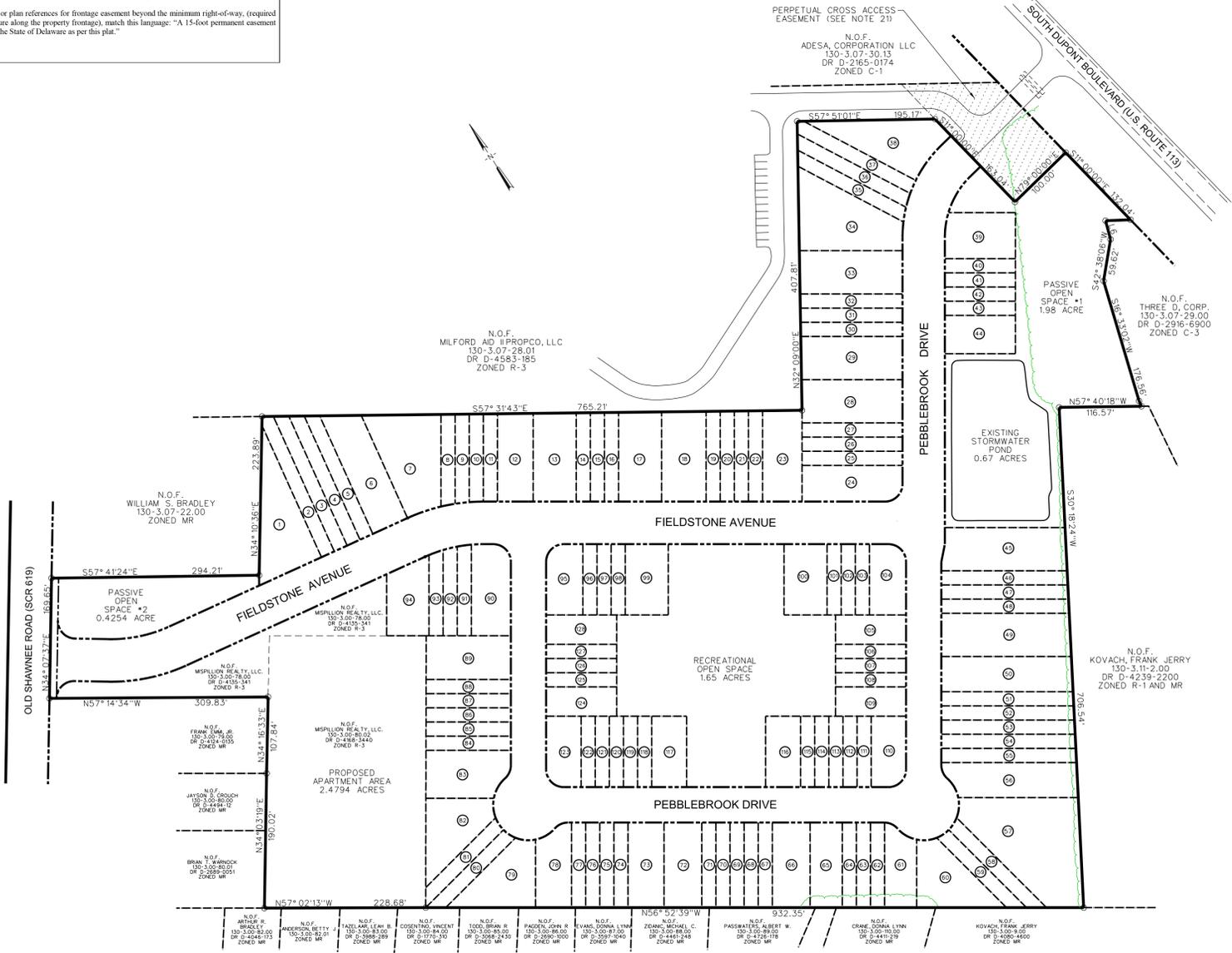
CITY MANAGER: Eric Norenberg DATE: _____

CITY ENGINEER: Erik Retzlaff P.E. DATE: _____

SHEET INDEX

- SHEET R1 RECORD PLAN COVER SHEET
- SHEET R2 RECORD MAJOR SUBDIVISION PLAN
- SHEET R3 LANDSCAPE PLAN

FINAL MAJOR SUBDIVISION PLANS BROOKSTONE TRACE CITY OF MILFORD SUSSEX COUNTY, DELAWARE



DATA COLUMN

TAX MAP PARCEL NOS.
1-30-3.00-77.01, 1-30-3.00-78.00, 1-30-3.00-80.02
1-30-3.00-443.00 THRU 1-30-3.00-561.00

OWNER OF RECORD:
MISPELLION REALTY, LLC
715 S DUPONT BLVD
MILFORD, DE 19963
(302) 422-1850

SURVEY BENCHMARK:
FOUND CONCRETE MONUMENT
NORTHWEST CORNER OF PROPERTY
NAVD 88 - ELEVATION 32.97

EXISTING ZONING: R-3 (CITY OF MILFORD)
PROPOSED ZONING: R-3 (CITY OF MILFORD)
EXISTING USE: PLANNED UNIT DEVELOPMENT
PROPOSED USE: PLANNED UNIT DEVELOPMENT
TOTAL SITE AREA: 23.3484 ACRES
NUMBER OF TOWNHOUSES: 128 UNITS
NUMBER OF GARDEN APARTMENTS: 24 UNITS
TOTAL UNITS: 152 UNITS
TOTAL UNITS PER BUILDING: 12 UNITS
TOTAL AREA IN STREETS: 4.1398 ACRES
TOTAL AREA IN LOTS: 12.6337 ACRES (TOWNHOUSE)
DEDICATED R-O-W AREA: 0.0390 ACRES
AREA IN WETLANDS: 0.61 ACRES
NET DEVELOPMENT AREA: (0.75)(23.3484-0.61)-17.05 AC
SITE DENSITY: 152 UNITS/17.05 ACRES
18.91 UNITS/ACRE

MINIMUM LOT AREA ALLOWED: 2,000 S.F.
ACTUAL MINIMUM LOT AREA: 2,000 S.F.
AVERAGE LOT AREA: 4,299 S.F.
OPEN SPACE REQUIRED: 60,800 S.F. (1.40 ACRES)
OPEN SPACE PROVIDED: 176,705 S.F. (4.06 ACRES)
RECREATIONAL OPEN SPACE REQUIRED: 30,400 S.F. (0.70 ACRES)
RECREATIONAL OPEN SPACE PROVIDED: 71,868 S.F. (1.65 ACRES)
TOTAL AREA OF S.W.M. AREA: 0.99 ACRES
SOURCE OF WATER: CITY OF MILFORD
SOURCE OF SANITARY SEWER: CITY OF MILFORD
SOURCE OF GAS: CHESAPEAKE UTILITIES
SOURCE OF ELECTRIC: CITY OF MILFORD
ESTIMATED NUMBER OF EDU'S: 152
VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: NAD83
OLD SHAWNEE RD: 35 MPH POSTED SPEED LIMIT
SOUTH DUPONT HIGHWAY: 50 MPH POSTED SPEED LIMIT
INVESTMENT LEVEL AREA: LEVEL 1

R-3 ZONING REQUIREMENTS TOWNHOUSES	REQUIRED	PROVIDED
MINIMUM LOT SIZE ALLOWED:	2,000 S.F.	2,000 S.F.
MINIMUM LOT WIDTH:	20'	20'
FRONT YARD SETBACK:	N/A	20'
SIDE YARD SETBACK:	N/A	20'
REAR YARD SETBACK:	N/A	15'
MAXIMUM LOT COVERAGE:	60%	60%
MAXIMUM HEIGHT:	35'	35'

R-3 ZONING REQUIREMENTS GARDEN APARTMENTS	REQUIRED	PROVIDED
MINIMUM LOT SIZE ALLOWED:	1 ACRE	3.58 ACRES
MINIMUM LOT WIDTH:	50'	320' ±
FRONT YARD SETBACK:	N/A	20'
SIDE YARD SETBACK:	N/A	20'
REAR YARD SETBACK:	N/A	15'
MAXIMUM LOT COVERAGE:	20%	10.4%
MAXIMUM HEIGHT:	35'	35'

PARKING REQUIREMENTS

APARTMENT PARKING REQUIRED:	(2.5 SPACES/UNIT)(24 UNITS) = 60 SPACES
APARTMENT PARKING PROVIDED:	60 SPACES
TOWNHOUSE PARKING REQUIRED:	(2.5 SPACES/UNIT)(128 UNITS) = 320 SPACES
TOWNHOUSE PARKING PROVIDED:	320 SPACES

Minnich
Engineering & Land Planning
Designing Quality Not Quantity

260A Camden Wyoming Avenue
Camden, DE 19834
(302) 687-2238 Voice - (302) 697-2283 Fax

REVISIONS:
5-9-18 REVISED PER MILFORD PUBLIC WORKS COMMENTS
5-18-18 REVISED PER MILFORD PUBLIC WORKS COMMENTS

JOB NUMBER: 14-146 DGN NUMBER: 14-146

**BROOKSTONE TRACE
SUBDIVISION**

SITUATE IN: CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

SCALE: 1" = 100'

DATE: 02/16/2016

RECORD PLAN COVER SHEET

SHEET R1

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARINGS	CHORD
C1	25.00	90°00'02" RT	39.27	S 10°52'24" E	35.36
C2	200.00	25°23'18" RT	86.62	S 68°34'04" E	87.90
C3	260.00	24°23'04" RT	110.65	N 69°04'11" W	109.82
C4	25.00	90°00'00" RT	39.27	N 78°07'21" E	35.36
C5	180.00	45°52'39" RT	144.13	S 58°03'47" W	140.31
C6	120.00	45°52'39" RT	96.09	N 56°03'40" E	93.54
C7	25.00	48°11'23" RT	21.03	N 09°01'40" E	20.41
C8	50.00	173°37'14" RT	162.65	N 78°07'21" E	99.85
C9	25.00	48°11'23" RT	21.03	N 37°46'58" W	20.41
C10	25.00	48°11'23" RT	21.03	N 80°58'20" W	20.41
C11	50.00	173°37'14" RT	162.65	S 11°52'39" E	99.85
C12	25.00	48°11'23" RT	21.03	N 57°13'02" E	20.41
C13	25.00	90°00'00" RT	39.27	N 11°52'39" W	35.36
C14	200.00	24°23'04" RT	85.12	N 69°04'11" W	84.48
C15	260.00	25°23'18" RT	115.21	S 68°34'04" E	114.27
C16	25.00	89°17'08" RT	39.03	S 79°24'07" W	35.36
C17	25.00	90°00'00" RT	39.27	S 78°07'21" W	35.36
C18	25.00	90°00'00" RT	39.27	N 78°07'21" E	35.36
C19	25.00	90°00'00" RT	39.27	S 11°52'39" E	35.36
C20	25.00	90°00'00" RT	39.27	S 11°52'39" E	35.36
C21	260.00	04°26'16" RT	20.14	N 63°30'28" W	20.13
C22	260.00	04°26'16" RT	20.02	N 59°04'59" W	20.01
C23	180.00	06°40'52" RT	20.99	N 43°18'04" E	20.98
C24	180.00	06°40'52" RT	20.99	N 49°53'10" E	20.37
C25	180.00	06°40'52" RT	20.99	S 59°15'28" W	20.06
C26	50.00	23°42'49" RT	20.58	S 66°15'56" W	20.55
C27	50.00	23°42'49" RT	20.58	S 89°46'37" W	20.43
C28	50.00	23°42'49" RT	20.46	S 23°32'07" E	20.43
C29	50.00	23°42'49" RT	20.58	N 00°02'34" E	20.43
C30	200.00	05°47'06" RT	20.38	N 64°31'43" W	20.38
C31	200.00	05°47'06" RT	20.38	N 70°28'15" W	20.58
C32	200.00	05°47'06" RT	21.24	S 76°27'41" E	21.23
C33	200.00	01°45'30" RT	6.14	S 80°22'58" E	6.14

LOT AREA TABLE		
LOT #	AREA (SQ FT)	AREA (ACRES)
1	4,234	0.0972
2	4,095	0.0940
3	3,919	0.0900
4	3,743	0.0859
5	3,223	0.0737
6	11,261	0.2585
7	2,559	0.0587
8	2,501	0.0574
9	2,475	0.0568
10	2,474	0.0568
11	6,293	0.1445
12	7,610	0.1747
13	2,504	0.0575
14	2,509	0.0576
15	2,513	0.0577
16	7,694	0.1766
17	7,991	0.1834
18	2,546	0.0585
19	2,551	0.0586
20	2,555	0.0587
21	2,560	0.0588
22	2,565	0.0589
23	4,140	0.0950
24	7,126	0.1636
25	2,847	0.0654
26	2,847	0.0654
27	2,847	0.0654
28	8,701	0.1997
29	8,761	0.2011
30	2,885	0.0662
31	2,892	0.0664
32	2,899	0.0666
33	8,886	0.2040
34	11,767	0.2701
35	3,419	0.0785
36	3,537	0.0802
37	3,677	0.0844
38	9,132	0.2096
39	6,442	0.1479
40	2,000	0.0459
41	2,000	0.0459
42	2,000	0.0459
43	2,000	0.0459

LOT AREA TABLE		
LOT #	AREA (SQ FT)	AREA (ACRES)
44	5,400	0.1240
45	10,606	0.2435
46	3,576	0.0821
47	3,596	0.0825
48	3,676	0.0839
49	11,148	0.2559
50	9,191	0.2100
51	3,744	0.0859
52	3,763	0.0864
53	3,783	0.0868
54	3,803	0.0873
55	3,822	0.0878
56	8,999	0.2066
57	19,206	0.4409
58	3,339	0.0767
59	2,937	0.0674
60	7,593	0.1743
61	4,918	0.1129
62	2,400	0.0551
63	2,400	0.0551
64	2,400	0.0551
65	5,460	0.1253
66	6,420	0.1474
67	2,400	0.0551
68	2,400	0.0551
69	2,400	0.0551
70	2,400	0.0551
71	2,400	0.0551
72	6,420	0.1474
73	6,120	0.1405
74	2,400	0.0551
75	2,400	0.0551
76	2,400	0.0551
77	2,400	0.0551
78	5,578	0.1281
79	7,593	0.1743
80	2,937	0.0674
81	2,938	0.0675
82	7,508	0.1724
83	7,582	0.1740
84	2,400	0.0551
85	2,400	0.0551
86	2,404	0.0552

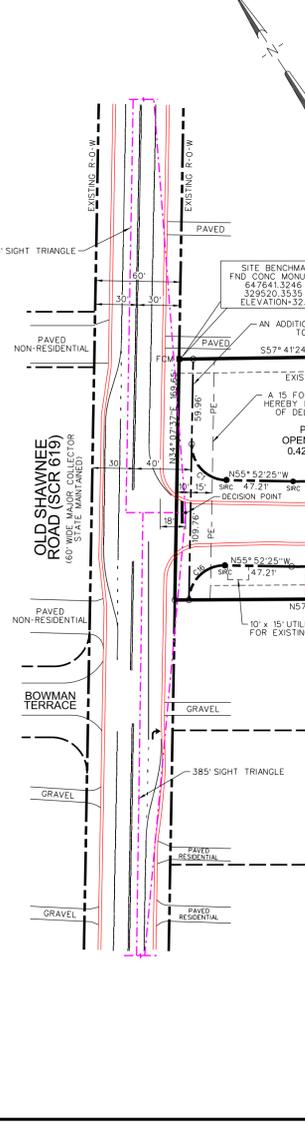
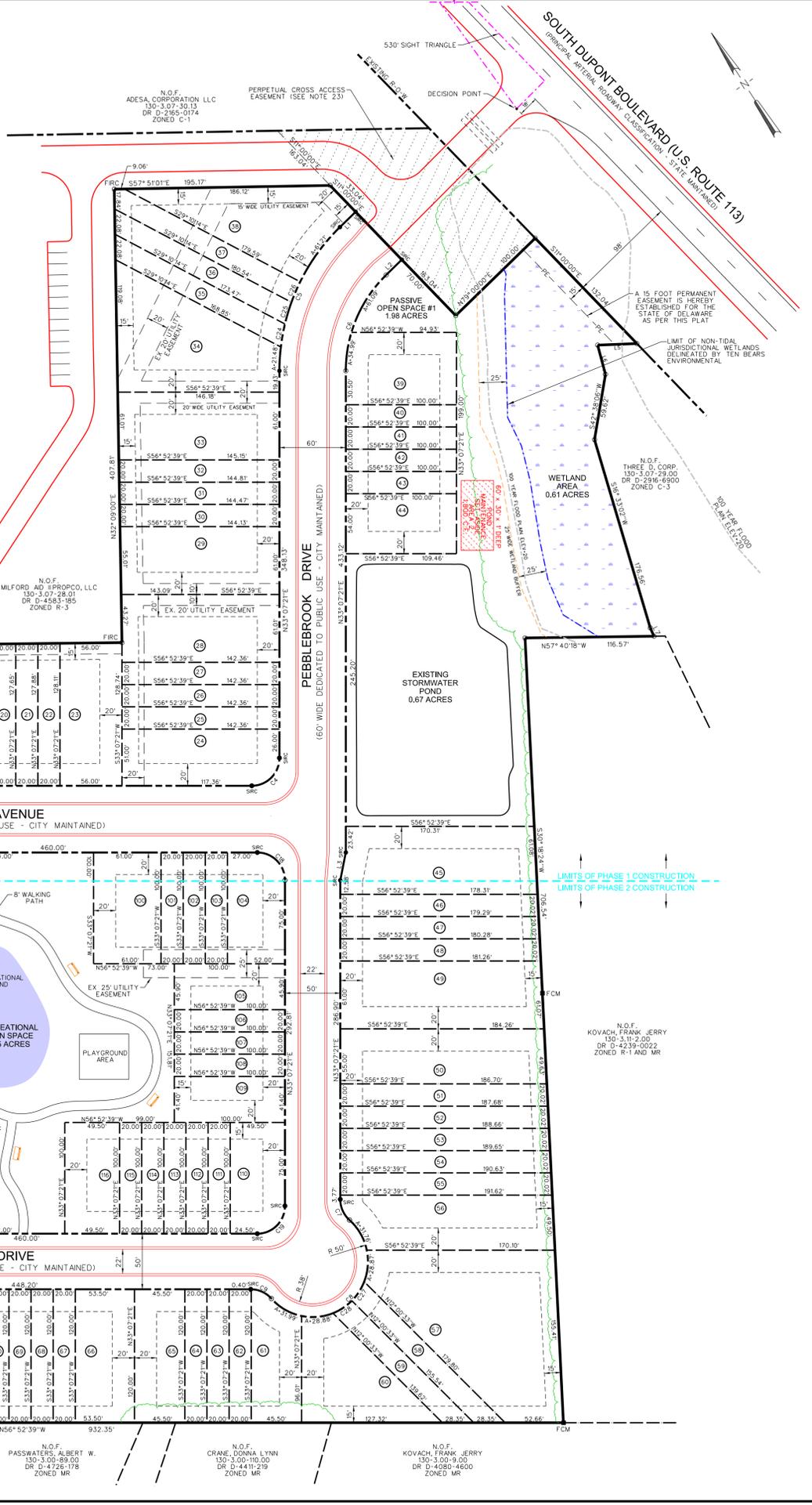
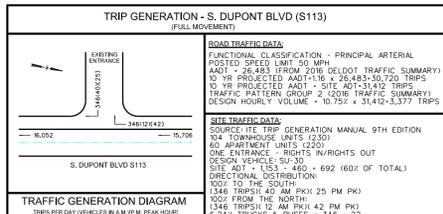
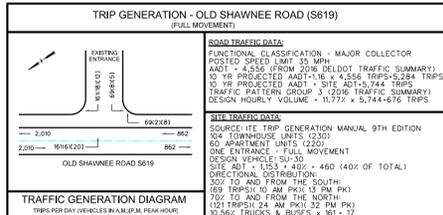
LOT AREA TABLE		
LOT #	AREA (SQ FT)	AREA (ACRES)
87	2,403	0.0552
88	2,402	0.0552
89	7,403	0.1699
90	7,100	0.1630
91	2,547	0.0585
92	2,472	0.0567
93	2,352	0.0540
94	6,021	0.1382
95	5,066	0.1163
96	2,000	0.0459
97	2,000	0.0459
98	2,000	0.0459
99	6,100	0.1400
100	6,100	0.1400
101	2,000	0.0459
102	2,000	0.0459
103	2,000	0.0459
104	5,066	0.1163
105	4,140	0.0950
106	2,000	0.0459
107	2,000	0.0459
108	2,000	0.0459
109	4,140	0.0950
110	4,816	0.1106
111	2,000	0.0459
112	2,000	0.0459
113	2,000	0.0459
114	2,000	0.0459
115	2,000	0.0459
116	4,950	0.1136
117	4,960	0.1136
118	2,000	0.0459
119	2,000	0.0459
120	2,000	0.0459
121	2,000	0.0459
122	2,000	0.0459
123	4,816	0.1106
124	4,140	0.0950
125	2,000	0.0459
126	2,000	0.0459
127	2,000	0.0459
128	4,140	0.0950

PARCELS TO BE CONSOLIDATED

TAX PARCEL NO.	AREA (SQ FT)	AREA (ACRES)
130-3-00-78.00 (PART OF)	21,395	0.4912
130-3-00-80.02 (ALL)	86,684	2.4794
COMBINED LOT AREA	108,079	2.9706

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 79°00'00" E	19.75
L2	N 79°00'00" E	19.75
L3	N 44°25'51" E	25.50
L4	N 56°52'39" W	14.06
L5	N 59°05'00" W	35.48
L6	S 18°08'32" W	27.36
L7	S 08°46'18" W	8.20



BROOKSTONE TRACE SUBDIVISION
 SITUATE IN: CITY OF MILFORD, SUSSEX COUNTY, DELAWARE
 SCALE: 1" = 60'
 DATE: 02/16/2016

Minnich Engineering & Land Planning
 Designing Quality Not Quantity
 260A Camden Warming Avenue
 Camden, DE 19834
 (302) 687-2238 Voice • (302) 697-2283 Fax
 REVISIONS: PER MILFORD PUBLIC WORKS COMMENTS
 5-18-18 REVISED PER MILFORD PUBLIC WORKS COMMENTS

KEVIN R. MINNICH
 LICENSED PROFESSIONAL ENGINEER
 DELAWARE
 No. 9027

RECORD MAJOR SUBDIVISION PLAN
SHEET R2

BROOKSTONE TRACE SUBDIVISION

SITUATE IN: CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

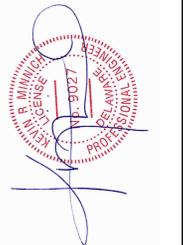
SCALE: 1" = 60'
DATE: 02/16/2016



250A Camden Wyoming Avenue
Camden, DE 19834
(302) 687-2238 Voice - (302) 697-2283 Fax

REVISIONS:
5-9-18 REVISED PER MILFORD PUBLIC WORKS COMMENTS
5-18-18 REVISED PER MILFORD PUBLIC WORKS COMMENTS

JOB NUMBER 14-146



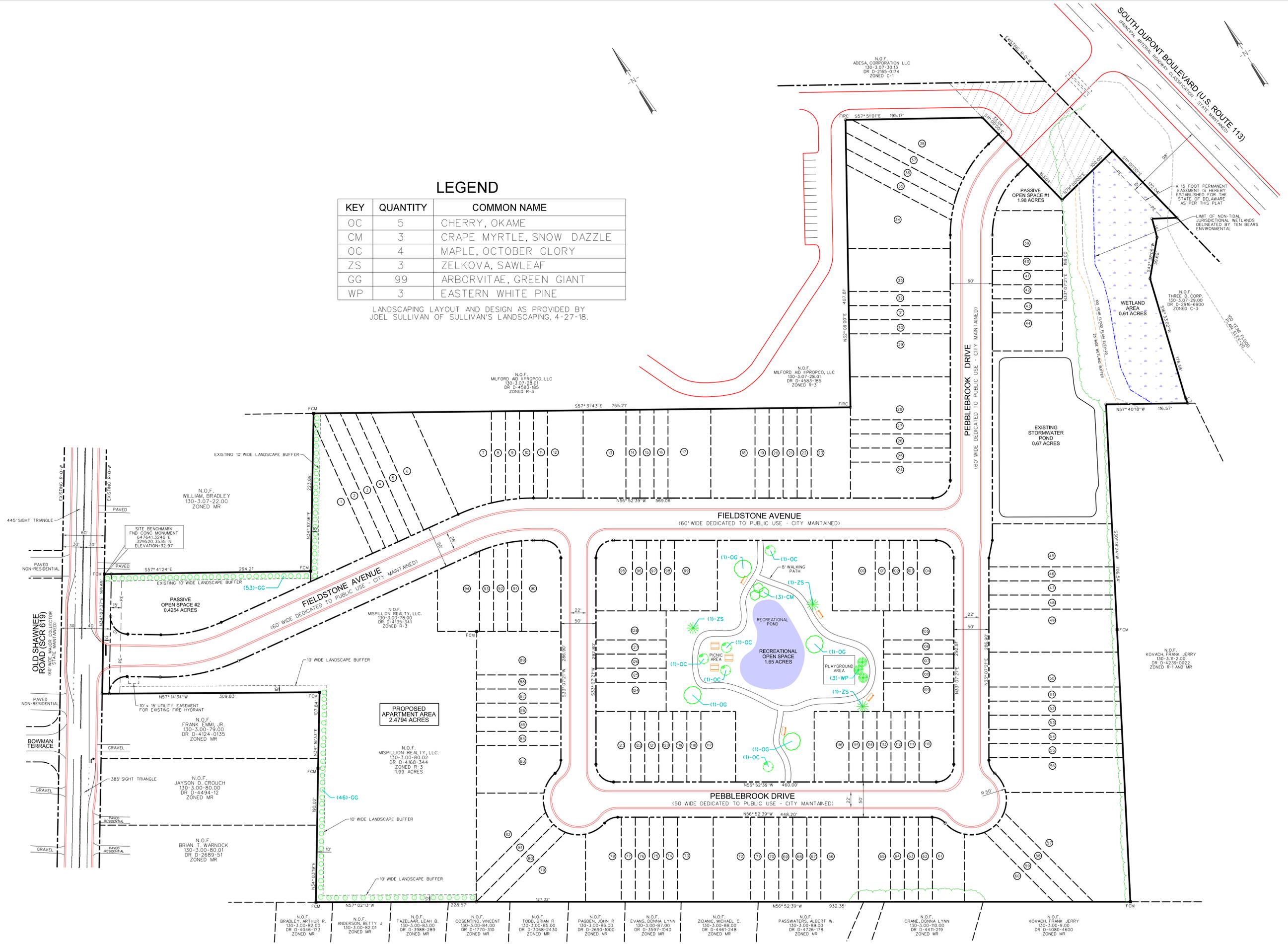
LANDSCAPE PLAN

SHEET R3

LEGEND

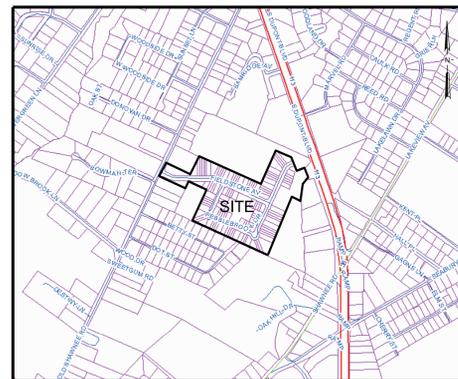
KEY	QUANTITY	COMMON NAME
OC	5	CHERRY, OKAME
CM	3	CRAPE MYRTLE, SNOW DAZZLE
OG	4	MAPLE, OCTOBER GLORY
ZS	3	ZELKOVA, SAWLEAF
GG	99	ARBORVITAE, GREEN GIANT
WP	3	EASTERN WHITE PINE

LANDSCAPING LAYOUT AND DESIGN AS PROVIDED BY
JOEL SULLIVAN OF SULLIVAN'S LANDSCAPING, 4-27-18.



Construction Improvement Plans Brookstone Trace - Phase 2 Sediment and Stormwater Management Plans

City of Milford
Delaware Bay Watershed
Tax Parcel: 1-30-3.00-77.01, 1-30-3.00-78.00
1-30-3.00-443.00 THRU 1-30-3.00-561.00
Sussex County, Delaware



LOCATION MAP SCALE: 1" = 1000'

SEDIMENT AND STORMWATER CONSTRUCTION NOTES:

- THE SUSSEX CONSERVATION DISTRICT MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
- REVIEW AND APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
- IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE SUSSEX CONSERVATION DISTRICT.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 14 CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER SEDIMENT CONTROLS, TOPSOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROPOSED SITE.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK 1989 OR LATEST EDITION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND REPAIR ALL EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT PRACTICES DURING UTILITY INSTALLATION.
- ALL SEDIMENT AND STORMWATER MANAGEMENT PLANS SHALL CONTAIN CERTIFICATION BY THE OWNER OR DEVELOPER OF THE RIGHT OF THE DEPARTMENT OR DELEGATED INSPECTION AGENCY TO CONDUCT ON-SITE INSPECTIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO PROVIDE LONG-TERM MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN UNTIL IT IS TURNED OVER TO A HOMEOWNERS ASSOCIATION OR MAINTENANCE CORPORATION.
- APPROVED PLANS REMAIN VALID FOR 3 YEARS FROM THE DATE OF APPROVAL.
- AS-BUILT SURVEYS AND DRAWINGS ARE TO BE SUBMITTED TO THE DISTRICT WITHIN 60-DAYS OF STORMWATER MANAGEMENT FACILITY COMPLETION.
- APPROVAL OF A SEDIMENT AND STORM WATER PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
- TO PREVENT OR REDUCE THE MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THE SITE SHALL BE SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST AND REPEATED AS NECESSARY. ALTERNATIVE METHODS OF DUST CONTROL REQUIRE APPROVAL OF SCD.
- SCD RESERVES THE RIGHT TO WITHHOLD PERMITS AND LETTERS OF NO OBJECTION RELATED TO OBTAINING CERTIFICATES OF OCCUPANCY FROM THE LOCAL JURISDICTION FOR NON COMPLIANCE WITH THE PLANS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT PRACTICES DURING UTILITY INSTALLATION.
- THE CONTRACTOR SHALL REQUEST AN INDIVIDUAL LOT PERMITS AND A PERMIT ISSUED BY SCD PRIOR TO THE START OF HOME CONSTRUCTION ON THAT LOT. SCD ALSO REQUIRES A FINAL LOT INSPECTION PRIOR TO THE CONTRACTOR REQUESTING A CERTIFICATE OF OCCUPANCY.
- ALL EROSION AND SEDIMENT CONTROL DEVICES AND STABILIZATION SHALL CONFORM TO SUSSEX CONSERVATION DISTRICT STANDARDS AND SPECIFICATION.
- SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY OR OTHERWISE ALTER THE SEDIMENT CONTROL PROVISIONS OF THIS PLAN IN THE EVENT ADDITIONAL PROTECTION BECOMES NECESSARY.
- ALL TEMPORARY STOCKPILES ARE TO BE LOCATED ON AREAS WITH LITTLE OR NO SLOPE AND PROTECTED BY SILT FENCE OR A STABILIZED EARTHEN BERM AND ARE TO BE TEMPORARILY STABILIZED.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS BY A STABILIZED CONSTRUCTION ENTRANCE.
- EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED.
- SEDIMENT CONTROL FOR UTILITY CONSTRUCTION IN AREAS OUTSIDE OF DESIGNED CONTROLS:
 - EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH.
 - IMMEDIATELY FOLLOWING PIPE INSTALLATION THE TRENCH SHALL BE BACK FILLED, COMPACTED AND STABILIZED.
 - TEMPORARY SILT FENCE OR STRAW BALE DIKES SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF ANY DISTURBED AREA INTENDED TO REMAIN DISTURBED LONGER THAN ONE WORKING DAY.
- EROSION CONTROL MATTING IS REQUIRED ON SLOPES OF 3:1 OR GREATER IN AREAS OF CONCENTRATED FLOW. MATTING TYPE IS TO BE NORTH AMERICAN GREEN S-75.
- CONTRACTOR TO ENSURE WATERTIGHT SEALS AT ALL STORM DRAIN PIPE AND CATCH BASIN CONNECTIONS.
- PRIOR TO START OF HOME CONSTRUCTION ON EACH RESIDENTIAL LOT WITHIN A SUBDIVISION A GENERAL PERMIT FOR WORK ON THAT LOT MUST BE APPROVED BY SUSSEX CONSERVATION DISTRICT.

DATA COLUMN

- TAX PARCEL NUMBER: 1-30-3.00-77.01 AND 1-30-3.00-78.00
1-30-3.00-443.00 THRU 1-30-3.00-561.00
- OWNER OF RECORD:
MISPILLION REALTY, LLC
715 S DUPONT BLVD
MILFORD, DE 19963
- ENGINEER:
MINNICH ENGINEERING, INC.
250A CAMDEN WYOMING AVENUE
CAMDEN, DE 19934
- DEED BOOK: 03328 PAGE 010
- TOTAL SITE ACREAGE: 23.3484 ACRES
- TOTAL AREA OF LOTS: 12.6337 ACRES
- TOTAL AREA OF OPEN SPACE: 4.06 ACRES
- EXISTING ZONING: R-3 (CITY OF MILFORD)
- EXISTING USE: PLANNED UNIT DEVELOPMENT
- PROPOSED USE: PLANNED UNIT DEVELOPMENT
- R-3 ZONING SETBACKS:
20' FRONT SETBACK
25' SIDE SETBACK (UNATTACHED) 0' (ATTACHED)
15' REAR SETBACK
- STORMWATER MANAGEMENT AREA: 0.99 ACRES
- AREA IN WETLANDS: 0.61 ACRES
- LOT TYPES: 128 TOWNHOMES (2 STORY) & 24 APARTMENT UNITS
- NET DEVELOPMENT AREA: (0.75)(23.3484-0.61)=17.05 AC
- SITE DENSITY: 152 UNITS/17.05 ACRES=8.91 UNITS/ACRE
- MAXIMUM BUILDING HEIGHT: 35 FEET
- CONSTRUCTION TYPE: CONCRETE FOUNDATION, WOOD STRUCTURE
- SOURCE/PROPOSED WATER: CITY OF MILFORD
- SOURCE/PROPOSED SANITARY: CITY OF MILFORD
- SOURCE OF GAS: CHESAPEAKE UTILITIES
- TOTAL LIMIT OF DISTURBANCE: 11.3423± ACRES
- ALL KNOWN EASEMENTS ARE SHOWN ON THE PLAN. NO NEW EASEMENTS ARE PROPOSED PER THIS PLAN.
- HORIZONTAL DATUM: NAD83
- VERTICAL DATUM: NAVD88
- SITE BENCHMARK: FOUND CONC. MONUMENT IN NORTHWEST CORNER OF SITE ALONG OLD SHAWNEE ROAD. BENCHMARK ELEV=32.97

SHEET INDEX

- SHEET S1 COVER SHEET AND GENERAL NOTES
- SHEET S2 SEDIMENT & STORMWATER PLAN
- SHEET S3 SEDIMENT & EROSION CONTROL DETAILS
- SHEET S4 STREET PLAN & PROFILE PEBBLEBROOK DRIVE
- SHEET S5 SANITARY SEWER & WATER PROFILES
- SHEET S6 INTERSECTION DETAILS & STORM PROFILES
- SHEET S7 TOWNHOUSE FIRE PROTECTION PLAN
- SHEET S8 UTILITY AND GRADING PLAN
- SHEET S8 ENTRANCE IMPROVEMENT PLAN

LEGEND

PROPERTY BOUNDARY	———
RIGHT-OF-WAY LINE	———
STREET CENTERLINE	———
LOT LINE	———
BUILDING SETBACK LINE	———
STREAM BUFFER LINE	———
WETLANDS LINE	———
WOODS LINE	———
LOT NUMBER	(23)
EXISTING CONTOUR	---26---
PROPOSED CONTOUR	—26—
EXISTING STORM DRAIN	=====
PROPOSED STORM DRAIN	———
EXISTING SANITARY SEWER	---S---
EXISTING WATER LINE	---W---
PROPOSED SANITARY SEWER	—S—
PROPOSED WATER LINE	—W—
EXISTING UTILITY POLE	●
EXISTING ROAD SIGN	○
EXISTING SPOT ELEVATION	26×27
PROPOSED SPOT ELEVATION	(26×27)

OWNER'S CERTIFICATION:

I, JAMIE MASTEN OF MISPILLION REALTY, LLC, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING AT A DEPARTMENTAL SPONSORED OR APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT CONTROL BEFORE INITIATION OF THE PROJECT.

MISPILLION REALTY, LLC
715 S DUPONT BLVD
MILFORD, DE 19963
(302) 422-1850 Voice
(302) 422-8020 FAX

DATE

ENGINEER'S CERTIFICATION:

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

KEVIN R. MINNICH, PROFESSIONAL ENGINEER
MINNICH ENGINEERING & LAND PLANNING INC.
250A CAMDEN WYOMING AVENUE
CAMDEN, DE 19934
(302) 697-2239 VOICE
(302) 697-2293 FAX

DATE

Minnich
Engineering & Land Planning
Designing Quality Not Quantity
250A Camden Wyoming Avenue
Camden, DE 19934
(302) 697-2239 Voice - (302) 697-2293 Fax

REVISIONS:

3-22-18	REVISED TO DEPICT LOT LINE ADJUSTMENT
5-9-18	REVISED PER MILFORD PW COMMENTS
5-18-18	REVISED PER MILFORD PW COMMENTS

PROJECT NO: 14-146 | DGN FILE: 14-146

COVER SHEET
BROOKSTONE TRACE
SUBDIVISION

SITUATE IN: CITY OF MILFORD - SUSSEX COUNTY, DELAWARE

0 25 50 100

DATE: 2/7/16 | SCALE: 1" = 100' | SHEET: S1

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, INC. DATED APRIL 2005. VERTICAL DATUM IS BASED ON NAVD 88. HORIZONTAL DATUM IS BASED ON DEED REFERENCE 0269.
- A PORTION OF THE ONE HUNDRED YEAR FLOOD PLAN IS SHOWN BASED ON FIRM MAP#10005C0039J, PANEL 39 OF 60, DATED JANUARY 6, 2005. PORTIONS OF THE SITE WITHIN ZONE AE - BASE FLOOD ELEVATION 20.0' (NAVD 88). THE REMAINDER OF THE SITE IS LOCATED IN ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1.0% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- A WETLANDS INVESTIGATION WAS CONDUCTED ON THIS SITE BY TEN BEARS ENVIRONMENTAL, L.L.C. IN MAY 2005. FRESHWATER WETLANDS WERE FOUND TO EXIST AND ARE SHOWN ON THIS PLAN.
- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR(S) SHALL CONTACT MISS UTILITY OF DELAWARE (1-800-282-8555) TO VERIFY EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS OF CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE COMPLETED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- ALL WORK WITHIN STATE MAINTAINED ROAD RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT REVISION OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, BY THE DELAWARE DEPARTMENT OF TRANSPORTATION.
- TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.
- TEMPORARY REPAIRS SHALL BE PROVIDED AND MAINTAINED FOR ALL PAVED AREAS WITHIN STATE MAINTAINED ROADS DISTURBED BY CONSTRUCTION ACTIVITIES UNTIL FINAL REPAIRS.
- ALL HANDICAPPED PARKING DEMARCATIONS, STALLS, BUILDINGS, AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT" AND ANSI A117-1-1998 "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH ALL THE STATE FIRE PREVENTION REGULATIONS, PART 1, CHAPTER 5.
- STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE 1991 DELAWARE SEDIMENT AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF MILFORD, SUSSEX CONSERVATION DISTRICT, THE DELAWARE DEPARTMENT OF TRANSPORTATION AND ALL OTHER APPROPRIATE STATE AND COUNTY AGENCIES.
- ALL MATERIALS AND WORKMANSHIP SHALL MEET THE CURRENT STATE OF DELAWARE AND CITY OF MILFORD STANDARDS AND SPECIFICATIONS.
- THE FRONT 18 FT. AND THE REAR AND SIDE 10 FT. OF EACH LOT SHALL BE RESERVED AS EASEMENTS FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT OF WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE CITY OF MILFORD FOLLOWING COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE CITY. THE CITY ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT OF WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE CITY.
- A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED FOR, BUT NOT LIMITED TO ALL FUTURE MAINTENANCE AND REPAIRS OF ALL STORMWATER MANAGEMENT FACILITIES FOR THIS SUBDIVISION.
- ALL ELECTRIC AND TELEPHONE CABLES SHALL BE PLACED UNDERGROUND.
- PROPOSED STORM DRAIN EASEMENTS ARE 10' WIDE AND ARE CENTERED ON THE UTILITY ALIGNMENT.
- A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED FOR FUTURE MAINTENANCE AND REPAIRS OF ALL OPEN SPACE AREAS WITHIN THIS SUBDIVISION.

SEQUENCE OF CONSTRUCTION

- NOTIFY SUSSEX CONSERVATION DISTRICT TO ARRANGE AND HOLD A PRE-CONSTRUCTION MEETING AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST STRICTLY ADHERE TO SEQUENCE. ANY CHANGES MUST BE APPROVED BY THE SUSSEX CONSERVATION DISTRICT PRIOR TO IMPLEMENTATION. THE LIMITS IN THE FIELD WILL BE MARKED WITH SILT FENCE.
- OBTAIN ALL COUNTY AND STATE PERMITS PRIOR TO THE START OF CONSTRUCTION.
- INSTALL STONE CONSTRUCTION ENTRANCES, PERIMETER CONTROLS AT LOCATIONS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN (SHEET 2). NOTIFY THE SUSSEX CONSERVATION DISTRICT FOR INSPECTION BEFORE PROCEEDING TO STEP NO. 4.
- CLEAR AND GRUB AREAS NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- INSTALL UNDERGROUND UTILITIES INCLUDING ELECTRIC, TELEPHONE, CABLE, WATER, SEWER, AND STORM DRAINAGE. INSTALL INLET PROTECTION AROUND ALL CATCH BASINS.
- INSTALL CURB, FINAL GRADE ROADWAY, AND INSTALL CRUSHER RUN AS SPECIFIED IN THE CONSTRUCTION DRAWINGS.
- HOME CONSTRUCTION MAY BEGIN UPON RECEIVING STANDARD PLAN APPROVAL FOR EACH LOT FROM THE SUSSEX CONSERVATION DISTRICT. REFER TO SHEET 3 FOR TYPICAL LOT DETAIL.
- INSTALL TYPE "B" BASE COURSE AND SIDEWALKS THROUGHOUT PROJECT.
- TOPSOIL, SEED AND STABILIZE ALL DISTURBED AREAS AS PER STABILIZATION AND SEEDING NOTES (SEE SHEET 3).
- REMOVE ACCUMULATED SEDIMENT FROM POND NO. 1 AND STORE IN TEMPORARY SOIL STOCKPILE AREA. PROVIDE ADDITIONAL SEEDING AND STABILIZATION AS NECESSARY. PREPARE POND FOR LINER INSTALLATION. SEE THIS SHEET FOR INSTALLATION PROCEDURE. SEDIMENTS SHALL BE REMOVED FROM STORM DRAIN SYSTEM FOLLOWING CONSTRUCTION COMPLETION. REMOVE DRAINAGE DEVICES AND PLUGS FROM OUTLET STRUCTURE. INSTALL POND LINER AND APPLY COVER SOIL OVER LINER TO CONSTRUCT POND TO FINAL GRADE.
- REMOVE ANY REMAINING PERIMETER CONTROLS AFTER STABILIZATION IS COMPLETED AND APPROVAL FROM EROSION & SEDIMENT CONTROL INSPECTOR IS OBTAINED.
- AN AS-BUILT OF THE STORMWATER MANAGEMENT POND MUST BE SUBMITTED PRIOR TO INITIATING HOME CONSTRUCTION.

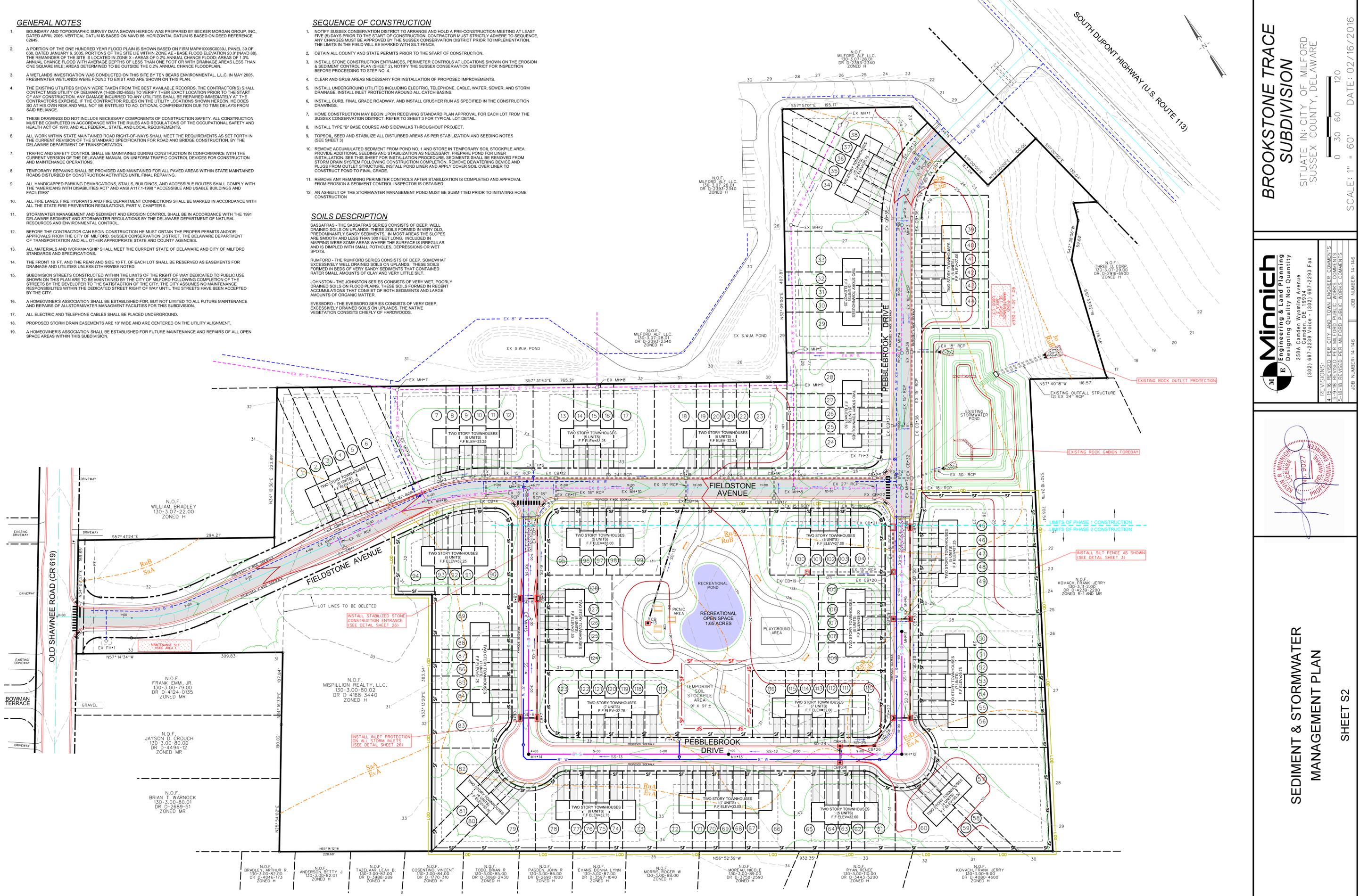
SOILS DESCRIPTION

SASSAFRAS - THE SASSAFRAS SERIES CONSISTS OF DEEP, WELL DRAINED SOILS ON UPLANDS. THESE SOILS FORMED IN VERY OLD, PREDOMINANTLY SANDY SEDIMENTS. IN MOST AREAS THE SLOPES ARE SMOOTH AND LESS THAN 20% FEET LONG. INCLUDED IN MAPPING WERE SOME AREAS WHERE THE SURFACE IS IRREGULAR AND IS DIMPLED WITH SMALL POTHoles, DEPRESSIONS OR WET SPOTS.

RUMFORD - THE RUMFORD SERIES CONSISTS OF DEEP, SOMEWHAT EXCESSIVELY WELL DRAINED SOILS ON UPLANDS. THESE SOILS FORMED IN BEDS OF VERY SANDY SEDIMENTS THAT CONTAINED RATHER SMALL AMOUNTS OF CLAY AND VERY LITTLE SILT.

JOHNSTON - THE JOHNSTON SERIES CONSISTS OF VERY WEAK, POORLY DRAINED SOILS ON FLOOD PLAINS. THESE SOILS FORMED IN RECENT ACCUMULATIONS THAT CONSIST OF BOTH SEDIMENTS AND LARGE AMOUNTS OF ORGANIC MATTER.

EVESBORO - THE EVESBORO SERIES CONSISTS OF VERY DEEP, EXCESSIVELY DRAINED SOILS ON UPLANDS. THE NATIVE VEGETATION CONSISTS CHIEFLY OF HARDWOODS.



BROOKSTONE TRACE SUBDIVISION

SITUATE IN: CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

SCALE: 1" = 60'
0 30 60 120

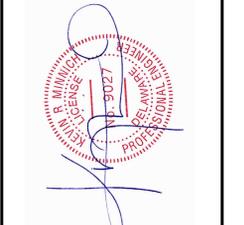
DATE: 02/16/2016

Minnich Engineering & Land Planning
Designing Quality Not Quantity

260A Camden Wyoming Avenue
Camden, DE 19834
(302) 687-2238 Voice • (302) 687-2283 Fax

REVISIONS:
4-18-16 PER CITY AND TOWN ENGINEER COMMENTS
5-9-16 REVISED PER MILFORD PUBLIC WORKS COMMENTS
5-18-16 REVISED PER MILFORD PUBLIC WORKS COMMENTS

JOB NUMBER: 14-146
JOB NUMBER: 14-146



SEDIMENT & STORMWATER MANAGEMENT PLAN

SHEET S2

Standard Detail & Specifications Stabilization Matting - Slope

Construction Notes:

- Prepare soil before installing matting, including application of lime, fertilizer, and seed.
- Begin at the top of the slope by anchoring the mat in a 6" deep X 6" wide trench. Backfill and compact trench after stapling.
- Roll the mats (A) down or (B) horizontally across the slope.
- The edges of parallel mats must be stapled with approx. 2" overlap.
- When mats must be stapled down the slope, place mats end over end (single style) with approx. 4" overlap. Staple through overlapped area, approx. 12" apart.

Source: Adapted from North American Green, Inc. Symbol: **SM-S** Detail No: **DE-ESC-3.4.6.1** Sheet 1 of 2 Date: 6/03

Standard Detail & Specifications Stabilization Matting - Slope

Construction Notes:

- Prepare soil before installing matting, including application of lime, fertilizer, and seed.
- Begin at the top of the slope by anchoring the mat in a 6" deep X 6" wide trench. Backfill and compact trench after stapling.
- Roll the mats (A) down or (B) horizontally across the slope.
- The edges of parallel mats must be stapled with approx. 2" overlap.
- When mats must be stapled down the slope, place mats end over end (single style) with approx. 4" overlap. Staple through overlapped area, approx. 12" apart.

Source: Adapted from North American Green, Inc. Symbol: **SM-S** Detail No: **DE-ESC-3.4.6.1** Sheet 2 of 2 Date: 6/03

Standard Detail & Specifications Stabilized Construct. Entrance

Construction Notes:

- Stone size - Use DE #3 stone.
- Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
- Thickness - Not less than 6 inches.
- Geotextile - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
- Geotextile - Type GS-L placed over the entire area prior to placing of stone.
- Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mounable berm with 5:1 slopes will be permitted.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanup of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
- Washing - Vehicle wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Inspection - Periodic inspection and needed maintenance shall be provided after each rain.

Source: Adapted from VA ESC Handbook. Symbol: **SCE** Detail No: **DE-ESC-3.4.7** Sheet 1 of 2 Date: 12/03

Standard Detail & Specifications Stabilized Construct. Entrance

Construction Notes:

- Stone size - Use DE #3 stone.
- Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
- Thickness - Not less than 6 inches.
- Geotextile - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
- Geotextile - Type GS-L placed over the entire area prior to placing of stone.
- Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mounable berm with 5:1 slopes will be permitted.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanup of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
- Washing - Vehicle wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Inspection - Periodic inspection and needed maintenance shall be provided after each rain.

Source: Adapted from VA ESC Handbook. Symbol: **SCE** Detail No: **DE-ESC-3.4.7** Sheet 2 of 2 Date: 12/03

Standard Detail & Specifications Silt Fence

Construction Notes:

- Stakes: Steel I-beam T or U or 2" X 2" hardwood
- Geosynthetic Fabric: Type GD-I
- Reinforcing strip: Wooden plank, plastic strip or other approved equivalent
- Prefabricated Unit: Geotab, Envirofence, or approved equivalent

Source: Adapted from MD Stds. & Specs. for ESC. Symbol: **SF** Detail No: **DE-ESC-3.1.2.1** Sheet 1 of 2 Date: 6/05

PERMANENT SEEDING AND SEEDING DATES										
SEEDING MIXTURES	SEEDING RATES	OPTIMUM SEEDING DATES (1)								
Mo. (if available)	Seeds per 1000 Sq. Ft.	2/1-4/30	5/1-8/14	8/15-10/31	3/1-4/30	5/1-7/31	8/1-10/15			
1 Kentucky 31 Tall Fescue	60	X	---	X	X	---	X			
2 Kentucky 31 Tall Fescue	60	X	---	X	X	---	X			
3 Kentucky 31 Tall Fescue	50	X	---	X	X	---	X			
4 Kentucky 31 Tall Fescue	40	X	---	X	X	---	X			
5 Kentucky 31 Tall Fescue	30	X	---	X	X	---	X			
6 Kentucky 31 Tall Fescue	20	X	---	X	X	---	X			
7 Kentucky 31 Tall Fescue	10	X	---	X	X	---	X			
8 Kentucky 31 Tall Fescue	5	X	---	X	X	---	X			
9 Kentucky 31 Tall Fescue	5	X	---	X	X	---	X			
10 Kentucky 31 Tall Fescue	5	X	---	X	X	---	X			
11 Kentucky 31 Tall Fescue	5	X	---	X	X	---	X			
12 Kentucky 31 Tall Fescue	5	X	---	X	X	---	X			
13 Kentucky 31 Tall Fescue	5	X	---	X	X	---	X			
14 Kentucky 31 Tall Fescue	5	X	---	X	X	---	X			
15 Kentucky 31 Tall Fescue	5	X	---	X	X	---	X			
16 Kentucky 31 Tall Fescue	5	X	---	X	X	---	X			

Standard Detail & Specifications Construction Site Waste Mgt & Spill Control

Notes:

- Document the storage and use of the following materials:
 - Concrete
 - Detergents
 - Paints (enamel and latex)
 - Cleaning solvents
 - Pesticides
 - Wood scraps
 - Fertilizers
 - Petroleum based products
- Good housekeeping practices
 - Store only enough product required to do the job.
 - All materials shall be stored in a neat, orderly manner in their original, labeled containers and covered.
 - Substances shall not be mixed.
 - When possible, all products shall be used up prior to disposal of the container.
 - Manufacturer's instructions for disposal shall be strictly followed in:
 - the site (owner shall designate someone to inspect all IMH daily)
- Waste management practices
 - All waste materials shall be collected and stored in secondary "leak" dumpsters in a location that does not drain to a waterbody.
 - Waste materials shall be segregated and/or recycled whenever possible.
 - The dumpsters shall be emptied at a minimum of once per week, or more if necessary, the "leak" dumpsters shall be responsible for cleaning out dumpsters.

Source: Adapted from USEPA Pub. 840-B-92-002. Symbol: **DE-ESC-3.6.1** Sheet 3 of 5 Date: 03/13

Standard Detail & Specifications Construction Site Waste Mgt & Spill Control

Notes:

- Document the storage and use of the following materials:
 - Concrete
 - Detergents
 - Paints (enamel and latex)
 - Cleaning solvents
 - Pesticides
 - Wood scraps
 - Fertilizers
 - Petroleum based products
- Good housekeeping practices
 - Store only enough product required to do the job.
 - All materials shall be stored in a neat, orderly manner in their original, labeled containers and covered.
 - Substances shall not be mixed.
 - When possible, all products shall be used up prior to disposal of the container.
 - Manufacturer's instructions for disposal shall be strictly followed in:
 - the site (owner shall designate someone to inspect all IMH daily)
- Waste management practices
 - All waste materials shall be collected and stored in secondary "leak" dumpsters in a location that does not drain to a waterbody.
 - Waste materials shall be segregated and/or recycled whenever possible.
 - The dumpsters shall be emptied at a minimum of once per week, or more if necessary, the "leak" dumpsters shall be responsible for cleaning out dumpsters.

Source: Adapted from USEPA Pub. 840-B-92-002. Symbol: **DE-ESC-3.6.1** Sheet 4 of 5 Date: 03/13

Standard Detail & Specifications Construction Site Waste Mgt & Spill Control

Notes:

- Document the storage and use of the following materials:
 - Concrete
 - Detergents
 - Paints (enamel and latex)
 - Cleaning solvents
 - Pesticides
 - Wood scraps
 - Fertilizers
 - Petroleum based products
- Good housekeeping practices
 - Store only enough product required to do the job.
 - All materials shall be stored in a neat, orderly manner in their original, labeled containers and covered.
 - Substances shall not be mixed.
 - When possible, all products shall be used up prior to disposal of the container.
 - Manufacturer's instructions for disposal shall be strictly followed in:
 - the site (owner shall designate someone to inspect all IMH daily)
- Waste management practices
 - All waste materials shall be collected and stored in secondary "leak" dumpsters in a location that does not drain to a waterbody.
 - Waste materials shall be segregated and/or recycled whenever possible.
 - The dumpsters shall be emptied at a minimum of once per week, or more if necessary, the "leak" dumpsters shall be responsible for cleaning out dumpsters.

Source: Adapted from USEPA Pub. 840-B-92-002. Symbol: **DE-ESC-3.6.1** Sheet 5 of 5 Date: 03/13

Standard Detail & Specifications Silt Fence

Construction Notes:

- Geosynthetic fabric to be fastened securely to fence posts with wire ties or staples.
- When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
- Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

Materials:

- Stakes: Steel I-beam T or U or 2" X 2" hardwood
- Geosynthetic Fabric: Type GD-I
- Reinforcing strip: Wooden plank, plastic strip or other approved equivalent
- Prefabricated Unit: Geotab, Envirofence, or approved equivalent

Source: Adapted from MD Stds. & Specs. for ESC. Symbol: **SF** Detail No: **DE-ESC-3.1.2.1** Sheet 2 of 2 Date: 6/05

TABLE TS 1 TEMPORARY SEEDINGS BY RATES, DEPTHS AND DATES							
Seeds/Ac	Per Acre	Lbs/1000 (inches) Sq. Ft.	COASTAL PLAN				PEDMONT
			2/1-4/30	8/15-11/30	3/1-4/30	5/1-8/14	8/15-11/15
Choose one:	2 1/2 bu.	2.8	1-2	X	---	By 10/15	X
Barley	2 bu.	2.2	2-2	X	---	---	X
Oats	2 1/2 bu.	3.2	1-2	X	---	---	X
Rye	2 bu.	2.2	2-2	X	---	---	X
Hydroseed	40 lbs.	1.0	1/4-1/2	X	---	By 11/1	X
Millet	40 lbs.	1.0	1/2	X	---	---	X
Weeping Bar or Lemnons lovegrass	3 lbs.	.1	1/4-1/2	---	X	---	X
Subtotal/Ac	40 lbs.	1.0	1-2	---	X	---	X

Standard Detail & Specifications Inlet Protection - Type 2

Construction Notes:

- This practice shall only be used in situations in which Inlet Protection - Type 1 cannot be used due to site constraints. These include, but are not limited to partially completed parking areas, streets, roads, etc.
- It may be necessary to transition from Type 1 to Type 2 Inlet Protection as construction proceeds.
- For areas where there is a concern for oil run-off or spills, insert shall meet one of the above specifications with an oil-absorbent pillow or shall be made completely from an oil-absorbent material with a woven pillow.

Materials:

The geotextile inlet insert shall meet or exceed the specifications of Type GD-III geotextile in accordance with Appendix A-3 of the Delaware Erosion & Sediment Control Handbook.

Source: Adapted from ACF Products, Inc. Symbol: **IP-2** Detail No: **DE-ESC-3.1.5.2** Sheet 1 of 2 Date: 12/03

Standard Detail & Specifications Inlet Protection - Type 2

Construction Notes:

- This practice shall only be used in situations in which Inlet Protection - Type 1 cannot be used due to site constraints. These include, but are not limited to partially completed parking areas, streets, roads, etc.
- It may be necessary to transition from Type 1 to Type 2 Inlet Protection as construction proceeds.
- For areas where there is a concern for oil run-off or spills, insert shall meet one of the above specifications with an oil-absorbent pillow or shall be made completely from an oil-absorbent material with a woven pillow.

Materials:

The geotextile inlet insert shall meet or exceed the specifications of Type GD-III geotextile in accordance with Appendix A-3 of the Delaware Erosion & Sediment Control Handbook.

Source: Adapted from ACF Products, Inc. Symbol: **IP-2** Detail No: **DE-ESC-3.1.5.2** Sheet 2 of 2 Date: 12/03

Standard Detail & Specifications Geotextile Dewatering Bag

Construction Notes:

- The dewatering bag should be placed so the incoming water flows into and through the bag, and then flow off the site without creating more erosion. The neck should be tied off tightly to stop the water from flowing out of the bag without going through the walls. The dewatering bag should be placed on a gravel bed to allow water to flow in all directions.
- The dewatering bag is considered full and should be disposed when it is impractical for the bag to filter the sediment out at a reasonable flow rate. At this point, it should be replaced with a new bag.
- Disposal may be accomplished as directed by the construction reviewer. If the site allows, the bag may be buried on site and seeded, visible fabric removed and seeded or removed from site to a proper disposal area.

Materials:

- The geotextile fabric shall be a Type GD-IV.
- The dewatering bag shall be sewn with a double needle machine using high strength thread. All structural seams will be sewn with high strength, double stitched "J" type. Seam strength test will have the following minimum average roll values:

Type	TEST METHOD	TEST RESULT
Heavy duty	ASTM D-4884	100 lb / ft
- The dewatering bag shall have an opening large enough to accommodate a four (4) inch discharge hose with attached strap to tie off the hose to prevent the pumped water from escaping from the bag without being filtered.

Source: Adapted from ACF Products, Inc. Symbol: **GB** Detail No: **DE-ESC-3.2.1.2** Sheet 1 of 2 Date: 12/03

Standard Detail & Specifications Geotextile Dewatering Bag

Construction Notes:

- The dewatering bag should be placed so the incoming water flows into and through the bag, and then flow off the site without creating more erosion. The neck should be tied off tightly to stop the water from flowing out of the bag without going through the walls. The dewatering bag should be placed on a gravel bed to allow water to flow in all directions.
- The dewatering bag is considered full and should be disposed when it is impractical for the bag to filter the sediment out at a reasonable flow rate. At this point, it should be replaced with a new bag.
- Disposal may be accomplished as directed by the construction reviewer. If the site allows, the bag may be buried on site and seeded, visible fabric removed and seeded or removed from site to a proper disposal area.

Materials:

- The geotextile fabric shall be a Type GD-IV.
- The dewatering bag shall be sewn with a double needle machine using high strength thread. All structural seams will be sewn with high strength, double stitched "J" type. Seam strength test will have the following minimum average roll values:

Type	TEST METHOD	TEST RESULT
Heavy duty	ASTM D-4884	100 lb / ft
- The dewatering bag shall have an opening large enough to accommodate a four (4) inch discharge hose with attached strap to tie off the hose to prevent the pumped water from escaping from the bag without being filtered.

Source: Adapted from ACF Products, Inc. Symbol: **GB** Detail No: **DE-ESC-3.2.1.2** Sheet 2 of 2 Date: 12/03

E&S PLAN FOR TYPICAL TOWN HOUSE LOT

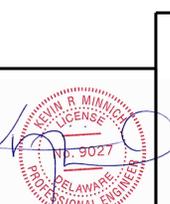
Notes:

- ALL LOTS TO MAINTAIN A MINIMUM OF 3% SLOPE DIRECTED AWAY FROM THE HOUSE
- SILT FENCE TO BE PLACED ON INDIVIDUAL LOTS AS NECESSARY TO ENSURE THAT SEDIMENT DOES NOT ENCROUGH ON STREETS AND ADJ. LOTS
- STABILIZED CONSTRUCTION ENTRANCE TO BE LOCATED AT DRIVEWAY LOCATION (10' WIDE X 30' LONG)

REVISIONS:

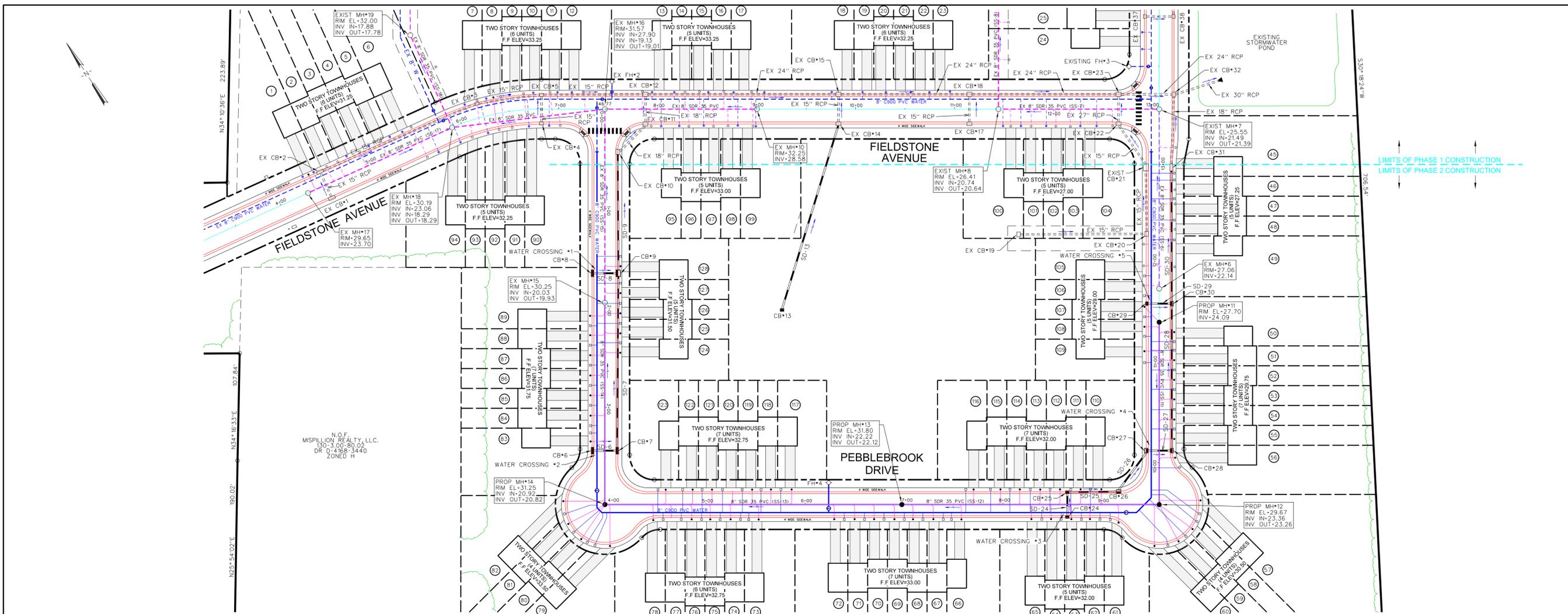
5-9-18	REVISED PER MILFORD PW COMMENTS
5-18-18	REVISED PER MILFORD PW COMMENTS

SITUATE IN: CITY OF MILFORD - SUSSEX COUNTY, DELAWARE
DATE: 2/16/16 NOT TO SCALE SHEET- S3



Minnich
Engineering & Land Planning
Designing Quality Not Quantity
250A Camden Wyoming Avenue
Camden, DE 19934
(302) 697-2239 Voice • (302) 697-2293 Fax

SEDIMENT & EROSION CONTROL DETAILS
BROOKSTONE TRACE SUBDIVISION



BROOKSTONE TRACE SUBDIVISION

SITUATE IN: CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

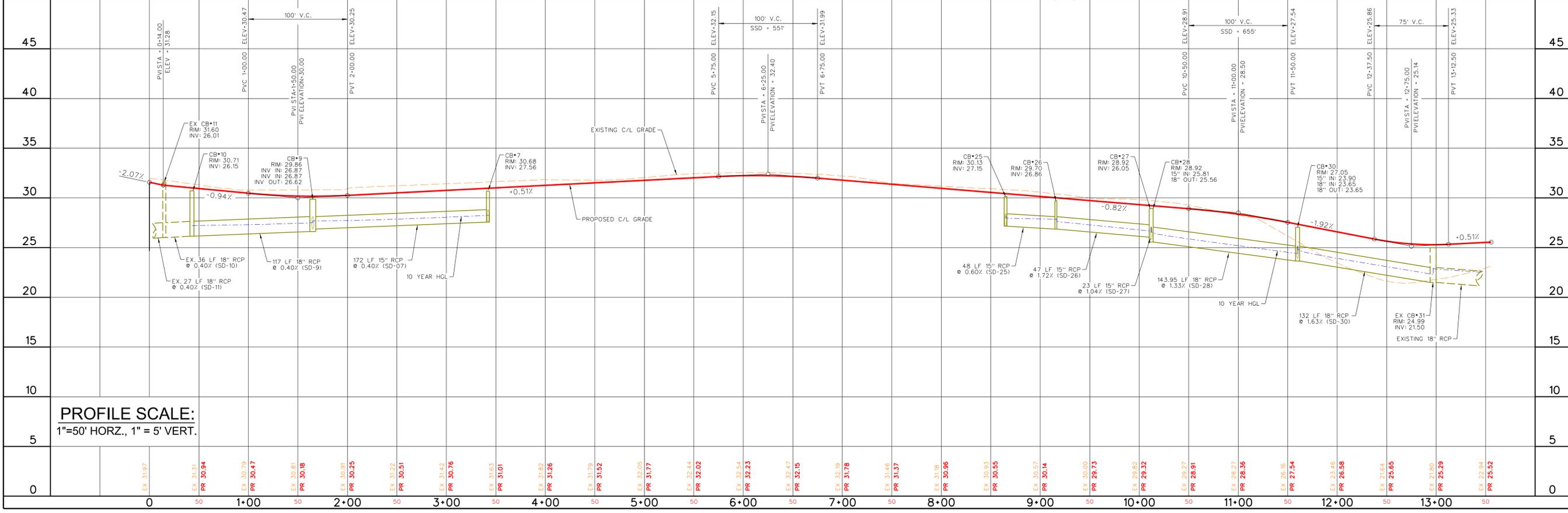
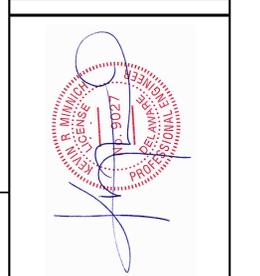
SCALE: 1" = 50'
DATE: 6/25/15

Minnich
Engineering & Land Planning
Designing Quality Not Quantity

250A Camden Wyoming Avenue
Camden, DE 19829
(302) 687-2299 Voice - (302) 687-2299 Fax

REVISIONS:
5-18 REVISED PER MILFORD PUBLIC WORKS COMMENTS
5-18 REVISED PER SDC COMMENTS
5-18 REVISED PER SDC COMMENTS

JOB NUMBER: 14-146

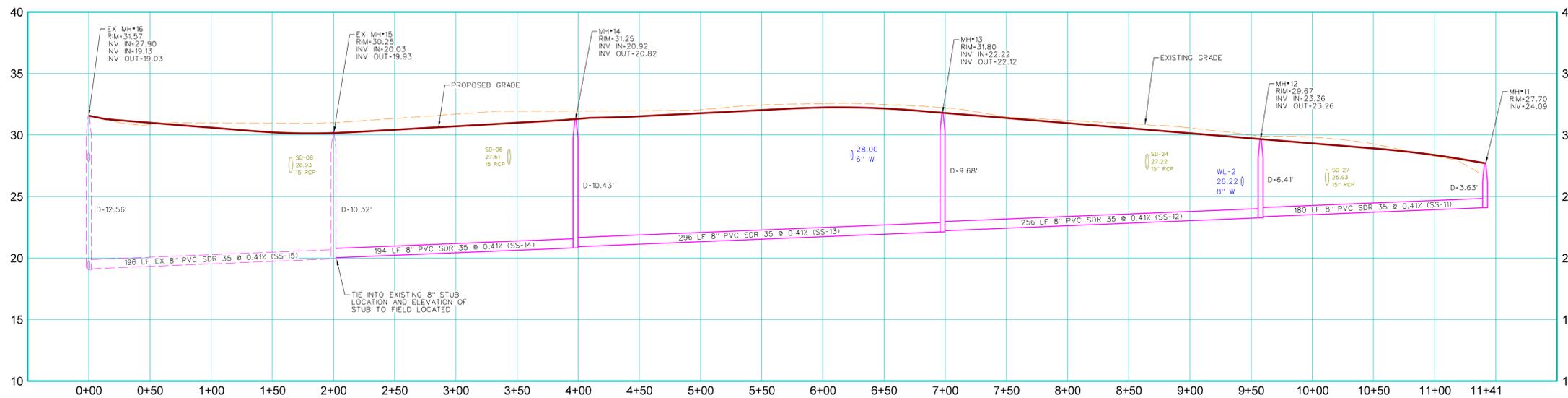


ROAD PLAN & PROFILE

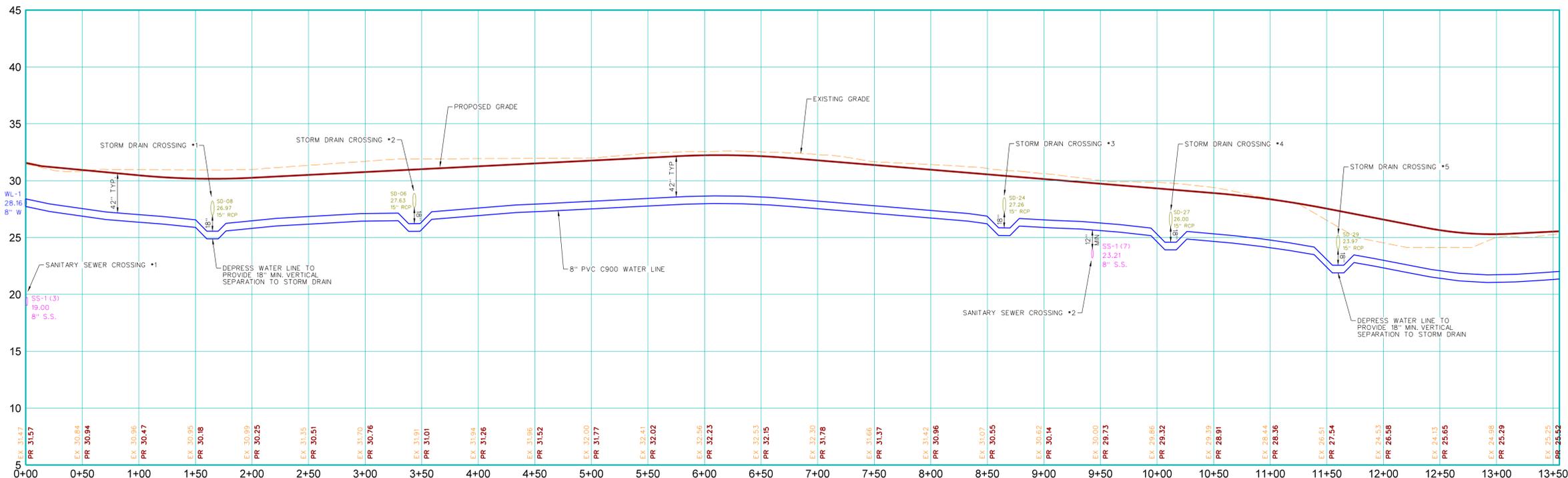
PEBBLEBROOK DRIVE

STATION 0+00 TO STATION 13+00

SHEET S4



PROFILE: EXISTING MH#11 TO EX MH#16
 SCALE: 1" = 50' HORIZ., 1" = 5' VERT.



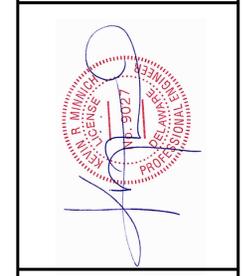
PEBBLEBROOK DRIVE WATERLINE PROFILE
 SCALE: 1" = 50' HORIZ., 1" = 5' VERT.

**BROOKSTONE TRACE
 SUBDIVISION**
 SITUATE IN: CITY OF MILFORD
 SUSSEX COUNTY, DELAWARE
 SCALE: 1" = 60'
 DATE: 02/16/2016

Minnich
 Engineering & Land Planning
 Designing Quality Not Quantity
 260A Camden Wyoming Avenue
 Camden, DE 19834
 (302) 687-2239 Voice • (302) 697-2283 Fax

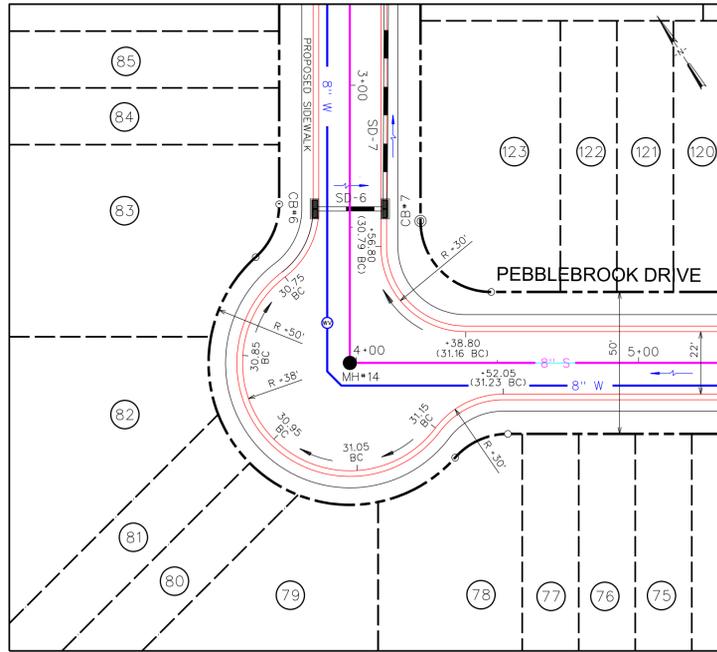
REVISIONS:
 5-9-18 REVISED PER MILFORD PUBLIC WORKS COMMENTS
 5-18-18 REVISED PER SCD COMMENTS

JOB NUMBER 14-146
 JOB NUMBER 14-146

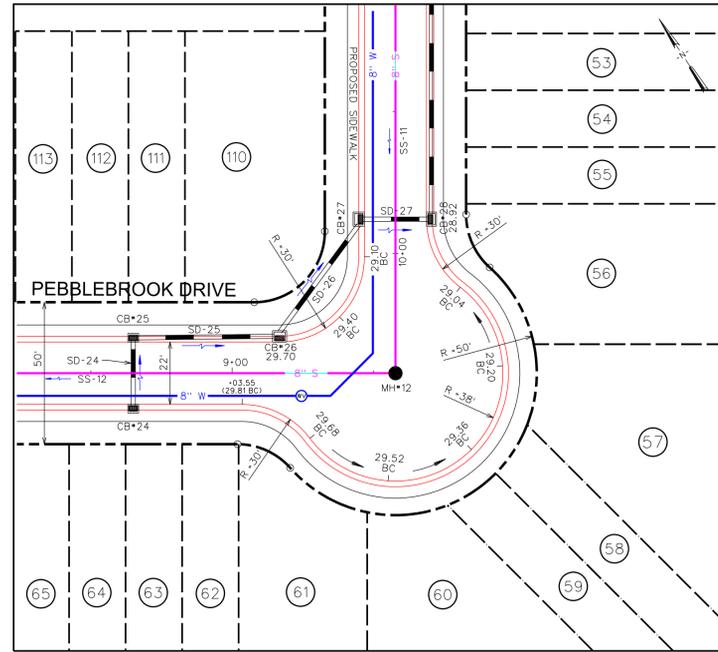


PHASE 2 - SANITARY SEWER & WATER PROFILES

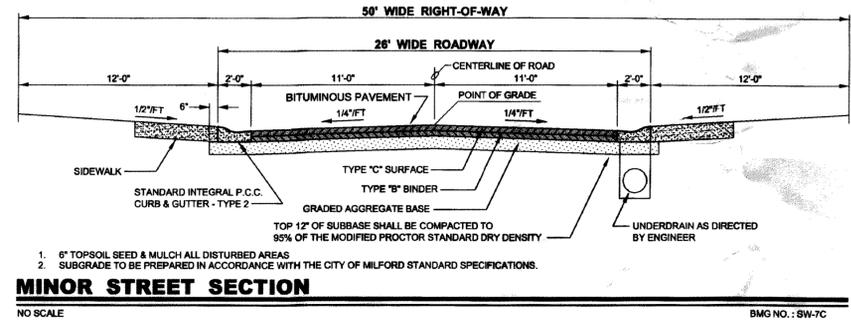
SHEET S5



PEBBLEBROOK KNUCKLE DETAIL
SCALE: 1" = 30'



PEBBLEBROOK KNUCKLE DETAIL
SCALE: 1" = 30'

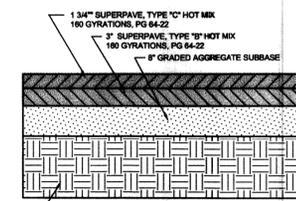


1. 6" TOPSOIL SEED & MULCH ALL DISTURBED AREAS.
2. SUBGRADE TO BE PREPARED IN ACCORDANCE WITH THE CITY OF MILFORD STANDARD SPECIFICATIONS.

MINOR STREET SECTION

NO SCALE

BMG NO.: SW-7C



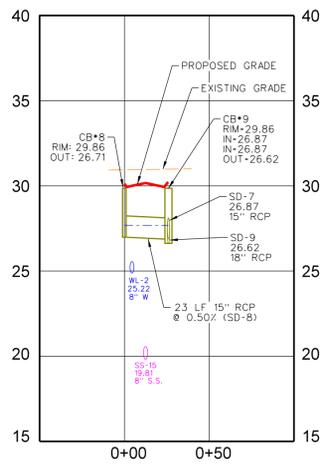
TOP 12" OF SUBGRADE SHALL BE COMPACTED TO 90% OF THE MODIFIED PROCTOR STANDARD DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST, ASTM D 1557

MINOR STREET PAVEMENT SECTION DETAIL

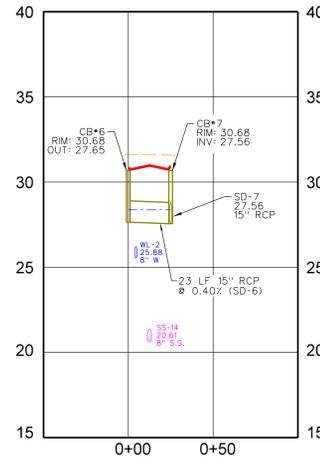
NO SCALE

DN: 274

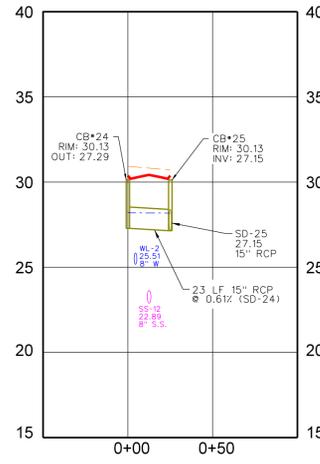
BMG NO.: SW-2C



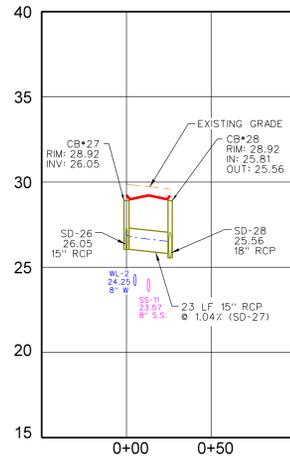
PROFILE: CB#8 TO CB#9
SCALE: VERT. 1" = 5'; HORIZ. 1" = 50'



PROFILE: CB#6 TO CB#7
SCALE: VERT. 1" = 5'; HORIZ. 1" = 50'



PROFILE: CB#24 TO CB#25
SCALE: VERT. 1" = 5'; HORIZ. 1" = 50'



PROFILE: CB#27 TO CB#28
SCALE: VERT. 1" = 5'; HORIZ. 1" = 50'



PROFILE: CB#29 TO CB#30
SCALE: VERT. 1" = 5'; HORIZ. 1" = 50'

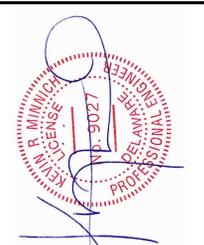
BROOKSTONE TRACE SUBDIVISION

SITUATE IN: CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

SCALE: 1" = 60' DATE: 02/16/2016



260A Camden Wyoming Avenue
Camden, DE 19834
(302) 687-2238 Voice - (302) 697-2283 Fax



STORM DRAIN PROFILES AND INTERSECTION DETAILS

DATA COLUMN

TAX MAP PARCEL NOS.
 1-30-3.00-77.01, 1-30-3.00-78.00, 1-30-3.00-80.02
 1-30-3.00-443.00 THRU 1-30-3.00-561.00

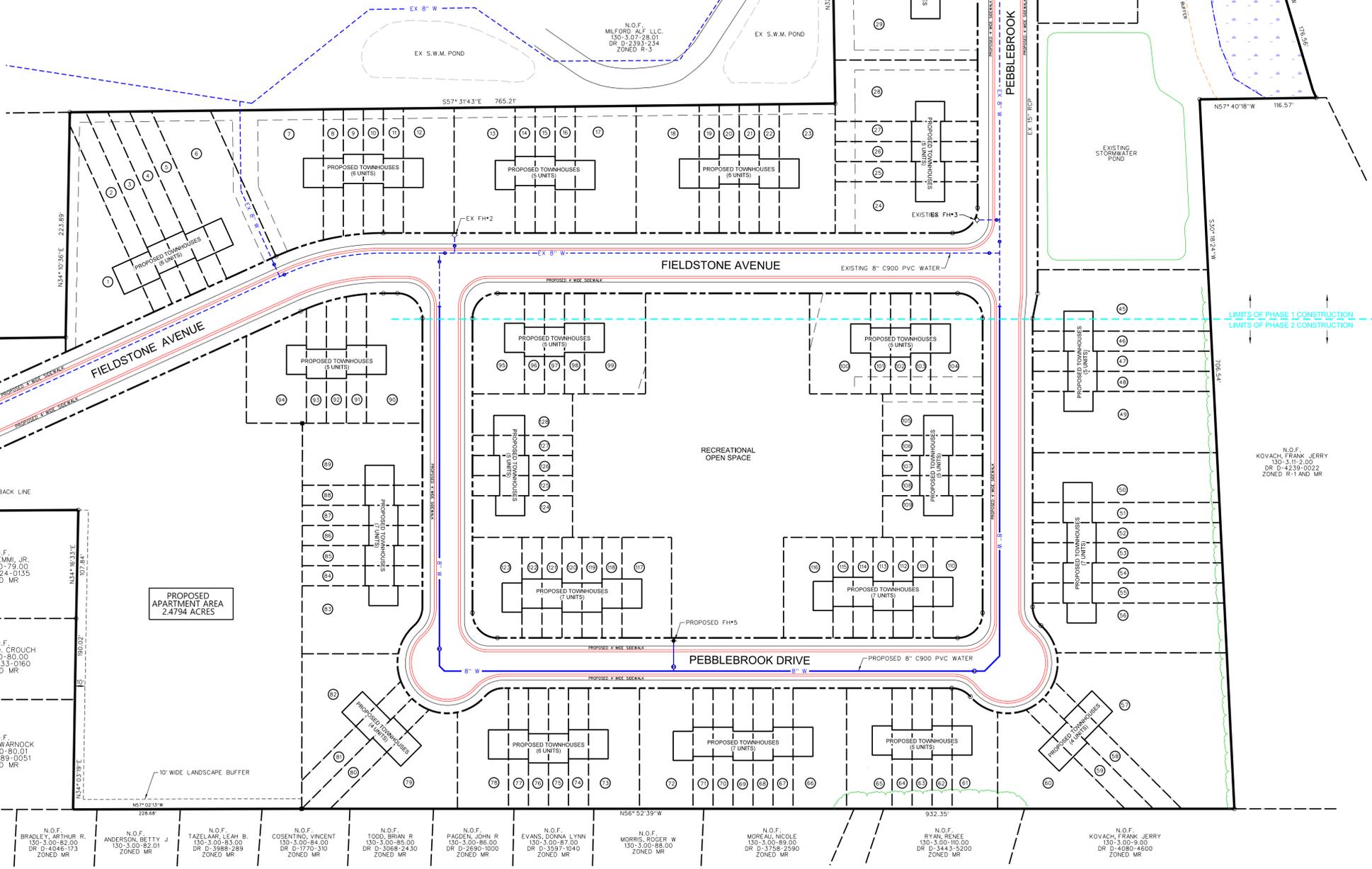
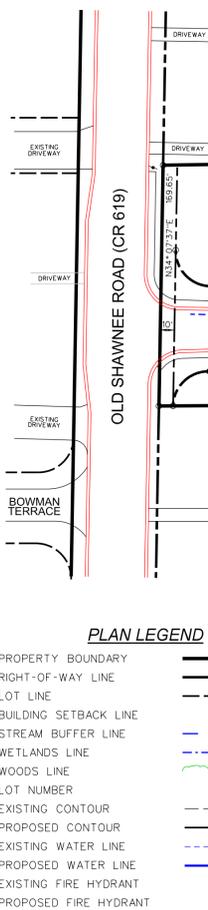
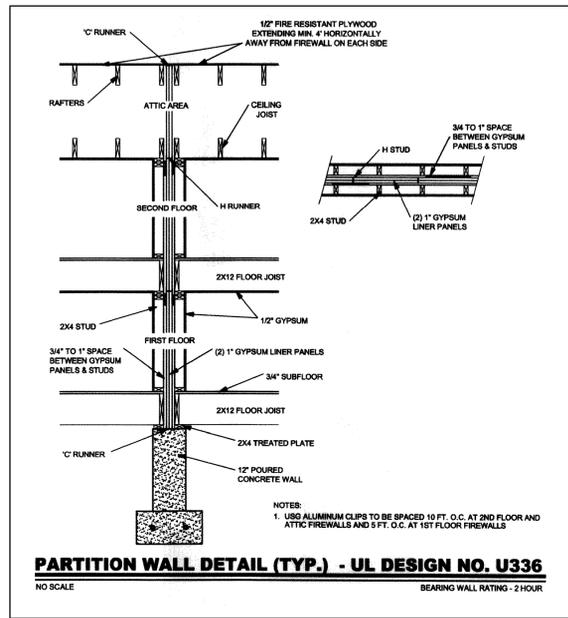
OWNER OF RECORD:
 MISPELLION REALTY, LLC
 715 S DUPONT BLVD
 MILFORD, DE 19963
 (302) 422-1850

SURVEY BENCHMARK:
 FOUND CONCRETE MONUMENT
 NORTHWEST CORNER OF PROPERTY
 NAVD 88 - ELEVATION 32.97

EXISTING ZONING: R-3 (CITY OF MILFORD)
 PROPOSED ZONING: R-3 (CITY OF MILFORD)
 EXISTING USE: PLANNED UNIT DEVELOPMENT
 PROPOSED USE: PLANNED UNIT DEVELOPMENT
 TOTAL SITE AREA: 23.3484 ACRES
 NUMBER OF TOWNHOUSES: 119 UNITS
 NUMBER OF GARDEN APARTMENTS: 24 UNITS
 FLOOR AREA RECREATION CENTER: 2,800 S.F.
 TOTAL UNITS: 143 UNITS
 SOURCE OF WATER: CITY OF MILFORD
 SOURCE OF SANITARY SEWER: CITY OF MILFORD
 SOURCE OF GAS: CHESAPEAKE UTILITIES
 SOURCE OF ELECTRIC: CITY OF MILFORD
 ESTIMATED NUMBER OF EDUS: 143
 VERTICAL DATUM: NAVD88
 HORIZONTAL DATUM: NAD83
 INVESTMENT LEVEL AREA: LEVEL 1
 CITY OF MILFORD APP NO: 11-156
 MAXIMUM BUILDING HEIGHT: 35 FEET
 CONSTRUCTION TYPE: TYPE V

GENERAL NOTES

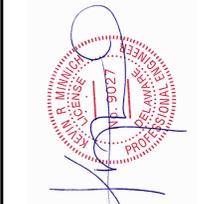
- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR(S) SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS OF CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE COMPLETED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH ALL THE STATE FIRE PREVENTION REGULATIONS.
- ALL TOWNHOUSES AND RECREATION CENTER BUILDING FOR THIS SUBDIVISION WILL NOT BE SPRINKLERED.
- BOTH OF THE APARTMENT BUILDINGS WILL BE PROTECTED WITH AUTOMATIC SPRINKLERS.
- THE TOWNHOUSE UNITS ARE TO BE SEPARATED WITH UL DESIGN NO. U336 PARTITION WALL AS PER DETAIL.



BROOKSTONE TRACE SUBDIVISION

SITUATE IN: CITY OF MILFORD
 SUSSEX COUNTY, DELAWARE

SCALE: 1" = 60'
 0 30 60 120
 DATE: 9/29/2017



TOWNHOUSE FIRE PROTECTION PLAN

SHEET S7

REVISIONS:
 5-9-18 REVISED PER MILFORD PUBLIC WORKS COMMENTS
 5-18-18 REVISED PER MILFORD PUBLIC WORKS COMMENTS
 JOB NUMBER: 14-146

JOB NUMBER: 14-146

GENERAL NOTES

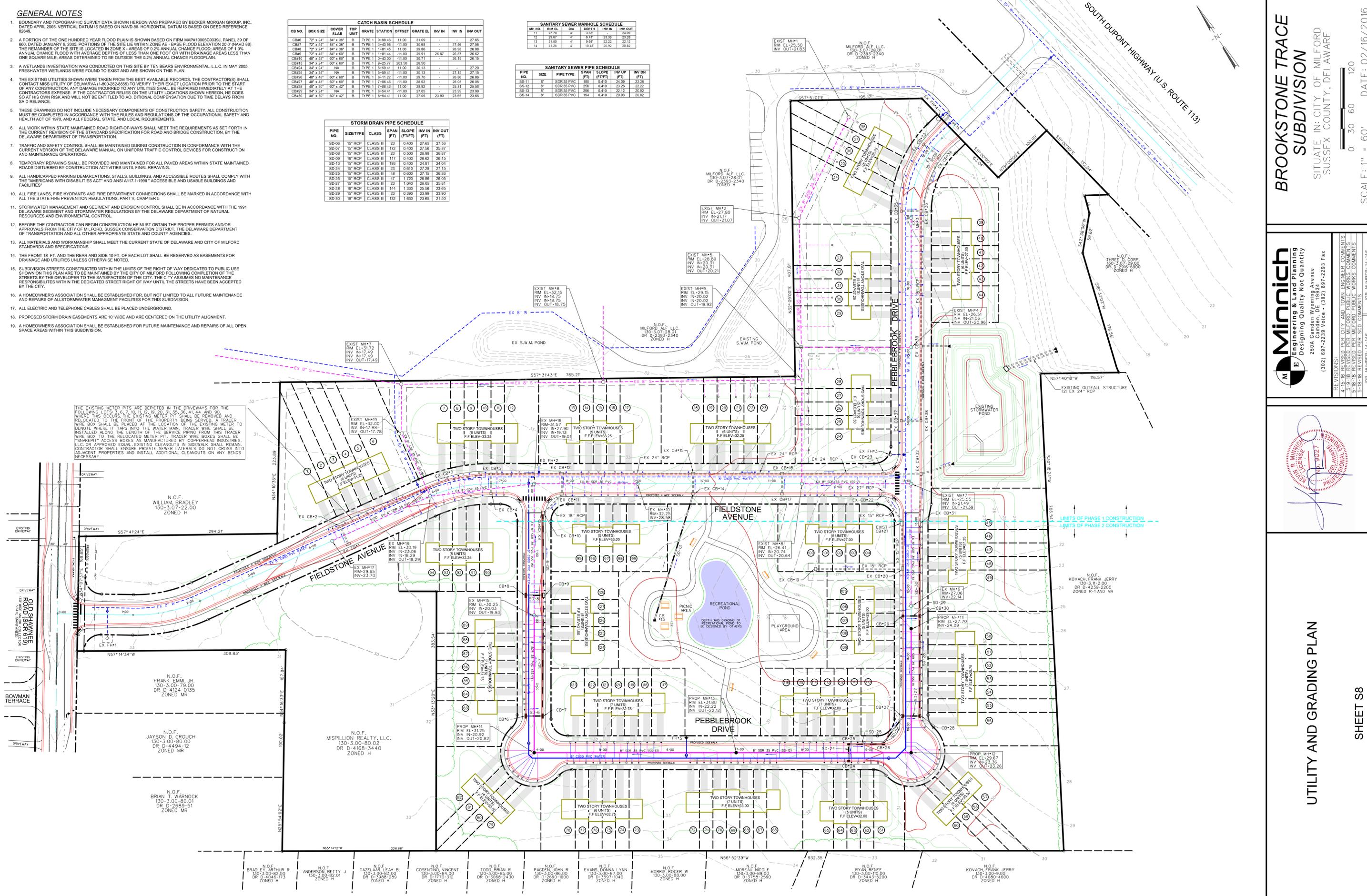
- BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, INC., DATED APRIL 2005. VERTICAL DATUM IS BASED ON NAVD 88. HORIZONTAL DATUM IS BASED ON DEED REFERENCE 0269A.
- A PORTION OF THE ONE HUNDRED YEAR FLOOD PLAN IS SHOWN BASED ON FIRM MAP#10005C0039J, PANEL 39 OF 660, DATED JANUARY 6, 2005. PORTIONS OF THE SITE LIE WITHIN ZONE AE - BASE FLOOD ELEVATION 20' 0" (NAV 88). THE REMAINDER OF THE SITE IS LOCATED IN ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1.0% ANNUAL CHANCE FLOOD WITH AN AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- A WETLANDS INVESTIGATION WAS CONDUCTED ON THIS SITE BY TEN BEARS ENVIRONMENTAL, L.L.C. IN MAY 2005. FRESHWATER WETLANDS WERE FOUND TO EXIST AND ARE SHOWN ON THIS PLAN.
- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTORS SHALL CONTACT MISS UTILITY OF DELAWARE (410-892-8555) TO VERIFY THE EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS OF CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE COMPLETED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- ALL WORK WITHIN STATE MAINTAINED ROAD RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT REVISION OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, BY THE DELAWARE DEPARTMENT OF TRANSPORTATION.
- TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.
- TEMPORARY PAVING SHALL BE PROVIDED AND MAINTAINED FOR ALL PAVED AREAS WITHIN STATE MAINTAINED ROADS DISTURBED BY CONSTRUCTION ACTIVITIES UNTIL FINAL PAVING.
- ALL HANDICAPPED PARKING DEMARCATIONS, STALLS, BUILDINGS, AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT" AND ANSI A117.1-1998 "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH ALL THE STATE FIRE PREVENTION REGULATIONS, PART I, CHAPTER 5.
- STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE 1991 DELAWARE SEDIMENT AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF MILFORD, SUSSEX CONSERVATION DISTRICT, THE DELAWARE DEPARTMENT OF TRANSPORTATION AND ALL OTHER APPROPRIATE STATE AND COUNTY AGENCIES.
- ALL MATERIALS AND WORKMANSHIP SHALL MEET THE CURRENT STATE OF DELAWARE AND CITY OF MILFORD STANDARDS AND SPECIFICATIONS.
- THE FRONT 18 FT. AND THE REAR AND SIDE 10 FT. OF EACH LOT SHALL BE RESERVED AS EASEMENTS FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT OF WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE CITY OF MILFORD FOLLOWING COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE CITY. THE CITY ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT OF WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE CITY.
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR, BUT NOT LIMITED TO ALL FUTURE MAINTENANCE AND REPAIRS OF ALL STORMWATER MANAGEMENT FACILITIES FOR THIS SUBDIVISION.
- ALL ELECTRIC AND TELEPHONE CABLES SHALL BE PLACED UNDERGROUND.
- PROPOSED STORM DRAIN EASEMENTS ARE 10' WIDE AND ARE CENTERED ON THE UTILITY ALIGNMENT.
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR FUTURE MAINTENANCE AND REPAIRS OF ALL OPEN SPACE AREAS WITHIN THIS SUBDIVISION.

CB NO.	BOX SIZE	COVER SLAB	TOP UNIT	GRATE	STATION	OFFSET	GRATE EL.	INV. IN	INV. IN	INV. OUT
CB#6	72" x 24"	84" x 36"	B	TYPE I	1+98.46	11.00	31.09	-	-	27.65
CB#7	72" x 24"	84" x 36"	B	TYPE I	1+43.56	-11.00	30.68	-	-	27.56
CB#8	72" x 24"	84" x 36"	B	TYPE I	1+81.45	-11.00	29.86	-	-	26.98
CB#9	72" x 48"	84" x 60"	B	TYPE I	1+81.44	-11.00	29.81	26.87	26.87	26.62
CB#10	48" x 48"	60" x 60"	B	TYPE I	1+43.00	-11.00	30.71	-	-	26.15
CB#11	34" x 24"	60" x 60"	B	TYPE I	1+25.77	20.50	38.50	-	-	27.20
CB#24	34" x 24"	NA	B	TYPE I	1+59.41	11.00	30.13	-	-	27.15
CB#25	34" x 24"	NA	B	TYPE I	1+59.41	-11.00	30.13	-	-	27.15
CB#26	48" x 48"	60" x 60"	B	TYPE I	1+11.22	-11.00	29.10	-	-	26.86
CB#27	48" x 48"	60" x 60"	B	TYPE I	1+06.46	-11.00	28.72	-	-	26.05
CB#28	48" x 30"	60" x 42"	B	TYPE I	1+06.46	11.00	28.92	-	-	25.81
CB#29	34" x 24"	NA	B	TYPE I	1+54.41	-11.00	27.50	-	-	23.99
CB#30	48" x 30"	60" x 42"	B	TYPE I	1+54.41	11.00	27.55	23.90	23.65	23.65

MH NO.	RM EL.	SDA	DEPTH	INV. IN	INV. OUT
11	27.70	4	3.63	24.09	24.09
12	26.07	4	6.41	23.36	23.28
13	31.80	4	9.89	22.22	22.12
14	31.25	4	12.47	20.92	20.82

PIPE NO.	SIZE	PIPE TYPE	SPAN (FT)	SLOPE (FT/FT)	INV. UP (FT)	INV. DN (FT)
SS-11	8"	SDR35 PVC	180	0.410	24.09	23.36
SS-12	8"	SDR35 PVC	296	0.410	23.22	22.22
SS-13	8"	SDR35 PVC	296	0.410	22.12	20.92
SS-14	8"	SDR35 PVC	194	0.410	20.92	20.82

PIPE NO.	SIZE/TYP	CLASS	SPAN (FT)	SLOPE (FT/FT)	INV. IN (FT)	INV. OUT (FT)
SD-06	15" RCP	CLASS II	23	0.400	27.65	27.56
SD-07	15" RCP	CLASS II	172	0.400	27.56	25.87
SD-08	15" RCP	CLASS II	23	0.500	26.98	26.87
SD-09	15" RCP	CLASS II	117	0.400	26.87	26.15
SD-10	15" RCP	CLASS II	23	0.610	27.29	27.15
SD-13	15" RCP	CLASS II	193	0.400	24.81	24.04
SD-24	15" RCP	CLASS II	23	0.610	27.29	27.15
SD-25	15" RCP	CLASS II	48	0.600	27.15	26.86
SD-26	15" RCP	CLASS II	47	1.720	26.86	26.05
SD-27	15" RCP	CLASS II	23	1.060	26.05	25.81
SD-28	18" RCP	CLASS II	144	1.330	25.56	23.65
SD-29	15" RCP	CLASS II	23	0.390	23.99	23.90
SD-30	18" RCP	CLASS II	132	1.630	23.65	21.50



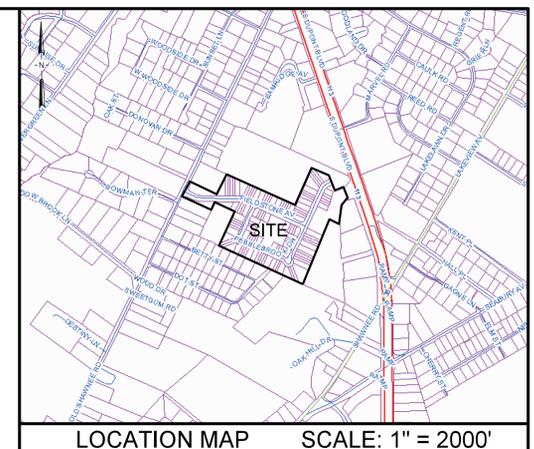
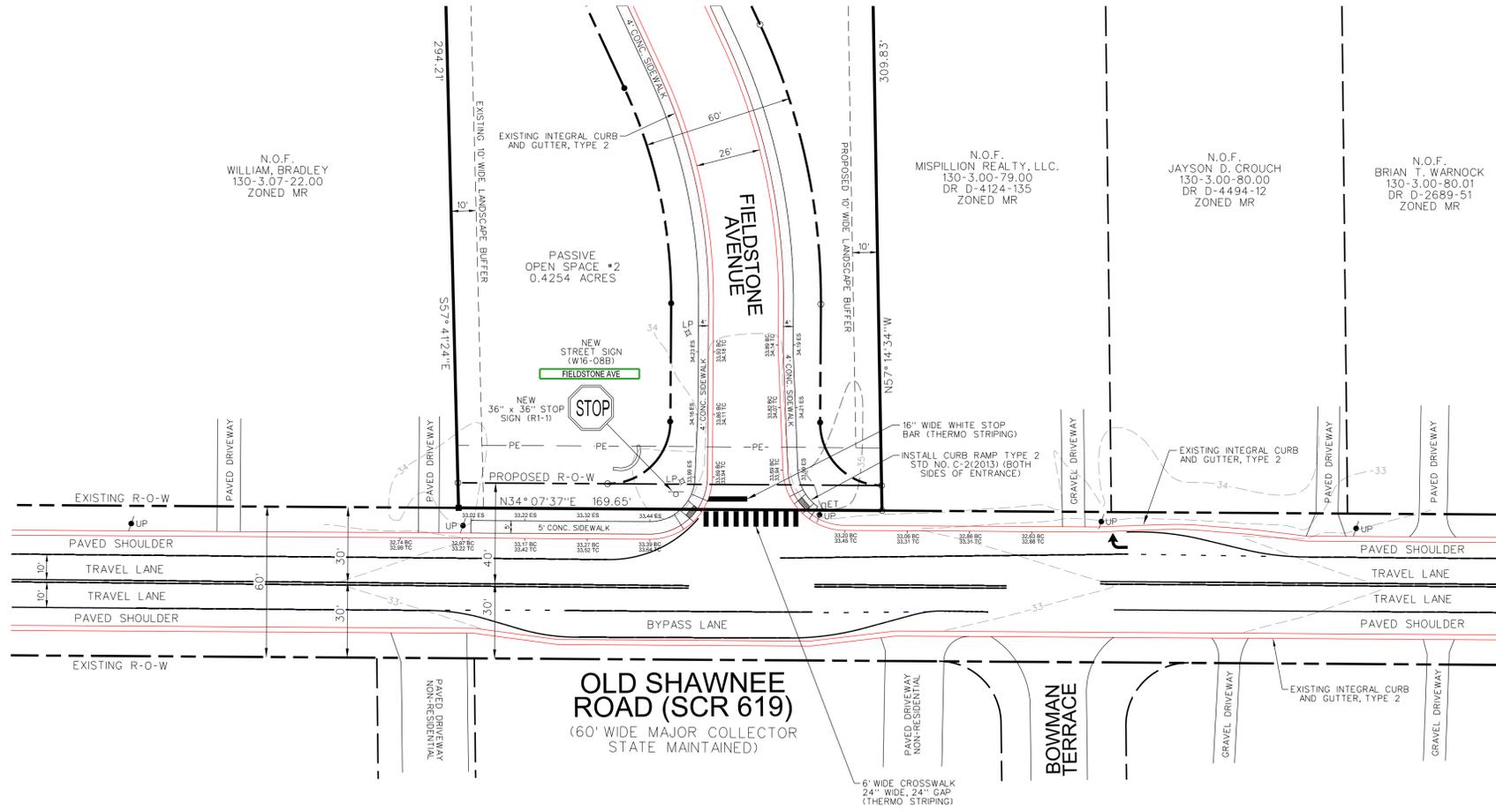
BROOKSTONE TRACE SUBDIVISION
 SITUATE IN: CITY OF MILFORD, SUSSEX COUNTY, DELAWARE
 SCALE: 1" = 60'
 DATE: 02/16/2016

Minnich Engineering & Land Planning
 Designing Quality Not Quantity
 260A Camden Wyoming Avenue
 Camden, DE 19834
 (302) 687-2238 Voice • (302) 687-2283 Fax
 JOB NUMBER 14-146

Professional Engineer Seal
 JERRY FRANK, P.E.
 No. 1007
 State of Delaware
 Professional Engineer

UTILITY AND GRADING PLAN
 SHEET S8

- The following notes shall appear on all Construction Plans:
- 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.
 - All materials and workmanship within the State of Delaware right-of-way shall be in accordance with current State of Delaware Department of Transportation Standard Specifications for Road and Bridge Construction, Supplemental Specifications, Standard Construction Details, Special Provisions and Design Guidance Memorandums.
 - All disturbed areas within the State right-of-way, but not in the pavement, shall be top-soiled (6" minimum), fertilized, seeded and mulched. If sod is used next to sidewalk or shared-use path, contractor shall grade topsoil adjacent to the sidewalk or shared-use path prior to placement of sod to ensure that sod is placed flush or just below edge of sidewalk or shared-use path to avoid water ponding on the sidewalk or shared-use path.
 - A 72-hour (minimum) notice shall be given to the DelDOT district permit supervisor prior to starting entrance construction.
 - Miss Utility of Delaware shall be notified three (3) consecutive working days prior to excavation, at 1-800-282-8555.
 - All signing, striping and maintenance of traffic is the contractor's responsibility and shall follow the guidelines shown in the Delaware Manual on Uniform Traffic Control Devices (DE MUTCD) for Streets and Highways (latest edition). The owner or maintenance corporation shall be responsible for maintenance of all signs installed as part of this project.
 - Plan location and dimensions shall be strictly adhered to unless otherwise directed by the DelDOT Inspector.
 - A copy of the up to date approved construction documents and DelDOT approval letters shall be maintained on the project site at all times and be available for inspection by DelDOT personnel.
 - Existing utilities are shown in accordance with the best available information. Completeness or correctness thereof is not guaranteed. It shall be the contractor's responsibility to contact the utility companies involved in order to secure the most accurate information available as to utility location and elevation. No construction around or adjacent to utilities shall begin without notifying their owners at least 48-hours in advance. The contractor shall take the necessary precautions to protect the existing utilities and maintain uninterrupted service and any damage done to them due to his/her negligence shall be immediately and completely repaired at the contractor's expense. To locate existing utilities in the field prior to construction, the contractor shall contact Miss Utility of Delaware (See Note #5).
 - Should utility relocation be required, the developer must submit a utility relocation plan for DelDOT review, along with correspondence from the utility companies stating preliminary approval to the relocation and design of the utilities prior to the DelDOT pre-construction meeting. No physical construction can occur until the utility plans are approved, the individual utility companies issue final approval, and a DelDOT utility permit is issued to the utility company.
 - 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. These disturbed areas shall be top-soiled (6" minimum), fertilized, seeded and mulched. Such actions shall be completed at DelDOT's discretion, and in conformance with DelDOT's "Shared-Use Path and/or Sidewalk Termination Policy".
 - DelDOT will not provide the respective local land use agency with a "no objection to the issuance of the Certificate of Occupancy notice" until the entrance(s) are completed to the satisfaction of the Department.
 - Design, fabrication and installation of all permanent signing shall be as outlined in the latest version of the DE MUTCD.
 - 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:
 - Epoxy resin paint shall be required for long line striping.
 - Thermo plastic (extruded or preformed material) will be required on Asphalt surfaces, for short line striping, i.e. symbols/legends.
 - Permanent pavement marking tape (per DelDOT approved materials list) will be required on Concrete surfaces, for short line striping, i.e. symbols/legends.
 - Removal of long line pavement striping shall be performed using: Shot, Sand or Hydro-Blasting
 - Breakaway posts shall be used when installing all signs. Reference DelDOT Standard Construction Detail T-15.
 - Maintenance of the streets within this subdivision will be the responsibility of the developer, the property owners within this subdivision, or both. The State of Delaware assumes no responsibility for the future maintenance of these streets.
 - The ends of all curbs shall be transitioned to be flush with the pavement at a ratio of twelve to one (12:1).
 - Maintenance of all landscaping shown on this plan will be the responsibility of the Developer, the Homeowners Association or both. The State assumes no responsibility for the future maintenance of the landscaping. DelDOT must review and approve any plantings proposed within the right of way prior to installation. If any plantings are planted without DelDOT's knowledge and/or approval, then DelDOT has the right to have the Developer remove the plantings, with all costs being paid for by the Developer.
 - Verify if any utilities will need to be relocated due to the addition of the shoulder. For clear zone purposes, all utilities are to be a minimum of 10-feet from the edge of travel lane and 5-feet from the edge of pavement. Any utility that does not meet this requirement shall be relocated.
 - All paving within the State of Delaware right-of-way is installed to the elevations shown and no ponding of water exists after paving is complete.
 - All storm drain piping designated as RCP is to be reinforced concrete pipe, meeting AASHTO M-170 specifications. See plans for specific class of pipe.
 - All proposed closed storm drain systems shall be video inspected, repaired as necessary and approved prior to the installation of final paving. If repairs are needed, the repaired pipe sections will need to be video inspected again before the repair can be approved.
 - Driveways will not be permitted to be placed at drainage inlet locations.
 - The developer and existing/future owner of non-state-maintained roadways shall ensure that the traffic control devices on said roadways open to public travel are in compliance with the latest version of the Delaware MUTCD.
 - For information on obtaining a Utility Permit in Sussex County contact M&O-South District-Public Works at (302) 853-1340.
 - For information on getting approval for proposed outdoor advertising in Sussex County contact M&O-South District-Public Works at (302) 853-1340.
 - All subgrade shall be compacted to 95% of the maximum standard T-99 dry density.



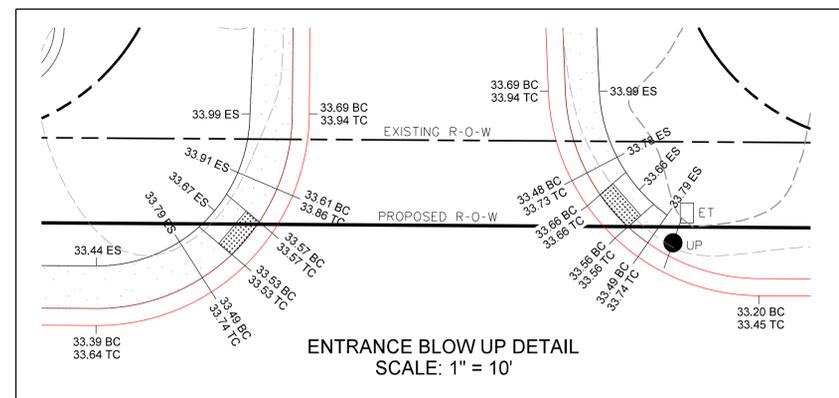
LOCATION MAP SCALE: 1" = 200'

DATA COLUMN

TAX MAP PARCEL NOS.	
1-30-3.00-77.01, 1-30-3.00-78.00, 1-30-3.00-80.02, 1-30-3.00-443.00 THRU 1-30-3.00-561.00	
OWNER OF RECORD:	
MISPILLION REALTY, LLC 715 S DUPONT BLVD MILFORD, DE 19963 (302) 422-1850	
SURVEY BENCHMARK:	
FOUND CONCRETE MONUMENT NORTHWEST CORNER OF PROPERTY NAVD 88 - ELEVATION 32.97	
EXISTING ZONING:	R-3 (CITY OF MILFORD)
PROPOSED ZONING:	R-3 (CITY OF MILFORD)
EXISTING USE:	PLANNED UNIT DEVELOPMENT
PROPOSED USE:	PLANNED UNIT DEVELOPMENT
TOTAL SITE AREA:	23.3484 ACRES
NUMBER OF TOWNHOUSES:	128 UNITS
NUMBER OF GARDEN APARTMENTS:	24 UNITS
TOTAL UNITS:	152 UNITS
TOTAL UNITS PER BUILDING:	12 UNITS
TOTAL AREA IN STREETS:	4.1398 ACRES
TOTAL AREA IN LOTS:	12.6337 ACRES (TOWNHOUSE)
DEDICATED R-O-W AREA:	0.0390 ACRES
AREA IN WETLANDS:	0.61 ACRES
NET DEVELOPMENT AREA:	(0.75)(23.3484-0.61)=17.05 AC
SITE DENSITY:	152 UNITS/17.05 ACRES =8.91 UNITS/ACRE
MINIMUM LOT AREA ALLOWED:	2,000 S.F.
ACTUAL MINIMUM LOT AREA:	2,000 S.F.
AVERAGE LOT AREA:	4,299 S.F.
OPEN SPACE REQUIRED:	60,800 S.F. (1.40 ACRES)
OPEN SPACE PROVIDED:	176,705 S.F. (4.06 ACRES)
RECREATIONAL OPEN SPACE REQUIRED:	30,400 S.F. (0.70 ACRES)
RECREATIONAL OPEN SPACE PROVIDED:	71,868 S.F. (1.65 ACRES)
TOTAL AREA OF S.W.M. AREA:	0.99 ACRES
SOURCE OF WATER:	CITY OF MILFORD
SOURCE OF SANITARY SEWER:	CITY OF MILFORD
SOURCE OF GAS:	CHESAPEAKE UTILITIES
SOURCE OF ELECTRIC:	CITY OF MILFORD
ESTIMATED NUMBER OF EDU'S:	152
VERTICAL DATUM:	NAVD88
HORIZONTAL DATUM:	NAD83
OLD SHAWNEE RD:	35 MPH POSTED SPEED LIMIT
SOUTH DUPONT HIGHWAY:	50 MPH POSTED SPEED LIMIT
INVESTMENT LEVEL AREA:	LEVEL 1

LEGEND

PROPERTY BOUNDARY	—
RIGHT-OF-WAY LINE	—
LOT LINE	—
BUILDING SETBACK LINE	—
STREAM BUFFER LINE	—
WETLANDS LINE	—
WOODS LINE	—
LOT NUMBER	(23)
EXISTING CONTOUR	-26
PROPOSED CONTOUR	-26
EXISTING STORM DRAIN	—
PROPOSED STORM DRAIN	—
EXISTING SANITARY SEWER	—
PROPOSED SANITARY SEWER	—
PROPOSED WATER LINE	—
EXISTING UTILITY POLE	—
EXISTING ROAD SIGN	—
EXISTING SPOT ELEVATION	26x27
PROPOSED SPOT ELEVATION	(26x27)
PROPOSED PARKING LIGHTING	—



ENTRANCE BLOW UP DETAIL
SCALE: 1" = 10'

ENGINEER CERTIFICATION

I, KEVIN R. MINNICH, HEREBY CERTIFY 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 AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

KEVIN R. MINNICH, P.E. 0027 DATE

Minnich
Engineering & Land Planning
Designing Quality Not Quantity
250A Camden Wyoming Avenue
Camden, DE 19834
(302) 697-2239 Voice • (302) 697-2293 Fax

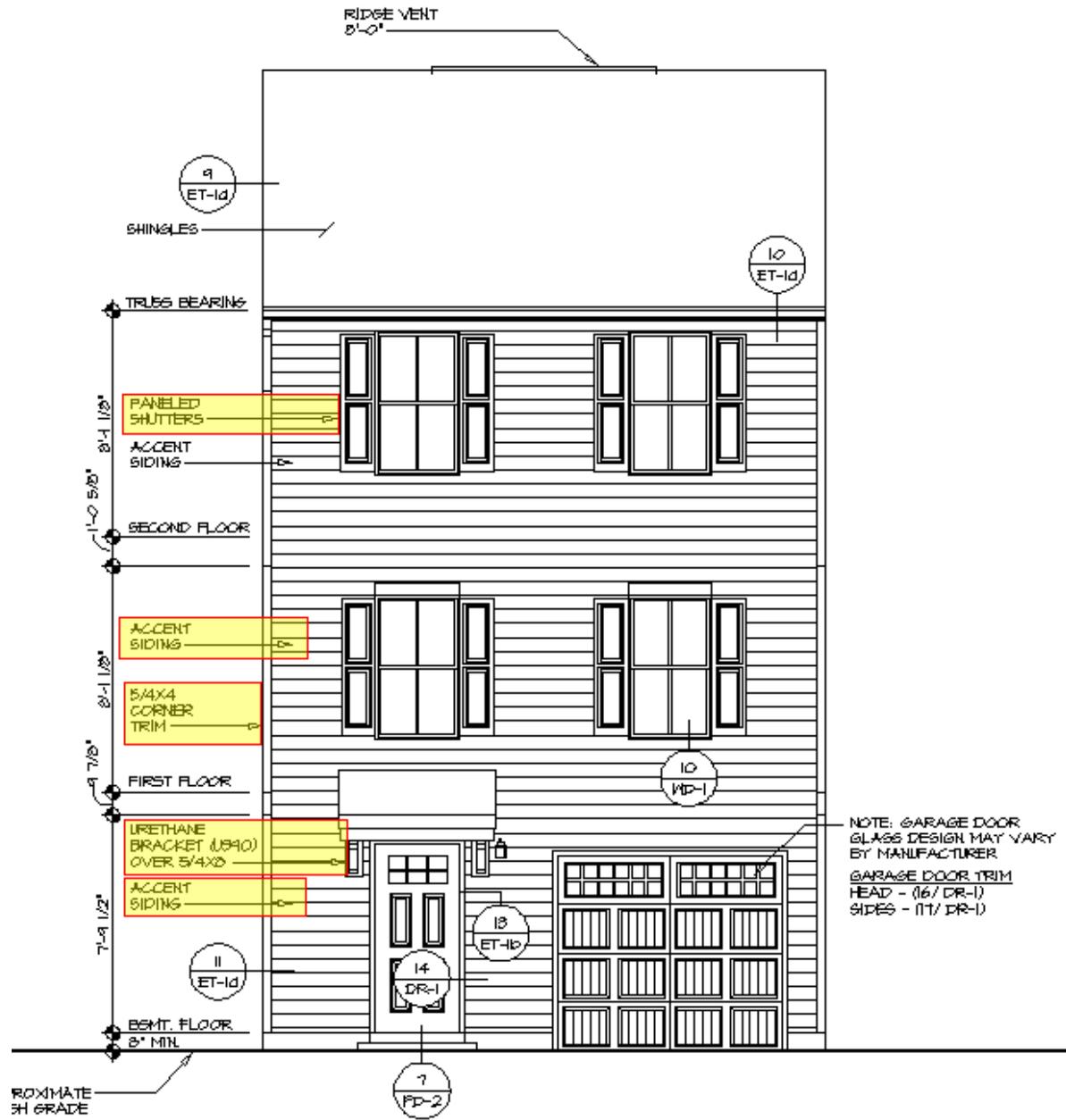
REVISIONS:

PROJECT NO: 14-146 DGN FILE: 14-146

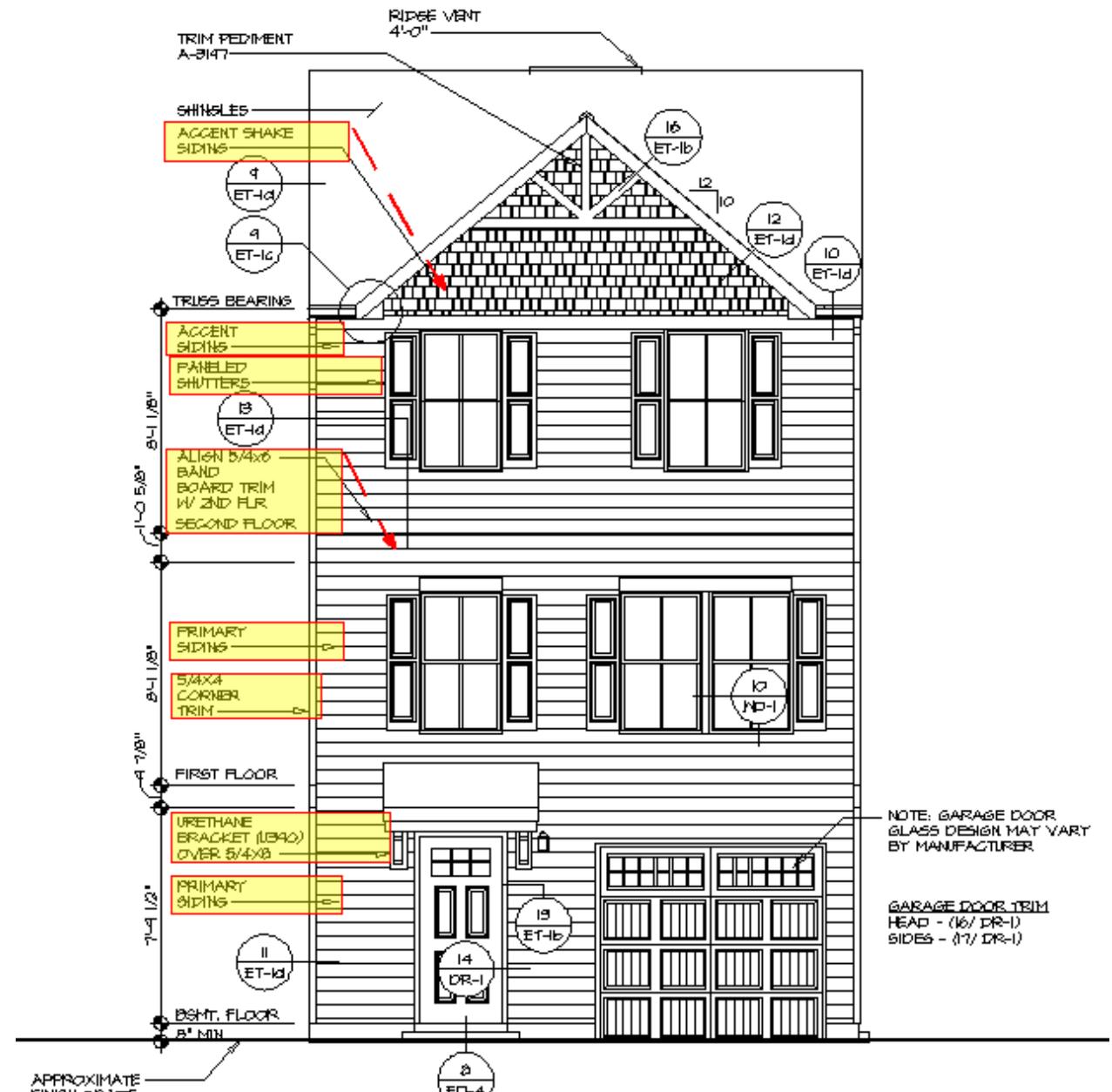
OFF-SITE IMPROVEMENT PLAN
BROOKSTONE TRACE
SUBDIVISION

SITUATE IN: CITY OF MILFORD - SUSSEX COUNTY, DELAWARE

DATE: 02-28-18 SCALE: 1" = 30' SHEET: S9



2
A-1 **FRONT ELEVATION "A"**
SCALE: 1/4" = 1'-0"
W/ BASEMENT LEVEL ENTRY "FTD"

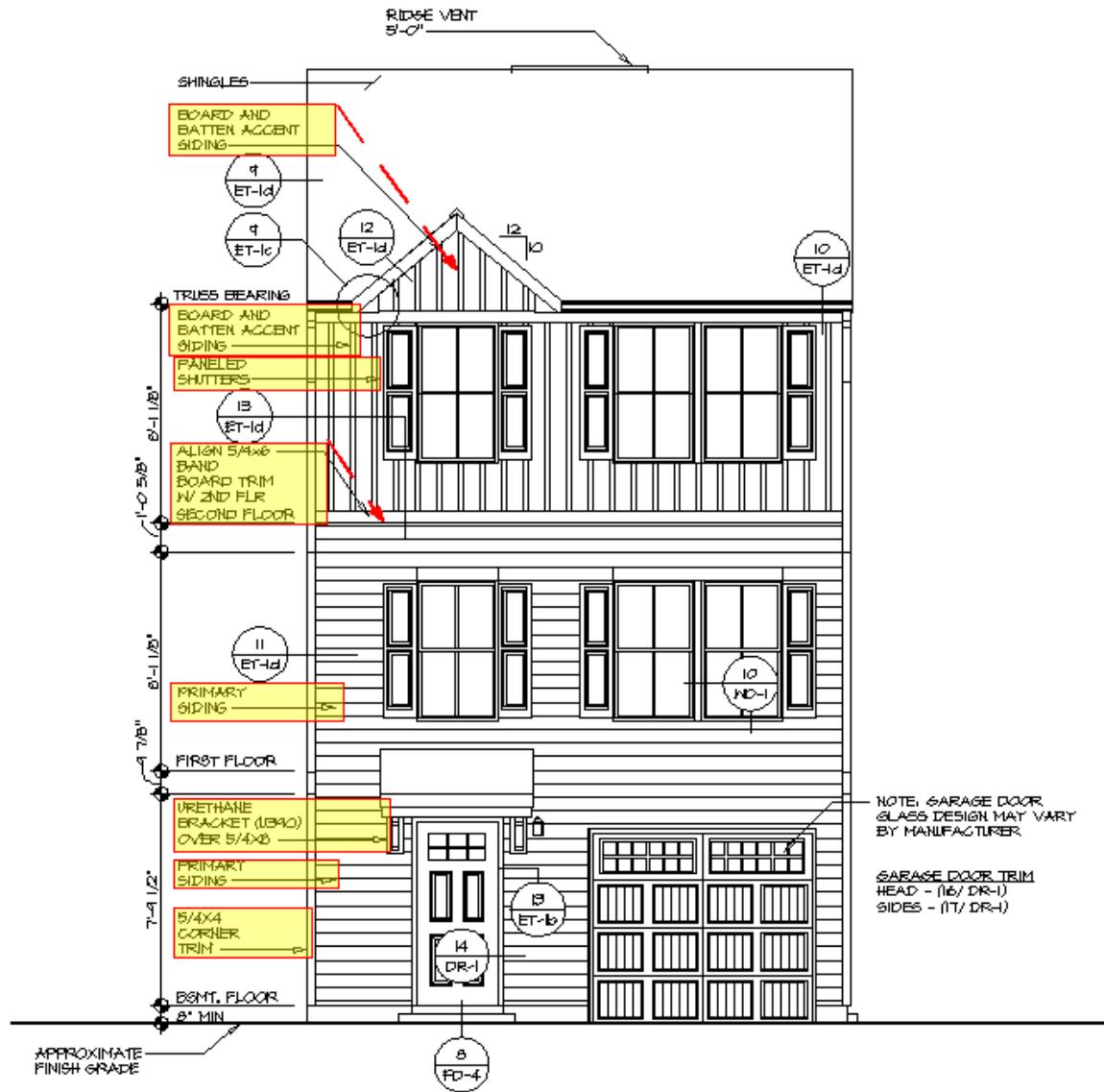


2
A-1 **FRONT ELEVATION "B"**
SCALE: 1/4" = 1'-0"
W/ BASEMENT LEVEL ENTRY "FTD"

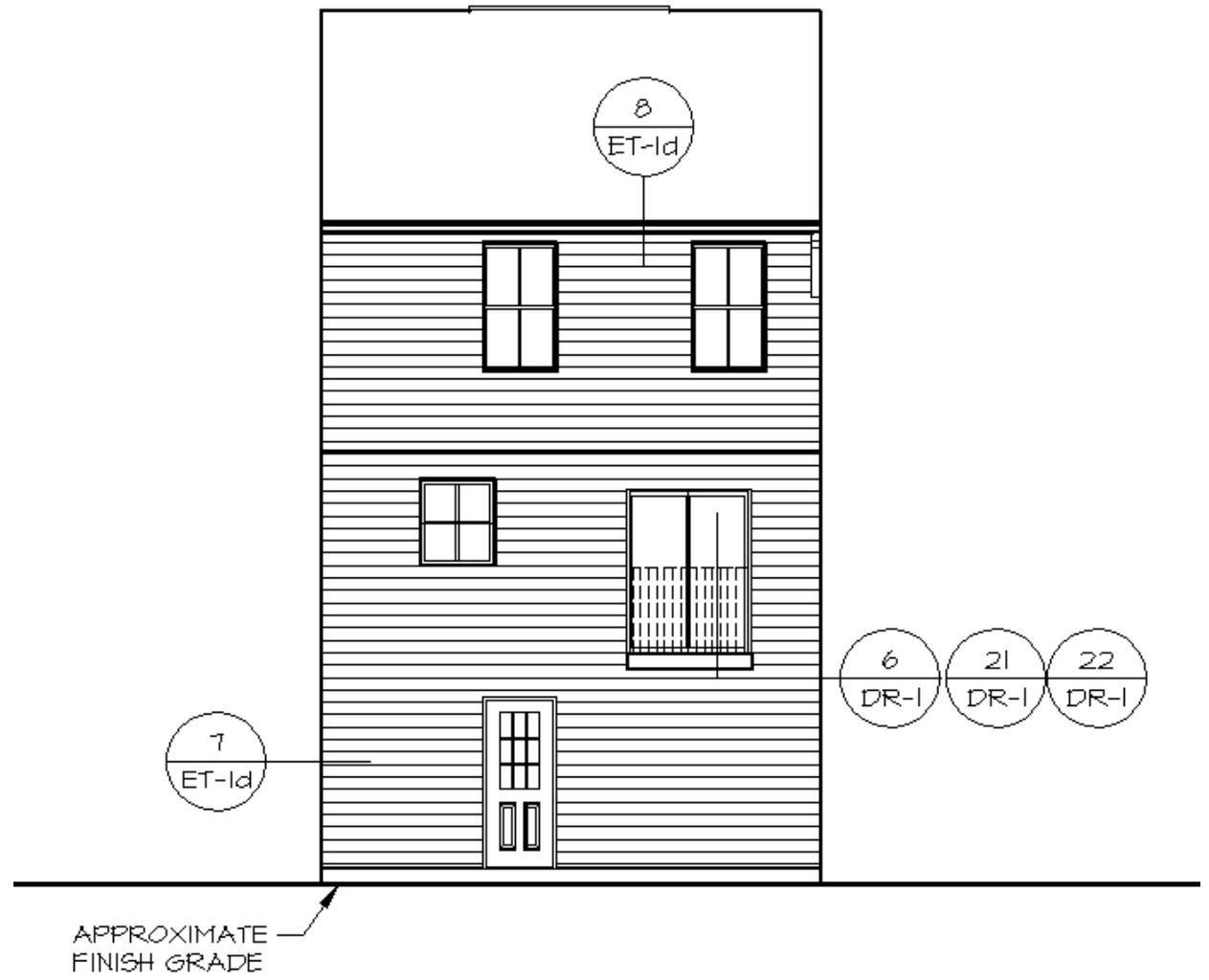
NOTE: GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER
GARAGE DOOR TRIM HEAD - (16/ DR-1) SIDES - (17/ DR-1)

NOTE: GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

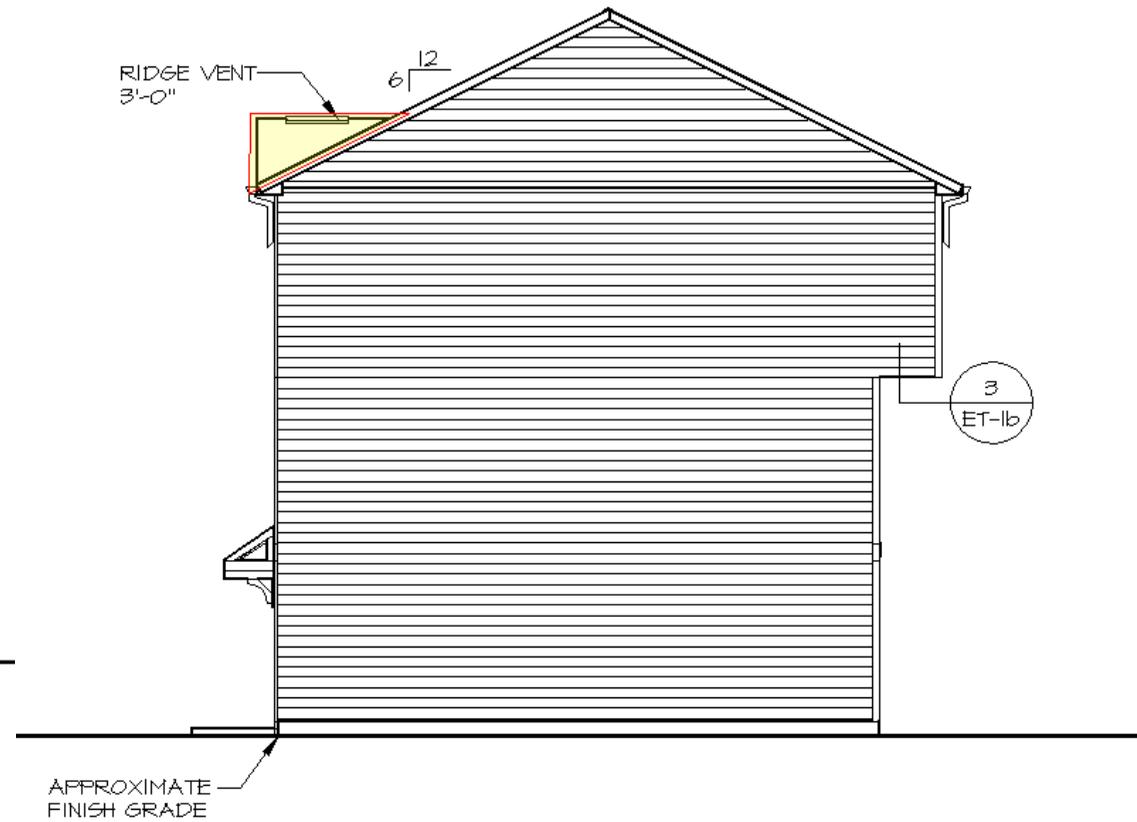
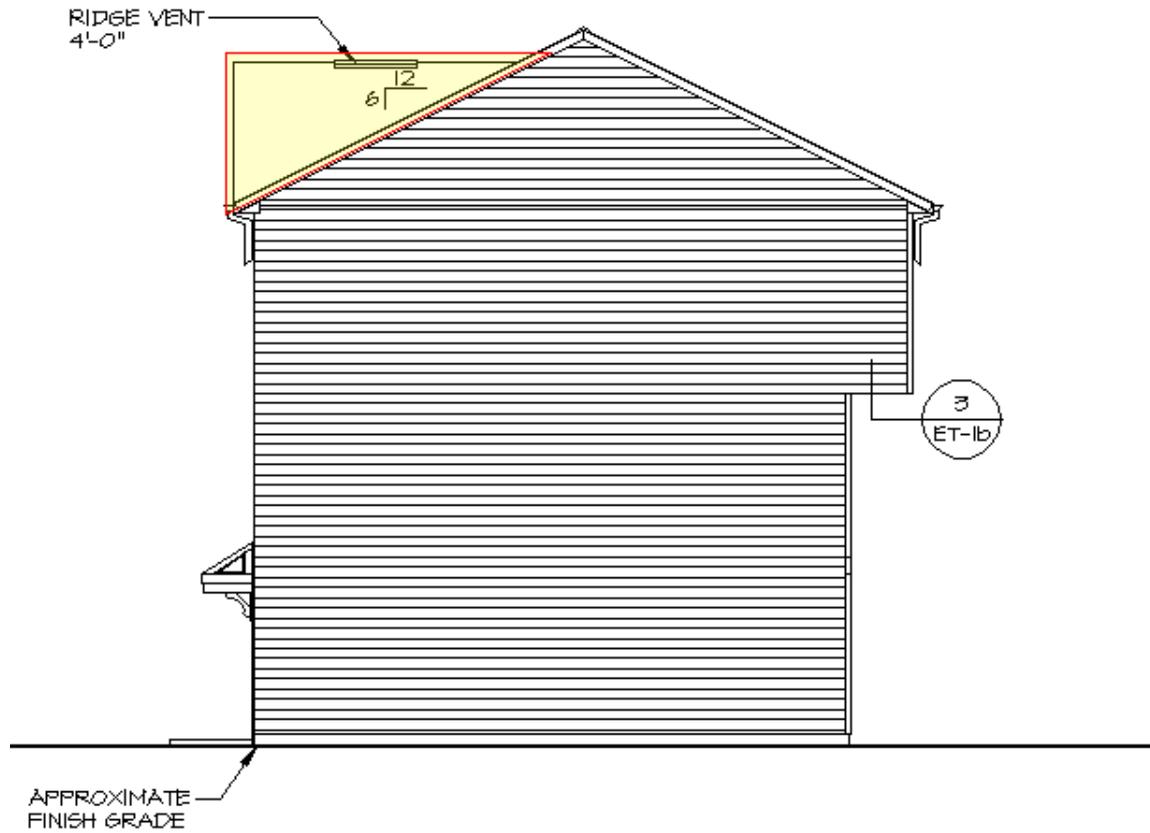
GARAGE DOOR TRIM HEAD - (16/ DR-1) SIDES - (17/ DR-1)



2
A-1 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"
W/ BASEMENT LEVEL ENTRY "FTD"



8
A-2 REAR ELEVATION
SCALE: 1/8" = 1'-0"
W/ BASEMENT LEVEL ENTRY "FTD"



2
A-2

RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

W/ ELEVATION B "ELB"
BASEMENT LEVEL ENTRY "FTD"

4
A-2

RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

W/ ELEVATION C "ELC"
BASEMENT LEVEL ENTRY "FTD"



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

JENNIFER COHAN
SECRETARY

March 27, 2018

Ms. Janelle Cornwell, Director
Sussex County Planning & Zoning Commission
Sussex County Administration Building
P.O. Box 417
Georgetown, Delaware 19947

**SUBJECT: Letter of No Objection to Recordation
Brookstone Trace**

Tax Parcel # 130-3.00-78.00, 130-3.00-78.00, 130-3.00-78.00
Old Shawnee Road (SCR619)
S. DuPont Blvd. (SCR113)
Milford, Cedar Creek Hundred, Sussex County

Dear Ms. Cornwell:

The Department of Transportation has reviewed the Site Plan, dated February 16, 2016 (signed by the Engineer on March 27, 2018), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

This letter does not authorize the commencement of entrance construction. Entrance plans shall be developed in accordance with DelDOT's [Development Coordination Manual](#) and submitted to the Development Coordination Section for review and approval.

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized.

Brookstone Trace
Ms. Janelle Cornwell
Page 2
March 27, 2018

There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DeIDOT has established that these enumerated transportation improvements are acceptable.

If I can be of any further assistance, please call me at (302) 760-2266.

Very truly yours,



Steve Sisson
Sussex County Subdivision Engineer
Development Coordination

cc: Rob Pierce, City of Milford, rpierce@milford-de.gov
James Masten, Mispillion Realty, LLC
Kevin Minnich, Minnich Engineering
William Kirsch, South District Entrance Permit Supervisor
Jessica L. Watson, Sussex Conservation District
Gemez W. Norwood, South District Public Work Manager
Jennifer Pinkerton, Chief Materials & Research Engineer
Peter Haag, Traffic Studies Manager
Linda Osiecki, Consistency Control Engineer
John Fiori, Bicycle Coordinator
Maria Andaya, Pedestrian Coordinator
Mark Galipo, Traffic Development Coordination Engineer
Evan Lallier, Maintenance Support Manager
Dan Thompson, Safety Officer North District
Joseph Ellis, Contech Manager
David Dooley, DTC Planner
James Kelley, JMT
Todd Sammons, Subdivision Engineer
Derek Sapp, Sussex County Reviewer



May 24, 2018

Mr. Kevin Minnich
Minnich Engineering
250 A Camden-Wyoming Ave
Camden, DE 19934

RE: Brookstone Trace – Revision

Dear Mr. Minnich:

A Sediment and Stormwater Management Plan has been reviewed for compliance with the Sediment and Stormwater Regulations and is approved with conditions (see attached). Enclosed herein please find a revision to the approved plans. Please retain a copy for your use, and provide the contractor with a copy to be retained onsite at all times. Failure to keep an approved plan onsite is a violation of the approved plan.

Approval of a Sediment and Stormwater Plan does not grant or imply a right to discharge stormwater runoff. The owner/developer is responsible for acquiring any and all agreements, easements, etc., necessary to comply with State drainage and other applicable laws.

This plan approval pertains to compliance with the *Delaware Sediment and Stormwater Regulations*. Please understand that the approval of this plan does not relieve you from complying with any and all federal, state, county, or municipal laws and regulations.

As of January 1, 2014, the Sussex Conservation District began collecting financial guarantees to ensure the construction of stormwater management practices is accomplished in accordance with the approved sediment and stormwater plan. Please refer to the SCD Policy on Bonds located on our website at Sussexconservation.org. If you have any questions concerning the aforementioned, please do not hesitate to call 302 856-7219.

Sincerely,

Jessica Watson
Jessica Watson
Program Manager

JW/kle

cc: Janelle Cornwell

CONDITIONS OF APPROVAL

NOTIFICATION

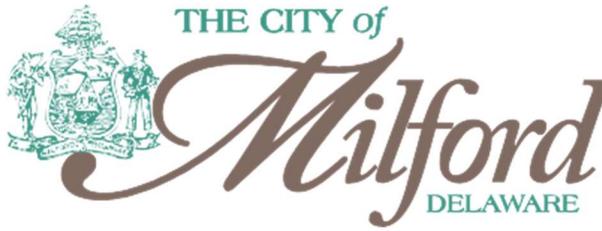
1. This revised plan does not extend or change the original sediment and stormwater plan approval date, which is valid for 5 years. If construction does not begin within five years of the original approval date, the approved plan will be considered to have expired, and must be resubmitted to the District for a new review. In addition, if work is not completed within the five-year timeframe, the District must be contacted and a request for an extension submitted. Depending on regulation changes, a new plan may need to be submitted to ensure that all stormwater management facilities are constructed to the most recent standards.
2. Submittal of the Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activities together with this approval of the detailed Sediment and Stormwater Plan provide this project with Federal permit coverage to be authorized to discharge storm water associated with construction activities. It is the owner's responsibility to ensure that permit coverage remains valid throughout construction by submitting the NOI fee annually as requested. The developer is responsible for weekly self-inspection reporting to be retained onsite.
3. Notify the Sussex Conservation District Sediment and Stormwater Management Section of your intent to begin construction in writing five (5) days prior to commencing. Failure to do so constitutes a violation of the approved plan.

CHANGES

4. This project is to be undertaken in accordance with the plans submitted and as approved. If changes are necessary at any time during the completion of the project, submit revised plans, prior to further construction, to the Sussex Conservation District Sediment and Stormwater Program for review and approval of the revision.
5. Should ownership change during the construction period, a revised plan must be submitted for approval showing the new owner's signature on the owner's certification. In addition, a Transfer of Authorization form must be submitted to DNREC to transfer Federal permit coverage to the new owner.

CONSTRUCTION AND CLOSEOUT

6. A pre-construction meeting must take place before any land disturbing activity begins. The meeting may take place on site and be attended by the owner, contractor, design consultant, Certified Construction Reviewer and Sussex Conservation District Sediment and Stormwater Program Construction Reviewer. The owner or the owner's designee shall contact the Sussex Conservation Construction Reviewer to schedule the pre-construction meeting.
7. Keep available onsite, during all phases of construction, a copy of the approved Sediment and Stormwater Management Plan.
8. Keep available onsite, during all phases of construction, copies of the Developers weekly self-inspection reports and/or the CCR Reports.
9. Any sediment transported off-site to roads or road rights-of-way including ditches shall be removed. Any damage to ditches shall be repaired and stabilized to original condition.
10. Grading shall not impair surface drainage, create an erosion hazard, or create a source of sediment to any adjacent watercourse or property owner.
11. Failure to implement the permanent stormwater management practices as mentioned herein constitutes a violation of the conditions of this plan approval; it may result in the suspension or revocation of building permits or grading permits issued by the local jurisdiction; and it may result in legal action by the DNREC to bring the site into compliance with the approved Sediment and Stormwater Management Plan and the *Delaware Sediment and Stormwater Regulations*.
12. The permanent stormwater management facility or facilities must be constructed and accepted by the Sussex Conservation District Sediment and Stormwater Program prior to final closeout of the project site. Post construction verification documentation of the stormwater management facility or facilities must be completed as soon as construction of the facility or facilities is complete so that any necessary modifications may be made during the construction period.



PUBLIC WORKS DEPARTMENT
180 Vickers Drive
Milford, Delaware 19963

PHONE: 302.422.1110
FAX: 302.422.1117
www.cityofmilford.com

May 16, 2018

Mispillion Realty, LLC
715 South Dupont Highway
Milford, Delaware 19963

Attn: James J. Masten

RE: **CONTINGENT APPROVAL-(REVISED)**
Final Major Subdivision Plans-Brookstone Trace Subdivision
Tax Parcel Number(s): 130-3.00-77.01, 78.00, 80.02 & 443.00 thru 561.00

Dear Mr. Masten:

The City of Milford has reviewed the above-referenced plans for Final Major Subdivision Approval submitted for the proposed revisions to the Brookstone Trace Subdivision and find them to meet the City standards for approval contingent upon addressing the following minor comments. Please revise accordingly and submit three (3) signed & sealed copies for the City plus any additional copies that you may wish to keep for your records. The minor comments to be addressed are as follows:

COMMENT No.	DRAWING No.	PROJECT REVIEW COMMENTS
1	General	Add the phasing line to sheets R-2, S-2 and S-7.
2	General	In your comment response to previous comment 30, it was stated that the storm drainage piping was lowered to avoid the utility conflict and need for concrete encasement of the crossing. Please provide an email or other documentation that Sussex Conservation District's approval is still valid with this revision.
3	General	The dates in the Title Block on Sheets S-2, S-5, S-6 & S-8 appear as 2/00/16. Please correct the dates on these sheets and any of the other drawings as needed.
4	General	Make the adjustments to the utility easements as needed for the electrical service layout to the Apartment site as denoted in the email sent on May 15, 2018.
5	S-4 & S-8	There is no sewer lateral connection and cleanout for Lot 1 and no water service and meter pit for Lot 2. Please confirm these are not already installed. If there are existing, add them to the plans. If they are not, show them as being added per these plans.
6	S-4 & S-8	The water meter pits for Lots 45 thru 49 and Lots 105 and 106 are not shown. Please depict these on sheets S-4 and S-8.

COMMENT NO.	DRAWING NO.	PROJECT REVIEW COMMENTS
7	S-4 & S-8	The sewer lateral connection in front of Lot 7 is installed under the existing catch basin EXCB#3. This lateral is actually for service to Lot 8 and will need to be replaced. Add a new lateral connection in front of Lot 8. The existing lateral connection on the main shall be capped as close to the main as possible. The lateral piping to the cleanout can be abandoned in place by capping at both ends and filling with flowable fill.
8	S-4 & S-8	We believe the sewer service connection for Lot 7 comes off sewer main SS-18, located in the utility easement to the west of the property. Please confirm and show this sewer lateral cleanout on the drawings.
9	S-4 & S-8	Water meter pits are depicted in the driveways on the following lots: 3, 6, 7, 10, 11, 12, 19, 20, 31, 35, 36, 41, 44 and 90. This may also be the case for the meter pits on Lots 45 thru 49, 105 and 106 but they are not shown on the drawings. Either mirror the driveways on these lots or make note that the meter pits are to be relocated out of the driveways and the tracer wire box installed per the note regarding the meter pits in front of the wrong lot.
10	S-8	Add the following to the end of the note regarding the existing meter pits and cleanouts: "Existing cleanouts in sidewalk shall remain. Contractor shall ensure private sewer laterals do not cross into adjacent properties and install additional cleanouts on any bends necessary."
11	S-8	The Title Block on Sheet S-8 denotes it as the "Utiiity and Grading Plan." Correct the spelling of Utility.

Once the Final Major Subdivision Plans have been approved and signed by the City, you or your Designated Representative is required to contact the City to schedule a Pre-Construction Meeting prior to beginning any construction activities.

Should you have any questions or wish to further discuss any of the comments, please feel free to contact us.

Thank you,



Erik F. Retzlaff, P.E.
City Engineer

cc: Rob Pierce, City of Milford (via email)
Kevin Minnich, Minnich Engineering and Land Planning (via email)

CITY OF MILFORD
PLANNING COMMISSION
Minutes of Meeting
February 20, 2018

The regular monthly meeting of the Milford Planning Commission was held in the Joseph Ronnie Rogers Council Chambers at Milford City Hall, 201 South Walnut Street, Milford, DE on Tuesday, February 20, 2018.

PRESIDING: Chairman Marvin Sharp

IN ATTENDANCE: Ed Holloway, Rae Mims, Andrew Fulton, Sara Pletcher, Raymond Lynch, Michael Boyle
Also: City Solicitor David N. Rutt, Esq., Planning & Economic Activities Coordinator Rob Pierce, Deputy City Clerk/Recording Secretary Christine Crouch

Chairman Sharp called the public hearing to order at 7:00 pm.

Coordinator Pierce read the Public Hearing procedures into the record.

The procedure of the public hearing at each Planning Commission meeting shall be as follows:

- a) The Chair calls the public hearing to order.
- b) The Chair calls on the City Planner or designee to read or explain the City's public hearing procedure.
- c) The Chair identifies the application by name and number.
- d) The Chair calls for the City Planner or designee to establish the hearing has been advertised as required by law and provides explanation of the application.
- e) The Chair calls for the applicant or their representative to present the application.
- f) The Chair accepts testimony from all those who favor the application.
- g) The Chair accepts testimony from all those who oppose the application.
- h) The Chair accepts testimony from all those who neither in favor nor opposed to the application, but wish to provide relevant information.
- i) During the receipt of testimony, individual Commissioners may interrupt the person speaking from time to time in order to ask questions of clarification, provided he/she receives permission from the Chair. Others may also wish to do so and will be given that opportunity after first receiving recognition from the Chair.
- j) Not more than one person may speak at a time.
- k) When everyone has had an opportunity to speak, the Chair declares the public hearing on the application closed.
- l) The Commissioners discuss the application based on the merits presented and the Chair will call for a motion.

ORDINANCE 2018-03

Misphillion Realty LLC for a Conditional Use Amendment to allow a Planned Unit Development and Preliminary Major Subdivision on 23.348+/- acres in an R-3 Zoning District. Property is located between Old Shawnee Road and S DuPont Blvd, Milford, Delaware. Present Use: Vacant Land; Proposed Use: Planned Unit Development (Brookstone Trace). Tax Map 1-30-3.00-80.02; 1-30-3.00-443.00 thru -561.00; 1-30-3.00-77.01; 1-30-3.00-78.00

Coordinator Pierce explained the Conditional Use and Preliminary Site Plan applications will be discussed together but voted on separately. The Preliminary Site Plan will be voted on later in the meeting when it is shown on the agenda under the regular meeting.

Coordinator Pierce referred to the Staff Report included in the packet, stating: The Townhouse development portion of the property was originally annexed into the City on November 28, 2005 as R-3 (Garden Apartment and Townhouse District).

City Council approved a Planned Unit Development Townhouse community consisting of 119 townhouses on September 25, 2006.

The applicant submitted a petition for annexation of 2.0 +/- acres adjacent to the recorded subdivision on October 17, 2014.

A Comprehensive Plan Map Amendment was approved by City Council on October 26, 2015, changing the Future Land Use from low density residential to moderate density residential.

City Council approved the annexation of the 2.0 +/- acres of R-3 (Garden Apartment and Townhouse District) on January 25, 2016.

The Planning Commission and City Council approved a revised Preliminary Major Subdivision/PUD and Preliminary Site Plan in May and June 2016. An extension of these preliminary approvals was granted by the Planning Commission and City Council in May 2017.

The amended Planned Unit Development would include 128 townhouse lots, and two (2) 5,600 sf apartment buildings containing 24 units, which is an increase in townhouse units and a decrease in apartment units from the preliminary approval granted in 2016. In addition, the applicant proposes to remove the community recreation building and replace with other recreational amenities.

Based on the information presented, the City of Milford Code and the Comprehensive Plan, Coordinator Pierce submits the following regarding the request for a revised Preliminary Major Subdivision/PUD approval:

Evaluation based on "Criteria for Planned Unit Residential Development" as provided in Chapter 230-48.1

Permitted Uses. Uses, accessory uses and signs permitted in any residential district shall be permitted in accordance with the additional requirement and provisions of the article. The proposed townhouse and garden apartment uses are permitted within the R-3 zoning district.

Minimum requirements, area and width. In a planned unit residential development, minimum lot area and width may be less than that required by the district regulations, except that no single-family lot shall be less than 4,000 square feet in area nor less than 40 feet in width. The width of the lot shall be between lot lines at the front building setback line as determined by the Planning Commission.

Under the R-3 zoning designation, the minimum lot size required for a townhouse is 2,000 square feet and there is no minimum lot width requirement. The minimum lot size for garden apartment projects is one (1) acre with a minimum of 2,500 square feet of lot area for each unit.

The smallest townhouse lot provided within the development is 2,000 square feet and the smallest lot width is 20 feet. The garden apartment parcel is 2.4794 acres in area with an average of 4,500 square feet for each unit.

Density. A planned unit residential development is not intended to increase density, but to allow flexibility in the design of the number of dwelling units permitted. If a parcel or parcels have more than one zoning classification, the total permitted density may be located throughout the parcel or parcels. The total permitted density shall be determined by dividing the net development area by the minimum lot area per dwelling unit required by the zoning district in which the land is located. Net development area shall be determined by subtracting 25% of the gross area. Gross area shall not include any wetlands, floodway or similar area not suitable for building as determined by the Planning Commission.

R-3 Garden Apartments permits 16 units/acre. R-3 Townhouses permits 12 units/acre. The actual density provided within the proposed subdivision is 6.51 units/acre. The previously approved planned unit development (townhouse only) arrangement has a density of 5.57 units/acre.

Other requirements. Off-street parking, parking beneath buildings, front, side and rear setbacks, landscaping and buffering, lot coverage, number of units per building and building separation shall be as determined by the Planning Commission. Maximum height shall not exceed 48 feet and four stories maximum.

The application meets or exceeds the requirements of Chapter 230 Zoning, R-3 Garden Apartment and Townhouse District for the building height, building separation distance, number of units, parking requirements, and lot coverage. The multifamily area will meet the requirement for landscaping and buffering.

The front, side and rear setbacks provided for the townhouse portion have changed from the original plan approval and are provided on the record plan sheets. The revisions have provided greater distance from the front and side property lines to alleviate concerns regarding off-street

parking, intersection site distances and building separation distances. The proposed setbacks are as shown for the Garden Apartment parcel.

Neighborhood Commercial. No neighborhood commercial is proposed.

A minimum of 400 square feet per unit shall be designated as open space subject to the recreational use. Recreational use requirement – 50% of the required open space shall be set aside for recreation use.

With a total of 152 dwelling units, the project requires 1.40 acres of open space of which 0.70 acres must be designated recreational open space. The development provides 4.06 acres of open space of which 1.65 acres are designated as recreational open space. The recreational open space includes a walking path, park benches, picnic tables and a play area.

The following comments must be addressed prior to final major subdivision approval;

- Final Major Subdivision Plan approval will require approvals or no objection letters from DelDOT, State Fire Marshal's Office, Sussex Conservation District, DNREC and DHSS;
- Applicant must address remaining Preliminary Major Subdivision and Site Plan review comments (copy of which is included in the packet);
- Applicant must obtain final approval of engineering plans from the City Engineer.

The Townhouse development portion of the property was originally annexed into the City on November 28, 2005 as R-3 (Garden Apartment and Townhouse District).

City Council approved a Planned Unit Development Townhouse community consisting of 119 townhouses on September 25, 2006.

The applicant submitted a petition for annexation of 2.0 +/- acres adjacent to the recorded subdivision on October 17, 2014.

A Comprehensive Plan Map Amendment was approved by City Council on October 26, 2015, changing the Future Land Use from low density residential to moderate density residential.

City Council approved the annexation of the 2.0 +/- acres as R-3 on January 25, 2016.

The Site includes the 2.0 +/- acre parcel that was annexed in 2016 along with portions of an open space parcel within the existing recorded Brookstone Trace subdivision.

The Preliminary Site Plan includes two (2) three-story, 5,600 square foot apartment buildings containing twelve (12) units each, for a total of twenty-four (24) units.

The project includes two (2) accessory buildings which will provide sixteen (16) private garages for the residences of the apartment complex.

Based on the information presented, the City of Milford Code and the Comprehensive Plan, staff submits the following regarding the request for Preliminary Site Plan approval:

The Preliminary Site Plan is subject to the approval of the revised Preliminary Major Subdivision and Planned Unit Development applications.

Although the application is part of a Planned Unit Development, the design meets or exceeds the requirements of Chapter 230 Zoning for the building height, building separation distance, number of units, parking requirements, lot coverage, landscaping and buffering.

The Multifamily site will have access to the recreational open space amenities provided for the overall subdivision.

The following comments must be addressed prior to final site plan approval:

- Final Site Plan approval cannot be granted until the revised major subdivision plans for Brookstone Trace are approved by the City;
- Final Site Plan approval will require approvals or no objection letters from DelDOT, State Fire Marshal's Office, Sussex Conservation District, DNREC and DHSS;
- Applicant must address Preliminary Site Plan and Major Subdivision plan review comments dated January 5, 2018 (a copy is provided in the packet);
- Applicant must obtain final approval of engineering plans from the City Engineer.

Mr. Jamie Masten, the property owner, introduced himself explaining the project has gone back and forth with what the developer would like done and in latest revision there are a couple builders interested and these changes are due to parking requirements of the Fire Marshall.

While the original plans called for a club house and pool, the current builders feel that is not feasible due to the increased HOA fees it would create therefore they are removing those amenities and providing an ornamental pond and walking trail.

The lot width change from 24' to 20' is also builder driven. He stated Fieldstone Ave will remain as originally planned because the infrastructure in that area is already installed, including the streets.

Mr. Masten stated Fire Marshall, DelDOT and Soil Conservation District approvals have been applied for. DelDOT is requesting a sidewalk along Old Shawnee Road. Mr. Boyle confirmed there are sidewalks within the subdivision.

Mr. Boyle also confirmed the parking was calculated and provided at 2.5 spaces per unit.

Chairman Sharp called for public comment.

Lori Turner of 6027 Old Shawnee Road confirmed there will be a buffer between the apartment buildings and existing housing. Coordinator Pierce explained there is a 10' tree landscaped buffer provided. When asked how far from the corner can the apartments can be built, Coordinator Pierce stated what she is referring to are townhouses that will face the interior street, backing to the Heritage. Ms. Turner questioned whether the townhouses will be upper end however Coordinator Pierce explained that is market driven. Solicitor Rutt added the City

Planning Commission and Council cannot dictate how expensive the structures must be. The zoning of the property dictates the size of the structures, how many can be placed on the property and setbacks. Ms. Turner explained the original developer said the development would be, so she is asking this developer. Solicitor Rutt stated the Commission and audience can only review what has been provided for the record. Ms. Turner is concerned with the speed and traffic on Old Shawnee Road and questioned why the speed limit is not 25 mph when there is a school and church on the road. Coordinator Pierce explained Old Shawnee Road is a state maintained road, therefore the City does not have jurisdiction on the speed limit however he is more than happy to help facilitate a conversation between Ms. Turner and DelDOT regarding the issue.

John Pellegrino of 6013 Old Shawnee Road asked who will maintain the pond and grass cutting of the open space. Mr. Masten replied the HOA will maintain the pond, stormwater pond and all open space. Mr. Pellegrino felt a 20' wide lot is too small for a dwelling. When asked how many apartments are being requested, Coordinator Pierce replied 24 apartment units total with 16 covered parking spaces. The buildings will be three stories and all parking is above ground. The parking does meet the code.

Roxanna Pellegrino of 6013 Old Shawnee Road stated she is very opposed to the application because it is too many units. Heaven forbid there is a fire because she doubts a fire truck would be able to get in there in time. This plan is taking the play area away from the kids and they will have to play in the streets. Ms. Pletcher pointed out there is a play area provided. Ms. Pellegrino stated the previous owner of the property stated this would be a 55+ community and now this plan is insulting to her. She would like to keep the peace and quiet of the area so she can lay her head down at night and know the children are safe. Now it will be noisy and we don't know who the property will be sold to.

Hearing no further comments, Chairman Sharp closed the public hearing.

Mr. Boyle noted there is one parking space short of meeting the code. Coordinator Pierce explained that is an error on the plans and has been confirmed that the parking does meet code. The error will be corrected prior to final approvals.

Mr. Fulton moved to recommend approval of Ordinance 2018-03 as presented, seconded by Ms. Pletcher. Motion carried following a poll of the commission.

ORDINANCE 2018-04

Greater Milford Development Co LLC for a Conditional Use to allow a hotel on 1.86+/- acres in a C-3 Zoning District. Property is located on Silicato Parkway, approximately 900 feet south of NE Tenth Street intersection, Milford, Delaware. Present Use: Vacant Land; Proposed Use: Hotel (Microtel).

Tax Map MD-16-174.15-01-01.04

Coordinator Pierce referred to the Staff Report included in the packet, stating:

The subject parcel is Lot 4 of the Silicato-Wood Commercial Development, which was approved by City Council on May 26, 2009.

The applicant proposes to construct a 39,592 square foot, four (4) story structure, with a total of seventy-seven (77) rooms. The hotel will not include a restaurant or bar, but there is a planned pool on the northwest side of the building. Primary access to the property will be from Silicato Parkway, with secondary access from the existing and proposed interconnections with the adjacent commercial parcels.

Chapter 230-14(C)(1) states “motels or hotels with a minimum lot size of three acres” is a conditional use subject to special requirements set forth by City Council.

Based on the information presented, the City of Milford Code, and the Comprehensive Plan, staff submits the following regarding the request for the Conditional Use:

The application was subject to three variances which were reviewed and approved by the Board of Adjustment on 02/08/18.

The plans have been reviewed for general compliance with the City’s Standard Construction Specifications by the City Engineer.

Evaluation based on the criteria found under Chapter 230-48 Conditional Uses.

The presence of adjoining similar uses. The property is surrounded by developing commercial uses. The properties to the north, west and south are zoned C-3 (Highway Commercial). The property is bounded by SR1 to the east. There is an existing gas station/convenience store and restaurant in the immediate vicinity.

An adjoining district in which the use is permitted. The proposed use is only allowed by conditional use approval within the C-3 Highway Commercial zoning district.

There is a need for the use in the area proposed as established by the Comprehensive Plan. The Comprehensive Plan designates this area as Highway Commercial. The proposed use is consistent with the land use plan for the Comprehensive Plan and addresses additional goals and objectives related to economic development and business growth.

There is sufficient area to screen the conditional use from adjacent different uses. The site is located adjacent to similar commercially zoned property where screening is not necessary. The applicant has provided some screening along the property line shared with the Royal Farms. The area around the pool will also be landscaped.

The use will not detract from permitted uses in the district. The proposed use should not detract from other permitted uses in the district and should provide economic benefits to both existing and future uses in the immediate vicinity through increased customer traffic.

Sufficient safeguards, such as traffic control, parking, screening and setbacks, can be implemented to remove potential adverse influences on adjoining uses. The site is located along an established state maintained road and the applicant will be required to obtain DeIDOT approval prior to final site plan approval for entrance improvements. The site does not meet the minimum parking requirements as stated above. Landscape screening is not necessary based on

the adjacent uses, however, the applicant has provided screening along the southern property line to screen the hotel building from the Royal Farms property.

The following comments must be addressed prior to final site plan approval:

- Final Site Plan approval will require approvals or no objection letters from DeIDOT, State Fire Marshal's Office, Office of Drinking Water and Kent Conservation District;
- Address Preliminary Site Plan and Conditional Use review comments (a copy of which is provided in the packet);
- Applicant must obtain final approval of engineering plans from the City Engineer.

Chapter 230-14(C)(1) states "motels or hotels with a minimum lot size of three acres" is a conditional use subject to special requirements set forth by City Council.

Based on the information presented, the City of Milford Code, and the Comprehensive Plan, staff submits the following regarding the request for the Conditional Use Preliminary Site Plan:

The Preliminary Site Plan is subject to three variance requests which were reviewed and approved by the Board of Adjustment on February 8, 2018.

The applicant sought relief from Chapter 230-14(C)(1) which states "motels or hotels with a minimum lot size of three acres" are permitted subject to conditional use approval from City Council. The applicant proposes to construct the hotel on a 1.86 acre parcel.

The second variance sought relief from Chapter 230-21(C)(1)(b) which states "for hotels and motels, the number of berths based on the gross floor area devoted to such uses shall be as follows: [1] Eight thousand to 20,000 square feet of floor area, one berth; [2] Each additional 50,000 square feet or major fraction thereof up to a maximum of 120,000 square feet of floor area, one additional berth." The applicant has requested permission to only provide one loading space, while City Code requires two.

The third variance sought relief from Chapter 230-21 (B) which states that hotels and motels must have 1 parking space per hotel room and 1 per 3 employees. The site should have 80 parking spaces per the City Code, however the applicant has only provided 77 parking spaces.

Mr. Tim Metzner with Davis, Bowen and Friedel on behalf of the owner stated he is in agreement with Mr. Pierce's explanation. He added there will be tie in to the existing infrastructure. The site is accessed from Silicato Parkway and there will be interconnection with Royal Farms and the site to the north when they develop. The contract owner has placed this on a fast track so construction can begin as quickly as possible. Final approvals have been submitted to outside agencies already so final approval can be sought from this body as quickly as possible.

In addition, the owner would like to request he be permitted to pour the slab prior to receiving final site plan approval, but after outside agency approvals are received, including City Engineer approval, based on the amount of time it takes to get on the City Planning Commission agenda.

Coordinator Pierce clarified if staff receives a written request acknowledging the applicant assumes all risk associated with them beginning any kind of foundation work, staff has issued foundation only permits in the past. Typically, Conservation District be addressed for the erosion and sediment control aspects so there is no run off from the site that would contaminate or clog up any stormwater facility, but typically Coordinator Pierce would want a letter from the applicant stating that they assume all risk. Staff would not issue a CO certainly, but would just issue a foundation only permit so they can get started pouring the concrete. All the other site components, the building should be pretty much nailed down after the preliminary meeting this evening. Not really a whole lot of change to where the building is going to go.

Mr. Fulton stated hearing what Coordinator Pierce just said makes him feel a little bit better but this wouldn't be the proper time or place to be adding something extra into what we are looking at tonight, by the builder's request. Everything we received has been posted for many days and this is what we are looking at. We are not looking at that condition. That condition is a separate issue that needs to go through Coordinator Pierce's office, correct?

Coordinator Pierce confirmed with a head nod.

Coordinator Pierce added it is important for the Commission to know they see work that we are not violating procedure.

Mr. Boyle shared Mr. Fulton's concern. He doesn't think this would be a good idea to proceed even assuming all responsibilities. If we recommended, we in effect, are committing the City to become a quasi-partner in this development and putting it in an awkward position should a kind of conflict arise where the City is now in an awkward position where in one hand it's approving to go forward and perhaps in the other is now looking at maybe an infraction and holding the process up. He doesn't know that it's a good precedent. We have a process in the town and if the process doesn't work then maybe we need to review it and see if we can streamline it, but if not, we need to follow it. He thinks it just opens up a possible situation which the City looks bad and would get boxed into a corner and something that maybe they didn't envision. So it's the unintended consequences that really trouble him. He wouldn't personally support a motion to allow them to go forward.

Mr. Lynch asked if Coordinator Pierce stated this has been done before or is this the first time. Coordinator Pierce replied since he has been here it was done for the Bayhealth Hospital because they had a lot of concrete to pour in relationship to that building. That is the only other situation he is aware of in his two and a half years of being here.

Mr. Metzner added all of the bonding would be in place prior to and all the requirements for the City's procedures prior to construction so all the pre-construction meetings, the bonding, the up front things would be in place. If something ever did happen then the City's not financially then held liable. They have all the reassurances in place.

Solicitor Rutt stated what's really being requested is not a condition. It's something, a condition is typically where the Commission would say 'you have to, your hours of operation are such and such, or you are only allowed to have so many people at one time'. Those types of things are

conditions. What's being requested is beyond. It's not a condition. It's a request for a special dispensation. That really is where Coordinator Pierce's office comes in where he can evaluate at the time of the request for the special permit and see exactly what's going on. So, he agrees with Mr. Boyle. I don't have a vote here, but there is a procedure in place and it's vested with the Planning Director. Mr. Fulton is correct in that this hasn't been advertised as a condition. It's not something that the public could react to prior. If somebody is out there that would have objected to that, they have not been on notice to be here tonight to say that. Solicitor Rutt is just putting that on the record as to how you would approach that.

Mr. Holloway asked if the application should be tabled.

Mr. Fulton stated the Commission cannot vote on what has not been advertised. Solicitor Rutt advised the permitting process is not in the Planning Commission's purview and cannot be included in the vote.

Mr. Boyle confirmed the well is not permitted.

When asked by Mr. Lynch what the time frame for the project is, Mr. Greg Amory, a representative of Chad Moore, the proposed developer, stated they hope to be open before the end of the year. This will be similar to the sister property Microtel in Georgetown. Mr. Amory confirmed Mr. Pierce and another member of Chad Moore's group have had discussion regarding the foundation permit already.

Chairman Sharp called for public comment and hearing none closed the public comment.

Boyle moved to recommend approval of Ordinance 2018-04 as presented, seconded by Mr. Holloway. Motion carried following a poll of the commission.

Chairman Sharp called the regular meeting to order at 8:01 pm.

APPROVAL OF MINUTES

The minutes from the January meeting were approved as submitted.

NEW BUSINESS

*Mispiration Realty LLC; Project 11-156
Preliminary Site Plan for Brookstone Trace Subdivision
Between Old Shawnee Road and S DuPont Blvd
Tax Map 1-30-3.00-80.02 and 1-30-3.00-78.00
Zoning: R3 (Garden Apartment and Townhouse District)*

See discussion during Conditional Use Public Hearing earlier in meeting.

Mr. Fulton moved to approve the application as presented, seconded by Mr. Holloway. Motion carried following a poll of the commission.

*Greater Milford Development Co LLC; Project 18-001
Preliminary Site Plan for Microtel
Silicato Parkway, approximately 900 feet south of NE Tenth Street intersection
Tax Map MD-16-174.15-01-01.04
Zoning: C-3 (Highway Commercial District)*

See discussion during Conditional Use Public Hearing earlier in meeting.

Ms. Pletcher moved to approve the application as presented, seconded by Mr. Holloway. Motion carried following a poll of the commission.

*Mispillion Street Partners LLC; Project 14-212
Extension 2 / Preliminary Site Plan for Riverwalk Villas
Mispillion and Marshall Streets
Tax Map 3-30-7.17-011.00
Zoning: R3 (Garden Apartment and Townhouse District)*

Coordinator Pierce explained this is an extension request for a preliminary site plan that was approved by the Planning Commission on January 19, 2016. The first extension request was approved by the Planning Commission on February 21, 2017.

Ms. Pletcher questioned the reason for the delay to which Coordinator Pierce stated the engineering plans on their end but primarily the FEMA approvals.

Mr. Holloway asked if the Commission can grant a six month extension instead of one year. Coordinator Pierce stated it would need to be made as part of the motion.

Mr. Boyle moved to approve the extension for one year, seconded by Mr. Fulton. Motion carried following a poll of the commission.

ADJOURN

With no further business, the meeting adjourned at 8:09 pm.

Respectfully submitted,

Christine R. Crouch, CMC
Deputy City Clerk

**AGREEMENT
BY AND BETWEEN
THE CITY OF MILFORD
AND
THE FRIENDS OF THE MILFORD MUSEUM INC.**

This Agreement, made and entered into this _____ day of July, 2018, is by and between the Friends of the Milford Museum Inc. (doing business as the Milford Museum), a Delaware corporation (“Museum”), and the City of Milford, Delaware, a Delaware municipal corporation (“City”).

WITNESSETH:

WHEREAS, in accordance with the Milford City Charter and Milford City Code, the City leases the building housing the Museum and provides annual financial support for the Museum, and

WHEREAS, the Museum is an educational, charitable, nonprofit organization incorporated in the State of Delaware, and

WHEREAS, the City has determined that providing education on the history of Milford to residents and visitors is an important component of the City’s economic development and cultural enrichment,

NOW, THEREFORE, in consideration of mutual undertakings and mutual benefits from the services set forth herein, the City and the Museum agree as follows:

I. MISSION AND SCOPE

The Mission of the Museum is to portray all aspects of Milford life through the preservation and display of its collections for public education and research. The Museum agrees to furnish all personnel and equipment necessary for the daily operation of the Museum.

II. TERM AND TIME OF PERFORMANCE

- A. The term of this Agreement shall be from July 1, 2018 to June 30, 2019.
- B. There shall be an annual review of Museum’s performance by the City Manager and the City Council Community and Economic Development Committee. This review shall be completed no later than April 15th each year. To facilitate the review, Museum shall submit a copy of its current fiscal year budget, including actual to date expenditures, and a proposed new fiscal year budget by March 1st each year. The Museum’s Executive Director and the City Manager will meet as needed, and the Museum will provide quarterly reports of activity to the City Manager and City Council. The City Manager shall inform the Museum, in writing, by April 30th each year of the results of the review.

III. COMPENSATION AND METHOD OF PAYMENT

- A. The City hereby agrees to provide financial support for the Museum for the Services as outlined in Section I, for the period of July 1, 2018 through June 30, 2019, the sum of Thirty Thousand Dollars (\$30,000.00). This money shall be allocated for Museum operations and programming including salaries, utilities and advertising.
- B. The City agrees to continue the annual lease agreement for the old Post Office Building with the Division of Historical and Cultural Affairs of the State of Delaware. This agreement is currently \$500 per year.
- C. The City agrees to continue mowing and other landscape maintenance, including snow shoveling / plowing for the Museum property. However, the Museum is responsible for utility fees and charges, including solid waste collection fees.
- D. Understanding that fundraising and development of other funding sources is critical to the ongoing success of the Museum and its ability to serve the growing, changing needs of the community, the Museum agrees to continue to engage in fundraising and to regularly seek outside grants for exhibits, staffing, classes, programming, advertising, etc. City agrees to support such grants when appropriate.

IV. AUDIT, INSPECTION OF RECORDS, AND ANNUAL REVIEW

The Museum shall permit an authorized representative of the City to inspect and review or audit all data and records of Museum related to their performance under this Agreement.

V. SUBCONTRACTS

The Museum and the City hereby agree that this Agreement shall not be assigned, transferred, conveyed or otherwise disposed of without the prior consent of the other party to the Agreement.

VI. REPRESENTATION ON BOARD

The City will not have operational control over Museum staff or operating policies. The Museum's Board of Directors shall oversee the operation of the Museum. The Museum will invite and include the City Manager or his/her designee as a non-voting participant in any regular, special or executive session meeting of the Board during which City-related matters are being discussed.

VII. NON-DISCRIMINATION PROVISIONS

The Museum will not discriminate against any visitor, volunteer or employee because of race, creed, color, religion, citizenship status, gender, age, national origin, ancestry, disability, sexual orientation, gender identity or expression, marital status, pregnancy, military veteran status, political beliefs or affiliation, genetic history, or other characteristic protected by law. These protections apply to all areas of employment, including recruitment, hiring, training and development, promotion, transfer, dismissal, layoff, compensation, benefits, social and recreational programs.

VIII. COMPLIANCE WITH THE LAW

All parties shall comply with all applicable federal, state and local laws, ordinances, codes and regulations.

IX. CONFLICT OF INTEREST\POLITICAL ACTIVITY

The public officials, employees and agents of the City shall comply with all applicable laws and regulations relating to conflicts of interest with regard to the work and compensation covered by this Agreement.

The Museum shall not use the compensation paid through this Agreement for political activities or legislative activities. For the purpose of this Agreement, the terms “political activities” and “legislative activities” shall have the meanings ascribed to them by the Internal Revenue Service.

X. INDEPENDENT CONTRACTOR

The Museum is not authorized or empowered to make any commitments or incur any obligation on behalf of the City, but merely to provide the services provided for herein as an independent contractor.

XI. INDEMNIFICATION

Museum shall indemnify, release, defend, become responsible for and forever hold harmless the City, its officers, agents, employees, elected officials, and attorneys, each in their official and individual capacities, from and against all lawsuits, suits, actions, costs, claims, demands, damages, disability, losses, expenses, including reasonable attorney’s fees and other defense costs or liabilities, of any character and from any cause whatsoever brought because of bodily injury or death received or sustained, or loss or damage received or sustained, by any person, persons, or property arising out of or resulting from any act, error, omission, or intentional act of the Museum or its agents, employees, or subcontractors, arising out of or in any way connected with the subject matter of this Agreement or the work or operations expressly authorized herein; provided, however, that the Museum need not save harmless the City from claims, demands, losses and expenses arising out of the sole negligence of the City, its employees or agents. In addition, the City shall not be liable or responsible in any manner to any subcontractor with whom the Museum has contracted for additional services under the terms of the Agreement.

XII. CANCELLED, TERMINATION OR SUSPENSION

A. This Agreement may be terminated at any time by written, mutual agreement of the parties. The City may terminate the Agreement if funds are not appropriated at the beginning of a new fiscal year for the Services described herein. The City shall have the right to terminate this Agreement in the event that the Museum is in default or violation of the terms or provisions of this Agreement and fails to cure such default or violation in the manner specified in subsection ‘B’ below.

B. In the event of such default or violation by the Museum, the City shall send to the Museum by certified mail a Notice Demand to Cure Default, explaining the specific nature and extent of the default of violation. The Museum shall cure or remedy said violation or default within sixty (60) working days after receipt of said Notice, unless a longer time is agreed upon by both parties in writing. In case the default is not cured or remedied within sixty (60) working days or a longer period of time if agreed upon, the City may exercise its option to terminate this Agreement upon five (5) days written notice thereafter.

C. In the event of termination, the Museum shall refund to the City a pro-rated portion of the compensation paid pursuant to Section III above. The Museum shall refund the pro-rated amount to the City within 30 days of the effective date of termination.

XIII. AMENDMENTS

In order to provide necessary flexibility for the most effective execution of this Agreement, whenever both the City and the Museum mutually agree, changes to this Agreement may be effected by placing them in written form and incorporating them into this Agreement as an amendment.

XIV. NOTICE

Any notice required by this contract is deemed to be given if it is mailed by United States certified mail, postage prepaid, and addressed as hereinafter specified.

Notice to the City shall be addressed to:

City Manager
City of Milford, Delaware
201 South Walnut Street
Milford, Delaware 19963

Notice to the Museum shall be addressed to:

Board President
Milford Museum
121 S. Walnut Street
Milford, Delaware 19963

XV. SEVERABILITY

It is mutually agreed that in case any provision of this Agreement is determined by a court of law to be unconstitutional, illegal, or unenforceable, it is the intention of the parties that all the other provisions of this Agreement shall remain in full force and effect.

XVI. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties with respect to its subject matter and any prior agreements, understandings, or other matters, whether oral or written, are hereby merged into and made a part hereof, and are of not further force or affect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

CITY OF MILFORD

MILFORD MUSEUM

Arthur J. Campbell, Mayor

Charles Hammond, President

Witness:

Witness:

- **Chapter 57 - PLANNING COMMISSION**

[HISTORY: Adopted by the City Council of the City of Milford 11-14-1967. Amendments noted where applicable.]

- **§ 57-1. - Establishment.**

There is hereby established, pursuant to 22 Del. C. § 701 et seq., the Milford Planning Commission.

- **§ 57-2. - Membership; terms of office.**

The Commission shall consist of no less than 5 and no more than 9 members as recommended by the Mayor and appointed by the Council. The term of each member so appointed and confirmed shall be for three years, except that of the members first appointed, three shall be appointed to a term of three years, three shall be appointed to a term of two years and three shall be appointed to a term of one year.

[Ord. No. 2017-21, § 1, 10-9-2017]

- **§ 57-3. - Removal; vacancies.**

Any member of the Planning Commission may be removed for cause, after a public hearing, by the Mayor with the approval of the City Council. A vacancy occurring otherwise than by expiration of term shall be filled for the unexpired term in the same manner as an original appointment.

CITY OF MILFORD, DELAWARE
PLANNING COMMISSION MEMBERS

LAST NAME	FIRST NAME	ADDRESS	TERM EXPIRES
CHAIRMAN			
Sharp	Marvin C.	844 NE Front Street	8/31/2018
MEMBERS			
Fulton	Andrew P.	15 E Clarke Avenue	8/31/2018
Holloway	W. Ed	116 Starland Way	8/31/2020
James	Jason L. Sr.	1 James Drive	8/31/2019
Lynch	Raymond E.	3702H S Sagamore Drive	8/31/2019
Mims	Rae M.	4802E Summer Brook Way	8/31/2020
Pletcher	Sara M.	8 Elizabeth Street	8/31/2020

(City of Milford) CHAPTER 230 - Zoning

- **ARTICLE VII - Board of Adjustment**
- **§ 230-35. - Composition and terms of office.**

The Board of Adjustment shall be established as provided in 22 Del. C. § 322(d).

[Ord. No. 2009-13, §§ 1, 2, 7-27-2009]

DELAWARE TITLE 22

Municipalities

CHAPTER 3. MUNICIPAL ZONING REGULATIONS

Subchapter II. Boards of Adjustment

§ 322 Composition; terms of office.

(b) In cities or incorporated towns having heretofore or hereafter adopted a home rule charter pursuant to Chapter 8 of this title, the legislative body thereof may establish a board of adjustment consisting of 5 members who shall be residents of the city or incorporated town and who shall have knowledge of and experience in the problems of urban or suburban or rural development, and who, at the time of appointment, shall not be candidates-elect for or incumbents of an elective public office. The mayor or chief executive officer of such city or incorporated town, with consent of the legislative body thereof, shall appoint 4 members for terms of 4 years, provided that the terms of the original members shall be established in a manner that 1 shall expire each year. The mayor or chief executive officer of such city or incorporated town, with the consent of the legislative body thereof, shall appoint 1 member who shall be chairperson and who shall serve at the pleasure of that appointing official. The members shall be entitled to compensation as determined by the city or incorporated town.

(d) (1) Anything heretofore in this section to the contrary notwithstanding, any city or town, by its legislative body, may establish a board of adjustment consisting of not less than 3 nor more than 5 members who shall be residents of the city or town and who shall have knowledge of the problems of urban or suburban or rural development and who, at the time of appointment and throughout the term of office, shall not be candidates nor members of the legislative body nor employees of the city or town. The mayor or chief executive officer of such city or town shall appoint such members of the board of adjustment, and all such appointments shall be confirmed by a majority vote of the elected members of the legislative body.

(2) All appointments shall be for a period of 3 years, provided that the terms of the original members shall be established in such a manner that the term of at least 1 member shall expire each year and the successor shall be appointed for a term of 3 years. The board of adjustment so selected shall elect from among their own number a chairperson and a secretary.

(3) Any member of the board of adjustment may be removed from office by the legislative body for cause after a hearing by a majority vote of all the elected members of the legislative body of such city or town. A vacancy occurring otherwise than by the expiration of term shall be filled for the remainder of the unexpired term in the same manner as an original appointment.

**CITY OF MILFORD
BOARD OF ADJUSTMENT MEMBERS**

LAST NAME	FIRST NAME	ADDRESS	TERM EXPIRES
CHAIRMAN			
Warfel	Brendon	960 NE Front Street	8/31/19
MEMBERS			
Baker	Ronald	515 Lakeview Avenue	8/31/20
Carter	Chad	207 Beaufort Lane	8/31/18