

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. All questions **must be answered**. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planningwww.dnrec.state.de.us/dnrec2000www.dnrec.state.de.us/DNRECeis
datamil.delaware.govwww.state.de.us/deptagri

1. Project Title/Name: Eastgate		
2. Location (please be specific): Milford, Sussex County, Between Elks Lodge Road and Cedar Creek Road, north of Johnson Road		
3. Parcel Identification #: 3-30 15.00 50.01	4. County or Local Jurisdiction Name: City of Milford	
5. Owner's Name: MHDC (Milford Housing Development Corporation)		
Address: 977 East Masten Circle		
City: Milford	State: DE	Zip: 19963
Phone: 302-422-8255	Fax: 302-422-8260	Email: rament@milfordhousing.com
6. Applicant's Name: MHDC (Milford Housing Development Corporation)		
Address: 977 East Masten Circle		
City: Milford	State: DE	Zip: 19963
Phone: 302-422-8255	Fax: 302-422-8260	Email: rament@milfordhousing.com
7. Project Designer/Engineer: Braun Engineering & Surveying		
Address: 429 S. Governors Avenue		
City: Dover	State: DE	Zip: 19904
Phone: 302-674-2903	Fax: 302-674-3826	Email: dcbraun@braunengineering.net
8. Please Designate a Contact Person, including phone number, for this Project: David C. Braun 302-674-2903		

Information Regarding Site:

25. If residential, please indicate the following:

Number of renter-occupied units: 60

Number of owner-occupied units: 148

Target Population (check all that apply):

Renter-occupied units

Family

Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

First-time homebuyer – if checked, how many units 148

Move-up buyer – if checked, how many units

Second home buyer – if checked, how many units

Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 0
Square Feet: 0

Proposed Use: % of Impervious Surfaces: 34
Square Feet: 622,000

27. What are the environmental impacts this project will have? None

How much forest land is presently on-site? 0 How much forest land will be removed? 0

Are there known rare, threatened, or endangered species on-site? Yes No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? Yes No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? Yes No

Are the wetlands: Tidal Acres

Non-tidal Acres

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corp of Engineers signed off on the delineation? Yes No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands Yes No

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe :</p>
<p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site: Wet Ponds</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Unnamed tributary of Cedar Creek</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 8.8980 Acres 387,600 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 6.9235 acres</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active (0.9156 acres), Passive (6.0079 acres), SWM (1.9745 acres)</p> <p>Where is the open space located? Throughout the site</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? All infrastructure improvements will be funded by developer</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

38. Will this project generate additional traffic? Yes No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 1836

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.

Proposed entrance to Elks Lodge Road, a two-lane road with 11'+/- wide lanes.

40. Will the street rights of way be public, private, or town? City of Milford

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. South property line - to be discussed further.

43. Are there existing or proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

44. Is this site in the vicinity of any known historic/cultural resources or sites Yes No

Has this site been evaluated for historic and/or cultural resources? Yes No

Will this project affect, physically or visually, any historic or cultural resources? Yes No

If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

42. Are any federal permits, licensing, or funding anticipated? Yes No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No If yes, please List them:

45. Please make note of the time-line for this project: Anticipated construction beginning Spring 2008.

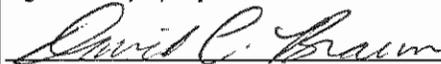
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.



Signature of property owner

8/29/07

Date



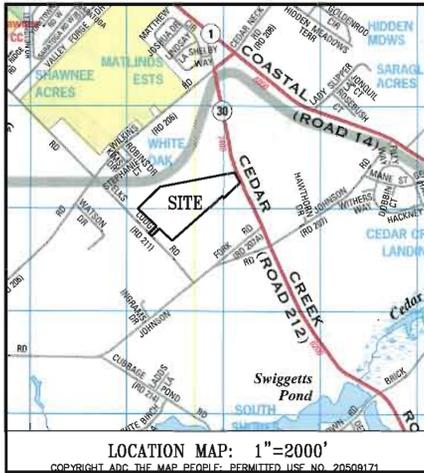
Signature of Person completing form
(If different than property owner)

8/29/07

Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

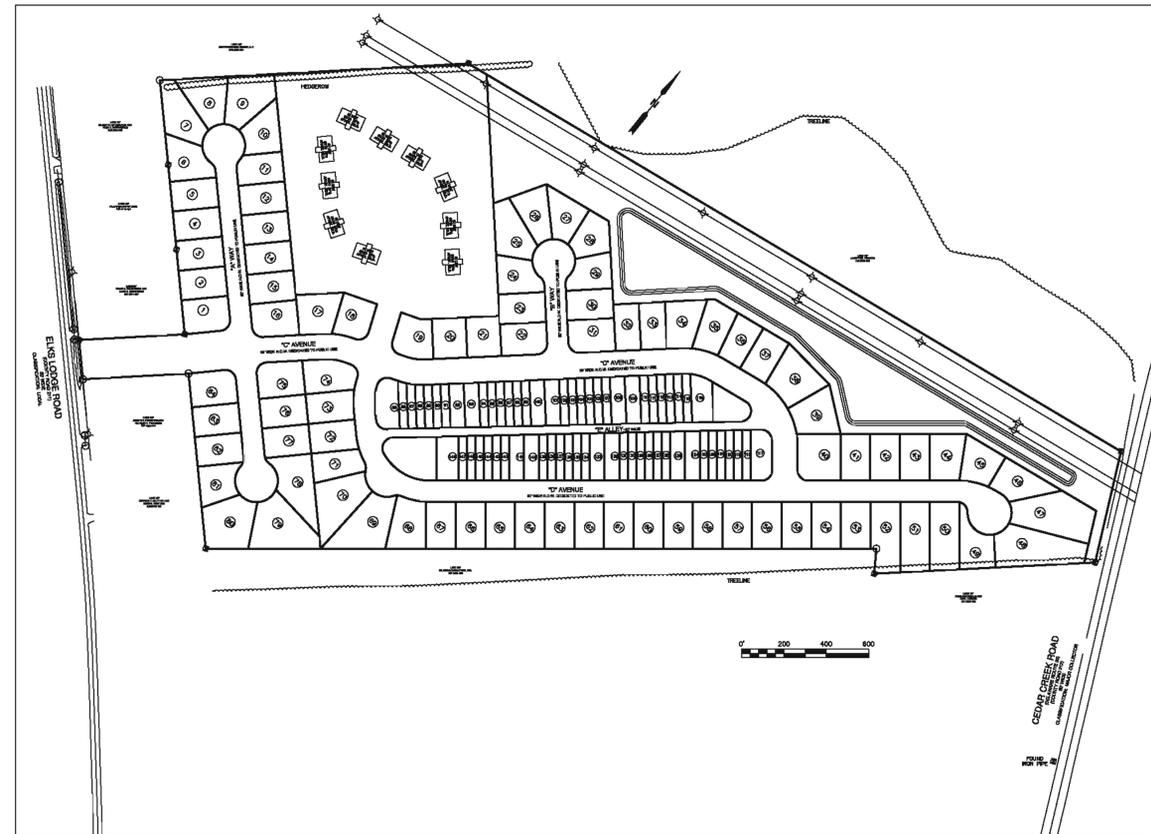


EASTGATE

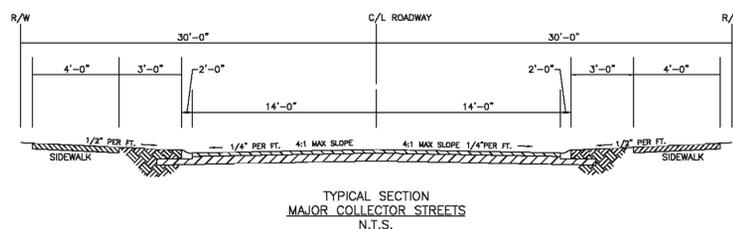
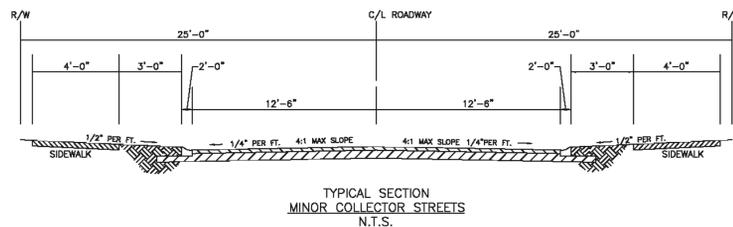
IN THE CITY OF MILFORD, SUSSEX COUNTY AND STATE OF DELAWARE SUBDIVISION PLAN

GENERAL NOTES:

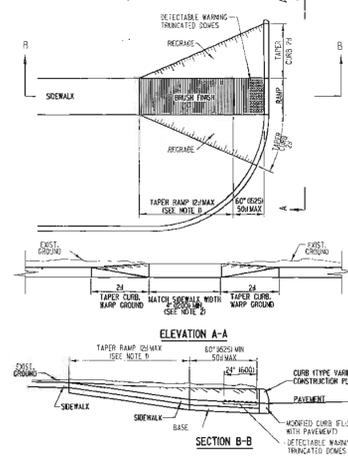
1. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURE AS IT DEEMS NECESSARY.
2. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
3. NO REVISION OR RE-RECORDATION SHALL BE MADE TO ANY RECORDED SUBDIVISION IN KENT COUNTY WITHOUT THE WRITTEN APPROVAL OF ALL LOT OWNERS ADJACENT TO OR SHARE A COMMON BOUNDARY WITH THE PROPOSED REVISION IN ADDITION TO 75% OF ALL LOT OWNERS WITHIN THE ENTIRE DEVELOPMENT.
4. NO MORE THAN 30% OF ANY LOT MAY BE COVERED BY IMPERVIOUS SURFACE.
5. STORMWATER MANAGEMENT AREAS ARE NOT TO BE ALTERED IN ANY WAY EXCEPT FOR NORMAL GRASS MAINTENANCE WITHOUT PRIOR CONSENT FROM THE SUSSEX CONSERVATION DISTRICT.
6. OPEN SPACE, INCLUDING THE STORMWATER MANAGEMENT AREA, NOT DEDICATED TO THE CITY OF MILFORD SHALL BE MAINTAINED BY THE PICKERING POINTE HOMEOWNERS ASSOCIATION.
7. PARKING SHALL BE PROHIBITED IN THE CUL-DE-SACS.
8. DECLARANT HEREBY GRANTS TO THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, DIVISION OF SOIL AND WATER CONSERVATION SEDIMENT AND STORMWATER PROGRAM OR ITS DELEGATED AGENCY, THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT STORMWATER MANAGEMENT AREAS WITHIN STORMWATER MANAGEMENT EASEMENTS. IN THE EVENT THAT THE DELEGATED AGENCY DETERMINES THAT MAINTENANCE IS REQUIRED WITHIN SAID STORMWATER MANAGEMENT AREAS, ALL EXPENSES OF MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION.
9. ACCESS TO ALL PARCELS WITHIN THE SUBDIVISION MUST BE FROM INTERNAL SUBDIVISION STREETS ONLY. DIRECT ACCESS TO ELKS LODGE ROAD IS PROHIBITED.
10. NO OCCUPANCY PERMIT WILL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED OR PLACED FOR THE LOT FOR WHICH THE CERTIFICATE OF OCCUPANCY IS TO BE ISSUED IN A MANNER ACCEPTABLE TO THE COUNTY AND THE STATE OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.
11. THE DEVELOPER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE AND REPAIR OF ALL EROSION, SEDIMENT CONTROL AND STORMWATER MANAGEMENT FACILITIES INCLUDING EXISTING BASIN UPON COMPLETION OF SITE IMPROVEMENTS UNTIL A HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED AND THE OWNER TURNS OVER THE RESPONSIBILITY TO THE ASSOCIATION.
12. ACCESS TO CORNER LOTS WITHIN THE SUBDIVISION WILL BE FROM THE SECONDARY ROAD, AS DETERMINED BY DELDOT, AND NOT FROM THE PRIMARY.



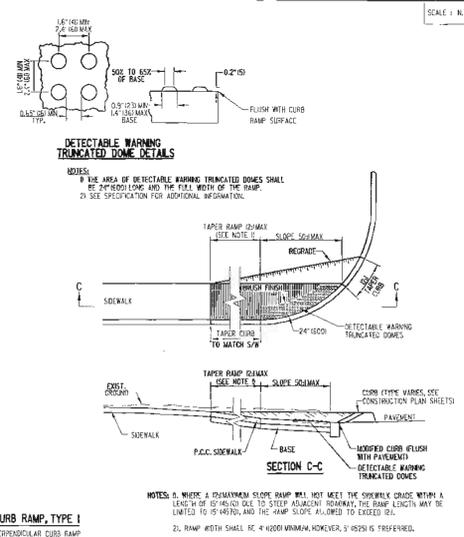
INDEX OF SHEETS (20 TOTAL)
 TITLE SHEET/SUBDIVISION NOTES - S1
 PRELIMINARY RECORD PLANS - S2-S4
 ROAD PLAN AND PROFILES - RD1-RD7
 GRADING AND STORMWATER PLANS - ST1-ST5
 UTILITY PLANS - UT1-UT3
 LANDSCAPING PLANS - L1



NOTE:
 A. UNDERDRAINS SHALL BE INSTALLED, IF THE DEVELOPER WANTS TO PROPOSE THE DELETION OF UNDERDRAINS, THEN THE DEVELOPER MUST SUBMIT A WRITTEN REQUEST TO THE CENTRAL DISTRICT PUBLIC WORKS ENGINEER FOR APPROVAL.



CURB RAMP, TYPE I
 PERPENDICULAR CURB RAMP



CURB RAMP DETAIL
 N.T.S.

13. NO REVISION OR RE-RECORDING WILL BE MADE TO ANY RECORDED SUBDIVISION IN THE CITY OF MILFORD WITHOUT THE WRITTEN APPROVAL OF ALL (100%) OWNERS IN ADJACENT TO OR SHARE A COMMON BOUNDARY WITH THE PROPOSED REVISION IN ADDITION TO 75% OF THE LOT OWNERS WITHIN THE ENTIRE SUBDIVISION.
14. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR ANY LOT UNTIL ALL STREET SIGNS ARE IN PLACE FOR THE STREETS LEADING FROM THE ENTRANCE TO THE DEVELOPMENT TO THE LOT FOR WHICH THE PERMIT IS TO BE ISSUED.
15. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED OR PLACED FOR THE LOT FOR WHICH OCCUPANCY PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO KENT COUNTY AND THE STATE OF DELAWARE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR IMPROVEMENTS.
16. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY ARE EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USE OR ACTIVITY.
17. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR, BUT NOT LIMITED TO, ALL FUTURE MAINTENANCE AND REPAIRS OF ALL STORMWATER MANAGEMENT FACILITIES, ENTRANCE SUBDIVISION SIGNS AND ALL OPEN SPACE AREAS.
18. ALL REQUIRED LANDSCAPE BUFFERS SHALL BE PLANTED PRIOR TO ISSUANCE OF 50% BY BONDED PHASE OF THE CERTIFICATES OF OCCUPANCY AND MAINTAINED BY THE APPLICANT UNTIL ALL OF THE CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED, PROVIDED, HOWEVER, THAT NO REQUIRED LANDSCAPE PLANTING SHOULD BE CONDUCTED BETWEEN MAY 15 AND SEPTEMBER 1.
19. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
20. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK DATED 2004 OR LATEST.
21. ALL ROADWAYS SHALL BE CONSTRUCTED TO THE STATE OF DELAWARE, DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AND SHALL BE DEDICATED TO PUBLIC USE.
22. ALL ELECTRICAL, TELEPHONE, TV CABLE, COMMUNICATIONS, ETC. LINES AND CABLES SHALL BE PLACED UNDERGROUND.
23. DECLARANT HEREBY GRANTS THE CITY OF MILFORD, ITS ASSIGNS AND SUCCESSORS, THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SUCH PREMISES AND INSPECT ALL OPEN SPACES FOR CONFORMITY WITH THE PROVISIONS OF THE CITY OF MILFORD CODE AND WITH ALL CONDITIONS OF APPROVAL IMPOSED UPON THIS SUBDIVISION. THE MAINTENANCE OF THE OPEN SPACES AND ALL EXPENSES OF MAINTENANCE SHALL BE BY THE HOMEOWNERS ASSOCIATION. IN THE EVENT THE HOMEOWNERS ASSOCIATION FAILS TO MAINTAIN THE OPEN SPACE ACCORDING TO THE STANDARDS OF THE CITY OF MILFORD CODE AND IN ACCORDANCE WITH THE RECORDED OR APPROVED PLAN, THE COUNTY MAY, FOLLOWING REASONABLE NOTICE DEMAND THE DEFICIENCY OF MAINTENANCE BE CORRECTED AND/OR ENTER THE OPEN SPACE AREA TO MAINTAIN SAME. THE COST OF SUCH MAINTENANCE SHALL BE CHARGED TO THE HOMEOWNERS ASSOCIATION. THIS PROVISION IS PURSUANT TO CHAPTER 187, SUBDIVISION AND LAND DEVELOPMENT, OF THE CITY OF MILFORD CODE, AS AMENDED.
24. DECLARANT HEREBY GRANTS TO THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, DIVISION OF SOIL AND WATER CONSERVATION SEDIMENT AND STORMWATER PROGRAM OR ITS DELEGATED AGENCY, THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT STORMWATER MANAGEMENT WITHIN STORMWATER MANAGEMENT EASEMENTS. IN THE EVENT THAT THE DELEGATED AGENCY DETERMINES THAT MAINTENANCE IS REQUIRED WITHIN SAID STORMWATER MANAGEMENT AREAS, ALL EXPENSES SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION.
25. IMPROVEMENT OF OPEN SPACES SHALL BE COMPLETED IN A PROPORTION EQUAL TO OR GREATER THAN THE RESIDENTIAL DWELLING UNITS COMPLETED EXCEPT THAT 100% OF THE RECREATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUING OF BUILDING PERMITS FOR THE FINAL 20% OF THE DWELLING UNITS PROPOSED.

DELDOT GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL MEET THE STATE OF DELAWARE STANDARDS AND SPECIFICATIONS, DATED AUGUST 2001.
2. ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDDED.
3. A 24-HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT PRIOR TO STARTING ENTRANCE CONSTRUCTION.
4. MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
5. ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS' RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS". (LATEST EDITION)
6. ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY WITH THE TRAFFIC CONTROL MANUAL, SHALL BE NCHRP-350 APPROVED, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF USE.
7. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES".
8. "PAVEMENT MARKING MATERIAL WILL MATCH EXISTING, DURABLE MARKINGS (i.e. THERMO, EPOXY) WILL BE REQUIRED FOR NEW STRIPING, IF THEY EXIST IN THE FIELD."
9. ALL STEEL USED IN CATCH BASIN MUST BE 60 KSI.
10. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL.

Owner's Certification

I, _____ hereby certify that I am the owner of the property described and shown on this plan, that the plan was made at my direction, and that I acknowledge the same to be my act and desire the plan to be developed as shown in accordance with all applicable laws and regulations.

Date _____ Signature _____
 Title _____

Engineer's Certification

I, David C. Braun, hereby certify that I am a registered Professional Engineer in the State of Delaware, that the information shown herein 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.

Date _____ Signature _____
 Seal _____

REVISIONS

BRAUN
 ENGINEERING & SURVEYING

428 SOUTH GOVERNORS AVENUE, DOVER, DELAWARE 19904
 TELEPHONE: 302-674-2803 FAX: 302-674-3826

PRELIMINARY SUBDIVISION NOTES

EASTGATE

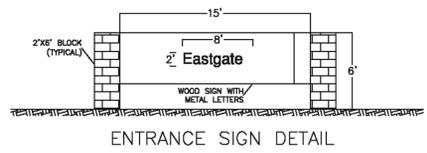
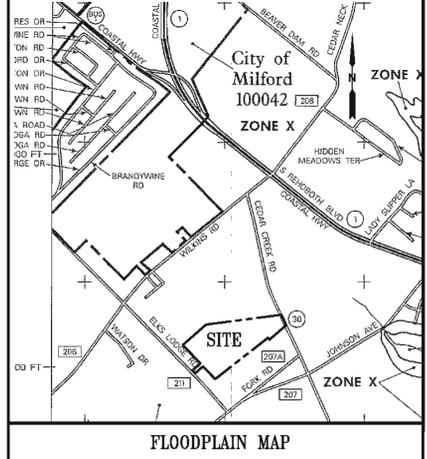
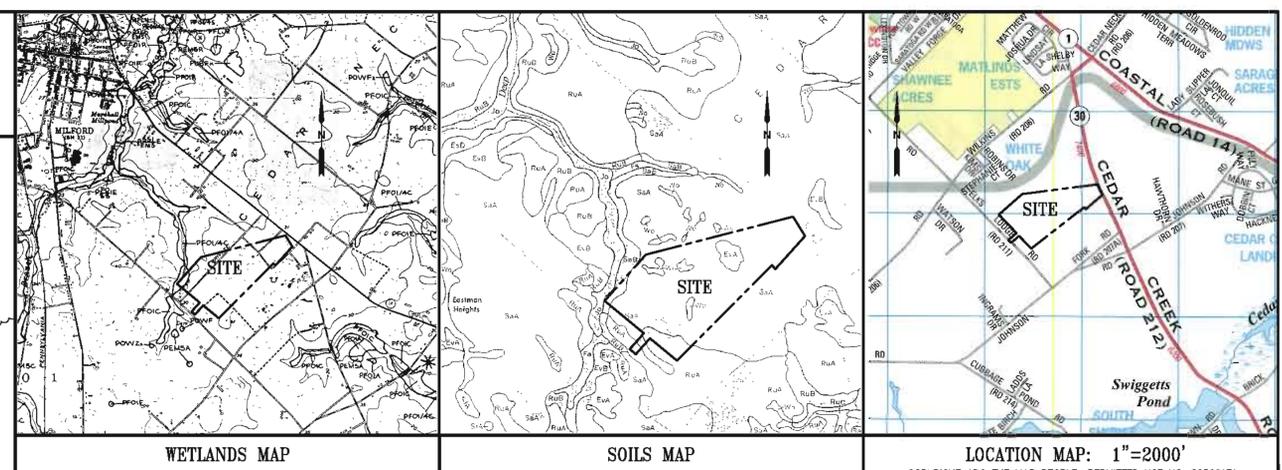
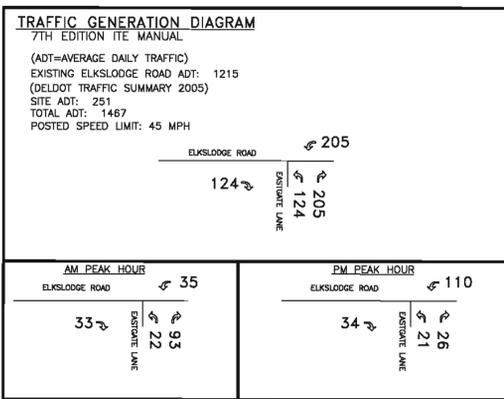
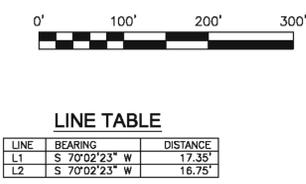
IN THE CITY OF MILFORD, SUSSEX COUNTY AND STATE OF DELAWARE
 TAX PARCEL NO. 3-30-15.00 500.01

DATE: 7/10/07
 DRAWN BY: JAL
 CHECKED BY: DCB
 DRAWING NO. 0703S1
 CLIENT NO. 07-03
 SCALE: 1"=50'
 SHEET NO.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	39.27	35.36	N 89°39'17" W	90°00'00"
C2	25.00	10.47	10.40	N 32°39'11" W	24°00'12"
C3	25.00	10.70	10.62	N 08°33'51" W	24°31'30"
C4	50.50	72.95	66.77	N 37°30'42" W	82°48'13"
C5	50.50	46.64	45.00	S 74°38'50" W	52°54'42"
C6	50.50	55.17	52.47	S 16°53'36" W	62°35'48"
C7	50.50	69.43	64.09	S 53°47'38" E	78°46'40"
C8	25.00	15.23	15.00	S 75°43'38" E	34°54'40"
C9	25.00	5.94	5.93	S 51°27'48" E	13°37'01"
C10	25.00	40.38	36.13	S 01°36'49" W	92°32'12"
C11	120.07	46.41	46.12	S 58°57'39" W	22°08'42"
C12	25.00	39.27	35.36	N 84°57'37" W	90°00'00"
C13	175.00	29.65	29.62	N 24°48'52" W	09°42'30"
C14	175.00	45.77	45.64	N 37°09'42" W	14°59'10"
C15	175.00	34.15	34.09	N 50°14'41" W	11°10'47"
C16	175.00	35.28	35.22	N 61°36'36" W	11°33'04"
C17	25.00	17.66	17.30	N 47°08'52" W	40°28'32"
C18	52.00	51.87	49.75	N 58°31'53" W	57°09'16"
C19	52.00	54.16	51.75	S 63°03'03" W	39°07'58"
C20	25.00	7.77	7.73	S 42°06'32" W	17°47'49"
C21	25.00	9.90	9.83	S 62°20'48" W	22°40'44"
C22	175.00	60.44	60.14	S 63°47'32" W	19°47'16"
C23	175.00	8.99	8.97	S 52°25'37" W	02°56'34"
C24	25.00	6.03	6.00	S 57°51'58" W	13°49'18"
C25	25.00	33.43	32.00	N 76°54'58" W	76°37'33"
C26	52.00	82.33	80.67	N 89°27'48" W	101°43'52"
C27	52.00	45.75	44.29	S 14°28'00" W	50°24'33"
C28	52.00	52.17	50.01	S 39°28'52" E	57°29'11"
C29	52.00	27.29	26.97	S 83°15'24" E	30°03'52"
C30	175.00	20.93	20.92	N 78°07'32" W	06°51'07"
C31	175.00	70.57	70.09	N 63°08'51" E	23°06'14"
C32	175.00	1.96	1.96	N 51°16'32" E	00°38'25"
C33	25.00	39.27	35.36	S 84°02'41" E	90°00'00"
C34	180.00	30.06	30.03	S 43°49'46" E	09°34'11"
C35	180.00	63.25	62.92	S 68°40'50" E	20°07'58"
C36	180.00	78.98	78.33	S 81°18'49" E	25°08'02"
C37	180.00	14.35	14.35	N 83°50'08" E	04°34'06"
C38	180.00	15.56	15.55	N 79°04'32" E	04°57'07"
C39	180.00	63.67	63.34	N 66°27'56" E	20°16'05"
C40	180.00	24.71	24.69	N 52°23'54" E	07°51'58"
C41	25.00	39.16	35.28	S 86°59'54" E	89°45'02"
C42	25.00	21.17	20.55	S 17°50'02" E	48°31'41"
C43	50.50	44.05	42.66	S 18°33'29" E	49°58'28"
C44	50.50	38.83	37.88	S 65°34'26" E	44°03'25"
C45	50.50	39.71	38.70	N 69°52'12" E	45°03'20"
C46	50.50	39.09	38.12	N 28°10'07" E	44°20'49"
C47	49.41	36.98	36.12	N 17°57'33" W	42°52'38"
C48	50.50	45.58	44.05	N 64°46'13" W	51°42'49"
C49	25.00	21.17	20.55	N 66°21'47" W	48°31'41"
C50	25.00	39.38	35.43	N 03°20'26" E	90°14'59"
C51	120.00	45.19	44.92	N 58°15'09" E	21°34'27"
C52	25.00	38.25	34.62	S 66°08'04" E	87°39'07"
C53	25.00	40.29	36.07	N 23°51'58" E	92°20'53"
C54	180.00	49.07	48.11	N 62°13'50" E	13°37'04"
C55	180.00	20.55	20.53	N 51°09'07" E	06°32'23"
C56	25.00	38.16	34.56	S 88°23'11" E	87°27'48"
C57	25.00	21.17	20.55	S 20°23'26" E	48°31'41"
C58	50.50	13.52	13.48	S 03°47'54" E	15°20'37"
C59	50.50	63.94	59.75	S 47°44'27" E	72°32'29"
C60	50.50	38.76	37.81	N 74°00'07" E	43°58'25"
C61	50.50	40.12	39.08	N 29°15'13" E	45°31'22"
C62	47.17	42.45	41.03	N 18°12'35" W	51°33'34"
C63	50.50	45.58	44.05	N 67°19'34" W	51°42'49"
C64	25.00	21.17	20.55	N 68°55'08" W	48°31'41"
C65	25.00	39.27	35.36	N 00°20'43" W	90°00'00"
C66	25.00	39.27	35.36	N 29°02'23" E	90°00'00"
C67	125.00	53.87	53.46	N 32°18'27" W	24°41'40"
C68	25.00	37.37	33.98	N 87°28'20" W	85°38'06"
C69	25.00	64.85	48.08	S 24°22'09" E	1°48'09'32"
C70	120.00	69.30	68.34	N 65°00'30" E	33°05'10"
C71	120.00	14.18	14.17	N 78°09'56" E	06°46'18"
C72	120.00	36.85	36.70	N 65°58'59" E	17°35'35"
C73	120.00	18.27	18.25	N 52°49'34" E	08°43'17"
C74	180.00	67.78	67.38	S 59°15'09" W	21°34'27"
C75	180.00	51.70	51.70	S 81°16'28" W	48°31'41"
C76	180.00	20.10	20.09	S 53°27'48" W	06°23'50"
C77	180.00	20.42	20.41	S 59°54'40" W	06°29'56"
C78	180.00	21.61	21.60	S 68°36'00" W	06°52'44"
C79	25.00	51.54	42.86	N 09°20'53" W	118°07'00"
C80	125.00	132.29	128.20	S 81°16'28" W	48°31'41"
C81	25.00	39.27	35.36	S 05°57'19" W	90°00'00"
C82	120.00	18.76	18.74	S 43°31'24" E	08°57'26"
C83	25.00	35.90	32.90	S 89°08'45" E	82°17'18"
C84	52.00	217.54	90.21	S 21°33'24" W	239°41'28"
C85	25.00	39.46	35.49	S 83°48'16" E	90°28'48"
C86	175.00	69.43	68.97	S 82°19'15" W	22°43'51"
C87	25.00	17.66	17.30	N 53°26'54" E	40°28'32"
C88	52.00	108.80	90.01	N 86°50'59" W	119°52'47"
C89	175.00	69.43	68.97	N 56°01'12" W	22°43'51"
C90	175.00	75.42	74.84	N 32°18'27" W	24°41'40"
C91	25.00	21.17	20.55	N 68°55'08" W	48°31'41"
C92	50.50	244.20	66.89	N 45°20'43" W	277°03'23"
C93	25.00	20.17	19.63	S 19°14'41" E	46°14'10"
C94	50.50	244.20	66.89	N 45°20'43" E	277°03'23"
C95	180.00	69.61	69.18	N 58°57'39" E	22°09'28"
C96	50.50	244.20	66.89	N 47°54'04" E	277°03'23"
C97	180.00	103.94	102.50	N 65°00'30" E	33°05'10"
C98	180.00	186.62	178.38	S 68°44'48" E	59°24'14"
C99	175.00	92.45	91.38	N 66°05'23" E	30°16'07"



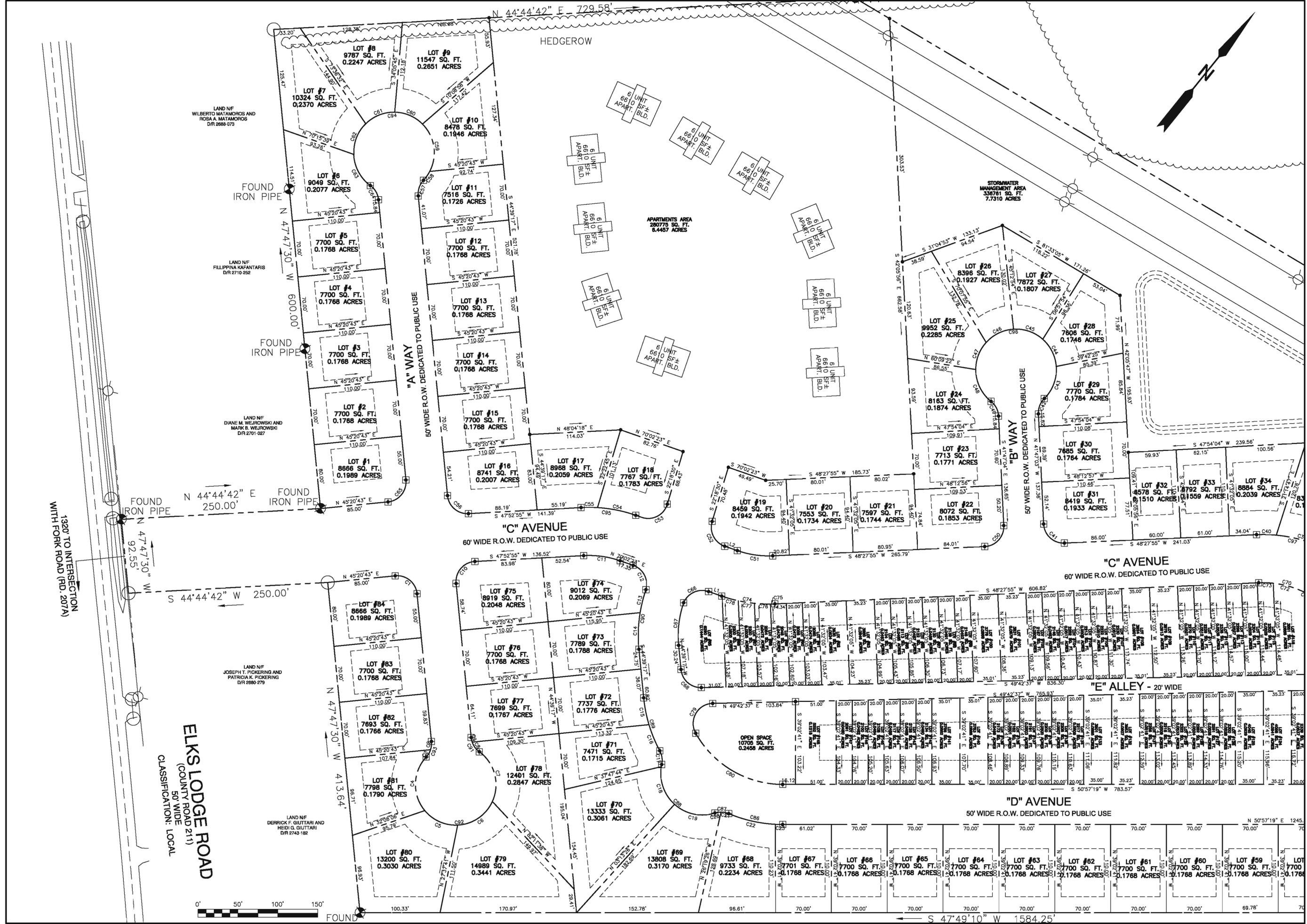
- DATA COLUMN:**
- OWNER: MILFORD HOUSING DEVELOPMENT CORPORATION
977 EAST MASTEN CIRCLE
MILFORD, DE 19963
DEED RECORD D-2950-301
 - ZONING: R-3
 - EXISTING USE: VACANT
 - PROPOSED USE: RESIDENTIAL
 - AREAS:
 - LOT AREA = 20.9837± ACRES
 - STREET/RIGHT-OF-WAY AREA = 6.9495± ACRES
 - ACTIVE OPEN SPACE = 0.4166± ACRES
 - APARTMENT COMPLEX AREA = 6.4457± ACRES
 - STORMWATER MANAGEMENT AREA = 7.7310± ACRES
 - TOTAL SITE AREA = 42.5255± ACRES
 - LOT AREAS:
 - MINIMUM = 2,048± SQUARE FEET (0.0470± ACRES)
 - MAXIMUM = 16,745± SQUARE FEET (0.3844± ACRES)
 - AVERAGE = 6,193± SQUARE FEET (0.1422± ACRES)
 - NUMBER OF LOTS: 84 SINGLE FAMILY DETACHED
64 SINGLE FAMILY ATTACHED
1 APARTMENT COMPLEX (60 TOTAL UNITS)
 - DENSITY: 4.89 UNITS PER ACRE
 - UTILITIES: WATER: CITY OF MILFORD
SANITARY SEWER: CITY OF MILFORD
 - DATUM: NAVD 1988.
 - BUILDING SETBACKS:
 - FRONT: 30 FEET (MIN.)
 - SIDE: 8 FEET (MIN.)
 - REAR: 15 FEET (MIN.)
 - MONUMENTATION:
 - ☐ = PROPOSED CONCRETE MONUMENT (73)
 - = PROPERTY CORNER (4)
 - ⊕ = EXISTING FOUND IRON PIPE (9)
 - FIRE LANES: ALL FIRE LANES, FIRE HYDRANTS AND FIRE CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE STATE FIRE PREVENTION REGULATIONS.
 - FLOOD: SITE IS IMPACTED BY THE 100-YEAR FLOODPLAIN PER F.E.M.A. PANELS #10005C0050J DATED JANUARY 6, 2005.
 - WETLANDS: SITE IS NOT IMPACTED BY WETLANDS.
 - BUILDING CONSTRUCTION: FRAME
 - MAXIMUM BUILDING HEIGHT: 35 FEET
 - TAX PARCEL NUMBER: 3-30 15.00 50.01
 - MAXIMUM IMPERVIOUS COVERAGE: SINGLE FAMILY DETACHED: 45%
SINGLE FAMILY ATTACHED: 60%
APARTMENTS: 20%

REVISIONS

BRAUN
ENGINEERING & SURVEYING
428 SOUTH GOVERNORS AVENUE, DOVER, DELAWARE 19904
TELEPHONE: 302-674-2903 FAX: 302-674-3926

PRELIMINARY RECORD PLAN - LANDS OF
EASTGATE
IN THE CITY OF MILFORD, SUSSEX COUNTY AND STATE OF DELAWARE
TAX PARCEL NO. 3-30 15.00 50.01

DATE: 7/10/07
DRAWN BY: JAL
CHECKED BY: DCB
DRAWING NO. 0703S2-S4
CLIENT NO. 07-03
SCALE: 1"=50'
SHEET NO.



LAND N/F
WILBERTO MATAMOROS AND
ROSA A. MATAMOROS
D/R 2888-078

LAND N/F
FILIPPINA KAFANTARIS
D/R 2710-282

LAND N/F
DIANE M. WEJROWSKI AND
MARK B. WEJROWSKI
D/R 2701-027

LAND N/F
JOSEPH T. PICKERING AND
PATRICIA K. PICKERING
D/R 2880-279

LAND N/F
DERRICK T. GIUTTARI AND
HEIDI G. GIUTTARI
D/R 2743-182

ELKS LODGE ROAD
(COUNTY ROAD 211)
50' WIDE
CLASSIFICATION: LOCAL

REVISIONS

BRAUN
ENGINEERING & SURVEYING

439 SOUTH GOVERNORS AVENUE, DOVER DELAWARE 19904
TELEPHONE: 302-674-2903 FAX: 302-674-3928

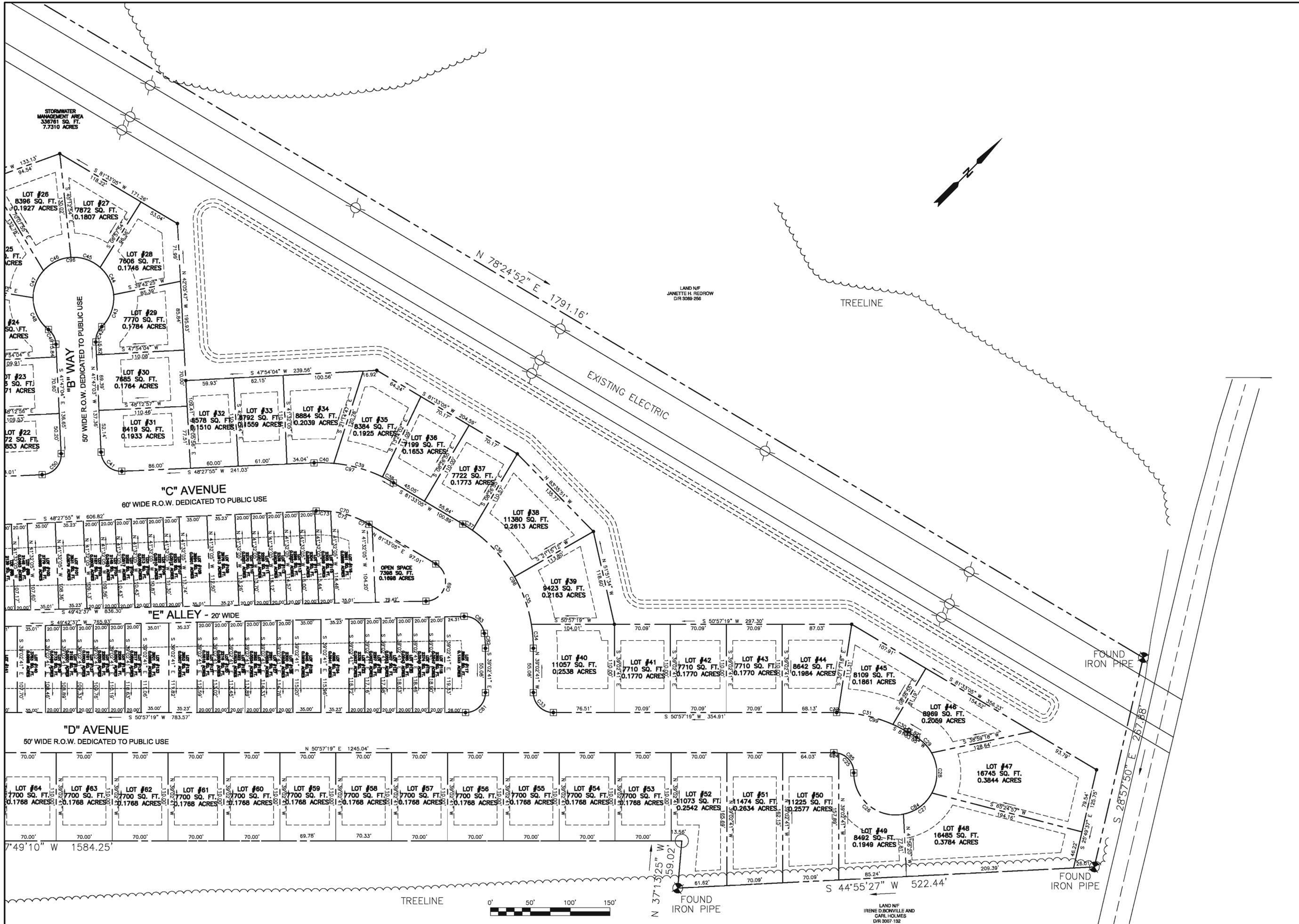
PRELIMINARY RECORD PLAN

EASTGATE

IN THE CITY OF MILFORD, SUSSEX COUNTY AND STATE OF DELAWARE
TAX PARCEL NO. 3-30 15.00 500.01

DATE: 7/10/07
DRAWN BY: AJB
CHECKED BY: DCB
DRAWING NO. 0703S2-S4
CLIENT NO. 07-03
SCALE: 1"=50'
SHEET NO.

S3



REVISIONS



PRELIMINARY RECORD PLAN
EASTGATE
IN THE CITY OF MILFORD, SUSSEX COUNTY AND STATE OF DELAWARE
TAX PARCEL NO. 3-30 15.00 500.01

DATE: 7/10/07
DRAWN BY: AJB
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DRAWING NO. 0703S2-S4
CLIENT NO. 07-03
SCALE: 1"=50'
SHEET NO.

Preliminary Land Use Service (PLUS)

Eastgate
2007-09-08

-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

Strategies

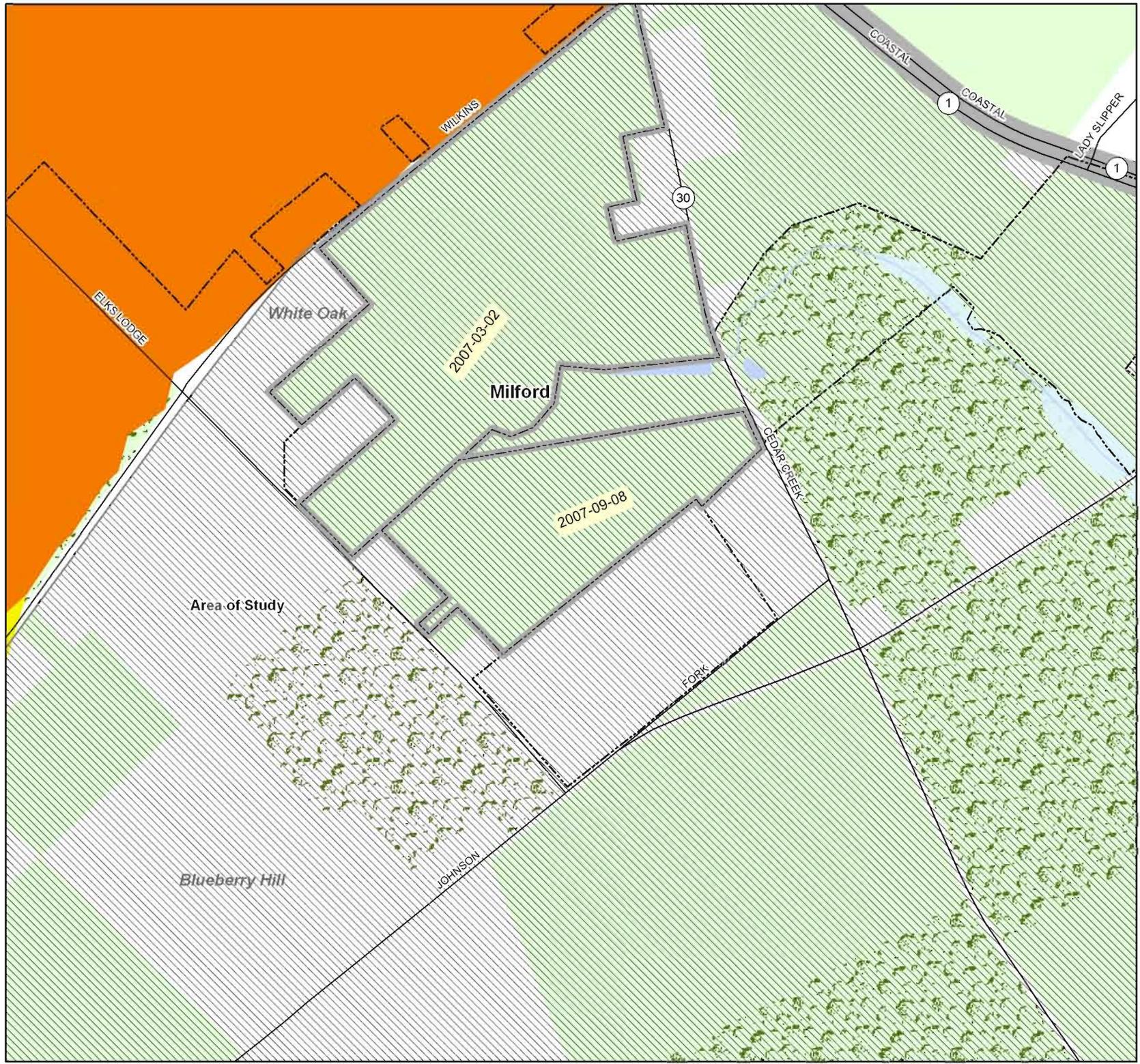
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)



1:10,000



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www.state.de.us/planning



Preliminary Land Use Service (PLUS)

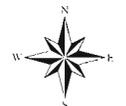
Eastgate
2007-09-08



- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition

Feet
0 125 250 500

1:10,000



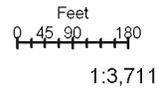
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www.state.de.us/planning



Preliminary Land Use Service (PLUS)

Eastgate
2007-09-08

-  Project Area
-  Municipalities



Produced by the Delaware Office of State Planning Coordination.
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