UTILITY COMMITTEE
A G E N D A

MARCH 12, 2012 - 5:30 P.M.

CITY HALL COUNCIL CHAMBERS
15 LOOCKERMAN PLAZA
DOVER, DELAWARE

Public comments are welcomed on any item and will be permitted at appropriate times. When possible, please notify the City Clerk (736-7008 or e-mail at CityClerk@dover.de.us) should you wish to be recognized.

AGENDA ADDITIONS/DELETIONS

1. Request for Amendment to Resolution #2010-07 (Adopted August 9, 2010) - Wesley College Alley and Street Abandonment

2. Request for Alley Abandonment (Improved) - East Side of North Bradford Street (Additional Alley in Conjunction with the Wesley College Streetscape Master Plan)

3. Review of Utility Related Capital Investment Plan (CIP) *(Electric and Water/Wastewater)*

4. Updates
   A. National Pollution Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Systems (MS4) Permit
   B. 30-Day Update - Garrison Oak Technical Park Project

5. Adjournment by 5:55 P.M.

/tm
S:\AGENDAS & MINUTES\Committee-Agendas\2012\03-12-2012 UTILITY.wpd

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.

REQUEST FOR REVISION TO
APPROVED PETITION TO ABANDON PUBLIC STREETS AND ALLEYS
Before the City of Dover Utility Committee
March 12, 2012

Applicants/Owners: Wesley College

Location: See Diagram for Detailed Locations:

Area #1	Alley between North Governors Avenue and North New Street from Cecil Street to Fulton Street
Area#2	Portion of alley between North Bradford Street and North Governors Avenue, north of Cecil Street
Area #3	North Bradford Street between W. Division and Fulton Streets (portions only)
Area #4	Fulton Street between North Governors Avenue and North State Street
Area #5	Cecil Street between North Governors Avenue and North State (portion only)
Area #6	North Bradford Street between Cecil and Mary Streets (portions only)
Area #7	Portion of alley between North State Street and North Bradford Street, south of Fulton Street and north of W. Division Street

Tax Parcel ID #: No Tax ID – All public right-of-way

Present Use: Public Streets

Proposed Use: Integration into Walkable Campus

Reason for Request: To implement the Wesley College Master Plan's recommendation for creating a more pedestrian-oriented campus

File Number: MI-10-06

Wesley College has requested a Revision to the conditions of approval for the abandonment of several improved streets and alleys in the vicinity of Wesley College. A previous request for a series of street and alley abandonments for Wesley College (Areas #1-7) was considered by the Planning Commission on April 19, 2010 with City Council action on August 9, 2010 which approved the abandonment such to a series of conditions. Specifically, City Council adopted the staff recommendation that the City maintain ownership and maintenance of the streets and alleys until they are physically altered by construction in accordance with site plan approval from the Planning Commission. The College is requesting that these streets and alleys be abandoned immediately so that they can complete the parcel consolidation and other aspects of their site plan.

The following report includes background on the review of the abandonment request and other associates activities.

Existing Property:
The subject property consists of public streets and alleys, owned and maintained by the City of Dover. The portions of right-of-way approved for abandonment are adjacent on both sides to other properties owned by Wesley College. Fulton and Cecil Streets (Areas # 4 and 5) connect North State Street with North Governors Avenue and are conduits for through traffic between the two roads. The two segments of North Bradford Street (Areas 3 and 6) that are requested for abandonment end at the college. Several alley segments were also approved to be vacated. See Location listing of Areas #1-7 and the submitted diagram for details on the location of areas.

Previous Action on Request for Abandonment of Streets and Alleys;
Consideration of the Request for Abandonment involving Areas #1-7 in the vicinity of the Wesley College campus began in the Spring of 2010. For the Request (MI-10-06), the Planning Staff supported the conceptual request noting that the long-term abandonment of the subject streets would help to accomplish Wesley College's vision of a pedestrian-oriented campus. Planning Staff also recommended that the abandonment be timed such that the City maintains ownership and maintenance of the subject streets and alleys until the Planning Commission approves a site plan for Wesley College that involves the areas to be abandoned. Also noted was that all public electric, water, wastewater, and storm sewer infrastructure must be located within permanent utility easements in accordance with the recommendations set forth in the Public Utilities comments from the DAC report dated April 1, 2010.

Following a public hearing before the Planning Commission on April 19, 2010, the Planning Commission voted to recommend approval of the street and alley abandonment as requested by Wesley College with a vote of 7-0 (with 2 members absent). Staff notes that the Planning Commission motion did not reference the conditions recommended by the Planning Staff.

Review of the Request for Abandonment was considered by the Utility Committee of City Council on May 24, 2010 and June 28, 2010 (with Public Hearing). Resolution #2010-05 adopted by City Council on July 12, 2010 set the public hearing on the abandonment request. Following a Public Hearing on August 9, 2010, the City Council on August 9, 2010 approved Resolution #2010-07 that approved the alley and street abandonments for seven (7) areas along with a series of conditions. See the motion to adopt the Resolution and the attached copy of the Resolution.

The motion for adoption of the proposed Resolution #2010-07, vacating and abandoning the alleys and streets on the condition that the Wesley College Plan include the replacement of existing parking and an increase in total parking, that the utility easements remain in effect, that public access easements for Fulton and Cecil Streets be part of the plan, that the timing of the street and alley closures be coordinated with the site plan approval, and that the aforementioned DAC comments generated by this process and those included in the DAC Application Review Commentary (see Exhibit #9 to the July 12, 2010 Council Minutes) are included as part of the plan, and that public access easements be provided through the campus along Fulton and Cecil Streets, was carried by a unanimous roll call vote (Mrs. Russell and Mr. Ruane absent) and Council adopted Resolution #2010-07, as follows.

The specific conditions of the Resolution included: the City retains a utility easement on the streets and alleys; public access easements are to be established for Fulton Street and Cecil Street through the campus; set the timing of the abandonment to coincide with physical construction in accordance with a site plan approved by the Planning Commission; required the establishment of permanent utility easements for public electric, water, wastewater, and storm sewer infrastructure; required that all on-street parking displaced by project must be replaced in-kind prior to its removal; and compliance with comments from the DAC Report including agency comments.

Subsequently in the Summer of 2011, a Site Development Master Plan (S-11-13) was filed for review outlining the site planning and streetscape campus enhancements associated with the abandonment of designated sections of North Bradford Street, Fulton Street, Cecil Street, and several alleys in the Wesley College campus area. The submission included the Record Plan for vacated right-of-way and a Master Plan consisting of five phases of site improvements including pedestrian amenities, paving, landscaping, and parking lot reconfiguration/construction. At its meeting of August 15, 2011, the City of Dover Planning Commission moved to grant conditional approval of the Site Development Master Plan for the Wesley College Master Plan for Streetscape Campus Enhancements. The approval was granted accordance with the conditions of approval outlined in the Development Advisory Committee (D.A.C.) Report dated August 4, 2011.

The applicant has taken the next steps and filed the Administrative Site Plan (S-12-01) for the Wesley College Streetscape project including an overall plan showing the areas to be vacated. This submission is currently under review by Staff and other City Department and agencies.

<u>Recommendation of Planning Staff on Revision Request:</u>
Staff recommends in favor of this request to allow the street and alley abandonment of the designated areas (Areas #1-7) to occur immediately rather than coinciding with physical construction activities. The previous Staff concerns about the abandonment of the public streets and alleys occurring without an approved plan for redevelopment and incorporation of the areas into the Campus has been mitigated through actions taken by Wesley College. The College has presented and received conditional approval from the Planning Commission for a Site Development Master Plan to develop a series of streetscape and campus enhancements in these areas. They are also working on the Record Plans to document the formal transfer of ownership.

Staff also recommends that upon abandonment the “one way” segments of North Bradford Street that will remain public streets be open to two-way traffic to provide adequate access and

circulation for those properties that are accessed off of these segments of North Bradford Street. This Staff recommendation was presented prior to public comment.

Recommendation of Planning Commission on Revision Request:
The Planning Commission conducted a Public Hearing and considered this Request for Revisions to the conditions of approval for the Street and Alley Abandonment of Wesley College Areas #1-7 at their meeting of February 21, 2012. **Following a public hearing, the Planning Commission voted to recommend approval of the Revisions as requested by Wesley College to allow for the immediate abandonment of the streets and alleys with a vote of 6-0 (with 3 members absent).** An excerpt of the of the Planning Commission minutes is included for your reference.

Excerpt from February 21, 2012 Planning Commission Minutes:

> **MI-10-06 Revision to Request for Street and Alley Abandonment: Portions of North Bradford Street, Fulton Street, Cecil Street, and Alleys** – Public Hearing and Review and Recommendation to City Council on a request for revisions to the conditions of approval for the abandonment of several improved streets and alleys within the Wesley College Campus limits. This previous request for a series of street and alley abandonments for Wesley College (Areas #1-7) was considered by the Planning Commission on April 19, 2010 with City Council action on August 9, 2010 approving the abandonment subject to a series of conditions. The request consists of seven areas: Area #1 – North Governors Avenue Alley West between Fulton Street and Cecil Street; Area #2 – Portion (100 feet) of North Governors Alley West north of Cecil Street; Area #3 – Portion (363 feet) of North Bradford Street south of Fulton Street; Area #4 – Fulton Street between North Governors Avenue and North State Street; Area #5 – Portion (443 feet) of Cecil Street east of North Governors Avenue; Areas #6 – Portion (194 feet) of North Bradford Street north of Cecil Street; and Area #7 – Portion (275 feet) of North State Street Alley West south of Fulton Street. This request was filed by Wesley College. (Resolution #2010-07)
>
> **Representative:** Mr. Gregg Moore, Becker Morgan Group, Inc.
>
> Mrs. Townshend stated that the Planning Commission previously reviewed and recommended approval and City Council approved abandonment of seven (7) areas of public streets and alleys surrounding the Wesley College Campus. Where that action took place, it is all areas where Wesley College was the property owner on either side of the street or alley with the idea that this right-of-way would just be absorbed into the campus.
>
> Mrs. Townshend further stated that the Planning Commission recommended in favor of the abandonment and then it moved on to the Utility Committee and the motion for approval for the abandonment included that the timing of the abandonment would be such that the City would not give up ownership and maintenance responsibilities until those streets and alleys are physically altered under a Site Plan approved by the Planning Commission. The reason that the approval was recommended that way is because the concern was that if it was just tied to the Site Plan application and not to the actual physical alteration and the Site Plan expired, the concern was that the City would have abandoned these streets and nothing would have happened.

Mrs. Townshend further stated that at this time, Wesley College is moving ahead on this Streetscape Project. They are looking to get started in the very near future and finished by the end of the summer. The challenge is because they do not have the ability to record this as theirs, it is affecting their financing and finalization of their Site Plans.

Mrs. Townshend further stated that from Staff's position, the major concern was that they not be abandoned in advance to the point that we are not going to end up having a streetscape project yet we abandoned the streets. They are happening in tandem as expected and it is more a technical point as to when the abandonment takes place. Staff is comfortable stating that this project is moving forward and that this can now take place.

Mrs. Townshend further stated that the Planning Commissions role is to forward a recommendation to City Council. Coming out of this meeting, there would be a meeting of the Utility Committee and then a recommendation to City Council who would hold a public hearing.

Mr. Moore stated that the Board of Directors at Wesley College has voted and they are proceeding with the project. They want to begin construction as soon as the students depart at the end of the next semester and try to finish before their return in the fall. They have already paid close to $123,000 to Verizon Wireless to start burying utility lines throughout parking lots and the area. The reason that we are here this evening is to take the properties over because there is some funding that the university needs to get from a bank institution and the bank institution wants to make sure they have the properties.

Mr. Moore stated that Wesley College will go ahead with both sides of this project meaning both north and south all at one time so that it is over and there is less construction. A PowerPoint presentation was provided by Mr. Moore depicting where there would be walking paths, benches, seating and garden areas that would enhance the campus. On the north side of Bradford Street, he showed a 3-D version where Bradford Street looking at where the parking lot would be and you can see the streetscape walking path that leads up to the DuPont Building with benches and seating throughout that area. Currently, if you look up Bradford Street and looked at the DuPont building, you would see cars dominating that vision and what he is showing you is what it does for that area.

Mr. Tolbert questioned if the matter with Campus Community School has been resolved? Responding to Mr. Tolbert, Mr. Moore stated that the Campus Community School is departing. This will be their last semester there and they will move over to the Pear Street location and proceed. Dr. Johnston and the Wesley Staff have communicated with them and they are aware of what is happening with the project.

Mr. Hemmig opened a public hearing and after seeing no one wishing to speak closed the public hearing.

Mr. Tolbert moved to forward a recommendation of approval to City Council for MI-10-06 Revisions to Request for Street and Alley Abandonment: Portions of North Bradford Street, Fulton Street, Cecil Street, and Alleys, seconded by Mr. Shomo and the motion was unanimously carried 6-0 with Mr. Holt, Mr. Nichols and Colonel Welsh absent.

Advisory Comments to the Applicant:

1. The Planning Commission's role is to make a recommendation to City Council on the matter. City Council has ultimate authority on the Revision to the Approved request for abandonment.

2. The recordation of the vacated rights-of-way shall coincide with the conditions outlined in the Abandonment Resolution #2010-07 and/or any revisions to such conditions.

3. The applicant will need to work with City Staff and the City Solicitor's Office in regards to the format for this Record Plan set and any associated documents to convey the right-of-way from the City of Dover to Wesley College. This includes the format of new parcels, easement locations, the timing of abandonment, terminology, etc. A Record Plan was received for review by the Planning Office on December 9, 2011 as part of the Administrative Site Plan submission (S-12-01) for the Wesley College Master Plan Streetscape Project.

4. If the request for revision to the conditions of abandonment is successful, additional coordination with various City departments will be necessary to address utility infrastructure access, the need to maintain emergency access, and the development (and approval) of a Record Plan documenting a transfer of ownership and associated infrastructure easements.

5. Abandonment of public streets and alleys does not constitute approval for physical alteration of such streets and alleys. Any modification or ground-disturbing activity must be reviewed through the appropriate site plan process and receive all requisite approvals by regulatory agencies.

Attachments: DAC Agency Comments
Letter of Request dated December 21, 2011
Plan Exhibits (2 sheets)
Resolution #2010-07 as Adopted August 9, 2010

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: FEBRUARY 1, 2012

APPLICATION: **REVISION TO REQUEST FOR STREET & ALLEY ABANDONMENT: PORTIONS OF N. BRADFORD STREET, FULTON STREET, CECIL STREET & ALLEYS**

FILE #: **MI-10-06**

REVIEWING AGENCY: **City of Dover Electric and Public Works Departments**

CONTACT PERSON: **Steve Enss - Electric**
Jason A. Lyon - Water, Wastewater, Stormwater

CONTACT PHONE #: **302-736-7070**

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

ELECTRIC / WATER / WASTEWATER / STORMWATER

1. All public electric, water, wastewater and storm sewer infrastructure must be located within a public utility easement or right-of-way. As such the "Recommendations Suggested as Conditions of Approval to Meet Code Objectives" should be required in order to consider the abandonment of the streets and alleys requested by the applicant.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC / WATER / WASTEWATER / STORMWATER

1. Permanent public utility easements must be provided to allow for the operation, maintenance, repair, replacement, etc. of all electric, water, wastewater and storm sewer infrastructure. Please add a note on each street depicting the proposed easement.
2. Indicate on the plans that vehicular access will be provided for the operation, maintenance, repair, replacement, etc. of all electric, water, wastewater and stormwater infrastructure.
3. No temporary or permanent structures, including signage or stormwater management areas, shall be placed within the easement areas established.
4. In the event it is determined feasible that any of the utilities could be relocated, the applicant will be responsible for all costs associated with doing so.

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

1. The Electric Department has pole attachment leases with both phone and cable on some of the phone lines.

WATER / WASTEWATER / STORMWATER

1. None.

GENERAL

1. It should be noted that other, non-City of Dover utilities may be located within the existing right-of-ways, such as gas and communications, for which the applicant will be required to provide easements and meet other requirements as well.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: February 1, 2011

D E L D O T

==========

APPLICATION: Revision to Request for Street and Alley Abandonment: Portion of North Bradford Street, Fulton Street, Cecil Street, and Alleys

FILE#: MI-10-06 REVIEWING AGENCY: DelDOT

CONTACT PERSON: Julio F. Seneus PHONE#: 760-2145

==========

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY & STATE CODE REQUIREMENTS:

1. DelDOT has no comments.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

- As noted in a previous DAC comments letter dated, July 28, 2011, the documents from both the City Officials and the applicant were received and reviewed, and the Department has concurred with the supportive approaches to rescind from the original comment about performing traffic count at numerous intersections. As a result, the Department has no comments for the first two phases of this project.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the planning department as soon as possible.

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

RECEIVED
DEC 29 2011
OFFICE OF THE CITY CLERK

December 21, 2010

Ms. Traci A. McDowell, CMC
City Clerk
City of Dover
15 East Loockerman Street, City Hall
Dover, Delaware 19901

RE: **Street and Alley Abandonment Request**
WESLEY COLLEGE
Dover, Delaware
2009132.00

Dear Ms. McDowell:

On behalf of our client Wesley College, please accept this letter as a formal request for the City of Dover to begin the process to abandon an additional alley within the Wesley College Campus limits. The area included in this request identified as Vacated Area eight, is depicted on the following enclosures to this application:

1. A large map, entitled Wesley College Campus, Overall Vacated Right of Way Plan. This map identifies the additional alley location and adjacent property owners, roads and lands of Wesley College.

2. A smaller scale map entitled Wesley College Campus, Overall Vacated Right of Way Plan Area Eight, Sheet 2 of 2. This map identifies the alley location, tax parcels, roads and Wesley College properties.

3. A Legal description of the alley is included in this request.

The alley was discovered through deed research as part of the Wesley College Streetscape Project currently under review by the City. All portions of streets and alleys included in this request are exclusively adjacent and contiguous to lands of Wesley College.

In addition to the extra alley vacation, as part of this request we would ask that the City Council also consider amending its original resolution #2010-07 regarding the timing of the abandonment. The resolution states the following;

> "Staff recommends that abandonment be timed such that the City Maintain ownership and maintenance of the subject streets and alleys until such time that they are physically altered by construction in accordance with a site plan approved by the planning Commission."

Since this resolution was adopted on August 9, 2010, the Wesley Streetscape Master Plan was approved by the Planning Commission on August 15, 2011. We have since submitted the construction plans for the entire project to the City's Staff for review as of December 8, 2011. This request is being made in order to facilitate one of the City's previous requests as part of the Streetscape projects, which was to consolidate some of the Colleges parcels located on the College campus. Wesley has agreed to consolidation of certain parcels of

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

land within the campus area to clean up the multiple parcels on campus. In order to address the City's Planning Departments request, we would ask that the vacated right of ways be turned over now so a revised record plan can be created and recorded.

As part of this request we have included the original Overall Vacated Right of Way Plan, which depicts the original seven streets and alleys which were to be vacated as part Resolution 2010-07.

Based on previous discussions, it is our understanding that the abandonment procedure begins with a formal request to your office. From there the request is added to the Development Advisory Committee and Planning Commission process. After being discussed at the Planning Commission, their recommendation will be forwarded to the Utility Committee and then Council for discussion. If Council feels the abandonment request is appropriate, it can then be scheduled for a public hearing for the next Council meeting. The Council will then make a decision on the abandonment after the public hearing. We recognize that this request could be pushed back to a later Council meeting date due to the Annual Council Meeting in May.

Please include this request on the Planning Commission agenda for February 25, 2012 and feel free to contact us with any questions or concerns with this request.

Sincerely,

BECKER MORGAN GROUP, INC.

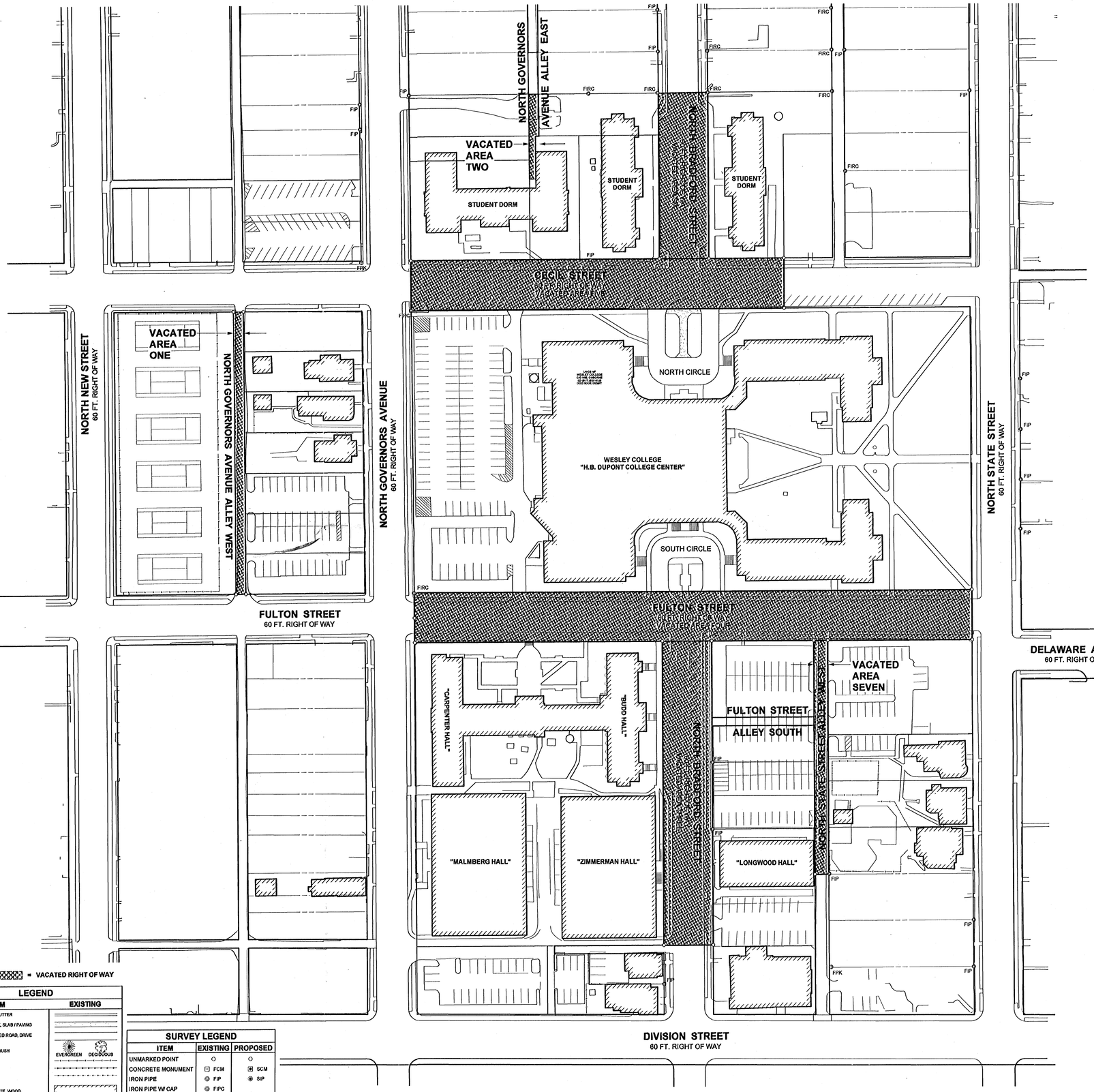
Gregory V. Moore, P.E.
Vice President

JNS/rlh

Enclosures

cc: Ann Marie Townshend, City of Dover Planning
Dr. William N. Johnston, Ed.D., Wesley College President
Eric Nelson M.B.A., Wesley College, Vice President of Finance

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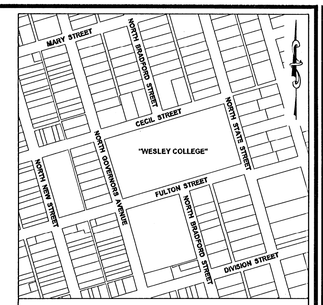


LEGEND

ITEM	EXISTING
CONCRETE CURB & GUTTER	
CONCRETE SIDEWALK, SLAB / PAVING	
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT	
INDIVIDUAL TREE OR BUSH	EVERGREEN, DECIDUOUS
WIRE FENCE	
CHAINLINK FENCE	
STOCKADE FENCE	
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	
PROPERTY OR RIGHT-OF-WAY LINE	

SURVEY LEGEND

ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	⊡ FCM	⊡ SCM
IRON PIPE	◎ FIP	◉ SIP
IRON PIPE W/ CAP	◎ FIPC	
IRON ROD	◎ FIR	◉ SIR
IRON ROD W/ CAP	◎ FIRC	◉ SIRC



LOCATION MAP SCALE : 1" = 400'



SITE DATA

1. OWNER OF RECORD: WESLEY COLLEGE, COLLEGE SQUARE, DOVER, DE 19901
2. ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC., 309 SOUTH GOVERNORS AVENUE, DOVER, DE 19904, 302-734-7950
3. PROPERTY MAP NUMBERS:

ED-05-68.17-02-07.00	ED-05-76.08-03-64.00	ED-05-77.05-01-28.00
ED-05-68.17-02-08.00	ED-05-76.08-03-65.00	ED-05-77.05-01-27.00
ED-05-68.17-02-09.00	ED-05-76.08-03-66.00	ED-05-77.05-01-28.00
ED-05-68.17-02-10.00	ED-05-76.08-03-67.00	ED-05-77.05-01-29.00
ED-05-68.17-02-11.00	ED-05-76.08-03-68.00	ED-05-77.05-01-35.00
ED-05-68.17-02-12.00	ED-05-76.08-03-69.00	ED-05-77.05-01-36.00
ED-05-68.17-02-41.00	ED-05-77.05-01-01.00	ED-05-77.05-01-37.00
ED-05-76.08-03-56.00	ED-05-77.05-01-02.00	ED-05-77.05-01-38.00
ED-05-76.08-03-63.00	ED-05-77.05-01-25.00	

4. ZONING CLASSIFICATION: EXISTING: IO - INSTITUTIONAL AND OFFICE ZONE; RGO - GENERAL RESIDENCE AND OFFICE ZONE
5. PRESENT USE: COLLEGE CAMPUS
6. DEED SUMMARY: EXEMPT
7. PLAT REFERENCE : P.B. 11 / 95
8. TOTAL VACATED R.O.W.:

VACATED AREA ONE:	4,082 S.F.	(0.0937 ACs)
VACATED AREA TWO:	997 S.F.	(0.0229 ACs)
VACATED AREA THREE:	21,832 S.F.	(0.5012 ACs)
VACATED AREA FOUR:	40,681 S.F.	(0.9339 ACs)
VACATED AREA FIVE:	27,225 S.F.	(0.6250 ACs)
VACATED AREA SIX:	11,938 S.F.	(0.2741 ACs)
VACATED AREA SEVEN:	4,767 S.F.	(0.1094 ACs)
TOTAL VACATED AREA:	+ 111,522 S.F.	(2.5602 ACs)

GENERAL NOTES :

1. THE TOPOGRAPHIC DATA SHOWN HEREON WAS COMPILED FROM AN AERIAL TOPOGRAPHIC SURVEY FLOWN IN JANUARY 2011 AND MAPPED BY COOPER AERIAL SURVEY CO. IN FERUARY 2011 AND A FIELD SURVEY PERFORMED BY BECKER MORGAN GROUP, INC. , DOVER, DE. IN APRIL 2011. PROJECT VERTICAL DATUM IS BASED ON NAVD 88 AND PROJECT HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE (NAD83), GPS DERIVED FROM N.G.S. CONTROL MONUMENTS.
2. RIGHT OF WAY LINES AND WIDTHS SHOWN HEREON HAVE BEEN ESTABLISHED BASED ON RECORD PLAT INFORMATION AND KENT COUNTY TAX MAPS AND IN CONJUNCTION WITH PHYSICAL EVIDENCE DISCOVERED IN THE FIELD.
3. THE VACATED RIGHT-OF-WAY AREAS SHOWN SHALL COINCIDE WITH THE CONDITIONS OUTLINED IN THE ABANDONMENT RESOLUTION #2010-07.
4. THE CITY SHALL RETAIN A UTILITY/ PEDESTRIAN EASEMENT FOR THE ENTIRE LENGTH AND WIDTH OF THE AFORESAID STREETS AND ALLEYS AS OUTLINED IN THE ABANDONMENT RESOLUTION #2010-07. ALL COST OF CONVEYANCE SHALL BE BORNE BY THE PROPERTY OWNER.

APPROVED BY : CITY OF DOVER PLANNING COMMISSION

CITY CLERK (SIGNATURE) _____ PRINTED NAME _____ DATE _____

PLANNING COMMISSION MEMBER _____ PRINTED NAME _____ DATE _____

PLANNING COMMISSION CHAIRMAN _____ PRINTED NAME _____ DATE _____

RECORDED: _____ PLAT BOOK: _____ PAGE: _____

OWNERS CERTIFICATION

WE, WESLEY COLLEGE, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE _____ DATE _____

SURVEYORS CERTIFICATION

I, JEFFREY C. DODD, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR 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 SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

JEFFREY C. DODD P.L.S. NO. 782 DATE _____

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Dover
309 S. Governors Ave.
Dover, DE 19904
Ph. 302.734.7950
Fax 302.734.7965

Salisbury
312 West Main St. Suite 300
Salisbury, MD 21801
Ph. 410.546.9100
Fax 410.546.5824

Wilmington
3205 Randall Parkway, Suite 211
Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

WESLEY COLLEGE CAMPUS

STATE STREET & GOVERNORS AVE.
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

OVERALL VACATED RIGHT OF WAY PLAN

0 30 60 120
SCALE : 1" = 60'

ISSUE BLOCK

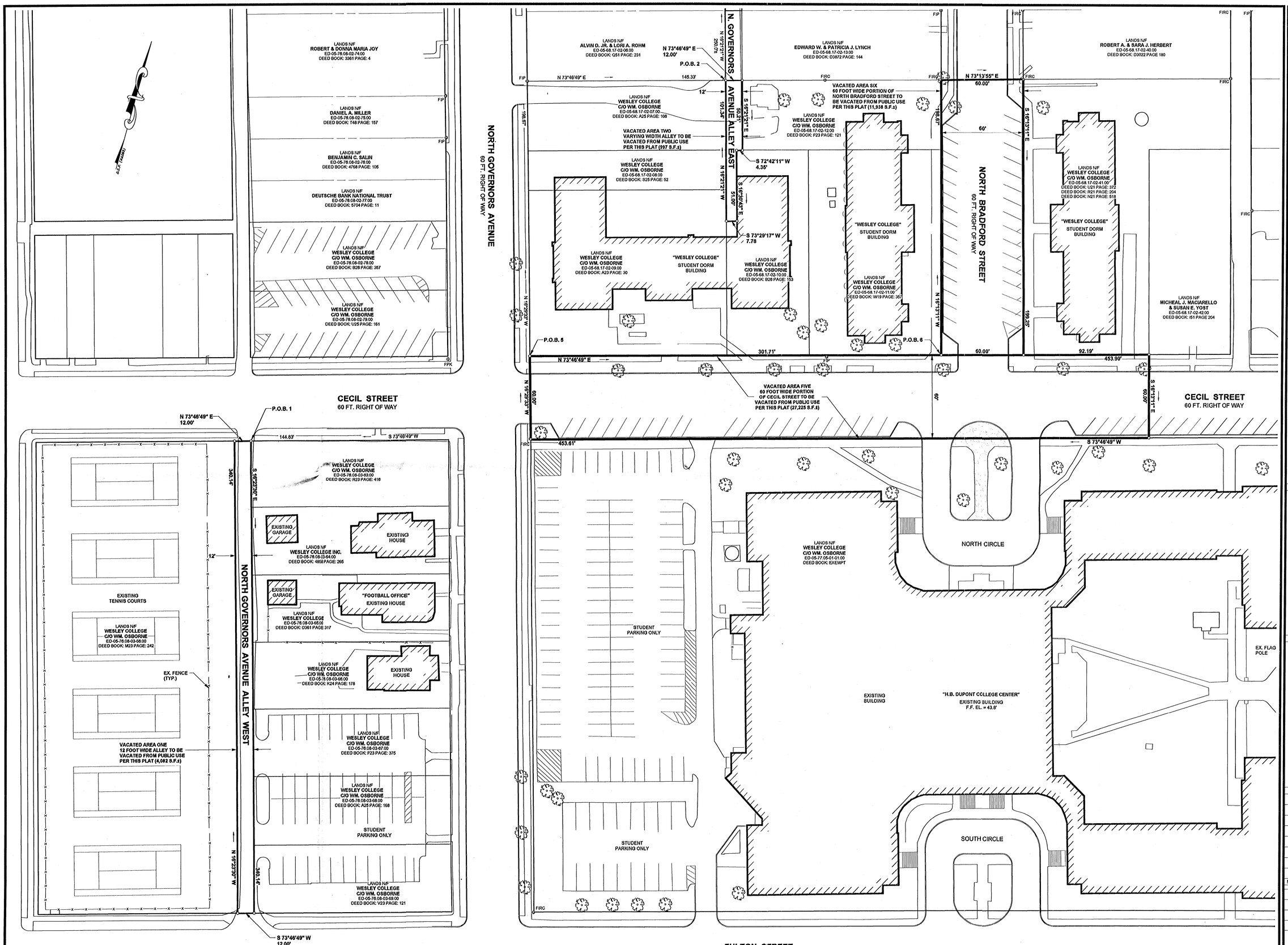
MARK	DATE	DESCRIPTION
1	12/06/11	REVISED PER THE CITY OF DOVER COMMENTS MADE ON JULY 28, 2011.

LAYOUT STATE: (NONAL)

PROJECT NO.: 2009132.00
DATE: 07/01/11
SCALE: 1" = 60'
DRAWN BY: D.S.G. | PROJ. MGR.: J.C.D.
SHEET
1 OF 3

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BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

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309 S. Governors Ave.
Dover, DE 19904
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Fax 302.734.7965

Salisbury
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Salisbury, MD 21801
Ph. 410.546.9100
Fax 410.546.5824

Wilmington
3205 Randall Parkway, Suite 211
Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

WESLEY COLLEGE CAMPUS

STATE STREET &
GOVERNORS AVE.
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

VACATED RIGHT OF WAY PLAN

0 15 30 60

SCALE : 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
1	12/08/11	REVISED PER THE CITY OF DOVER COMMENTS MADE ON JULY 28, 2011.

LAYER STATE: VACATE-2

PROJECT NO.:	2009132.00
DATE:	07/01/11
SCALE:	1" = 30'
DRAWN BY: D.S.G.	PROJ. MGR.: J.C.D.

SHEET
2 OF 3

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LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-78.08-03-67.00
DEED BOOK: F23 PAGE: 375

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-78.08-03-68.00
DEED BOOK: A25 PAGE: 168

STUDENT
PARKING ONLY

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-78.08-03-69.00
DEED BOOK: V23 PAGE: 121

EXISTING
BUILDING

"H.B. DUPONT COLLEGE CENTER"
EXISTING BUILDING
F.F. EL. = 43.8'

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-77.05-01-01.00
DEED BOOK: EXEMPT

STUDENT
PARKING ONLY

SOUTH CIRCLE

P.O.B. 4

FIRC

N 73°46'49" E

678.12'

S 73°46'49" W

S 16°13'11" E

60.00'

30.00'

N 16°13'11" W

FULTON STREET
60 FT. RIGHT OF WAY

VACATED AREA FOUR
60 FOOT WIDE PORTION
OF FULTON STREET TO BE
VACATED FROM PUBLIC USE
PER THIS PLAT (40,681 S.F.±)

P.O.B. 3

P.O.B. 7

677.95'

300.25'

60.00'

125.35'

17.00'

175.35'

LANDS N/F
DELAWARE EQUITY ASSOCIATES, L.L.C.
ED-05-78.08-05-43.00
DEED BOOK: 4691 PAGE: 223

LANDS N/F
KATRINA M. & MICHAEL J. MURRAY
ED-05-78.08-05-44.00
DEED BOOK: D293 PAGE: 208

LANDS N/F
PAUL G. AYERS
ED-05-78.08-05-45.00
DEED BOOK: 5774 PAGE: 248

LANDS N/F
OZZIE INVESTMENTS, L.L.C.
ED-05-78.08-05-46.00
DEED BOOK: 3223 PAGE: 319

LANDS N/F
SALVATORE A. SANTORO
ED-05-78.08-05-47.00
DEED BOOK: 3712 PAGE: 177

LANDS N/F
DELAWARE EQUITY ASSOCIATES L.L.C.
ED-05-78.08-05-48.00
DEED BOOK: D663 PAGE: 74

LANDS N/F
GOLDEN R. MYERS
ED-05-78.08-05-49.00
DEED BOOK: D447 PAGE: 350

LANDS N/F
ROSEMARY M. TWILLEY
ED-05-78.08-05-50.00
DEED BOOK: T34 PAGE: 114

LANDS N/F
WESLEY COLLEGE, INC.
ED-05-78.08-05-51.00
DEED BOOK: 5097 PAGE: 192

EXISTING
HOUSE

LANDS N/F
GOLDEN R. MYERS
ED-05-78.08-05-52.00
DEED BOOK: D580 PAGE: 166

LANDS N/F
GOLDEN R. MYERS
ED-05-78.08-05-53.00
DEED BOOK: D617 PAGE: 329

LANDS N/F
SOUTH SMYRNA
DEVELOPERS, L.L.C.
ED-05-78.08-05-58.00
DEED BOOK: 2059 PAGE: 181

NORTH GOVERNORS AVENUE
60 FT. RIGHT OF WAY

"CARPENTER HALL"
EXISTING BUILDING
F.F. EL. = 39.0'

"BUDD HALL"
ACADEMICS BUILDING
F.F. EL. = 39.0'

LANDS N/F
WESLEY COLLEGE
ED-05-77.05-01-02.00
DEED BOOK: E24 PAGE 138

"MALMBERG HALL"
STUDENT DORM
BUILDING

"ZIMMERMAN HALL"
STUDENT DORM
BUILDING

VACATED AREA THREE
60 FOOT WIDE ROAD TO BE
VACATED FROM PUBLIC USE
PER THIS PLAT (21,832 S.F.±)

N 16°13'11" W

363.57'

292.67'

60.00'
S 73°46'49" W

DORM RESIDENTS
PARKING

LANDS N/F
WESLEY COLLEGE INC.
ED-05-77.05-01-14.00
DEED BOOK: D675 PAGE 220

LANDS N/F
WESLEY COLLEGE INC.
ED-05-77.05-01-16.00
DEED BOOK: D675 PAGE 220

LANDS N/F
JOHN S. & VERONICA A. GRADY
ED-05-77.05-01-17.00
DEED BOOK: I44 PAGE 75

EXISTING
HOUSE

"BELLMEYER HONORS HOUSE"
EXISTING HOUSE

FIP

DIVISION STREET
60 FT. RIGHT OF WAY

NORTH BRADFORD STREET
60 FT. RIGHT OF WAY

PARKING LOT

LANDS N/F
WESLEY COLLEGE
ED-05-77.05-01-25.00
DEED BOOK: D35 PAGE 78

VACATED AREA SEVEN
17 FOOT WIDE ALLEY TO BE
VACATED FROM PUBLIC USE
PER THIS PLAT (4,767 S.F.±)

FULTON STREET ALLEY SOUTH

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-77.05-01-26.00
DEED BOOK: K24 PAGE 177

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-77.05-01-27.00
DEED BOOK: T23 PAGE 62

PARKING LOT
LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-77.05-01-28.00
DEED BOOK: P45 PAGE 329

17'

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-77.05-01-29.00
DEED BOOK: P45 PAGE 329

"LONGWOOD HALL"
EXISTING BUILDING
F.F. EL. = 34.9'

LANDS N/F
FIRST BAPTIST CHURCH
ED-05-77.05-01-30.00
DEED BOOK: W22 PAGE 478

LANDS N/F
FIRST BAPTIST CHURCH
ED-05-77.05-01-31.00
DEED BOOK: W22 PAGE 478

NORTH STATE STREET ALLEY WEST

280.38'

S 16°13'11" E

N 16°13'11" W

S 73°46'49" W
17.00'

PARKING LOT

LANDS N/F
WESLEY COLLEGE INC.
ED-05-77.05-01-38.00
DEED BOOK: D3948 PAGE 183

"SCARBOROUGH
ALUMNI HOUSE"
EXISTING BUILDING
F.F. EL. = 35.6'

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-77.05-01-37.00
DEED BOOK: O24 PAGE 184

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-77.05-01-38.00
DEED BOOK: H24 PAGE 209

"STUDENT FINANCIAL
PLANNING"
EXISTING HOUSE

EXISTING
PLAY GROUND

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-77.05-01-35.00
DEED BOOK: E25 PAGE 1

"ENROLLMENT HOUSE"
EXISTING HOUSE

LANDS N/F
FRANCIS A. & CAROL D. STRATFORD
ED-05-77.05-01-34.00
DEED BOOK: Z43 PAGE 27

LANDS N/F
DELAWARE TRUST CAPITAL MANAGEMENT
ED-05-77.05-01-33.00
DEED BOOK: V54 PAGE 282

LANDS N/F
CASSCHAR L.L.C.
ED-05-77.05-01-32.00
DEED BOOK: 5889 PAGE 39

FPK

NORTH STATE STREET
60 FT. RIGHT OF WAY

ALLEY (PAVED)

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

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Fax 410.546.5824

Wilmington
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Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

WESLEY COLLEGE CAMPUS

STATE STREET &
GOVERNORS AVE.
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

VACATED RIGHT OF WAY PLAN

0 15 30 60

SCALE : 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
1	12/06/11	REVISED PER THE CITY OF DOVER COMMENTS MADE ON JULY 28, 2011.

LAYER:STATE_VACATES

PROJECT NO.: 2009132.00
DATE: 07/01/11
SCALE: 1" = 30'
DRAWN BY: D.S.G. | PROJ. MGR.: J.C.D.

SHEET
3 OF 3

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City of Dover

MAYOR AND COUNCIL

COUNCIL RESOLUTION NO. 2010-07

A RESOLUTION VACATING AND ABANDONING A CERTAIN ALLEYS AND STREETS SITUATED IN THE CITY OF DOVER.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

Section 1. The Council of the City of Dover hereby vacates and abandons the following streets and alleys:

Area #1 The 100 block of North Governors Avenue Alley West, being all that certain piece or parcel of land situated in the City of Dover, Kent County, State of Delaware, being an improved public alley running north to south between Cecil Street and Fulton Street, lying on the westerly side of and running parallel to North Governors Avenue, said alley being 10 feet wide and approximately 341 feet in length and comprised of 3,410 square feet, more or less.

Area #2 The southern portion of the 200 block of North Governors Avenue Alley East, being all that certain piece or parcel of land situated in the City of Dover, Kent County, State of Delaware, being an unimproved public alley running north to south, said portion of alley located between Mary Street and Cecil Street but not adjacent to and lying on the easterly side of and running parallel to North Governors Avenue, unimproved alley being a varying width (10-15 feet) and approximately 100 feet in length, comprised of 3,410 square feet, more or less. The portion of the alley is located approximately 173 feet east of the center of Governors Avenue and 302.6 feet south of the southerly right of way line of Mary Street to the point of beginning, thence extending approximately 100 feet in a southerly direction and terminating at lands of Wesley College.

Area #3 A portion of the unit block of North Bradford Street, being all that certain piece or parcel of land situated in the City of Dover, Kent County, State of Delaware, said portion of street commencing at the southerly side of Fulton Street and running south toward Division Street but not adjacent to, being 60 feet wide and approximately 363 feet in length, comprised of approximately 21,600 square feet (0.496 acres). The portion of said street starting at the southern right of way of Fulton Street and extending approximately 363 feet in a southerly direction to the northerly right of way line of an unnamed alley.

Area #4 The unit block of Fulton Street, being all that certain piece or parcel of land situated in the City of Dover, Kent County, State of Delaware, a public street running east to west between South Governors Avenue and North State Street and being 60 feet wide and approximately 680 feet in length, comprised of 40, 800 square feet (0.936 acres) more or less.

Area #5 A portion of the unit block of Cecil Street, being all that certain piece or parcel of land situated in the City of Dover, Kent County, State of Delaware, said portion of street commencing at the easterly side of South Governors Avenue and running east towards North State Street but stopping short of, being 60 feet wide and approximately 443 feet in length comprised of 26,580 square feet (0.61 acres) more or less. The portion of said street, starting at the easterly right of way line of North Governors Avenue extending 443 feet east to a point approximately 90' east of the easterly right of way line of North Bradford Street.

Area #6 A portion of the 200 block of North Bradford Street, being all that certain piece or parcel of land situated in the City of Dover, Kent County, State of Delaware, said portion of street commencing at the northerly side of Cecil Street and running north toward Mary Street but stopping short of and being 60 feet wide and approximately 194 feet in length comprised of 11,650 square feet (0.267 acres) more or less.

Area #7 The northern portion of the unit block of North State Street Alley West, being all that certain piece or parcel of land situated in the City of Dover, Kent County, State of Delaware, an improved public alley running north to south, said portion of alley being between Fulton Street and West Division Street but not adjacent to and lying on the westerly side of and running parallel to North State Street, being 17 feet wide improved alley and approximately 275 feet in length, comprised of 4,675 square feet, more or less. The portion of said alley being located approximately 221 feet west of the centerline of North State Street, starting at the southern right of way line of Fulton Street extending approximately 275 feet in a southerly direction to the northerly property line of lands now or formerly of Francis A. Stratford.

Section 2. Since no person has been deprived of property by the vacating and abandoning of the aforesaid streets and alleys, no compensation is awarded.

Section 3. The City shall retain a utility easement for the entire length and width of the aforesaid streets and alleys and all costs of conveyance shall be borne by the property owners.

Section 4. Approval of the request is based upon the conditions that public access easements for Fulton and Cecil Streets be included as part of the Plan; that public access easements be provided through the campus along Fulton and Cecil Streets; and that the following Development Advisory Committee (DAC) comments generated by this process be included as part of the Plan, as follows:

1) Timing of the abandonment - Staff recommends that abandonment be timed such that the City maintain ownership and maintenance of the subject streets and alleys until such time that they are physically altered by construction in accordance with a site plan approved by the Planning Commission.

2) Utility Easements - All public electric, water, wastewater, and storm sewer infrastructure must be located within permanent utility easements in accordance with the recommendations set forth in the Public Utilities comments from the DAC report dated April 1, 2010.

3) Parking – All on-street parking displaced by the abandonment must be replaced in kind (in addition to any additional off-street parking required in accordance with site plan application submissions) prior to removal of on-street parking in the areas proposed for abandonment.

4) DAC Comments - Planning Office Advisory Comments 1-4 from Page 6 of the Report (prepared for May 24th meeting) and the attached agency comments from the Department of Public Utilities, Delaware Department of Transportation (DelDOT), Kent Conservation District, and the Fire Marshal's Office.

5) All specific conditions developed by the Utility Committee as a request of public testimony and/or their deliberations must be added.

Section 4. This resolution shall be effective upon the filing of a revised plot plan of the aforesaid streets and alleys.

ADOPTED: AUGUST 9, 2010

S:\RESOLUTIONS & PROCLAMATIONS\2010\ADOPTED\Res. No. 2010-07 - Abandonment of Streets and Alleys - Wesley College.wpd

Carleton E. Carey Sr.

CARLETON E. CAREY, SR.
MAYOR

Kenneth L. Hogan

KENNETH L. HOGAN
COUNCIL PRESIDENT

Actions History:
August 9, 2010 - Introduced at City Council

PETITION TO ABANDON ALLEY
Before the City of Dover
Utility Committee on March 12, 2012

Applicants/Owners:	Wesley College
Location:	Area #8: Fulton Street Alley South Alley located between North Bradford Street (Area #3) and North State Street Alley West (Area #7)
Tax Parcel:	No Tax Parcel Identification, considered public right-of-way
Present Use:	Within existing Parking Lot
Proposed Use:	Within Reconfigured Parking Lot as part of integration into walkable campus
Reason for Request:	To implement the Wesley College Master Plan's recommendation for creating a more pedestrian-oriented campus
File Number:	MI-12-02

Wesley College has requested that the City abandon an alley on the campus of Wesley College. This request is being made as part of the implementation of the Wesley College Master Plan. In August 2010, a related request to abandon a series of street segments and alleys (Areas #1-7) in the vicinity of the Wesley College Campus was approved by City Council. As part of the work to develop the Record Plat to document the vacation of those streets and alley, this additional alley known as the Fulton Street Alley South was discovered.

Existing Property:
The subject right-of-way requested for abandonment consists of a public alley dedicated to the City of Dover. This segment of Fulton Street Alley South is approximately 125.35 feet in length and ten feet in width. However, this Alley (Area #8) does not function as an alley as a path of travel between two connecting streets/alleys. It is part of the current layout of an existing parking lot. It is adjacent on both sides to other properties owned by Wesley College. See submitted plan drawings.

The Site Development Master Plan S-11-13 Wesley College Master Plan for Streetscape Campus Enhancements shows that this parking lot is proposed to be reconfigured to improve the traffic circulation and layout of the parking lot.

Recommendation of the Planning Staff:
The Planning Staff supports this alley abandonment request finding that this specific alley does not function as an alley within the overall street network of the area. In addition, portions of the street and the alley immediately connecting to this alley segment were approved for abandonment by City Council with Resolution #2010-07. The area is to be incorporated into an improved parking lot area associated with the site improvements to create a pedestrian-oriented campus for Wesley College. To the extent that long-term abandonment of the subject alley will help accomplish this objective, staff supports the request. This Staff recommendation was presented prior to public comment.

Recommendation of the Planning Commission
The Planning Commission conducted a Public Hearing and considered this Request for Alley Abandonment at their meeting of February 21, 2012. **Following a public hearing, the Planning Commission voted to recommend approval of the alley abandonment for Area #8 – Fulton Street Alley South as requested by Wesley College with a vote of 6-0 (with 3 members absent).** An excerpt of the of the Planning Commission minutes is included for your reference.

Excerpt from February 21, 2012 Planning Commission Minutes:

> **MI-12-02 Request for Alley Abandonment: Fulton Street Alley South** – Public Hearing and Review and Recommendation to City Council of a request to abandon an improved alley within the Wesley College Campus limits. This request consists of one area: Area #8 – Fulton Street Alley South between North Bradford Street and North State Street Alley West. This request was filed by Wesley College.
>
> **Representative** – Mr. Gregg Moore, Becker Morgan Group, Inc.
>
> Mrs. Melson-Williams stated that this is a petition to abandon a segment of alley. You have seen some alley abandonments previously for the Wesley College Campus. This portion of alley was discovered by the engineer in preparing some follow-up plans on the previous abandoned streets and alleys. What was discovered is that there is an existing alley named the Fulton Street Alley South that is located spanning between North Bradford Street and the North State Street Alley to the south of Fulton Street. It does not function as an alley. It is basically part of an improved parking lot; however, it exists in the deed record for property in the area.
>
> Mrs. Melson-Williams further stated that the applicant is seeking abandonment of this alley and because it is improved by the parking lot, it has to move through this process with the Planning Commission providing a recommendation that then moves onto the City Council Committee and then to City Council for a hearing on its abandonment. This is located in the middle of what is the existing Wesley College parking lot so the adjacent properties to the north and south are Wesley College owned.
>
> Mrs. Melson-Williams further stated that the Planning Staff is recommending approval of the alley abandonment request finding that this specific alley does not function as an alley within the overall street network of the area and that the area is to be incorporated into the improved parking lot area with the Wesley College Campus Streetscape Enhancement Project that was previously approved by the Planning Commission as part of a Site Development Master Plan.

Mrs. Melson-Williams further stated that the Planning Staff has provided some Staff comments in regards to the project noting that the Planning Commission is making a recommendation that ultimately moves onto City Council for consideration. As part of the alley abandonment, it has to go through a Record Plan process to document the transfer of ownership should the abandonment be approved and that any alterations are then subject to whatever plan review processes.

Mrs. Melson-Williams further stated that comments were received from other City Departments: Electric Department, Public Works Department and the Department of Transportation. This application is specific to what is known as Area #8 for an alley abandonment.

Mr. Moore stated that this is just a housekeeping item and Wesley College owns property on both sides so there are no affected property owners.

There were no questions raised from any Planning Commission members at this time.

Mr. Hemmig opened a public hearing and seeing no one wishing to speak closed the public hearing.

Mr. Tolbert moved to forward a recommendation of approval to City Council for MI-12-02 Request for Alley Abandonment: Fulton Street Alley South, seconded by Mr. Shomo and the motion was unanimously carried 6-0 with Mr. Holt, Mr. Nichols and Colonel Welsh absent.

Advisory Comments to the Applicant:

1. The Planning Commission's role is to make a recommendation to City Council on the matter. City Council has ultimate authority on the request for abandonment.

2. If the Request for Alley Abandonment is successful then the development (and approval) of a Record Plan documenting a transfer of ownership is required. It does not appear that there will be a requirement for easements as no utilities are located in this area.

    a. Refine the language in General Note #4 as a utility/pedestrian easement will not be required for this alley segment (Area #8). However, the easement remains a requirement for Area #1-7.

3. Abandonment of public alleys does not constitute approval for physical alteration of such alleys. Any modification or ground-disturbing activity must be reviewed through the appropriate site plan process and receive all requisite approvals by regulatory agencies. It is noted that this area is part of the Site Development Master Plan S-11-13 Wesley College Master Plan for Streetscape Campus Enhancements conditionally approved by the Planning Commission on August 15, 2011 with an Administrative Site Plan currently under review detailing the specific construction details for the project.

Attachments: DAC Agency Comments
Letter of Request dated December 21, 2011
Plan Exhibits (2 sheets)
Description of Alley

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: FEBRUARY 1, 2012

APPLICATION: **REQUEST FOR ALLEY ABANDONMENT: FULTON STREET ALLEY SOUTH**

FILE #: **MI-12-02**

REVIEWING AGENCY: **City of Dover Electric and Public Works Departments**

CONTACT PERSON: **Steve Enss - Electric**
Jason A. Lyon - Water, Wastewater, Stormwater

CONTACT PHONE #: **302-736-7070**

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

ELECTRIC / WATER / WASTEWATER

1. Our office has no objections to the proposed alley abandonment.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC / WATER / WASTEWATER

1. None

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC / WATER / WASTEWATER

1. None.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: February 1, 2011

D E L D O T

==========

APPLICATION: Request for Alley Abandonment: Fulton Street Alley South
FILE#: MI-12-02 REVIEWING AGENCY: DelDOT

CONTACT PERSON: Julio F. Seneus PHONE#: 760-2145

==========

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY & STATE CODE REQUIREMENTS:

1. DelDOT has no comments.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

- As noted in a previous DAC comments letter dated, July 28, 2011, the documents from both the City Officials and the applicant were received and reviewed, and the Department has concurred with the supportive approaches to rescind from the original comment about performing traffic count at numerous intersections. As a result, the Department has no comments for the first two phases of this project.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the planning department as soon as possible.

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

RECEIVED
DEC 29 2011
OFFICE OF THE CITY CLERK

December 21, 2010

Ms. Traci A. McDowell, CMC
City Clerk
City of Dover
15 East Loockerman Street, City Hall
Dover, Delaware 19901

RE: **Street and Alley Abandonment Request**
WESLEY COLLEGE
Dover, Delaware
2009132.00

Dear Ms. McDowell:

On behalf of our client Wesley College, please accept this letter as a formal request for the City of Dover to begin the process to abandon an additional alley within the Wesley College Campus limits. The area included in this request identified as Vacated Area eight, is depicted on the following enclosures to this application:

1. A large map, entitled Wesley College Campus, Overall Vacated Right of Way Plan. This map identifies the additional alley location and adjacent property owners, roads and lands of Wesley College.

2. A smaller scale map entitled Wesley College Campus, Overall Vacated Right of Way Plan Area Eight, Sheet 2 of 2. This map identifies the alley location, tax parcels, roads and Wesley College properties.

3. A Legal description of the alley is included in this request.

The alley was discovered through deed research as part of the Wesley College Streetscape Project currently under review by the City. All portions of streets and alleys included in this request are exclusively adjacent and contiguous to lands of Wesley College.

In addition to the extra alley vacation, as part of this request we would ask that the City Council also consider amending its original resolution #2010-07 regarding the timing of the abandonment. The resolution states the following;

> "Staff recommends that abandonment be timed such that the City Maintain ownership and maintenance of the subject streets and alleys until such time that they are physically altered by construction in accordance with a site plan approved by the planning Commission."

Since this resolution was adopted on August 9, 2010, the Wesley Streetscape Master Plan was approved by the Planning Commission on August 15, 2011. We have since submitted the construction plans for the entire project to the City's Staff for review as of December 8, 2011. This request is being made in order to facilitate one of the City's previous requests as part of the Streetscape projects, which was to consolidate some of the Colleges parcels located on the College campus. Wesley has agreed to consolidation of certain parcels of

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

land within the campus area to clean up the multiple parcels on campus. In order to address the City's Planning Departments request, we would ask that the vacated right of ways be turned over now so a revised record plan can be created and recorded.

As part of this request we have included the original Overall Vacated Right of Way Plan, which depicts the original seven streets and alleys which were to be vacated as part Resolution 2010-07.

Based on previous discussions, it is our understanding that the abandonment procedure begins with a formal request to your office. From there the request is added to the Development Advisory Committee and Planning Commission process. After being discussed at the Planning Commission, their recommendation will be forwarded to the Utility Committee and then Council for discussion. If Council feels the abandonment request is appropriate, it can then be scheduled for a public hearing for the next Council meeting. The Council will then make a decision on the abandonment after the public hearing. We recognize that this request could be pushed back to a later Council meeting date due to the Annual Council Meeting in May.

Please include this request on the Planning Commission agenda for February 25, 2012 and feel free to contact us with any questions or concerns with this request.

Sincerely,

BECKER MORGAN GROUP, INC.

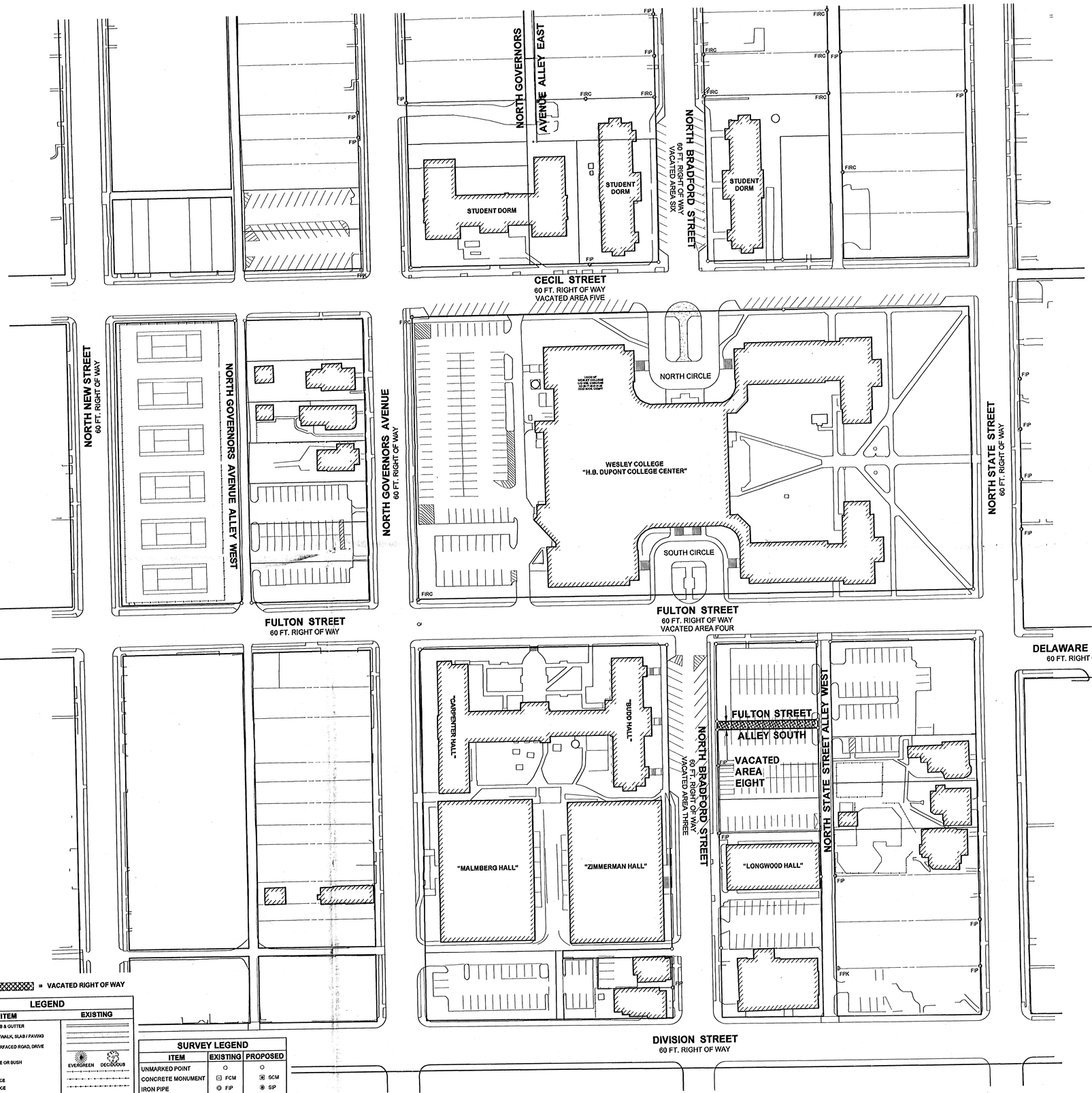
Gregory V. Moore, P.E.
Vice President

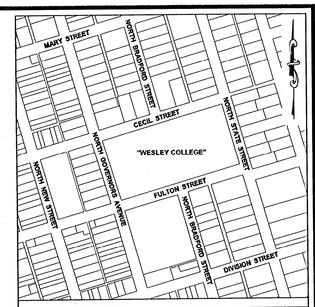
JNS/rlh

Enclosures

cc: Ann Marie Townshend, City of Dover Planning
Dr. William N. Johnston, Ed.D., Wesley College President
Eric Nelson M.B.A., Wesley College, Vice President of Finance

200913200ah-clerk-vac-ltr.doc





LOCATION MAP SCALE : 1" = 400'



LEGEND

ITEM	EXISTING
CONCRETE CURB & GUTTER	
CONCRETE SIDEWALK, SLAB / PAVING	
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT	
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS
WIRE FENCE	
CHAINLINK FENCE	
STOCKADE FENCE	
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	
PROPERTY OR RIGHT-OF-WAY LINE	

SURVEY LEGEND

ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	⊡ FCM	◉ SCM
IRON PIPE	⊘ FIP	◉ SIP
IRON PIPE W/ CAP	⊘ FIPC	
IRON ROD	⊘ FIR	◉ SIR
IRON ROD W/ CAP	⊘ FIRC	◉ SIRC

SITE DATA

1. OWNER OF RECORD: WESLEY COLLEGE, COLLEGE SQUARE, DOVER, DE 19901
2. ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC., 309 SOUTH GOVERNORS AVENUE, DOVER, DE 19904, 302-734-7950
3. PROPERTY MAP NUMBERS:

ED-05-68.17-02-07.00	ED-05-78.08-03-64.00	ED-05-77.05-01-28.00
ED-05-68.17-02-09.00	ED-05-78.08-03-65.00	ED-05-77.05-01-27.00
ED-05-68.17-02-09.00	ED-05-78.08-03-66.00	ED-05-77.05-01-28.00
ED-05-68.17-02-10.00	ED-05-78.08-03-67.00	ED-05-77.05-01-29.00
ED-05-68.17-02-11.00	ED-05-78.08-03-68.00	ED-05-77.05-01-35.00
ED-05-68.17-02-12.00	ED-05-78.08-03-69.00	ED-05-77.05-01-36.00
ED-05-68.17-02-41.00	ED-05-77.05-01-01.00	ED-05-77.05-01-37.00
ED-05-78.08-03-56.00	ED-05-77.05-01-02.00	ED-05-77.05-01-38.00
ED-05-78.08-03-63.00	ED-05-77.05-01-25.00	

4. ZONING CLASSIFICATION: EXISTING: IO - INSTITUTIONAL AND OFFICE ZONE; RGO - GENERAL RESIDENCE AND OFFICE ZONE
5. PRESENT USE: COLLEGE CAMPUS
6. DEED SUMMARY: EXEMPT
7. PLAT REFERENCE : P.B. 11 / 95
8. TOTAL VACATED R.O.W.: VACATED AREA EIGHT: 1,254 S.F. (0.0288 AC±)

GENERAL NOTES :

1. THE TOPOGRAPHIC DATA SHOWN HEREON WAS COMPILED FROM AN AERIAL TOPOGRAPHIC SURVEY FLOWN IN JANUARY 2011 AND MAPPED BY COOPER AERIAL SURVEY CO. IN FEBUARY 2011 AND A FIELD SURVEY PERFORMED BY BECKER MORGAN GROUP, INC. , DOVER, DE. IN APRIL 2011. PROJECT VERTICAL DATUM IS BASED ON NAVD 88 AND PROJECT HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE (NAD83), GPS DERIVED FROM N.G.S. CONTROL MONUMENTS.
2. RIGHT OF WAY LINES AND WIDTHS SHOWN HEREON HAVE BEEN ESTABLISHED BASED ON RECORD PLAT INFORMATION AND KENT COUNTY TAX MAPS AND IN CONJUNCTION WITH PHYSICAL EVIDENCE DISCOVERED IN THE FIELD.
3. THE VACATED RIGHT-OF-WAY AREAS SHOWN SHALL COINCIDE WITH THE CONDITIONS OUTLINED IN THE ABANDONMENT RESOLUTION #2010-07.
4. THE CITY SHALL RETAIN A UTILITY/ PEDESTRIAN EASEMENT FOR THE ENTIRE LENGTH AND WIDTH OF THE AFORESAID STREETS AND ALLEYS AS OUTLINED IN THE ABANDONMENT RESOLUTION #2010-07. ALL COST OF CONVEYANCE SHALL BE BORNE BY THE PROPERTY OWNER.

APPROVED BY : CITY OF DOVER PLANNING COMMISSION

CITY CLERK (SIGNATURE) _____ PRINTED NAME _____ DATE _____

PLANNING COMMISSION MEMBER _____ PRINTED NAME _____ DATE _____

PLANNING COMMISSION CHAIRMAN _____ PRINTED NAME _____ DATE _____

RECORDED: _____ PLAT BOOK: _____ PAGE: _____

OWNERS CERTIFICATION

WE, WESLEY COLLEGE, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE _____ DATE _____

SURVEYORS CERTIFICATION

I, JEFFREY C. DODD, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR 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 SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

JEFFREY C. DODD P.L.S. NO. 782 DATE _____

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Dover
309 S. Governors Ave.
Dover, DE 19904
Ph. 302.734.7950
Fax 302.734.7965

Salisbury
312 West Main St. Suite 300
Salisbury, MD 21801
Ph. 410.546.9100
Fax 410.546.5824

Wilmington
3205 Randall Parkway, Suite 211
Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

WESLEY COLLEGE CAMPUS

STATE STREET & GOVERNORS AVE.
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

OVERALL VACATED RIGHT OF WAY PLAN

0 30 60 120

SCALE : 1" = 60'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
1	12/06/11	REVISED PER THE CITY OF DOVER COMMENTS MADE ON JULY 28, 2011.

LAYER STATE: OVERALL VACATED

PROJECT NO.: 2009132.00
DATE: 12/22/11
SCALE: 1" = 60'
DRAWN BY: D.S.G. | PROJ. MGR.: J.C.D.

SHEET
1 OF 2

COPYRIGHT 2011

F:\AutoCAD\Projects\2009\2009132\dwg\2009132-VACATED-ROW-PLAT.dwg, Dec 22, 2011 - 10:09am

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-78.08-03-67.00
DEED BOOK: P23 PAGE: 375

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-78.08-03-68.00
DEED BOOK: A25 PAGE: 168

STUDENT
PARKING ONLY

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-78.08-03-69.00
DEED BOOK: V23 PAGE: 121

EXISTING
BUILDING

EXISTING BUILDING
F.F. EL. = 43.8'

EXISTING
BUILDING

"H.B. DUPONT COLLEGE CENTER"
EXISTING BUILDING
F.F. EL. = 43.8'

STUDENT
PARKING ONLY

SOUTH CIRCLE

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-77.05-01-01.00
DEED BOOK: EXEMPT

FIRC

FULTON STREET
60 FT. RIGHT OF WAY

LANDS N/F
DELAWARE EQUITY ASSOCIATES, L.L.C.
ED-05-78.08-05-43.00
DEED BOOK: 4691 PAGE: 223

LANDS N/F
KATRINA M. & MICHAEL J. MURRAY
ED-05-78.08-05-44.00
DEED BOOK: 0293 PAGE: 208

LANDS N/F
PAUL G. AYERS
ED-05-78.08-05-45.00
DEED BOOK: 5774 PAGE: 248

LANDS N/F
OZZIE INVESTMENTS, L.L.C.
ED-05-78.08-05-46.00
DEED BOOK: 3323 PAGE: 319

LANDS N/F
SALVATORE A. SANTORO
ED-05-78.08-05-47.00
DEED BOOK: 3712 PAGE: 177

LANDS N/F
DELAWARE EQUITY ASSOCIATES L.L.C.
ED-05-78.08-05-48.00
DEED BOOK: D693 PAGE: 74

LANDS N/F
GOLDEN R. MYERS
ED-05-78.08-05-49.00
DEED BOOK: 0447 PAGE: 350

LANDS N/F
ROSEMARY M. TWILLEY
ED-05-78.08-05-50.00
DEED BOOK: 734 PAGE: 114

LANDS N/F
WESLEY COLLEGE, INC.
ED-05-78.08-05-51.00
DEED BOOK: 5087 PAGE: 192

EXISTING
HOUSE

LANDS N/F
GOLDEN R. MYERS
ED-05-78.08-05-52.00
DEED BOOK: D680 PAGE: 166

LANDS N/F
GOLDEN R. MYERS
ED-05-78.08-05-53.00
DEED BOOK: D617 PAGE: 329

LANDS N/F
SOUTH SMYRNA
DEVELOPERS, L.L.C.
ED-05-78.08-05-58.00
DEED BOOK: 2069 PAGE: 181

NORTH GOVERNORS AVENUE
60 FT. RIGHT OF WAY

"CARPENTER HALL"
EXISTING BUILDING
F.F. EL. = 39.0'

"BUDD HALL"
ACADEMICS BUILDING
F.F. EL. = 39.0'

LANDS N/F
WESLEY COLLEGE
ED-05-77.05-01-02.00
DEED BOOK: E24 PAGE 138

"MALMBERG HALL"
STUDENT DORM
BUILDING

"ZIMMERMAN HALL"
STUDENT DORM
BUILDING

DORM RESIDENTS
PARKING

LANDS N/F
WESLEY COLLEGE INC.
ED-05-77.05-01-14.00
DEED BOOK: D675 PAGE 220

LANDS N/F
WESLEY COLLEGE INC.
ED-05-77.05-01-16.00
DEED BOOK: D675 PAGE 200

LANDS N/F
JOHN S. & VERONICA A. GRADY
ED-05-77.05-01-17.00
DEED BOOK: 144 PAGE 75

EXISTING
HOUSE

"BELLMEYER HONORS HOUSE"
EXISTING HOUSE

FIP

P.O.B. 8

N 73°46'49" E — 125.35'

FULTON STREET ALLEY SOUTH

125.35' — S 73°46'49" W

N 16°13'11" W
10.00'

NORTH BRADFORD STREET
60 FT. RIGHT OF WAY

VACATED AREA EIGHT
10 FOOT WIDE ALLEY TO BE
VACATED FROM PUBLIC USE
PER THIS PLAT (1,254 S.F.±)

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-77.05-01-28.00
DEED BOOK: I124 PAGE 177

PARKING LOT

LANDS N/F
WESLEY COLLEGE
ED-05-77.05-01-25.00
DEED BOOK: D35 PAGE 78

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-77.05-01-27.00
DEED BOOK: T23 PAGE 62

PARKING LOT

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-77.05-01-28.00
DEED BOOK: P45 PAGE 329

LANDS N/F
WESLEY COLLEGE
ED-05-77.05-01-29.00
DEED BOOK: P45 PAGE 329

"LONGWOOD HALL"
EXISTING BUILDING
F.F. EL. = 34.8'

LANDS N/F
FIRST BAPTIST CHURCH
ED-05-77.05-01-30.00
DEED BOOK: W22 PAGE 478

LANDS N/F
FIRST BAPTIST CHURCH
ED-05-77.05-01-31.00
DEED BOOK: W22 PAGE 478

NORTH STATE STREET ALLEY WEST

S 16°13'11" E
10.00'

PARKING LOT

LANDS N/F
WESLEY COLLEGE INC.
ED-05-77.05-01-38.00
DEED BOOK: D3948 PAGE 183

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-77.05-01-37.00
DEED BOOK: I124 PAGE 184

"SCARBOROUGH
ALUMNI HOUSE"
EXISTING BUILDING
F.F. EL. = 35.8'

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-77.05-01-26.00
DEED BOOK: H24 PAGE 240

"STUDENT FINANCIAL
PLANNING"
EXISTING HOUSE

EXISTING
PLAY GROUND

LANDS N/F
WESLEY COLLEGE
C/O WM. OSBORNE
ED-05-77.05-01-36.00
DEED BOOK: E25 PAGE 1

"ENROLLMENT HOUSE"
EXISTING HOUSE

FIP

LANDS N/F
FRANCIS A. & CAROL D. STRATFORD
ED-05-77.05-01-34.00
DEED BOOK: Z43 PAGE 27

FIP

LANDS N/F
DELAWARE TRUST CAPITAL MANAGEMENT
ED-05-77.05-01-33.00
DEED BOOK: V54 PAGE 282

FPK

FIP

LANDS N/F
CASBCHAR L.L.C.
ED-05-77.05-01-32.00
DEED BOOK: 5889 PAGE 39

NORTH STATE STREET
60 FT. RIGHT OF WAY

DIVISION STREET
60 FT. RIGHT OF WAY

BECKER MORGAN GROUP

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ENGINEERING

Dover
309 S. Governors Ave.
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Fax 302.734.7965

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Salisbury, MD 21801
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Fax 410.546.5824

Wilmington
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Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

WESLEY COLLEGE CAMPUS

STATE STREET &
GOVERNORS AVE.
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

VACATED RIGHT OF WAY PLAN AREA EIGHT

0 15 30 60

SCALE : 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
1	12/06/11	REVISED PER THE CITY OF DOVER COMMENTS MADE ON JULY 28, 2011.

LAYER STATE: VACATEAREA-8

PROJECT NO.:	2009132.00
DATE:	12/22/11
SCALE:	1" = 30'
DRAWN BY: D.S.G.	PROJ. MGR.: J.C.D.

SHEET
2 OF 2

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F:\AutoCAD\Projects\2009\2009132\dwg\2009132-VACATED-ROW-PLAT.dwg, Dec 22, 2011 - 10:09am

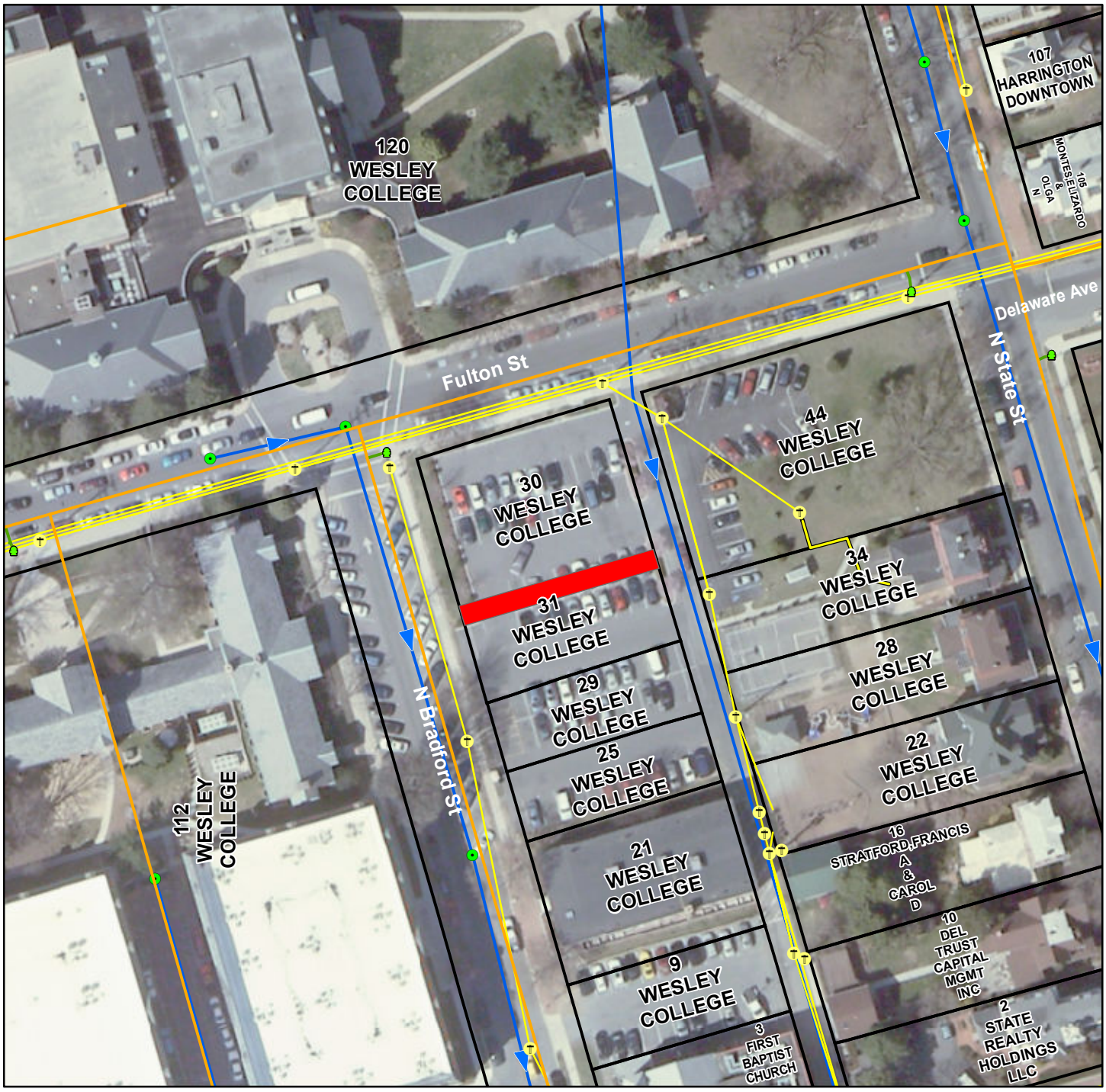
Fulton Street Alley South
Between North Bradford Street and North State Street Alley West
Vacated Area Eight
(1,254 S.F. ±)

All that certain piece, parcel, or tract of land, situated in the City of Dover, Kent County, State of Delaware, lying on the east side of North Bradford Street, being bounded on the north by lands of Wesley College, on the east by North State Street Alley West on the south by other lands of Wesley College and on the west by North Bradford Street, as shown on a recent survey entitled "Vacated Right of Way Plan" as prepared by Becker Morgan Group, Inc. dated June 28, 2011 and recorded in the Kent County Recorder of Deeds (P.B. xx/xx), as follows to wit:

Beginning at a point in the easterly right of way line of North Bradford Street at the northwest corner of a 10 foot wide public alley and lands now or formerly of Wesley College, said point of beginning being South 16°13'11" West 92.67 feet as measured from the southeast intersection of North Bradford Street and Fulton Street right of way lines; thence from said point of beginning and running with said lands of Wesley College; 1) North 73°46'49" East 125.35 feet to a point in the westerly right of way of North State Street Alley West; thence turning and running with said right of way of North State Street Alley West 2) South 16°13'11" West 10.00 feet to a point at a corner of said public alley and other lands now or formerly of Wesley College; thence turning and running with said lands of Wesley College 3) South 73°46'49" West 125.35 feet to a point at a corner of said public alley and in line of the easterly right of way line of North Bradford Street; thence turning and running with said easterly right of way line of North Bradford Street 4) North 16°13'11" West 10.00 feet to the point and place of beginning and containing 1,254 square feet of land be the same more or less.

200913200ah-desc-vacated.doc

Fulton Street Alley South
Proposed Alley Abandonment



0 50 100 200 Feet

N

Date Printed: January 20, 2012
File: m:\gis_data\projects/tech_mxds
\street_abandonment_map_wesley_college
Department: Public Services GIS
City of Dover, Delaware

Legend

- Overhead Electric Pole
- Underground Electric Lines
- Overhead Electric Lines
- Secondary OH Conductor
- Water Main
- Hydrant Line
- Hydrants
- Manholes
- Sewer Line
- Right of Way to be Abandoned
- Dover Parcels

City of Dover

Capital Investment Plan

Project Tracking Report

January 31, 2012

Points to Remember -

* Original Project Budget = Original Total Project Budget initially included in approved annual budget.
* Latest Project Budget = Revised Total Project Budget included in most recent approved annual budget or one of the following: bond resolution, revolving fund loan agreement, Council approved budget amendment, or City Manager approved amendment as per the Budget Amendment Procedure.
* Current Fiscal Year - Revised Fiscal Year Budget = Current Year approved project budgets plus carry forward balances of unspent budgets in the prior fiscal year. Project Carry Forward balances will be submitted to City Council for amendment in January 2010. Can also be amended with City Manager approval per the Budget Amendment Procedure.
* Water Quality, Inflow/Infiltration, Distribution Upgrades and New Development projects are budgeted as a blanket project and once individual projects are identified and estimated they are created using an allocation of the overall budgeted amount.
* Status and Comments provided by City Manager.
* For Finance purposes projects are considered completed when placed in service and **all** charges have been processed.

Current Year Budget Funding Sources	General	Community Transportation	Water & Wastewater	Electric	Total CIP
Budget Balance	$ 78,000	$ 118,588	$ 430,591	$ 360,333	$ 987,512
Library Funding - FY11 Budget Balance	100,962	-	-	87,045	188,007
Federal and/or State Grants	7,422,183	1,400,000	-	-	8,822,183
Library Green Energy/Bridge Loan	2,700,000	-	-	-	2,700,000
Friends of the Library Donation	210,000	-	-	-	210,000
Kent County Library Contribution	1,000,000	-	-	-	1,000,000
Library Reserve	2,590,784	-	-	-	2,590,784
Construction Loan	274,961	-	-	-	274,961
Community Transportation Fund - FY11 Balances	-	678,612	-	-	678,612
Revolving Fund Loans	-	-	4,309,821	-	4,309,821
Transfer from Capital Reserves	-	-	-	370,730	370,730
Impact Fees	-	-	867,032	-	867,032
Loan Proceeds - Streets & City Hall	1,970,000	-	-	-	1,970,000
Transfer Loan Proceeds to CT Fund - Streets	-	875,000	-	-	875,000
Transfer from Operating Funds	623,847	-	1,750,000	3,500,000	5,873,847
Interest Earned	10,900	2,800	-	38,400	52,100
Total Funding Sources (Unaudited)	$ 16,981,637	$ 3,075,000	$ 7,357,444	$ 4,356,508	$ 31,770,589

	Hide		TOTAL PROJECT - PAST, CURRENT & FUTURE BUDGETS						CURRENT FISCAL YEAR					
	Project Code	Type	Description	Original Project Budget	Latest Project Budget	Project To Date Expenses	Project Budget Balance	% Budget Spent	Current Fiscal Yr. Budget	Revised Fiscal Yr. Budget	Fiscal YTD Expenses	% Budget Spent	Status	Comments
1			**FY2009**											
2	LB0901	M/G	New Library Project	$ 18,200,000	$ 20,469,080	$ 8,341,416	$ 12,127,664	40.8%	$ 11,195,009	$ 14,298,890	$ 4,171,226	29.2%	Started	Bid Pack A - Done. Bid Pack B - 40% Complete/Construction
3			**Totals - FY09**	$ 18,200,000	$ 20,469,080	$ 8,341,416	$ 12,127,664	40.8%	$ 11,195,009	$ 14,298,890	$ 4,171,226	29.2%		
4														
5			**FY2012**											
6	---		Ann FD Truck Payment	$ 244,820	$ 244,820	$ 216,794	$ 28,026	88.6%	$ 244,820	$ 244,820	$ 216,794	88.6%		
7	---		Vehicles & Equipment	377,927	377,927	29,299	348,628	7.8%	377,927	377,927	29,299	7.8%		Sweeper due in Jan. 2012; Sanitation Truck due in March 2012;
8	PR1201		Roof Replacement @ Dover Park	30,000	30,000	-	30,000	0.0%	30,000	30,000	-	0.0%		
9	CT Fund	B/L	Streets & Alleys Program	1,000,000	1,750,000	-	1,750,000	0.0%	1,000,000	1,750,000	-	0.0%		Pending financing
10	ST1202		Concrete Program	30,000	30,000	-	30,000	0.0%	30,000	30,000	-	0.0%		Bid development in process
11	ST1203		Streets Dump Truck Refurbishment	30,000	30,000	1,521	28,479	5.1%	30,000	30,000	1,521	5.1%		In progress
12			City Hall Sprinkler System	-	-	-	-	0.0%	-	220,000	-	0.0%		
13			**Totals - FY12**	$ 1,712,747	$ 2,462,747	$ 247,614	$ 2,215,133	10.1%	$ 1,712,747	$ 2,682,747	$ 247,614	9.2%		
14														
15			**Grand Totals**	$ 19,912,747	$ 22,931,827	$ 8,589,030	$ 14,342,797	37.5%	$ 12,907,756	$ 16,981,637	$ 4,418,840	26.0%		

Legend

M = Multi-year project - a project with a specific schedule to occur over multiple years.
R = Recurring project - a project that begins and ends each fiscal year and is re-budgeted to start over each fiscal year.
G = Grant funded project
B/L = To be financed through bonds or commercial loan;Projects will be completed through CT Fund, therefore the loan proceeds will be transferred from Capital Fund into the Community Transportation Fun

City of Dover
Community Transportation & General Fund Street Funds - Major CIP Projects
January, 2012

	Hide			TOTAL PROJECT - PAST, CURRENT & FUTURE BUDGETS					CURRENT FISCAL YEAR					
	Project Code	Type	Description	Original Project Budget	Latest Project Budget	Project To Date Expenses	Project Budget Balance	% Budget Spent	Current Fiscal Yr. Budget	Revised Fiscal Yr. Budget	Fiscal YTD Expenses	% Budget Spent	Status	Comments
1			**FY 2007**											
2	CT0708	M	E. Water Street Brick	$ 65,000	$ 65,000	$ -	$ 65,000	0.0%	$ -	$ 65,000	$ -	0.0%		Specialty contract needed.
3			**Totals**	$ 65,000	$ 65,000	$ -	$ 65,000	0.0%	$ -	$ 65,000	$ -	0.0%		
4														
5			**FY 2009**											
6	CT0977	M	Schutte Parking Lot	$ 21,950	$ 21,950	$ -	$ 21,950	0.0%	$ -	$ 21,950	$ -	0.0%		Deferred
7	CT1165	M	Rte. 13,N. State -Kings Hwy	591,662	591,662	-	591,662	0.0%	-	591,662	-	0.0%		
8			**Totals**	$ 613,612	$ 613,612	$ -	$ 21,950	0.0%	$ -	$ 613,612	$ -	0.0%		
9														
10			**FY2012**											
11	CT	M	Street Projects - State Funds	$ 950,000	$ 800,000	$ 9,135	$ 790,865	1.1%	$ 950,000	$ 121,388	$ 9,135	7.5%	In process	Concrete work on Independence Blvd complete
12	Various	B/L	Street Projects - General Fund	350,000	1,750,000	15,300	1,734,700	0.9%	350,000	875,000	15,300		In process	Concrete work on Hazel to proceed in January/February
13	CT1201	M	North Street Roundabout	-	500,000	-	500,000	0.0%	-	500,000	-	0.0%	In process	60% complete
14	TE1201	M	Lincoln Park Center	900,000	900,000	4,788	895,212	0.0%	900,000	900,000	4,788	0.5%		
15			**Totals**	$ 2,200,000	$ 3,950,000	$ 29,223	$ 3,920,777	0.7%	$ 2,200,000	$ 2,396,388	$ 29,223	1.3%		
16														
17			**Grand Totals**	$ 2,878,612	$ 4,628,612	$ 29,223	$ 4,007,727	0.6%	$ 2,200,000	$ 3,075,000	$ 29,223	1.3%		

Legend
M = Multi-year project - a project with a specific schedule to occur over multiple years.
R = Recurring project - a project that begins and ends each fiscal year and is re-budgeted to start over each fiscal year.
C = Project funded by combination of CT Funds and General Fund
B/L = To be financed through bonds or commercial loan; Projects will be completed through CT Fund, therefore the loan proceeds will be transferred from Capital Fund into the Community Transportation Fund;

City of Dover
Water/Wastewater Improvement & Extension Fund - Major CIP Projects
January, 2012

	Project Code	Type	Description	TOTAL PROJECT - PAST, CURRENT & FUTURE BUDGETS: Original Project Budget	Latest Project Budget	Project To Date Expenses	Project Budget Balance	% Budget Spent	CURRENT FISCAL YEAR: Approved Fiscal Yr. Budget	Revised Fiscal Yr. Budget	Fiscal YTD Expenses	% Budget Spent	Status	Comments
1			**FY 2008**											
2	WD0804	M	1.0 MG Elevated Water Storage	$ 4,196,600	$ 2,590,000	$ 29,099	$ 2,560,901	1.1%	$ -	$ 178,916	$ 8,015	4.5%	Started	Option to purchase land agreement under review
3	WD0805	M	Piney Point Well	398,800	665,000	69,316	595,684	10.4%	-	147,319	1,634	1.1%	Started	DNREC permitting ongoing
4	WW0810	M/SL	US 13 East Sanitary Sewer Interceptor	2,376,800	3,022,562	3,231,960	(209,398)	106.9%	-	295,722	286,361	96.8%	Complete	Complete
5			**Totals - FY08**	$ 6,972,200	$ 6,277,562	$ 3,330,375	$ 2,947,187	53.1%	$ -	$ 621,957	$ 296,010	47.6%		
6														
7			**FY2009**											
8	WQ0905	M/SL	Bayard Avenue	$ 590,910	$ 490,910	$ 475,888	$ 15,022	96.9%	$ -	$ 239,121	$ 189,098	79.1%	In process	Complete; Final invoice Jan 2012;
9	WQ0907	M/SL	Route 13 Water Main	1,058,700	2,282,682	1,944,598	338,084	85.2%	-	1,869,872	1,531,787	81.9%	In process	Constr complete; Punchlist & Insp;
10			**Totals - FY09**	$ 1,649,610	$ 2,773,592	$ 2,420,485	$ 353,107	87.3%	$ -	$ 2,108,993	$ 1,720,885	81.6%		
11														
12			**FY2010**											
13	WW1001	M/SL	Inflow/Infiltration Removal	$ 1,800,000	$ 2,122,536	$ 1,761,684	$ 360,852	83.0%	$ 1,800,000	$ 766,201	$ 404,128	52.7%	In process	Work is complete; close out documents/final invoice in progress
14	WW1007	M/SL	Fox Hall Pump Station	427,900	392,044	50,491	341,553	12.9%	-	360,687	278	0.1%	Started	Will start after Heatherfield;
15	WW1008	M/SL	Heatherfield F/M Rerouting	220,400	324,916	48,973	275,943	15.1%	-	237,506	278	0.1%	Started	Project 75% complete; Not paid yet;
16	WW1010	I	Tar Ditch Interceptor Upgrade	518,230	518,230	28,014	490,216	5.4%	-	495,359	5,143	1.0%	Started	Resolution of easement issue pending;
17			**Totals - FY10**	$ 2,966,530	$ 3,357,726	$ 1,889,162	$ 1,468,564	56.3%	$ 1,800,000	$ 1,859,753	$ 409,828	22.0%		
18														
19			**FY2011**											
20	WQ1103		WQI - Ross Street	-	71,840	-	71,840	0.0%	71,840	36,840	-	0.0%		Preliminary design complete
21	WW1101	M/SL	Inflow/Infiltration Removal	500,000	500,000	364,340	135,660	72.9%	-	457,601	321,940	70.4%	Started	Project 97% complete;
22	WW1104	SL	Lepore Road P/S Replacement	52,000	402,000	71,661	330,339	17.8%	350,000	350,000	16,125	4.6%	Started	Final design revisions pending;
23			**Totals - FY11**	$ 552,000	$ 973,840	$ 436,001	$ 537,839	44.8%	$ 421,840	$ 844,441	$ 338,065	40.0%		
24														
25			**FY2012**											
26	---		Vehicles & Equipment	$ 115,000	$ 115,000	$ 110,514	$ 4,486	96.1%	$ 115,000	$ 115,000	$ 110,514	96.1%	In process	Vehicles received;
27	WD1201		Pay-As-You-Go Water Station	30,240	30,240	-	30,240	0.0%	30,240	30,240	-	0.0%		Specs being developed
28	WD1202	R	Misc. Distribution Upgrades	60,000	60,000	5,706	54,294	9.5%	60,000	60,000	5,706	9.5%		Misc. repairs or emergencies
29	WD1203	R	Wellhead Redevelopment Program	65,000	65,000	42,821	22,179	65.9%	65,000	65,000	42,821	65.9%	In process	Well #1 complete; Well #9 rehab
30	WD1204	R	Emergency Generators	80,000	80,000	-	80,000	0.0%	80,000	-	-	0.0%		Grant dependent
31	WQ1201		WQI - Wesley Campus	51,200	51,200	-	51,200	0.0%	51,200	51,200	-	0.0%		Installation to begin late February
32	WQ1202		WQI - New Street	97,120	97,120	9,600.00	87,520	9.9%	97,120	97,120	9,600	9.9%	Started	Design started;
33	WQ1203		WQI - Silver Lake	279,840	279,840	98,585.59	181,254	35.2%	279,840	279,840	98,586	35.2%	In process	Construction started
34	WW1201	M/SL	Inflow/Infiltration Removal	1,000,000	1,000,000	22,725	977,275	2.3%	1,000,000	1,000,000	22,725	2.3%	Started	Design started, early spring const.
35	WW1202	R	SCADA Equipment Replacement	84,900	84,900	65,696	19,204	77.4%	84,900	84,900	65,696	77.4%	In process	Project 50% complete
36	WW1203	R	Misc. Sewer System Improve	37,000	37,000	9,935	27,065	26.9%	37,000	37,000	9,935	26.9%		Misc. repairs or emergencies
37	WW1204	M	Wilmington College Pump Station	25,000	25,000	8,627	16,373	34.5%	25,000	25,000	8,627	34.5%	Started	Design started - actually Baltray PS
38	WW1205	M	Dover Brook Gardens P/S Replace	15,000	15,000	3,345.57	11,654	22.3%	15,000	15,000	3,346	22.3%	Started	Design started
39	WW1206	M	Brandywine Pump Station Replace	52,000	52,000	12,624.52	39,375	24.3%	52,000	52,000	12,625	24.3%	Started	Design started
40	WW1207	M	McKee Rd Pump Station Communator Replacement	10,000	10,000	2,050.62	7,949	20.5%	10,000	10,000	2,051	20.5%		Design started
41				$ 2,002,300	$ 2,002,300	$ 392,229.63	$ 1,610,070	0.0%	$ 2,002,300	$ 1,922,300	$ 392,230	20.4%		
42														
43			**Grand Totals**	$ 14,142,640	$ 15,385,020	$ 8,468,254	$ 6,916,766	55.0%	$ 4,224,140	$ 7,357,444	$ 3,157,018	42.9%		

Legend
M = Multi-year project - a project with a specific schedule to occur over multiple years.
R = Recurring project - a project that begins and ends each fiscal year and is re-budgeted to start over each fiscal year.
SL = State Loan Project - construction phase is financed
I = Impact Fee (partially) financed project

City of Dover
Electric Improvement & Extension Fund - Major CIP Projects
January, 2012

				TOTAL PROJECT - PAST, CURRENT & FUTURE BUDGETS					CURRENT FISCAL YEAR					
	Project Code	Type	Description	Original Project Budget	Latest Project Budget	Project To Date Expenses	Project Budget Balance	% Budget Spent	Current Fiscal Yr. Budget	Revised Fiscal Yr. Budget	Fiscal YTD Expenses	% Budget Spent	Status	Comments
1			**FY2011**											
2	EG1102	M	Units 1 & 2 Cooling Tower	372,400	199,140	134,538	64,602	67.6%	25,410	25,410	400	1.6%		Work deferred to 2012
3	EG1107	M	Units 1 & 2 Life Extension	802,000	409,000	269,517	139,483	65.9%	184,000	196,331	56,848	29.0%		Motor work this spring
4	EG1112	M	Unit 3 Heat Expansion Joint	-	150,000	143,508	6,492	95.7%	70,000	82,807	76,315	92.2%	Complete	
5	EG1113		Units 1 & 2 Control Modifications	-	150,000	138,733	11,267	92.5%	-	25,700	14,432	56.2%	Started	Complete w/Spring outage
6	EG1114		Unit 3 Gas Line Modification	-	60,000	39,516	20,484	65.9%	-	36,207	15,723	43.4%	Complete	
7				$ 1,174,400	$ 968,140	$ 725,812	$ 242,328	75.0%	$ 279,410	$ 366,455	$ 163,719	44.7%		
8														
9			**FY2012**											
10	---		Vehicles & Equipment	$ 168,828	$ 168,828	$ 71,241	$ 97,587	42.2%	$ 168,828	$ 144,328	$ 71,241	49.4%		All vehicles received
11	EE1201		Substation PT & CT Replacement	267,715	267,715	188,708	79,007	70.5%	267,715	267,715	188,708	70.5%	In process	75% materials received
12	EE1202	R	Lighting Project & Rehabilitation	50,000	50,000	49,832	168	99.7%	50,000	50,000	49,832	99.7%	Complete	
13	EE1203	R	Equipment Replacement	40,000	40,000	10,525	29,475	26.3%	40,000	40,000	10,525	26.3%	In process	Equipment ordered
14	EE1204		Generator Replacement	50,000	50,000	30,961	19,039	61.9%	50,000	50,000	30,961	61.9%	Complete	
15	EE1205	M	Frazier Substation Upgrade	765,247	155,000	110,881	44,119	71.5%	155,000	155,000	110,881	71.5%	In process	Materials ordered
16	EE1206	R	Disb. Feeder Replacement	377,510	377,510	238,729	138,781	63.2%	377,510	377,510	238,729	63.2%	In process	On-going
17	EE1207	R	Disb. Capacitors & Controls	100,000	100,000	26,494	73,506	26.5%	100,000	100,000	26,494	26.5%	In process	Materials ordered
18	EE1208	R	Transmission Line Maintenance	75,000	75,000	26,967	48,033	36.0%	75,000	75,000	26,967	36.0%	Started	Materials ordered
19	EE1209		Scada Master Hardware Replacement	75,000	75,000	71,560	3,440	95.4%	75,000	75,000	71,560	95.4%	Started	Materials ordered
20	EE1210		Substation Battery	-	24,500	15,251	9,249	62.2%	24,500	24,500	15,251	62.2%	In process	60% materials received
21	EE1212	R	UG Transformers	70,536	70,536	49,651	20,885	70.4%	70,536	70,536	49,651	70.4%	In process	On-going
22	EE1212	R	UG Conductors	479,464	479,464	193,856	285,608	40.4%	479,464	479,464	193,856	40.4%	In process	On-going
23	EE1212	R	Meters	50,000	50,000	17,652	32,348	35.3%	50,000	50,000	17,652	35.3%	In process	On-going
24	EG1201		Unit 3 Boiler Air Heater	440,000	440,000	76,677	363,323	17.4%	440,000	440,000	76,677	17.4%	Started	Bid rec'd; CAF to Council 2/12
25	EG1202	M	Unit 3 Boiler Systems	390,000	130,000	-	130,000	0.0%	130,000	130,000		0.0%		Will complete Spring outage;
26	EG1203		Unit 3 FD & ID Fan Control Damper Upgrade	92,000	92,000	1,478	90,522	1.6%	92,000	92,000	1,478	1.6%	Started	Developing contract scope/bid
27	EG1204		Unit 3 DCS Computers & Software Upgrades	85,000	85,000	-	85,000	0.0%	85,000	85,000	-	0.0%		To be completed by 6/3012;
28	EG1205	R	Misc. Equipment Replacement	70,000	70,000	21,280	48,720	30.4%	70,000	70,000	21,280	30.4%	In process	On-going; 50% complete
29	EG1206		Demineralizer Control Replace @ McKee Run	65,000	65,000	-	65,000	0.0%	65,000	65,000	-	0.0%		Bids in Feb; Complete by June
30	EG1207	M	Unit 11 Component Replacement @ Van Sant	50,000	50,000	24,595	25,405	49.2%	50,000	50,000	24,595	49.2%	In process	Remaining scoped in devlpmnt
31	EG1208		Switchyard Blast Walls @ McKee Run	50,000	50,000	5,328	44,672	10.7%	50,000	50,000	5,328	10.7%	In process	Developing work scope; To be completed June 2012
32	EG1209	M	Building Preservation @ McKee Run	38,000	38,000	5,650	32,350	14.9%	38,000	38,000	5,650	14.9%	In process	Sent out bids; Completion 6/12
33	EG1210	M	Unit 3 Cooling Water Line Life Extension	25,000	25,000	-	25,000	0.0%	25,000	25,000	-	0.0%		Defer to FY13
34	EG1211	M	Unit 3 Stack Repairs	25,000	25,000	-	25,000	0.0%	25,000	25,000	-	0.0%		On track for spring outage; Bid
35	EG1212	M	Unit 3 Turbine Inspection	1,021,000	348,000	8,634	339,366	2.5%	348,000	348,000	8,634	2.5%	In process	High bid; Council amendment;
36	EG1213	M	Unit 3 Aux System Components	542,000	113,000	47,682	65,318	42.2%	113,000	113,000	47,682	42.2%	In process	Partial completion; scope to finish being developed
37	EU1201	R	Distribution Upgrades	500,000	500,000	230,655	269,345	46.1%	500,000	500,000	230,655	46.1%	In process	On-going
38				$ 5,962,300	$ 4,014,553	$ 1,524,285	$ 2,490,268	0.0%	$ 4,014,553	$ 3,990,053	$ 1,524,285	38.2%		
39														
40			**Grand Totals**	$ 7,136,700	$ 4,982,693	$ 2,250,097	$ 2,732,596	25.0%	$ 4,293,963	$ 4,356,508	$ 1,688,004	38.7%		

Legend
M = Multi-year project - a project with a specific schedule to occur over multiple years.
R = Recurring project - a project that begins and ends each fiscal year and is re-budgeted to start over each fiscal year.
B = Bonded Project
S = State fully or partially reimbursed project