

DELDOT GENERAL NOTES REVISED: DECEMBER 8, 2017

- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT DISTANCE TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECTS 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 THE ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH, THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREETS.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.

GENERAL NOTES

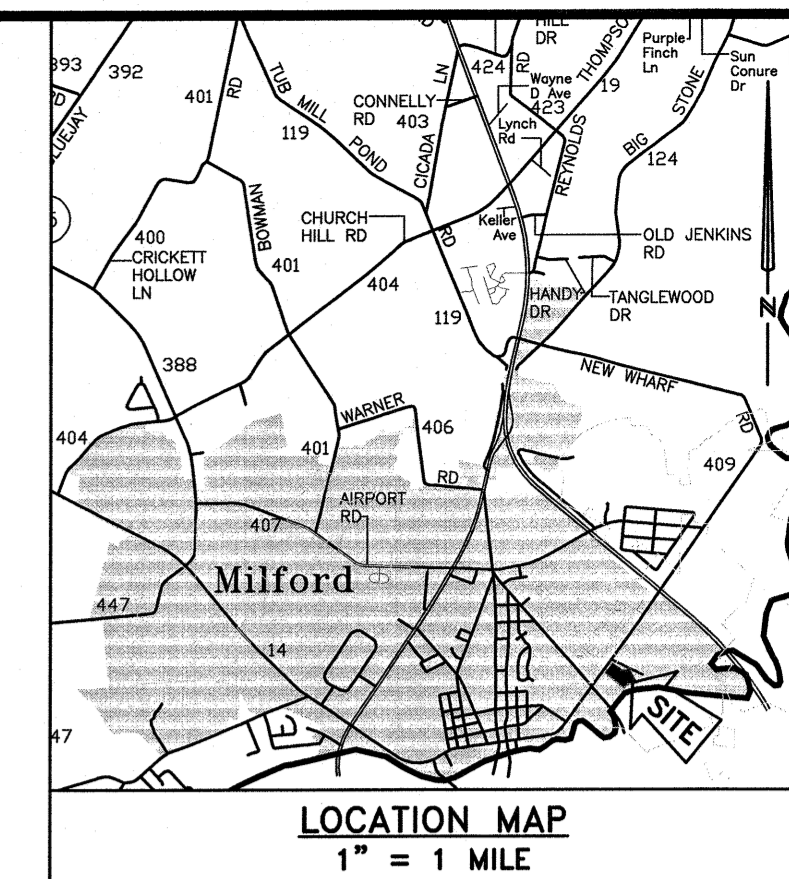
- BOUNDARY & TOPOGRAPHIC SURVEYS BY DAVIS, BOWEN, & FRIEDEL, INC.
- THE CITY OF MILFORD ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STREETS WITHIN THIS SITE. ALL STREETS, DRIVES, AND PARKING AREAS WITHIN THE SITE WILL BE MAINTAINED BY THE PROPERTY OWNER.
- THE SIDEWALK AND MULTI-MODAL PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS PROPERTY. THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR MULTI-MODAL PATH.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT AND STORMWATER CONTROLS DURING CONSTRUCTION.
- IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
- THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES DURING DEVELOPMENT & WILL BE RESPONSIBLE FOR ALL MAINTENANCE FOLLOWING THE COMPLETION OF DEVELOPMENT.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- THE PROPERTY AS SHOWN HEREON DOES CONTAIN STATE OR FEDERALLY REGULATED SECTION 10 WETLANDS, BASED ON NMI AND DNR EC WETLAND MAPS.
- THIS PROPERTY LIES PARTIALLY WITHIN ZONE X (AREAS OUTSIDE THE 100-YEAR FLOOD PLAIN) AND ZONE AE9 AS DETERMINED BY FEMA FIRM PANEL 10005C00411, DATED 01/06/2005.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, MATERIAL AND WORKMANSHIP SHALL CONFORM TO ALL STATE OF DELAWARE, KENT COUNTY, AND CITY OF MILFORD STANDARDS AND SPECIFICATIONS.
- ALL SITE CONSTRUCTION MUST COMPLY WITH THE "STANDARD SPECIFICATIONS FOR INSTALLATION OF UTILITY CONSTRUCTION PROJECTS AND SUBDIVISION PAVEMENT DESIGN" MOST RECENT EDITION AS ISSUED BY THE CITY OF MILFORD.
- THE CITY OF MILFORD WILL MAINTAIN SANITARY SEWER AND WATER SERVICE AFTER ACCEPTANCE OF CONSTRUCTION.
- DEVELOPER SHALL INSTALL ON-SITE LIGHTING TO ILLUMINATE STREETS, PARKING AREAS, AND WALKWAYS, IN ACCORDANCE WITH CITY REGULATIONS.
- THE OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE TO THE SIDEWALKS THROUGHOUT THE DEVELOPMENT.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION AND DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS, ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION FOR STRUCTURES AND UTILITY LINES, ON AND OFF SITE, MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
- DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED, AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- CURRENT UTILITY SERVICE AND ACCESS TO ADJOINING PARCELS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- THE MARINA AND SUPPORTING INFRASTRUCTURE INCLUDING THE WALKING PATH, FORESTRY LANE, PEDESTRIAN BRIDGE, AND DRY HYDRANT SHOWN ON THESE PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. IF THEY ARE DESIRED TO BE CONSTRUCTED THEY WILL NEED TO BE PERMITTED AND APPROVED THROUGH THE CITY OF MILFORD APPROVAL PROCESS UNDER A SEPARATE CONTRACT. ANY NECESSARY DNR EC OR ARMY CORPS PERMITS WILL NEED TO BE OBTAINED AT THAT TIME.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL APPRAISE AND COORDINATE DURING ALL PHASES OF CONSTRUCTION:

CITY OF MILFORD	302-422-1110
KENT CONSERVATION DISTRICT	302-741-2600
DAVIS, BOWEN, & FRIEDEL, INC	302-424-1441
DELAWARE DEPARTMENT OF TRANSPORTATION	302-760-2460

MISPILLION LANDING RECORD PLANS CITY OF MILFORD KENT COUNTY, DELAWARE

AUGUST 22, 2011

REVISED: FEBRUARY 8, 2018



INDEX OF DRAWINGS

- R-00 RECORD TITLE
- C-101 SITE DIMENSION PLAN
- C-102 EASEMENT PLAN

DATA COLUMN

TAX MAP IDS & SITE AREA: MD16-183.07-01-27.00 6.673 AC.±

PRESENT USE: VACANT
PROPOSED USE: RESIDENTIAL

WETLANDS AREA: 0.408 AC.±

UTILITIES
CENTRAL WATER: CITY OF MILFORD
CENTRAL SEWER: CITY OF MILFORD
ELECTRIC: CITY OF MILFORD

FLOOD HAZARD MAP: 10005C0041K, DATED 03/16/2015 (ZONES X & AE9)

VERTICAL DATUM: NAVD 1988

ZONING: R-3 GARDEN APARTMENT AND TOWNHOUSE DISTRICT

FRONTAGE ROAD: N.E. FRONT STREET (KCR 409)
CLASSIFICATION: MAJOR COLLECTOR
POSTED SPEED: 35 MPH

BUILDING HEIGHT: NOT TO EXCEED THREE STORIES OR 35 FEET

SETBACKS
FRONT YARD: 30 FT
SIDE YARD: 8 FT
REAR YARD: 15 FT
PARKING/PAVEMENT: 15 FT FROM ROW, 5 FT FROM LOT LINES

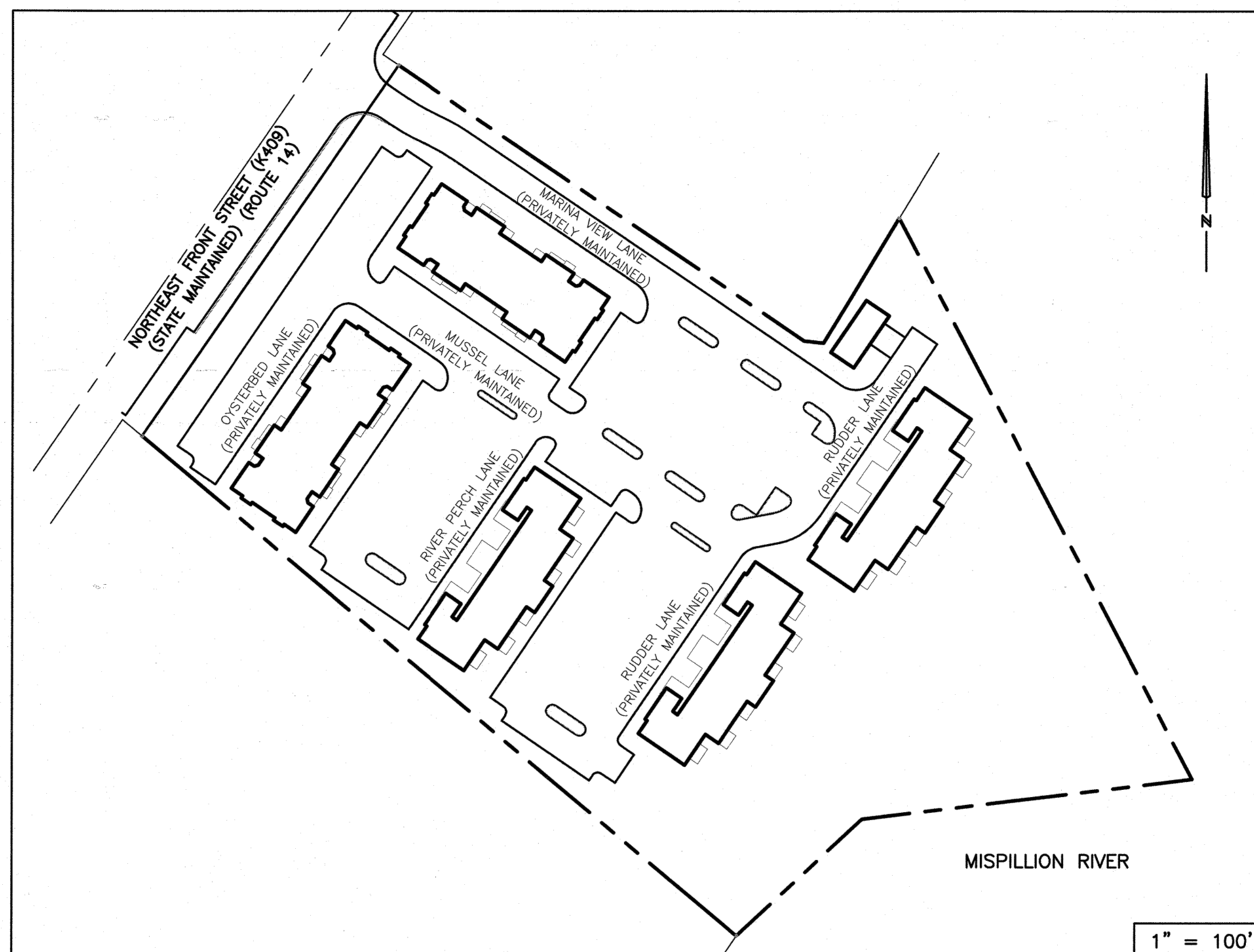
IMPERVIOUS AREA
EXISTING: 37%
PROPOSED: 53%
BUILDING COVERAGE: 16%
MAXIMUM BUILDING COVERAGE: 20%

DWELLING UNITS: 102 (VARIANCE TO EXCEED 12 UNITS PER BUILDING (3) 18-UNIT AND (2) 24-UNIT BUILDINGS PROPOSED APPROVED 4/12/2018)

PARKING REQUIRED: 230 (2.25 SPACES PER UNIT, SEE VARIANCE BELOW)
PARKING PROVIDED: 232 (VARIANCE FROM 2.5 PER DWELLING UNIT TO 2.25 PER DWELLING UNIT APPROVED 4/12/2018)

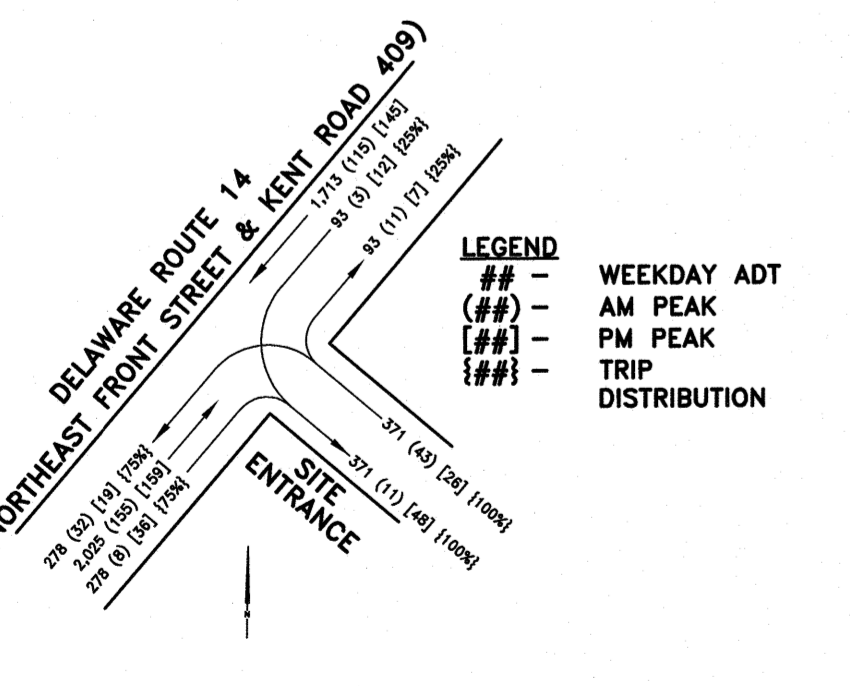
PLAT BOOK 144 PAGE 604
SIZE 36x24

RECEIVED FOR RECORD
FILED A.D. 2021
TIME 2:11 PM
RECORDER



ROAD DATA
SOURCE: 2013 DBF TRAFFIC COUNTS
DELAWARE ROUTE 14
(NORTHEAST FRONT STREET AND KENT ROAD 409)
FUNCTIONAL CLASSIFICATION - MAJOR COLLECTOR

2013 AADT	= 2,990
15 YR PROJECTED AADT = 1.25 X 2,990	= 3,738
15 YR PROJECTED AADT + SITE ADT (742)	= 4,480
DIRECTIONAL SPLIT = 52.26% / 47.74%	
PM PEAK HOUR = 8.13% (K-FACTOR) X 3,738	= 304
12.64% TRUCK % X 294	= 37
SPEED - POSTED -	35 MPH
TRAFFIC PATTERN GROUP -	7



SITE TRIPS GENERATED

TYPE OF DEV.	ITE	CODE	UNITS	AM	PM	WKDLY ADT
APARTMENTS	220	102	54	74	742	

NOTES:
TRIP GENERATION IS BASED ON ITE TRIP GENERATION MANUAL 9TH EDITION.
DESIGN VEHICLE: SJU-30.

TRAFFIC DIAGRAM
NO SCALE

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	++
BUILDING RESTRICTION LINE	- - - - -
CONTOUR	99
WETLANDS LINE	- - - - -
FLOOD ZONE BOUNDARY	- - - - -
TREELINE	~~~~~
POWER POLE	8W
WATER MAIN, METER, VALVE, HYDRANT BACKFLOW PREVENTER	8W
SANITARY SEWER MAIN, MANHOLE	8SS
STORM PIPE, CATCH BASIN	8SS
STORM DITCH/SWALE	8SS
CURB	8SS
SIDEWALK	8SS
BUILDING	8SS
TRASH ENCLOSURE	8SS
LIGHT FIXTURE, POLE	8SS
STONE PAVING	8SS

DBF # 2137A001



DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS

SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

WETLAND STATEMENT

I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGEMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND ITS SUPPLEMENTAL GUIDANCE INCLUDING THE ATLANTIC AND GULF COAST REGIONAL SUPPLEMENT (VERSION 2.0) AND THE 2020 NAVIGABLE WATERS PROTECTION RULE. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

THE BOUNDARIES OF STATE REGULATED WETLANDS ON THIS PROPERTY WERE DETERMINED IN ACCORDANCE WITH DNR EC WETLAND MAP NO. DNR-209

HYDRIC SOILS EXISTING ON THIS PROPERTY ARE LIMITED TO AREAS DELINEATED AS WETLANDS.

EDWARD M. LAUNAY, PWS NO. 878
SOCIETY OF WETLANDS SCIENTISTS
CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR WDCPSW0050966B

OWNER'S CERTIFICATION

I/WE, THE UNDERSIGNED, OF UNITY DEVELOPMENT, LLC, HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAN. THAT THE PLAN WAS MADE AT MY/OUR DIRECTION, THAT ALL STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED TO THE PUBLIC USE AND THAT ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT THE LOCATIONS INDICATED, AND THAT I/WE ACKNOWLEDGE THE SAME TO BE MY/OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Michael A. Simone, Managing Member
PRINTED NAME/TITLE

SEP 24 2021
DATE

UNITY DEVELOPMENT, LLC
3403 LANCASTER PIKE
WILMINGTON, DE 19805
302-998-0531

ENGINEER'S STATEMENT

I, CLIFTON D. MUMFORD, PE, HEREBY STATE 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.

Prepared by:
DAVIS, BOWEN, & FRIEDEL, INC.
1 PARK AVE.
MILFORD, DELAWARE 19963

SEP 24 2021
DATE

SUPERSEDE NOTE:
THIS PLAN SUPERSEDES IN ITS ENTIRETY THE RECORD PLAN TITLE SHEET FOR MISPELLION LANDING RECORDED IN PLAT BOOK 116, PAGE 57 AT THE RECORDER OF DEEDS IN AND FOR KENT COUNTY.

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO UPDATE THE PLANS NECESSARY TO RECEIVE UPDATED APPROVALS FROM AUTHORITIES HAVING JURISDICTION.

CITY OF MILFORD APPROVAL

MARK WHITFIELD CITY MANAGER DATE 9/27/2021

CITY PLANNING DEPARTMENT APPROVAL

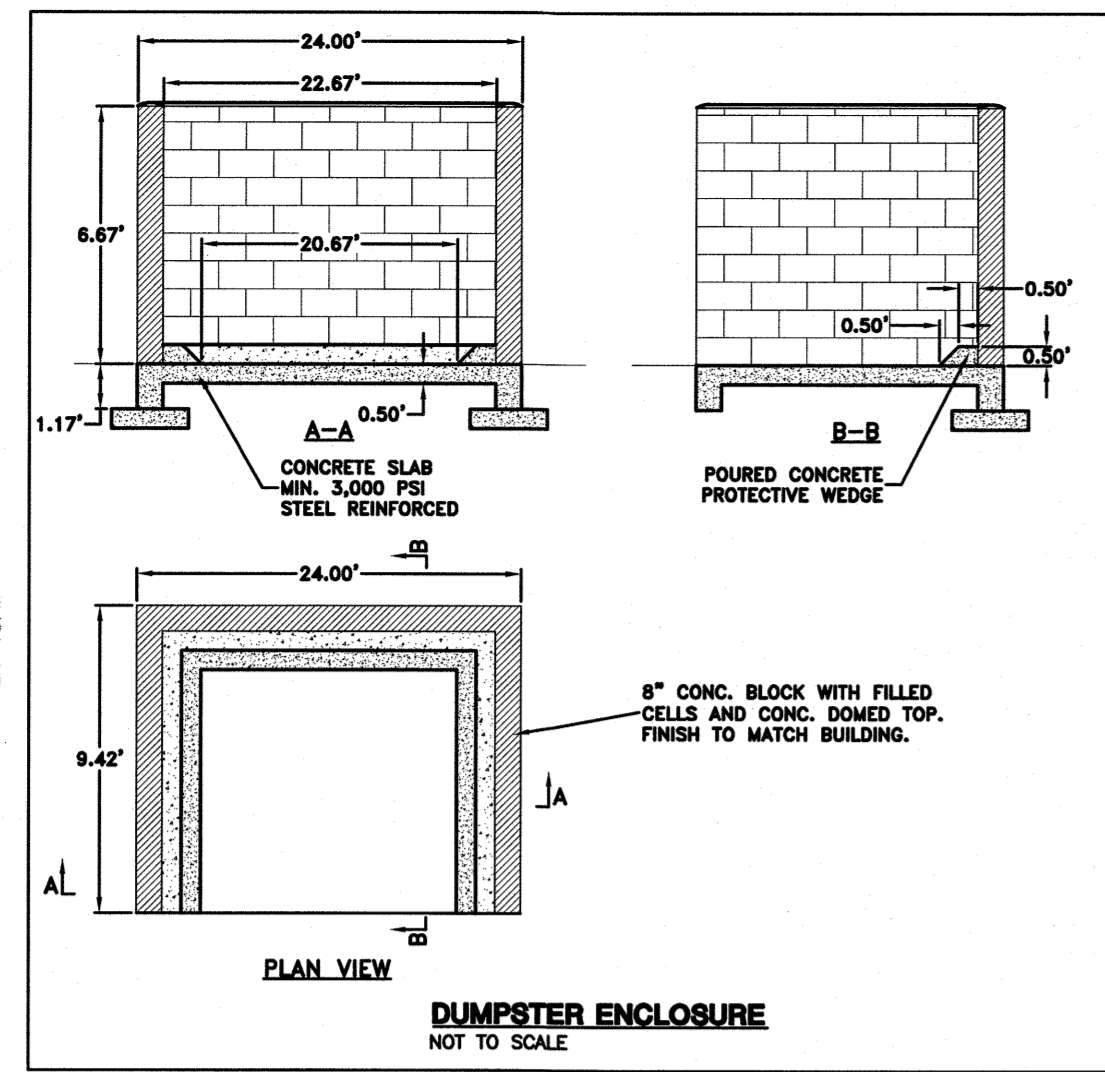
PLANS HAVE BEEN REVIEWED AND ARE FOUND TO BE IN GENERAL CONFORMANCE WITH THE MOST RECENTLY ADOPTED AND/OR CERTIFIED VERSIONS OF THE CITY OF MILFORD'S CODE OF ORDINANCES AND COMPREHENSIVE LAND USE PLAN. THE OWNER AND THEIR ENGINEER AND/OR SURVEYOR ASSUME ALL RESPONSIBILITY FOR THE DESIGN AS CONTEMPLATED HEREIN AND ACCURACY OF ALL INFORMATION SHOWN HEREON.

CITY OF MILFORD APPROVED WLF PLANNING DEPT.

CITY ENGINEER APPROVAL

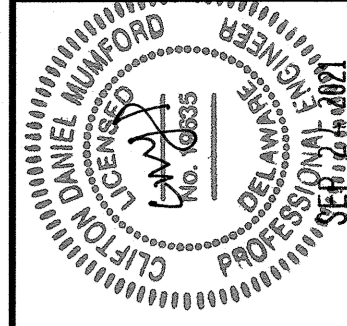
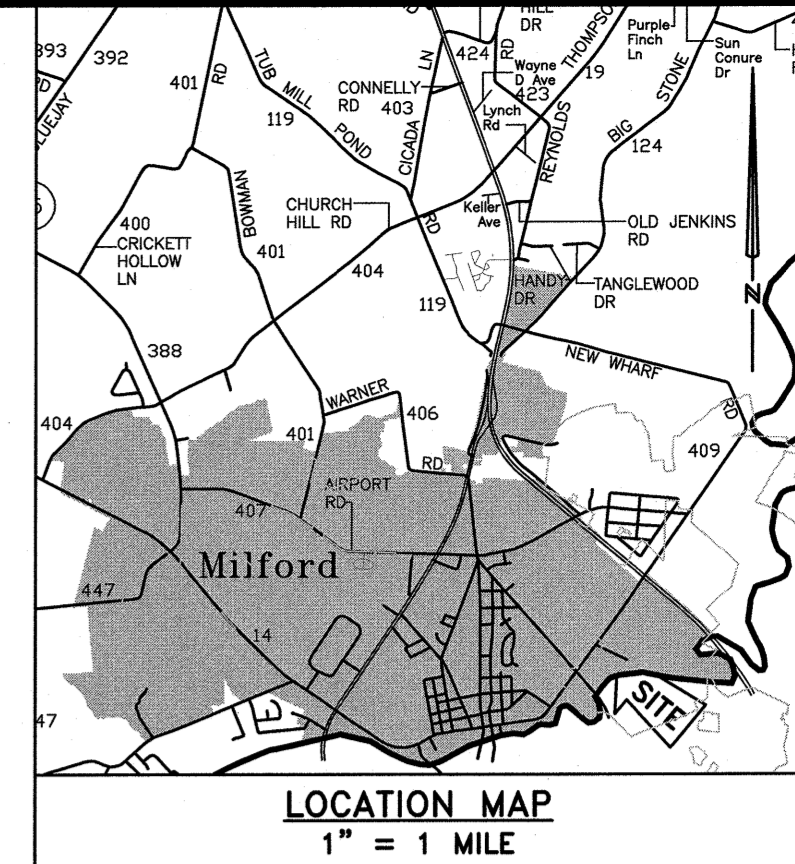
CONSTRUCTION IMPROVEMENTS PLANS HAVE BEEN REVIEWED AND ARE FOUND TO BE IN GENERAL CONFORMANCE WITH THE CITY OF MILFORD'S STANDARD SPECIFICATIONS FOR INSTALLATION OF UTILITY CONSTRUCTION PROJECTS AND SUBDIVISION PAVEMENT DESIGN. THE OWNER AND THEIR ENGINEER AND/OR SURVEYOR ASSUME ALL RESPONSIBILITY FOR THE DESIGN AS CONTEMPLATED HEREIN AND ACCURACY OF ALL INFORMATION SHOWN HEREON.

JASON MCCLAFFERTY CITY ENGINEER DATE 9/27/21



SUPERSEDE NOTE:
 THIS PLAN SUPERSEDES IN ITS ENTIRETY THE SITE PLAN SHEET C-03 FOR MISPELLION LANDING RECORDED IN PLAT BOOK 116, PAGE 58 AT THE RECORDER OF DEEDS IN AND FOR KENT COUNTY.

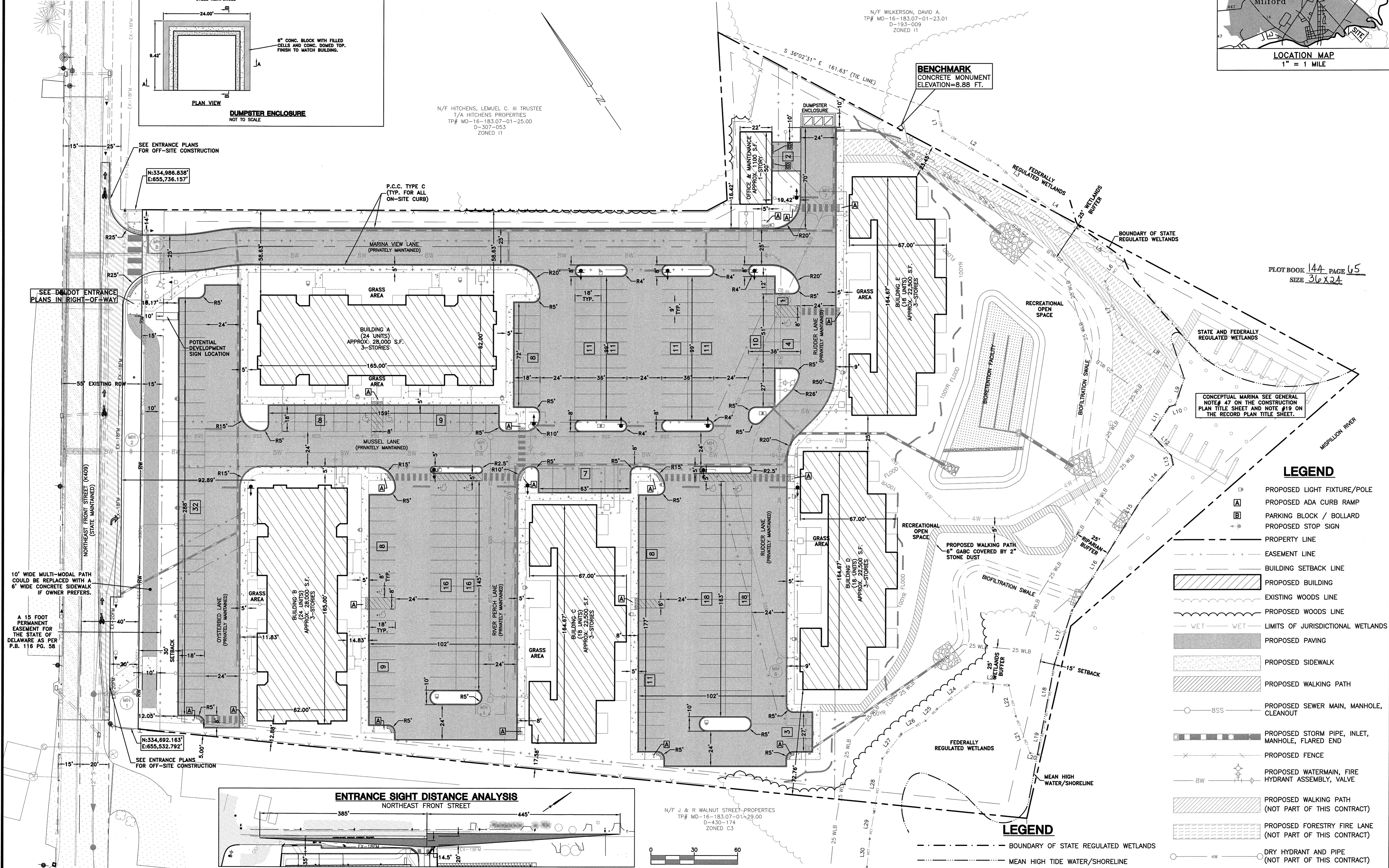
PURPOSE NOTE:
 THE PURPOSE OF THIS PLAN IS TO UPDATE THE PLANS NECESSARY TO RECEIVE UPDATED APPROVALS FROM AUTHORITIES HAVING JURISDICTION.



DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS, ENGINEERS & SURVEYORS
 SALISBURY, MARYLAND 410.543.9091
 MILFORD, DELAWARE (302) 424-1441



SITE PLAN

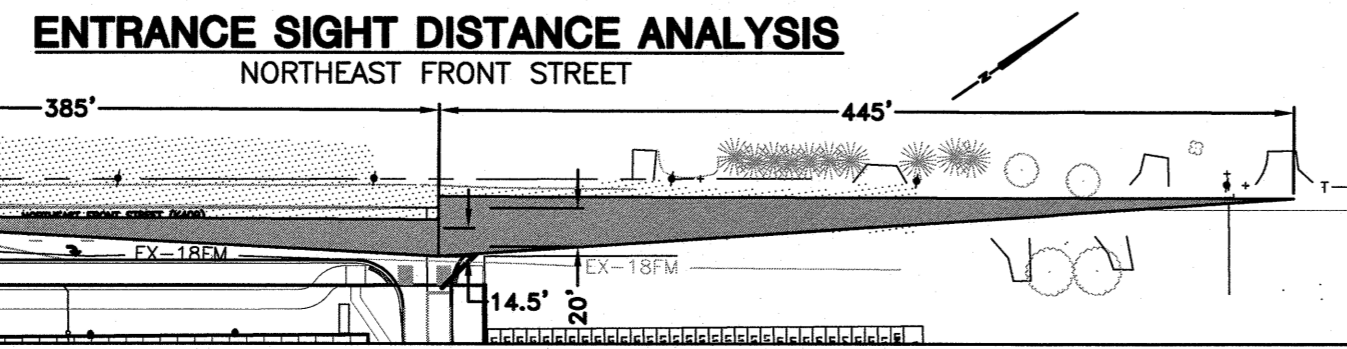


PLOTBOOK 144 PAGE 45
 SIZE 36x24

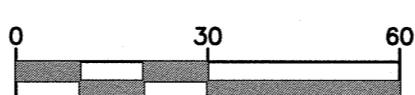
CONCEPTUAL MARINA SEE GENERAL NOTE # 47 ON THE CONSTRUCTION PLAN TITLE SHEET AND NOTE #19 ON THE RECORD PLAN TITLE SHEET.

LEGEND

- ⊕ PROPOSED LIGHT FIXTURE/POLE
- [A] PROPOSED ADA CURB RAMP
- [B] PARKING BLOCK / BOLLARD
- ⊕ PROPOSED STOP SIGN
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- WET WET LIMITS OF JURISDICTIONAL WETLANDS
- PROPOSED PAVING
- PROPOSED SIDEWALK
- PROPOSED WALKING PATH
- BSS PROPOSED SEWER MAIN, MANHOLE, CLEANOUT
- PROPOSED STORM PIPE, INLET, MANHOLE, FLARED END
- PROPOSED FENCE
- PROPOSED WATERMAIN, FIRE HYDRANT ASSEMBLY, VALVE
- PROPOSED WALKING PATH (NOT PART OF THIS CONTRACT)
- PROPOSED FORESTRY FIRE LANE (NOT PART OF THIS CONTRACT)
- 4W DRY HYDRANT AND PIPE (NOT PART OF THIS CONTRACT)
- BOUNDARY OF STATE REGULATED WETLANDS
- MEAN HIGH TIDE WATER/SHORELINE



N/F J & R WALNUT STREET-PROPERTIES
 TP# MD-16-183.07-01-29.00
 D-430-174
 ZONED C3



MISPELLION LANDING
CITY OF MILFORD
KENT COUNTY, DELAWARE

REVISIONS:
 04/19/2018: COM COMMENTS
 02/28/2019: COM COMMENTS
 11/06/2020: KCD
 12/29/2020: DWRC
 04/16/2021: COM COMMENTS
 KCD
 05/20/2021: COM COMMENTS
 06/23/2021: KCD

Date: APRIL, 2018
 Scale: 1" = 30'
 Dwn.By: SHF
 Proj.No.: 2137A001
 Dwg.No.:

C-101

LINE	BEARING	DISTANCE
L1	N 21°50'17" E	14.11'
L2	S 24°12'34" E	45.19'
L3	N 13°51'35" W	26.91'
L4	N 19°10'11" W	43.10'
L5	N 19°59'44" W	39.32'
L6	N 76°24'25" E	18.49'
L7	S 16°57'48" W	38.82'
L8	S 21°03'31" E	52.44'
L9	S 53°01'11" W	19.30'
L10	S 71°54'43" E	4.29'
L11	S 67°18'11" W	22.83'
L12	S 09°24'30" E	20.13'
L13	N 22°08'58" E	6.50'
L14	N 76°54'38" E	31.22'
L15	S 66°28'09" W	22.66'
L16	N 66°07'58" E	68.88'
L17	N 52°24'32" E	39.01'
L18	N 43°07'09" E	40.46'
L19	N 45°48'51" E	23.00'
L20	N 45°42'47" W	5.85'
L21	N 12°46'03" E	27.37'
L22	N 21°15'55" E	21.72'
L23	S 49°59'30" E	24.50'
L24	N 87°37'41" E	31.37'
L25	N 78°41'58" E	11.31'
L26	S 84°48'06" E	19.19'
L27	N 72°10'16" E	21.18'
L28	N 42°44'39" E	36.81'
L29	S 43°28'40" W	19.32'
L30	N 39°45'25" E	19.28'
L31	S 03°09'08" W	13.06'

LINE	BEARING	DISTANCE
M-1	N 34°38'36" E	243.05'
M-2	N 34°32'34" E	115.49'
M-3	S 55°44'54" E	15.00'
M-4	S 34°32'34" W	115.58'
M-5	S 34°38'36" W	244.44'
M-6	N 50°05'42" W	15.06'

AREA: 5389 SQ. FT.

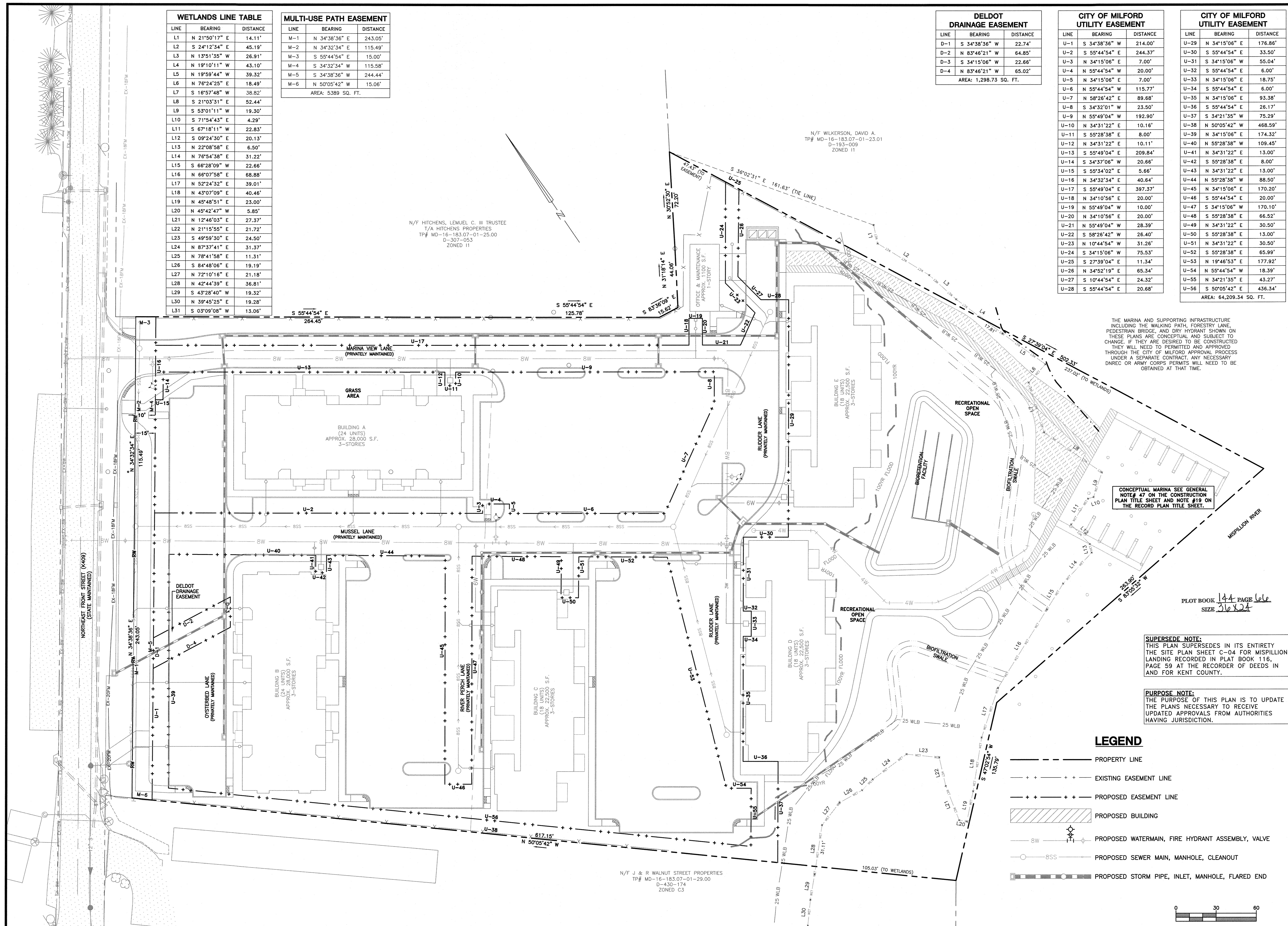
LINE	BEARING	DISTANCE
D-1	S 34°38'36" W	22.74'
D-2	N 83°46'21" W	64.85'
D-3	S 34°15'06" W	22.66'
D-4	N 83°46'21" W	65.02'

AREA: 1,298.73 SQ. FT.

LINE	BEARING	DISTANCE
U-1	S 34°38'36" W	214.00'
U-2	S 55°44'54" E	244.37'
U-3	N 34°15'06" E	7.00'
U-4	N 55°44'54" W	20.00'
U-5	N 34°15'06" E	7.00'
U-6	N 55°44'54" W	115.77'
U-7	N 58°26'42" E	89.68'
U-8	S 34°32'01" W	23.50'
U-9	N 55°49'04" W	192.90'
U-10	N 34°31'22" E	10.16'
U-11	S 55°28'38" E	8.00'
U-12	N 34°31'22" E	10.11'
U-13	S 55°49'04" E	209.84'
U-14	S 34°37'06" W	20.66'
U-15	S 55°34'02" E	5.66'
U-16	N 34°32'34" E	40.64'
U-17	S 55°49'04" E	397.37'
U-18	N 34°10'56" E	20.00'
U-19	N 55°49'04" W	10.00'
U-20	N 34°10'56" E	20.00'
U-21	N 55°49'04" W	28.39'
U-22	S 58°26'42" W	26.40'
U-23	N 10°44'54" W	31.26'
U-24	S 34°15'06" W	75.53'
U-25	S 27°39'04" E	11.34'
U-26	N 34°52'19" E	65.34'
U-27	S 10°44'54" E	24.32'
U-28	S 55°44'54" E	20.68'

LINE	BEARING	DISTANCE
U-29	N 34°15'06" E	176.86'
U-30	S 55°44'54" E	33.50'
U-31	S 34°15'06" W	55.04'
U-32	S 55°44'54" E	6.00'
U-33	N 34°15'06" E	18.75'
U-34	S 55°44'54" E	6.00'
U-35	N 34°15'06" E	93.38'
U-36	S 55°44'54" E	26.17'
U-37	S 34°21'35" W	75.29'
U-38	N 50°05'42" W	468.59'
U-39	N 34°15'06" E	174.32'
U-40	N 55°28'38" W	109.45'
U-41	N 34°31'22" E	13.00'
U-42	S 55°28'38" E	8.00'
U-43	N 34°31'22" E	13.00'
U-44	N 55°28'38" W	88.50'
U-45	N 34°15'06" E	170.20'
U-46	S 55°44'54" E	20.00'
U-47	S 34°15'06" W	170.10'
U-48	S 55°28'38" E	66.52'
U-49	N 34°31'22" E	30.50'
U-50	S 55°28'38" E	13.00'
U-51	N 34°31'22" E	30.50'
U-52	S 55°28'38" E	65.99'
U-53	N 19°46'53" E	177.92'
U-54	S 55°44'54" W	18.39'
U-55	S 34°21'35" E	43.27'
U-56	S 50°05'42" E	436.34'

AREA: 64,209.34 SQ. FT.



THE MARINA AND SUPPORTING INFRASTRUCTURE INCLUDING THE WALKING PATH, FORESTRY LANE, PEDESTRIAN BRIDGE, AND DRY HYDRANT SHOWN ON THESE PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE IF THEY ARE DESIRED TO BE CONSTRUCTED. THEY WILL NEED TO BE PERMITTED AND APPROVED THROUGH THE CITY OF MILFORD APPROVAL PROCESS UNDER A SEPARATE CONTRACT. ANY NECESSARY DNREC OR ARMY CORPS PERMITS WILL NEED TO BE OBTAINED AT THAT TIME.

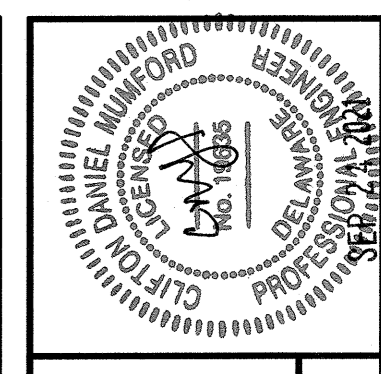
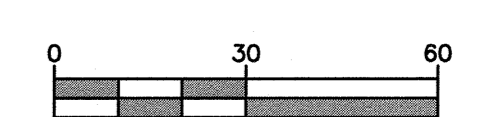
CONCEPTUAL MARINA SEE GENERAL NOTE # 47 ON THE CONSTRUCTION PLAN TITLE SHEET AND NOTE #19 ON THE RECORD PLAN TITLE SHEET.

PLOT BOOK 144 PAGE 666
SIZE 36x24

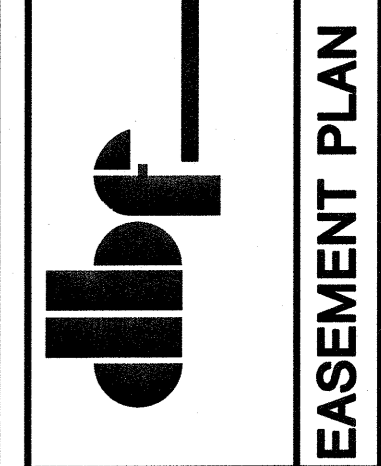
SUPERSEDE NOTE:
THIS PLAN SUPERSEDES IN ITS ENTIRETY THE SITE PLAN SHEET C-04 FOR MISPELLION LANDING RECORDED IN PLAT BOOK 116, PAGE 59 AT THE RECORDER OF DEEDS IN AND FOR KENT COUNTY.

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO UPDATE THE PLANS NECESSARY TO RECEIVE UPDATED APPROVALS FROM AUTHORITIES HAVING JURISDICTION.

- LEGEND**
- PROPERTY LINE
 - - - - - EXISTING EASEMENT LINE
 - + - + - PROPOSED EASEMENT LINE
 - [Hatched Box] PROPOSED BUILDING
 - 8W [Symbol] PROPOSED WATERMAIN, FIRE HYDRANT ASSEMBLY, VALVE
 - 8SS [Symbol] PROPOSED SEWER MAIN, MANHOLE, CLEANOUT
 - [Symbol] PROPOSED STORM PIPE, INLET, MANHOLE, FLARED END



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MILFORD, DELAWARE (CBD) 364-1441



MISPELLION LANDING
CITY OF MILFORD
KENT COUNTY, DELAWARE

REVISIONS:
04/19/2018: COM COMMENTS
02/28/2018: COM COMMENTS
11/09/2018: KCD
12/29/2020: DNREC
04/16/2021: COM COMMENTS
KCD
05/20/2021: COM COMMENTS
06/23/2021: KCD

Date: APRIL 2018
Scale: 1" = 30'
Dwn.By: SHF
Proj.No.: 2137A001
Dwg.No.:

C-102