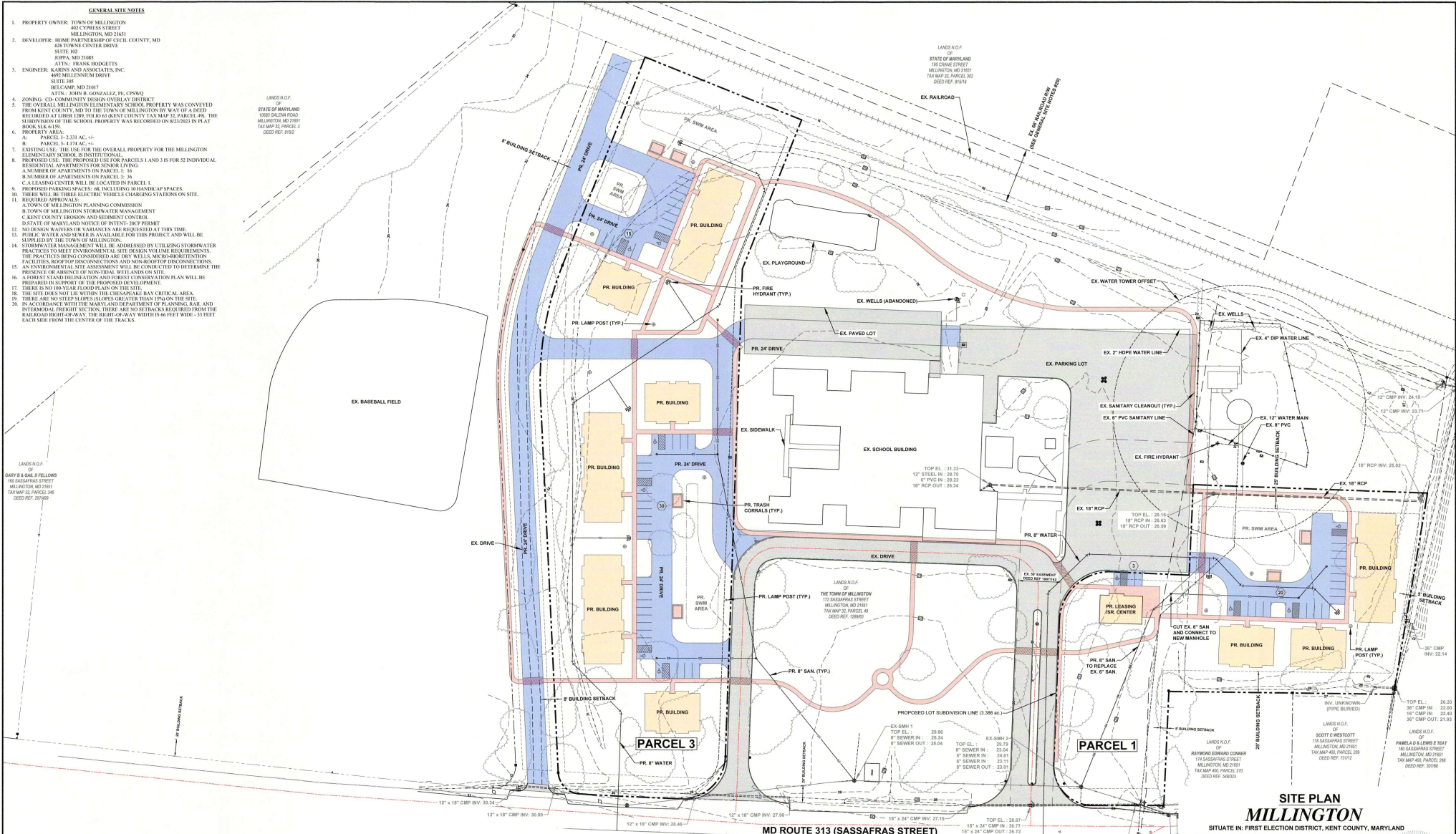


GENERAL SITE NOTES

1. PROPERTY OWNER: TOWN OF MILLINGTON
405 CYPRESS STREET
MILLINGTON, MD 21101
2. DEVELOPER: HOMP PARTNERSHIP OF KENT COUNTY, MD
625 TOWNE CENTER DRIVE
SUITE 102
ROFFA, MD 21085
ATTN: FRANK RUDIGETS
3. ENGINEER: KARINS AND ASSOCIATES, INC.
400 MILLSTONE DRIVE
SUITE 305
HILL CAMP, MD 21101
ATTN: JOHN B. GONZALEZ, P.E., CPSW
4. ZONING: CO-COMMUNITY DESIGN OVERLAY DISTRICT
THE OVERALL MILLINGTON ELEMENTARY SCHOOL PROPERTY WAS CONVEYED FROM KENT COUNTY, MD TO THE TOWN OF MILLINGTON BY WAY OF A DEED RECORDED AT LIBER 1298, FOLIO 63 (KENT COUNTY TAX MAP 32, PARCEL 40). THE SUBDIVISION OF THE SCHOOL PROPERTY WAS RECORDED IN 6252032 IN PLAT BOOK 51 & 119.
5. PROPERTY AREA:
A. PARCEL 1: 2.331 AC +/-
B. PARCEL 3: 4.174 AC +/-
7. EXISTING USE: THE USE FOR THE OVERALL PROPERTY FOR THE MILLINGTON ELEMENTARY SCHOOL IS INSTITUTIONAL.
8. PROPOSED USE: THE PROPOSED USE FOR PARCELS 1 AND 3 IS FOR 52 INDIVIDUAL RESIDENTIAL APARTMENTS FOR SENIOR LIVING.
9. NUMBER OF APARTMENTS ON PARCEL 1: 16
10. NUMBER OF APARTMENTS ON PARCEL 3: 36
11. A LEASING CENTER WILL BE LOCATED IN PARCEL 1.
12. PROPOSED PARKING SPACES: 68, INCLUDING 18 HANDICAP SPACES.
13. THERE WILL BE THREE ELECTRIC VEHICLE CHARGING STATIONS ON SITE.
14. REQUIRED APPROVALS:
A. TOWN OF MILLINGTON PLANNING COMMISSION
B. TOWN OF MILLINGTON STORM WATER MANAGEMENT
C. KENT COUNTY EROSION AND SEDIMENT CONTROL
D. STATE OF MARYLAND NOTICE OF INTENT - 30-DAY PERMIT
E. NO DESIGN WAIVERS OR VARIANCES ARE REQUESTED AT THIS TIME.
F. PUBLIC WATER AND SEWER IS AVAILABLE FOR THIS PROJECT AND WILL BE SUPPLIED BY THE TOWN OF MILLINGTON.
15. STORM WATER MANAGEMENT WILL BE ADDRESSED BY UTILIZING STORM WATER PRACTICES TO MEET ENVIRONMENTAL SITE DESIGN VOLUME REQUIREMENTS. THE PRACTICES BEING CONSIDERED ARE: CURB WALLS, MICROBUBBLE TREATMENT FACILITIES, SCOUR PROTECTION, TRENDS AND NON-RIGHT TOP ROCCIONAL TRENDS. AN ENVIRONMENTAL SITE ASSESSMENT WILL BE CONDUCTED TO DETERMINE THE PRESENCE OR ABSENCE OF SUCH ITEMS. WELL SANDS ON SITE.
16. A FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN WILL BE PREPARED TO SUPPORT THE PROPOSED DEVELOPMENT.
17. THERE IS NO 100-YEAR FLOOD PLAIN ON THE SITE.
18. THE SITE DOES NOT LIE WITHIN THE SUSQUEHANNA BAY CRITICAL AREA. THERE ARE NO STEEP SLOPES (SLOPES GREATER THAN 15% ON THE SITE).
19. IN ACCORDANCE WITH THE MARSH AND WETLANDS EFFECT PLANNING, HAZARD AND INTERMODAL FREIGHT SECTION, THERE ARE NO SETBACKS REQUIRED FROM THE RAILROAD RIGHT-OF-WAY. THE RIGHT-OF-WAY WIDTH IS 66 FEET WIDE - 33 FEET EACH SIDE FROM THE CENTER OF THE TRACKS.



**SITE PLAN
MILLINGTON**

SITUATE IN: FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND

Karins and Associates
ENGINEERS • PLANNERS • SURVEYORS
NEWARK, DE & GEORGETOWN, DE
www.karinsandassociates.com

17 POLLY DRUMMOND CENTER - SUITE 201
NEWARK, DELAWARE 19711
PHONE: (302) 369-2900 FAX: (302) 369-2915

PROPERTY ADDRESS:
172 SASSAFRAS STREET
MILLINGTON, MD 21101

DEVELOPER:
HOMP PARTNERSHIP OF
KENT COUNTY, MD
625 TOWNE CENTER DRIVE, SUITE 102
ROFFA, MD 21085

SURVEY BY: DELMARVA SURVEYS
DESIGNED BY: J.C.
DRAWN BY: J.C.
CHECKED BY: J.G.

SCALE: 1" = 50'
DATE: 12-12-2023 SHEET: 1 OF 1
DRAWING NO.:

TOWN OF MILLINGTON - PLANNING DIRECTOR		TOWN OF MILLINGTON - PLANNING COMMISSION CHAIRMAN		KENT COUNTY - HEALTH DEPARTMENT	
Signature	Date	Signature	Date	Signature	Date

PR. BUILDING		PR. SIDEWALK / TRAILS	
EX. PAVEMENT		PR. ROADWAY	

