Milford City Hall Council Chambers 201 South Walnut Street Milford DE 19963

CITY COUNCIL AGENDA
Monday, April 25, 2022

Per the Limited Public Health Emergency Declaration issued by Governor John Carney on March 1, 2022, and the virtual meeting provisions provided in Senate Bill 94, Milford City Council Meetings and Workshops will be held in the Council Chambers at City Hall. Attendees are welcome to participate virtually as well. Public Comments are encouraged on the agenda items designated with a ℗. Virtual attendees may alert the City Clerk that they wish to speak by submitting their name, address, and agenda item via the Zoom Q&A function or by using the Raise Your Hand function during the meeting. Those attending in person may comment when the floor is opened for that purpose.
All written public comments received prior to the meeting will be read into the record.

This meeting is also available for viewing by the public by accessing the following link:
https://zoom.us/j/94877121629
Members of the public may also dial in by phone using the following number:
Call 301 715 8592 Webinar ID: 948 7712 1629

7:00 P.M.
COUNCIL MEETING

Call to Order - Mayor Archie Campbell

Invocation

Pledge of Allegiance

Public Hearings ℗

Adoption/ORDINANCE 2022-16
Application of Ribera Development LLC on behalf of Legal Owner Michelle E. Gardner/Trustee of Stephen G. Draper; Westwood Subdivision for the Planned Unit Development and Preliminary Major Subdivision of 130.50+/- acres of land, in an R-2 Residential Zoning District; Property is located on the north side of Williamsville Road approximately 2,300 west of the ST 14 and US Rt 113 Intersection in Milford, Delaware; Present Use: Vacant; Proposed Use: Planned Unit Development; Tax Map: MD-16-182.00-01-11.00 thru 21.00

Adoption/ORDINANCE 2022-17
Application of Food Bank of Delaware to amend the previously-approved Conditional Use permit of 11.50+/- acres of land in an OC-1 (Office Complex) Zoning District; Property is located on located along the west side of Delaware Veterans Boulevard within the Independence Commons Business Park; Address is 102 Delaware Veterans Boulevard, Milford, Delaware; Present Use: Vacant; Proposed Use: Charitable and Philanthropic Organization; Tax Map: MD-16-173.00-01-02.08-000

Adoption/ORDINANCE 2022-18
Application of Vincent Olsen for a Conditional Use Permit
0.163 +/- acres located along the east side of S. Walnut Street between SE Second Street and Barker Street; Address is 213 S Walnut Street, Milford, Delaware; Comprehensive Plan Designation: Low Density Residential ; Zoning District: R-2 (Residential District); Present Use: Single-Family Detached Dwelling; Proposed Use: Same with Accessory Dwelling Unit; Tax Parcel: 3-30-6.20-053

Recognition

Proclamation 2022-06/53rd Annual Professional Municipal Clerks Week

Communication & Correspondence

Monthly Finance Report

Unfinished Business

Adoption/Resolution 2022-06/CIP 2022-2027 Ⓟ

New Business

Adoption/Resolution 2022-05/Charter Change Ⓟ
Planning Commission Vacancy[1]

Adjournment

All items on the Council Meeting Agenda are subject to a potential vote.

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

Ⓟ *Designated Items only; Public Comment, up to three minutes per person will be accepted.*

080521 113921 123021 011922 030122 032522 032622 033022 041222 0418220
[1]042222 Late Request by City Manager
042522 Ord/Res/Audit Removed




The Pledge of Allegiance
I pledge allegiance to the flag
of the United States of America,
and to the republic for which it stands,
one nation under God,
indivisible, with liberty and justice for all.

CITY OF MILFORD
NOTICE OF PUBLIC HEARINGS
Planning Commission Hearing: Tuesday, April 19, 2022 @ 7:00 PM
City Council Hearing: Monday, April 25, 2022 @ 7:00 PM

NOTICE IS HEREBY GIVEN that the proposed Ordinance is currently under review by the City of Milford Planning Commission and City Council. City Council has the option to approve or deny the application. By not adopting the ordinance, City Council will deny the application. By adopting the ordinance, City Council will approve the application and the reason for the language being written in the affirmative. This form of writing is not used to influence any decision of City Council:

ORDINANCE 2022-16

Application of Ribera Development LLC on behalf of Legal Owner Michelle E. Gardner/Trustee of Stephen G. Draper Westwood Subdivision for the Planned Unit Development and Preliminary Major Subdivision of 130.50+/- acres of land, in an R-2 Residential Zoning District; Property is located on the north side of Williamsville Road approximately 2,300 west of the ST 14 and US Rt 113 Intersection in Milford, Delaware; Present Use: Vacant; Proposed Use: Planned Unit Development; Tax Map: MD-16-182.00-01-11.00 thru 21.00

WHEREAS, the owners of the property as above described herein have petitioned the City of Milford for a Conditional use to allow a Planned Unit Development; and

WHEREAS, the owners are also seeking Preliminary Major Subdivision approval of the Westwood Subdivision; and

WHEREAS, the City of Milford Planning Commission will consider the application at a Public Hearing on Tuesday, April 19, 2022; and

WHEREAS, Milford City Council will hold a Public Hearing on Monday, April 25, 2022, to allow for additional review and public comment after which a final determination will be made.

NOW THEREFORE BE IT RESOLVED, by the City of Milford:

In accordance with Chapters 200 and 230 of the City of Milford Code, the City Council hereby finds and determines, as follows:

Section 1. The Planned Unit Development Master Plan is consistent with the objectives, policies, general land uses and programs in the City of Milford Comprehensive Plan, Subdivision and Zoning Codes, in that it establishes obligations and conditions for the implementation of the Westwood Development.

Section 2. The Preliminary Major Subdivision Plan is in conformity with public convenience, general welfare, and good land use practice.

Section 4. These changes and additions will not adversely affect the orderly development of adjacent properties and will maintain the preservation of property values.

Section 5. Dates.
City Council Introduction: April 11, 2022
Planning Commission Review & Public Hearing: April 19, 2022
City Council Public Hearing: April 25, 2022

Section 6. If this ordinance is adopted by City Council, it will become effective 10 days following the date the action is taken. If not adopted, the ordinance becomes null and void unless addressed at a later date. Should that occur, the ordinance would be republished, and new notices mailed to properties within 200 feet of the subject parcel(s).

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

033022 040122

Published: Milford Beacon 04.06.2022

PUBLIC WORKS FACILITY
180 Vickers Drive
Milford, DE 19963
www.cityofmilford.com

THE CITY of Milford DELAWARE

PLANNING DEPARTMENT
Planning, Economic Development,
Enforcement, and Inspections Office
O 302.424.8396 | F 302.424.3559

DATA SHEET FOR WESTWOOD

Development Advisory Committee: August 18, 2021

Planning Commission Meeting: April 19, 2022

Application Number / Name	:	21-031 / Westwood Subdivision
Applicant	:	Ribera Development, LLC 8684 Veterans Highway, Suite 203 Millersville, MD 21108
Owner	:	Michelle E. Gardner Trustee of Stephen G. Draper 6971 Williamsville Road Milford, DE 19963
Application Type	:	Planned Unit Development & Preliminary Major Subdivision
Comprehensive Plan Designation	:	Low Density Residential
Zoning District	:	R-2
Present Use	:	Vacant
Proposed Use	:	Planned Unit Development
Area and Location	:	130.5 +/- acres of land located on the north side of Williamsville Road approximately 2,300 west of the Route 14 intersection.
Property Identification Numbers	:	MD-16-182.00-01-11.00 thru 21.00

ENC: Staff Analysis Report
Exhibit A - Location & Zoning Map
Exhibit B - Preliminary Major Subdivision

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STAFF ANALYSIS REPORT
April 1, 2022

Application Number / Name	**:**	21-031 / Westwood Subdivision
Application Type	**:**	Planned Unit Development & Preliminary Major Subdivision
Comprehensive Plan Designation	**:**	Low Density Residential
Zoning District	**:**	R-2
Present Use	**:**	Vacant
Proposed Use	**:**	Planned Unit Development
Property Identification Numbers	**:**	MD-16-182.00-01-11.00 thru 21.00
Area and Location	**:**	130.5 +/- acres of land located along the north side of Williamsville Road approximately 2,300 feet west of the Route 14 intersection.

I. BACKGROUND INFORMATION:

- The applicant proposes to construct a 340 unit Planned Unit Development consisting of 182 single-family detached dwellings and 158 single-family semi-detached dwellings as shown on the provided preliminary major subdivision plans.

- The applicant is seeking conditional use approval for the Planned Unit Development with the specific requested deviations outlined in Section II of the staff report. The applicant is also seeking Preliminary Major Subdivision approval.

- Deviations from Chapter 230 Zoning and Chapter 200 Subdivision of Land are specifically listed on Sheet PP0002 within the "Planned Unit Residential Development" table and are included in the deviation request letter provided in the packet dated March 11, 2022.

- The development includes a clubhouse and pool which will be submitted under a separate site plan application process for review.

II. STAFF ANALYSIS:

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

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

Permitted Uses. Uses, accessory uses and signs permitted in any residential district shall be permitted in accordance with the additional requirement and provisions of the article.

Staff Response: The proposed single-family detached use is permitted by-right within the R-2 zoning district and the proposed single-family semi-detached use is allowed upon conditional use approval from City Council.

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

Staff Response: The applicant is seeking the following reductions to lot area and width which are to be approved by the Planning Commission and City Council;

- A reduction in the minimum interior lot size for a single-family detached dwelling from 8,000 square feet to 6,600 square feet
- A reduction in the minimum corner lot size for a single-family detached dwelling from 13,000 square feet to 6,800 square feet.
- A reduction in the minimum corner lot size for a single-family semi-detached dwelling from 6,500 square feet to 4,000 square feet.
- A reduction in the lot width for a single-family detached dwelling from 80 feet to 66 feet for standard lots and from 80 feet to 52 feet for pie shaped lots.

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

Staff Response: The data column on the cover sheet shows the density calculation. The total site contains 130.5 acres, which has a 89.05 net developable area. The net developable area divided by the minimum lot size of 8,000 square feet would permit up to 484 units on the property. The resulting density of the proposed 340 dwelling units is 3.82 units per acre.

Other requirements. Off-street parking, parking beneath buildings, front, side and rear setbacks, landscaping and buffering, lot coverage, number of units per building and building separation

shall be as determined by the Planning Commission. Maximum height shall not exceed 48 feet and four stories maximum.

Staff Response: The applicant is seeking the following deviations from Chapter 230 and Chapter 200 which are outlined on the PUD sheet and are to be approved by the Planning Commission and City Council;

- A reduction in the front yard setback for both single-family detached and semi-detached dwellings from 30 feet to 20 feet.
- A reduction in the rear yard setback for both single-family detached and semi-detached dwellings from 15 feet to 10 feet.
- An increase in the maximum lot coverage from 30% to 60%.
- Reduction in the minimum block width from 275 feet to 225 feet.

Neighborhood Commercial.

Staff Response: No neighborhood commercial is proposed.

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

Staff Response: With a total of 340 dwelling units, the project requires 3.12 acres of open space of which 1.56 acres must be designated recreational open space. The development provides 43.6 acres of open space of which 14.2 acres are designated as recreational open space. The proposed recreational open space includes a amenity clubhouse area which will be submitted under a separate site plan submission to the Planning Commission.

- The Preliminary Major Subdivision plans have been reviewed for general compliance with the City's construction standards and specifications. The remaining comments provided by the City Engineer in the plan review letter dated March 30, 2022 must be addressed during the final major subdivision process.

- The site contains a source water protection area with areas of excellent groundwater recharge. The development will be required to meet the Zone 3 requirements of Chapter 230-19.5.

- Staff recommends requiring denser vegetation, a berm and/or a sound wall between the existing railroad and the proposed residential lots for screening and noise mitigation.

- The following comments must be addressed prior to Final Major Subdivision approval;
  - Obtain approvals or no objection letters from DelDOT, State Fire Marshal's Office, Kent Conservation District, DNREC/Army Corps of Engineers, DNREC WPCC and DHSS;
  - Address remaining Preliminary Major Subdivision review comments (copy of which is included in the packet) from the Planning Department;
  - Address conditions imposed by the Planning Commission and City Council as part of the PUD approval;
  - Obtain final approval of engineering plans from the City Engineer; and
  - Address additional department and agency comments outlined in Section III.

III. AGENCY & DEPARTMENT COMMENTS:

- **Office of State Planning Coordination**
  See attached PLUS comments.

- **DelDOT**
  - DelDOT has held a Traffic Impact Study Scoping meeting for this project. The study is not complete. Plans that are submitted to DelDOT shall comply with all the items listed in the previously mentioned Traffic Impact Study.
  - The developer shall be required to submit Record and Entrance Plan for Review and approval through DelDOT Subdivisions.
  - The developer shall submit for a pre-submittal meeting after the Traffic Impact Study has been completed.

- **Delaware Health and Social Services – Division of Public Health**
  No comments provided.

- **Department of Natural Resources and Environmental Control (DNREC), Division of Water, Surface Water Discharges Section (SWDS)**
  No comments provided.

- **Kent Conservation District**
  No comments provided.

- **Delaware State Fire Marshal's Office**
  See attached comments.

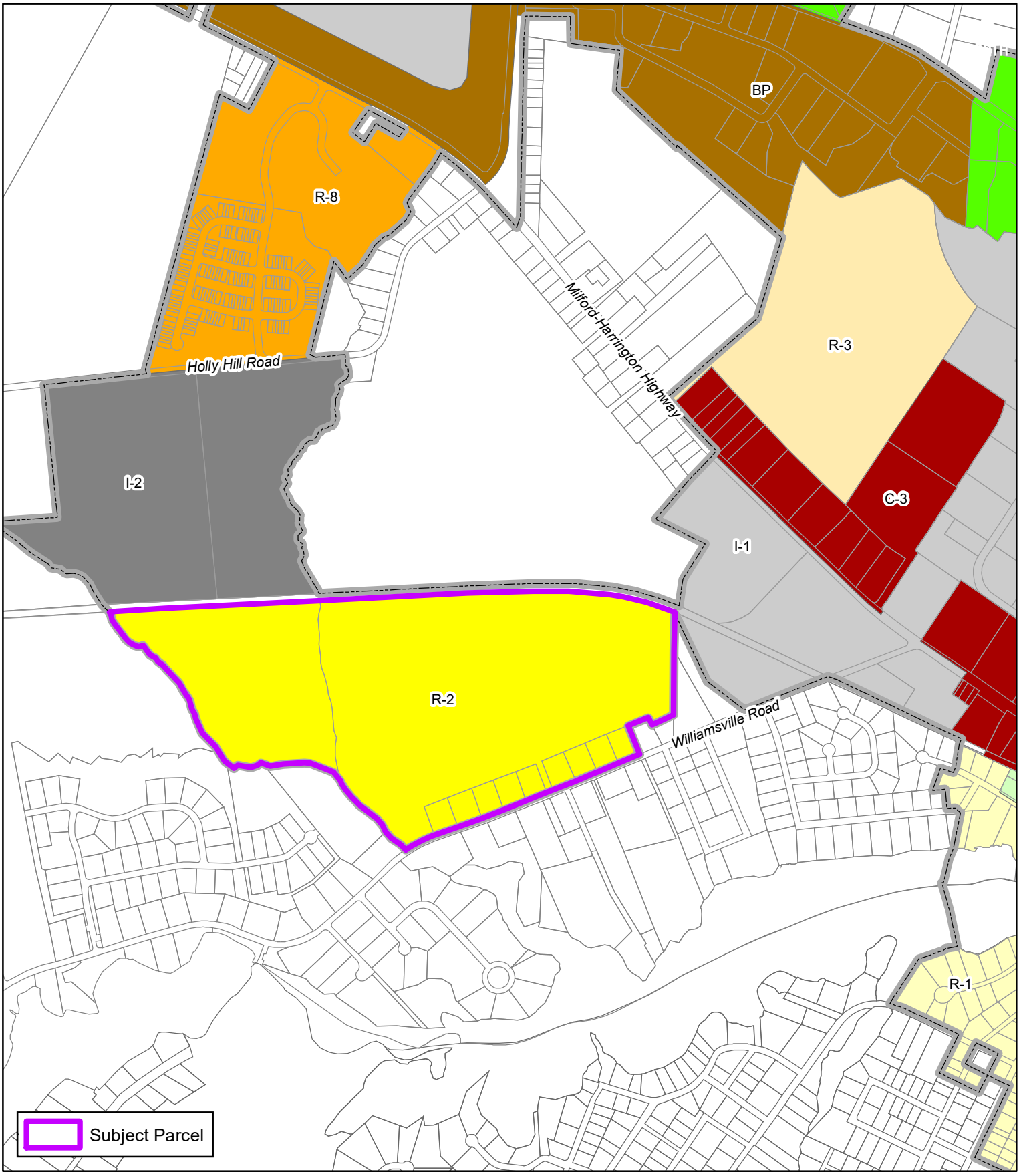
- **Carlisle Fire Company**
  No comments provided.

- **City of Milford Public Works Department, City Engineer**
  See attached Preliminary Major Subdivision review comments dated March 30, 2022.

- **City of Milford Parks and Recreation Department**
  No comments provided.

- **City of Milford Police Department**
  No comments provided.

- **Milford School District**
  No comments provided.



THE CITY of Milford DELAWARE

Scale: 0 500 1,000 Feet

Drawn by: WRP

Date: 04/01/22

Filepath: PreMajorSubdivision_Westwood.mxd

Title:

Preliminary Major Subdivision

Westwood Subdivision

Location & Zoning Map

18072 Davidson Drive
Milton, DE 19968
T: 302-684-8030
F: 302-684-8054

www.pennoni.com

DATE: March 11, 2022

TO: Rob Pierce
City of Milford

FROM: Eric W. Wahl, RLA
Pennoni Associates

RE: **Westwood Planned Unit Development**
Tax Map # MD-16-182.00-01, Parcels 11.00 – 19.00, 20.00 & 21.00
Williamsville Road, Milford, DE

Mr. Pierce,

This serves as supplemental information for the above subject development application.

Westwood is requesting a waiver from the following portions of the Code:

1) Section 200-8.D(3) Block widths shall be not less than 275 feet nor more than 450 feet and shall be planned to show two rows of lots.

   Westwood includes one section that includes the Community Clubhouse and its adjacent block that is 225 feet in width (face of curb to face of curb.) However, this block does include two rows of lots.

   It is our opinion that increasing this block width would result in the alteration of the radial design and round-about of Westwood and have a negative impact of the vehicular circulation in this area. The proposed round-about would be subject to a smaller radius and therefore a smaller open space in its center. The lager diameter provides more expansive views across the circle to the Clubhouse and lots that face it. This valuable open space is needed as a contrast to the cluster design of the neighborhood.

In addition, the following table illustrates the R-2 minimum Lot standards compared with the requested minimum Lot standards for the proposed Planned Unit Development. This table is also provided on the Sheet PP0002 of the Preliminary Plan.

PLANNED UNIT RESIDENTIAL DEVELOPMENT				
	EX. R-2 DETACHED ZONING	EX. R-2 ATTACHED ZONING	PUD OVERLAY DETACHED UNIT	PUD OVERLAY ATTACHED UNIT
MIN. LOT SIZE	8,000 SF (13,000 SF CORNER)	4,000 SF (6,500 SF CORNER)	6,600 SF (6,800 SF CORNER)	4,000 SF
FRONT YARD SETBACK	30' (30' FOR CORNER)	30' (30' FOR CORNER)	20' (20' FOR CORNER)	20' (20' FOR CORNER)
SIDE YARD SETBACK	8'	8'	8'	8'
REAR YARD SETBACK	15'	15'	10'	10'
MINIMUM WIDTH (AT FRONT SETBACK)	80'	40'	66' STANDARD	40' STANDARD
			52' PIE LOTS	40' PIE LOTS
MAXIMUM LOT COVERAGE	30%	30%	60%*	60%*
MAXIMUM HEIGHT	3 STORIES OR 35'	3 STORIES OR 35'	3 STORIES OR 35'	3 STORIES OR 35'
BLOCK LENGTH	MIN. 275 LF	MIN. 275 LF	MIN. 225 LF	MIN. 225 LF

REFERENCE ZONING CODE (230-48.1)

NOTES:
* REFER TO CITY OF MILFORD GENERAL MAJOR SUBDIVISION NOTE 38, SHEET PP0002

Should you have any questions or need further information, please do not hesitate to contact us.

Sincerely,

Eric W. Wahl

Eric W. Wahl, RLA
Pennoni Associates
302-684-6236
ewahl@pennoni.com

WESTWOOD SUBDIVISION

PRELIMINARY MAJOR SUBDIVISION PLAT

KENT COUNTY - CITY OF MILFORD

WILLIAMSVILLE ROAD, MILFORD, DE 19963

PREPARED FOR

DEVELOPER:

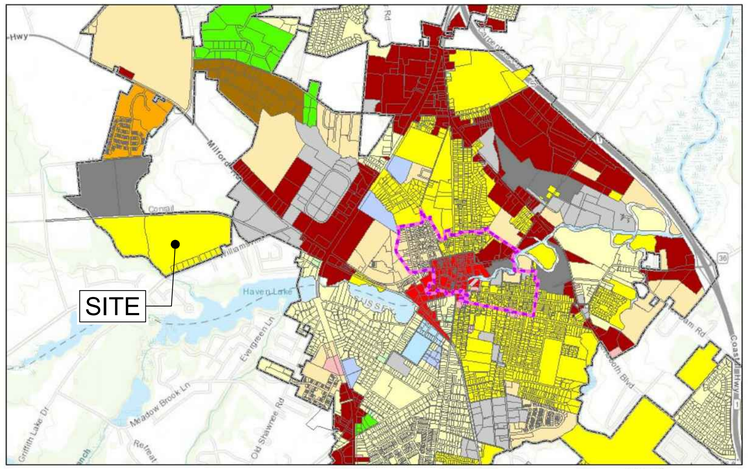
RIBERA DEVELOPMENT, LLC

8684 VETERANS HIGHWAY, SUITE 203

MILLERSVILLE, MD 21108

(443) 871-0486

ArcGIS Web Map



5/25/2021, 11:02:14 AM

Zoning District: BP, C-1, C-2, C-2A, C-3, H-1, IM, IS, I-1, I-2, OC-1, R-1, R-2, R-3, R-8, Tax Parcels

1:36,112

0 0.23 0.45 0.9 mi

0 0.38 0.75 1.5 km

County of Sussex, DE, Delaware FirstMap, State of New Jersey, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | County of Sussex, DE, Delaware FirstMap, State of New Jersey, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | Web AppBuilder for ArcGIS

MILFORD ZONING MAP

SITE DATA:

1. TAX MAP NUMBER: MD-16-182.00-01-20.00; MD-16-182.00-01-21.00; MD-16-182.00-01-11.00 THROUGH 19.00

2. OWNERS: GARDNER, MICHELE E. SUBSTITUTE TR. REVOCABLE TR. OF STEPHEN G. DRAPER, 6971 WILLIAMSVILLE ROAD, MILFORD, DE 19963

   TOTAL AREA: 130.5 +/- ACRES

3. DEVELOPER NAME: RIBERA DEVELOPMENT LLC, 8684 VETERANS HIGHWAY, SUITE 203, MILLERSVILLE, MD 21108

4. TOWN/COUNTY: CITY OF MILFORD / KENT COUNTY

5. CURRENT ZONING: R-2

6. PROPOSED ZONING: R-2 WITH PUD OVERLAY (CONDITIONAL USE) (230-48.1)

7. PRESENT USE: RESIDENTIAL /AGRICULTURE

8. PROPOSED USE:

ATTACHED SINGLE-FAMILY DWELLINGS	- 158 UNITS
DETACHED SINGLE-FAMILY DWELLINGS	- 182 UNITS
PLANNED UNIT RESIDENTIAL DEVELOPMENT	340 UNITS

10. DENSITY (230-48.1.C): GROSS AREA - WETLANDS - 25% / 8,000 SF (R-2); 130.5 - 8.82 - 32.63 = 89.05 ACRES; 3,879,018 SF / 8,000 = 484 UNITS ALLOWED; 340 UNITS PROVIDED

11. REQUIRED SETBACKS (B.R.L.): (ALSO SEE TABLE ON SHEET PP0002)

	R-2 WITH PUD OVERLAY (230-48.1)	EX. R-2 (230-10)
DEPTH OF FRONT YARD (FEET)	20'	30'
DEPTH OF CORNER SIDE YARD	20'	30'
WIDTH OF SIDE YARD (FEET)	8'	8'
DEPTH OF REAR YARD (FEET)	10'	15'

12. REQUIRED LOT SIZE (MIN.) (230-48.1): (ALSO SEE TABLE ON SHEET PP0002)

	R-2 WITH PUD OVERLAY (230-48.1)	EX. R-2 (230-10)
WIDTH : ATTACHED LOT (STANDARD):	40 FT. (40 FT. FOR PIE LOT)	40 FT.
DETACHED LOT (STANDARD):	66 FT. (52 FT. FOR PIE LOT)	80 FT.
DEPTH :	100 FT.	100 FT.
AREA : PROPOSED MIN. LOT SIZE:	4,000 S.F. (0.09 ACRES) PUD MINIMUM REQUIREMENTS; 4,000 S.F. ATTACHED UNITS (6,500 S.F. CORNER); 6,600 S.F. DETACHED UNITS (13,000 S.F. CORNER)	4,000 S.F. (0.09 ACRES) PUD MIN. REQUIRMENTS; 4,000 S.F. ATTACHED UNITS; 8,000 S.F. DETACHED UNITS (6,800 S.F. CORNER)
PROPOSED MAXIMUM LOT SIZE:	10,371.13 SF	
PROPOSED AVERAGE LOT SIZE:	6,048.84 SF	

13. MAXIMUM LOT COVERAGE: EX. R-2 ZONING: 30%; PUD OVERLAY: 60%

14. MAXIMUM BUILDING HEIGHT (230-48.1.D): 35 FEET (3 STORIES)

15. PARKING REQUIREMENTS (230-21.B):

DWELLING, ONE-FAMILY DETACHED	2.5 SPACES PER DWELLING UNIT:
DWELLING, ONE-FAMILY SEMIDETACHED	2.5 SPACES PER DWELLING
TOTAL REQUIRED RESIDENTIAL	850 SPACES
PARKING PROVIDED RESIDENTIAL:	1,360 SPACES (GARAGE SPACES PLUS DRIVEWAY)
CLUBHOUSE REQUIRED SPACES:	27 SPACES (4,100 SF / 150 = 27 SPACES)
PARKING PROVIDED CLUBHOUSE	32 SPACES

16. WATER SUPPLIER: CITY OF MILFORD

17. SANITARY SEWER PROVIDER: CITY OF MILFORD

18. ELECTRICITY PROVIDER: CITY OF MILFORD

19. ESTIMATED NUMBER OF EDU'S: 340 EDU (REFERENCE UTILITY FEASIBILITY STUDY, DATED 14 JULY 2021)

20. STREETS: PUBLIC, MAINTAINED BY CITY OF MILFORD

21. POSTED SPEED LIMIT (WILLIAMSVILLE RD): 40 MPH

22. STATE INVESTMENT AREA (2020): LEVELS 1, 2, & 3

23. SITE AREA AND ACREAGE:

EX FORESTED ACREAGE (APPROXIMATE):	62.47 AC	FORESTED AREA TO REMAIN: +/- 36.1 AC
GROSS ACREAGE / NET DEVELOPMENT AREA:	130.5 AC	
LOT AREA (340 LOTS):	49.2 AC	
PRIVATE ROAD R.O.W.:	19.1 AC	IMPERVIOUS AREA: +/- 10.42 AC
OPEN SPACE:	43.6 AC	
STORMWATER MANAGEMENT AREA	9.8 AC	
WETLAND	8.8 AC	
TOTAL:	130.5 AC	

24. REQUIRED OPEN SPACE (230-48.1.G): REQUIRED 400 SF PER UNIT (3.12 AC); PROPOSED OPEN SPACE AREA (43.6 AC) 33.4% OF TOTAL PARCEL AREA [REFER TO OPEN SPACE TABLE ON SHEETS PP0002 AND PP1001 FOR INDIVIDUAL BREAKDOWN OF OPEN SPACE AREAS.]

25. REQUIRED RECREATIONAL USE (230-48.1.G): REQUIRED 50% OF REQUIRED OPEN SPACE ACREAGE = 50%(3.12 AC.) = 1.56 AC; PROPOSED RECREATIONAL OPEN SPACE = 14.2 AC (PROPOSED AMENITY CLUBHOUSE AREA)

26. SITE BENCHMARK: BM #1 - SOUTH WEST CORNER OF PROPERTY - IRON PIPE, N: 332974.8527, E: 644140.3033; BM #2 - SOUTH EAST CORNER OF PROPERTY - IRON PIPE, N: 333672.5540, E: 645289.4800

27. LONGITUDE AND LATITUDE STATE PLANE COORDINATES: LONGITUDE: W 75°27' 38.42" LATITUDE: N 38°54'49.16"

28. LIMIT OF DISTURBANCE: 117.76 AC. ±

29. WATERSHED/DISCHARGE: HAVEN-SILVER LAKE WATERSHED, LEDNUM BRANCH AND ULTIMATELY TO DELAWARE BAY

30. FLOOD ZONE: THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0037J, MAP REVISED JANUARY 6, 2005. ZONE X: UNSHADED.; NUMBER 10001C0362J, MAP REVISED JULY 7, 2014. ZONE X: UNSHADED.

31. WETLANDS AREA: 8.82 +/- ACRES NON-TIDAL, FEDERAL WETLANDS - DELINEATED BY ENVIRONMENTAL RESOURCES, INC.; WETLAND AREA IMPACTED: 0.31 +/- AC. (WETLAND/STREAM CROSSING) [PENDING ARMY CORP PERMIT]

32. WELLHEAD PROTECTION AREA: THE SITE IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA. NEAREST WELLHEAD PROTECTION AREA IS AT BALTIMORE AIR COIL ON HOLLY HILL ROAD, NORTH OF SITE.

33. GROUNDWATER RECHARGE AREA: THE SITE IS LOCATED IN 'GOOD' AND 'EXCELLENT' RECHARGE AREAS.

34. SOURCE WATER PROTECTION: SITE IS LOCATED IN A SOURCE WATER PROTECTION AREA. REFERENCED FROM OPENDATA.FIRSTMAP.DELAWARE.GOV (REFER TO CITY OF MILFORD SITE PLAN NOTE 38, SHEET PP0002.)

35. TOPOGRAPHY/BOUNDARY SURVEY: NGD 1983 DATUM SURVEYED BY PENNONI IN 2021 AND AERIAL TOPOGRAPHY (NGVD 1988) PERFORMED BY AXIS GEOSPATIAL, LLC DURING MARCH 2021.

36. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: CITY OF MILFORD

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		FULL DEPTH PAVEMENT
		CONCRETE SIDEWALK
		WETLAND AREA
		WETLAND BUFFER
		CURB
		50' RIPARIAN BUFFER
		WATER PROTECTION AREA
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		UTILITY EASEMENT
		PERMANENT EASEMENT
		FENCE
		POWER, UTILITY POLE
		PROPERTY, LINE
		LEGAL RIGHT-OF-WAY
		PROPERTY, CORNER FOUND
		PROPERTY, ADJOINING LINED
		SITE, MAIL BOX
		SITE, TRAFFIC SIGN
101	101	MINOR CONTOUR
100	100	MAJOR CONTOUR
D	D	STORM SEWER, UNDERGROUND
W	W	WATER, UNDERGROUND
S	S	SEWER, UNDERGROUND
		FLOWERING TREE
		EVERGREEN TREE
		SHADE TREE

PREPARED BY:

PENNONI ASSOCIATES INC.

Pennoni

18072 Davidson Drive
Milton, DE 19968
T 302.684.8030
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CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s): 210970109, 210970135, 210970162, 210970177

OWNER
GARDNER, MICHELE E. SUBSTITUTE TRUSTEE REVOCABLE TRUST OF STEPHEN G. DRAPER
6971 WILLIAMSVILLE ROAD
MILFORD, DE 19963

DEVELOPER
RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

ENGINEER/SITE DESIGNER
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SURVEYOR
PENNONI ASSOCIATES, INC.

LANDSCAPE ARCHITECT
PENNONI ASSOCIATES, INC.

SCHOOL DISTRICT
MILFORD SCHOOL DISTRICT

FIRE DISTRICT
MILFORD

POSTAL DISTRICT
MILFORD (19963)

WATER UTILITY
PUBLIC - MILFORD

SEWER UTILITY
PUBLIC - MILFORD

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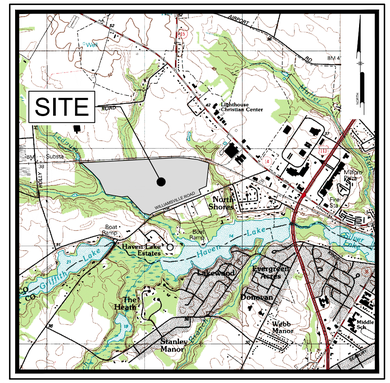
EXISTING CONDITION

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1	CS0201	EXISITNG CONDITION KEY SHEET
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10	CS0210	OFFSITE CONDITION PLAN

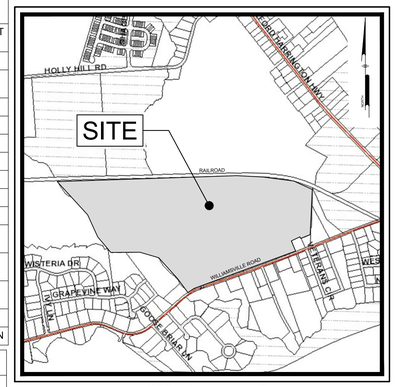
SOILS

TYPE	DESCRIPTION	HYDROLOGIC SOIL
DncB	DOWNER LOAMY SAND, 2 TO 5 PERCENT SLOPES	A
HbA	HAMBROOK SANDY LOAM, 0 TO 2 PERCENT SLOPES	B
LO	LONGMARSH AND INDIANTOWN SOILS	B/D
SadA	SASSAFRAS SANDY LOAM, 0 TO 2 PERCENT	B
SacB	SASSAFRAS SANDY LOAM, 2 TO 5 PERCENT SLOPES	B

THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0037J, MAP REVISED JANUARY 6, 2005. ZONE X: UNSHADED, RATE MAP NUMBER 10001C0362J, MAP REVISED JULY 7, 2014. ZONE X: UNSHADED



LOCATION MAP
Scale: 1" = 2500'



VICINITY MAP
Scale: 1" = 1200'



FEMA MAP
Scale: N.T.S.

CITY OF MILFORD APPROVAL

MARK WHITFIELD — CITY MANAGER — DATE

CITY PLANNING DEPARTMENT APPROVAL

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

CITY ENGINEER APPROVAL

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

CITY ENGINEER — DATE

WETLAND STATEMENT

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

THE BOUNDARIES OF STATE REGULATED WETLANDS ON THIS PROPERTY WERE DETERMINED IN ACCORDANCE WITH DNREC WETLAND MAP NO. DNR-034

EDWARD M. LAUNAY, SENIOR PWS No. 875 — Date
SOCIETY OF WETLANDS SCIENTISTS
CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR WDCP93MD0510036B

DEVELOPER CERTIFICATION:

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

RIBERA DEVELOPMENT, LLC — DATE
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108
(443) 871-0486

OWNER CERTIFICATION:

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE — DATE

GARDNER, MICHELE E.
6971 WILLIAMSVILLE DRIVE
MILFORD, DE 19963

ENGINEER CERTIFICATION:

IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE — DATE

ALAN DECKTOR, PE (DE PE#17771)
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 684-8030 - FAX (302) 684-8054

Pennoni
PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

WESTWOOD SUBDIVISION
WILLIAMSVILLE ROAD
MILFORD, DE 19963

PRELIMINARY MAJOR SUBDIVISION PLAT COVER SHEET

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
2	2022-03-11	REVISED PER CITY OF MILFORD COMMENTS	EOC
1	2021-11-12	REVISED PER CITY OF MILFORD COMMENTS	EOC

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	RIBER20002
DATE	2022-01-11
DRAWING SCALE	AS NOTED
DRAWN BY	EOC
APPROVED BY	AMD

PP0001

SHEET 1 OF 15

PROJECT STATUS: —

PLOTTED: 3/22/2022 10:51 AM BY: Emmanuel Chinaka PLOTSTYLE: Pennoni WCS.stb

U:\Accounts\RIBER\RIBER20002 - Draper Farm\DESIGN_SHEETS\PP0001.dwg

CITY OF MILFORD GENERAL MAJOR SUBDIVISION AND SITE PLAN NOTES:

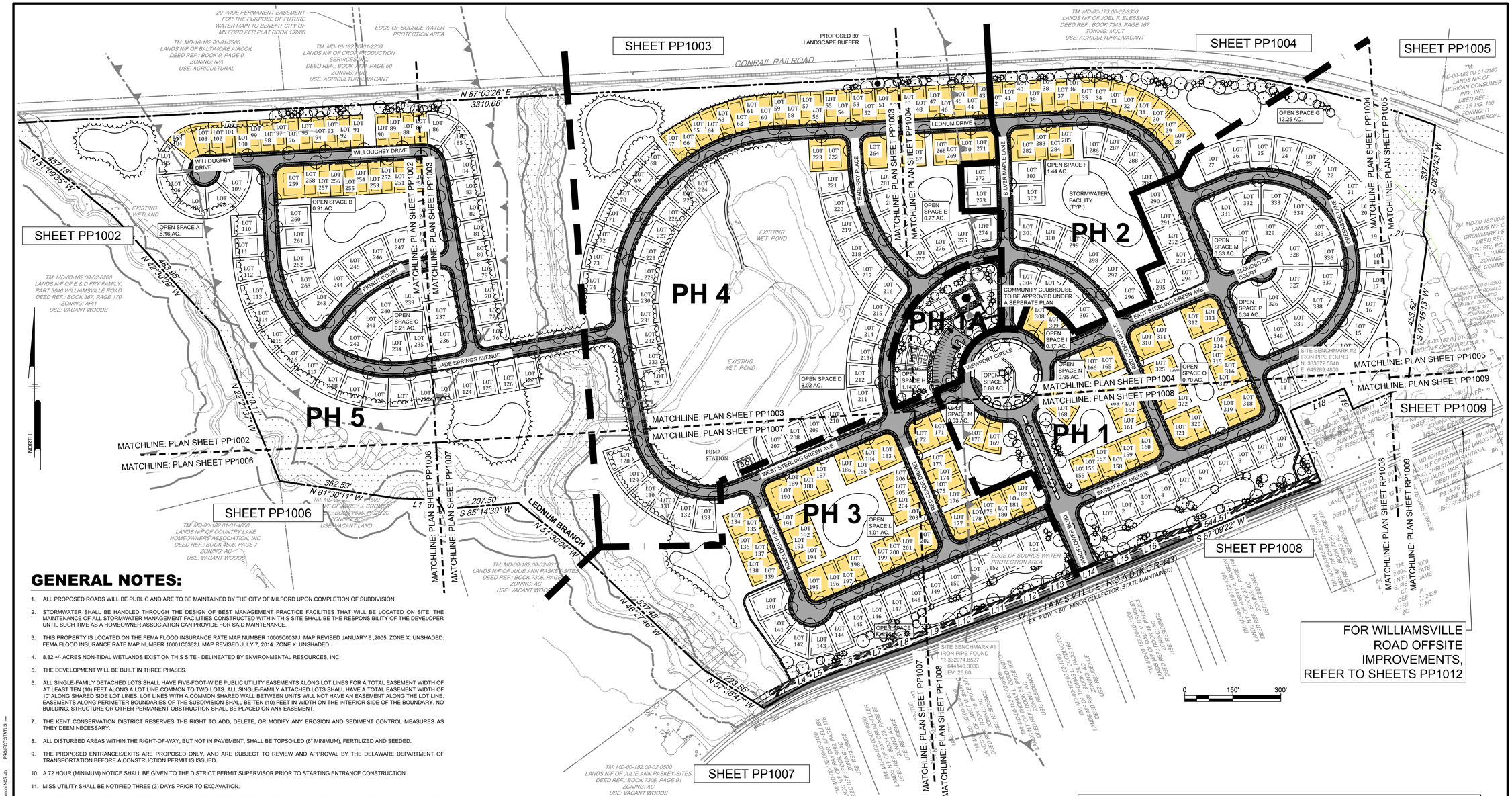
1. THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY PENNONI ASSOCIATES ON MARCH 2021.
2. A TOPOGRAPHIC SURVEY HAS BEEN PERFORMED BY AXIS GEOSPATIAL ON MARCH 2021. ELEVATION ARE BASED ON CONTROL MONUMENT, WITH AN ELEVATION OF 26.60 NVGD88.
3. HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID, NAD83/91.
4. HYDRIC SOILS ARE (OR ARE NOT) INDICATED AS BEING PRESENT ACCORDING TO THE KENT COUNTY SOIL SURVEY. SOILS HAVE BEEN INSPECTED BY EDWARD M. LAUNAY, SENIOR PWS NO. 875, A LICENSED WETLANDS SCIENTIST
5. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY DELMARVA (800-282-8555) A MINIMUM OF THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO ANY EXCAVATION.
6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MATERIALS AND WORKMANSHIP SHALL MEET THE REQUIREMENTS OF THE CITY OF MILFORD STANDARD SPECIFICATIONS FOR INSTALLATION OF UTILITY CONSTRUCTION AND SUBDIVISION PAVEMENT DESIGN, AND ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THE PROPOSED IMPROVEMENTS.
7. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACKFILLING TRENCHES.
8. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION.
9. ALL VALVE CLOSURES AND CUT-INS SHALL BE COORDINATED WITH THE CITY. CITY OFFICIALS WILL CARRY OUT ALL NECESSARY VALVE CLOSURES. CONTRACTOR SHALL COORDINATE ISOLATION OF EXISTING WATER MAINS WITH THE CITY AND NOTIFY AFFECTED RESIDENTS AT LEAST 48 HOURS PRIOR TO CUT-IN.
10. PIPELINE DETECTION TAPE SHALL BE COLOR CODED, APPROPRIATELY LABELED, AND INSTALLED 18 INCHES BELOW THE GROUND SURFACE AND DIRECTLY ABOVE ALL PROPOSED NON-METALLIC WATER MAIN, SEWER MAIN, SEWER LATERALS, AND WATER SERVICES.
11. CONDUCTIVE TRACER WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC WATER PIPE AND SERVICES; AND ALONG ALL SEWER LATERALS AND FORCEMAIN. WIRE SHALL BE SECURED TO THE PIPE AND SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH APPROVED WATERTIGHT CONNECTORS. TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES, METER PITS, CLEANOUTS, AND AIR RELEASE VALVES.
12. PRIOR TO ISOLATION AND CUT-IN PROCEDURES, CONTRACTOR SHALL EXCAVATE, LOCATE, AND OBSERVE FUNCTION OF ALL EXISTING VALVES TO ASSIST IN THE SYSTEM LOCATION.
13. SHOP DRAWINGS FOR ANY ITEM(S) WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION OF THE ITEM(S).
14. ALL SANITARY SEWER MAINS AND FORCEMAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42 INCHES AS MEASURED FROM THE TOP OF PIPE TO PROPOSED GRADE. SEWER LATERALS SHALL HAVE A MINIMUM DIAMETER OF SIX (6) INCHES AND HAVE A MINIMUM COVER OF 36 INCHES.
15. THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND FORCEMAINS OF 10 FEET, AS MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCEMAINS AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE AT CROSSINGS.
16. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN ANY STORM DRAIN PIPE AND ANY WATER MAIN OR SEWER MAIN. IF 12 INCHES CANNOT BE MAINTAINED, A MINIMUM OF SIX (6) INCHES IS REQUIRED AND PROVISIONS SHALL BE MADE ACCEPTABLE TO THE CITY OF MILFORD FOR PROPERLY ENCASING THE PIPE IN CONCRETE.
17. THE PROPERTY IS LOCATED IN ZONE X:UNSHADED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0037J MAP REVISED JANUARY 6, 2005 AND MAP NUMBER 10001C0362J MAP REVISED JULY 7, 2014.
18. ALL ROADWAYS ARE TO BE SWEPT FREE OF ANY SEDIMENT ON A DAILY BASIS.
19. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDED, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE. .
20. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER WILL OCCUR AFTER PAVING IS COMPLETE.
21. THE STORM DRAINAGE SYSTEM HAS BEEN DESIGNED USING THE CRITERIA OF THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION DEVELOPMENT COORDINATION MANUAL, LATEST EDITION.
22. ALL FIRE LANES, FIRE HYDRANTS, EXITS, AND STANDPIPES WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
23. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.
24. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
25. CONTRACTOR SHALL GRADE, TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS OF CONSTRUCTION INCLUDING PIPE INSTALLATION OR DITCH CONSTRUCTION. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 3:1.
26. THE OWNER AND/OR THEIR CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF DELAWARE FOR THE PERMANENTLY RE-ESTABLISHING OF ANY PROPERTY MARKERS OR MONUMENTS DISTURBED DURING CONSTRUCTION. A SURVEY AND METES AND BOUNDS THAT INCLUDES THE RE-ESTABLISHED MARKER(S) OR MONUMENT(S) SHALL BE PRESENTED TO THE PROPERTY OWNER FOR COMPARISON WITH THE ORIGINAL PLAT, FOR VERIFICATION.
27. THE OWNER SHALL BE RESPONSIBLE FOR THE SHORT-TERM MAINTENANCE OF THE ANY AND ALL STORMWATER MANAGEMENT FACILITIES AND STORM SEWER SYSTEMS UNTIL SUCH TIME THAT THE LONG-TERM MAINTENANCE RESPONSIBILITIES CAN BE TRANSFERRED TO A LEGALLY-ESTABLISHED HOMEOWNERS ASSOCIATION OR OTHER RESPONSIBLE ENTITY.
28. THE CITY OF MILFORD WILL ASSUME OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF WATER AND SEWER PIPES AND APPURTENANCES INSTALLED WITHIN CITY RIGHT-OF-WAY, AND EASEMENTS DEDICATED TO THE CITY; STORM SEWER PIPES AND CATCH BASINS, INSTALLED FULLY WITHIN CITY RIGHT-OF-WAY ONCE THE FOLLOWING CONDITIONS HAVE BEEN MET
    A. ALL ITEMS HAVE PASSED CITY INSPECTION
    B. THE CITY HAS RECEIVED AND APPROVED DIGITAL AND HARD COPIES OF THE RECORD DRAWINGS
    C. THE RIGHTS-OF-WAY AND/OR EASEMENT HAVE BEEN DEEDED TO THE CITY AND RECORDED WITH THE RECORDER OF DEEDS.
29. SEWER AND WATER CAPACITY ARE NOT GUARANTEED UNTIL BUILDING PERMITS ARE ISSUES, ALL FEES ARE PAID, AND SUITABLE UTILITIES ARE IN PLACE FOR PROPER CONVEYANCE, TREATMENT, AND DISPOSAL.
30. PRELIMINARY APPROVAL FROM PLANNING COMMISSION SHALL BE VOID AFTER ONE (1) YEAR, UNLESS AN EXTENSION IS REQUESTED BY THE OWNER AND APPROVED FOR GOOD CAUSE BY THE PLANNING COMMISSION PRIOR TO THE DATE OF EXPIRATION.
31. THE APPROVAL FOR A CONDITIONAL USE IS VALID FOR ONE YEAR. UNLESS PERMITS ARE OBTAINED OR CONSTRUCTION OR USE IS SUBSTANTIALLY UNDERWAY, ALL PROVISIONS OF THE CONDITIONAL USE ARE AUTOMATICALLY RESCINDED.
32. WITHIN 90 DAYS OF FINAL APPROVAL FROM CITY COUNCIL, THE SUBDIVIDER SHALL RECORD THE PLAT AT THE COUNTY RECORDER OF DEEDS OFFICE. FAILURE TO RECORD THE APPROVED PLAT WITHIN ONE YEAR FROM THE DATE CITY COUNCIL APPROVAL SHALL VOID THE FINAL APPROVAL. IN ORDER TO OBTAIN FINAL APPROVAL AFTER IT HAS BEEN VOIDED, THE SUBDIVIDER MUST MAKE APPLICATION FOR FINAL APPROVAL AGAIN. FAILURE TO RECORD THE APPROVED PLAT IN MORE THAN ONE YEAR FROM THE DATE OF CITY COUNCIL APPROVAL SHALL VOID THE PRELIMINARY APPROVAL AND FINAL APPROVAL. IN ORDER TO OBTAIN PRELIMINARY AND FINAL APPROVAL AFTER THEY HAVE BEEN VOIDED, THE SUBDIVIDER MUST MAKE APPLICATION FOR AND RECEIVE PRELIMINARY APPROVAL, THEN MAKE APPLICATION FOR AND RECEIVE FINAL APPROVAL.
33. IF CONSTRUCTION OF IMPROVEMENTS SHOWN ON THE RECORDED SUBDIVISION PLANS DO NOT COMMENCE WITHIN FIVE YEARS OF THE ORIGINAL RECORDATION DATE, AND CONTINUE PROGRESSING TOWARDS COMPLETION, THE SUBDIVISION IS SUBJECT TO EXPIRATION PER CHAPTER 200-9 OF THE CITY CODE
34. FINAL APPROVAL FROM THE CITY SHALL BECOME VOID IF THE FINAL RECORD PLAN IS NOT RECORDED WITHIN 90 DAYS OF THE DATE OF PLANNING COMMISSION'S GRANTING OF FINAL APPROVAL. IF CONSTRUCTION OF THE APPROVED IMPROVEMENTS IS NOT SUBSTANTIALLY UNDERTAKEN WITHIN ONE (1) YEAR OF FINAL SITE PLAN APPROVAL, THE SITE PLAN APPROVAL SHALL BE VOID. THE APPLICANT MAY REQUEST A ONE (1) YEAR EXTENSION FROM THE PLANNING COMMISSION FOR GOOD CAUSE.
35. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CITY AND/OR AGENCY CONSTRUCTION PERMIT APPLICATIONS HAVE BEEN COMPLETED, SUBMITTED, AND ALL APPLICABLE FEES HAVE BEEN PAID PRIOR TO COMMENCING CONSTRUCTION. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR AN ANTICIPATED CONSTRUCTION START DATE THAT IS NOT MET DUE TO THE APPLICANT AND/OR HIS/HER CONTRACTOR NOT HAVING MET THE CONSTRUCTION PERMITTING REQUIREMENTS.
36. AS A CONDITION OF THE APPROVAL OF THE CONSTRUCTION DRAWINGS, AND PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT MAY BE REQUIRED TO ENTER INTO A FORMAL PUBLIC WORKS AGREEMENT WITH THE CITY AND TO POST A COMPLETION GUARANTY FOR ANY IMPROVEMENTS WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY. THE GUARANTY SHALL BE IN AN AMOUNT EQUAL TO 150% OF THE COST OF THE IMPROVEMENTS AS ESTIMATED OR APPROVED BY THE CITY ENGINEER. THE GUARANTY SHALL BE IN THE FORM OF A BOND OR FUNDS DEPOSITED IN AN ESCROW ACCOUNT. THE PUBLIC WORKS AGREEMENT AND GUARANTY SHALL BE REVIEWED AND APPROVED BY THE CITY SOLICITOR. THE COMPLETION GUARANTEE SHALL NOT BE RELEASED UNTIL A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE IMPROVEMENTS HAS BEEN SUBMITTED.
37. A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE AMOUNT OF THE COMPLETION GUARANTY PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS AND RELEASE OF THE COMPLETION GUARANTY. THE MAINTENANCE PERIOD SHALL BE A MINIMUM OF ONE YEAR. AN AGREEMENT REVIEWED AND APPROVED BY THE CITY SOLICITOR SHALL ACCOMPANY THE BOND AND SHALL DESCRIBE TOE TERMS OF THE BOND.
38. UPON COMPLETION OF THE CONSTRUCTION IMPROVEMENTS AND PRIOR TO THE RELEASE OF ANY DEVELOPER'S COMPLETION GUARANTEE, THE DEVELOPER SHALL PROVIDE THE CITY ENGINEER A DRAFT PAPER SET OF DETAILED RECORD PLANS (PLAN VIEW AND PROFILE SHEETS). RECORD INFORMATION SHALL BE PLACED ON THE APPROPRIATE APPROVED DRAWINGS. ORIGINAL DESIGN ELEVATION AND/OR DISTANCE INFORMATION SHALL BE STRUCK THROUGH WITH A FINE LINE AND THE RECORD INFORMATION SHALL BE INSERTED NEXT TO IT. WHEN THE DRAFT SET OF DRAWINGS HAS BEEN APPROVED BY THE CITY, THREE (3) FINAL PAPER COPIES SHALL BE SUBMITTED, SIGNED AND SEALED BY THE OWNER'S ENGINEER OR SURVEYOR. ADDITIONALLY, A CD SHALL BE PROVIDED WITH DIGITAL RECORD INFORMATION IN AUTOCAD FORMAT (VERSION 2018 OR LATER). THE DIGITAL INFORMATION SHALL BE ON DELAWARE STATE PLANE, NAD 83 HORIZONTAL CONTROL AND NAVD88 VERTICAL CONTROL. RECORD PLAN INFORMATION SHALL INCLUDE SURVEYED AS-BUILT ELEVATIONS AND HORIZONTAL LOCATIONS OF THE FOLLOWING:
    A. ALL PROPERTY MONUMENTS/MARKERS;
    B. SEWER MANHOLE RIM AND INVERT ELEVATIONS, WITH ASSOCIATED PIPE SIZES AND MATERIALS NOTED, PUMP STATION RIM, BOTTOM AND INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES & MATERIALS NOTED; FORCEMAIN INVERT ELEVATIONS EVERY 50 FEET, FORCEMAIN AIR RELEASE VALVE RIM & INVERT ELEVATIONS, SEWER CLEANOUT RIM & INVERT ELEVATIONS, AND GREASE TRAP RIM, BOTTOM AND INVERT ELEVATIONS;
    C. WATER VALVES, FIRE HYDRANTS, METER VAULTS, METER PITS, AND CURB STOPS;
    D. STORM SEWER CATCH BASIN AND/OR MANHOLE GRATE, RIM AND INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES AND MATERIALS NOTED; AND
    E. ANY OTHER ITEM WHICH WILL BE TAKEN OVER BY THE CITY.
39. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT (302) 422-1110 A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING. THE SITE CONTRACTOR AND THE OWNER, OR HIS/HER REPRESENTATIVE SHALL BE IN ATTENDANCE.
40. THE SUBJECT PROPERTY IS LOCATED WITHIN A SOURCE WATER PROTECTION AREA WITH EXCELLENT RECHARGE. THE PROPERTY SHALL CONFORM TO THE ZONE 3 REQUIREMENTS INDICATED IN THE CITY OF MILFORD CODE SECTION 230-19.5.D.7. THERE ARE NO REQUIREMENTS IF THE PROPOSED IMPERVIOUS AREA WITHIN THE PROTECTED AREAS IS KEPT AT 35% OR LESS. THE PROTECTED AREA IMPERVIOUS AREA CAN BE INCREASED TO 60% IF THE APPLICANT DEMONSTRATES THROUGH A REPORT PREPARED BY A REGISTERED PROFESSIONAL GEOLOGIST OR PROFESSIONAL ENGINEER FAMILIAR WITH THE HYDRO-GEOLOGIC CHARACTERISTIC OF THE CITY OF MILFORD USING CLIMATIC WATER BUDGET THAT POST-DEVELOPMENT RECHARGE QUANTITY WILL MEET OR EXCEED THE EXISTING PRE-DEVELOPMENT RECHARGE QUANTITY. THESE PRACTICES SHALL ADDRESS WATER QUALITY AS WELL AS OVERALL QUANTITY. AN INCREASE OF 60% IMPERVIOUS AREA IS NOT PERMITTED.
41. 8.82 ± ACRES NON-TIDAL WETLANDS EXIST ON THIS SITE - DELINEATED BY ENVIRONMENTAL RESOURCE, INC.
42. ALL RIGHT OF WAYS SHOWN ON THIS PLAT SHALL BE DEDICATED TO THE PUBLIC USE UPON RECORDATION OF THESE PLATS.
43. ALL SUBDIVISION LOTS SHALL HAVE A 5 FOOT PUBLIC EASEMENT ALONG LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN FEET ALONG A LOT LINE COMMON TO TWO LOTS AND A TEN FOOT WIDE EASEMENT ALONG FRONT PROPERTY LINES WITHIN THE SUBDIVISION. EASEMENTS ALONG PERMIETEER BOUNDARIES OF THE SUBDVIISION SHALL BE TEN FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY
44. NO PLANTINGS OR IMPROVEMENTS MAY BE PLACED IN THE DEDICATED EASEMENT AREAS, EXCEPT FOR FENCES.

CITY OF MILFORD UTILITY PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT (302) 422-1110 A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING. THE SITE CONTRACTOR AND THE OWNER, OR HIS/HER REPRESENTATIVE SHALL BE IN ATTENDANCE. (GN37)
2. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACKFILLING TRENCHES. (GN6)
3. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION.
4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MATERIALS AND WORKMANSHIP SHALL MEET THE REQUIREMENTS OF THE CITY OF MILFORD STANDARD SPECIFICATIONS FOR INSTALLATION OF UTILITY CONSTRUCTION AND SUBDIVISION PAVEMENT DESIGN, AND ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THE PROPOSED IMPROVEMENTS.
5. ALL VALVE CLOSURES AND CUT-INS SHALL BE COORDINATED WITH THE CITY. CITY OFFICIALS WILL CARRY OUT ALL NECESSARY VALVE CLOSURES. CONTRACTOR SHALL COORDINATE ISOLATION OF EXISTING WATER MAINS WITH THE CITY AND NOTIFY AFFECTED RESIDENTS AT LEAST 48 HOURS PRIOR TO CUT-IN.
6. PIPELINE DETECTION TAPE SHALL BE COLOR CODED, APPROPRIATELY LABELED, AND INSTALLED 18 INCHES BELOW THE GROUND SURFACE AND DIRECTLY ABOVE ALL PROPOSED NON-METALLIC WATER MAIN, SEWER MAIN, SEWER LATERALS, AND WATER SERVICES.
7. CONDUCTIVE TRACER WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC WATER PIPE AND SERVICES; AND ALONG ALL SEWER LATERALS AND FORCEMAIN. WIRE SHALL BE SECURED TO THE PIPE AND SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH APPROVED WATERTIGHT CONNECTORS. TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES, METER PITS, CLEANOUTS, AND AIR RELEASE VALVES.
8. PRIOR TO ISOLATION AND CUT-IN PROCEDURES, CONTRACTOR SHALL EXCAVATE, LOCATE, AND OBSERVE FUNCTION OF ALL EXISTING VALVES TO ASSIST IN THE SYSTEM ISOLATION.
9. SHOP DRAWINGS FOR ANY ITEM(S) WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE ORDERING OF AND/OR INSTALLATION OF THE ITEM(S).
10. ALL SANITARY SEWER MAINS AND FORCEMAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42 INCHES AS MEASURED FROM THE TOP OF PIPE TO PROPOSED GRADE. SEWER LATERALS SHALL HAVE A MINIMUM DIAMETER OF SIX (6) INCHES AND HAVE A MINIMUM COVER OF 36 INCHES.
11. THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND FORCEMAINS OF 10 FEET, AS MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCEMAINS AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE AT CROSSINGS.
12. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN ANY STORM DRAIN PIPE AND ANY WATER MAIN OR SEWER MAIN. IF 12 INCHES CANNOT BE MAINTAINED, A MINIMUM OF SIX (6) INCHES IS REQUIRED AND PROVISIONS SHALL BE MADE ACCEPTABLE TO THE CITY OF MILFORD FOR PROPERLY ENCASING THE PIPE IN CONCRETE.
13. ALL ROADWAYS ARE TO BE SWEPT FREE OF SEDIMENT ON A DAILY BASIS.
14. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
15. ALL FIRE LANES, FIRE HYDRANTS, EXITS, AND STANDPIPES WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
16. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.
17. A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF DELAWARE SHALL BE RESPONSIBLE FOR PERMANENTLY RE-ESTABLISHING ANY PROPERTY MARKERS OR MONUMENTS DISTURBED DURING CONSTRUCTION. A SURVEY AND METES AND BOUNDS THAT INCLUDES THE RE-ESTABLISHED MARKER(S) OR MONUMENT(S) SHALL BE PRESENTED TO THE PROPERTY OWNER FOR COMPARISON WITH THE ORIGINAL PLAT, FOR VERIFICATION.
18. THE CITY OF MILFORD WILL ASSUME OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF WATER AND SEWER PIPES AND APPURTENANCES, INSTALLED WITHIN CITY RIGHT-OF-WAY AND EASEMENTS DEDICATED TO THE CITY, STORM SEWER PIPES AND CATCH BASINS, INSTALLED FULLY WITHIN CITY RIGHT-OF-WAY; ONCE THE FOLLOWING CONDITIONS HAVE BEEN MET:
    A. ALL ITEMS HAVE PASSED CITY INSPECTION;
    B. THE CITY HAS RECEIVED AND APPROVED DIGITAL AND HARD COPIES OF THE RECORD DRAWINGS; AND
    C. THE RIGHTS-OF-WAY AND/OR EASEMENTS HAVE BEEN DEEDED TO THE CITY AND RECORDED WITH THE RECORDER OF DEEDS.
19. SEWER AND WATER CAPACITY ARE NOT GUARANTEED UNTIL BUILDING PERMITS ARE ISSUED, ALL FEES ARE PAID AND SUITABLE UTILITIES ARE IN PLACE FOR PROPER CONVEYANCE, TREATMENT AND DISPOSAL.
20. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CITY AND/OR AGENCY CONSTRUCTION PERMIT APPLICATIONS HAVE BEEN COMPLETED, SUBMITTED, AND ALL APPLICABLE FEES HAVE BEEN PAID PRIOR TO COMMENCING CONSTRUCTION. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR AN ANTICIPATED CONSTRUCTION START DATE THAT IS NOT MET DUE TO THE APPLICANT OR HIS/HER CONTRACTOR NOT HAVING MET THE CONSTRUCTION PERMITTING REQUIREMENTS.

CITY OF MILFORD ROAD AND STORMWATER GENERAL NOTES:

1. HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID, NAD83/91, CONTROL IRON PIPE.
2. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACKFILLING TRENCHES.
3. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION.
4. SHOP DRAWINGS FOR ANY ITEM(S) WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE ORDERING OF AND/OR INSTALLATION OF THE ITEM(S).
5. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN ANY STORM DRAIN PIPE AND ANY WATER MAIN OR SEWER MAIN. IF 12 INCHES CANNOT BE MAINTAINED, A MINIMUM OF SIX (6) INCHES IS REQUIRED AND PROVISIONS SHALL BE MADE ACCEPTABLE TO THE CITY OF MILFORD FOR PROPERLY ENCASING THE PIPE IN CONCRETE.
6. ALL ROADWAYS ARE TO BE SWEPT FREE OF SEDIMENT ON A DAILY BASIS.
7. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER WILL OCCUR AFTER PAVING IS COMPLETE.
9. THE STORM DRAINAGE SYSTEM HAS BEEN DESIGNED USING THE CRITERIA OF THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION DEVELOPMENT COORDINATION MANUAL, LATEST EDITION.
10. ALL FIRE LANES, FIRE HYDRANTS, EXITS, AND STANDPIPES WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
11. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.
12. A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF DELAWARE SHALL BE RESPONSIBLE FOR PERMANENTLY RE-ESTABLISHING ANY PROPERTY MARKERS OR MONUMENTS DISTURBED DURING CONSTRUCTION. A SURVEY AND METES AND BOUNDS THAT INCLUDES THE RE-ESTABLISHED MARKER(S) OR MONUMENT(S) SHALL BE PRESENTED TO THE PROPERTY OWNER FOR COMPARISON WITH THE ORIGINAL PLAT, FOR VERIFICATION.
13. THE CITY OF MILFORD WILL ASSUME OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF WATER AND SEWER PIPES AND APPURTENANCES, INSTALLED WITHIN CITY RIGHT-OF-WAY AND EASEMENTS DEDICATED TO THE CITY, STORM SEWER PIPES AND CATCH BASINS, INSTALLED FULLY WITHIN CITY RIGHT-OF-WAY; ONCE THE FOLLOWING CONDITIONS HAVE BEEN MET:
    A. ALL ITEMS HAVE PASSED CITY INSPECTION;
    B. THE CITY HAS RECEIVED AND APPROVED DIGITAL AND HARD COPIES OF THE RECORD DRAWINGS; AND
    C. THE RIGHTS-OF-WAY AND/OR EASEMENTS HAVE BEEN DEEDED TO THE CITY AND RECORDED WITH THE RECORDER OF DEEDS.
14. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CITY AND/OR AGENCY CONSTRUCTION PERMIT APPLICATIONS HAVE BEEN COMPLETED, SUBMITTED, AND ALL APPLICABLE FEES HAVE BEEN PAID PRIOR TO COMMENCING CONSTRUCTION. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR AN ANTICIPATED CONSTRUCTION START DATE THAT IS NOT MET DUE TO THE APPLICANT OR HIS/HER CONTRACTOR NOT HAVING MET THE CONSTRUCTION PERMITT



GENERAL NOTES:

1. ALL PROPOSED ROADS WILL BE PUBLIC AND ARE TO BE MAINTAINED BY THE CITY OF MILFORD UPON COMPLETION OF SUBDIVISION.
2. STORMWATER SHALL BE HANDLED THROUGH THE DESIGN OF BEST MANAGEMENT PRACTICE FACILITIES THAT WILL BE LOCATED ON SITE. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
3. THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0037J, MAP REVISED JANUARY 6 ,2005. ZONE X: UNSHADED. FEMA FLOOD INSURANCE RATE MAP NUMBER 10001C0262J, MAP REVISED JULY 7, 2014. ZONE X: UNSHADED.
4. 8.82 +/- ACRES NON-TIDAL WETLANDS EXIST ON THIS SITE - DELINEATED BY ENVIRONMENTAL RESOURCES, INC.
5. THE DEVELOPMENT WILL BE BUILT IN THREE PHASES.
6. ALL SINGLE-FAMILY DETACHED LOTS SHALL HAVE FIVE-FOOT-WIDE PUBLIC UTILITY EASEMENTS ALONG LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS. ALL SINGLE-FAMILY ATTACHED LOTS SHALL HAVE A TOTAL EASEMENT WIDTH OF 10' ALONG SHARED SIDE LOT LINES. LOT LINES WITH A COMMON SHARED WALL BETWEEN UNITS WILL NOT HAVE AN EASEMENT ALONG THE LOT LINE. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.
7. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
8. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.
9. THE PROPOSED ENTRANCES/EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
10. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
11. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
12. ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF "DELAWARE TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND EMERGENCY OPERATIONS."
13. DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES".
14. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES UPON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE DUST, NOISE, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM ANY SUCH AGRICULTURAL USES AND ACTIVITIES.
15. NO BUILDING PERMIT SHALL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE PERMIT WILL BE ISSUED IN A MANNER ACCEPTABLE BY THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.
16. ALL PROPOSED BUFFERS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
17. ALL LOTS TO HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS AND NO DIRECT ACCESS FROM WILLIAMSVILLE ROAD WILL BE PERMITTED.
18. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
19. ALL SINGLE FAMILY HOMES TO BE WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF FOUR STORIES, NOT TO EXCEED 48'.
20. COMMON AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR RECREATION, LANDSCAPING AND STORM WATER MANAGEMENT.
21. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTORS EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA.
22. NO EASEMENTS WERE VERIFIED PER THIS PLAT.
23. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
24. ALL OPEN SPACE AREAS ON SITE ARE INTENDED FOR LANDSCAPE, RECREATION AND STORMWATER MANAGEMENT PRACTICES AND ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL A HOMEOWNER'S ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE OPEN SPACE.
25. TOPOGRAPHYBOUNDARY SURVEY: NGVD 1983 DATUM SURVEYED BY PENNONI IN 2021 AND AERIAL TOPOGRAPHY PERFORMED BY AXIS GEOSPATIAL, LLC DURING MARCH 2021.

WAIVER REQUEST:

1. SECTION 200-D(3) BLOCK WIDTHS SHALL NOT BE LESS THAN 275 FEET NOR MORE THAN 450 FEET AND SHALL BE PLANED TO SHOW TWO ROWS OF LOTS.

   WESTWOOD INCLUDES ONE SECTION THAT INCLUDED THE COMMUNITY CLUBHOUSE AND ITS ADJACENT BLOCK THAT IS 225 FEET IN WIDTH (FACE OF CURB TO FACE OF CURB) HOWEVER, THIS BLOCK INCLUDES TWO ROWS OF LOTS.

PHASE BREAKDOWN

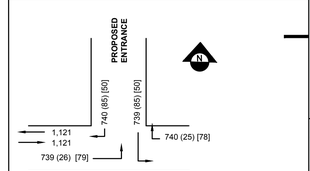
PHASE NO.	AREA (AC.)	NO. OF LOTS	LOT #
PHASE 1	30.1 AC.	82	(1-27), (155-170), (290-295), (308-340)
PHASE 1 A	2.2 AC.	0	CLUBHOUSE
PHASE 2	10.6 AC.	41	(28-42), (272-273), (282-289), (296-307)
PHASE 3	17.6 AC.	57	(134-154), (171-206)
PHASE 4	32.3 AC.	78	(43-75), (128-133), (207-233), (264-271), (274-281)
PHASE 5	36.4 AC.	82	(76-127), (234-263)

LOT BREAKDOWN

	Single-Family Detached	182 units
	Single-Family Attached (duplex)	158 units
	Total Lots	340 units

TRAFFIC GENERATION - WILLIAMSVILLE RD (KCR 443)

(FULL MOVEMENT)



TRAFFIC GENERATION DIAGRAM

ADT PEAK HOUR (A.M.), ADT PEAK HOUR [P.M.]

[1] DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT
[2] DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL

DESIGN VEHICLE = WB-40 & SU-30

ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - S443 (WILLIAMSVILLE RD.) - MINOR COLLECTOR
POSTED SPEED LIMIT - 40 MPH
AADT = 2,242 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT= 1.16 x 2,242 TRIPS = 2,601 TRIPS
10 YEAR PROJECTED AADT + SITE ADT = 5,559 TRIPS
TRAFFIC PATTERN GROUP = 7 (FROM 2019 DELDOT TRAFFIC SUMMARY)
PEAK HOUR - 17.82% x 5,559 TRIPS = 991 TRIPS
TRUCK VOLUME - 9.55% X 5,559 TRIPS = 531 TRIPS
DIRECTIONAL DISTRIBUTION = 62.32% / 37.68%

SITE TRAFFIC DATA:

SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION[2]

EXISTING LAND USE: VACANT FIELD
VACANT LAND - FARM FIELD
PROPOSED LAND USE:
182 DWELLINGS - SINGLE FAMILY DETACHED HOUSING (ITE 210)
Ln(T)=0.92 Ln(X) +2.71 = 1,804 TRIPS (WEEKDAY) (902 ENTER / 902 EXIT)

PEAK HOUR OF ADJACENT STREET TRAFFIC:
AM: T=0.71(X)+4.80 = 134 TRIPS (WEEKDAY) [25% / 75%] (34 / 100)
PM: Ln(T)=0.96Ln(X)+0.20 = 181 TRIPS (WEEKDAY) [63% / 37%] (114 / 67)

158 DWELLINGS - MULTIFAMILY HOUSING (LOW-RISE) (ITE 220)
T=7.56(X)-40.86 = 1,154 TRIPS (WEEKDAY) (577 ENTER / 577 EXIT)

PEAK HOUR OF ADJACENT STREET TRAFFIC:
AM: Ln(T)=0.95Ln(X)-0.51 = 74 TRIPS (WEEKDAY) [23% / 77%] (17 / 57)
PM: Ln(T)=0.89Ln(X)-0.02 = 89 TRIPS (WEEKDAY) [63% / 37%] (56 / 33)
DIRECTIONAL DISTRIBUTION:
50% TO AND FROM THE EAST (1,479 TRIPS) (25)[78] ENTER & (85)[50] EXIT
50% TO AND FROM THE WEST (1,479 TRIPS) (26)[79] ENTER & (85)[50] EXIT
TOTAL NEW TRIPS = 2,958 ADT
SITE TRUCK TRAFFIC = 148 TRIPS (5%)

Pennoni
PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER 3/1/2022

WESTWOOD SUBDIVISION

WILLIAMSVILLE ROAD
MILFORD, DE 19963

PRELIMINARY SUBDIVISION PLAT KEY SHEET

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

BY	NO.	REVISIONS	DATE
EOC	2	REVISED PER CITY OF MILFORD COMMENTS	2022-03-11
EOC	1	REVISED PER CITY OF MILFORD COMMENTS	2021-11-12

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	RIBER20002
DATE	2022-03-09
DRAWING SCALE	1" = 150'
DRAWN BY	EOC/EWW
APPROVED BY	AMD

PP1001

SHEET 3 OF 15

U:\Accounts\RIBER\RIBER20002 - Draper Farm\DESIGN_SHEETS\PP1001.dwg PLOTTED: 3/11/2022 1:27 PM, BY: Emmanuel Chiaka PLOTSTYLE: Pennoni-NCS.ctb PROJECT STATUS: —

SITE KEYED NOTES

G1	PROPOSED STORMWATER FACITILTY, TYP.
G2	SINGLE FAMILY DETACHED LOT
G3	SINGLE FAMILY ATTACHED LOT
G4	EXISTING RAILROAD
G5	PROP. TREE LINE
G6	25' WETLANDS BUFFER
G7	30' BUFFER ADJACENT RAIL ROAD
G8	PROPOSED STREET TREES, TYP.
G9	WETLANDS AREA
G10	EX. TREE LINE
G14	PROP. STOP SIGN, TYP.
G16	PROP. ADA CURB RAMP, DELDOT TYPE 1, TYP.

MATCHLINE: PLAN SHEET PP1006

MATCHLINE: PLAN SHEET PP1003

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER 3/1/22

WESTWOOD SUBDIVISION

WILLIAMSVILLE ROAD
MILFORD, DE 19963

PRELIMINARY SUBDIVISION PLAT

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
2	2022-03-11	REVISED PER CITY OF MILFORD COMMENTS	EOC
1	2021-11-12	REVISED PER CITY OF MILFORD COMMENTS	EOC

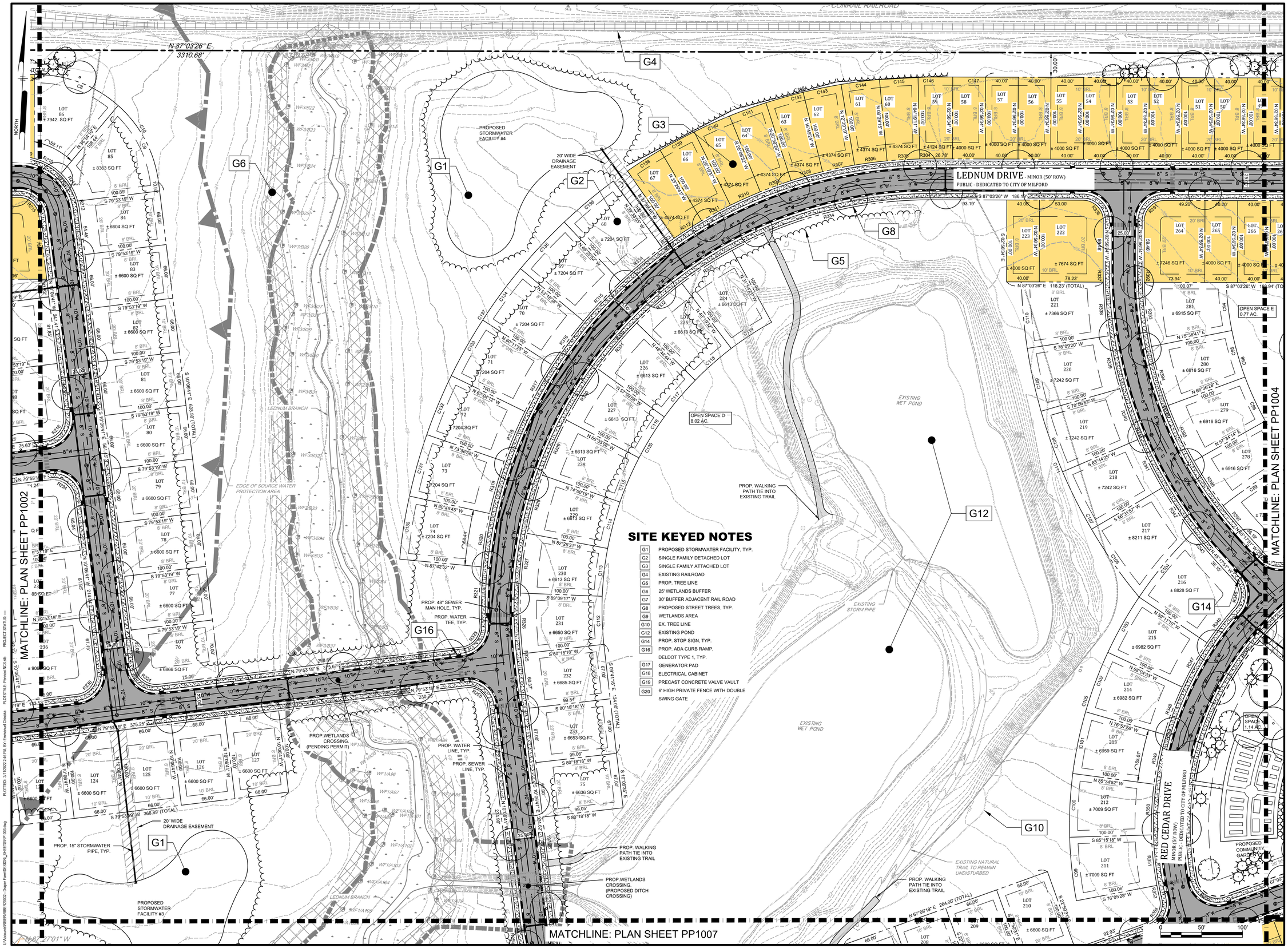
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PROJECT	RIBER20002
DATE	2021-03-18
DRAWING SCALE	1"=50'
DRAWN BY	EOC/EWW
APPROVED BY	AMD

PP1002

SHEET 4 OF 15

U:\Accounts\RIBER\RIBER20002 - Draper Farm\DESIGN_SHEETS\PP1002.dwg PLOTTED: 3/1/2022 2:42 PM, BY: Emmanuel Chiaka PLOTSTYLE: Pennoni MCS.ctb PROJECT STATUS: —



SITE KEYED NOTES

G1	PROPOSED STORMWATER FACILITY, TYP.
G2	SINGLE FAMILY DETACHED LOT
G3	SINGLE FAMILY ATTACHED LOT
G4	EXISTING RAILROAD
G5	PROP. TREE LINE
G6	25' WETLANDS BUFFER
G7	30' BUFFER ADJACENT RAIL ROAD
G8	PROPOSED STREET TREES, TYP.
G9	WETLANDS AREA
G10	EX. TREE LINE
G12	EXISTING POND
G14	PROP. STOP SIGN, TYP.
G16	PROP. ADA CURB RAMP, DELDOT TYPE 1, TYP.
G17	GENERATOR PAD
G18	ELECTRICAL CABINET
G19	PRECAST CONCRETE VALVE VAULT
G20	6' HIGH PRIVATE FENCE WITH DOUBLE SWING GATE

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER 3/10/22

WESTWOOD SUBDIVISION

WILLIAMSVILLE ROAD
MILFORD, DE 19963

PRELIMINARY SUBDIVISION PLAT

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
2	2022-03-11	REVISED PER CITY OF MILFORD COMMENTS	EOC
1	2021-11-12	REVISED PER CITY OF MILFORD COMMENTS	EOC

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	RIBER20002
DATE	2021-03-18
DRAWING SCALE	1"=50'
DRAWN BY	EOC/EWW
APPROVED BY	AMD

PP1003

SHEET 5 OF 15

U:\Accounts\RIBER\RIBER20002 - Draper Farm\DESIGN_SHEETS\PP1003.dwg
PLOTTED: 3/11/2022 2:48 PM BY: Emmanuel Owuka
PLOTSTYLE: Pennoni NCS.ctb
PROJECT STATUS: —

SITE KEYED NOTES

G1	PROPOSED STORMWATER FACITILTY, TYP.
G2	SINGLE FAMILY DETACHED LOT
G3	SINGLE FAMILY ATTACHED LOT
G4	EXISTING RAILROAD
G7	30' BUFFER ADJACENT RAIL ROAD
G8	PROPOSED STREET TREES, TYP.
G10	EX. TREE LINE
G13	COMMUNITY CLUBHOUSE/POOL AMENITY AREA
G14	PROP. STOP SIGN, TYP.
G15	PROP. ONE WAY SIGN (WITHIN SAWTOOTH ISLAND) DIRECTING TRAFFIC TO THE RIGHT
G16	PROP. ADA CURB RAMP, DELDOT TYPE 1, TYP.
G17	GENERATOR PAD
G18	ELECTRICAL CABINET
G19	PRECAST CONCRETE VALVE VAULT
G20	6' HIGH PRIVATE FENCE WITH DOUBLE SWING GATE

LEDNUM DRIVE - MINOR (50' ROW)
PUBLIC - DEDICATED TO CITY OF MILFORD

TEABERRY DRIVE - MINOR (50' ROW)
PUBLIC - DEDICATED TO CITY OF MILFORD

RED CEDAR DRIVE - MINOR (50' ROW)
PUBLIC - DEDICATED TO CITY OF MILFORD

EAST STERLING GREEN AVE. - MINOR (50' ROW)
PUBLIC - DEDICATED TO CITY OF MILFORD

VIEWPOINT CIRCLE
PUBLIC - DEDICATED TO CITY OF MILFORD
MINOR (50' ROW)ONE WAY)

CREEKSIDE LANE - MINOR (50' ROW)
PUBLIC - DEDICATED TO CITY OF MILFORD

CLOUDED SKY COURT
MINOR (50' ROW)
PUBLIC - DEDICATED TO CITY OF MILFORD

MATCHLINE: PLAN SHEET PP1003

MATCHLINE: PLAN SHEET PP1005

MATCHLINE: PLAN SHEET PP1008

OPEN SPACE E 0.77 AC.
OPEN SPACE F 1.44 AC.
OPEN SPACE G 13.25 AC.
OPEN SPACE H 1.14 AC.
OPEN SPACE I 0.17 AC.
OPEN SPACE J 0.88 AC.
OPEN SPACE M 0.33 AC.
OPEN SPACE N 0.95 AC.
OPEN SPACE O 0.70 AC.
OPEN SPACE P 0.34 AC.

PROPOSED STORMWATER FACILITY #9
PROPOSED STORMWATER FACILITY #10
PROPOSED STORMWATER FACILITY #13
PROPOSED STORMWATER FACILITY #14
PROP STORMWATER 15" PIPE, TYP.
20' WIDE DRAINAGE EASEMENT
EDGE OF SOURCE WATER PROTECTION AREA
PROP. SEWER LINE, TYP.
PROP. 48" SEWER MAN HOLE, TYP.
PROP. WATER TEE, TYP.
PROP.WATER LINE, TYP.
COMMUNITY CLUBHOUSE TO BE APPROVED UNDER A SEPARATE PLAN
PROPOSED POOL CLUBHOUSE 2,500 SF 1-STORY
PROP. PICKLEBALL COURTS
PROPOSED COMMUNITY GARDEN
PROPOSED PLANTING BED
VILLAGE GREEN
PROP. WALKING TRAIL

0 50' 100'

PENNONI ASSOCIATES INC.
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ALAN M. DECKTOR — LICENSE — No. 17771 — DELAWARE — PROFESSIONAL ENGINEER — 3/1/2022

WESTWOOD SUBDIVISION

WILLIAMSVILLE ROAD
MILFORD, DE 19963

PRELIMINARY SUBDIVISION PLAT

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
1	2021-11-12	REVISED PER CITY OF MILFORD COMMENTS	EOC
2	2022-03-11	REVISED PER CITY OF MILFORD COMMENTS	EOC

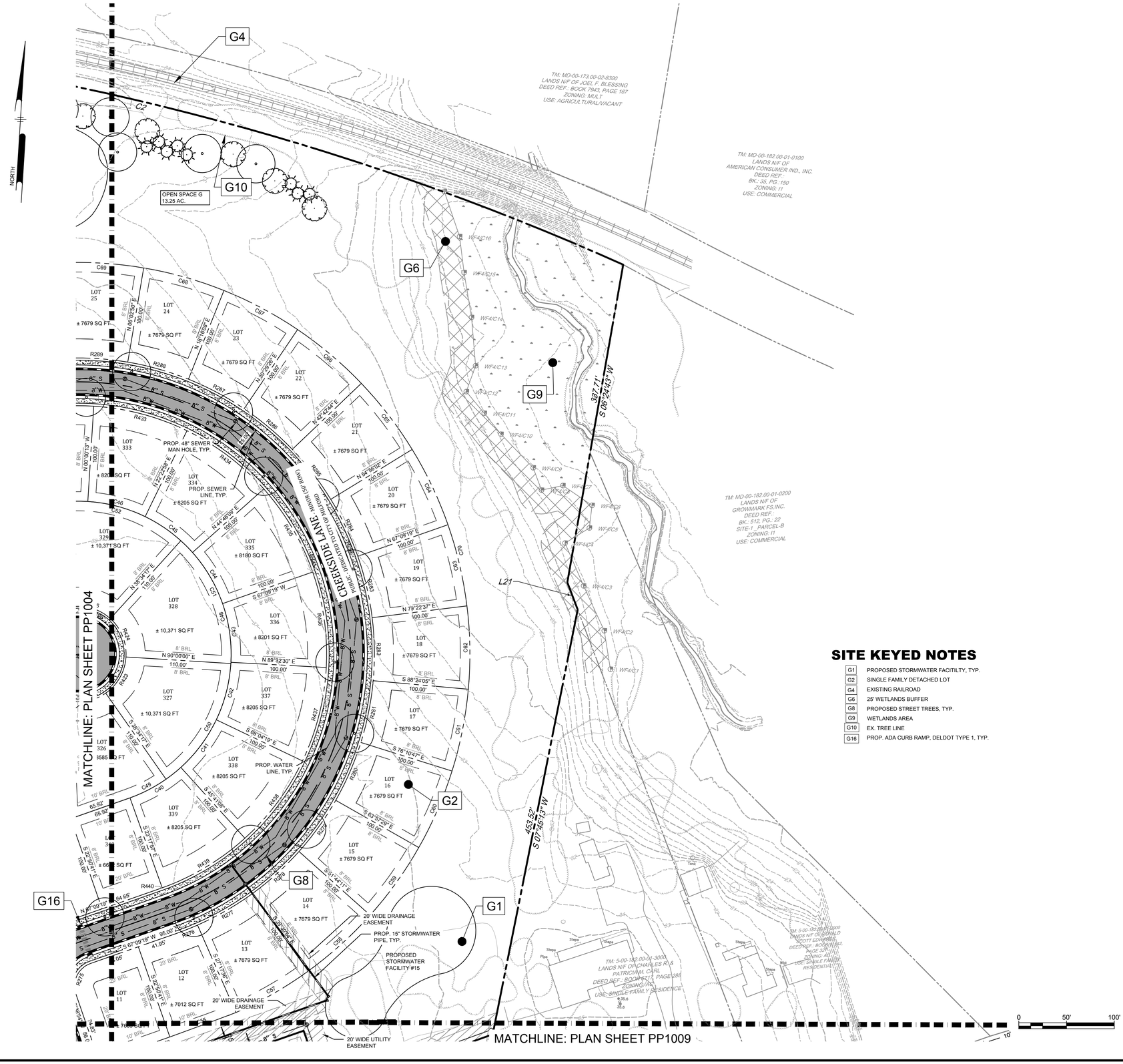
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	RIBER20002
DATE	2021-03-18
DRAWING SCALE	1"=50'
DRAWN BY	EOC/EWW
APPROVED BY	AMD

PP1004

SHEET 6 OF 15

PLOTTED: 3/11/2022 2:43 PM, BY: Emmanuel Ciriwas PLOTSTYLE: Pennoni HCS.ctb PROJECT STATUS: — U:\Accounts\RIBER\RIBER20002 - Draper Farm\DESIGN_SHEETS\PP1004.dwg



SITE KEYED NOTES

G1	PROPOSED STORMWATER FACIITILTY, TYP.
G2	SINGLE FAMILY DETACHED LOT
G4	EXISTING RAILROAD
G6	25' WETLANDS BUFFER
G8	PROPOSED STREET TREES, TYP.
G9	WETLANDS AREA
G10	EX. TREE LINE
G16	PROP. ADA CURB RAMP, DELDOT TYPE 1, TYP.

PENNONI ASSOCIATES INC.
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ALAN M. DECKTOR — LICENSE — No. 17771 — DELAWARE — PROFESSIONAL ENGINEER
3/11/2022

WESTWOOD SUBDIVISION

WILLIAMSVILLE ROAD
MILFORD, DE 19963

PRELIMINARY SUBDIVISION PLAT

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

BY	REVISIONS	NO.	DATE
EOC	REVISED PER CITY OF MILFORD COMMENTS	2	2022-03-11
EOC	REVISED PER CITY OF MILFORD COMMENTS	1	2021-11-12

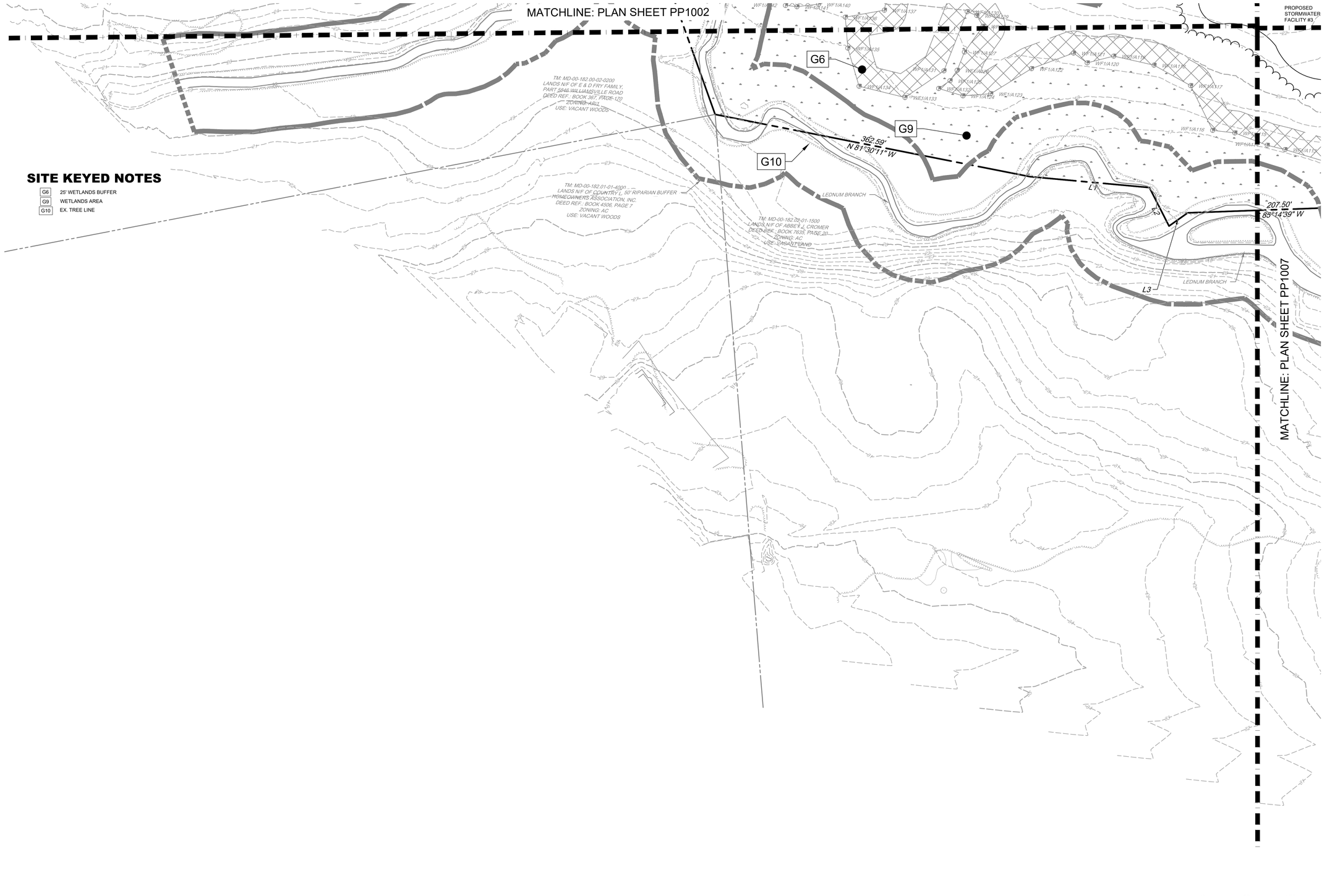
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PROJECT	RIBER20002
DATE	2021-03-18
DRAWING SCALE	1"=50'
DRAWN BY	EOC/EWW
APPROVED BY	AMD

PP1005

SHEET 7 OF 15

U:\Accounts\RIBER\RIBER20002 - Draper Farm\DESIGN_SHEETS\PP1005.dwg PLOTTED: 3/11/2022 3:03 PM, BY: Emmanuel Oluwaka PLOTSTYLE: Pennoni MCS.stb PROJECT STATUS: —



Pennoni

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

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ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER 3/11/22

WESTWOOD SUBDIVISION

WILLIAMSVILLE ROAD
MILFORD, DE 19963

PRELIMINARY SUBDIVISION PLAT

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
2	2022-03-11	REVISED PER CITY OF MILFORD COMMENTS	EOC
1	2021-11-2	REVISED PER CITY OF MILFORD COMMENTS	EOC

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PROJECT	RIBER20002
DATE	2021-03-18
DRAWING SCALE	1"=50'
DRAWN BY	EOC/EWW
APPROVED BY	AMD

PP1006

SHEET 8 OF 15

U:\Accounts\RIBER\RIBER20002 - Draper Farm\DESIGN_SHEETS\PP1006.dwg PLOTTED: 3/11/2022 2:51 PM, BY: Emmanuel Cimaka PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —

MATCHLINE: PLAN SHEET PP1003

MATCHLINE: PLAN SHEET PP1006

MATCHLINE: PLAN SHEET PP1008

SITE KEYED NOTES

G1	PROPOSED STORMWATER FACITILTY, TYP.
G2	SINGLE FAMILY DETACHED LOT
G3	SINGLE FAMILY ATTACHED LOT
G5	PROP. TREE LINE
G6	25' WETLANDS BUFFER
G7	30' BUFFER ADJACENT RAIL ROAD
G8	PROPOSED STREET TREES, TYP.
G9	WETLANDS AREA
G10	EX. TREE LINE
G11	10' DEL DOT SHARED USAGE PATH
G14	PROP. STOP SIGN, TYP.
G16	PROP. ADA CURB RAMP, DELDOT TYPE 1, TYP.

WEST STERLING GREEN AVE. - MINOR (50' ROW)
PUBLIC - DEDICATED TO CITY OF MILFORD

BOXELDER PLACE
PUBLIC - DEDICATED TO CITY OF MILFORD

WILLIAMSVILLE ROAD (K-CR-443)
EX. R/W = 50' / MINOR COLLECTOR (STATE MAINTAINED)

PROPOSED STORMWATER FACILITY #3
PROPOSED STORMWATER FACILITY #5
PROPOSED STORMWATER FACILITY #6
PROPOSED PUMP STATION: INV: 20.0±
PROPOSED WET WELL: DEPTH: 15.0±
PUMP STATION ± 6211 SQ FT
PROP. WALKING PATH TIE INTO EXISTING TRAIL
EXISTING NATURAL TRAIL TO REMAIN UNDISTURBED
PROP. 48" SEWER MAN HOLE, TYP.
PROP. WATER LINE, TYP.
PROP. SEWER LINE, TYP.
PROP. WATER TEE, TYP.
PROP. 15" STORMWATER PIPE, TYP.
PROP. FORCE MAIN, TYP.
8" TERMINAL CO
SEWER STUB FOR FUTURE CONNECTION
20' WIDE DRAINAGE EASEMENT
20' WIDE UTILITY EASEMENT
OPEN SPACE K 4.75 AC.
OPEN SPACE L 1.01 AC.
50' RIPARIAN BUFFER
LEDNUM BRANCH
EXISTING CENTER LINE
EXISTING DITCH
SITE BENCHMARK #1 IRON PIPE FOUND N: 332974.8527 E: 644140.3033 ELEV. 26.66

AN VARYING RIGHT-OF-WAY (± 36,583 S.F.) IS HEREBY DEDICATED TO THE STATE OF DELAWARE, AS PER THIS PLAT

A 15.00' WIDE PERMANENT EASEMENT CONTAINING ± 29,302 S.F IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT

TM: MD-00-182.00-02-0312
LANDS N/F OF JULIE ANN PASKEY-SITES
DEED REF.: BOOK 7308, PAGE 94
ZONING: AC
USE: VACANT WOODS

TM: MD-00-182.00-02-0500
LANDS N/F OF JULIE ANN PASKEY-SITES
DEED REF.: BOOK 7308, PAGE 91
ZONING: AC
USE: VACANT WOODS

TM: MD-00-182.00-02-0600
LANDS N/F OF RAY DRUMHELLER
DEED REF.: BOOK 3951, PAGE 176
ZONING: AC
USE: RESIDENCE

TM: MD-00-182.00-02-0700
LANDS N/F OF RAY DRUMHELLER
DEED REF.: BOOK 23, PAGE 89
ZONING: AC
USE: RESIDENCE

TM: MD-00-182.00-02-0700
LANDS N/F OF JANET M. SHAWO
DEED REF.: BOOK 30, PAGE 371
ZONING: AC
USE: RESIDENCE

0 50' 100'

PLOTTED: 3/11/2022 2:54 PM, BY: Emmanuel Chikaka PLOTSTYLE: Pennoni MCS.stb PROJECT STATUS: —

U:\Accounts\RIBER\RIBER20002 - Draper Farm\DESIGN_SHEETS\PP1007.dwg

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

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ALAN M. DECKTOR — LICENSE — No. 17771 — DELAWARE — PROFESSIONAL ENGINEER — 3/11/22

WESTWOOD SUBDIVISION

WILLIAMSVILLE ROAD
MILFORD, DE 19963

PRELIMINARY SUBDIVISION PLAT

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
2	2022-03-11	REVISED PER CITY OF MILFORD COMMENTS	EOC
1	2021-11-12	REVISED PER CITY OF MILFORD COMMENTS	EOC

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PROJECT	RIBER20002
DATE	2021-03-18
DRAWING SCALE	1"=50'
DRAWN BY	EOC/EWW
APPROVED BY	AMD

PP1007

SHEET 9 OF 15

MATCHLINE: PLAN SHEET PP1004

MATCHLINE: PLAN SHEET PP1007

MATCHLINE: PLAN SHEETPP1009

VIEWPOINT CIRCLE
PUBLIC - DEDICATED TO CITY OF MILFORD
MINOR (50' ROW/ONE WAY)

RED CEDAR DRIVE
PUBLIC (DEDICATED TO CITY OF MILFORD)
MINOR (50' ROW)

MAGNOLIA BLVD.
PUBLIC (DEDICATED TO CITY OF MILFORD)
MINOR (50' ROW)

SASSAFRAS AVE.
PUBLIC - DEDICATED TO CITY OF MILFORD
MINOR (50' ROW)

WILLIAMSVILLE ROAD (KCR-443)
EX R/W = 50' | MINOR COLLECTOR (STATE MAINTAINED)

OPEN SPACE I
1.14 AC.

OPEN SPACE J
0.88 AC.

OPEN SPACE N
0.95 AC.

OPEN SPACE O
0.70 AC.

OPEN SPACE M
0.93 AC.

PROPOSED COMMUNITY GARDEN

PROP. WATER LINE, TYP.

PROPOSED PLANTING BED VILLAGE GREEN

PROP. WALKING TRAIL

PROP. 48" SEWER MAN HOLE, TYP.

PROP. 15" STORMWATER PIPE, TYP.

PROPOSED STORMWATER FACILITY #3

PROPOSED STORMWATER FACILITY #11

PROPOSED STORMWATER FACILITY #8

PROPOSED STORMWATER FACILITY #12

PROPOSED STORMWATER FACILITY #7

20' WIDE DRAINAGE EASEMENT

20' WIDE UTILITY EASEMENT

PROP. SEWER LINE, TYP.

PROP. FORCE MAIN, TYP.

PROP. WATER TEE, TYP.

PROP. WATER STUB FOR FUTURE EXTENSION

MONUMENT SUBDIVISION SIGN

SITE BENCHMARK #2
IRON PIN FOUND
N: 333672.5540
E: 645289.4800
ELEV: 37.56

TM: MD-00-182.00-01-1611
LANDS N/F OF RICHARD H. YEHLOW
DEED REF.: BOOK 3861, PAGE 55
ZONING: AC
USE: RESIDENCE

TM: MD-00-182.00-02-1302
LANDS N/F OF CHRISTINE RYAN
DEED REF.: BOOK 7254, PAGE 324
ZONING: AC
USE: RESIDENCE

TM: MD-00-182.00-02-2000
LANDS N/F OF STATE OF DE. (FISH & GAME COMM.
DEED REF.: BK. 1934, PG. 9439
BK.: 525, PG.: 9439
ZONING: AC
USE: EXEMPT

TM: MD-00-182.00-02-1301
LANDS N/F OF HARRY A. MAXSON
DEED REF.: BOOK 331, PAGE 196
ZONING: AC
USE: RESIDENCE

TM: MD-00-182.00-02-1200
LANDS N/F OF DALE V. BRADLEY
DEED REF.: BOOK 48, PAGE 233
ZONING: AC
USE: RESIDENCE

TM: MD-00-182.00-02-1000
LANDS N/F OF THOMAS L. CODDINGTON
DEED REF.: BOOK 24, PAGE 168
ZONING: AC
USE: RESIDENCE

TM: MD-00-182.00-02-0900
LANDS N/F OF JANET M. SPAIKO
DEED REF.: BOOK 30, PAGE 377
ZONING: AC
USE: RESIDENCE

TM: MD-00-182.00-02-0700
LANDS N/F OF JANET M. SPAIKO
DEED REF.: BOOK 30, PAGE 377
ZONING: AC
USE: RESIDENCE

EXISTING DITCH

EXISITNG CENTER LINE

EDGE OF SOURCE WATER PROTECTION AREA

PROPOSED ON SITE PUMP STATION WILL SEND FLOW VIA 4" FORCE MAIN TO EXISTING 15" GRAVITY LINE AT INTERSECTION OF WILLIAMSVILLE ROAD AND MILFORD HARRINGTON HIGHWAY AND ONTO TRUITT AVENUE PUMP STATION. (REFER TO CITY OF MILFORD FEASIBILITY STUDY.) DATED JULY 14, 2021. REFER TO OFFSITE IMPROVEMENT PLAN, (SHEET PP1012)

REFER TO DELDOT ENTRANCE PLANS FOR ADDITIONAL INFORMATION

PROPOSED 10" WATER MAIN TO CONNECT TO EXISTING MAIN AT INTERSECTION OF WILLIAMSVILLE ROAD AND MILFORD-HARRINGTON HIGHWAY, REFER TO OFFSITE IMPROVEMENT PLAN, (SHEET PP1012)

AN VARYING RIGHT-OF-WAY (± 36,583 S.F.) IS HEREBY DEDICATED TO THE STATE OF DELAWARE, AS PER THIS PLAT

A 15.00' WIDE PERMANENT EASEMENT CONTAINING ± 29,302 S.F IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT

SITE KEYED NOTES

G1	PROPOSED STORMWATER FACILITLY, TYP.
G2	SINGLE FAMILY DETACHED LOT
G3	SINGLE FAMILY ATTACHED LOY
G8	PROPOSED STREET TREES, TYP.
G10	EX. TREE LINE
G11	10' DEL DOT SHARED USAGE PATH
G13	COMMUNITY CLUBHOUSE/POOL AMENITY AREA
G14	PROP. STOP SIGN, TYP.
G16	PROP. ADA CURB RAMP, DELDOT TYPE 1, TYP.

0 50' 100'

PLOTTED: 3/11/2022 2:56 PM, BY: Emmanuel Chinaka PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —

U:\Accounts\RIBER\RIBER20002 - Draper Farm\DESIGN_SHEETS\PP1008.dwg

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
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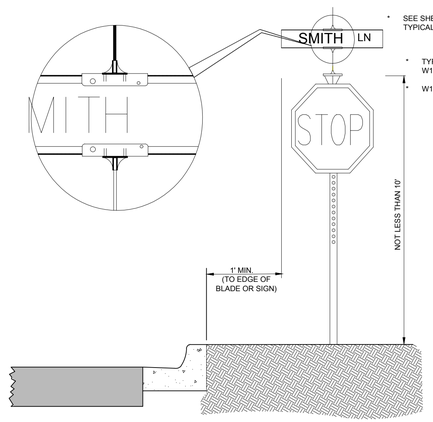
PROJECT	RIBER20002
DATE	2021-03-18
DRAWING SCALE	1"=50'
DRAWN BY	EOC/EWW
APPROVED BY	AMD

PP1008

SHEET 10 OF 15

SEPT 2009

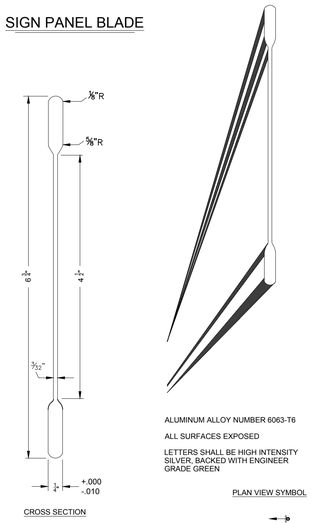
TYPICAL INSTALLATION



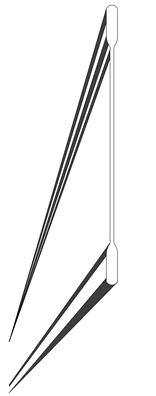
- SEE SHEET S-6 FOR TYPICAL ASSEMBLY
- TYPICAL INSTALLATION FOR BOTH W14-2S IS BACK TO BACK
- W14-2A & W14-2B ARE 36" X 8"

N.T.S.

SIGN PANEL BLADE



CROSS SECTION



ALUMINUM ALLOY NUMBER 6063-T6

ALL SURFACES EXPOSED

LETTERS SHALL BE HIGH INTENSITY SILVER, BACKED WITH ENGINEER GRADE GREEN

PLAN VIEW SYMBOL

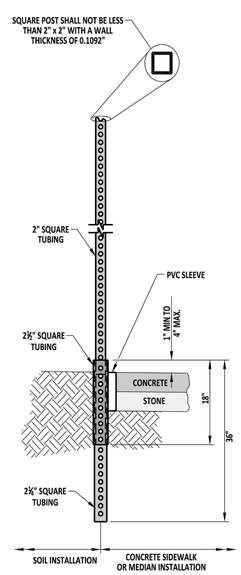
DELAWARE

BLADE SPECIFICATIONS & TYPICAL INSTALLATION

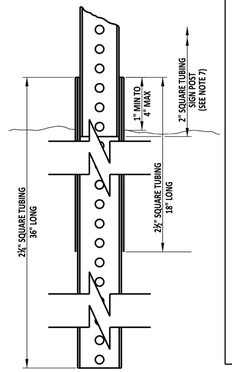
STANDARD NO. S-7

DETAIL- BLADE SPECIFICATIONS AND TYPICAL INSTALLATION — 1 PP1009
NOT TO SCALE

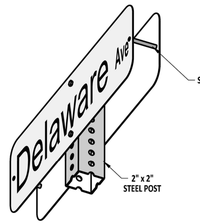
SCALE : NTS



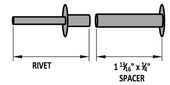
BREAK-AWAY ASSEMBLY ELEVATION VIEW



BREAK-AWAY ASSEMBLY SECTION VIEW



TYPICAL ASSEMBLY



PIN ASSEMBLY

NOTE: THE PIN ASSEMBLY IS TO BE USED WITH THE INSTALLATION OF BACK TO BACK STREET BLADE SIGNS WITH 6" LETTERS.

NOTES:
1). SQUARE TUBES ARE TO BE FORMED FROM GALVANIZED SHEET STRUCTURAL (PHYSICAL) QUALITY, ASTM A 446, GRADE A, COATING DESIGNATION G 90, REGULAR SPANGLE, OR HOT ROLLED CARBON SHEET STEEL STRUCTURAL (PHYSICAL) QUALITY, ASTM A 57, GRADE 33.
2). NOMINAL OUTSIDE DIMENSIONS ARE AS FOLLOWS:
A). 2" x 2" +/- 0.008
B). 2¼" x 2¼" +/- 0.010
C). 2½" x 2½" +/- 0.010
3). ALL FOUR SIDES ARE TO HAVE EVENLY SPACED ⅜" DIAMETER HOLES ON 1" CENTERS THE ENTIRE LENGTH OF THE TUBE.
4). STANDARD CORNER RADIUS SHALL BE ½".
5). THE FASTENERS TO BE SUPPLIED UNDER THIS SPECIFICATION SHALL BE ⅜"-16 UNC, GRADE 5 UNC CORNER BOLTS WITH CADMIUM OR ZINC PLATING. INSTALLATION OF SIGNS SHALL BE WITH ⅜" x 2½" BOLT WITH LOCKNUT AND WASHER.
6). THE CONTRACTOR SHALL PROVIDE AND INSTALL PVC SLEEVES (4" INSIDE DIAMETER MINIMUM, 6" INSIDE DIAMETER MAXIMUM) IN PROPOSED CONCRETE SIDEWALKS, ISLANDS, AND MEDIANS FOR FUTURE TRAFFIC SIGN POSTS AS DIRECTED BY THE ENGINEER. THE LOWER END OF THE SLEEVE SHALL BE SET ON TOP OF THE SOIL.
7). THE SIGN POST SHALL EXTEND A MINIMUM OF 4" INTO THE 2½" SQUARE TUBING.

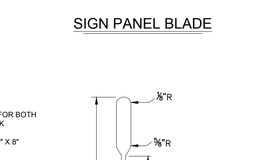
DELAWARE
DEPARTMENT OF TRANSPORTATION

BREAKWAY SIGN POST AND PIN ASSEMBLY DETAILS

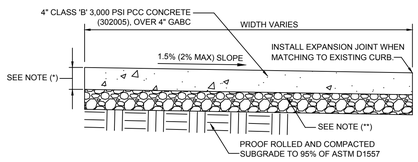
STANDARD NO. T-15 (2013) | SHT. 1 OF 1

APPROVED SIGNATURE ON FILE 02/14/2014 (CHIEF ENGINEER / DATE)
RECOMMENDED SIGNATURE ON FILE 01/14/2014 (DIRECTOR ENGINEER / DATE)

DETAIL- SIGN POST SPECIFICATIONS AND GENERAL NOTES — 2 PP1009
NOT TO SCALE



A MIN. OF 6" DEPTH OF STONE SHALL BE INSTALLED UNDER AND 6" BEHIND BACK OF ALL CURB

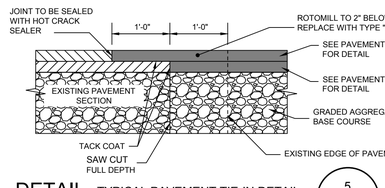


* - STANDARD SIDEWALK SHALL BE 4" THICK. FOR DEPRESSED AND TRANSITION AREAS, THE SIDEWALK SHALL BE 6" THICK.
** - STANDARD SIDEWALK OF 4" THICKNESS SHALL BE PLACED OVER 4" GABC - TYPE B. SIDEWALK FOR DEPRESSED AND TRANSITION AREAS OF 6" THICKNESS SHALL BE PLACED OVER 6" GABC - TYPE B.

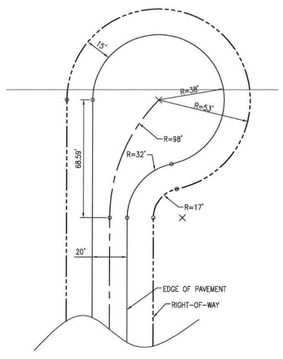
NOTES:
1. MARK IN 4' SQUARES, USE PREMOLDED EXPANSION JOINTS AT INTERVALS NOT GREATER THAN 16'.
2. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER DELDOT SPECIFICATIONS.

DETAIL- INTEGRAL PCC CURB AND GUTTER - TYPE 2 — 3 PP1009
NOT TO SCALE

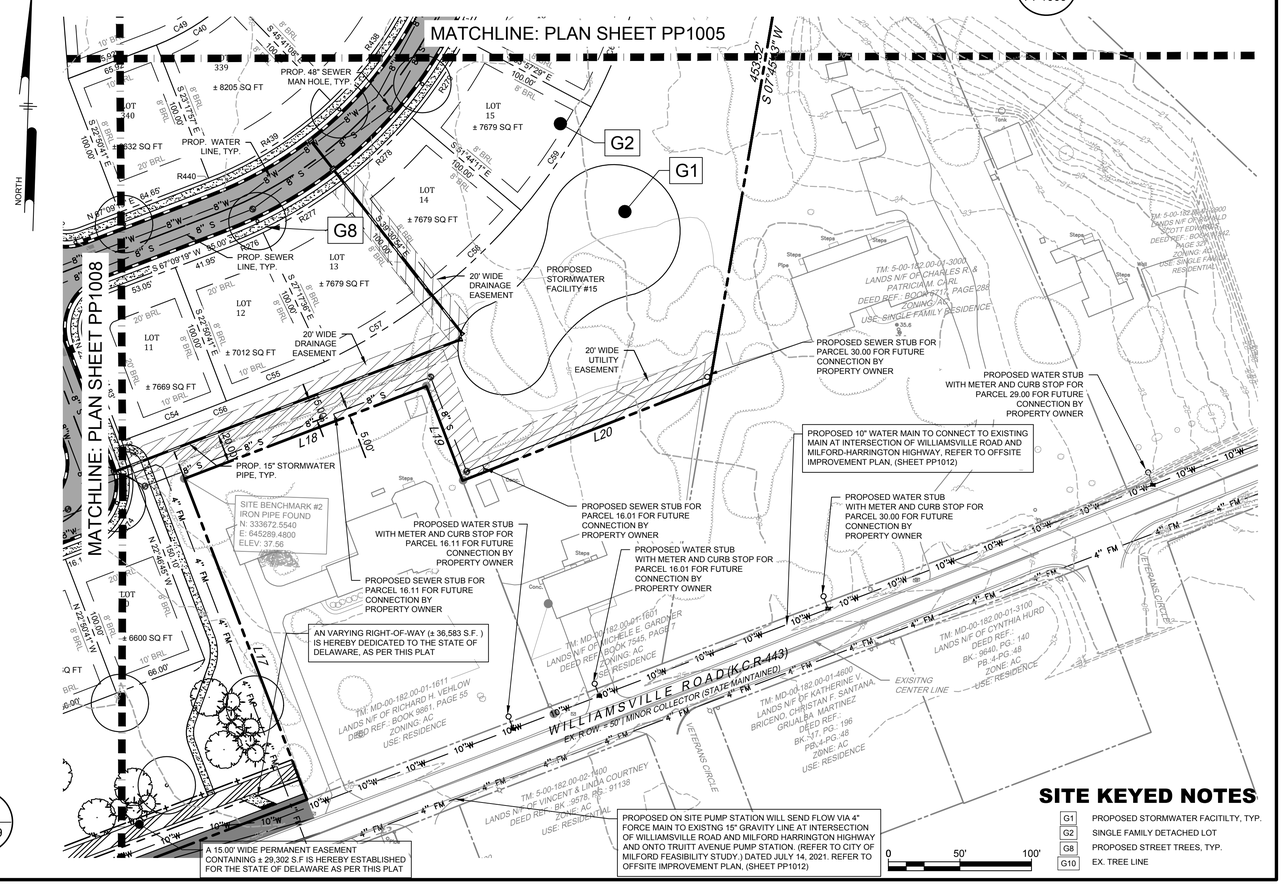
DETAIL- CONCRETE SIDEWALK — 4 PP1009
NOT TO SCALE



DETAIL- TYPICAL PAVEMENT TIE-IN DETAIL — 5 PP1009
NOT TO SCALE



DETAIL- ONE WAY CUL-DE-SAC WITHOUT ISLAND — 6 PP1009
NOT TO SCALE



SITE KEYED NOTES

G1	PROPOSED STORMWATER FACITILTY, TYP.
G2	SINGLE FAMILY DETACHED LOT
G8	PROPOSED STREET TREES, TYP.
G10	EX. TREE LINE

Pennoni
PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

ALAN M. DECKTOR — LICENSE — No. 17771 — DELAWARE — PROFESSIONAL ENGINEER — 3/1/2022

WESTWOOD SUBDIVISION
WILLIAMSVILLE ROAD
MILFORD, DE 19963

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

PRELIMINARY SUBDIVISION PLAT AND DETAILS

NO.	DATE	REVISIONS	BY
2	2022-03-11	REVISED PER CITY OF MILFORD COMMENTS	EOC
1	2021-11-12	REVISED PER CITY OF MILFORD COMMENTS	EOC

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	RIBER20002
DATE	2021-03-18
DRAWING SCALE	1"=50'
DRAWN BY	EOC/EWW
APPROVED BY	AMD

PP1009

SHEET 11 OF 15

U:\Accounts\RIBER\RIBER20002 - Dwyer Farm\DESIGN\A_SHEETS\PP1009.dwg PLOTTED: 3/11/2022 2:13 PM, BY: Emmanuel Chiaka PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	150.00'	047°32'52"	124.48'	66.08	120.94'	S 63°17'00" W
C2	150.00'	044°29'26"	116.48'	61.35	113.57'	S 17°15'51" W
C3	150.00'	044°29'26"	116.48'	61.35	113.57'	S 27°13'34" E
C4	150.00'	044°29'26"	116.48'	61.35	113.57'	S 71°43'00" E
C5	150.00'	044°29'26"	116.48'	61.35	113.57'	N 63°47'34" E
C6	150.00'	044°29'26"	116.48'	61.35	113.57'	N 19°18'09" E
C7	150.00'	270°00'00"	706.86'	150.00	212.13'	S 47°56'34" E
C8	150.00'	041°24'57"	108.43'	56.70	106.08'	N 72°14'06" W
C9	150.00'	041°24'57"	108.43'	56.70	106.08'	N 30°49'09" W
C10	150.00'	082°49'53"	216.85'	132.32	198.46'	N 51°31'37" W
C11	542.79'	008°30'30"	80.60'	40.38	80.53'	S 46°53'04" W
C12	542.79'	008°32'53"	80.98'	40.57	80.91'	S 55°24'46" W
C13	542.79'	008°32'53"	80.98'	40.57	80.91'	S 63°57'39" W
C14	522.10'	009°32'37"	86.97'	43.58	86.87'	S 72°55'12" W
C15	541.24'	034°52'58"	329.52'	170.04	324.45'	S 60°02'50" W
C16	503.87'	009°22'25"	82.43'	41.31	82.34'	S 08°07'02" E
C17	503.87'	009°22'25"	82.43'	41.31	82.34'	S 17°29'27" E
C18	503.87'	009°22'25"	82.43'	41.31	82.34'	S 26°51'52" E
C19	503.87'	009°22'25"	82.43'	41.31	82.34'	S 36°14'17" E
C20	503.87'	009°22'25"	82.43'	41.31	82.34'	S 45°36'42" E

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C21	503.87'	009°22'25"	82.43'	41.31	82.34'	S 54°59'07" E
C22	503.87'	009°22'25"	82.43'	41.31	82.34'	S 64°21'32" E
C23	503.87'	009°22'25"	82.43'	41.31	82.34'	S 73°43'57" E
C24	503.87'	009°22'25"	82.43'	41.31	82.34'	S 83°06'22" E
C25	503.87'	009°57'30"	87.58'	43.90	87.47'	N 87°13'41" E
C26	503.87'	094°19'15"	829.48'	543.38	738.94'	S 50°35'27" E
C27	350.00'	012°51'40"	78.56'	39.45	78.40'	S 22°17'32" E
C28	350.00'	012°51'40"	78.56'	39.45	78.40'	S 35°09'12" E
C29	342.74'	013°07'59"	78.56'	39.45	78.39'	S 47°56'53" E
C30	350.00'	012°51'40"	78.56'	39.45	78.40'	S 60°52'33" E
C31	350.00'	012°51'40"	78.56'	39.45	78.40'	S 73°44'13" E
C32	350.00'	012°51'40"	78.56'	39.45	78.40'	S 86°35'54" E
C33	350.00'	077°10'03"	471.39'	279.24	436.56'	S 54°26'43" E
C34	250.00'	013°57'16"	60.89'	30.60	60.74'	S 65°21'26" E
C35	250.00'	013°47'40"	60.19'	30.24	60.04'	S 79°13'54" E
C36	250.00'	027°44'55"	121.08'	61.75	119.90'	S 72°15'16" E
C37	264.62'	013°01'57"	60.19'	30.23	60.06'	N 33°43'58" E
C38	250.00'	013°57'16"	60.89'	30.60	60.74'	N 19°40'05" E
C39	250.00'	013°47'40"	60.19'	30.24	60.04'	N 33°32'33" E
C40	160.00'	022°23'11"	62.51'	31.66	62.12'	N 55°30'28" E

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C41	160.00'	022°23'11"	62.51'	31.66	62.12'	N 33°07'17" E
C42	160.00'	022°23'11"	62.51'	31.66	62.12'	N 10°44'06" E
C43	160.02'	022°34'20"	63.04'	31.93	62.63'	N 11°44'42" W
C44	160.05'	022°11'28"	61.99'	31.39	61.60'	N 34°07'58" W
C45	160.00'	022°23'11"	62.51'	31.66	62.12'	N 56°25'27" W
C46	160.00'	022°23'11"	62.51'	31.66	62.12'	N 78°48'38" W
C47	160.00'	022°50'27"	63.78'	32.32	63.36'	S 78°34'33" W
C48	160.00'	180°00'00"	502.65'	INFINITY	320.00'	N 22°50'41" W
C49	160.00'	015°16'20"	42.65'	21.45	42.52'	N 59°03'53" E
C50	160.00'	051°25'43"	143.62'	77.05	138.84'	N 25°42'51" E
C51	160.00'	051°25'43"	143.62'	77.05	138.84'	N 25°42'51" W
C52	160.00'	051°25'43"	143.62'	77.05	138.84'	N 77°08'34" W
C53	160.00'	009°57'42"	27.82'	13.94	27.78'	N 72°08'11" E
C54	4027.85'	001°06'50"	78.31'	39.16	78.31'	N 67°16'39" E
C55	4027.85'	001°02'57"	73.76'	36.88	73.76'	N 66°11'45" E
C56	4027.85'	002°09'47"	152.07'	76.04	152.06'	N 66°45'10" E
C57	410.00'	012°13'18"	87.46'	43.89	87.29'	N 56°35'45" E
C58	410.00'	012°13'18"	87.46'	43.89	87.29'	N 44°22'27" E
C59	410.00'	012°13'18"	87.46'	43.89	87.29'	N 32°09'10" E
C60	410.00'	012°13'18"	87.46'	43.89	87.29'	N 19°55'52" E

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C61	410.00'	012°13'18"	87.46'	43.89	87.29'	N 07°42'34" E
C62	410.00'	012°13'18"	87.46'	43.89	87.29'	N 04°30'44" W
C63	410.00'	012°13'18"	87.46'	43.89	87.29'	N 16°44'02" W
C64	410.00'	012°13'18"	87.46'	43.89	87.29'	N 28°57'19" W
C65	410.00'	012°13'18"	87.46'	43.89	87.29'	N 41°10'37" W
C66	410.00'	012°13'18"	87.46'	43.89	87.29'	N 53°23'55" W
C67	410.00'	012°13'18"	87.46'	43.89	87.29'	N 65°37'13" W
C68	410.00'	012°13'18"	87.46'	43.89	87.29'	N 77°50'31" W
C69	410.00'	012°13'18"	87.46'	43.89	87.29'	S 89°56'12" W
C70	410.00'	158°52'51"	1136.93'	2199.41	806.11'	N 16°44'02" W
C71	410.00'	012°13'18"	87.46'	43.89	87.29'	S 77°42'54" W
C72	410.00'	012°13'18"	87.46'	43.89	87.29'	S 65°29'36" W
C73	3016.35'	001°19'47"	70.01'	35.00	70.00'	N 01°10'38" W
C74	457.43'	010°58'37"	87.64'	43.95	87.50'	N 82°26'43" W
C75	500.00'	009°27'52"	82.59'	41.39	82.50'	N 72°41'35" W
C76	500.00'	009°27'52"	82.59'	41.39	82.50'	N 63°13'42" W
C77	500.00'	009°27'52"	82.59'	41.39	82.50'	N 53°45'50" W
C78	500.00'	009°27'52"	82.59'	41.39	82.50'	N 44°17'57" W
C79	500.00'	013°51'23"	120.92'	60.76	120.63'	N 32°38'20" W
C80	500.00'	061°45'17"	538.91'	298.98	513.20'	S 56°35'16" E

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C81	150.91'	020°01'22"	52.74'	26.64	52.47'	N 86°29'17" W
C82	150.91'	019°03'55"	50.21'	25.34	49.98'	N 66°56'39" W
C83	150.91'	019°03'35"	50.20'	25.33	49.97'	N 47°52'54" W
C84	150.91'	015°19'58"	40.38'	20.31	40.26'	N 30°41'08" W
C85	150.91'	073°28'49"	193.53'	112.65	180.54'	N 59°45'34" W
C86	3614.78'	001°06'34"	70.00'	35.00	70.00'	N 01°16'24" W
C87	3628.72'	001°08'10"	71.94'	35.97	71.94'	N 02°23'58" W
C88	3625.00'	002°13'25"	140.68'	70.35	140.67'	S 01°49'52" E
C89	500.00'	009°47'54"	85.51'	42.86	85.40'	S 53°10'34" W
C90	500.00'	009°27'52"	82.59'	41.39	82.50'	S 62°48'27" W
C91	490.66'	009°38'40"	82.59'	41.39	82.49'	S 72°13'40" W
C92	500.00'	009°47'54"	85.51'	42.86	85.40'	S 81°54'13" W
C93	500.00'	038°31'34"	336.20'	174.74	329.91'	S 67°32'23" W
C94	375.09'	009°02'14"	59.15'	29.64	59.09'	S 09°50'12" E
C95	375.00'	009°02'14"	59.15'	29.64	59.09'	N 18°52'26" W
C96	375.00'	009°02'14"	59.15'	29.64	59.09'	N 27°54'39" W
C97	375.00'	009°02'14"	59.15'	29.64	59.09'	S 36°56'53" E
C98	375.00'	036°08'54"	236.59'	122.38	232.69'	N 23°23'32" W
C99	513.00'	008°43'05"	78.06'	39.10	77.98'	S 09°10'14" E
C100	508.64'	008°47'34"	78.06'	39.11	77.98'	S 00°19'11" E

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C101	510.08'	008°39'38"	77.10'	38.62	77.03'	S 08°39'52" W
C102	500.00'	008°53'23"	77.58'	38.87	77.50'	S 17°28'46" W
C103	500.00'	008°53'23"	77.58'	38.87	77.50'	S 26°22'09" W
C104	500.00'	011°42'59"	102.24'	51.30	102.07'	S 36°40'20" W
C105	500.00'	056°13'12"	490.61'	267.09	471.17'	S 14°25'13" W
C106	625.00'	009°17'27"	101.35'	50.79	101.24'	S 38°06'46" E
C107	625.00'	007°12'28"	78.62'	39.36	78.57'	S 29°51'49" E
C108	625.00'	007°12'28"	78.62'	39.36	78.57'	S 22°39'21" E
C109	613.59'	007°20'30"	78.62'	39.36	78.57'	S 15°24'40" E
C110	625.00'	007°28'36"	81.56'	40.84	81.50'	S 08°06'22" E
C111	625.00'	038°23'26"	418.78'	217.59	410.99'	S 23°33'47" E
C112	400.00'	008°25'12"	58.78'	29.44	58.73'	S 05°03'19" E
C113	400.00'	008°25'12"	58.78'	29.44	58.73'	S 03°21'53" W
C114	400.00'	008°25'12"	58.78'	29.44	58.73'	S 11°47'05" W
C115	400.07'	008°25'06"	58.78'	29.44	58.73'	S 20°12'16" W
C116	400.00'	008°25'12"	58.78'	29.44	58.73'	S 28°37'28" W
C117	400.00'	008°25'12"	58.78'	29.44	58.73'	S 37°02'40" W
C118	400.00'	008°25'12"	58.78'	29.44	58.73'	S 45°27'52" W
C119	400.00'	008°25'12"	58.78'	29.44	58.73'	S 53°53'04" W
C120	400.00'	067°21'34"	470.26'	266.56	443.64'	S 24°24'52" W

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C121	250.00'	056°00'30"	244.38'	132.95	234.77'	N 56°35'16" W
C122	250.00'	015°19'28"	66.87'	33.63	66.67'	N 62°52'50" W
C123	250.00'	015°19'28"	66.87'	33.63	66.67'	N 47°33'22" W
C124	250.00'	030°38'56"	133.73'	68.51	132.14'	N 55°13'06" W
C125	250.00'	011°18'37"	49.35'	24.76	49.27'	N 34°14'20" W
C126	250.00'	013°15'33"	57.85'	29.06	57.73'	N 77°57'45" W
C127	250.00'	013°47'03"	60.14'	30.22	60.00'	N 64°26'26" W
C128	250.00'	013°47'03"	60.14'	30.22	60.00'	N 50°39'23" W
C129	250.00'	015°10'50"	66.24'	33.31	66.04'	N 36°10'27" W
C130	590.83'	007°34'11"	78.06'	39.09	78.00'	S 05°43'52" W
C131	650.00'	006°52'47"	78.05'	39.07	78.00'	S 12°36'38" W
C132	650.00'	006°52'47"	78.05'	39.07	78.00'	S 19°29'25" W
C133	650.00'	006°52'47"	78.05'	39.07	78.00'	S 26°22'12" W
C134	650.00'	006°52'47"	78.05'	39.07	78.00'	S 33°14'58" W
C135	653.50'	006°50'34"	78.05'	39.07	78.00'	S 40°07'45" W
C136	650.00'	006°52'47"	78.05'	39.07	78.00'	S 47°00'32" W
C137	650.00'	048°09'27"	546.33'	290.47	530.39'	S 26°22'12" W
C138	650.00'	004°10'04"	47.28'	23.65	47.27'	S 54°25'17" W
C139	650.00'	004°10'04"	47.28'	23.65	47.27'	S 58°35'21" W
C140	650.00'	004°10'04"	47.28'	23.65	47.27'	S 62°45'25" W

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C141	650.00'	004°10'04"	47.28'	23.65	47.27'	S 66°55'30" W
C142	650.00'	004°10'04"	47.28'	23.65	47.27'	S 71°05'34" W
C143	650.00'	004°10'04"	47.28'	23.65	47.27'	S 75°15'38" W
C144	650.00'	004°10'04"	47.28'	23.65	47.27'	S 79°25'43" W
C145	650.00'	004°10'04"	47.28'	23.65	47.27'	S 83°35'47" W
C146	9309.69'	000°15'39"	42.40'	21.20	42.40'	S 86°48'13" W
C147	9309.69'	000°14'46"	40.00'	20.00	40.00'	S 87°03'26" W
C148	679.52'	038°51'28"	460.85'	239.68	452.07'	S 72°13'25" W
C149	400.00'	003°58'30"	27.75'	13.88	27.74'	N 89°21'18" W
C150	400.00'	007°38'42"	53.37'	26.73	53.33'	N 83°32'42" W
C151	400.00'	007°38'42"	53.37'	26.73	53.33'	N 75°54'00" W
C152	400.00'	007°38'42"	53.37'	26.73	53.33'	N 68°15'18" W
C153	400.00'	007°38'42"	53.37'	26.73	53.33'	N 60°36'35" W
C154	400.00'	007°38'42"	53.37'	26.73	53.33'	N 52°57'53" W
C155	400.00'	007°38'42"	53.37'	26.73	53.33'	N 45°19'10" W
C156	400.00'	007°38'42"	53.37'	26.73	53.33'	N 37°40'28" W
C157	400.00'	057°29'26"	401.36'	219.40	384.73'	N 62°35'50" W
C158	3016.35'	002°36'58"	137.73'	68.88	137.72'	N 01°49'14" W

PARCEL LINE TABLE		
LINE #	*BEARING*	*DISTANCE*
L1	*N 87°27'01" W*	*135.55'*
L2	*N 29°42'44" W*	*48.81'*
L3	*S 52°09'10" W*	*25.85'*
L4	*S 63°34'02" W*	*5.16'*
L5	*S 68°10'26" W*	*101.34'*
L6	*S 69°59'41" W*	*100.54'*
L7	*S 70°46'58" W*	*99.99'*
L8	*S 70°27'20" W*	*99.97'*
L9	*S 70°22'33" W*	*99.85'*
L10	*S 70°10'31" W*	*99.88'*
L11	*S 69°53'02" W*	*99.79'*
L12	*S 69°16'48" W*	*99.67'*
L13	*S 68°27'54" W*	*91.46'*
L14	*S 67°12'13" W*	*140.45'*
L15	*S 67°34'29" W*	*97.66'*
L16	*S 67°09'57" W*	*55.77'*
L17	*S 22°50'45" E*	*240.02'*
L18	*S 67°09'21" W*	*181.02'*
L19	*N 22°50'50" W*	*70.70'*
L20	*S 66°37'08" W*	*185.63'*
L21	*S 24°22'17" E*	*30.49'*

PARCEL CURVE TABLE						
CURVE #	*RADIUS*	*DELTA*	*ARC LENGTH*	*TANGENT*	*CHORD LENGTH*	*CHORD BEARING*
C1	*1885.67'*	*004°18'55"*	*142.02'*	*71.05*	*141.99'*	*S 60°21'15" W*
C2	*2834.93'*	*024°15'39"*	*1200.40'*	*609.33*	*1191.45'*	*S 81°34'24" E*

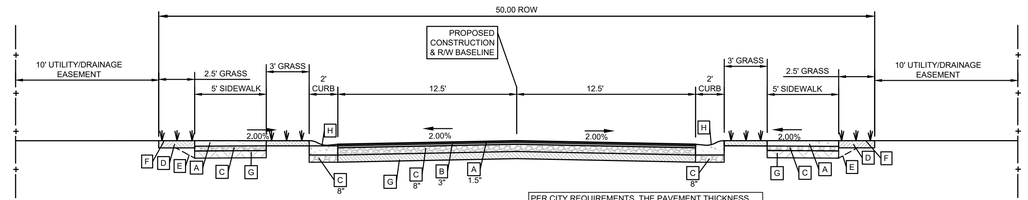
MINOR ROAD - PAVEMENT STRUCTURAL NUMBER (SN) SUMMARY				
ITEM	DESCRIPTION	STRUCTURAL NUMBER	INCHES	TOTAL
401005	SUPERPAVE TYPE C, PG 64-22	0.40	1 1/2	.60
401014	SUPERPAVE TYPE B, PG 64-22	0.40	3	1.20
301001	GRADED AGGREGATE BASE COURSE, TYPE B	0.14	8	1.12
	TOTAL			2.92

INFORMATION PROVIDED FROM REPORT OF ROADWAY SUBSURFACE EXPLORATION PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. DATED OCTOBER 19, 2021

MAJOR COLLECTOR - PAVEMENT STRUCTURAL NUMBER (SN) SUMMARY				
ITEM	DESCRIPTION	STRUCTURAL NUMBER	INCHES	TOTAL
401005	SUPERPAVE TYPE C, PG 64-22 (2 LIFTS)	0.40	1.5	0.60
			1.25	0.50
401014	SUPERPAVE TYPE B, PG 64-22	0.40	3	1.20
301001	GRADED AGGREGATE BASE COURSE, TYPE B	0.14	10	1.12
	TOTAL			3.42

INFORMATION PROVIDED FROM REPORT OF ROADWAY SUBSURFACE EXPLORATION PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. DATED OCTOBER 19, 2021

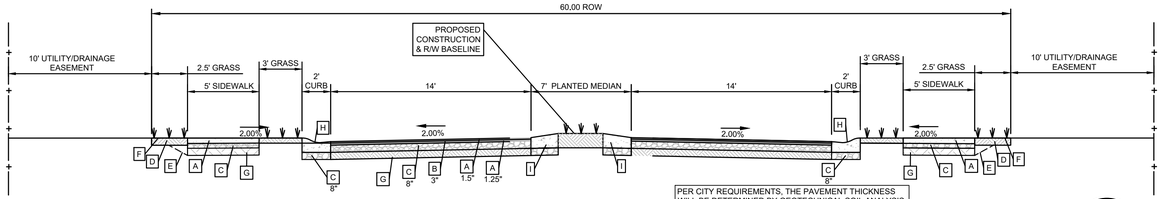
- A ITEM 401005 - SUPERPAVE TYPE C, PG 64-22
- B ITEM 401014 - SUPERPAVE TYPE B, PG 64-22
- C ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
- D ITEM 908004 - TOPSOIL, 6" DEPTH OR ITEM 908010 - TOPSOILING, 6" DEPTH ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND
- E ITEM 209006 - BORROW, TYPE F
- F ITEM 908020 - EROSION CONTROL BLANKET MULCH, TYPE 3 FOR 1 ROLL WITH MINIMUM 6' OF WIDTH
- G PROOF ROLLED AND COMPACTED SUBGRADE TO 95% OF ASTM D1557
- H ITEM 701010 - INTEGRAL PCC CURB- TYPE 2
- I ITEM 701010 - PORTLAND CEMENT CONCRETE CURB - TYPE 2



PER CITY REQUIREMENTS, THE PAVEMENT THICKNESS WILL BE DETERMINED BY GEOTECHNICAL SOIL ANALYSIS

DETAIL- INTERIOR ROADWAY CROSS SECTION - MINOR ROAD (TYP.)
DRAWN TO SCALE

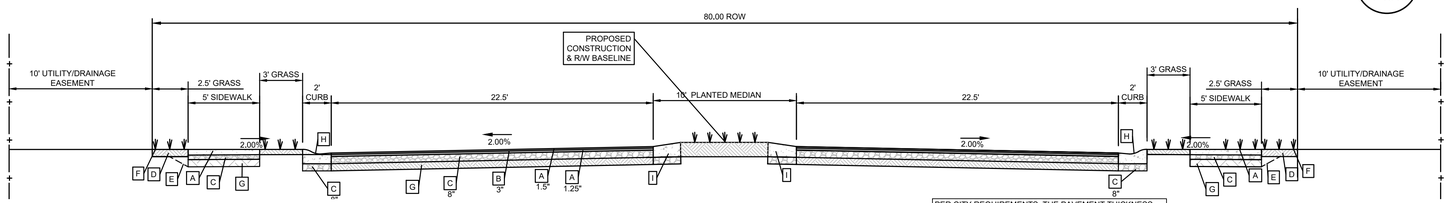
1
PP1010



PER CITY REQUIREMENTS, THE PAVEMENT THICKNESS WILL BE DETERMINED BY GEOTECHNICAL SOIL ANALYSIS

DETAIL- WESTWOOD BLVD. CROSS SECTION - MAJOR COLLECTOR (60' ROW)
DRAWN TO SCALE

2
PP1010



PER CITY REQUIREMENTS, THE PAVEMENT THICKNESS WILL BE DETERMINED BY GEOTECHNICAL SOIL ANALYSIS

DETAIL- WESTWOOD BLVD. CROSS SECTION - MAJOR COLLECTOR (80' ROW)
DRAWN TO SCALE

3
PP1010

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER
3/18/22

WESTWOOD SUBDIVISION
WILLIAMSVILLE ROAD
MILFORD, DE 19963

PRELIMINARY SUBDIVISION PLAT DETAILS

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
2	2022-03-11	REVISED PER CITY OF MILFORD COMMENTS	EOC
1	2021-11-12	REVISED PER CITY OF MILFORD COMMENTS	EOC

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	RIBER20002
DATE	2021-03-18
DRAWING SCALE	AS SHOWN
DRAWN BY	EOC/EWW
APPROVED BY	AMD

PP1010

SHEET 12 OF 15

PLOTTED: 3/11/2022 2:02 PM, BY: Emmanuel Chinaka PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —
U:\Accounts\RIBER\RIBER20002 - Draper Farm\DESIGN_SHEETS\PP1010.dwg

ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R200	13.00'	078°05'29"	17.72'	10.54	16.38'	S 48°00'41" W
R201	50.00'	032°34'55"	28.43'	14.61	28.05'	N 25°15'24" E
R202	50.00'	044°29'26"	38.83'	20.45	37.86'	N 63°47'34" E
R203	50.00'	044°29'26"	38.83'	20.45	37.86'	S 71°43'00" E
R204	50.00'	044°29'26"	38.83'	20.45	37.86'	S 27°13'34" E
R205	50.00'	044°29'26"	38.83'	20.45	37.86'	S 17°15'51" W
R206	50.00'	033°12'11"	28.98'	14.91	28.57'	S 56°06'40" W
R207	50.00'	014°20'41"	12.52'	6.29	12.49'	S 79°53'06" W
R208	50.00'	270°00'00"	235.62'	50.00	70.71'	S 47°56'34" E
R209	75.00'	014°33'51"	19.06'	9.58	19.01'	N 85°39'39" W
R210	75.00'	029°07'19"	38.12'	19.48	37.71'	N 63°49'04" W
R211	75.00'	030°17'10"	39.64'	20.30	39.18'	N 34°06'49" W
R212	75.00'	008°51'33"	11.60'	5.81	11.59'	N 14°32'27" W
R213	75.00'	082°49'53"	108.43'	66.16	99.23'	N 51°31'37" W
R214	25.00'	090°00'00"	39.27'	25.00	35.36'	S 42°03'26" W
R215	25.00'	082°49'53"	36.14'	22.05	33.08'	N 51°31'37" W
R216	25.00'	090°00'00"	39.27'	25.00	35.36'	N 34°53'19" E
R217	442.79'	008°32'53"	66.06'	33.09	66.00'	S 72°30'32" W
R218	442.79'	008°32'53"	66.06'	33.09	66.00'	S 63°57'39" W
R219	442.79'	008°32'53"	66.06'	33.09	66.00'	S 55°24'46" W

ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R220	410.02'	010°48'58"	77.40'	38.82	77.29'	S 45°55'51" W
R221	162.87'	005°52'35"	16.70'	8.36	16.70'	S 40°58'06" W
R222	442.79'	037°49'18"	292.29'	151.70	287.02'	S 57°52'19" W
R223	25.00'	098°44'41"	43.09'	29.14	37.95'	N 88°20'01" E
R224	353.87'	013°49'28"	85.38'	42.90	85.18'	S 35°22'55" E
R225	353.87'	014°56'15"	92.26'	46.39	92.00'	S 21°00'03" E
R226	353.87'	011°35'59"	71.64'	35.94	71.52'	S 07°43'56" E
R227	353.87'	040°21'42"	249.28'	130.07	244.16'	S 22°06'48" E
R228	25.00'	098°44'41"	43.09'	29.14	37.95'	S 10°24'41" E
R229	392.79'	010°27'58"	71.75'	35.98	71.65'	S 44°11'39" W
R230	392.79'	012°56'34"	88.73'	44.55	88.54'	S 55°53'55" W
R231	392.79'	014°06'34"	96.73'	48.61	96.48'	S 69°25'29" W
R232	392.79'	000°06'42"	0.77'	0.38	0.77'	S 76°32'07" W
R233	392.79'	037°37'48"	257.97'	133.83	253.36'	S 57°46'34" W
R234	25.00'	090°00'00"	39.27'	25.00	35.36'	N 55°06'41" W
R235	25.00'	090°00'00"	39.27'	25.00	35.36'	N 34°53'19" E
R236	352.52'	001°12'51"	7.47'	3.74	7.47'	N 80°29'36" E
R237	353.87'	014°55'52"	92.22'	46.37	91.96'	N 88°33'49" E
R238	353.87'	007°48'14"	48.20'	24.14	48.16'	S 80°04'08" E
R239	353.87'	016°23'00"	101.19'	50.94	100.84'	S 67°58'31" E

ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R240	353.87'	040°19'40"	249.07'	129.95	243.96'	S 79°56'51" E
R241	25.00'	090°00'00"	39.27'	25.00	35.36'	N 47°56'34" W
R242	403.87'	001°26'00"	10.10'	5.05	10.10'	S 02°42'50" E
R243	403.87'	009°22'25"	66.07'	33.11	66.00'	S 08°07'02" E
R244	403.87'	009°22'25"	66.07'	33.11	66.00'	S 17°29'27" E
R245	403.87'	009°22'25"	66.07'	33.11	66.00'	S 26°51'52" E
R246	403.87'	009°22'25"	66.07'	33.11	66.00'	S 36°14'17" E
R247	403.87'	009°22'25"	66.07'	33.11	66.00'	S 45°36'42" E
R248	403.87'	009°22'25"	66.07'	33.11	66.00'	S 54°59'07" E
R249	403.87'	009°22'25"	66.07'	33.11	66.00'	S 64°21'32" E
R250	403.87'	009°22'25"	66.07'	33.11	66.00'	S 73°43'57" E
R251	403.87'	009°22'25"	66.07'	33.11	66.00'	S 83°06'22" E
R252	403.87'	009°19'53"	65.78'	32.96	65.70'	N 87°37'53" E
R253	403.87'	003°04'38"	21.69'	10.85	21.69'	N 81°25'38" E
R254	403.87'	098°06'51"	691.60'	465.54	610.14'	S 51°03'15" E
R255	23.12'	092°05'33"	37.16'	23.98	33.29'	N 55°03'18" W
R256	250.00'	005°45'00"	25.09'	12.56	25.08'	S 12°59'11" E
R257	250.00'	012°51'40"	56.12'	28.18	56.00'	S 22°17'32" E
R258	250.00'	012°51'40"	56.12'	28.18	56.00'	S 35°09'12" E
R259	250.00'	012°51'40"	56.12'	28.18	56.00'	S 48°00'53" E

ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R260	250.00'	012°51'40"	56.12'	28.18	56.00'	S 60°52'33" E
R261	250.00'	012°51'40"	56.12'	28.18	56.00'	S 73°44'13" E
R262	250.00'	012°51'40"	56.12'	28.18	56.00'	S 86°35'54" E
R263	250.00'	018°42'38"	81.64'	41.19	81.28'	N 77°36'57" E
R264	250.00'	101°37'42"	443.44'	306.68	387.55'	S 60°55'32" E
R265	25.00'	088°53'42"	38.79'	24.52	35.01'	N 67°17'32" W
R266	73.00'	037°34'16"	47.87'	24.83	47.02'	S 07°22'43" W
R267	73.00'	037°34'16"	47.87'	24.83	47.02'	S 30°11'33" E
R268	73.00'	037°34'16"	47.87'	24.83	47.02'	S 67°45'49" E
R269	73.00'	037°34'16"	47.87'	24.83	47.02'	N 74°39'55" E
R270	73.00'	037°34'16"	47.87'	24.83	47.02'	N 37°05'38" E
R271	73.00'	187°51'21"	239.35'	1063.17	145.66'	S 67°45'49" E
R272	25.00'	090°00'00"	39.27'	25.00	35.36'	N 67°50'41" W
R273	25.00'	090°00'00"	39.27'	25.00	35.36'	S 22°09'19" W
R274	50.09'	089°44'34"	78.45'	49.86	70.67'	S 22°10'53" W
R275	25.00'	090°00'00"	39.27'	25.00	35.36'	S 22°09'19" W
R276	310.00'	004°26'55"	24.07'	12.04	24.06'	S 64°55'51" W
R277	310.00'	012°13'18"	66.13'	33.19	66.00'	S 56°35'45" W
R278	310.00'	012°13'18"	66.13'	33.19	66.00'	S 44°22'27" W
R279	310.00'	012°13'18"	66.13'	33.19	66.00'	S 32°09'10" W

ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R280	310.00'	012°13'18"	66.13'	33.19	66.00'	S 19°55'52" W
R281	310.00'	012°13'18"	66.13'	33.19	66.00'	S 07°42'34" W
R282	310.00'	012°13'18"	66.13'	33.19	66.00'	S 04°30'44" E
R283	310.00'	012°13'18"	66.13'	33.19	66.00'	S 16°44'02" E
R284	310.00'	012°13'18"	66.13'	33.19	66.00'	S 28°57'19" E
R285	310.00'	012°13'18"	66.13'	33.19	66.00'	S 41°10'37" E
R286	310.00'	012°13'18"	66.13'	33.19	66.00'	S 53°23'55" E
R287	310.00'	012°13'18"	66.13'	33.19	66.00'	S 65°37'13" E
R288	310.00'	012°13'18"	66.13'	33.19	66.00'	S 77°50'31" E
R289	310.00'	012°13'18"	66.13'	33.19	66.00'	N 89°56'11" E
R290	310.00'	012°13'18"	66.13'	33.19	66.00'	N 77°42'54" E
R291	310.00'	004°26'55"	24.07'	12.04	24.06'	N 69°22'48" E
R292	310.00'	179°59'58"	973.89'	74492390.16	620.00'	N 22°50'41" W
R293	25.00'	090°00'00"	39.27'	25.00	35.36'	S 67°50'41" E
R294	300.00'	011°00'26"	57.63'	28.91	57.55'	S 28°20'54" E
R295	300.00'	007°38'42"	40.03'	20.04	40.00'	S 37°40'28" E
R296	300.00'	007°38'42"	40.03'	20.04	40.00'	S 45°19'10" E
R297	300.00'	007°38'42"	40.03'	20.04	40.00'	S 52°57'53" E
R298	300.00'	007°38'42"	40.03'	20.04	40.00'	S 60°36'35" E
R299	300.00'	007°38'42"	40.03'	20.04	40.00'	S 68°15'18" E

ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R300	300.00'	007°38'42"	40.03'	20.04	40.00'	S 75°54'00" E
R301	300.00'	007°38'42"	40.03'	20.04	40.00'	S 83°32'42" E
R302	300.00'	005°34'30"	29.19'	14.61	29.18'	N 89°50'41" E
R303	300.00'	070°05'53"	367.03'	210.45	344.57'	N 57°53'37" W
R304	550.00'	001°22'37"	13.22'	6.61	13.22'	N 86°22'08" E
R305	550.00'	004°10'04"	40.01'	20.01	40.00'	N 83°35'47" E
R306	550.00'	004°10'04"	40.01'	20.01	40.00'	N 79°25'43" E
R307	550.00'	004°10'04"	40.01'	20.01	40.00'	N 75°15'38" E
R308	550.00'	004°10'04"	40.01'	20.01	40.00'	N 71°05'34" E
R309	550.00'	004°10'04"	40.01'	20.01	40.00'	N 66°55'30" E
R310	550.00'	004°10'04"	40.01'	20.01	40.00'	N 62°45'25" E
R311	550.00'	004°10'04"	40.01'	20.01	40.00'	N 58°35'21" E
R312	550.00'	004°10'04"	40.01'	20.01	40.00'	N 54°25'17" E
R313	550.00'	001°53'20"	18.13'	9.07	18.13'	N 51°23'35" E
R314	550.00'	006°52'47"	66.04'	33.06	66.00'	N 47°00'32" E
R315	550.00'	006°52'47"	66.04'	33.06	66.00'	N 40°07'45" E
R316	550.00'	006°52'47"	66.04'	33.06	66.00'	N 33°14'58" E
R317	550.00'	006°52'47"	66.04'	33.06	66.00'	N 26°22'12" E
R318	550.00'	006°52'47"	66.04'	33.06	66.00'	N 19°29'25" E
R319	550.00'	006°52'47"	66.04'	33.06	66.00'	N 12°36'38" E

ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R320	550.00'	006°52'47"	66.04'	33.06	66.00'	N 05°43'52" E
R321	550.00'	006°42'37"	64.41'	32.24	64.38'	N 01°03'50" W
R322	550.00'	084°45'58"	813.70'	501.92	741.49'	S 44°40'27" W
R323	25.00'	086°18'20"	37.66'	23.44	34.20'	N 36°44'09" E
R324	25.00'	090°00'00"	39.27'	25.00	35.36'	S 55°06'41" E
R325	441.83'	000°51'37"	6.63'	3.32	6.63'	S 09°41'42" E
R326	499.12'	008°31'15"	74.23'	37.18	74.16'	S 05°06'05" E
R327	500.00'	008°25'12"	73.48'	36.81	73.41'	S 03°21'53" W
R328	500.00'	008°25'12"	73.48'	36.81	73.41'	S 11°47'05" W
R329	500.00'	008°25'12"	73.48'	36.81	73.41'	S 20°12'16" W
R330	500.00'	008°25'12"	73.48'	36.81	73.41'	S 28°37'28" W
R331	500.00'	008°25'12"	73.48'	36.81	73.41'	S 37°02'40" W
R332	500.00'	008°25'12"	73.48'	36.81	73.41'	S 45°27'52" W
R333	500.00'	008°25'12"	73.48'	36.81	73.41'	S 53°53'04" W
R334	500.00'	028°57'47"	252.75'	129.14	250.07'	S 72°34'33" W
R335	500.00'	097°10'07"	847.96'	566.83	749.93'	S 38°28'23" W
R336	25.00'	090°00'00"	39.27'	25.00	35.36'	N 47°56'34" W
R337	525.00'	001°41'47"	15.54'	7.77	15.54'	N 03°47'28" W
R338	525.00'	007°12'19"	66.02'	33.05	65.98'	N 08°14'31" W
R339	525.00'	007°12'28"	66.04'	33.07	66.00'	N 15°26'54" W

ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R340	525.00'	007°12'28"	66.04'	33.07	66.00'	N 22°39'21" W
R341	525.00'	007°12'28"	66.04'	33.07	66.00'	N 29°51'49" W
R342	525.00'	007°14'50"	66.41'	33.25	66.36'	N 37°05'28" W
R343	525.00'	004°34'58"	41.99'	21.01	41.98'	N 43°00'22" W
R344	525.00'	042°21'17"	388.10'	203.40	379.32'	S 24°07'13" E
R345	25.00'	083°50'11"	36.58'	22.45	33.40'	N 03°22'45" W
R346	400.00'	007°43'30"	53.93'	27.01	53.89'	N 34°40'35" E
R347	400.00'	008°53'23"	62.06'	31.09	62.00'	N 26°22'09" E
R348	400.00'	008°53'23"	62.06'	31.09	62.00'	N 17°28'46" E
R349	400.00'	008°53'23"	62.06'	31.09	62.00'	N 08°35'22" E
R350	400.00'	008°53'23"	62.06'	31.09	62.00'	N 00°18'01" W
R351	400.00'	008°51'44"	61.87'	31.00	61.81'	N 09°10'34" W
R352	400.00'	002°28'52"	17.32'	8.66	17.32'	N 14°50'52" W
R353	400.00'	054°37'38"	381.37'	206.58	367.09'	S 11°13'31" W
R354	25.00'	083°14'37"	36.32'	22.21	33.21'	N 25°32'01" E
R355	25.00'	090°00'00"	39.27'	25.00	35.36'	S 22°09'19" W
R356	25.00'	089°58'33"	39.26'	24.99	35.35'	N 67°49'57" W
R357	200.00'	102°44'00"	358.61'	250.24	312.46'	S 61°28'41" E
R358	25.00'	098°51'00"	43.13'	29.19	37.98'	N 63°25'11" W
R359	350.00'	094°48'49"	579.18'	380.71	515.32'	N 33°24'44" E

ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R360	25.00'	098°51'00"	43.13'	29.19	37.98'	S 49°45'22" E
R361	25.00'	073°23'54"	32.03'	18.63	29.88'	S 36°22'05" W
R362	150.00'	079°18'37"	207.63'	124.33	191.45'	S 33°24'44" W
R363	25.00'	073°23'54"	32.03'	18.63	29.88'	S 30°27'22" W
R364	25.00'	098°51'00"	43.13'	29.19	37.98'	S 49°05'37" W
R365	350.00'	010°08'55"	61.99'	31.08	61.91'	N 76°24'25" W
R366	350.00'	013°47'03"	84.20'	42.31	84.00'	N 64°26'26" W
R367	350.00'	013°47'03"	84.20'	42.31	84.00'	N 50°39'23" W
R368	350.00'	012°04'12"	73.73'	37.00	73.59'	N 37°43'46" W
R369	350.00'	049°47'13"	304.13'	162.42	294.65'	N 56°35'16" W
R370	25.00'	098°51'00"	43.13'	29.19	37.98'	N 17°43'50" E
R371	25.00'	073°23'54"	32.03'	18.63	29.88'	S 76°08'43" E
R372	150.00'	000°26'52"	1.17'	0.59	1.17'	S 39°40'12" E
R373	150.00'	015°19'28"	40.12'	20.18	40.00'	S 47°33'22" E
R374	150.00'	015°19'28"	40.12'	20.18	40.00'	S 62°52'50" E
R375	150.00'	003°11'12"	8.34'	4.17	8.34'	S 72°08'11" E
R376	150.00'	034°17'01"	89.75'	46.27	88.42'	N 56°35'16" W
R377	25.00'	073°23'54"	32.03'	18.63	29.88'	S 37°01'50" E
R378	25.00'	082°39'00"	36.06'	21.98	33.02'	S 86°37'21" E
R379	400.00'	006°01'22"	42.05'	21.04	42.03'	N 55°03'50" E

ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R380	400.00'	009°27'52"	66.08'	33.11	66.00'	N 62°48'27" E
R381	400.00'	003°11'56"	22.33'	11.17	22.33'	N 69°08'21" E
R382	399.35'	006°16'33"	43.74'	21.89	43.72'	N 73°52'27" E
R383	399.27'	005°55'08"	41.25'	20.64	41.23'	N 79°57'21" E
R384	400.00'	030°51'36"	215.44'	110.40	212.85'	S 67°28'57" W
R385	25.00'	083°14'37"	36.32'	22.21	33.21'	N 41°17'26" E
R386	7643.35'	000°08'33"	19.02'	9.51	19.02'	N 00°22'51" W
R387	3054.06'	001°19'54"	70.98'	35.49	70.98'	N 01°10'35" W
R388	3116.35'	001°15'27"	68.40'	34.20	68.39'	N 02°27'52" W
R389	3116.35'	002°54'44"	158.40'	79.22	158.38'	N 01°38'13" W
R390	25.00'	090°00'00"	39.27'	25.00	35.36'	N 47°56'34" W
R391	25.00'	090°00'00"	39.27'	25.00	35.36'	S 42°03'26" W
R392	475.00'	001°52'30"	15.54'	7.77	15.54'	S 03°52'49" E
R393	475.00'	009°32'15"	79.07'	39.63	78.98'	S 09°35'12" E
R394	475.00'	009°02'14"	74.92'	37.54	74.84'	S 18°52'26" E
R395	475.00'	009°02'14"	74.92'	37.54	74.84'	S 27°54'39" E
R396	475.00'	007°52'33"	65.29'	32.70	65.24'	S 36°22'03" E
R397	475.00'	004°59'32"	41.39'	20.71	41.37'	S 42°48'05" E
R398	475.00'	042°21'17"	351.13'	184.02	343.19'	S 24°07'13" E
R399	25.00'	083°14'37"	36.32'	22.21	33.21'	S 41°57'11" E

ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R400	400.00'	006°08'59"	42.93'	21.49	42.91'	S 80°30'00" E
R401	400.00'	009°27'52"	66.08'	33.11	66.00'	S 72°41'35" E
R402	400.00'	009°27'52"	66.08'	33.11	66.00'	S 63°13'42" E
R403	400.00'	009°27'52"	66.08'	33.11	66.00'	S 53°45'50" E
R404	400.00'	009°27'52"	66.08'	33.11	66.00'	S 44°17'57" E
R405	400.00'	009°57'58"	69.58'	34.88	69.49'	S 34°35'02" E
R406	400.00'	053°58'26"	376.81'	203.70	363.03'	N 56°35'16" W
R407	25.00'	083°14'37"	36.32'	22.21	33.21'	S 71°13'22" E
R408	25.00'	090°00'00"	39.27'	25.00	35.36'	N 22°09'19" E
R409	250.00'	015°25'50"	67.33'	33.87	67.13'	N 30°33'35" W
R410	250.00'	019°11'17"	83.72'	42.26	83.33'	N 47°52'09" W
R411	250.00'	019°11'17"	83.72'	42.26	83.33'	N 67°03'26" W
R412	250.00'	016°17'29"	71.08'	35.78	70.85'	N 84°47'49" W
R413	250.00'	070°05'53"	305.86'	175.37	287.14'	N 57°53'37" W
R414	25.00'	090°00'00"	39.27'	25.00	35.36'	S 42°03'26" W
R415	3525.00'	001°06'42"	68.39'	34.20	68.39'	S 02°23'13" E
R416	3525.00'	001°08'16"	69.99'	35.00	69.99'	S 01°15'44" E
R417	3525.00'	000°21'44"	22.28'	11.14	22.28'	S 00°30'44" E
R418	3525.00'	002°36'42"	160.67'	80.35	160.66'	N 01°38'13" W
R419	37.50'	089°59'57"	58.90'	37.50	53.03'	S 22°09'18" W

ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R420	25.00'	048°11'35"	21.03'	11.18	20.41'	N 88°44'57" W
R421	50.00'	012°29'25"	10.90'	5.47	10.88'	N 70°53'52" W
R422	50.00'	051°25'43"	44.88'	24.08	43.39'	S 77°08'34" W
R423	50.00'	051°25'43"	44.88'	24.08	43.39'	S 25°42'51" W
R424	50.00'	051°25'43"	44.88'	24.08	43.39'	S 25°42'51" E
R425	50.00'	051°25'43"	44.88'	24.08	43.39'	S 77°08'34" E
R426	50.00'	051°25'43"	44.88'	24.08	43.39'	N 51°25'43" E
R427	50.00'	006°44'55"	5.89'	2.95	5.89'	N 22°20'24" E
R428	50.00'	276°22'54"	241.19'	44.72	66.67'	N 22°50'36" W
R429	25.00'	048°11'23"	21.03'	11.18	20.41'	N 43°03'38" E
R430	37.50'	090°00'00"	58.90'	37.50	53.03'	S 67°50'41" E
R431	25.00'	090°00'00"	39.27'	25.00	35.36'	S 22°09'19" W
R432	260.00'	022°50'27"	103.65'	52.52	102.96'	S 78°34'33" W
R433	260.00'	022°23'11"	101.59'	51.45	100.94'	N 78°48'38" W
R434	260.00'	022°23'11"	101.59'	51.45	100.94'	N 56°25'27" W
R435	260.00'	022°23'11"	101.59'	51.45	100.94'	N 34°02'16" W
R436	260.00'	022°23'11"	101.59'	51.45	100.94'	N 11°39'05" W
R437	260.00'	022°23'11"	101.59'	51.45	100.94'	N 10°44'06" E
R438	260.00'	022°23'11"	101.59'	51.45	100.94'	N 33°07'17" E
R439	260.00'	022°23'11"	101.59'	51.45	100.94'	N 55°30'28" E

ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R440	260.00'	000°27'16"	2.06'	1.03	2.06'	N 66°55'41" E
R441	260.00'	180°00'00"	816.81'	INFINITY	520.00'	N 22°50'41" W
R442	25.00'	090°00'00"	39.27'	25.00	35.36'	S 67°50'41" E
R443	25.00'	090°00'00"	39.27'	25.00	35.36'	S 22°09'19" W
R444	25.00'	090°03'03"	39.29'	25.02	35.37'	N 67°49'09" W
R445	25.00'	089°56'57"	39.25'	24.98	35.34'	N 22°10'51" E
R446	25.00'	090°00'00"	39.27'	25.00	35.36'	S 67°50'41" E
R447	25.00'	070°16'14"	30.66'	17.59	28.78'	S 12°17'26" W
R448	134.58'	007°48'47"	18.35'	9.19	18.34'	S 44°06'20" W
R449	150.00'	015°19'28"	40.12'	20.18	40.00'	S 32°46'39" W
R450	150.00'	015°19'28"	40.12'	20.18	40.00'	S 17°27'11" W
R451	150.00'	016°02'01"	41.98'	21.13	41.84'	S 01°46'26" W
R452	149.72'	053°47'34"	140.56'	75.94	135.46'	N 20°37'22" E
R453	25.00'	073°23'54"	32.03'	18.63	29.88'	S 30°27'22" W
R454	25.00'	090°00'00"	39.27'	25.00	35.36'	N 67°50'41" W
R455	25.00'	090°00'00"	39.27'	25.00	35.36'	N 22°09'19" E
R456	25.05'	089°45'52"	39.25'	24.95	35.36'	S 67°50'41" E
R457	25.00'	090°00'00"	39.27'	25.00	35.36'	S 22°09'19" W
R458	25.00'	073°23'54"	32.03'	18.63	29.88'	N 76°08'43" W
R459	150.00'	016°02'01"	41.98'	21.13	41.84'	S 47°27'47" E

ROW CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R460	150.00'	015°19'28"	40.12'	20.18	40.00'	S 63°08'32" E
R461	150.00'	015°19'28"	40.12'	20.18	40.00'	S 78°28'00" E
R462	150.00'	007°00'46"	18.36'	9.19	18.35'	S 89°38'07" E
R463	150.00'	053°41'44"	140.57'	75.93	135.49'	S 66°17'38" E
R464	25.00'	070°17'50"	30.67'	17.60	28.78'	N 57°59'35" W
R465	25.00'	090°00'00"	39.27'	25.00	35.36'	N 22°09'19" E
R466	25.00'	090°00'00"	39.27'	25.00	35.36'	S 67°50'41" E
R467	25.00'	090°00'00"	39.27'	25.00	35.36'	S 22°09'19" W
R468	25.00'	090°00'00"	39.27'	25.00	35.36'	S 67°50'41" E

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER

WESTWOOD SUBDIVISION
WILLIAMSVILLE ROAD
MILFORD, DE 19963

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

PRELIMINARY SUBDIVISION PLAT DETAILS

BY	NO.	DATE	REVISIONS
EOC	2	2022-03-11	REVISED PER CITY OF MILFORD COMMENTS
EOC	1	2021-11-12	REVISED PER CITY OF MILFORD COMMENTS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	RIBER20002
DATE	2021-03-18
DRAWING SCALE	AS SHOWN
DRAWN BY	EOC/EWW
APPROVED BY	AMD

PP1011

SHEET 13 OF 15

PROJECT STATUS: —
PLOTSTYLE: Pennoni NCS.stb
PLOTTED: 3/11/2022 2:04 PM, BY: Emmanuel Chinaka
U:\Accounts\RIBER\RIBER20002 - Draper Farm\DESIGN_SHEETS\PP1011.dwg

MATCHLINE: PLAN SHEET PP1004

SEE MATCHLINE BELOW

SEE MATHCLINE ABOVE

WILLIAMSVILLE ROAD(K.C.R-443)
EX. R.O.W. = 50' | MINOR COLLECTOR (STATE MAINTAINED)

MILFORD-HARRINGTON HIGHWAY (K.C.R-36)
STATE MAINTAINED

PROPOSED WATER STUB WITH METER AND CURB STOP FOR PARCEL 16.11 FOR FUTURE CONNECTION BY PROPERTY OWNER

PROPOSED WATER STUB WITH METER AND CURB STOP FOR PARCEL 16.01 FOR FUTURE CONNECTION BY PROPERTY OWNER

PROPOSED WATER STUB WITH METER AND CURB STOP FOR PARCEL 30.00 FOR FUTURE CONNECTION BY PROPERTY OWNER

PROPOSED WATER STUB WITH METER AND CURB STOP FOR PARCEL 30.00 FOR FUTURE CONNECTION BY PROPERTY OWNER

PROPOSED WATER STUB WITH METER AND CURB STOP FOR PARCEL 29.00 FOR FUTURE CONNECTION BY PROPERTY OWNER

MONUMENT SUBDIVISION SIGN

WATER MAIN CAPPED FOR FUTURE EXTENSION

PROPOSED STORMWATER FACILITY #12

A 15.00' WIDE PERMANENT EASEMENT CONTAINING ± 29,302 S.F IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT

AN VARYING RIGHT-OF-WAY (± 36,583 S.F.) IS HEREBY DEDICATED TO THE STATE OF DELAWARE, AS PER THIS PLAT

10" WATER LINE TO CONNECT TO EXISTING FACILITIES

4" FORCE MAIN COMING FROM SUBDIVISION PUMP STATION TO CONNECT TO EXISTING SEWER FACILITIES

PROPOSED CONNECTION OF 4" FORCE MAIN TO EXISTING MAN HOLE PER CITY OF MILFORD FEASIBILITY STUDY.

PROPOSED 10" WATR MAIN CONNECTION

1-45° BEND

PROPOSED RAILROAD CROSSING

EXISTING RAIL ROAD CROSSING

EDGE OF SOURCE WATER PROTECTION AREA

VETERANS CIRCLE

NISHOBE DR

PENN CENTRAL R.R.

0 50' 100'

PLOTTED: 3/11/2022 4:01 PM, BY: Emmanuel Chineke PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —

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PENNONI ASSOCIATES INC.
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Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER 3/11/2022

WESTWOOD SUBDIVISION
WILLIAMSVILLE ROAD
MILFORD, DE 19963

OFFSITE UTILITY IMPROVEMENT PLAN

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

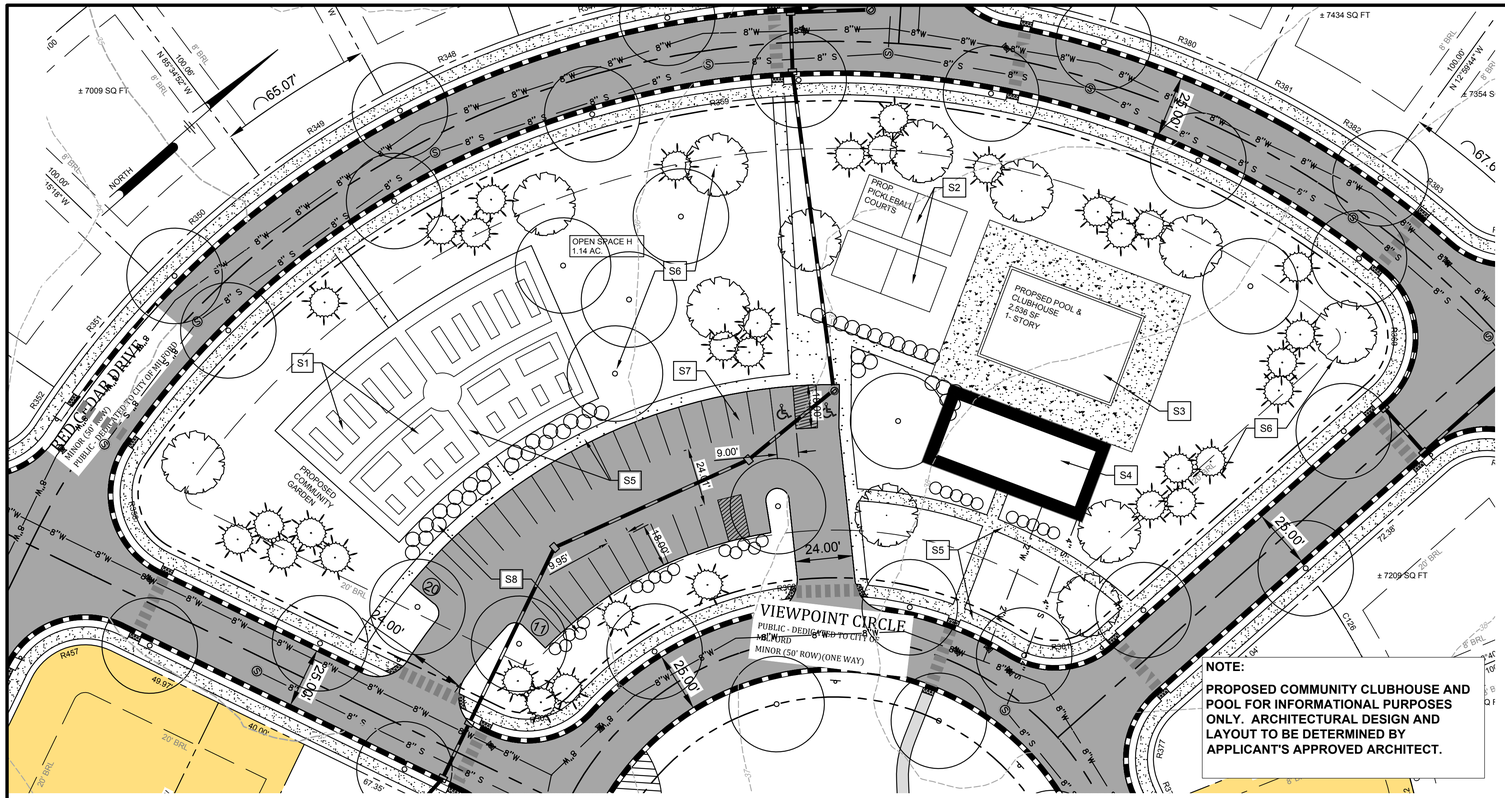
NO.	DATE	REVISIONS	BY
2	2022-03-11	REVISED PER CITY OF MILFORD COMMENTS	EOC
1	2021-11-12	REVISED PER CITY OF MILFORD COMMENTS	EOC

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PROJECT	RIBER20002
DATE	2021-03-18
DRAWING SCALE	1"=50'
DRAWN BY	EOC
APPROVED BY	AMD

PP1012

SHEET 14 OF 15



0 30' 60'

LANDSCAPE GENERAL NOTES

1. ALL PLANTS TO BE TRUE TO SPECIES, IN A RIGOROUS STATE OF GROWTH, MEET WITH THE LATEST STANDARDS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND BE FREE OF INSECTS, PESTS AND DISEASES. NO MATERIAL SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT

2. CONTRACTOR SHALL OBTAIN A DIGITAL FILE FROM LANDSCAPE ARCHITECT AS NEEDED TO PROPERLY STAKE OUT PROPOSED TREE LOCATIONS

3. REFER TO PROJECT SPECIFICATIONS FOR ALL REQUIREMENTS AND SUBMITTALS NOT COVERED IN THESE NOTES, DETAILS, AND DRAWINGS.

4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS, NOTES, AND SPECIFICATIONS.

5. MULCH:
   5.1. NATIVE SHREDDED HARDWOOD MIXED WITH NATIVE LEAF LITTER. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
   5.2. APPLY 1-2" DEPTH OF FINELY SHREDDED MULCH OVER GROUNDCOVER AND PERENNIAL BEDS.
   5.3. APPLY 2-3" DEPTH MULCH OVER SHRUB BEDS AND INSIDE SHRUB SAUCER RINGS.
   5.4. APPLY 4-5" DEPTH MULCH INSIDE TREE SAUCER RINGS.

6. FINE GRADING:
   FINE GRADE ALL GROUNDCOVER AND SHRUB BED PRIOR TO PLANTING. HAND GRADE ALL PROPOSED LAWN AREAS PRIOR TO HYDRO SEEDING OR LAYING SOD. REMOVE ALL ROCKS, CLUMPS, AND FOREIGN DEBRIS GREATER THAN 2" DIAMETER.

7. TOPSOIL:
   CONTRACTOR SHALL OBTAIN SOILS TESTS FROM THE DELAWARE DEPARTMENT OF AGRICULTURE EXTENSION OFFICE (OR EQUAL) AND FURNISH A COPY OF SAID REPORT TO LANDSCAPE ARCHITECT. PRE COUNTY REQUIREMENTS. 6" MINIMUM TOPSOIL SHALL BE PROVIDED THROUGHOUT THE SITE. PROVIDE 12" DEPTH TOP SOIL FOR ALL GROUNDCOVER PERENNIAL AND SEASONAL PLANTING BEDS. PROVIDE 18" DEPTH TOP SOIL FOR ALL TREE AND SHRUB BEDS.

8. PLANT PITS AND BACKFILL:
   8.1. ALL TREE PITS TO BE A MINIMUM OF 2.5 TIMES THE WIDTH OF THE ROOT BALL AND SHRUB PITS TO BE A MINIMUM OF 2 TIMES THE WIDTH OF THE CONTAINER OR ROOT BALL
   8.2. CONTRACTOR SHALL PERFORM A 24 HOUR PERK TEST ON TREE PITS. WATER SHOULD DRAIN FREELY FROM THE HOLE WITHIN A 24 HOUR PERIOD.
   8.3. SET TREE AND PIT DEPTH SUCH THAT THE TRUNK COLLAR OR WET LINE MATCHES THAT OF THE PROPOSED FINISH GRADE. IN POOR DRAINING SOILS CONDITIONS, SET TOPS OF ROOT BALLS APPROXIMATELY 2" ABOVE PROPOSED FINISH GRADE.
   8.4. FOR BALLED AND BURLAPPED TREES, REMOVE THE TOP ⅓ OF THE ROOT BALL CAGE PRIOR TO BACKFILL. REMOVE ALL TWINE AND TIES FROM THE TRUNK OF THE TREE.
   8.5. STANDARD PIT BACKFILL SHALL CONSIST OF ½ NATIVE SOIL, ½ COMPOST, AND ½ SPHAGNUM PEAT MOSS MIXED LIBERALLY TOGETHER. FOR POORLY DRAINING NATIVE SOIL CONDITIONS, PIT BACKFILL SHALL CONSIST OF ½ NATIVE SOIL, ½ COMPOST, AND ½ SAND MIXED LIBERALLY. ADJUST STANDARD FILL MATERIAL MIX WHERE STRUCTURAL SOILS ARE REQUIRED.
   8.6. AROUND EACH TREE SHAPE A 5-6" TALL SOIL SAUCER RING WITH THE INSIDE RING DIAMETER 12" WIDER THAN THE ROOT BALL. AROUND EACH SHRUB, SHAPE A 3-4" TALL SOIL SAUCER RING WITH AN INSIDE DIAMETER OF 8" WIDER THAN THE ROOT BALL
   8.7. SETTLE TREE AND SHRUB PIT BACKFILL BY WATERING THE INTERIOR OF SAUCER RING TWICE BEFORE MULCHING.

9. TREE STAKING AND GUYING
   ALL TREES GREATER THAN 1.75" IN CALIPER OR 6' IN HEIGHT SHALL BE STAKED OR GUYED AS SHOWN IN DETAILS. LASSO TIES SHALL BE OF 1-1/4" WIDE NYLON STRAPS OR OF FLEXIBLE PLASTIC THAT WILL NOT CHAFE, SCAR OR DAMAGE TREE LIMBS. STAKE AND GUY CHORDS SHALL BE FLAGGED OR COVERED WITH APPROPRIATE MATERIALS SO THAT THEY ARE READILY VISIBLE. PROVIDE THREE (3) STAKES OR GUYS MINIMUM PER TREE, SPACED EQUALLY ABOUT THE TRUNK BASE. TWO (2) STAKES MINIMUM MAY BE USED IN NARROW, WIND-SHELTERED AREAS WHERE STANDARD STAKING OR GUYING WILL CANNOT FIT. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING MATERIALS AFTER ONE COMPLETE GROWING SEASON. ALTERNATIVE STAKING METHODS PROPOSED MUST BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.

10. FERTILIZERS:
    FERTILIZERS FOR LAWNS, BEDS, AND TREE & SHRUB PITS SHALL BE DETERMINED THOUGH THIRD PARTY SOILS TESTING FURNISHED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT SOILS TEST RESULTS AND PROPOSED FERTILIZER PRODUCT(S) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.

11. LANDSCAPE DRAINAGE:
    THE LANDSCAPE PLAN HAS BEEN PREPARED WITH EXISTING AND PROPOSED GRADIENT DATA PER THE CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN EXISTING CONDITIONS OR PROPOSED GRADING THAT WOULD COMPROMISE THE PROPER INSTALLATION AND POSITIVE DRAINAGE OF PROPOSED LANDSCAPE PLANTINGS AND/OR SITE ELEMENTS.

12. SEEDED AREAS:
    THE LIMIT OF SEEDING SHALL EXTEND TO ALL NON SODDED AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR SHALL SUBMIT APPROPRIATE NATIVE GRASS SEED MIX(ES) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL. AREA SEEDING SHALL BE AT A RATE OF APPROXIMATELY 1 LBS PER 2000 SF OR PER SEED MIX RECOMMENDATIONS TO ACHIEVE THE DESIRABLE PLS APPLICATION RATE. ALL SEED AREA SHALL APPLIED WITH HYDROMULCH OR WITH OTHER TACKIFYING METHODS TO ENSURE SOIL STABILITY THROUGH TO GERMINATION AND ESTABLISHMENT OF THE SEEDED AREA.

13. MAINTENANCE PERIOD AND GUARANTEE:
    CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS THROUGH ONE COMPLETE GROWING SEASON AFTER INITIAL PLANTING. NURSERY PLANT SELECTION MAY BE COORDINATED WITH LANDSCAPE ARCHITECT, BUT SHALL NOT EXEMPT CONTRACTOR FROM MAINTENANCE PERIOD RESPONSIBILITIES AND GUARANTEES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 2 WEEKS IN ADVANCE TO SCHEDULE AN APPOINTMENT FOR FIELD SELECTION OF PLANT MATERIALS.

14. QUALIFICATIONS, INSPECTIONS, AND APPROVALS:
    A STATEMENT OF QUALIFICATION SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT AND OWNER AT BID SUBMISSION. BONDING: AT OWNER'S DISCRETION, BONDING MAY BE REQUIRED BY THE CONTRACTOR, OR PROOF OF BONDABLE STATUS. REFER TO SPECIFICATIONS FOR LANDSCAPE INSPECTIONS SCHEDULE AND MATERIALS TESTING NOT COVERED IN THESE NOTES. RESULTS FROM ALL REQUIRED MATERIALS TESTING TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. A NOTICE OF FINAL ACCEPTANCE SHALL BE ISSUED TO CONTRACTOR BY THE LANDSCAPE ARCHITECT UPON LANDSCAPE ARCHITECT AND OWNER APPROVAL OF ALL REQUIRED TESTING, MOCK-UPS AND SAMPLES, AND THE SATISFACTORY COMPLETION OF ALL LANDSCAPE CONSTRUCTION PUNCH-LIST ITEMS AND SUBMISSION OF WRITTEN GUARANTEES. A NOTICE OF CONDITIONAL ACCEPTANCE MAY BE ISSUED IN LIEU OF A FINAL ACCEPTANCE NOTICE BY LANDSCAPE ARCHITECT AT THE OWNER'S DISCRETION AND UNDER THE OWNER'S TERMS.

15. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".

16. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.

18. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.

19. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)

20. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.

21. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 12'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.

22. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" 0F BARK MULCH PER SPECIFICATIONS.

23. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.

24. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.

25. THE CONTRACTOR IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING WATERING ALL PLANTS ANY TIME FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL IS LESS THAN ONE INCH PER WEEK.

26. THE DEVELOPER OR HOME OWNERS ASSOCIATION SHALL BEAR THE RESPONSIBILITY OF REPLACING ANY LANDSCAPING WITHIN SUSSEX COUNTY SEWER EASEMENTS THAT IS DESTROYED OR DAMAGED DUE TO SEWER SYSTEM MAINTENANCE, REPLACEMENT, OR EXTENSION.

27. THE ACTUAL STREET TREE LOCATION SHALL BE COORDINATED DURING LOT CONSTRUCTION. STREET TREES SHALL BE LOCATED WITHIN A 20 FEET OF THE LOCATION SHOWN ON THE PLANS. A 10-FOOT HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM ALL WATER AND SEWER LATERALS.

28. THE BUFFER AREA SHALL HAVE A FINAL GRADE THAT CONTAINS A MINIMUM OF FOUR INCHES OF TOPSOIL AND A SUITABLE GRASS MIX PLANTED AS SACRIFICIAL COVER BETWEEN THE BUFFER TREES FOR SOIL STABILIZATION UNTIL THE NEWLY PLANTED TREES BECOME LARGER. THE PLAN MAY SUBSTITUTE WOOD CHIPS FOR PLANTED GRASS BETWEEN THE BUFFER TREES IN RESPECT TO BOTH NEWLY PLANTED AND EXISTING TREES, AS DETERMINED BY THE LANDSCAPE ARCHITECT.

29. THE FORESTED AND/OR LANDSCAPE BUFFER SHALL BE INSTALLED WITHIN 18 MONTHS FROM THE DATE SITE WORK IS AUTHORIZED TO COMMENCE, AS DOCUMENTED BY A NOTICE TO PROCEED LETTER FROM THE COMMISSION.

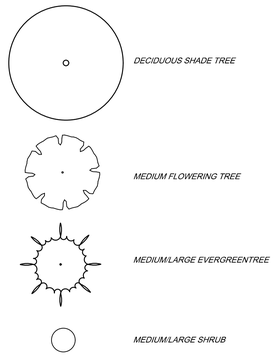
30. THE LAND DEVELOPER SHALL BE HELD RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR NECESSARY WATERING FOR A MINIMUM OF TWO YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A HOMEOWNERS' ASSOCIATION; PROVIDED, HOWEVER, THAT THE DEVELOPER SHALL REPLACE ANY TREES THAT DIE DURING THE MINIMUM TWO-YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A HOMEOWNERS' ASSOCIATION.

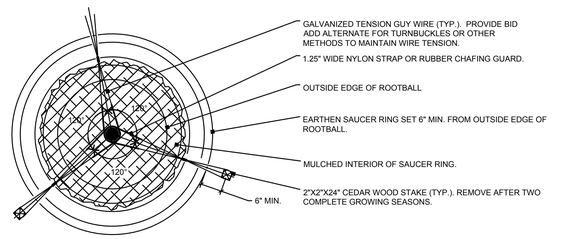
31. THE PERPETUAL MAINTENANCE OF THE BUFFER PLANTINGS BY A HOMEOWNERS' ASSOCIATION SHALL BE ASSURED THROUGH THE RESTRICTIVE COVENANTS AND/OR HOMEOWNERS' ASSOCIATION DOCUMENTS WHICH ARE OBLIGATORY UPON THE PURCHASERS THROUGH ASSESSMENTS BY THE HOMEOWNERS' ASSOCIATION.

SITE KEYED NOTES

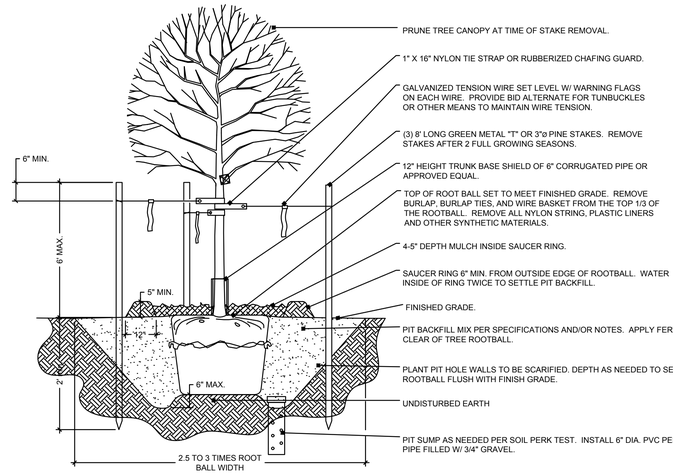
S1	PROPOSED RAISED PLANTING BEDS
S2	PROPOSED RECREATIONAL COURTS
S3	PROPOSED COMMUNITY POOL
S4	PROPOSED CLUBHOUSE
S5	PROPOSED WALKWAYS
S6	PROPOSED LANDSCAPING
S7	PROPOSED PARKING
S8	PROPOSED LANDSCAPE SCREENING

TREE/SHRUB LEGEND

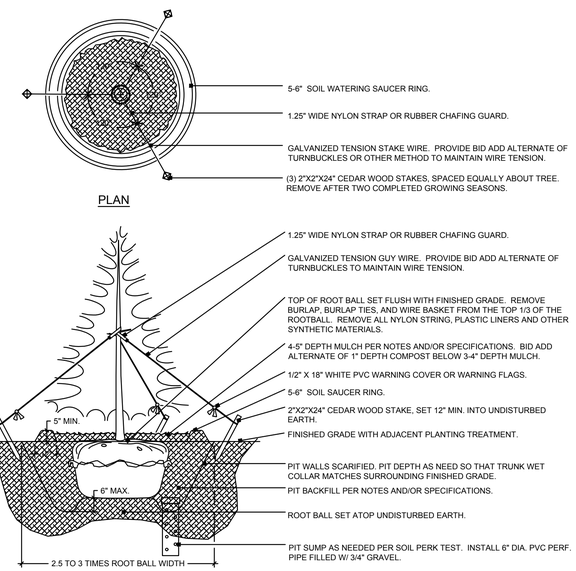




NOTE: SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN TREES AND UTILITY FACILITIES SO AS TO NOT HINDER USE OR ACCESS TO SAID FACILITIES. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITES PRIOR TO DIGGING.



A CANOPY TREE PLANTING AND GUYING
N.T.S.



B EVERGREEN TREE PLANTING AND STAKING
N.T.S.

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

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ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER
3/10/22

DETAILED CLUBHOUSE & AMENITY PLAN

WESTWOOD SUBDIVISION
WILLIAMSVILLE ROAD
MILFORD, DE 19963

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

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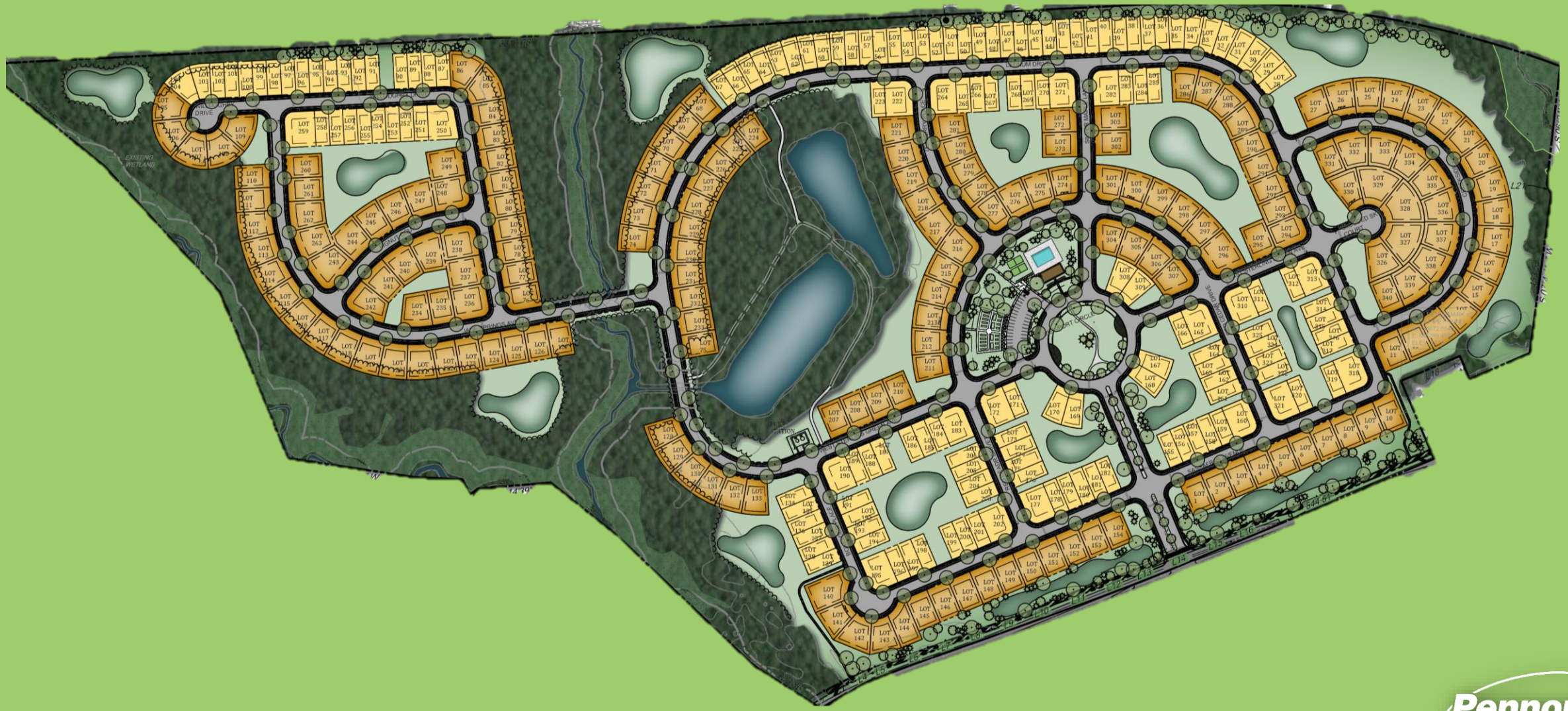
PROJECT	RIBER20002
DATE	2021-03-18
DRAWING SCALE	1"=30'
DRAWN BY	EWW
APPROVED BY	AMD

PP1013

SHEET 15 OF 15

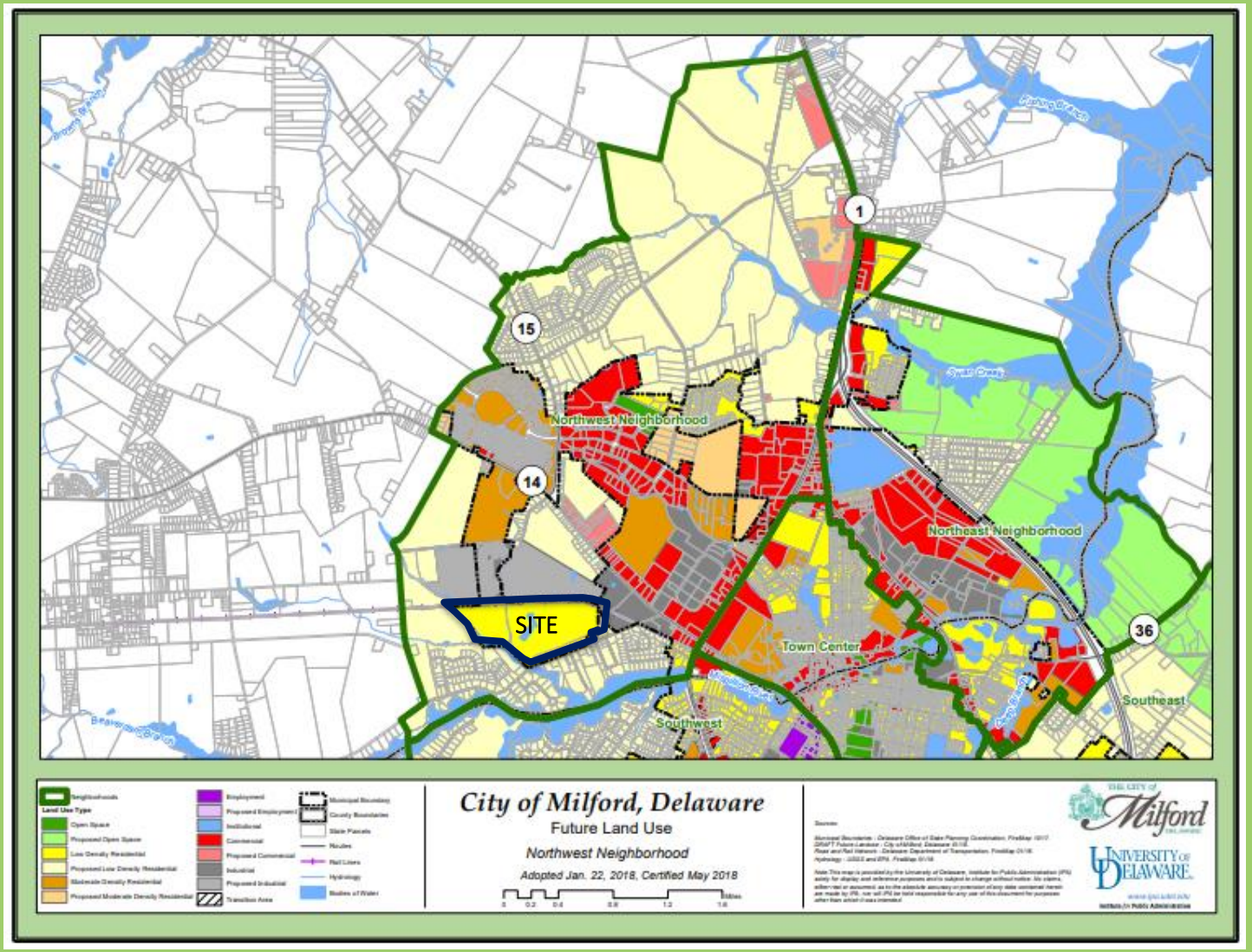
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WESTWOOD SUBDIVISION 2022-16

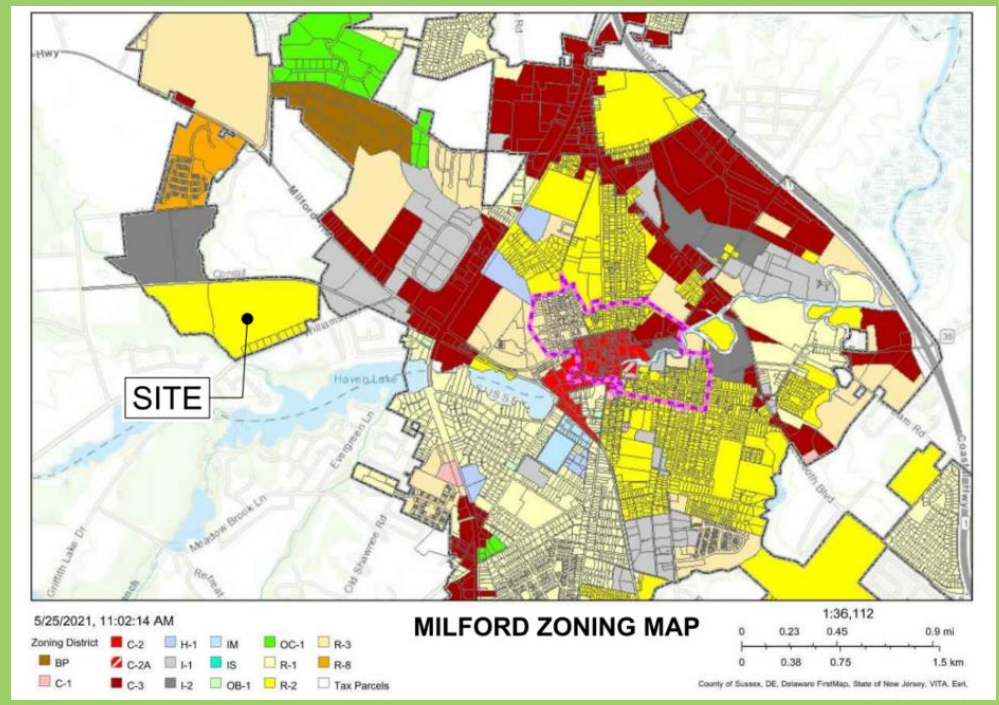

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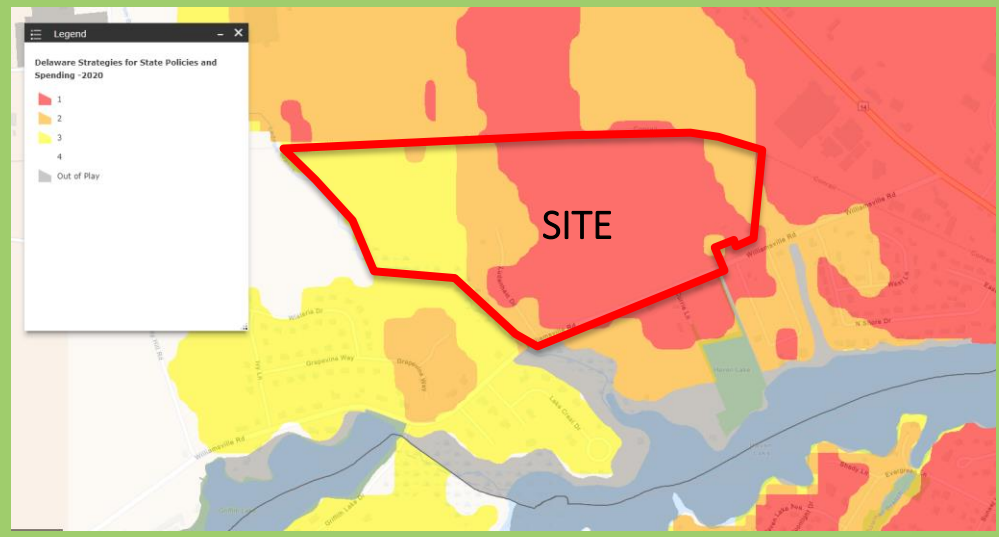


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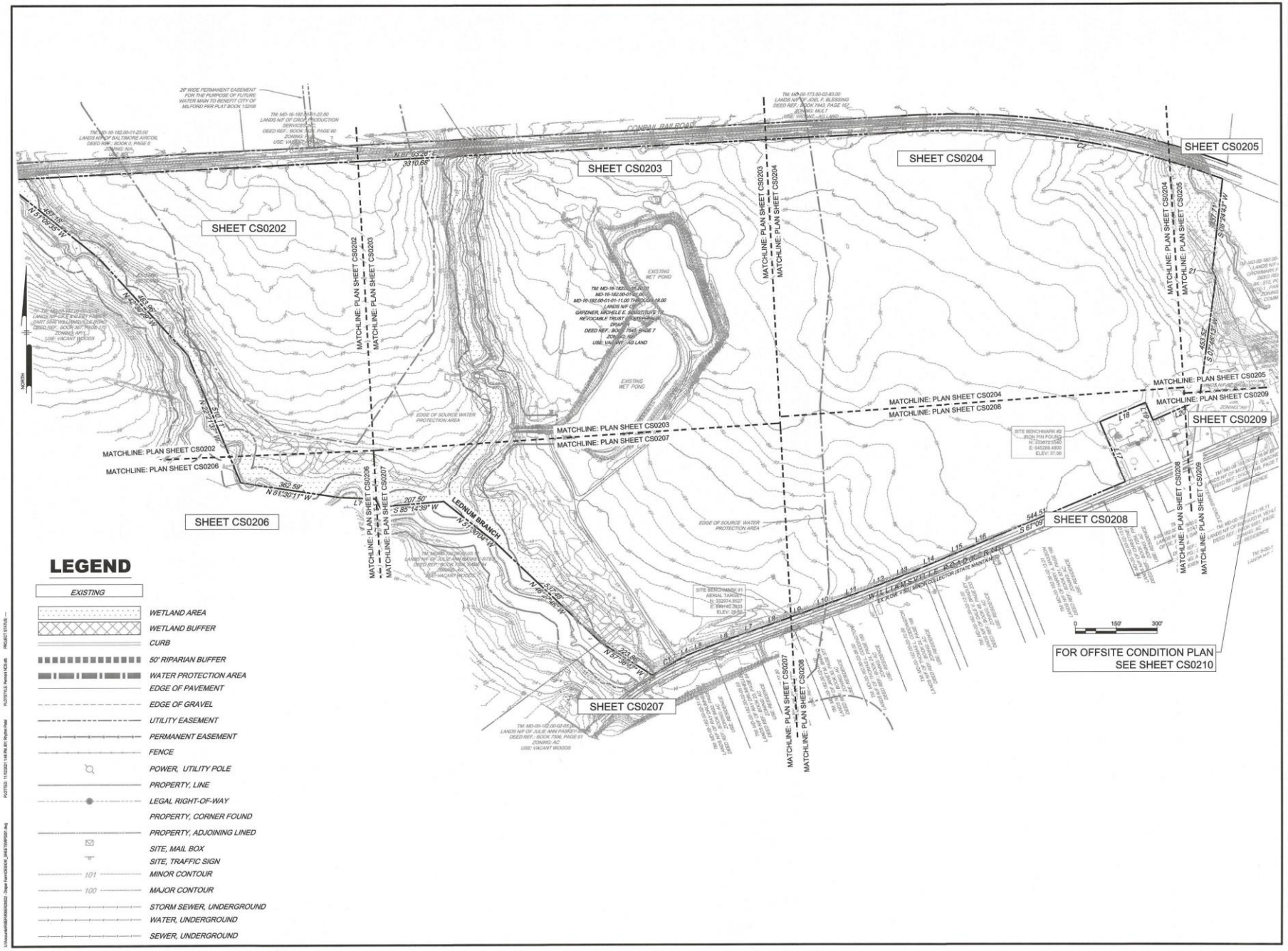
COMPREHENSIVE PLAN





STATE STRATEGIES MAP

Pennoni



Pennoni
PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

WESTWOOD SUBDIVISION
WILLIAMSVILLE ROAD
MILFORD, DE 19963

EXISITNG CONDITION KEY SHEET

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM

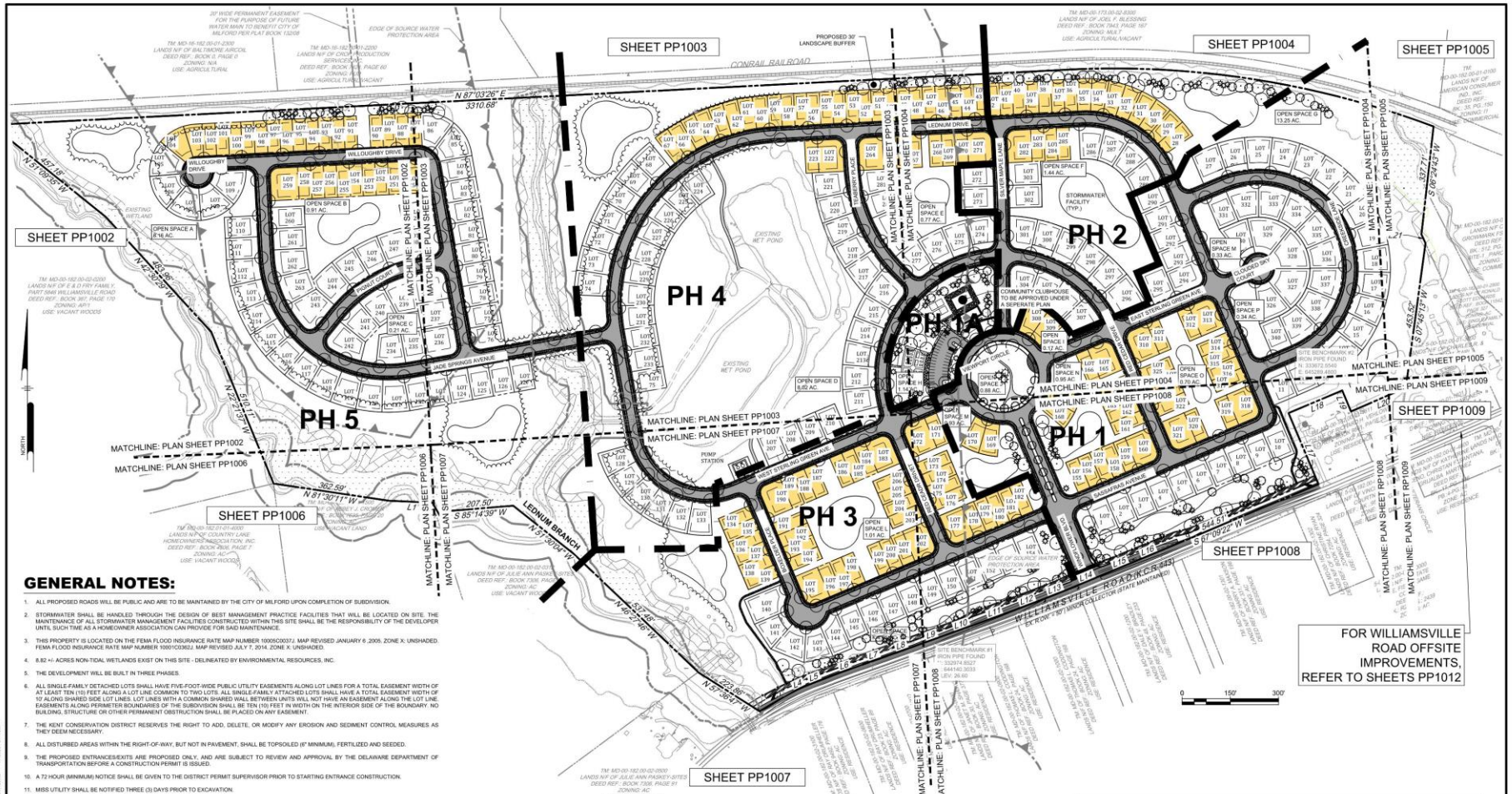
PROJECT	RIBER20002
DATE	2021-11-12
DRAWING SCALE	1" = 150'
DRAWN BY	EOC
APPROVED BY	AMD

CS0201

SHEET 1 OF 10

EXISTING CONDITIONS

Pennoni



GENERAL NOTES:

1. ALL PROPOSED ROADS WILL BE PUBLIC AND ARE TO BE MAINTAINED BY THE CITY OF MILFORD UPON COMPLETION OF SUBDIVISION.
2. STORMWATER SHALL BE HANDLED THROUGH THE DESIGN OF BEST MANAGEMENT PRACTICE FACILITIES THAT WILL BE LOCATED ON SITE. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
3. THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0037J, MAP REVISED JANUARY 6 ,2005. ZONE X: UNSHADED. FEMA FLOOD INSURANCE RATE MAP NUMBER 10001C0362J, MAP REVISED JULY 7, 2014. ZONE X: UNSHADED.
4. 8.82 +/- ACRES NON-TIDAL WETLANDS EXIST ON THIS SITE - DELINEATED BY ENVIRONMENTAL RESOURCES, INC.
5. THE DEVELOPMENT WILL BE BUILT IN THREE PHASES.
6. ALL SINGLE-FAMILY DETACHED LOTS SHALL HAVE FIVE-FOOT-WIDE PUBLIC UTILITY EASEMENTS ALONG LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS. ALL SINGLE-FAMILY ATTACHED LOTS SHALL HAVE A TOTAL EASEMENT WIDTH OF 10' ALONG SHARED SIDE LOT LINES. LOT LINES WITH A COMMON SHARED WALL BETWEEN UNITS WILL NOT HAVE AN EASEMENT ALONG THE LOT LINE. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.
7. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
8. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.
9. THE PROPOSED ENTRANCES/EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
10. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
11. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
12. ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF "DELAWARE TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND EMERGENCY OPERATIONS."
13. DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES".
14. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES UPON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE DUST, NOISE, MANURE AND OTHER ODORS. THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM ANY SUCH AGRICULTURAL USES AND ACTIVITIES.
15. NO BUILDING PERMIT SHALL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE PERMIT WILL BE ISSUED IN A MANNER ACCEPTABLE BY THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.
16. ALL PROPOSED BUFFERS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
17. ALL LOTS TO HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS AND NO DIRECT ACCESS FROM WILLIAMSVILLE ROAD WILL BE PERMITTED.
18. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
19. ALL SINGLE FAMILY HOMES TO BE WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF FOUR STORIES, NOT TO EXCEED 48'.
20. COMMON AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR RECREATION, LANDSCAPING AND STORM WATER MANAGEMENT.
21. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTORS EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA.
22. NO EASEMENTS WERE VERIFIED PER THIS PLAT.
23. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
24. ALL OPEN SPACE AREAS ON SITE ARE INTENDED FOR LANDSCAPE, RECREATION AND STORMWATER MANAGEMENT PRACTICES AND ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL A HOMEOWNER'S ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE OPEN SPACE.
25. TOPOGRAPHY/BOUNDARY SURVEY: NGVD 1983 DATUM SURVEYED BY PENNONI IN 2021 AND AERIAL TOPOGRAPHY PERFORMED BY AXIS GEOSPATIAL, LLC DURING MARCH 2021.

WAIVER REQUEST:

1. SECTION 200-D(3) BLOCK WIDTHS SHALL NOT BE LESS THAN 275 FEET NOR MORE THAN 450 FEET AND SHALL BE PLANED TO SHOW TWO ROWS OF LOTS.

   WESTWOOD INCLUDES ONE SECTION THAT INCLUDED THE COMMUNITY CLUBHOUSE AND ITS ADJACENT BLOCK THAT IS 225 FEET IN WIDTH (FACE OF CURB TO FACE OF CURB) HOWEVER, THIS BLOCK INCLUDES TWO ROWS OF LOTS.

PHASE BREAKDOWN

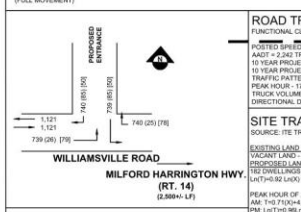
PHASE NO.	AREA (AC.)	NO. OF LOTS	LOT #
PHASE 1	30.1 AC.	62	(1-27), (155-170), (290-295), (308-340)
PHASE 1 A	2.2 AC.	0	CLUBHOUSE
PHASE 2	10.6 AC.	41	(28-42), (272-273), (282-289), (296-307)
PHASE 3	17.6 AC.	57	(134-154), (171-206)
PHASE 4	32.3 AC.	78	(43-75), (128-133), (207-233), (264-271), (274-281)
PHASE 5	36.4 AC.	82	(76-127), (234-263)

LOT BREAKDOWN

Single-Family Detached 182 units
Single-Family Attached (duplex) 158 units
Total Lots 340 units

TRAFFIC GENERATION - WILLIAMSVILLE RD (KCR 443)

(FULL MOVEMENT)



ROAD TRAFFIC DATA:
FUNCTIONAL CLASSIFICATION - 5443 (WILLIAMSVILLE RD.) - MINOR COLLECTOR
POSTED SPEED LIMIT - 40 MPH
AADT = 2,242 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT= 1.16 x 2,242 TRIPS = 2,601 TRIPS
10 YEAR PROJECTED AADT = SITE ADT = 5,559 TRIPS
TRAFFIC PATTERN GROUP = 7 (FROM 2019 DELDOT TRAFFIC SUMMARY)
PEAK HOUR - 17.82% x 5,559 TRIPS = 991 TRIPS
TRUCK VOLUME - 9.55% X 5,559 TRIPS = 531 TRIPS
DIRECTIONAL DISTRIBUTION = 62.32% / 37.68%

SITE TRAFFIC DATA:
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION[2]

EXISTING LAND USE: VACANT FIELD
VACANT LAND - FARM FIELD
PROPOSED LAND USE:
182 DWELLINGS - SINGLE FAMILY DETACHED HOUSING (ITE 210)
Ln(T)=0.92 Ln(X) +2.71 = 1,804 TRIPS (WEEKDAY) (902 ENTER / 902 EXIT)

PEAK HOUR OF ADJACENT STREET TRAFFIC:
AM: T=0.71(X)+4.80 = 134 TRIPS (WEEKDAY) [25% / 75%] (34 / 100)
PM: Ln(T)=0.95(Ln(X)+0.20 = 181 TRIPS (WEEKDAY) [63% / 37%] (114 / 67)

158 DWELLINGS - MULTIFAMILY HOUSING (LOW-RISE) (ITE 220)
T=7.56(X)-40.86 = 1,154 TRIPS (WEEKDAY) (577 ENTER / 577 EXIT)

PEAK HOUR OF ADJACENT STREET TRAFFIC:
AM: Ln(T)=0.95Ln(X)-0.51 = 74 TRIPS (WEEKDAY) [23% / 77%] (17 / 57)
PM: Ln(T)=0.89Ln(X)+0.02 = 80 TRIPS (WEEKDAY) [63% / 37%] (56 / 33)
DIRECTIONAL DISTRIBUTION:
50% TO AND FROM THE EAST (1,479 TRIPS) (25)[78] ENTER & (85)[50] EXIT
50% TO AND FROM THE WEST (1,479 TRIPS) (26)[78] ENTER & (85)[50] EXIT
TOTAL NEW TRIPS = 2,958 ADT
SITE TRUCK TRAFFIC = 146 TRIPS (5%)

TRAFFIC GENERATION DIAGRAM

ADT PEAK HOUR (A.M.), ADT PEAK HOUR (P.M.)

[1] DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT.
[2] DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL

DESIGN VEHICLE = WB-40 & SU-30

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR BEFORE CONSTRUCTION. DISCREPANCIES MUST BE REPORTED TO ENGINEER BEFORE PROCEEDING WITH WORK.

ALAN M. DECKTON — No. 17771 — DELAWARE — PROFESSIONAL ENGINEER — 10/18/22

WESTWOOD SUBDIVISION
WILLIAMSVILLE ROAD
MILFORD, DE 19963

PRELIMINARY SUBDIVISION PLAT KEY SHEET

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
1	2021-11-12	REVISED PER CITY OF MILFORD COMMENTS	EOC
2	2022-03-11	REVISED PER CITY OF MILFORD COMMENTS	EOC

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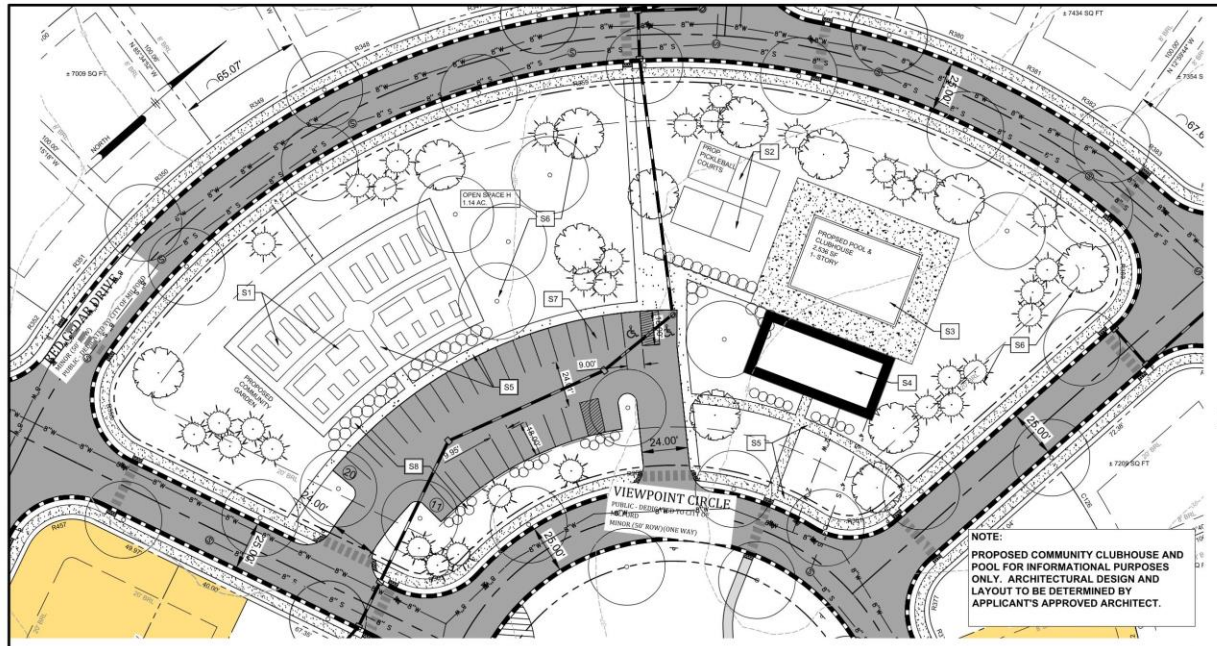
PROJECT	RIBER20002
DATE	2022-03-09
DRAWING SCALE	1" = 150'
DRAWN BY	EOC/EWW
APPROVED BY	AMD

PP1001

SHEET 3 OF 15

PRELIMINARY SUBDIVISION PLAN

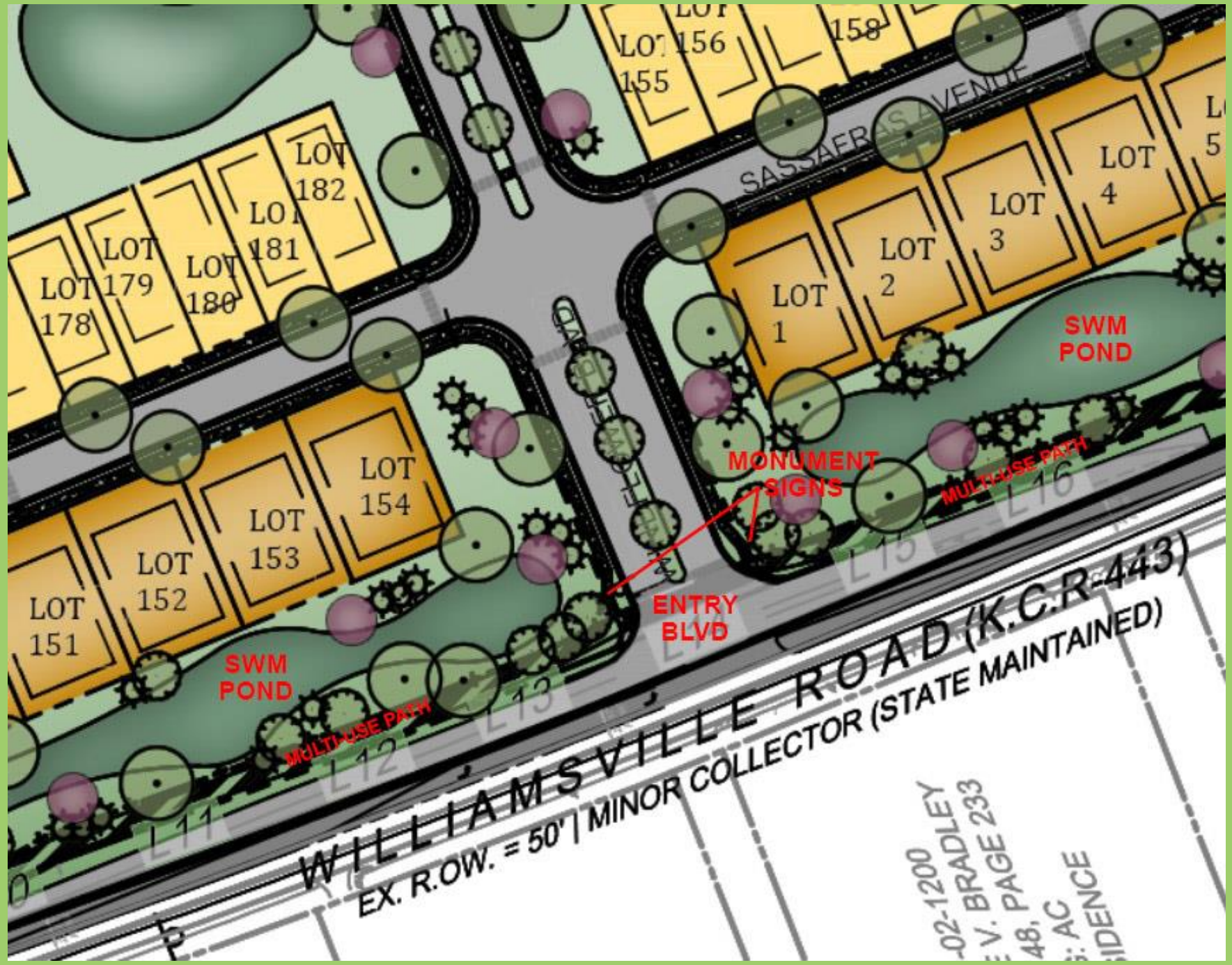
Pennoni


± 7009 SQ FT.
± 7434 SQ FT
± 7205 SQ FT
N 65°07'00" W
105.00'
S 65°07'00" E
105.00'
65.07'
67.5
R340
R350
R360
R361
R362
R363
R364
R365
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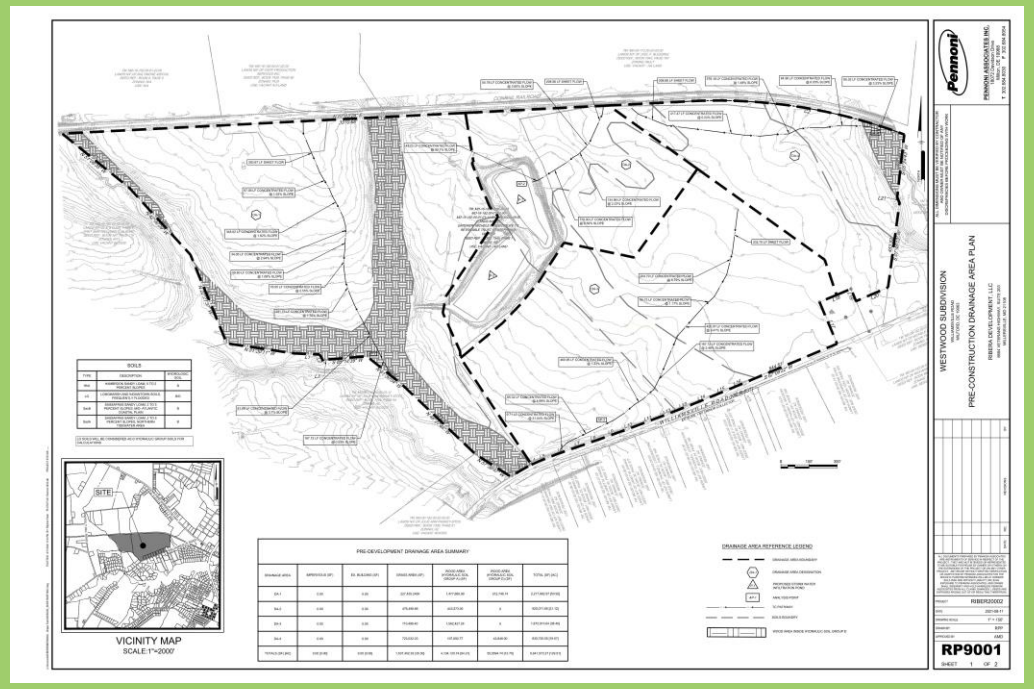
COMMUNITY AMENITIES AND LANDSCAPE

Pennoni

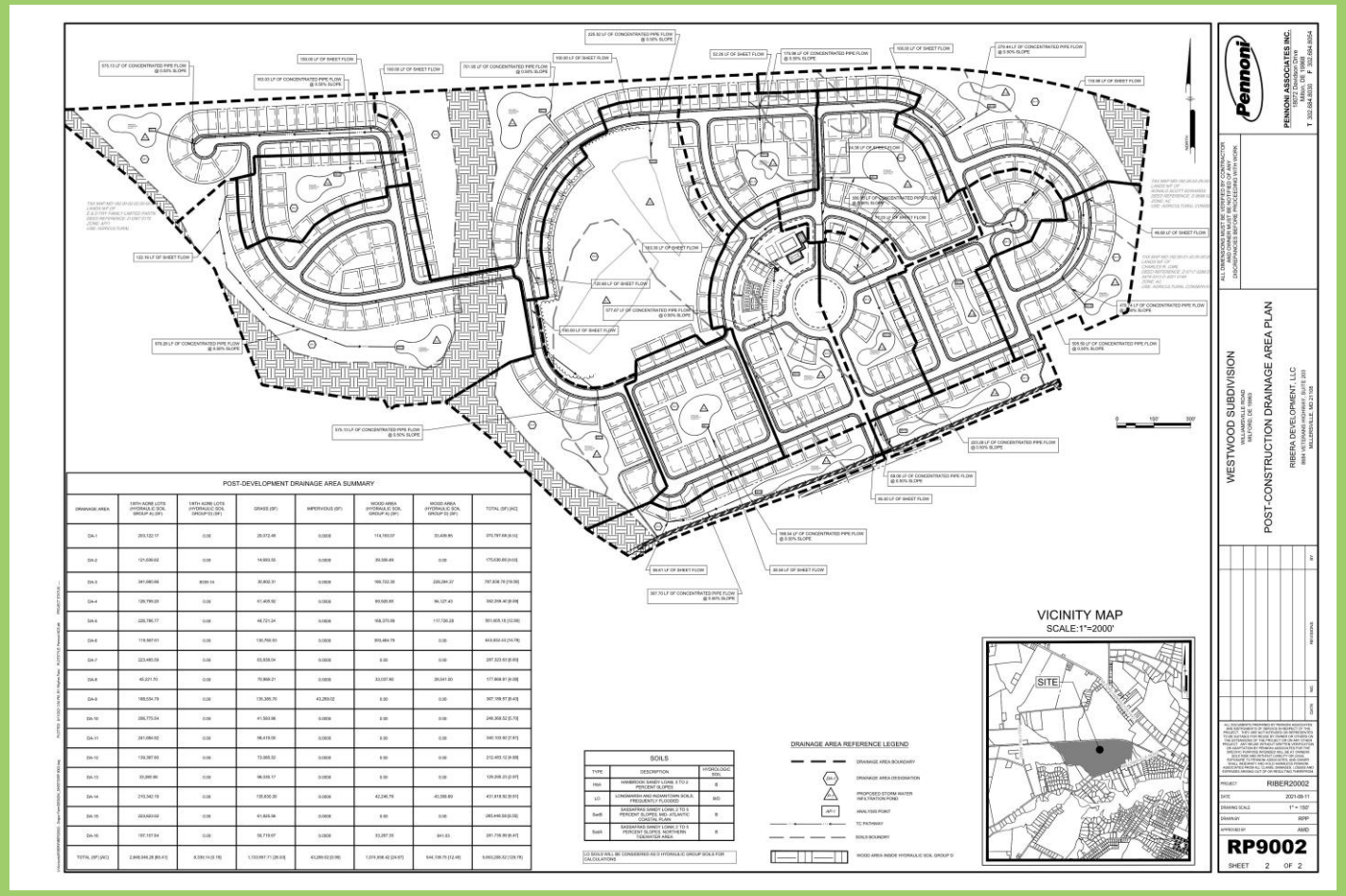


COMMUNITY ENTRANCE AND LANDSCAPE

Pennoni



PRE-DEVELOPMENT DRAINAGE

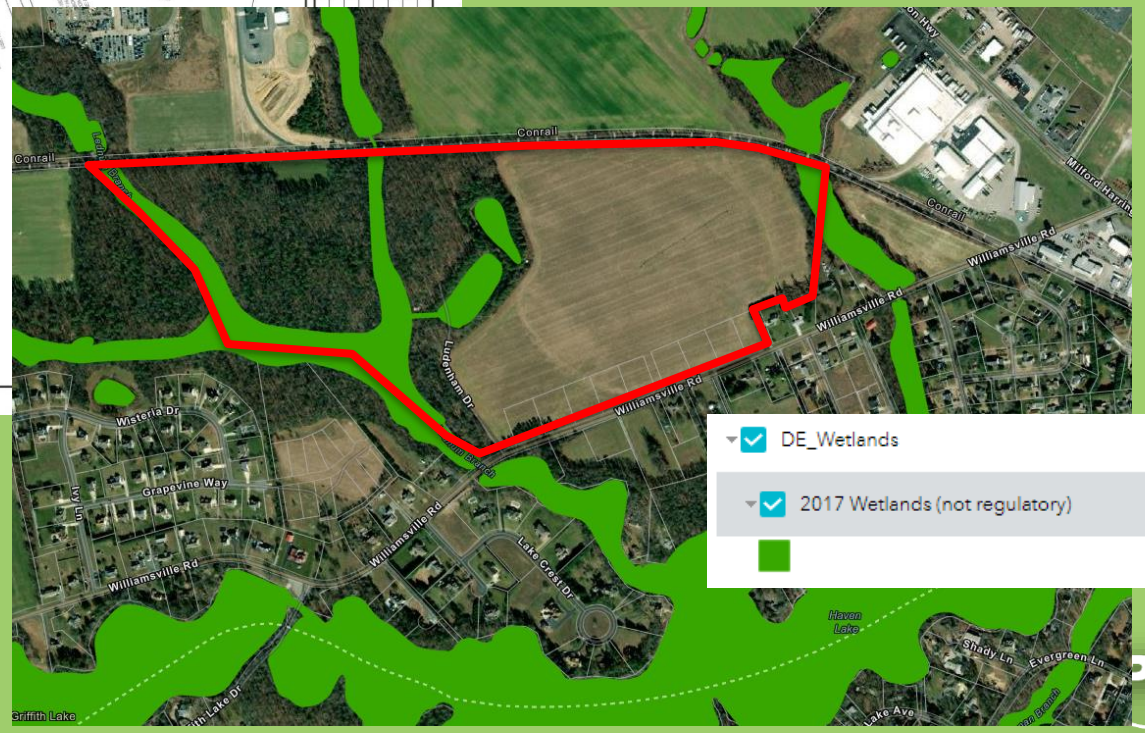


POST-DEVELOPMENT DRAINAGE

STORMWATER MANAGEMENT

WETLANDS



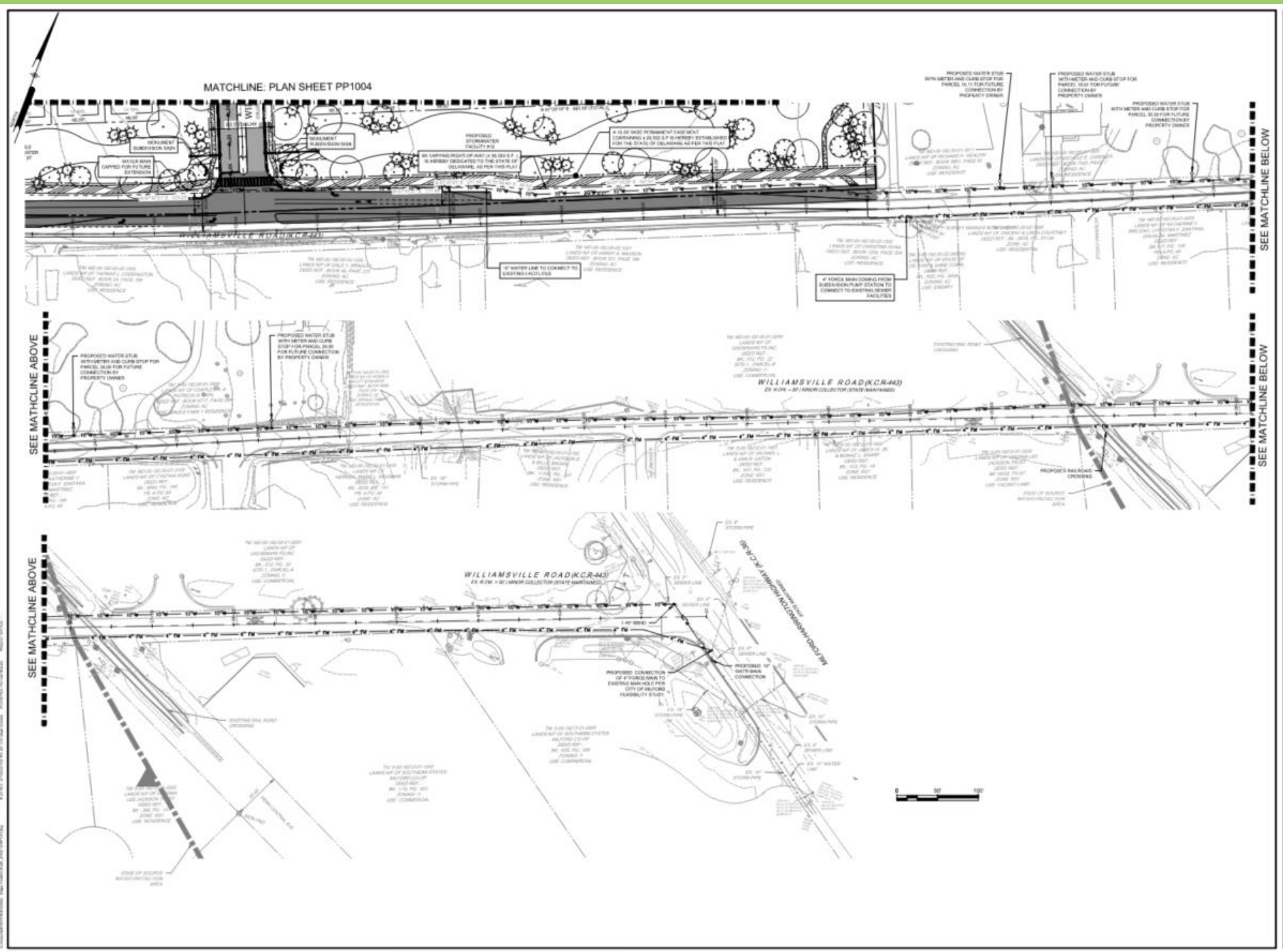


Pennoni

FEMA FLOOD MAPS



Pennoni



PENNONI ASSOCIATES INC.
1900 Glasgow Avenue
Suite 210
Wilmington, DE 19804
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

WESTWOOD SUBDIVISION
MILLSBORO ROAD
MILFORD, DE 19963

OFFSITE UTILITY IMPROVEMENT PLAN

RIBERA DEVELOPMENT, LLC
9668 VETERANS HIGHWAY SUITE 203
MILLSBORO, MD 21709

NO.	DATE	BY
1	REVISED PER CITY OF MILFORD COMMENTS	EDC
2	REVISED PER CITY OF MILFORD COMMENTS	EDC

PROJECT: RIBER20002
DATE: 2021-03-19
DRAWING SCALE: 1"=50'
DRAWN BY: EDC
APPROVED BY: AMD

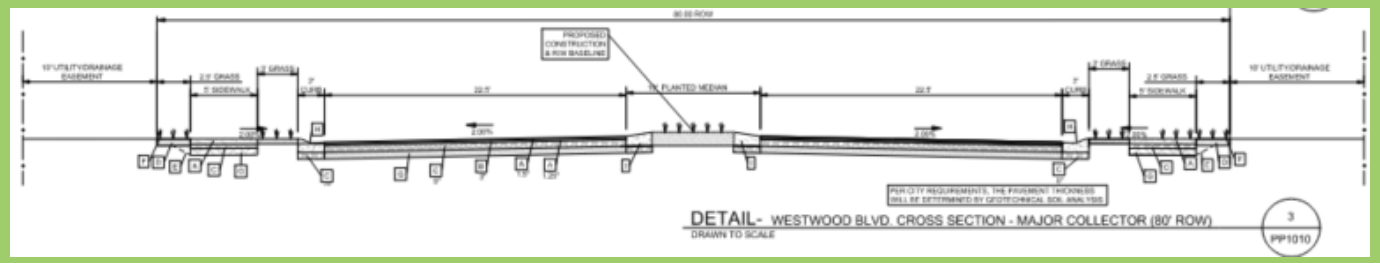
PP1012

SHEET 14 OF 15

OFFSITE UTILITIES

Pennoni





DETAIL- WESTWOOD BLVD. CROSS SECTION - MAJOR COLLECTOR (80' ROW)

DRAWN TO SCALE

3

PP1010

Prior to construction of pavement sections, the pavement subgrade should be proof-rolled with a loaded tandem-axle dump truck under the observation of GTA to verify stability. Unstable or unsuitable soils should be over-excavated to a stable bearing layer. The subgrade may be re-established with approved, controlled, compacted fill. A contingency for undercutting and replacement of unsuitable materials should be provided. The recommended pavement sections are as follows:

For street pavement construction, it is recommended that construction traffic be limited to the Major Collector streets. The recommended pavement sections are as follows:

FLEXIBLE PAVEMENT

Pavement Components	Minor and Minor Collector Street	Major Collector Street	Major Collector Street with Long-Term Construction Traffic
Bituminous Concrete Surface Course (Type C; 9.5 mm Superpave)	1½ inches	1 ½ inches	1 ½ inches
Bituminous Concrete Intermediate Course (Type C)*	--	1 ¼ inches	1 ¼ inches
Bituminous Concrete Base Course (Type B; 19 mm Superpave)	3 inches	3 inches	3 ½ inches
Graded Aggregate Base Course (Type B Crusher Run)	8 inches	8 inches	10 inches
Approved Subgrade	12 inches	12 inches	12 inches
Structural Number	2.92	3.42	3.90

*Intermediate Course placed immediately following Base Course

When pavement areas are established to approximate pavement subgrade, the pavement subgrade material should be observed by GTA to allow for additional recommendations based upon subgrade conditions observed at the time of construction. All pavement materials and construction should conform to the State of Delaware, Department of Transportation (DelDOT), STANDARD SPECIFICATIONS, latest edition, and City of Milford, Department of Public Works, *Construction Standards*, latest edition, as applicable.

Limitations

This report, including all supporting exploration logs, field data, field notes, estimates, and other documents prepared by GTA in connection with this project, has been prepared for the exclusive use of Pennoni Associates, Inc. pursuant to the agreement between GTA and Pennoni Associates, Inc. dated August 3, 2021, and in accordance with generally accepted engineering practice. All terms and conditions set forth in the Agreement are incorporated herein by reference. No warranty, express or implied, is given herein. Use and reproduction of this report by any other person without the expressed written permission of GTA and Pennoni Associates, Inc. is unauthorized and such use is at the sole risk of the user.

DELDOT ENTRANCE

Pennoni

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F: 302-654-2895

www.pennoni.com

February 23, 2022

Delaware Department of Transportation
800 Bay Road
Dover, DE 19903

Attn: Mr. Claudy Joinville
Project Engineer
DelDOT Division of Planning
Submitted via Email: *claudy.joinville@delaware.gov*

RE: *Response to Final Traffic Impact Study Review Letter*
Draper Farm Residential Development
Traffic Impact Study
City of Milford, Sussex County, DE

Dear Mr. Joinville,

Pennoni is in receipt of DelDOT's Final Traffic Impact Study Review Letter for the proposed Draper Farm Residential Development, to be located on the north side of Williamsville Road (KR 443), west of DE Route 14 in the City of Milford, Sussex County, Delaware. Pennoni has reviewed DelDOT's recommendations with the developer, Ribera Development, LLC, and has the following comments:

DelDOT Improvement #3: **The developer should enter into a traffic signal agreement with DelDOT for the intersection of Delaware Route 14 and Williamsville Road. A signal may be constructed there when warranted as determined by DelDOT. The agreement should include pedestrian signals, crosswalks, interconnection to other signals, including the railroad crossing on Williamsville Road, and ITS equipment such as CCTV cameras at DelDOT's discretion.**

Pennoni Response: Per DelDOT's Development Coordination Manual (DCM) Chapter 2 Section 2.2.8.12.5, unsignalized intersection LOS is measured by control delay for each movement, not approach. The DCM states, "For developments in developed, developing or planned development areas, the maximum allowable delay for each movement shall be 35 seconds (bottom of LOS D) in the FWP condition." DelDOT's review letter states that deficiencies are experienced during the weekday afternoon peak hour at the northbound Williamsville Road approach during the *future with development* scenario. However, LOS deficiencies are first experienced during the weekday afternoon peak hour for the northbound Williamsville Road left-turn lane during *existing conditions* (LOS E, or 43.9 seconds) and degrades to a LOS F, or 82.5 seconds, during the *future without development* scenario. It is our understanding that since a traffic signal is assumed to be warranted and is needed during the existing or the future without development scenario, the developer should not have to enter into a traffic signal agreement at this intersection.

If the developer is still required to enter into a traffic signal agreement at this intersection, Pennoni and the developer inquire as to what the contribution will be for the Draper Farm Residential Development. Traffic generated by this development that is anticipated to use this intersection is shown in Table 1.

Table 1. Percentage of Development Traffic
2027 Future with-Development Conditions

Intersection	Weekday AM	Weekday PM
DE Route 14 & Williamsville Road (KR 443)	11.6% (171 trips)	12.1% (221 trips)

DelDOT Improvement #4: **The developer should coordinate with DelDOT regarding an equitable share contribution toward DelDOT's HEP KC, US 113 and SR 14 Intersection Improvements Project. The amount of the contribution should be determined through coordination with DelDOT's Development Coordination Section.**

Pennoni Response: Pennoni and the developer inquire as to what the equitable share contribution will be for the Draper Farm Residential Development. Traffic generated by this development that is anticipated to use this intersection is shown in Table 2.

Table 2. Percentage of Development Traffic
2027 Future with-Development Conditions

Intersection	Weekday AM	Weekday PM	Saturday Midday
US Route 113 & DE Route 14	3.8% (117 trips)	3.7% (152 trips)	3.2% (160 trips)

If necessary, Pennoni and the developer will attend a meeting with the Development Coordination section to further discuss these recommendations and the desired path forward. If you have any questions or concerns, please call me at 302-351-5232 or email me at tlord@pennoni.com.

Sincerely,

Teresa Lord

Teresa Lord, PE, PTOE
Pennoni Associates Inc.

Cc Pamela Steinebach, DelDOT Planning
T. William Brockenbrough, Jr., DelDOT Planning
Olayiwola Okesola, DelDOT Planning
Joshua Schwartz, DelDOT Planning
Rob Pierce, City of Milford Planning & Zoning
Kris Connelly, Kent County Department of Planning Services
John Stamato, Ribera Development, LLC
Mark Davidson, Pennoni
Alan Decktor, Pennoni

DELDOT AND TRAFFIC

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Draper Farm Property
17 Ludenham Drive
Milford, DE 19963



Submitted To:

John Stamato
Ribera Development, LLC
8684 Veterans Highway, Suite #203
Millersville, MD 21108

Submitted By:

Pennoni Associates Inc.
1900 Market St.
Suite #300
Philadelphia, PA 19103

Brendan Keegans
Graduate Geologist

Marc Chartier
Environmental Division Manager

Project No. RIBER20002

June 1, 2021

EXECUTIVE SUMMARY

On behalf of Ribera Development, LLC ("Client" or "User"), Pennoni has performed a Phase I Environmental Site Assessment (ESA) of an agricultural field, located at 17 Ludenham Drive, Milford, DE ("subject property" or "site"). The subject property consists of an approximate 130 acres of farm land, undeveloped land, and a small vacant/abandoned campground. The subject property is identified as parcel #MD-00-182.00-01-16.00 and MD-00-182.00-02-04.00 on the Sussex County Parcel Viewer.

Pennoni conducted the ESA in general conformance with the scope and limitations of the ASTM International (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E 1527-13. ASTM E 1527-13 is a voluntary consensus standard that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice." The procedures included in the ASTM E 1527-13 standard comply with the United States Environmental Protection Agency (USEPA) 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule.

To identify **RECs**, **CRECs**, **HRECs**, and **BERs** in connection with the subject property, this ESA included a historical records review, site reconnaissance, interviews with owners, operators, and occupants of the subject property, interviews with local government officials, review of regulatory records held by state and federal agencies, a review of information provided by the User (i.e., the party seeking to complete an ESA of the subject property), and preparation of a report presenting Pennoni's findings, opinions, conclusions and supporting documentation. The ESA for the subject property did not include any testing or sampling of materials (e.g., soil, water, air, building materials).

CONCLUSIONS

Pennoni has drawn the following conclusions regarding **RECs**, **CRECs**, **HRECs**, and **BERs** relative to the site based on the ESA investigations documented herein.

Pennoni identified the following **REC** in connection with the subject property:

<u>Current and Historical Agricultural Usage</u>

Upon review of historic aerial photographs and the site inspection, approximately half of the site is and has been comprised of agricultural fields since the earliest observed aerial photograph (1937) with undeveloped, wooded land making up the western portion of the site. The use of pesticides, herbicides, and fertilizers were customary practice for crop growing. As such, there is potential that soils on the subject property are impacted with concentrations of lead, arsenic, organic pesticides, and/or herbicides. If a change in use of the subject property is planned, site soils should be evaluated for residual pesticide impacts.

Pennoni did not identify any **CRECs, HRECs,** or **BERs** in connection with the subject property.

Pennoni identified the following **data gap**:

Pennoni was unable to access the garage or the irrigation pump house during the site reconnaissance. In order to confirm the absence of **RECs** on the site, an inspection of the garage would be required.

ENVIRONMENTAL SITE ASSESSMENT

STATE OF DELWARE

EXECUTIVE DEPARTMENT

OFFICE OF STATE PLANNING COORDINATION

September 23, 2021 November 15, 2021

Mr. David L. Edgell, AICP
Director, Office of State Planning Coordination
122 Martin Luther King, Jr. Blvd. South – Haslet Armory
Dover, Delaware 19901

Mr. Alan Decktor Pennoni
18072 Davidson Drive
Milton, DE 19968

RE: PLUS review 2021-08-05; Westwood Subdivision

PLUS review responses for Westwood Subdivision

Dear Mr. Decktor,

Thank you for meeting with State agency planners on August 25, 2021 to discuss the Westwood Subdivision project. According to the information received, you are seeking review of a proposed 340 unit subdivision on 130.49 acres along Williamsville Road in Milford.

We are in receipt of your comments dated September 23, 2021, as it pertained to our presentation of the above referenced project on August 25, 2021. We thank you for the opportunity to present our clients project on properties located on the north side of Williamsville Road in Milford, Kent County, Delaware. The project presented was for a 340 planned unit development on approximately 130.5 acres within the City of Milford limits. The proposed residential development lies within the City's R-2 zoning district and within the designated 1, 2, and 3 State Investment Areas.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that as the City of Milford has governing authority over this land the developers will need to comply with any and all regulations/restrictions set forth by the City and County**.

Minor changes to the plans have been completed since the meeting to support comments being addressed as the development will comply with all City, County, State and Federal written Regulations.

Strategies for State Policies and Spending

This project is located in Investment Levels 1, 2, and 3 according to the *Strategies for State Policies and Spending*. Investment Level 1 reflects areas that are already developed in an urban or suburban fashion, where infrastructure is existing or readily available, and where future redevelopment or infill projects are expected and encouraged by State policy. Investment Level 2 reflects areas where growth is anticipated by local, county, and state plans in the near term future. State investments will support growth in these areas. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas but may have other priorities for the near future.

The site plan depicts a significant amount of environmental features present, including a proposed crossing of non-tidal wetlands. We encourage you to design the site with respect for the environmental features which are present. Detailed comments from DNREC follow.

The proposed Westwood Subdivision is located on land that is within State Investment Levels 1, 2, and 3. These areas are where development and growth are expected and encouraged, or where growth is supported. The non-tidal wetland crossing is existing on the site, however it will be improved and brought into compliance with all regulatory agencies. Existing natural features on the site including existing ponds and portions of the woodlands will be preserved as shown on the plan and featured as active and passive recreational open spaces. Development is targeted on the agricultural areas of the site, and woodlands are being preserved to the extent possible. Existing woodlands and natural areas are an asset to this development both in terms of environmental stewardship and real estate value.

ADDITIONAL RESPONSES AVAILABLE

PRELIMINARY LAND USE SERVICE

Pennoni

18072 Davidson Drive
Milton, DE 19968
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www.pennoni.com

March 11, 2022
RIBER20002

Mr. Rob Pierce
City of Milford Planning Director
180 Vickers Drive
Milford, DE 19963

RE: Revised Preliminary Subdivision Plan Submission
Westwood Subdivision
Tax Map # MD-16-182.00-01, Parcels 11.00 – 19.00, 20.00 & 21.00
KCI Job No. 131803632 – Task 26
City of Milford
Kent County, DE

Dear Mr. Pierce:

On behalf of Westwood Subdivision., Pennoni Associates Inc. (Pennoni) is pleased to submit the revised Preliminary Subdivision Plans for your consideration of review and approval. We have addressed the following comments per your letter received on December 17, 2021.

We have enclosed one (1) copy of the following documents for review and approval of the project.

Item	***Description***	***Dated***
Drawings, Prepared by Pennoni Associates Inc.		
	Revised Preliminary Major Subdivision Plan Set	2022-03-11

Preliminary Site Plan Comments:

1. *Comment Addressed*
2. Provide a master plan PUD sheet for the conditional use application. This should show the entire project and include any requested PUD deviations from Chapter 200 and/or Chapter 230. All deviations from Chapter 200 and/or Chapter 230 should be included. Any deviation or waiver that is not specifically listed on the cover sheet of the record plans or on the PUD cover sheet will not be recognized with the Final Major Subdivision review. Lastly, a separate list of all deviations needs to be submitted along with the application. **Comment Remains – The provided letter does not list the requested deviations from the zoning code for the semi-detached product. Additionally, information within the letter and on Sheet PP1001 do not match. Revise the plan to add the PUD table to the cover sheet and removed from Sheet PP1001 so that it is clear which waivers are being sought. In addition, the PUD tables on sheet PP0002 and PP1001 do not match. The PUD table should also include the block width reduction request.** The Westwood Subdivision Plat Key Sheet (PP1001) has been amended. The second PUD table has been removed. However, the remaining PUD table cannot be located on the cover sheet due to space constraints. It has been updated and is

on Sheet PP0002. A separate letter listing PUD data and waiver requests is being provided as part of this application.

3. Address the following to the Cover Sheet:

   a. Comment Addressed.

   b. Comment Addressed.

   c. Add all City of Milford General Notes to the plan (See attached). **Addressed with Comment – Revise the FEMA Flood Map (General Note 17). It currently states the same map number twice.** A sheet has been created (Preliminary Subdivision Notes – Sheet PP0002) to include notes per the City's attachment. There were duplicate notes between the various lists, so we have added the relevant ones and did not show duplicates.

   d. Address the following to the data column:

      i. Comment Addressed.

      ii. Comment Addressed.

      iii. Add a note which lists the number of lots (detached, semi-detached, and total). **Addressed with Comment – Verify the listed number of units. It appears that the number of units listed for "Planned Unit Residential Development" and "Attached single-family dwellings" should be switched.** Updated & refer to Note 8 on the Site Data Column.

      iv. Revise the data column to correctly reflect the requirements listed in the City's Zoning Code for detached AND semi-detached lots. There are different requirements for detached and semi-detached dwellings (see 230-10.G of the City's Zoning Code). In addition, there are also lot area requirements for interior and corner lots. **Comment Remains – The minimum lot width for detached lots is 80' and the minimum lot width is 40' for semi-detached lots. Revise the plan accordingly so that the lot widths are distinguished for detached and semi-detached lots.** Refer to Notes 11 & 12 along with the PUD Table provided on the Subdivision Notes sheet PP0002.

      v. Comment Addressed.

      vi. Add the maximum lot coverage to the plan. **Comment Remains – A deviation from the maximum lot coverage has been requested. Planning Commission must approve the 60% maximum lot coverage. In addition, in site data note 13, the proposed maximum lot coverage is listed as 60%. However, in the PUD table, the proposed maximum lot coverage is listed as 35%. Verify what maximum lot coverage is being requested from the Planning Commission and revise the plan accordingly so that it is consistent.** The Plan has been revised so that lot coverage is consistent between the data column and the PUD table.

vii. Comment Addressed.

viii. Verify the date of the FEMA Flood Map Note. **Addressed with Comment – The FEMA Flood Map Note in the site data is correct. However, the FEMA Flood Map Note listed in the General Notes needs to be revised per comment #3c of this letter.** The FEMA Flood Map(s) dates have been verified and are now correctly noted throughout the plan set.

ix. Add the gas provider to the plan if applicable. **Comment Remains – Once determined if gas will be provided, update the plan or provide an update in the response letter.** Chesapeake Utility is in the vicinity of the project. We are currently reviewing the feasibility of extending service but may not use a gas provider. If decided, we will add to the construction plans at that time.

x. Comment Addressed.

xi. Provide a unique identifier (A,B,C, etc.) for each open space parcel and list them in the site data with their acreage. Verify that the open space of all parcels equals the total provided open space listed on the plan. The open space parcels should also be labeled on the plan with their unique identifier and acreage. Keep in mind that stormwater management and wetlands areas do not count towards the provided open space. **Addressed with Comment – Open Space Area M is listed as 0.93 acres in the chart but is labeled as 0.33 acres on the plan. In addition, please label all open space areas on all sheets. For example, the location of Open Space Area D could not be located with this review.** Refer to the Open Space Breakdown table provided on sheet PP0002; and to the demarcated open spaces areas on all sheets.

xii. Comment Addressed.

xiii. The clubhouse will require a separate plan review by the Planning Commission. The clubhouse site plan should include all items for the Preliminary Site Plan. **Comment Remains – A separate Preliminary Site Plan application and plan set will have to be submitted for the clubhouse.** Noted – A separate application for the Clubhouse will be submitted in the future. However, we are still including Sheet PP1013 with this Preliminary Set for informational purposes.

xiv. Add a note that there is a source water protection area on site. In addition, clarify in the note how the Zone 3 requirements specified in Chapter 230 of the City's Zoning Code will be achieved. **Comment Remains – The plan states that there are no source water protection areas. However, per Kent County GIS and the existing conditions plan, there are source water protection areas (excellent groundwater recharge) located on site. Revise the note accordingly and clarify in the note how the Zone 3 requirements specified in 230-19.5.D.7 of the City's Zoning Code will be achieved. This note shall list the requirements specified in the code, the proposed impervious, and**

what is required depending on the proposed impervious cover. For example, if over 35% (over 60% is not permitted) of impervious cover is proposed, a report by a professional geologist is required. Please review the code and update the plan accordingly to provide this information. If a report is necessary, this may be completed when final plans are submitted. We did note that the site was located in a source water protection area. Refer to Site Data Note 34 – the extents of the source water protection area have been identified on the plans. We have added the required information as noted within Note 38 on PP0002 which is referenced within Site Data Table Note 34. A report will be prepared by a registered professional geologist or registered professional engineer familiar with the hydro geologic characteristics of the City of Milford and the surrounding areas using climatic water budget that post-development recharge quantity will meet or exceed the existing (pre-development) recharge quantity if the impervious area is increased between 35% and 60%. In no case shall impervious cover exceed 60% within the source water protected area as identified on the plans.

e. Address the following to the PUD table:

   i. Comment Addressed.

   ii. Comment Addressed.

4. An existing conditions sheet will be required with the preliminary plans. The existing conditions plan should show all existing structures, utilities, environmental features (forested areas, streams, source water protection areas, wetlands, etc.), contours, etc. **Addressed – When Final Plans are submitted, the existing conditions plan should be included in the set.** Noted – An Existing Conditions plan set has been created indicating all existing features. Refer to sheets CS0201 through CS0209.

5. *Comment Addressed.*

6. *Comment Addressed.*

7. There is a source water protection area on the site (groundwater recharge). The source water protection area should be shown on the existing conditions and construction plans. **Comment Remains – The source water protection area is still difficult to delineate on the subdivision plans. Revise the plan accordingly so that the source water protection area is clearly delineated. For example, the boundary line for the protection area is shown on Sheets PP1004 and 1008, but it is not clear which portion of the site is bounded by this area.** The line has been updated to include arrows to point in the direction of the protected areas, The line is clear on all sheets with labeling and represented the source water protected areas.

8. *Comment Addressed.*

9. *Comment Addressed.*

10. Currently, all roads on the plan are labeled as “Private”. Verify that this is correct or remove the “Private” labels from the plan. Typically, all subdivision roads in the City of

Milford are owned/maintained by the City. **Addressed with Comment – When final plans are submitted, please ensure that the road name labels do no clutter the plan so that site features, grading, utilities, etc. can easily be seen.** The plans have been revised to that all roads are identified as being public and maintained by the City.

11. Add any signage (i.e. stop signs) to the plan. **Addressed with Comment – When final plans are submitted, submit a detailed signage plan.** Proposed signs have been added to the plans. The Road Construction Plans will show this in more clarity and detail.

12. *Comment Addressed*.

13. Curb ramps will have to be provided at all intersections. Revise the plan to show curb ramps (minimum of three at T intersections and four at four way intersections). **Comment Remains – Many intersections still do not have the required curb ramps. This includes but is not limited to the following intersections:**

    a. Viewpoint Circle and Westwood Boulevard.

    b. Westwood Boulevard and Emily's Polly Avenue

    Curb ramps have been added to the plans where required. The Road Construction Plans will show this in more clarity and detail. At the main circle in front of the clubhouse, we did not add crosswalks at every street connection into the circle, it is not warranted. We have added a few connections with a simple natural walking path connecting the clubhouse and main boulevard.

14. *Comment Addressed.*

15. *Comment Addressed.*

16. Currently, there are roads named "Slipway East" and "Slipway West". Revise the road names to be "East Slipway Drive" and "West Slipway Drive". **Addressed with Comment – This road is now labeled as East and West Highland Court. However, this is not a court.** Road names have been changed since initial submission. Refer to plans for updated names. We have received approval of submitted road names by Kent County 911. See attached approval letter.

17. Prior to Final Major Subdivision approval, the road names will have to be approved by Kent County 911. **Comment Remains**. Our final list of road names have been approved by Kent County 911. Refer to plans for revised road names.

18. Currently, many of the subdivision lots abut directly adjacent to a railroad. Clarify how noise mitigation and visual screening of these lots will be achieved. We recommend a heavily landscaped berm. **Comment Remains – The landscaping along the railroad will have to be revised to be denser. All rear yards shall be entirely screened from the railroad. A landscape berm in this area may not be feasible but please look into installing a landscaped berm in between the lots and railroad for screening and noise mitigation. In addition, please consider installing a sound wall along the railroad.** Existing dense vegetation currently resides within the proposed buffer. In addition to this existing vegetation, proposed landscaping in the form of evergreen trees, understory trees, and canopy trees have been added to the plans to supplement the

buffer and help mitigate noise and undesirable views. In our opinion, a proposed berm and construction of a sound wall will negatively impact the existing vegetation that is currently there.

19. *Comment Addressed.*

20. Currently, many of the detached single family lots do not meet the 66' wide lot requirement as specified in the PUD table. **Comment Remains – Deviation from the code has been requested. Planning Commission must approve the deviation.** The proposed lots for the detached homes located along curved right-of-way lines still meet the minimum lot size of 6,600 SF. However, the lot width at the front setback line is less than 66'. Therefore, the PUD table has been modified to reflect the minimum widths for these pie-shaped lots. Refer to sheet PP0002 for typical lot details.

21. Revise the plan accordingly to label the adjacent property information (owners, parcel number, deed reference, zoning, etc.). Most adjacent properties have been labeled. However, the properties to the north of the railroad shall be labeled on the plan. **Addressed with Comment – Parcel 5-00-18202-01-1500-00001 is still not labeled on the plan. This parcel is located in between parcels 5-00-18200-02-02000-00001 and 5-00-18202-01-1500-00001.** The adjacent property information has been added to the plans.

22. *Comment Addressed.*

23. *Comment Addressed.*

24. *Comment Addressed.*

25. A 10" main shall be extended through the site and tied into the existing 20' utility easement located on the adjacent property (parcel 5-16-182.00-01-22.00-000) north of the existing railroad easement. The water main shall be stubbed and capped out into the open space parcel and sufficient area shall be provided to complete the crossing under the existing railroad easement by the City in the future. The record plan of the adjacent parcel has been attached for reference. **Addressed with Comment – A blow off for this water stub will have to be shown when final plans are submitted.** A 10" water main has been extended through the site and stubbed/capped in the open space aligned with the adjacent easement. We have provided an easement through the lots and to the property lie for this future connection by the City. See sheet PP1002 for location and additional details.

26. Currently, there is a note on the plan that states that there is a proposed pump station. However, there is no other information in regards to the pump station on the plan. Revise the plan accordingly to show the location of the pump station and associated force main, connection manhole, driveway, etc. In addition, the proposed invert of the pump station will need to be provided at the preliminary stage before the plans can move to final. A separate deeded parcel will be needed for the pump station. Additional comments may be made once the pump station location and pipe diameters are shown on the plans. **Addressed with Comment – Once pump station plans, calculations, details, etc. are provided when final plans are submitted, additional comments will be made.** Understood.

27. Revise the plan accordingly to provide water and sanitary sewer stubs to the adjacent parcels. **Addressed with Comment – Address the following in regards to the water and sanitary sewer extensions:**

    a. Blow offs will need to be shown when final plans are submitted for all of the water stubs. Understood, this has been addressed now but will further review during final plan submission.
    b. Proposed grading is not provided on the plan. When final plans are submitted, please ensure that the sanitary sewer main has adequate horizontal separation from the embankment of stormwater management facility #15 (Sheet PP1009). Understood, this will be addressed during final plans.
    c. Utility easements will have to be provided for the sanitary sewer, and storm drain pipe in the area of the sanitary sewer extension west and south of stormwater management facility #15 (Sheet PP1009). Understood, this has been addressed now but will further review during final plan submission.
    d. Revise the plan accordingly so that the water stubs for the adjacent properties are provided along Williamsville Road off the 10" water main instead of servicing the lots from the rear yards (Sheet PP1009). Water meters and curb stops shall be provided for these stubs for future tie-in. Understood, this has been addressed now but will further review during final plan submission.
    e. Additional comments may be made when construction information is provided for the sanitary sewer main extension west and south of stormwater management facility #15 (Sheet PP1009). The sanitary sewer main extension should be deep enough to provide connection to the adjacent properties. Since the water main extension will be removed per the previous comment of this letter, the sanitary sewer main alignment should be revised to be approximately 5' north of the adjacent parcels along Williamsville Road. A 20' easement shall be provided for the sanitary sewer main (this may need to be increased pending sanitary sewer depth provided on the construction plans). The easement shall be delineated 5' to the south of the main and 15' to the north of the main. Sewer stubs and cleanouts should be provided at the property lines of the adjacent properties. The storm drain pipe that empties into stormwater management facility #15 will likely need to be adjusted to provide adequate horizontal separation between the sanitary sewer and storm drain pipe. Understood, this has been addressed now but will further review during final plan submission.
    f. Currently, a 2" water and 4" sanitary sewer stub is provided to the adjacent property (Growmark property, MD-182.00-01-02.00) on sheet PP1005. These utility extensions may be removed from the plan. Understood, this information has been removed from the plans.

28. Revise the plan accordingly so that all utilities are kept within the roadway where feasible while maintaining adequate horizontal separation between utilities. The minimum required horizontal separation between water and sanitary sewer is 10'. In addition, we recommend at least 5' of horizontal separation between water/storm sewer and sanitary/storm sewer where possible. The city prefers that the sanitary sewer main is offset from the centerline of road, in the middle of one of the drive lanes. **Comment Remains – There are still**

many areas where the utility alignment can be revised. For example, the horizontal separation between the water and sanitary sewer on West Highpoint Lane is over 15' (see sheet PP1007). This is resulting in the sanitary sewer to be extremely close to the curb. There are also other areas where the water main can be brought further away from the curb and still maintain the required horizontal separation from the sanitary sewer and storm drain (See Fox Den Court on sheet PP1002 for example). The plans have been amended to reflect the minimum separation distance as required, and in the preferred location where possible. This will be reviewed in more detail during construction plan preparation.

29. *Comment Addressed.*

30. *Comment Addressed.*

31. The intersecting water mains should be connected by either a tee or cross. In addition, a water valve is required at all legs of the tee or cross. This can be addressed when Construction Plans are submitted. **Comment Remains.** Noted – these items will be shown in the Construction Plans.

32. Since the City of Milford Electric Department will design the electric infrastructure within the subdivision, remove the street lighting locations from the plan. CAD files will need to be submitted to the City Electric Division when Final Construction Plans are submitted so that the electric design can be updated. **Comment Remains.** Street lighting has been removed from the plans. CAD files will be provided at Final Construction Plan submission.

33. Utility easements will have to be provided for the storm drain pipes that are not within the City's Right-of-Way when Construction Plans are submitted. **Comment Remains – There are still many storm drain pipes not within the City's right-of-way that do not have utility easements. Revise the plan accordingly so that all of the storm drain pipes not within the City's right-of-way have easements. These easements may be added when final plans are submitted if storm drain design has not be finalized.** We have added easements throughout the plans where storm pipes leave the ROW and these items will be reviewed in more detail during the Construction Plan preparation.

34. The maximum distance between sanitary sewer manholes is 400' per the City's Standard Specifications. Revise the plan accordingly to meet the City's Standard Specifications when Construction Plans are submitted. **Comment Remains.** Noted – these items will be addressed on the Construction Plans.

35. **Currently, street trees are provided in the 3' grass area between the back of curb and sidewalk. When the trees mature, it will likely cause damage to the adjacent sidewalk. We recommend revising the locations of the street trees to be at least 3' behind the back of sidewalk and have root barriers installed.**

    Trees that are more appropriately found in urban conditions and have deeper tap roots will be chosen as street trees. Trees that have more surface roots that spread from the trunk will not be used in this situation. A planting list will be provided with the final plans. We recommend that the street trees remain between the curb and sidewalk.

36. Clarify the force main size on the plan.
The force main is noted as a 4" line but will be further analyzed during the design of the pump station and construction plans.

PP1002

37. Comment Addressed.

38. Currently, many of the lots do not meet the 66' lot width requirement listed in the PUD table. This includes lots 85, 86 and 105 to 109. Revise the plan accordingly so that all lots meet the lot width requirement in the PUD table. **Comment Remains – Deviation from the code has been requested. Planning Commission must approve the deviation.** The proposed lots for the detached homes located along curved right-of-way lines still meet the minimum lot size of 6,600 SF. However, the lot width at the front setback line is less than 66'. Therefore, the PUD table has been modified to reflect the minimum widths for these pie-shaped lots. Refer to sheet PP0002 for typical lot details.

39. We recommend incorporating the open space area adjacent to lots 109/110 into the lots. **Comment Noted.** Open space, especially along roadway corners opens up the space and creates a better circulation experience. These open spaces also provide opportunities for community landscaping and passive recreation.

40. Currently, the water main that crosses the railroad runs underneath the proposed semi-detached homes on lots 91 and 92. Reconfigure the lots so that the water main has at least a 20' utility easement, through dedicated open space, with no impacts to permanent structures. Additionally, sufficient space is required to install the railroad crossing via jacking and boring. A 10' wide x 40' long boring pit will be necessary for installation, which will require a 30' wide open space.

We have revised the lot layout and provided a 20'+ wide dedicated open space area to allow the 20' easement and waterline alignment as requested. The boring pit area has been identified.

PP1003

41. Currently, there are two road crossings over wetlands/ditches. Approval will be needed for these crossings from DNREC/Army Corps of Engineers. Additional details for these crossings will have to be provided on the Construction Plans. **Comment Remains.** Noted – these items will be addressed on the Construction Plans. We have already started the process with the Army Corp and State agencies to permit this crossing.

42. Currently, there are utilities crossing existing wetlands. Approval will be needed from DNREC/Army Corps of Engineers for disturbing and proposing work within the wetlands. Additional details for the utility wetlands crossing will have to be provided on the Construction Plans. **Comment Remains.** Noted – these items will be addressed on the Construction Plans. We have already started the process with the Army Corp and State agencies to permit this crossing.

43. Currently, many of the lots do not meet the 66' lot width requirement listed in the PUD

table. This includes lots 211 to 215 and lot 273. Revise the plan accordingly so that all lots meet the lot width requirement in the PUD table. **Comment Remains – Deviation from the code has been requested. Planning Commission must approve the deviation.** The proposed lots for the detached homes located along curved right-of-way lines still meet the minimum lot size of 6,600 SF. However, the lot width at the front setback line is less than 66'. Therefore, the PUD table has been modified to reflect the minimum widths for these pie-shaped lots. Refer to sheet PP0002 for typical lot details.

44. Comment Addressed.

45. The City recommends adding walking paths around the existing wet ponds. These walking paths can be used to meet the recreational open space requirements. **Addressed with Comment – Provide additional information on the existing walking path material within the open space. The material of the existing walking path should be clarified on the plan. The existing paths may need to be updated when additional information is provided.** The existing natural trails around the existing ponds are natural and a mix of natural materials and are noted to remain undisturbed.

PP1004

46. Comment Addressed.

47. Comment Addressed.

48. Comment Addressed.

49. Comment Addressed.

50. Currently, the block widths between Slipway and Sawtooth Circle does not meet the minimum 275' block width required in 200-8.D of the City's Subdivision of Land. **Comment Remains – Deviation from the code has been requested. Planning Commission must approve the deviation**. Refer to PUD table on Sheet PP0002 and supplemental latter for waiver request.

51. Please incorporate the open space areas adjacent to lots 308/309 into the lots. **Comment Noted.** Open space, especially along roadway corners opens up the space and creates a better circulation experience. These open spaces also provide opportunities for landscaping and passive recreation.

52. Comment Addressed.

53. When final plans are submitted, provide the necessary utilities (water and sewer) to the proposed clubhouse and community garden. Understood, we have added laterals to the clubhouse and will review further during construction plan process. **Refer to Sheet PP1013.**

54. Currently, there are two handicap ramps that direct pedestrians from West Sterling Green Avenue into the landscaped open space in the middle of Viewpoint Circle. We recommend extending a walking path from these handicap ramps and perhaps connect it to an additional handicap ramp on the other side of the landscape island to connect pedestrians to East Sterling Green.

Adding benches or other park amenities may make this an attractive recreational open space area. Curb ramps have been added to the plans where required. The Road Construction Plans will show this in more clarity and detail. At the main circle in front of the clubhouse, we did not add crosswalks at every street connection into the circle, it would be overkill. We have added a few connections with a simple natural walking path connecting the clubhouse and main boulevard.

55. **Currently, there are two proposed pump stations within the subdivision. The plan should be revised so that a single pump station is proposed within the subdivision. Revise the plans to show just one pump station and force main, including reconfiguring the gravity sewer as necessary. A meeting may be set up to discuss the location of the proposed pump station if desired by the engineer.** We have updated the layout to show one pump station. We will further analyze the pump station and sewer design during the construction plan preparation.

56. **We recommend relocating pump station #2 due to conflicts with the adjacent lots and utilities. The following comments have been made on this location:**

    a. **A landscape buffer shall be provided to screen the adjacent lots from proposed pump station #2.**
    b. **Revise the location of the storm drain pipe between the proposed pump station and Lot 213 due to the close proximity to pump station #2 and complications with the landscape buffer noted in the previous comment**
    c. **Odor control may be required for pump station #2 due to its close proximity to the homes.**

    Understood, the pump station has been relocated.

PP1005

57. Currently, there are only two catch basins proposed on White Oak Lane. Spread calculations will have to be provided for the subdivision to ensure that the proposed storm drain system. **Comment Noted – Calculations will be provided when final plans are submitted per response letter from Pennoni.** Noted – calculations will be performed and provided as requested during the construction plan review process.

58. Currently, lots 327 and 328 do not meet the minimum 66’ lot width requirement as specified in the PUD table. Revise the plan accordingly so that all lots meet the lot width requirement in the PUD table. **Comment Remains – Deviation from the code has been requested. Planning Commission must approve the deviation**. Refer to PUD table on sheet PP0002 and supplemental letter for waiver request.

PP1007

59. Currently, lots 128 to 133 and 141 to 143 do not meet the minimum 66’ wide lot width as specified in the PUD table. Revise the plan accordingly so that all lots meet the lot width

requirement in the PUD table. **Comment Remains – Deviation from the code has been requested. Planning Commission must approve the deviation**. Refer to PUD table on sheet PP0002 and supplemental letter for waiver request.

60. *Comment Addressed.*

61. *Comment Addressed.*

62. **Revise the Site Keyed Notes so that the symbols are correctly aligned with the descriptions.** The key note alignment has been corrected.

PP1008

63. Currently, the block widths between Slipway and Sawtooth Circle do not meet the minimum 275' block width required in 200-8.D of the City's Subdivision of Land**. Comment Remains – Deviation from the code has been requested. Planning Commission must approve the deviation.** Refer to PUD table on sheet PP0002 and supplemental letter for waiver request.

64. *Comment Addressed.*

PP1009

65. *Comment Addressed.*

66. *Comment Addressed.*

67. *Comment Addressed.*

PP10010

68. *Comment Addressed.*

69. *Comment Addressed.*

70. *Comment Addressed.*

71. *Comment Addressed.*

72. *Comment Addressed.*

73. **The sidewalk depths can be removed from the pavement section details. The City of Milford sidewalk detail will provide the concrete depths for the sidewalk.** The sidewalk depths have been removed.

74. **Clarify the proposed pavement sections for the subdivision. The Type B and Type C pavement depths should be consistent throughout the subdivision. The GABC section should vary throughout the subdivision depending on proposed traffic. Poor soil should be assumed until a soil analysis is completed and submitted to the City.**

The pavement thickness has been identified on the plans per the soil analysis we have performed, refer to the soil analysis attached. All minor road classification is consistent and the major collector has a different profile per City requirements. If needed, we can discuss this further during the construction plan phase of the project.

PP1012

75. **Currently, the utility extension ties into existing utilities along Milford Harrington Highway. Revise the plan accordingly to label the size and the type of the existing utilities. We have labeled the sizes of the existing utilities.**

PP1013

76. When a site plan is submitted for the clubhouse, the following will need to be addressed to this area. **Comment Remains – A separate application and plan will still have to be submitted for the clubhouse. Per discussion with Rob Pierce, we will submit a separate plan application for the clubhouse and amenity area but is not needed for preliminary approval. All below comments will be addressed during separate application for amenity area.**

    a. The plan will have to meet the City's Preliminary Site Plan checklist**. Comment Remains. See above.**

    b. The parking spaces and handicap parking spaces will have to be dimensioned. **Addressed. We have added dimensions.**

    c. The handicap spaces will have to be ADA compliant. Currently, one of the handicap parking spaces does not have an ADA aisle next to the space. **Comment Remains – The western most handicap parking space still does not have an associated handicap aisle. We show typical handi-cap spaces correctly. Two ADA spaces may share a designated access aisle as we show it.**

    d. The number of parking spaces per row will need to be labeled. **Addressed with Comment – The southern parking row is labeled as 11 spaces. However, it appears to be 12 spaces. Revise the plan accordingly to list the correct number of parking spaces in this row. We only show 11 spaces, the 12th assumed space is hatched and is not for parking at this time. We will review and update as needed during construction plans.**

If you have any comments or need additional information, please call us at (302) 684-8030.

Sincerely,

PENNONI ASSOCIATES INC.

Eric W. Wahl, RLA
Senior Landscape Architect

Alan Decktor, PE, ENV SP
Senior Engineer

KCI TECHNOLOGIES

ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

1352 Marrows Road, Suite 100 • Newark, DE 19711 • Phone 302-731-9176 • Fax 302-731-7807

March 30, 2022

City of Milford
201 South Walnut Street
Milford, Delaware 19963

Attention: Rob Pierce
Subject: **Westwood – Preliminary Plans**
KCI Job No. 131803632 – Task 26

Dear Mr. Pierce,

As requested, KCI Technologies performed a review of the Preliminary Plans for Westwood. This review was performed on the basis of the City of Milford's Standard Specifications, Codes, and general engineering best practices. The plan was submitted by Pennoni and is dated March 18, 2021, last revised November 12, 2021.

We offer the following comments for your consideration.

1. Provide PLUS comments and the applicant's responses to those comments. **Addressed.**
2. Provide a master plan PUD sheet for the conditional use application. This should show the entire project and include any requested PUD deviations from Chapter 200 and/or Chapter 230. All deviations from Chapter 200 and/or Chapter 230 should be included. Any deviation or waiver that is not specifically listed on the cover sheet of the record plans or on the PUD cover sheet will not be recognized with the Final Major Subdivision review. Lastly, a separate list of all deviations needs to be submitted along with the application. **Addressed.**
3. Address the following to the Cover Sheet:
    a. Change the title to Preliminary Major Subdivision Plan. **Addressed.**
    b. Update the City approval blocks (See attached). **Addressed.**
    c. Add all City of Milford General Notes to the plan (See attached). **Addressed.**
    d. Address the following to the data column:

i. Currently, the horizontal datum is listed but the vertical datum is not. Revise the plan accordingly to list the vertical datum. **Addressed.**

ii. Add a note which lists the project benchmark elevation and northing/easting. The project benchmark should also be labeled on the plan view. **Addressed.**

iii. Add a note which lists the number of lots (detached, semi-detached, and total). **Addressed with Comment – Verify the listed number of units. It appears that the number of units listed for "Planned Unit Residential Development" and "Attached single-family dwellings" should be switched.**

iv. Revise the data column to correctly reflect the requirements listed in the City's Zoning Code for detached AND semi-detached lots. There are different requirements for detached and semi-detached dwellings (see 230-10.G of the City's Zoning Code). In addition, there are also lot area requirements for interior and corner lots. **Comment Remains – Based on City's approval for the requested waiver.**

v. Per the City's Zoning Code, the maximum building height is 3 stories or 35'. Revise the data column accordingly to list the maximum building height required by the City's Zoning Code. A waiver request will have to be submitted if 4 stories are proposed. **Addressed.**

vi. Add the maximum lot coverage to the plan. **Addressed – A deviation from the maximum lot coverage has been requested. Planning Commission must approve the 60% maximum lot coverage.**

vii. Currently, the required parking calculation assumes 336 dwelling units. Please verify the required parking calculation. If 340 dwelling units are proposed, the required parking would be 850 spaces, not 840 spaces. **Addressed.**

viii. Verify the date of the FEMA Flood Map Note. **Addressed.**

ix. Add the gas provider to the plan if applicable. **Comment Remains – Once determined if gas will be provided, update the plan, or provide an update in the response letter.**

x. Add a note that the City of Milford is the Electric provider. **Addressed.**

xi. Provide a unique identifier (A,B,C, etc.) for each open space parcel and list them in the site data with their acreage. Verify that the open space of all parcels equals the total provided open space listed on the plan. The open space parcels should also be labeled on the plan with their unique identifier and acreage. Keep in mind that stormwater management and wetlands areas do not count towards the provided open space. **Addressed with Comment – Open Space Area M is listed as 0.93 acres in the**

chart but is labeled as 0.33 acres on the plan sheet PP1004. Verify and revise the plan accordingly.

xii. List the required/provided recreational open space (percent and acreage). The recreational amenities and acreage should be listed under the provided recreational open space. **Addressed.**

xiii. The clubhouse will require a separate plan review by the Planning Commission. The clubhouse site plan should include all items for the Preliminary Site Plan. **Comment Remains – A separate Preliminary Site Plan application and plan set will have to be submitted for the clubhouse.**

xiv. Add a note that there is a source water protection area on site. In addition, clarify in the note how the Zone 3 requirements specified in Chapter 230 of the City's Zoning Code will be achieved. **Comment Remains – Specify the proposed amount of impervious coverage within the source water protection area with excellent recharge in note 38 (there are two note 38, revise numbering accordingly). Additionally provide the report if over 35% impervious coverage is being proposed. If this is the case provide report once completed. Verify proposed development conditions provide equal to or more recharge quantity than the pre-development conditions.**

xv. **Correct the number of parking provided to 31 instead of 32 and revise the plan accordingly.**

e. Address the following to the PUD table:

i. Revise the PUD Table to correctively reflect the requirements listed in the City's Zoning Code for detached AND semi-detached lots. There are different requirements for detached and semi-detached dwellings (see 230-10.G of the City's Zoning Code). In addition, there are also lot area requirements for interior and corner lots. **Addressed.**

ii. Per the City's Zoning Code, the maximum building height is 3 stories or 35'. Revise the PUD Table accordingly to list the maximum building height required by the City's Zoning Code. A waiver request will have to be submitted if 4 stories are proposed. **Addressed.**

iii. **The applicant is seeking a block width waiver not a block length waiver, correct and revise the table/plan accordingly.**

4. An existing conditions sheet will be required with the preliminary plans. The existing conditions plan should show all existing structures, utilities, environmental features (forested areas, streams, source water protection areas, wetlands, etc.), contours, etc. **Addressed – When Final Plans are submitted, the existing conditions plan should be included in the set.**

5. Revise the plan to label the clubhouse as "To be approved under a separate plan." **Addressed.**
6. Provide a classification for each road based on Chapter 200-8.A of the City's Subdivision of Land. For example, Westwood Boulevard is considered a collector road and needs to meet the minimum requirements outlined in Chapter 200-8-A unless a specific waiver is requested in writing. **Addressed.**
7. There is a source water protection area on the site (groundwater recharge). The source water protection area should be shown on the existing conditions and construction plans. **Addressed.**
8. Per 230-45.3 of the City's Zoning Code, no buildings, structures or paved surfaces except stairs and ramps, fences, open decks, patios, or docks shall be permitted to be constructed under naturally occurring riparian buffer conditions. The riparian buffer for a blue-line stream (as depicted on the most recent revision of the United States Geological Survey Topographic Quadrangle Maps) is 50' per the City's Zoning Code. Add the 50' riparian buffer to the plan. **Addressed.**
9. Currently, there are extra lines (not setbacks) within the lots that are not labeled. See lots 20, 242, etc. for an example. Either remove these lines or clarify what they are. **Addressed.**
10. Currently, all roads on the plan are labeled as "Private." Verify that this is correct or remove the "Private" labels from the plan. Typically, all subdivision roads in the City of Milford are owned/maintained by the City. **Addressed.**
11. Add any signage (i.e. stop signs) to the plan. **Addressed with Comment – When final plans are submitted, submit a detailed signage plan.**
12. Add the location of the subdivision sign to the plan. The applicant may seek a deviation from the subdivision sign requirements as part of the subdivision review process. If not, any future deviation may require additional public hearings and application fees. **Addressed.**
13. Curb ramps will have to be provided at all intersections. Revise the plan to show curb ramps (minimum of three at T intersections and four at four way intersections). **Addressed.**
14. Currently, the sidewalks are only 4' in width. The minimum required sidewalk width is 5'. Revise the plan so that the sidewalks are at least 5' wide. **Addressed.**
15. Revise the plan to label the road pavement widths. **Addressed.**
16. Currently, there are roads named "Slipway East" and "Slipway West." Revise the road names to be "East Slipway Drive" and "West Slipway Drive." **Addressed with Comment – Provide the final road names once they are approved by Kent County Department of Planning Services.**

17. Prior to Final Major Subdivision approval, the road names will have to be approved by Kent County 911. **Comment Remains.**
18. Currently, many of the subdivision lots abut directly adjacent to a railroad. Clarify how noise mitigation and visual screening of these lots will be achieved. We recommend a heavily landscaped berm. **Comment Noted – The landscaping along the railroad will have to be revised to be denser. All rear yards shall be entirely screened from the railroad. A landscape berm in this area may not be feasible but please look into installing a landscaped berm in between the lots and railroad for screening and noise mitigation. In addition, please consider installing a sound wall along the railroad.**
19. Add a symbol for the proposed trees to the legend. **Addressed.**
20. Currently, many of the detached single family lots do not meet the 66' wide lot requirement as specified in the PUD table. **Addressed.**
21. Revise the plan accordingly to label the adjacent property information (owners, parcel number, deed reference, zoning, etc.). Most adjacent properties have been labeled. However, the properties to the north of the railroad shall be labeled on the plan. **Addressed with Comment – Fix overlap to show parcel 5-00-18202-01-1500-00001.**
22. Add the size of all water and sanitary sewer mains to the plan. **Addressed.**
23. Currently, the water and sanitary sewer main are not shown tying into existing utilities. Revise the plan accordingly to add the existing utilities to the plan with their size labeled. **Addressed.**
24. Revise the plan accordingly to show the off-site water service. The off-site water improvements along Williamsville Road should be shown as existing and labeled as "Provided by others" if a separate plan is going to be submitted for the off-site water improvements. **Addressed.**
25. A 10" main shall be extended through the site and tied into the existing 20' utility easement located on the adjacent property (parcel 5-16-182.00-01-22.00-000) north of the existing railroad easement. The water main shall be stubbed and capped out into the open space parcel and sufficient area shall be provided to complete the crossing under the existing railroad easement by the City in the future. The record plan of the adjacent parcel has been attached for reference. **Addressed.**
26. Currently, there is a note on the plan that states that there is a proposed pump station. However, there is no other information in regard to the pump station on the plan. Revise the plan accordingly to show the location of the pump station and associated force main, connection manhole, driveway, etc. In addition, the proposed invert of the pump station will need to be provided at the preliminary stage before the plans can move to final. A separate deeded parcel will be needed for the pump station. Additional comments may be made once the pump station location and pipe diameters are shown on the plans.

Addressed with Comment – Once pump station plans, calculations, details, etc. are provided when final plans are submitted, additional comments will be made.

27. Revise the plan accordingly to provide water and sanitary sewer stubs to the adjacent parcels. **Addressed with Comment – Address the following regarding the water and sanitary sewer extensions:**

    a. Blow offs will need to be shown when final plans are submitted for all the water stubs. **Comment Remains.**

    b. Proposed grading is not provided on the plan. When final plans are submitted, please ensure that the sanitary sewer main has adequate horizontal separation from the embankment of stormwater management facility #15 (Sheet PP1009). **Comment Remains.**

    c. Utility easements will have to be provided for the sanitary sewer, and storm drain pipe in the area of the sanitary sewer extension west and south of stormwater management facility #15 (Sheet PP1009). **Comment Remains.**

    d. Revise the plan accordingly so that the water stubs for the adjacent properties are provided along Williamsville Road off the 10" water main instead of servicing the lots from the rear yards (Sheet PP1009). Water meters and curb stops shall be provided for these stubs for future tie-in. **Comment Remains.**

    e. Additional comments may be made when construction information is provided for the sanitary sewer main extension west and south of stormwater management facility #15 (Sheet PP1009). The sanitary sewer main extension should be deep enough to provide connection to the adjacent properties. Since the water main extension will be removed per the previous comment of this letter, the sanitary sewer main alignment should be revised to be approximately 5' north of the adjacent parcels along Williamsville Road. A 20' easement shall be provided for the sanitary sewer main (this may need to be increased pending sanitary sewer depth provided on the construction plans). The easement shall be delineated 5' to the south of the main and 15' to the north of the main. Sewer stubs and cleanouts should be provided at the property lines of the adjacent properties. The storm drain pipe that empties into stormwater management facility #15 will need to be adjusted to provide adequate horizontal separation between the sanitary sewer and storm drain pipe. **Comment Remains.**

    f. Currently, a 2" water and 4" sanitary sewer stub is provided to the adjacent property (Growmark property, MD-182.00-01-02.00) on sheet PP1005. These utility extensions may be removed from the plan. **Addressed.**

28. Revise the plan accordingly so that all utilities are kept within the roadway where feasible while maintaining adequate horizontal separation between utilities. The minimum required horizontal separation between water and sanitary sewer is 10'. In addition, we recommend at least 5' of horizontal separation between water/storm sewer and sanitary/storm sewer where possible. The city prefers that the sanitary sewer main is

offset from the centerline of road, in the middle of one of the drive lanes. **Comment Remains – There are still areas where the sewer and storm drain are less than 5'.**

29. Revise the phasing plan so phases are not split by roads. For example, revise the phasing lines so that Phase 1 includes paving West Sawtooth Avenue to the Timber Place intersection and East Sawtooth Avenue to the Gristmill Drive intersection. There are lots included in Phase 1 that front Sawtooth Avenue so Sawtooth Avenue must be paved in Phase 1. The utilities and infrastructure for each phase shall not be dependent on a future phase. The city will not accept infrastructure for phases that are not fully constructed and functional. **Addressed.**
30. Water and sanitary sewer services (including cleanouts, curb stops, and water meters) shall be shown on the plan when Construction Plans are submitted. Keep in mind that each lot, including the semi-detached single-family homes, shall have individual services and water meters shall be placed in non-traffic bearing locations (i.e., grass). **Comment Remains.**
31. The intersecting water mains should be connected by either a tee or cross. In addition, a water valve is required at all legs of the tee or cross. This can be addressed when Construction Plans are submitted. **Comment Remains.**
32. Since the City of Milford Electric Department will design the electric infrastructure within the subdivision, remove the street lighting locations from the plan. CAD files will need to be submitted to the City Electric Division when Final Construction Plans are submitted so that the electric design can be updated. **Addressed.**
33. Utility easements will have to be provided for the storm drain pipes that are not within the City's Right-of-Way when Construction Plans are submitted. **Comment Remains – There are still many storm drain pipes not within the City's right-of-way that do not have utility easements. Revise the plan accordingly so that all the storm drain pipes not within the City's right-of-way have easements. These easements may be added when final plans are submitted if storm drain design has not been finalized.**
34. The maximum distance between sanitary sewer manholes is 400' per the City's Standard Specifications. Revise the plan accordingly to meet the City's Standard Specifications when Construction Plans are submitted. **Comment Remains.**
35. Currently, street trees are provided in the 3' grass area between the back of curb and sidewalk. When the trees mature, it will likely cause damage to the adjacent sidewalk. We recommend revising the locations of the street trees to be at least 3' behind the back of sidewalk and have root barriers installed. **Comment Remains.**
36. Clarify the force main size on the plan. **Comment Remains.**

PP1002

37. Provide an additional road name for the proposed cul-de-sac. **Addressed.**

38. Currently, many of the lots do not meet the 66' lot width requirement listed in the PUD table. This includes lots 85, 86 and 105 to 109. Revise the plan accordingly so that all lots meet the lot width requirement in the PUD table. **Comment Remains – Deviation from the code has been requested. Planning Commission must approve the deviation.**
39. We recommend incorporating the open space area adjacent to lots 109/110 into the lots. **Comment Noted.**
40. Currently, the water main that crosses the railroad runs underneath the proposed semi-detached homes on lots 91 and 92. Reconfigure the lots so that the water main has at least a 20' utility easement, through dedicated open space, with no impacts to permanent structures. Additionally, sufficient space is required to install the railroad crossing via jacking and boring. A 10' wide x 40' long boring pit will be necessary for installation, which will require a 30' wide open space. **Addressed.**

PP1003

41. Currently, there are two road crossings over wetlands/ditches. Approval will be needed for these crossings from DNREC/Army Corps of Engineers. Additional details for these crossings will have to be provided on the Construction Plans. **Comment Remains.**
42. Currently, there are utilities crossing existing wetlands. Approval will be needed from DNREC/Army Corps of Engineers for disturbing and proposing work within the wetlands. Additional details for the utility wetlands crossing will have to be provided on the Construction Plans. **Comment Remains.**
43. Currently, many of the lots do not meet the 66' lot width requirement listed in the PUD table. This includes lots 211 to 215 and lot 273. Revise the plan accordingly so that all lots meet the lot width requirement in the PUD table. **Comment Remains – Deviation from the code has been requested. Planning Commission must approve the deviation.**
44. Per comment #8 of this letter, lot 75 is currently within the 50' riparian buffer. Revise the plan accordingly to remove this lot from the buffer. **Addressed.**
45. The city recommends adding walking paths around the existing wet ponds. These walking paths can be used to meet the recreational open space requirements. **Addressed.**

PP1004

46. There is a bend in the storm drain system southwest of the proposed clubhouse with no structure. Revise the plan accordingly so that there is a structure at all storm drain system bends. **Addressed.**
47. Label the entrance/exit widths of the clubhouse parking lot on the plan. **Addressed.**
48. Currently, there is diagonal striping within the grass area labeled as village green. Clarify what these diagonal lines represent. **Addressed.**
49. Clarify the intent of Viewpoint Circle (i.e., will this be a one-way traffic circle?). **Addressed.**

50. Currently, the block widths between East Highland Court and Viewpoint Circle does not meet the minimum 275' block width required in 200-8.D of the City's Subdivision of Land. **Comment Remains – Deviation from the code has been requested. Planning Commission must approve the deviation.**
51. Please incorporate the open space areas adjacent to lots 308/309 into the lots. **Comment Noted.**
52. Adjust the R320 label to provide the right-of-way dimension for Lot 340. **Addressed.**
53. When final plans are submitted, provide the necessary utilities (water and sewer) to the proposed clubhouse and community garden. **Comment Remains.**
54. Currently, there are two handicap ramps that direct pedestrians from West Sterling Green Avenue into the landscaped open space in the middle of Viewpoint Circle. We recommend extending a walking path from these handicap ramps and perhaps connect it to an additional handicap ramp on the other side of the landscape island to connect pedestrians to East Sterling Green. Adding benches or other park amenities may make this an attractive recreational open space area. **Addressed.**
55. Currently, there are two proposed pump stations within the subdivision. The plan should be revised so that a single pump station is proposed within the subdivision. Revise the plans to show just one pump station and force main, including reconfiguring the gravity sewer, as necessary. A meeting may be set up to discuss the location of the proposed pump station if desired by the engineer. **Addressed with comment – Show the final location of the pump station and force main on the construction plans.**
56. We recommend relocating pump station #2 due to conflicts with the adjacent lots and utilities. The following comments have been made on this location: **Addressed with comment – Show the final location of the pump station and force main on the construction plans.**
    a. A landscape buffer shall be provided to screen the adjacent lots from proposed pump station #2.
    b. Revise the location of the storm drain pipe between the proposed pump station and Lot 213 due to the close proximity to pump station #2 and complications with the landscape buffer noted in the previous comment.
    c. Odor control may be required for pump station #2 due to its close proximity to the homes.

PP1005

57. Currently, there are only two catch basins proposed on Creek Side Lane. Spread calculations will have to be provided for the subdivision to ensure that the proposed storm drain system. **Comment Noted – Calculations will be provided when final plans are submitted per response letter from Pennoni.**
58. Currently, lots 327 and 328 do not meet the minimum 66' lot width requirement as specified in the PUD table. Revise the plan accordingly so that all lots meet the lot width

requirement in the PUD table. **Comment Remains – Deviation from the code has been requested. Planning Commission must approve the deviation.**

PP1007

59. Currently, lots 128 to 133 and 141 to 143 do not meet the minimum 66' wide lot width as specified in the PUD table. Revise the plan accordingly so that all lots meet the lot width requirement in the PUD table. **Comment Remains – Deviation from the code has been requested. Planning Commission must approve the deviation.**
60. Currently, Williamsville Road is not labeled. Label the road, add the Right-of-Way width, and clarify on the plan that it is a State Maintained road. **Addressed.**
61. Label the proposed 15' DelDOT easement along Williamsville Road. **Addressed.**
62. Revise the Site Keyed Notes so that the symbols are correctly aligned with the descriptions. **Addressed.**

PP1008

63. Currently, the block widths between Slipway and Sawtooth Circle do not meet the minimum 275' block width required in 200-8.D of the City's Subdivision of Land. **Comment Remains – Deviation from the code has been requested. Planning Commission must approve the deviation.**
64. Revise the cornered bend of Lumbermill Avenue adjacent to lot 10 to be rounded to match the interior radius of the bend. **Addressed.**

PP1009

65. There is no curve line number or front lot dimension for lot 340. Verify if there should be a curve line number or front lot width dimension. **Addressed.**
66. Label the proposed 15' DelDOT easement along Williamsville Road. **Addressed.**
67. Currently, Williamsville Road is not labeled. Label the road, add the Right-of-Way width, and clarify on the plan that it is a State Maintained road. **Addressed.**

PP10010

68. Currently, there is just 1' of grass in between the sidewalk and curb. There should be at least 3' of grass in between the sidewalk and the curb. **Addressed.**
69. Revise the sidewalk in the cross sections to be at least 5' in width. **Addressed.**
70. After comments 62 and 63 are addressed, only 2.5' of grass will be provided between the right-of-way and back of sidewalk. Additional easements on both sides of the ROW will be required. It is preferred that the easement be 10' and run parallel to the Right-of-Way. **Addressed.**
71. Revise Westwood Boulevard to meet the minimum requirements of a collector road as specified in Chapter 200-8.A of the City's Subdivision of Land. **Addressed.**

72. The cross sections are incorrectly named. For example, the 60' ROW cross section is named as an 80' ROW and the 80' ROW cross section is named as a 60' ROW. **Addressed.**
73. The sidewalk depths can be removed from the pavement section details. The City of Milford sidewalk detail will provide the concrete depths for the sidewalk. **Addressed.**
74. Clarify the proposed pavement sections for the subdivision. The Type B and Type C pavement depths should be consistent throughout the subdivision. The GABC section should vary throughout the subdivision depending on proposed traffic. Poor soil should be assumed until a soil analysis is completed and submitted to the city. **Addressed.**

PP1012

75. Currently, the utility extension ties into existing utilities along Milford Harrington Highway. Revise the plan accordingly to label the size and the type of the existing utilities. **Addressed.**

PP1013

76. When a site plan is submitted for the clubhouse, the following will need to be addressed to this area. **Comment Remains – A separate application and plan will still have to be submitted for the clubhouse.**
    a. The plan will have to meet the City's Preliminary Site Plan checklist. **Comment Remains.**
    b. The parking spaces and handicap parking spaces will have to be dimensioned. **Addressed.**
    c. The handicap spaces will have to be ADA compliant. Currently, one of the handicap parking spaces does not have an ADA aisle next to the space. **Addressed.**
    d. The number of parking spaces per row will need to be labeled. **Addressed.**

If you have any questions or comments regarding this letter, please do not hesitate to contact us any time.

Sincerely,

Ardalan Faghri,
Project Designer

Scott D. Koenig, P.E., ICMA-CM
Senior Project Manager

STATE OF DELAWARE

EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

September 23, 2021 November 15, 2021

Mr. David L. Edgell, AICP
Director, Office of State Planning Coordination
122 Martin Luther King, Jr. Blvd. South – Haslet Armory
Dover, Delaware 19901

Mr. Alan Decktor Pennoni
18072 Davidson Drive
Milton, DE 19968

RE: PLUS review 2021-08-05; Westwood Subdivision
PLUS review responses for Westwood Subdivision

Dear Mr. Decktor,

Thank you for meeting with State agency planners on August 25, 2021 to discuss the Westwood Subdivision project. According to the information received, you are seeking review of a proposed 340 unit subdivision on 130.49 acres along Williamsville Road in Milford.

We are in receipt of your comments dated September 23, 2021, as it pertained to our presentation of the above referenced project on August 25, 2021. We thank you for the opportunity to present our clients project on properties located on the north side of Williamsville Road in Milford, Kent County, Delaware. The project presented was for a 340 planned unit development on approximately 130.5 acres within the City of Milford limits. The proposed residential development lies within the City's R-2 zoning district and within the designated 1, 2, and 3 State Investment Areas.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that as the City of Milford has governing authority over this land the developers will need to comply with any and all regulations/restrictions set forth by the City and County**.

Minor changes to the plans have been completed since the meeting to support comments being addressed as the development will comply with all City, County, State and Federal written Regulations.

Strategies for State Policies and Spending

This project is located in Investment Levels 1, 2, and 3 according to the *Strategies for State Policies and Spending.* Investment Level 1 reflects areas that are already developed in an urban or suburban fashion, where infrastructure is existing or readily available, and where future redevelopment or infill projects are expected and encouraged by State policy. Investment Level 2 reflects areas where growth is anticipated by local, county, and state plans in the near term future. State investments will support growth in these areas. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas but may have other priorities for the near future.

The site plan depicts a significant amount of environmental features present, including a proposed crossing of non-tidal wetlands. We encourage you to design the site with respect for the environmental features which are present. Detailed comments from DNREC follow.

The proposed Westwood Subdivision is located on land that is within State Investment Levels 1, 2, and 3. These areas are where development and growth are expected and encouraged, or where growth is supported. The non-tidal wetland crossing is existing on the site, however it will be improved and brought into compliance with all regulatory agencies. Existing natural features on the site including existing ponds and portions of the woodlands will be preserved as shown on the plan and featured as active and passive recreational open spaces. Development is targeted on the agricultural areas of the site, and woodlands are being preserved to the extent possible. Existing woodlands and natural areas are an asset to this development both in terms of environmental stewardship and real estate value.

Code Requirements/Agency Permitting Requirements

Department of Transportation — Contact Bill Brockenbroueh 760-2109

- The site access on Williamsville Road (Kent Road 443) must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.dc1dot.utiv/Business/subdivisions/index.shtnil?dc=changes.

  NOTED.

- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.de1dot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017 The Project Coordination Meeting held on May 19, and the Traffic Impact Study Scoping Meeting held on June 10, are not sufficient for this purpose.
  NOTED.

- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.
  NOTED.

- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 2,958 vehicle trip ends per day. Therefore, the plan meets the warrants for a TIS. DelDOT and the applicant met on June 10 to set a scope of work for that study. A memorandum outlining that scope is attached.

  The purpose of a TIS, per DelDOT regulations, is to determine the offsite improvements for which the developer should be responsible to build or contribute toward. In addition to whatever other offsite improvements may be identified, DelDOT anticipates requiring the developer to improve Williamsville Road within the limits of their frontage, to meet DelDOT's standards associated with their Functional Classifications. Williamsville Road is a Minor Collector, for which the standard includes 12-foot lanes and 8-foot shoulders.

  Frontage, as defined in Section 1.8 of the Manual, includes the length of roadway perpendicular to lines created by the projection of the outside parcel corners to the roadway. Thus, the projected frontage could be considered to extend about 2,000 feet west and about 700 feet east of the physical site frontage. Also, perhaps relevant in this regard, County tax maps show nine strip lots (Tax Parcel Nos. 5-16-18200-01-1100 through 1900) owned by the same owner as the subject land and apparently included in the site plan but not listed in the notes on the plan or the PLUS application. If the tax maps are current, either the plan or the notes need to be amended to reflect those lots but regardless, DelDOT considers them to be included within the development's frontage.

  Questions regarding the requirement to improve the site frontage should be directed to the Kent County Review Coordinator, Mr. Olayiwola Okesola. Mr. Okesola may be reached at Olayiwola.Okesola@delaware.gov or (302) 760-2409.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on Williamsville Road. By this regulation, this dedication is to provide a minimum of 40 feet of right-of-way from the physical centerline. The following right-of-way dedication note is required, "An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."

- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat.**"

- Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:

    - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.

    - Depiction of all existing entrances within 450 feet of the site entrance.

    - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

- Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 1 and 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is mandatory. DelDOT anticipates requiring SUP along this development's road frontage. The concept plan shows a meandering path. A meandering path is acceptable, provided that it fits within the right-of-way and easement mentioned above and meets Americans with Disabilities Act (ADA) criteria.

- Section 3.5.4.4 of the Manual addresses accessways, paved pathways connecting a sidewalk or path along a road frontage to an internal sidewalk or path. DelDOT anticipates requiring accessways from Williamsville Road to the internal street system, at both ends of the road frontage.

- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along Williamsville Road.

- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.kov/l3usincss/subdivisions/index.shtml.

- The concept plan shows a proposed stream crossing, approximately at the boundary between Tax Parcels 20.00 and 21.00. In accordance with Section 5.10 of the Manual, any structure, including supports, erected over a depression or an obstruction, such as water, a highway or a railway, for carrying vehicular or pedestrian traffic or other moving loads that has at least a 20' span length or has an opening exceeding 20 square feet and is 48" tall shall be reviewed by DelDOT's Bridge Design Section. De1DOT's Development Coordination Section will still be the initial point of contact.

- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

Department of Natural Resources and Environmental Control — Beth Krumrine 735-3480

Concerns Identified Within the Development Footprint

Wetlands

Maps from the Statewide Wetlands Mapping Project indicate the presence of non-tidal wetlands on the site. The application indicates that wetlands have been delineated and the U.S. Army Corps of Engineers sign-off is pending. The application proposes a road crossing over the wetlands that may require permits.

- Federal permits from the U.S. Army Corps of Engineers may be necessary if dredge or fill is proposed in non-tidal wetlands or streams. A delineation of waterways and wetlands must be completed by a qualified professional hired by the landowner. In certain cases, permits from the US Army Corps of Engineers triggers additional certifications from DNREC (Coastal Zone Federal Consistency Certification and 401 Water Quality Certification). Work with the U.S. Army Corps of Engineers to determine the appropriate permitting requirements.

Federal Contact: U.S. Army Corps of Engineers (Dover Office) at (267) 240-5278.

State Contact: DNREC Wetlands and Subaqueous Lands Section at (302) 739-9943.
Website: https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/

Wetlands have been delineated by Edward M. Launay, PWS. The boundaries of the State regulated wetlands on this property were determined in accordance with DNREC Wetland Map No. DNR-034 and in accordance with the 1987 Corps of Engineers Wetland Delineation Manual and its supplemental guidance including the Atlantic and Gulf Coast Regional Supplement (Version 2.0) and the 2020 Navigable Waters Protection Rule.

All applicable permits will be obtained as required, and the site will comply with all applicable wetland regulations.

Vegetated Buffer Zones

Site plans show an approximate 30-foot vegetated buffer along non-tidal wetlands. Vegetated buffer zones placed adjacent to waterways and wetlands help improve water quality by reducing sediment and pollutants loads. They also provide valuable habitat and can help prevent encroachment of human activities into ecologically sensitive areas. Vegetated buffers are not equivalent to setbacks, as residential lots, walkways, and stormwater management facilities should not be contained within the vegetated buffer zone.

- The applicant must comply with minimum vegetated buffer widths as identified within county and municipal codes.

  Contact: DNREC Wildlife Species Conservation & Research Program at (302) 735-3600.
  Website: https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/

  The Westwood Subdivision will comply with all applicable municipal codes regarding vegetated buffers. Milford Code provides a minimum 25-foot buffer on delineated

wetlands area. This 25-foot buffer is shown on the Plan and left undisturbed, and in all cases the buffer width is greater than 25 feet.

Stormwater Management

This application proposes greater than 5000 square feet of land disturbing activities, therefore, this project will be subject to Delaware's *Sediment and Stormwater Regulations.*

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Kent Conservation District.

  We are finalizing the stormwater assessment study and submission is pending to Kent Conservation District. The project will propose a series of stormwater management measures including SWM ponds, biofiltration measures, and ephemeral constructed wetlands to handle water quality and quantity requirements for stormwater runoff management. Constructed wetlands are engineered ecosystems designed to treat stormwater runoff. Wetland water treatment systems use plants and naturally occurring microorganisms to reduce nutrients, pathogens and sediments.

- Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically (https://apps.dnrec.state.de.us/eNOI/default.aspx) select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the $195 fee.

  NOTED.

- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

  A Stormwater Assessment Study is currently being prepared by Pennoni and submission to Kent Conservation District is pending.

Plan review agency contact: Kent Conservation District at (302) 608-5370.
Website: http://kentcd.org/

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921. E-mail: DNREC.Stormwater@de1aware.gov

Website: https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/

Water Quality (Pollution Control Strategies)

This site lies within the Mispillion Watershed. Surface water quality in this watershed does not meet State Water Quality Standards and a Pollution Control Strategy is in place for this watershed.

- Consult with the appropriate plan review agency (Kent Conservation District) to determine if stricter stormwater management standards may apply for development projects due to the Pollution Control Strategy. More information about Pollution Control

Noted. As previously stated, the development will utilize numerous stormwater measures, including ephemeral constructed wetlands to handle water quality and quantity requirements for stormwater runoff management. Constructed wetlands are engineered ecosystems designed to treat stormwater runoff. Wetland water treatment systems use plants and naturally occurring microorganisms to reduce nutrients, pathogens and sediments.

Strategies can be found at the following website:
https://dnrec.alpha.Delaware.gov/watershed-stewardship/assessment/tributary-action-teams/

Contact: DNREC Division of Watershed Stewardship's Watershed Assessment Section at (302) 739-9939. https://dnrec.alpha.Delaware.gov/watershed-stewardship/

Excellent Groundwater Recharge Area

An Excellent Groundwater Recharge Area is located on the eastern portion and part of the western portion of the site. These areas have soils that are conducive to water infiltrating downward from surface water into groundwater. Preservation of these areas is important for replenishing groundwater supplies and ensuring drinking water for future generations.

- The applicant must comply with all county and municipal requirements for construction and uses in Excellent Groundwater Recharge Areas.

  NOTED.

Contact: DNREC Source Water Assessment and Protection Program at (302) 739-9945. Website: https://dnrec.alpha.delaware.gov/water/supply/ground-water-protection/

Nutrient Management Plan

This project proposes open space of 62.2 acres.

- A nutrient management plan is required for all persons or entities who apply nutrients to lands or areas of open space of 10 acres or more.

  NOTED.

Contact: Delaware Department of Agriculture's Nutrient Management Program at (302) 698-4558. Website: https://agriculture.delaware.gov/nutrient-management/

State Historic Preservation Office — Contact Carlton Hall 736-7400

- There are no known archaeological sites, or known National Register listed or eligible properties on the parcels.

- Prehistoric archaeological potential is high near the center of the parcel, where soils are

well-drained or moderately-well drained and land is agricultural fields. Western portions of the parcel have seen ground disturbance from pond construction, but with favorable conditions for prehistoric potential there may be intact sites. There is a known prehistoric site located just south of the project on the opposite side of the bank of the Lednum Branch, which borders the western side of the parcel. This Office is recommending a Phase I archaeological survey prior to any ground disturbance.

- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54) which is currently being revised.

- If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. For further information on the Section 106 process please review the Advisory Council on Historic Preservation's website at: www.achp.gov

- Historic archaeological potential is low. There are no known historic structures or sites on or near the parcel. Aerials show the construction of a manmade pond between 1968 and 1992. Otherwise, the parcel has remained wooded or agricultural fields. Historic agricultural field scatter is possible.

Delaware State Fire Marshall's Office — Contact John Rudd 323-5365

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation:

Fire Protection Water Requirements:

- Water distribution system capable of delivering at least 1000 gpm for l-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers.
- Where a water distribution system is proposed for townhouse type dwelling sites, the infrastructure for fire protection water shall be provided, including the size of water mains.

Fire Protection Features:

- For townhouse buildings, provide a section / detail and the UL design number of the 2-hour fire rated separation wall on the Site plan

Accessibility:

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Williamsville Road must be constructed so fire department apparatus may negotiate it. If a "center island" is placed at an entrance into the subdivision, it shall be arranged in such a

manner that it will not adversely affect quick and unimpeded travel of fire apparatus into the subdivision.

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

A minimum 25' wide paved roadway (in accordance with the City of Milford Code) will be constructed to serve all 340 lots.

Gas Piping and System Information:

- Provide type of fuel proposed and show locations of bulk containers on plan.

NOTED.

Required Notes:

- Provide a note on the final plans submitted for review to read "All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations"
- Proposed Use
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Townhouse 2-hr separation wall details shall be shown on site plans
- Provide Road Names, even for County Roads

NOTED.

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements**. They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (**but in no way required**) that the applicant will open a dialogue with the relevant agencies to discuss how the suggestions can benefit the project.

Department of Transportation— Contact Bill Brockenbroueh 760-2109

- The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to Williamsville Road.

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.

- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 16, 2021. The notes can be found at https://www.deldot.gov/Business/subdivisions/

NOTED.

Department of Natural Resources and Environmental Control - Beth **Krumrine 735-3480**
Wetlands and Vegetated Buffer Zones

- Do not disturb wetland areas. Wetlands are a critical part of our natural environment. They reduce the impacts of flooding, absorb pollutants, and improve water quality. Wetlands provide habitat for animals and plants and many contain a wide diversity of life, supporting plants and animals that are found nowhere else.

- The DNREC Wetlands and Subaqueous Lands Section recommends that a wetland Jurisdictional Determination (JD) is conducted for this site. A consultant or a representative of the WSLS will conduct a JD to flag the wetland boundary and determine impacts to wetlands. Please contact the DNREC Wetlands and Subaqueous Lands Section for more information. Apply for the JD through the following website: http://www.dnrec.delaware.gov/wr/Services/OtherServices/Documents/Jurisdictional_Determination_and_Map_Change_Request_Form.pdf

- Expand the 30-foot buffer to no less than 100 feet from the edge of wetlands and all waterways (rivers, streams, ditches, ponds etc.) to protect water quality and to provide an additional margin of safety for flooding.

- Vegetated buffer zones should be left undisturbed during construction and should be identified outside of the Limit of Disturbance (LOD) on the engineering plans. In some instances, stormwater outfalls, conveyances, and emergency spillways may cross through these zones, and will require temporary disturbance during construction.

- Vegetated buffer zones should be deeded as community open space. Signage should be installed at the edge and within the buffer zones to deter residents from encroaching into these common areas.

- Maintain vegetated buffer zones as either grasslands/meadows or forest. Buffer zones should be planted exclusively with native trees and plants. Native plants are well-suited

to our climate and require limited maintenance. They also provide an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.

- Grass cutting for vegetated buffer zones if maintained as meadow should not occur between April 1st to July 31" to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.

The Westwood Subdivision will comply with all applicable municipal codes regarding vegetated buffers. Milford Code provides a minimum 25-foot buffer on delineated wetlands area. This 25-foot buffer is shown on the Plan and left undisturbed, and in all cases the buffer width is greater than 25 feet.

In addition, other proposed vegetated buffers are shown on the plan, specifically along the northern property line where existing vegetation and proposed vegetation combine to provide the buffer. Proposed plantings for buffers will be native species to the region and consist of deciduous, evergreen, canopy, and understory trees. A mixture of tree types and species will provide numerous ecosystem services to both residents and local wildlife, including multiple bird and pollinator species.

Federal Contact: U.S. Army Corps of Engineers (Dover Office) at (267) 240-5278.
Website: https://www.nap.usace.army.mil/Missions/Regulatory/Contacts/

State Contact: DNREC Wetlands and Subaqueous Lands Section at (302) 739-9943.
Website: http://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/

Contact: DNREC Wildlife Species Conservation & Research Program at (302) 735-3600.
Website: https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/

Old Growth Forest/Forest Removal

The preliminary plan proposes the elimination of 25 of 62.47 acres of forest on the site.

An analysis of historical data indicates that the forest area located on the site has likely maintained some degree of forest cover since 1937 and could be considered mature forest. Mature forests possess the potential for rare, threatened, or endangered species that rely on this type of habitat.

- Removing forested areas for development, especially mature forests, should be avoided to the greatest extent possible. Forests filter water for improved water quality, provide habitat for wildlife, absorb nutrients, infiltrate stormwater, moderate temperatures, and store atmospheric carbon which would otherwise contribute to climate change.

- A forest assessment should be conducted to determine if mature forest resources exist on the property and to delineate their boundaries. Additionally, a forest assessment would include the identification of specimen trees and forest-dependent wildlife. If mature forests are found, these areas should be conserved to the maximum extent practicable.

- To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, it is recommended that tree clearing not occur from April 1st to July 31st. Likewise, avoid mowing open space areas and grass filter strips during the same timeframe, as various species of birds utilize these areas for nesting sites.

Forest removal for the Westwood Subdivision is limited to the extent possible. Historically, the forested area is part of the Oak-Pine ecoregion and as such contains a majority of oak and pine species. The proposed buffers, street trees, and other open space plantings will include oak and pine species to help mitigate any tree loss from forest removal for proposed infrastructure and lots.

Contact: DNREC Wildlife Species Conservation & Research Program at (302) 735-3600.
Website: https://dnrec.alpha.delaware.gov/water/groundwater/septic-systems/

Delaware Ecological Network

The western portion of the parcel lies within lands designated within the Delaware Ecological Network, a statewide network of interconnected lands of significant ecological value. This GIS data layer is based on principles of landscape ecology and conservation biology, providing a consistent framework to identify and prioritize areas for natural resource protection. Forest disturbances on this site will jeopardize habitat on the parcel and likely beyond the parcel's boundary.

- Removing forested areas within the Delaware Ecological Network should be avoided to the greatest extent possible. These areas provide wildlife habitat, uptake nutrients, infiltrate stormwater, and improve water quality. Forests also provide shading and cooling, while also reducing carbon that contributes to climate change.

Forest removal for the Westwood Subdivision is limited to the extent possible. Historically, the forested area is part of the Oak-Pine ecoregion and as such contains a majority of oak and pine species. The proposed buffers, street trees, and other open space plantings will include oak and pine species to help mitigate any tree loss from forest removal for proposed infrastructure and lots.

Contact: DNREC Wildlife Species Conservation and Research Program at (302) 735-3600.
Website: https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/

Potential Contamination

Groundwater contamination impacts from a neighboring site (DE-1501 Baltimore AirCoil) may impact groundwater on this site.

- Contact the Remediation Section for additional information.

NOTED.

Contact: DNREC Remediation Section at (302) 395-2600
Website: https://dnrec.alpha.delaware.gov/waste-hazardous/remediation/

Stormwater Management

- Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.

- For improved stormwater management, preserve existing trees, wetlands, and passive open space.

The Westwood Subdivision will utilize numerous stormwater measures, including ephemeral constructed wetlands to handle water quality and quantity requirements for stormwater runoff management. Constructed wetlands are engineered ecosystems designed to treat stormwater runoff. Wetland water treatment systems use plants and naturally occurring microorganisms to reduce nutrients, pathogens and sediments.

Plan review agency contact: Kent Conservation District at (302) 608-5370.
Website: http://kentcd.org/

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov
Website: https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/

Excellent Groundwater Recharge Area

- For Excellent Groundwater Recharge Areas, limit impervious surfaces (recommendation of no more than 20% of the entire area designated as having excellent recharge).

Contact: DNREC Source Water Assessment and Protection Program at (302) 739-9945.
Website: https://dnrec.alpha.delaware.gov/water/supplv/ground-water-protection/

NOTED.

State of Delaware Rare, Threatened, or Endangered Species

The following plants or animals are listed as State of Delaware rare, threatened, or endangered species, which have been documented downstream of the project area.

- The Tidewater Mucket *(Leptodea ochracea)* is a freshwater mussel listed under State Rank S1, State Status E, and SGCN Status Tier 1.

- The Alewife Floater *(Anodonta implicata)* is a freshwater mussel listed under State Rank S1 and SGCN Status Tier 2.

Please visit the following website for definitions on the specified State Rank, State Status, and Global Ranking:
https://www.dnrec.delaware.gov/fw/NHESP/Documents/Status%20Ranks%20April%202013.pdf

- Impacts to water quality as result of removing the forested uplands and the site and encroaching on the wetland buffer could negatively impact these species.

- To minimize negative impacts to these species, we recommend that natural habitats be conserved to the maximum extent practicable.

  NOTED.

Contact: DNREC Division of Fish & Wildlife at (302) 735-3600.
Website: https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/

Potential Wildlife Habitat

The DNREC Division of Fish & Wildlife reviewed this project through the Environmental Review process in March 2021. At that time, aerial photo analysis of the project site revealed potential habitat that could support rare amphibians and reptiles. At this time, reviewers requested the opportunity to conduct a site survey to evaluate habitat and determine the potential for species of conservation concern.

- Contact the Division of Fish & Wildlife to schedule a site survey to identify potential species of conservation concern.

  NOTED.

Contact: DNREC Division of Fish & Wildlife at (302) 735-3600.
Website: https://dnrec.alpha.delaware.gov/fish-wild1ife/contact-information/

Additional Sustainable Practices

- Build garages and parking spaces to be "EV-ready." Many manufacturers have pledged to sell only electric vehicles in the next 10-15 years. Installing a 240-volt outlet in one or two locations in a garage will enable a resident to easily (and cheaply) install a level 2 electric vehicle charger. This will increasingly be a selling point for homes.

- Offer the option to install solar or geothermal systems for each home. This allows a purchaser to incorporate the cost into their mortgage, making it more affordable. For community facilities such as the proposed clubhouse and fitness center, consider using renewable energy infrastructure such as solar or geothermal to reduce energy costs and further reduce pollution created from offsite generation. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities (https://dnrec.alpha.delaware.gov/climate-coastal-energy/renwable/assistance/).

- Incorporate nonmotorized connectivity and install bicycle racks where feasible to help facilitate non-vehicular travel modes.

- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.

- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.

- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

NOTED.

Delaware State Fire Marshall's Office — **Contact John Rudd 323-5365**

- Although not a requirement of the Delaware State Fire Prevention Regulations, the Office of the State Fire Marshal encourages home builders to consider installation of fire sprinkler systems in all residential dwellings.

- The Office of the State Fire Marshal also reminds home builders that they are obligated to comply with requirements of Subchapter III of Chapter 36 of Title 6 of the Delaware Code which can be found at the following website: http://delcode.delaware.gov/title6/c036/sc03/index.shtml

- Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov Plan Review & Inspections link.

NOTED.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

David L. Edgell, AICP
Director, Office of State Planning Coordination

CC: Kent County
City of Milford

Respectfully Submitted,



Mark H. Davidson, VP
Principal Land Planner



Eric W. Wahl, RLA
Senior Landscape Architect



Alan M. Decktor, PE, ENV SP
Senior Engineer

cc. SC Planning and Zoning

City of Milford, Delaware
Development Advisory Committee

Comment Sheet

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DATE OF REVIEW: August 6, 2021

REVIEWING AGENCY: **Delaware State Fire Marshal's Office, Sussex Office**

INDIVIDUAL REVIEWERS: **Duane T. Fox, CFPS, CFPE, CFI, Asst. Chief Technical Services**
William C. Kelly, CFI, Sr. Fire Protection Specialist

AGENCY PHONE NUMBERS: **302-739-4394, Fax: 302-739-3696**

RE: WESTWOOD SUBDIVISION (21-031)

The reasons and conditions applied to this project and their sources are itemized below:

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At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

a. **Fire Protection Water Requirements**:
   - Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Clubhouse)
   - Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)
     - In September 2021 the DE State Fire Prevention Regulations are changing to require all fire hydrants to be on 800 ft centers and not more than 300 feet from a fire department connection. Measurements are as the fire apparatus drive.
   - Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Fire Protection Features:**
   - All structures over 10,000 sqft aggregate will require automatic sprinkler protection installed.
   - Buildings greater than 10,000 sqft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements.

- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR
- For duplex buildings, provide a section / detail and the UL design number of the 2-hour fire rated separation wall on the Site plan.

c. **Accessibility**
- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Williamsville Road must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

d. **Gas Piping and System Information:**
- Provide type of fuel proposed and show locations of bulk containers on plan.

e. **Required Notes**:
- Provide a note on the final plans submitted for review to read "All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations"
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Duplex 2-hr separation wall details shall be shown on site plans
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
- Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

THIS DOCUMENT IS INFORMATIONAL ONLY, AND DOES NOT CONSTITUTE ANY TYPE OF APPROVAL FROM THE DELAWARE STATE FIRE MARSHAL'S OFFICE

§ 200-4. Application procedure.

A. Preliminary approval.

(1) A preliminary plan and documents, as specified by the Planning Department, shall be prepared by the subdivider and submitted in accordance with the submission schedule as determined by the City Planner, along with the appropriate fees, as specified in § 230-57.

(2) The Development Advisory Committee (DAC) shall review the application and plan. Comments from the DAC must be addressed via either submitting revised plans and/or necessary documents or via a narrative submitted to the City Planner. Upon confirmation by the City Planner that all DAC issues have been addressed satisfactorily, the application will then be scheduled to be heard by the Planning Commission.

(3) The Planning Commission shall review the application and provide either a recommendation of preliminary approval with or without conditions, a recommendation of denial, or table the application. Upon a recommendation of approval with or without conditions or recommendation of denial, the application shall be scheduled to be heard by the City Council.

(4) City Council shall grant preliminarily approval of the application with or without conditions, deny the application, or table the application.

(5) Preliminary approval from City Council shall be void after one year, unless an extension is requested by the owner and approved by City Council prior to the expiration.

B. Final approval.

(1) A final plat and documents, as specified by the Planning Department, shall be prepared by the subdivider and submitted in accordance with the submission schedule as determined by City Planner, along with the appropriate fees, as specified in § 230-57.

(2) The Development Advisory Committee shall review the application and plan. Comments from the DAC must be addressed via either submitting revised plans and/or necessary documents or via a narrative submitted to the City Planner. The final plan shall also be reviewed by the City Planner for confirmation that the application is designed in accordance with all subdivision, zoning and other land use regulations of the City. The final plan shall also be reviewed by the City Engineer for confirmation that the application is designed in accordance with the construction standards and specifications of the City. Upon confirmation by the City Planner and City Engineer that all issues have been addressed satisfactorily, the application will be scheduled to be heard by the Planning Commission.

(3) The Planning Commission shall review the application and provide either a recommendation of final approval with or without conditions, a recommendation of denial, or table the application. Upon a recommendation of approval with or without conditions, or recommendation of denial, the application shall be scheduled to be heard by City Council.

(4) City Council shall approve the application with or without conditions, deny the application, or table the application.

(5) Within 90 days of final approval from City Council, the subdivider shall record the plat at the County Recorder of Deeds office and provide the City Planner a receipt of the recordation including the deed book and page number. Prior to recording the plat, five copies of the plat must be submitted to the City Planner for stamping and signing. Four sets will be returned to the subdivider.

(6) Upon recordation of the plat, the subdivider shall provide the Land Data Manager of the City a mylar copy of the plat including the deed book and page printed thereon.

(7) Failure to record the approved plat within one year from the date of City Council approval shall void the final approval. In order to obtain final approval after it has been voided, the subdivider must make application for final approval again.

(8) Failure to record the approved plat in more than one year from the date of City Council approval shall void the preliminary approval and final approval. In order to obtain preliminary and final approval after they have been voided, the subdivider must make application for and receive preliminary approval, then make application for and receive final approval.

§ 200-7. Expiration of approved subdivision development plans.

A. The following regulations concerning expiration of recorded and approved plans are applicable to major subdivisions and minor subdivisions.

B. Construction of improvements shown on recorded subdivision plans shall commence within five years of the original recordation date and continue progressing toward completion.

C. The Department shall notify by certified mail, return receipt requested, applicants and landowners of properties involving approved plans where construction has not commenced one year prior to the expiration date and again six months prior to the expiration date that they are subject to the expiration provisions and identify their options for possible reapproval.

D. For the purpose of this section, "commencement of construction" shall mean:

(1) That a building permit or such other permit or approval by City of Milford or an applicable state agency has been issued and construction commenced under such permit which is visible on an inspection of the property by a representative of City. Such construction must be intended to accomplish the installation of improvements under Section 200-6, General Requirements and Design Standards, but excludes general earthmoving activities, and such work must have been started with a good-faith intention and purpose then formed to continue the work until completion.

(2) That all financial obligations associated with a City approved public works utility agreement have been satisfied and the improvements pursuant to said agreement have been completed, provided that the construction described in Subsection D(1) above shall commence within 10 years from receipt by the City of the final monetary contribution required under said agreement.

E. Construction shall be deemed to be progressing toward completion so long as there is no cessation in construction activity longer than 12 consecutive months. The City shall inspect sites semiannually to determine the progress of construction. If the City determines that construction activity has ceased for a period of 12 consecutive months or more, the staff shall notify the applicant and landowners by certified mail, return receipt requested, that construction shall recommence within 30 days or the subdivision shall be considered expired.

F. For subdivisions and land developments in which a certificate of occupancy has been issued for a dwelling, the subdivision shall no longer be subject to expiration.

G. The applicant and/or landowner shall bear the burden of providing evidence to the City establishing that construction has commenced within the five-year period and is progressing toward completion.

H. Applicants and/or landowners who have been notified that their projects may be subject to expiration have the following courses of action available to them:

(1) The applicant has the opportunity to provide evidence to the City establishing that construction has commenced;

(2) The applicant may apply to the City for reapproval of the project for an additional five-year period in accordance with the following procedures:

(a) The City shall review the original (i.e, initial) recorded and/or approved plan for consistency with all current provisions of this chapter, Chapter 230 Zoning, and the Comprehensive Plan. Such review may involve coordination with and review by applicable Development Advisory Committee (DAC) agencies. Based upon that review, the Planning Director will determine if the original recorded plan meets current standards, or if the original recorded plan requires minor revisions in order to comply with current standards, or if the original recorded plan must be resubmitted as a new application subject to all appropriate review procedures, regulations, and fees.

(b) In the event that the Planning Director determines that the original recorded plan is consistent with current policies and regulations, he/she shall reapprove the plan and provide written notice to the owner of reapproval. Such approval shall allow the issuance of building permits in accordance with all conditions of approval. The owner shall then have five years from the date of such notice of reapproval to obtain building permits and commence construction.

(c) Should the Planning Director determine that the plan requires minor revisions in order to comply with current policies and regulations, such notice shall be provided in writing and the applicant shall make such adjustments for administrative approval. Once the required minor revisions are completed, the plan may be reapproved administratively by the City Planning Department allowing the issuance of building permits subject to the provisions of the original record subdivision plan and/or any recorded resubdivision plans. The owner shall then have five years from the date of such notice of reapproval to obtain building permits and commence construction.

(d) Should the Planning Director determine that the plan would involve considerable revision to an extent that would change the scope of the project, the plan must be resubmitted for review by the Planning Commission and City Council for compliance with current policies and regulations. The City shall provide written notice to the owner of the specific areas of noncompliance. The landowner shall have the opportunity to make the necessary modifications to the plan and apply to the City as a new application in accordance with this chapter. Should new plans compliant with all current Code provisions be submitted, they must receive approval from the Planning Department, City Engineer, Planning Commission, and/or City Council, as applicable. Once reapproved, subdivision plans shall be recorded and shall have the effect of superseding the original record major subdivision plan. The owner/applicant shall then have five years from the date of reapproval to obtain building permits, commence construction, and progress toward completion.

(3) All of the above-referenced reviews, determinations, and reapprovals must be completed prior to the expiration of the five-year period.

I. Minor plan revisions, as described in Section 200-8, subsection E and F, that do not achieve full compliance with all current subdivision and land development provisions shall not reset the five-year time frame for commencement of construction and shall remain subject to expiration.

J. Should the five years lapse without the owner pursuing any of the options described in Subsections H(2)(a) through (d) above, the plan shall be considered expired. Expired subdivision plans shall be deleted from the City and County property records by deleting individual subdivision lots from the official City and County Tax Map and by eliminating the undeveloped parcels from the assessment records.

§ 200-8. General requirements and design standards.

The following shall be deemed to be minimum requirements and may be varied or waived by the Commission only under circumstances set forth in § 200-6:

A. Streets.

(1) The layout, character, extent, width, grade and location of proposed streets shall be established with due regard to:

(a) Public convenience and safety.

(b) Proposed uses of the land to be served by said streets.

(c) Proper relation and connection with and continuation and projection of streets in the adjacent areas, whether these streets are existing or proposed in another subdivision in a neighborhood plan, in the development plan or in the Official Map, as approved or adopted by the Commission.

(d) Topography and other land features.

(2) The layout of proposed streets shall furthermore be arranged in a manner acceptable to the Commission and City Council.

(3) Minor streets shall be laid out so as to discourage their use by through traffic.

(4) Where a subdivision abuts or contains an existing or proposed arterial street, limited-access highway or railroad, the City Council may require marginal access or service streets, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line and deep lots with rear service alleys or other treatment, such as parks, which may be necessary for the protection of residential properties and for separation of through and local traffic, with due regard for the requirements of future approach grades and grade separations.

(5) Where a tract of land is subdivided into lots substantially larger than the minimum size required in the zoning district in which a subdivision is located, the Commission may require that streets and lots be laid out so as to permit future resubdivision in accordance with the requirements of this chapter.

(6) Reserve strips controlling access to streets shall be prohibited except where the control and disposal of land comprising such strips has been placed in the governing body under conditions approved by the City Council such as provided in Subsection A(4) above.

(7) Certain proposed streets may be required to be extended to the boundary line of the subdivision to provide access to tracts which may be subdivided in the future. Wherever necessary, when a street is carried to the boundary line of the subdivision, the City Council may require a temporary turnaround improved to the satisfaction of the City Engineer and of the size specified in Subsection A(16) below at the stub end.

(8) The creation of dead-end or loop streets and superblocks will be encouraged wherever the City Council finds that such layout will not interfere with traffic convenience and safety. The City Council shall determine the number of connections of streets in the proposed subdivision with existing streets. At least two such connections shall be provided, except where a proposed subdivision only contains one dead-end street.

(9) Street jogs shall be prohibited. Street intersections, where center lines do not meet, shall have center-line offsets of 150 feet or more.

(10) A tangent at least 100 feet long shall be introduced between reverse curves on arterial and collector streets and may be required on all other streets.

(11) Street right-of-way lines deflecting from each other at any point shall be connected with a curve, the radius of which for the inner right-of-way lines shall not be less than 750 feet on arterial streets, 300 feet on collector streets and 100 feet on minor streets. The outer right-of-way line shall be parallel to said inner right-of-way line.

(12) Streets shall be laid out so as to intersect as nearly as possible at right angles. The inner right-of-way line of a street intersecting another street at an angle of less than 90° shall be tangent to and follow a curve with a minimum radius of 150 feet centered on the nearest right-of-way line of the intersecting street. The outer right-of-way line shall be parallel to said inner right-of-way line.

(13) Street right-of-way lines at intersections shall be connected with a curve, the radius of which shall be 25 feet.

(14) Right-of-way widths.

(a) Street right-of-way widths shall be as shown on the Official Map or development plan, and, if not shown thereon, said widths for the various street types between face of curb or edge of road shall not be less than as follows:

Street Type (feet)	Right-of-Way Roadway (feet)	
Arterial	80 to 110	As required by DelDOT
Collector	60	28
Minor, for townhouses and apartments	60	30
Minor, for other residences	50	25
Dead-end	50	22
Marginal access	30	16
*Alley	20	12

Note:
* If utilities are present in an alley, the City reserves the right to modify the minimum right-of-way and roadway widths.

(b) Subdivisions utilizing open swale drainage shall have a ten-foot drainage easement along the front of each property to accommodate the back slope of the drainage swales.

(15) Half streets shall be prohibited except where essential to the reasonable development of a subdivision in conformity with the requirements of this chapter and where the Commission finds that it shall be practicable to require the dedication of the other half when the abutting property is subdivided. Wherever an approved half street shall be adjacent to a subdivision, the other half of the street shall be platted within said subdivision.

(16) Dead-end streets, designed to be so permanently, shall not be longer than 400 feet and shall be provided at the closed end with a turnaround having an outside roadway diameter of 76 feet and a street right-of-way diameter of 100 feet.

(17) Street names.

(a) Street names shall be selected so as not to duplicate or be confused with the names of existing streets. Street names shall be subject to the approval of the Commission. It is recommended that all new streets shall be named in the following manner:

General direction	Long	Short (under 1,000 feet)

North and south	Streets	Places
East and west	Avenues	Courts
Diagonal	Roads	Ways
Curving	Drives	Lanes or Circles

(b) Arterial streets shall be named "boulevards."

(18) Street grades shall not exceed 5%.

(19) Street grades shall be not less than 0.5% wherever feasible.

(20) Changes in street grades shall be connected by vertical curves of suitable length.

(21) The width of streets adjacent to areas designed, proposed or zoned for nonresidential use shall be increased by such amount as may be deemed necessary by the Commission to assure the free flow of through traffic without interference by parked or parking cars and to provide adequate and safe parking space.

(22) All required roads shall be constructed in accordance with the standard specifications as issued by the City Engineer.

B. Sidewalks and curbs.

(1) Sidewalks shall be required in all subdivisions on both sides of the street. Sidewalks shall have the following widths:

(a) In residential subdivisions: four feet unless otherwise specified.

(b) In commercial and industrial subdivisions: from the curb to property lines unless otherwise specified.

(2) Curbs or drainage swales conveying stormwater shall be required in all subdivisions.

(3) All required sidewalks shall be constructed in accordance with standard specifications as issued by the City Engineer.

C. Easements. Where a subdivision is traversed by a watercourse, drainageway, channel, pipe or stream, there shall be provided a stormwater easement or drainage right-of-way of such width as will be adequate for the purpose, in accordance with requirements specified by the City Engineer. Parallel streets or parkways may be required in relation thereto.

D. Blocks.

(1) The lengths, widths and shapes of blocks shall be determined with due regard to:

(a) The provision of building sites suitable to the needs of the type of use contemplated.

(b) Zoning requirements as to lot sizes and dimensions.

(c) The control, safety and convenience of pedestrian and vehicular traffic.

(d) The characteristics of topography.

(2) Block length shall not exceed 1,200 feet.

(3) Block widths shall be not less than 275 feet nor more than 450 feet and shall be planned to provide two rows of lots.

(4) Pedestrian walkways other than in streets may be required where deemed essential to provide for circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities. Said walkways shall be not less than four feet wide.

(5) Alleys shall be provided if required by the City Engineer.

E. Lots.

(1) Lot width, depth, shape and orientation and the building setback lines shall be appropriate for the location of the subdivision, for the type of development and for the use contemplated.

(2) Lot sizes shall conform to the requirements of Chapter 230, Zoning.

(3) Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to comply with the off-street parking and loading requirements contained in Chapter 230, Zoning.

(4) Corner lots shall have sufficient width to provide an adequate building site within all the yard requirements. Corner lots shall have two front yard setbacks fronting each street, one side yard setback, and one rear yard setback.

(5) All lots in a subdivision shall have frontage on a public street.

(6) Double-frontage lots shall be avoided. Reverse-frontage lots shall be provided where necessary for protection of residential properties from through traffic and adverse nonresidential uses, for separation of through and local traffic and to overcome difficulties of topography or other specific conditions. Screen planting and a fence or wall shall be provided along the rear property line within an easement 10 feet or more in width, across which there shall be no right of access.

(7) Side lot lines shall be at right angles or radial to street lines.

(8) No lots shall be platted on land subject to flooding for residential or any other use where danger to life or property or an aggravation of flood hazard may result. Such land should be set aside for uses which would not be endangered by periodic or occasional inundations.

(9) No lots shall be platted within 25 feet of land under the jurisdiction of the U.S. Army Corps of Engineers.

F. Parks, playgrounds, open spaces, school sites and natural features.

(1) Parks and playgrounds. Where a proposed park or playground is located in whole or in part in a subdivision, the Commission may require the dedication or reservation of such area within the subdivision, in those cases in which the Commission deems such requirements to be reasonable.

(2) Open spaces. Where deemed essential by the Commission and City Planner, upon consideration of the particular type of development proposed in the subdivision, and especially in large-scale developments, the Commission or City Planner may require the dedication or reservation of sites of a character, extent and location suitable to the needs created by such development for playgrounds or parks. The Commission shall not require that more than 10% of the gross area of the open space of the subdivision to be so dedicated or reserved unless otherwise specified by the Zoning Code.[1] In case of a conflict, the requirement of the Zoning Code prevails. The Commission shall give due credit for the provision of open spaces reserved for the common use of all property owners within the proposed subdivision by covenants in the deeds. Generally, the minimum area of contiguous open space acceptable for dedication for public use shall be at least three acres and preferably five acres. Open

[1]**Editor's Note: See Ch. 230, Zoning.**

spaces with a lesser area may be approved by the Commission whenever it deems that the difference between the area offered and three acres may be made up in connection with the future subdivision of adjacent land or added to an existing recreation area.

(3) School sites or sites for other public uses. The Commission may also require a subdivider to set aside such area as it may deem to be required for a school or other public use. Upon failure of the proper authorities to purchase such site within one year after the date of the approval of the plat, the subdivider, upon application to the Commission and approval of such application, shall be relieved of the responsibility of reserving such land for public purposes.

(4) Preservation of natural features. The Commission may require the preservation of all natural features which add value to residential developments and to the community, such as large trees or groves, watercourses and historic spots and similar irreplaceable assets. In no case shall a tree over 12 inches in diameter measured three feet from the base be removed without prior approval by the City Arborist.

G. General grading. No final slope on the property shall exceed the normal angle of repose of the soil of said slope as determined by the City Engineer, except where said slope consists of a natural rock formation or is supported by a retaining wall or equivalent of a design acceptable to the City Engineer.

H. Improvements.

(1) In major subdivisions the following improvements are required:

(a) Paved streets.

(b) Street signs.

(c) Curbs and gutters, or roadside swales. Curbs shall be required as per standard specifications to stabilize intersections, entrances, and parking areas, and where they are necessary for the conveyance of stormwater and protecting road surfaces and driveway surfaces from vehicular traffic.

(d) Sidewalks.

(e) Streetlighting.

(f) Shade trees. Shade trees 150 feet on center each side of the road shall be located so as not to interfere with utilities or sidewalks and shall be of the types recommended by the City Arborist.

(g) Topsoil protection. No topsoil shall be removed from the site or used as spoil. Topsoil moved during the course of construction shall be redistributed so as to provide at least six inches of cover to all areas of the subdivision and shall be stabilized by seeding or planting.

(h) Monuments. Monuments shall be of the type, size and shape required by the City Engineer.

(i) Water mains, culverts, storm sewers and sanitary sewers.

[1] All water installations shall be looped; all sewer and storm sewer systems shall be extended at minimum slope, maximum depth, and connected with an approved method and shall be adequate to handle all present and probable future development.

[2] All of the above-listed improvements shall be subject to inspection and approval by the City Engineer, who shall be notified by the subdivider at least 24 hours prior to the start of construction. No underground installation shall be covered until inspected and approved.

[3] Utility easements shall be required to be granted and recorded by the subdivider to allow extension of utilities to neighboring properties.

(j) Swales. Conveyance of stormwater is permitted by open drainage systems where appropriate for environmental and engineering integrity and design. Such systems shall be separated from the

edge of road to the top of bank by a minimum five-foot shoulder. The depth of such systems shall not exceed two feet below crown of road. The side slope shall be a maximum of 4:1. The bottom of the system shall have a minimum width of two feet. The system slope shall be such that the maximum velocity does not exceed two feet per second. The system has to be designed in such a way as to incorporate driveway and crossroad drainage pipes; such systems shall be restored with topsoil and sod. Temporary check dams shall be placed in intervals not to exceed 300 feet.

(k) Headwalls. Storm drainage pipes which are part of an open swale drainage system shall be terminated with a headwall in accordance with standard specifications.

(2) The developer shall complete all utilities and street improvements not specifically waived by the Commission in accordance with standard specifications as issued by the City Engineer and with any additional requirements specified by the Commission. Construction drawings shall be submitted in a form satisfactory to the City Engineer.

(3) When the Commission or the City Engineer, due to planning considerations extraneous to the subdivision, requires a standard of improvements higher than that which is sufficient to serve the subdivision, the amount of the bond to be posted shall be deemed to be satisfactory if it adequately covers the cost of improvements which would be normally required.

(4) The developer shall pay the review and inspection fees as set forth in Chapter 230, Zoning, § 230-57, Planning, Zoning and Engineering Fees. The cost for each segment or phase of the development shall be paid prior to commencement of utility construction.

§ 200-9. Variances and waivers.

Applicants may request, at the time of application submission, the varying or waiving of requirements of Chapter 200, and the Planning Commission may, at its discretion, recommend to City Council the varying or waiving of said requirements and request conditions that substantially secure the objectives of the requirements so waived. Upon the findings of the City Council that, due to special conditions peculiar to a subdivision or a site, certain requirements of these regulations are inappropriate or that strict compliance with said requirements may cause extraordinary and unnecessary hardships, the City Council may vary or waive said requirements, provided that such variance or waiver shall not be detrimental to the public health, safety or general welfare or have the effect of nullifying the intent and purpose of the Official Map, Chapter 230, Zoning, the Development Plan or this chapter. In varying or waiving certain requirements, the City Council may specify such conditions at will, in its judgment, secure substantially the objectives of the requirements so varied or waived.

§ 230-10. R-2 Residential District.

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

A. Purpose. The purpose of the R-2 District is to permit housing at a greater density than in the R-1 District by providing for the orderly development of low- to medium-density residential housing into those areas where public services are available. This district also allows for professional home occupations. Finally, it protects existing developments of this nature and excludes noncompatible ones.

B. Permitted uses: all uses permitted in the R-1 District.

C. Conditional uses: all uses specified as conditional uses in the R-1 District, and the following uses may be permitted with the approval of a conditional use permit by the Milford City Council in accordance with Article IX of this chapter:

(1) Single-family semidetached dwelling.

(a) Ownership.

[1] Dwelling units and individual lots of a single-family semidetached dwelling may be owned separately if separate utility systems are provided and if separate lots for all dwelling units in a building are created at the same time in conformance with Chapter 200, Subdivision of Land, of this Code.

[2] Provisions satisfactory to the City Council shall be made to assure that areas of common use of the occupants, but not in individual ownership, shall be maintained in an acceptable manner without expense to the general public.

D. Design requirements. No apartment/dwelling units shall be located within a cellar.

E. Site requirements.

(1) The structure shall be so located as to provide proper access to the building for fire-fighting equipment, trash collection and deliveries.

(2) Off-street parking shall be provided at the rate of 2 1/2 spaces for every dwelling unit on each lot.

F. Facilities.

(1) Outdoor light fixtures shall be provided at locations that will assure the safe and convenient use of walks, steps, parking areas, driveways, streets and other such facilities.

(2) Facilities for temporary trash/refuse storage shall be provided in such a manner that is adequate for the dwelling units they must support.

G. Area regulations.

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

(a) Minimum interior lot area shall be 8,000 square feet and minimum corner lot area shall be 13,000 square feet.

(b) Maximum lot coverage shall be 30%.

(c) Minimum lot width shall be 80 feet.

(d) Height of buildings shall not exceed three stories or 35 feet. Accessory buildings shall not exceed 15 feet in height.

(e) Minimum front building setback line shall be 30 feet.

(f) Minimum rear yard setback shall be 15 feet. For lower lots the rear yard may be reduced 20% in depth to allow for the skewing of a residential dwelling on its lot.

(g) Side yards shall be provided as follows: each lot shall have two side yards a minimum width of eight feet on each side.

(h) Parking shall comply with the requirements provided in Article IV of this chapter.

(i) Signs shall comply with the requirements in Article VI of this chapter.

(j) Decks, subject to the following requirements:

[1] The deck cannot be located in the front yard.

[2] A minimum distance of 10 feet must be maintained from the deck to the rear property line.

(2) For single-family semidetached dwellings separately owned:

(a) Minimum interior lot area shall be 4,000 square feet and minimum corner lot area shall be 6,500 square feet.

(b) Maximum lot coverage shall be 30%.

(c) Minimum lot width shall be 40 feet.

(d) Height of buildings shall not exceed three stories or 35 feet. Accessory buildings shall not exceed 15 feet in height.

(e) Minimum front building setback line shall be 30 feet.

(f) Minimum rear yard setback shall be 15 feet. For lower lots the rear yard may be reduced 20% in depth to allow for the skewing of a residential dwelling on its lot.

(g) Side yard shall be provided as follows: each lot shall have one side yard a minimum width of eight feet.

(h) Parking shall comply with the requirements provided in Article IV of this chapter.

(i) Signs shall comply with the requirements in Article VI of this chapter.

§ 230-19.5. Source Water Protection District.

A. The purpose of the Source Water Protection District is to protect public health and safety in the City of Milford by minimizing contamination of aquifers, preserving, and protecting existing and potential sources of drinking water supplies. The district shall be established in delineated wellhead protection areas around all public water wells and excellent groundwater recharge potential areas located within the corporate limits of the City of Milford.

B. Superimposed district; effect on other provisions.

(1) To enable the Source Water Protection District to operate in harmony with the land use component of the City's Comprehensive Plan, subdivision and zoning regulations, the Source Water Protection District is created as a special district to be superimposed on other districts contained in the City of Milford's Zoning Ordinance.

(2) The requirements and provisions established in this district shall prevail over conflicting requirements of the zoning and subdivision ordinances.

C. Source water protection area maps

(1) Overlay maps prepared or provided by the Department of Natural Resources and Environmental Control (DNREC) delineating wellhead protection and excellent groundwater recharge potential areas in the City of Milford are included as a part of the City's Official Zoning Map and shall be designated as the Source Water Protection District.

(2) The maps shall be utilized by the administrative official in determining whether a lot or parcel lies within the source water protection district as described in Subsection D of this section. The lack of an indication on this map as to whether certain property is within or outside of the boundaries of this overlay district shall not be constructed as a conclusive determination that said property is within or outside the boundaries of the source water protection overlay district. Rather, the controlling factor in making such a determination shall be the description contained in Subsection E of this section.

D. Source water protection standards.

(1) For a confined wellhead, the wellhead protection area shall be 150 feet from the wellhead.

(2) For an unconfined wellhead generating fewer than 50,000 gallons a day, the wellhead protection area shall be 150 feet from the wellhead.

(3) For an unconfined wellhead generating greater than 50,000 gallons a day, the wellhead protection area shall be delineated by the State of Delaware, Department of Natural Resources and Environmental Control, Division of Water Resources, Source Water Assessment and Protection Program.

(4) The area contained within a source water protection area shall be divided into zones:

(a) Zone 1: a surface area extending in a radius of 150 feet around the wellhead.

(b) Zone 2: the remaining surface area of a delineated wellhead protection area outside of Zone 1.

(c) Zone 3: excellent groundwater recharge areas.

(5) Zone 1 requirements.

(a) Permitted uses.

[1] Infrastructure, equipment, buildings, access and other uses associated with the well, distribution and treatment facilities of the water system and their maintenance.

[2] Wells existing prior to December 31, 2007. No other structures or uses shall be permitted in Zone 1 unless the application, which shall demonstrate the proposed structure or use will not harm or potentially harm the public drinking water supply, is approved as a conditional use by City Council.

(b) Prohibited uses.

[1] See Table 01: Land Use Restrictions and Uses Source Water Protections Areas

(6) Zone 2 requirements.

(a) Permitted uses.

[1] Uses permitted in the underlying zoning district may be permitted under an approved conditional use that protects the public drinking water supply for the City and meets the minimum requirements for stormwater management, impervious cover, above ground and underground storage tanks.

(b) Prohibited uses.

[1] See Table 01: Land Use Restrictions and Uses Source Water Protections Areas

(c) Stormwater management.

[1] Stormwater shall be treated by an approved stormwater quality management practice in accordance with current requirements of the *Delaware Sediment and Stormwater Regulations* dated October 11, 2006 or as later revised.

[2] For all new construction, all structures shall be required to discharge roof drains into recharge systems. Recharge systems shall be in accordance with section 10.0 of the *Delaware Sediment and Stormwater Regulations* dated October 11, 2006 or as later revised.

(d) Impervious cover.

[1] Wellhead protection areas should not exceed 20% impervious cover. New development in this zone may exceed the 20% impervious cover threshold within wellhead protection areas, but shall be no more than 50% impervious cover, provided the applicant submits an environmental assessment impact report as provided for in Subsection 230-19.5F indicating

the additional impervious area will not have an adverse impact on the drinking water supply.

(e) Underground storage tanks (UST).

[1] Underground storage tanks with a capacity greater than 110 gallons containing petroleum, and residential and agricultural USTs with a capacity greater than 1,100 gallons containing heating fuel or motor fuel shall be permitted in a designated wellhead area if the USTs are designed, constructed, maintained, and operated in accordance with the Delaware Regulations Governing Underground Storage Tank Systems, or as later revised. (NOTE: Regulated USTs must be constructed with secondary containment of the tanks and piping and must have continuous monitoring for releases.) The property owner shall be required to submit an annual report, prepared by a licensed tank inspector, certifying the UST meets the criteria established herein.

[2] Underground storage tanks with a capacity greater than 110 gallons containing a hazardous substance as defined in CERCLA § 101(14) shall be permitted in a designated wellhead area if the USTs are designed, constructed, maintained and operated in accordance with the Delaware Regulations Governing Underground Storage Tank Systems. (NOTE: Regulated USTs must be constructed with secondary containment of the tanks and piping and must have continuous monitoring for releases.) The property owner shall be required to submit an annual report, prepared by a licensed tank inspector, certifying the UST meets the criteria established herein.

(f) Above ground storage tanks.

[1] Aboveground storage tanks with a capacity greater than 12,499 gallons containing petroleum or hazardous substances, and ASTs with a storage capacity greater than 39,999 gallons containing diesel, heating fuel or kerosene shall be permitted in a delineated wellhead area if the ASTs are designed, constructed, operated and maintained with the applicable requirements in the Delaware Regulations Governing Aboveground Storage Tanks.

(7) Zone 3 requirements.

(a) Permitted uses.

[1] Uses permitted within the underlying zoning district unless prohibited by this section.

[2] Hazardous waste storage, treatment, and disposal facilities, hazardous waste generators, sanitary and industrial facilities as defined in the Delaware Regulations Governing hazardous waste, vehicle repair, salvage operations, waste sludge storage or application, solid waste landfills, tire piles and dredge spoil sites shall not be permitted in Zone 3.

(b) Prohibited uses.

[1] See Table 01: Land Use Restrictions and Uses Source Water Protections Areas

(c) Stormwater management and impervious cover.

[1] There are no requirements contained in this section in order for the development to occur provided the impervious cover of that portion of the parcel within the excellent recharge area is 35% or less.

[2] Impervious cover of that portion of the parcel within the excellent recharge area that is greater than 35% but no more than 60% is allowed provided the applicant demonstrates through a report prepared by a registered professional geologist or registered professional engineer familiar with the hydro geologic characteristics of the City of Milford and the

surrounding areas using climatic water budget that post-development recharge quantity will meet or exceed the existing (pre-development) recharge quantity. Efforts to mitigate discharges to pervious surfaces shall count towards the formula used to compute post-development mitigation of any discharges. These practices shall address water quality as well as overall water quantity.

[3] For all new construction, infill, and redevelopment within the town center as defined in Figure 14D, Neighborhood Map-Town Center, as it is delineated in the 2008 Comprehensive Plan impervious cover may exceed 60%. All structures are required to discharge roof drains into underground recharge systems or permeable surfaces that allow discharges to infiltrate into the ground. The site plan is to consist of BMPs that include such items as pervious pavers, pervious concrete and infiltration practices designed to assure that recharge is maximized. The practices shall address water quality as well as overall water quantity.

[4] Discharge from roof drains, containment areas or impoundments that have run-off from an area that may contain contaminants from mechanical systems shall be segregated and treated prior to discharge.

(d) Underground storage tanks (UST).

[1] Underground storage tanks with a capacity greater than 110 gallons containing petroleum, and residential and agricultural USTs with a capacity greater than 1,100 gallons containing heating fuel or motor fuel shall be permitted in a designated wellhead area if the USTs are designed, constructed, maintained, and operated in accordance with the Delaware Regulations Governing Underground Storage Tank Systems, or as later revised. (NOTE: Regulated USTs must be constructed with secondary containment of the tanks and piping and must have continuous monitoring for releases.) The property owner shall be required to submit an annual report, prepared by a licensed tank inspector, certifying the UST meets the criteria established herein.

[2] Underground storage tanks with a capacity greater than 110 gallons containing a hazardous substance as defined in CERCLA §101(14) shall be permitted in Zone 3 if the USTs are designed, constructed, maintained and operated in accordance with the Delaware Regulations Governing Underground Storage Tank Systems. (NOTE: Regulated USTs must be constructed with secondary containment of the tanks and piping and must have continuous monitoring for releases.) The property owner shall be required to submit an annual report, prepared by a licensed tank inspector, certifying the UST meets the criteria established herein.

(e) Above ground storage tanks.

[1] Aboveground storage tanks with a capacity greater than 12,499 gallons containing petroleum or hazardous substances, and ASTs with a storage capacity greater than 39,999 gallons containing diesel, heating fuel or kerosene shall be permitted in Zone 3 if the ASTs are designed, constructed, operated and maintained with the applicable requirements in the Delaware Regulations Governing Aboveground Storage Tanks.

Table 01: Land Use Restrictions and Uses Source Water Protections Areas.

Activities shall be subject to the land use restrictions contained within this [article] that will protect the quality and quantity of ground water supplies. All uses not permitted in the underlying zone district are prohibited.

No - Prohibited

Yes - Allowed

C - Conditional

Land Use	Well Head Protection Area		Excellent Ground-Water Recharge Potential Area
	Zone 1	Zone 2	Zone 3
Aboveground Storage Tanks	NO	C	C
Automobile body/repair shop	NO	NO	C
Chemical processing/storage facilities	NO	NO	C
Dredge Spoil Sites	NO	NO	C
Dry cleaner	NO	NO	NO
Electrical/electronic manufacturing facility	NO	NO	C
Equipment maintenance/fueling areas	NO	NO	C
Fleet/trucking/bus terminal	NO	NO	C
Gas station	NO	C	C
Hazardous Waste: Treatment, Storage & Disposal Facilities	NO	NO	C
† Dry Wells/sumps	NO	C	YES
†† Injection wells	NO	C	C
Junk/scrap/salvage yard	NO	NO	NO
Machine shop	NO	NO	C
Metal plating/finishing/fabricating facility	NO	NO	C
Mines/gravel pits	NO	NO	C
On-Site wastewater treatment and disposal systems	NO	NO	C
Salvage operations	NO	NO	NO
Sanitary and Industrial Landfills	NO	NO	NO
Tire Piles	NO	NO	NO
Underground storage tanks	NO	C	C
Vehicle repair	NO	NO	C
Vessel storage	NO	NO	C
Waste sludge storage or application	NO	NO	C
Wood preserving/treating facility	NO	NO	NO

† Dry wells/sumps, except for single-family residences directing gutter downspouts to a drywell

†† Injection wells other than those used in the remediation of ground water contamination that inject oxygen-releasing compounds

E. Boundary determination for source water protection areas.

(1) All subdivision and land development plans depicting development or land disturbance submitted for City review shall be evaluated for the existence of source water protection areas. All such areas are as depicted on source water protection area maps maps/overlays are available from Delaware Department of Natural Resources and Environmental Control (DNREC), Division of Water Resources, Source Water Assessment and Protection Program (SWAPP). If a SWPA exists within a proposed development site, the boundaries of these areas shall be delineated on the plan by the applicant's State of Delaware professional engineer or professional geologist.

(2) DNREC SWAPP may, when based on sound science and information, revise and update the overlay maps of wellhead protection areas.

(3) The Delaware Geological Survey (DGS) may, when based on sound science and information, revise and update the overlay maps of good or excellent groundwater recharge potential areas.

(4) When there appears to be a conflict between the mapped boundary and actual site conditions, the applicant may engage the services of professional geologist to prepare a report intended to determine more accurately the precise boundary of the source water protection area. The Report shall include:

(a) A detailed topographic layout of the subdivision and/or area to be developed and prepared by a state-registered professional land surveyor or professional geologist;

(b) Evidence derived from a site-specific investigation that may include aquifer testing, test borings, test pits, observation wells, groundwater elevations, and topography surveys as appropriate for the type of source water protection area that clearly demonstrates that the area in question does not meet the definition of a source water protection area as defined.

(c) Any challenges to the delineations of the good or excellent groundwater recharge potential areas must follow the methods used in the Delaware Geological Survey publication: Report of Investigations No. 66, Groundwater Recharge Potential Mapping in Kent and Sussex Counties, Delaware. The challenge must be approved by DGS and DNREC SWAPP.

(d) Notwithstanding any other section of this chapter, if an owner initiates a precise boundary delineation pursuant to this section, any and all time review limitations shall be stayed pending the submission of the complete report contemplated by this section. Following submission of the report and all supporting documents, DNREC shall have 90 days to finally approve or disapprove the exploratory sketch plan submission or such further time as deemed necessary by the Department, but not to exceed an additional 90 days.

F. Environmental impact assessment report.

(1) New development may exceed the 20% impervious cover threshold within the Source Water Protection Area Zone 2, but be no more than 50% impervious, provided the applicant submits an environmental assessment report including a climatic water budget and systems to augment recharge that assure water quality as well as quantity. The environmental impact assessment must document that postdevelopment recharge will be no less than predevelopment recharge when computed on an annual basis.

(2) Commonly, the applicant offsets the loss of recharge due to impervious cover by constructing recharge basins that convey pretreated rooftop runoff for infiltration to groundwater. Refer to Supplement 1, entitled Groundwater Recharge Design Methodology, for the details of how to design recharge facilities in Delaware source water protection areas.

(3) A Delaware registered professional engineer and/or professional geologist prepares an environmental assessment report, usually containing the following elements of planning, design, construction, and maintenance of groundwater recharge facilities:

(a) Site description of proposed development within the water resource protection area.

(b) Climatic water balance comparing predevelopment and postdevelopment recharge potential.

(c) Subsurface exploration, including borings, test pits, and infiltration tests.

(d) Design of groundwater recharge facilities that assure water quality as well as quantity.

(e) Construction and maintenance considerations.

(f) Recommended groundwater monitoring plan.

(g) Water management agreement between the applicant and the town, city, or county providing for monitoring and maintenance of the recharge system. The applicant will abide by the Groundwater Management Agreement as written in DNREC Supplement 1 to the Source Water Protection Guidance Manual for the Local Governments of Delaware: Groundwater Recharge Design Methodology, dated May 2005 or as later revised.

G. Nonconforming uses. Nonconforming uses may continue in a source water protection area in the form in which they existed at the time of the adoption of this section, unless they pose a direct hazard to the City's water supply, as determined by the Water and Wastewater Department upon advice from the Delaware Division of Public Health, or are causing some foreign substances (oil, salts, chemicals, or other substances) to be introduced into the City's water supply, as determined by the Water and Wastewater Department upon advice from DNREC's Division of Air and Waste Management and/or Division of Water Resources. In the latter case, the Building Department shall issue a mandatory cease and desist to stop the offending activity within the area. Nonconforming existing underground or aboveground storage of oil, petroleum, and petroleum products shall require secondary containment pursuant to the State of Delaware regulations governing underground storage tanks or for aboveground storage of petroleum products secondary containment facilities capable of capturing the material stored on the site, for existing facilities that are proposed either to be upgraded or replaced.

H. Replacement and new wells.

(1) The replacement of any existing public water supply well that was not required to meet this wellhead protection requirement at the date of its original installation and that has failed shall be exempt from meeting this wellhead protection requirement.

(2) All public water supply wells within a housing development, subdivision, or strip development recorded on or after the implementation of the Delaware Regulations Governing the Construction and Use of Wells, dated April 6, 1997, or as later revised, shall be located at least 150 feet within the subdivision's or development's outermost property lines.

[Ord. No. 2009-7, § 1, 5-26-2009]

ARTICLE V Landscape Screening

§ 230-22. District requirements.

A. Residential districts.

(1) In any R-1, R-2, R-3 and R-8 District, a landscape screen and/or fence or wall a minimum of six feet in height shall be planted and/or erected to separate any permitted nonresidential use from any existing residential use on a contiguous lot. Such landscape screen and/or fence or wall may extend into the lot setback, side yard and rear yard.

(2) In any R-3 or R-8 District, for any lot developed for garden apartments or townhouses, a landscape screen and/or fence or wall a minimum of six feet in height shall be planted or erected to separate any contiguous lot developed as a single-family detached or semidetached residential dwelling on any contiguous lot zoned R-1 or R-2. Such landscape screen and/or fence or wall may extend into the lot setback, side yard and rear yard.

B. Commercial districts. In any C-1, C-2 or C-3 District, a fifteen-foot buffer area shall be provided within which a landscape screen and/or fence or wall a minimum of six feet in height shall be planted or erected to separate any permitted use from any contiguous lot zoned R-1, R-2, R-3 and R-8 or any contiguous lot developed or

approved for development for any residential use. Such landscape screen may extend into the lot setback, side yard or rear yard.

C. Institutional, Industrial and Office Building/Complex Districts: H-1, I-1, I-1, OB-1 and OC-1.

(1) Each use established in these districts shall set aside at least 20 feet in width immediately adjacent to any street upon which the lot has frontage, and extending for the full frontage of the lot, for purposes of providing for proper site distance and buffering from the public road. Within such area, the owner shall establish and maintain a planting of grass and/or horticultural ground cover. Other landscape materials may be incorporated, provided that there is no obstruction to vision, other than a tree trunk, in the area between two feet and seven feet above ground level. No use shall be made of this buffer area other than for a single driveway to provide access to the use for each 100 feet of frontage upon a public road. Such driveway shall not exceed 32 feet in width.

(2) Parking areas may be located in any hard area but shall not be closer than 15 feet to any street line or property line.

D. Limited Industrial District. At the boundary line between an I-1 District and any R-1, R-2, R-3 or R-8 District or any lot developed or approved for development for residential use, there shall be a 50-foot buffer area which shall include a landscape screen and/or fence or wall a minimum of six feet in height. Such landscape screen may extend into the lot setback, side yard or rear yard.

§ 230-23. Maintenance.

It shall be the responsibility of the property owner of record or his delegated representative(s) to properly maintain and care for any landscape plan planted or erected.

§ 230-46. Purpose.

A. The intent of the conditional use is to maintain a measure of control over uses that have an impact on the entire community. Generally, conditional uses may be desirable in certain locations for the general convenience and welfare. They must use the property in a manner that assures neither an adverse impact upon adjoining properties nor the creation of a public nuisance. In short, because of the nature of the use, it requires sound planning judgment on its location and site arrangement.

B. Conditional use permits may be issued for any of the conditional uses for which a use permit is required by the provisions of this chapter, provided that the City Council shall find that the application is in accordance with the provisions of this chapter after duly advertised hearings held in accordance with the provisions of Article XII.

§ 230-48.1. Criteria for planned unit residential development.

A. Permitted uses. Uses, accessory uses and signs permitted in any residential district shall be permitted in accordance with the additional requirement and provisions of the article.

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

C. Density. A planned unit residential development is not intended to increase density, but to allow flexibility in the design of the number of dwelling units permitted. If a parcel or parcels have more than one zoning classification, the total permitted density may be located throughout the parcel or parcels. The total permitted density shall be determined by dividing the net development area by the minimum lot area per

dwelling unit required by the zoning district in which the land is located. Net development area shall be determined by subtracting 25% of the gross area. Gross area shall not include any wetlands, floodway or similar area not suitable for building as determined by the Planning Commission.

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

E. A planned unit residential development shall be subject to the same review procedures as for a major subdivision as provided in Chapter 200, Subdivision of Land.

F. Neighborhood commercial.

(1) Permitted neighborhood commercial uses. The following neighborhood commercial uses are permitted in a planned unit development:

(a) Retail goods and services.

(b) Child-care center (care for fewer than 24 children).

(c) Food services (grocery/convenience: cafe, coffee shop, but no facility with fuel distribution).

(d) Medical and dental offices, clinics, and laboratories.

(e) Professional and administrative offices.

(f) Repair services, conducted entirely within the building. (Auto repair and similar uses are not permitted.)

(g) Mixed use building (residential, including rentals, with other permitted use).

(h) Laundromats or dry cleaners.

(i) Art, music, or photography studio.

(j) Personnel service (barbershop, salons, video rental, fitness center and similar uses).

(k) Allowable uses (e.g., swimming pools, clubhouse and associated sport and exercise areas, tennis courts).

(2) Floor area standards. Up to 25% of the total acreage within the planned unit development may be available for nonresidential uses including neighborhood commercial, nursing home and hospice care, professional and small business office use, similar uses, but excluding areas reserved for clubhouse, pool, HOA offices and other development amenities. For neighborhood commercial, the maximum interior floor area shall not exceed 6,500 square feet total for any one use on one neighborhood commercial site without a variance.

(3) Hours of operation. Except for the swimming pool, clubhouse and associated sport or exercise areas, neighborhood commercial land uses shall be limited to the following hours of operation 6:00 a.m. to 9:00 p.m.

(4) Storage. Except for plants and garden supplies, overnight storage is not permitted.

(5) Parking. Parking spaces for the commercial space shall be determined in accordance with the overall planned unit development submission but in no event shall be less than 50% of the spaces required for standard commercial space.

(6) Control. Ownership of the land and buildings comprising the commercial space may be by individuals, corporations or partnership either in fee simple or as a condominium with limited common area control and shall be subject to the rules and regulations contained in the commercial area tenants

association and covenants and restrictions. All commercial tenants shall pay dues and assessments to said association for management and upkeep of the common areas.

(7) Density. The overall density otherwise permitted under planned unit development shall be reduced at the rate of one dwelling unit per 3,000 square feet of commercial floor space.

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

§ 230-49. Conditions for approval; expiration.

A. In granting any conditional use permit, the City Council may designate such conditions as will, in its opinion, assure that the use will conform to the requirements as stated in § 230-48 and that such use will continue to do so.

B. Construction or operation shall be commenced within one year of the date of issuance or the use permit becomes void.

C. A reapplication for a use permit for the same lot or use shall not be considered by the City Council within a period of 365 days from its last consideration. This provision, however, shall not impair the right of the Council to propose a use permit on its own motion.

D. See fee schedule.

E. If a conditional use permit is granted under the provisions of this article, the City Council shall direct the Code Official to officially notify the applicant, in writing, of all conditions approved by the Council.

F. The approval of a conditional use is valid for one year. Unless permits are obtained or construction or use is substantially underway, all provisions of the conditional use are automatically rescinded. Permits may be revoked by the Council for failure to comply with the stated conditions of approval or applicable regulations.

CITY OF MILFORD
NOTICE OF PUBLIC HEARINGS
Planning Commission Hearing: Tuesday, April 19, 2022 @ 7:00 PM
City Council Hearing: Monday, April 25, 2022 @ 7:00 PM

NOTICE IS HEREBY GIVEN that the proposed Ordinance is currently under review by the City of Milford Planning Commission and City Council. City Council has the option to approve or deny the application. By not adopting the ordinance, City Council will deny the application. By adopting the ordinance, City Council will approve the application and the reason for the language being written in the affirmative. This form of writing is not used to influence any decision of City Council:

ORDINANCE 2022-17

Application of Food Bank of Delaware to amend the previously approved Conditional Use permit of 11.50+/- acres of land, in an OC-1 (Office Complex Zoning District; Property is located on located along the west side of Delaware Veterans Boulevard within the Independence Commons Business Park; Address is 102 Delaware Veterans Boulevard, Milford, Delaware. Present Use: Vacant; Proposed Use: Charitable and Philanthropic Organization.
Tax Map: MD-16-173.00-01-02.08-000

WHEREAS, the applicant was originally approved for a conditional use to construct a 60,000 square foot facility, community and educational outdoor garden space and a 3,000 square foot resource center on Lot 4 of Independence Commons; and

WHEREAS, the applicant now proposes to construct a 67,125 square foot facility, a 3,080 square foot one-story packing barn and four (4) 3,000 square foot greenhouse structures; and

WHEREAS, Chapter 230-18(D)(1) states "charitable and philanthropic organizations" are conditional uses subject to special requirements set forth by City Council.; and

WHEREAS, the City of Milford Planning Commission will consider the application during their regular meeting on April 19, 2022, at which time interested parties will publicly comment on the application; and

WHEREAS, Milford City Council will hold a Public Hearing on April 25, 2022, allowing for additional public comment, after which members of City Council will make a final determination on the application; and

WHEREAS, the notice as required by Chapter 230, was published in the Milford Beacon on April 6, 2022, and provided to property owners within 200 feet of the subject parcel.

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

Section 1. Upon the adoption of this ordinance by City Council, a revised conditional use permit will be granted to Food Bank of Delaware at its location at 102 Delaware Veterans Boulevard in Milford, Delaware.

Section 2. Construction shall commence within one year of the date of issuance of the permit, otherwise the Revised Conditional Use becomes void.

Section 3. Dates.
City Council Introduction: April 11, 2022
Planning Commission Review & Public Hearing: April 19, 2022
City Council Public Hearing: April 25, 2022

Section 4. If this ordinance is adopted by City Council, it will become effective 10 days following the date action is taken. If not adopted, the ordinance becomes null and void unless addressed at a later date. Should that occur, the ordinance would be republished, and new notices mailed to properties within 200 feet of the subject parcel(s).

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

033022 040122 Published: Milford Beacon 04.06.2022

PUBLIC WORKS FACILITY
180 Vickers Drive
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THE CITY of Milford DELAWARE

PLANNING DEPARTMENT
Planning, Economic Development,
Enforcement, and Inspections Office
O 302.424.8396 | F 302.424.3559

DATA SHEET FOR FOOD BANK

Development Advisory Committee: March 16, 2022

Planning Commission Meeting: April 19, 2022

Application Number / Name	:	21-008 / Food Bank
Applicant	:	Food Bank of Delaware 222 Lake Drive Newark, DE 19702
Owner	:	Same
Application Type	:	**Amended** Conditional Use & **Revised** Preliminary Site Plan
Present Comprehensive Plan Map Designation	:	Commercial
Present Zoning District	:	OC-1 (Office Complex District)
Present Use	:	Vacant
Proposed Use	:	Charitable and Philanthropic Organization
Size and Location	:	11.5 +/- acres of land located along the west side of Delaware Veterans Boulevard within the Independence Commons business park, addressed as 102 Delaware Veterans Boulevard.
Tax Map & Parcel	:	MD-16-173.00-01-02.08-000

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

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THE CITY of Milford DELAWARE

PLANNING DEPARTMENT
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STAFF REPORT
April 1, 2022

Application Number / Name	**:**	21-008 / Food Bank
Present Comprehensive Plan Designation	**:**	Commercial
Present Zoning District	**:**	OC-1 (Office Complex District)
Present Use	**:**	Vacant
Proposed Use	**:**	Charitable and Philanthropic Organization
Tax Map & Parcel	**:**	MD-16-173.00-01-02.08-000
Size and Location	**:**	11.5 +/- acres of land located along the west side of Delaware Veterans Boulevard within the Independence Commons business park, addressed as 102 Delaware Veterans Boulevard.

I. BACKGROUND INFORMATION:

- City Council granted conditional use approval on May 24, 2021 and the Planning Commission granted Preliminary Site Plan approval on May 18, 2021 for the construction of a 60,000 square foot facility, an approximately 2-acre community and educational outdoor garden space and a 3,000 square foot resource center on Lot 4 of Independence Commons with the conditions outlined in the attached approval letter.

- The applicant has revised the preliminary site plan and now proposes to construct a 67,125 square foot facility, a 3,080 square foot one-story packing barn and four (4) 3,000 square foot greenhouse structures as shown on the revised Preliminary Site Plans.

- See attached narrative for additional information related to the proposal.

- Chapter 230-18(D)(1) states “charitable and philanthropic organizations” are conditional uses subject to special requirements set forth by City Council.

II. STAFF ANALYSIS:

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

- The revised site plan proposes four greenhouses and a storage structure within the front yard area which requires a variance approval from the Board of Adjustment. The Board will review the variance request for the placement of accessory structures within the front yard area on April 14, 2022. Other than the above requested variance, the revised site plan design is consistent with Chapter 230 Zoning and Chapter 200 Subdivision of Land.

- The plans have been reviewed for general compliance with the City's Standard Construction Specifications. The applicant acknowledged plan review comments from the City Engineer and agrees to address these during the Final Site Plan submission process.

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

  A. The presence of adjoining similar uses.

     The property is located within the Independence Commons Business Park. Other uses in the immediate vicinity include professional offices, medical offices, Delaware Veterans Home, Delaware Hospice and the Milford Boys and Girls Club.

  B. An adjoining district in which the use is permitted.

     The proposed use is allowed by conditional use approval within the OC-1 zoning category and is permitted by right within the BP, I-1, I-2 and C-3 zoning districts.

  C. There is a need for the use in the area proposed as established by the Comprehensive Plan.

     The Comprehensive Plan designates this area as Commercial. The proposed use is consistent with the land use plan for the Comprehensive Plan and the zoning code permits the use by conditional use approval from City Council.

  D. There is sufficient area to screen the conditional use from adjacent different uses.

     The project is located within the Independence Commons Business Park and is surrounded by professional and medical offices, indoor recreation, and long-term or end of life care facilities. The Food Bank has shared the proposed revisions with representatives from the Delaware Veterans Home. Screening is still proposed between the Food Bank property and the Delaware Veterans Home along the north side of the parking lot and the food plots and memorial garden proposed along the parcel frontage will provide an additional buffer.

E. The use will not detract from permitted uses in the district.

The proposed use would not detract from other permitted uses in the district. The subject parcel is located within the Independence Commons Business Park and is surrounded by professional offices, indoor recreation facilities and long-term or end of life care facilities. It should be noted that the subject parcel could yield up to 100,000 square feet of medical office space by-right, which would result in more vehicular traffic.

F. Sufficient safeguards, such as traffic control, parking, screening and setbacks, can be implemented to remove potential adverse influences on adjoining uses.

The site is located within the Independence Commons Business Park and would have access along Delaware Veterans Boulevard. The site design provides for adequate off-street parking and loading spaces. There is an existing 100-foot landscape buffer which contains a berm and evergreen plantings separating the subject parcel from the residential lots to the west. The proposed loading operations would be located along the south side of the building, opposite the Delaware Veterans Home. Parking will be oriented towards the building to prevent headlights from shining towards the Delaware Veterans Home, and the site includes plantings along the northern limits of the parcel separating the parking lot from the Stormwater Pond and the Delaware Veterans Home.

- The following comments must be addressed prior to final site plan approval:
  - Final Site Plan approval will require approvals or no objection letters from the State Fire Marshal's Office, Office of Drinking Water and Kent Conservation District;
  - Address Preliminary Site Plan and Conditional Use review comments (a copy of which is provided in the packet);
  - Applicant must obtain final approval of engineering plans from the City Engineer; and,
  - Additional department and agency comments outlined in Section III.

III. AGENCY COMMENTS:

- **Delaware Health and Social Services – Division of Public Health**
  No comments provided.

- **Department of Natural Resources and Environmental Control (DNREC), Division of Water, Surface Water Discharges Section (SWDS)**
  No comments provided.

- **Kent Conservation District**
  No comments provided.

- **Delaware State Fire Marshal's Office**
  See attached comments.

- **Carlisle Fire Company**
  No comments provided.

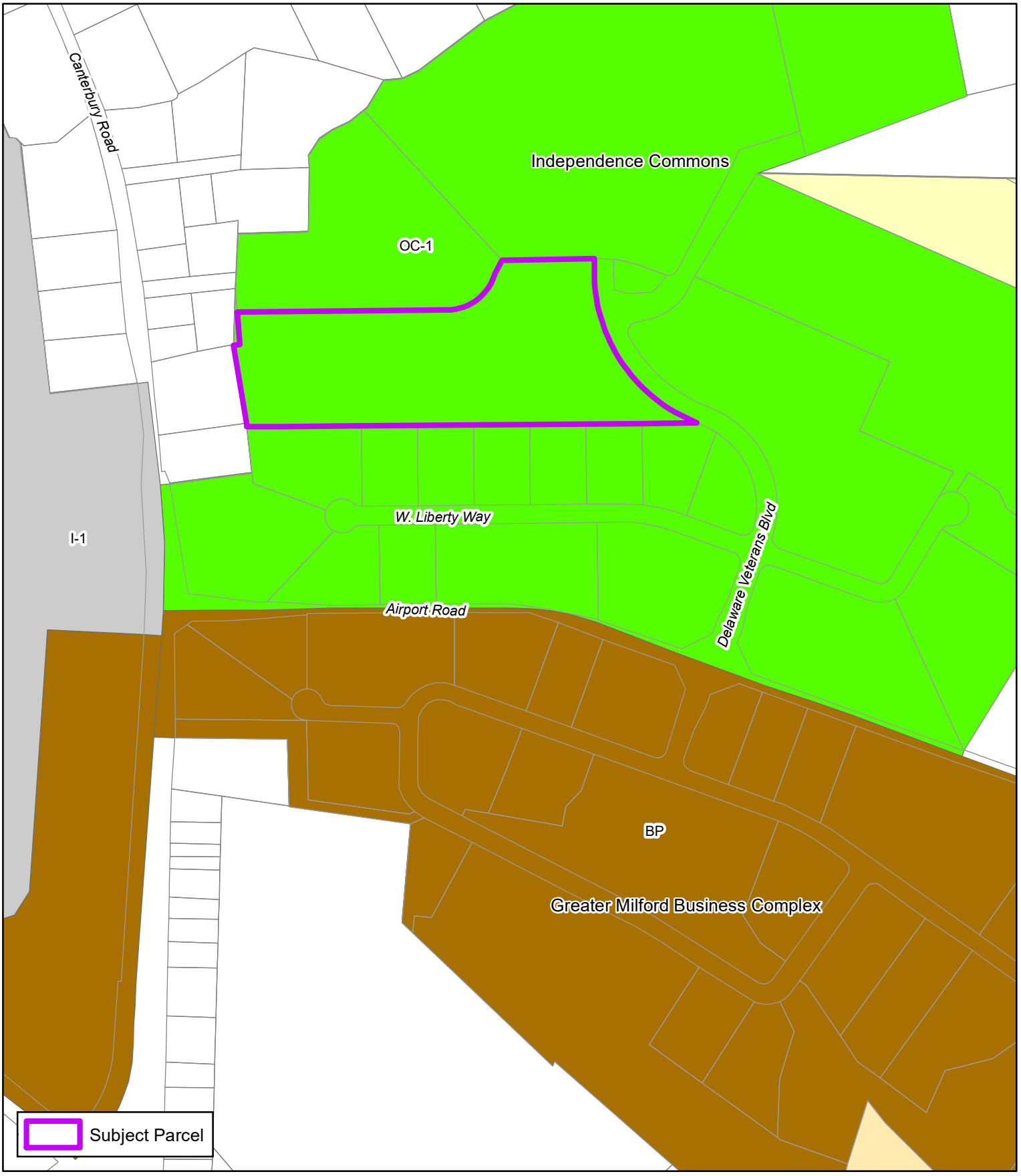
- **City Engineer**
  No significant comments related to the proposed site revisions. Any remaining review comments will be addressed during the final construction plan and site plan review process.

- **City of Milford Public Works Department**
  No comments provided.

- **City of Milford Parks and Recreation Department**
  No comments provided.

- **City of Milford Police Department**
  No comments provided.

- **Milford School District**
  No comments provided.



THE CITY of Milford DELAWARE

Scale: Feet
0 200 400

Drawn by: WRP

Date: 03/30/22

Filepath: PreliminarySitePlan_FoodBank.mxd

Title:

Preliminary Site Plan

Food Bank

Location & Zoning Map

February 24, 2022 C 2952

Mr. Rob Pierce, AICP
Planning Director
City of Milford
180 Vickers Drive
Milford, DE 19963

Dear Mr. Pierce:

SUBJECT: FOOD BANK OF DELAWARE – AMENDED CONDITIONAL USE NARRATIVE
TAX MAP AND TAX PARCEL NUMBER: MD-16-173.00-01-02.08-000

The proposed development of the 11.5+/- acre Parcel 4 zoned OC-1 (Office Complex District), within the Milford Independence Commons, will be a Food Bank with a smaller accessory packing facility. The proposed construction containing a total of 70,205 s.f. will be constructed in one (1) phase. The Food Bank facility will contain some office space, but will be used primarily for storage of food and products for distribution and also delivery to smaller partner organizations for continued delivery. The smaller proposed accessory building will be a 3,080 s.f. packing facility for employees to package food for patrons to pick up goods. The proposed site will have one access point to Delaware Veterans Boulevard, which will lead directly to the rear of the proposed warehouse facility and patron/employee parking access. All truck movements are made at the rear of the facility, to unload and to exit out the site the same way. The site will also have a 1.5+/- acre Community Farm to be used by the employees and volunteers to generate products for future distribution.

The proposed facility will provide 132 parking spaces for the required combination of office space and warehouse use. The following is a breakdown of the proposed usage;

Packing Barn: (3,000 s.f. accessory drive-thru) - 2 pantry staff/3-5 volunteers, M - F 8 a.m. - 4:30 p.m. (up to 7 total individuals on the site at a given time).

Warehouse: (45,000 s.f. warehouse) - 2 volunteer department staff/4 workforce development staff/15 - 30 volunteers, M - F 8 a.m. - 8 p.m., Saturdays 9 am - 3 pm - 9 warehouse/driver/costumer service/inventory staff M - F 7 a.m. - 3:30 p.m. (up to 41 total individuals on site at a given time) 5 program/nutrition staff M - F 8 a.m. - 4:30 p.m. – 1 communications staff M - F 8 a.m. - 4:30 p.m. (up to 40 individuals on site at a given time)

Please contact me at (302) 323-9377 ext. 125 or mikeb@landmark-se.com with any questions, comments, or if you require additional information to process this request.

Sincerely,

Michael K. Briscoe
Senior Designer

Enclosures

cc: James Puddicombe, City of Milford
Eric T. Gibson, E.I.T., KCI Technologies
Jason McCafferty, P.E., KCI Technologies

The mission of the Food Bank of Delaware is to provide nutritious foods to Delawareans in need and facilitate long-term solutions to the problems of hunger and poverty through community education and advocacy. We work to achieve this, primarily in Delaware, by:

- Providing low- and no-cost food to qualified feeding programs throughout the greater Delaware region;
- Informing the greater Delaware community about hunger issues and food security;
- Mobilizing support for anti-hunger efforts;
- Training and empowering under- and unemployed individuals to fill needed positions within the food service industry;
- And developing and implementing statewide feeding programs to assist low-income families, individuals and children.

Through a network of 578 hunger-relief program partners, we distribute food to individuals at risk of hunger in our community each year. We are the only facility in Delaware with the equipment, warehouse and staff to collect donations from all sectors of the food industry and safely and efficiently redistribute them to those who need it most.

The Food Bank of Delaware is more than just a warehouse that accepts and distributes food donations. We're fighting hunger on all fronts, including:

- Food Distribution Programs like the Backpack Program, the Commodity Supplement Food Program (CSFP), the School Pantry Program, the Mobile Pantry Program and the Healthy Pantry Center
- Workforce and Community Development Programs, including
    - Nutrition Education
    - Financial coaching through $tand By Me
    - Benefits application assistance
    - Workforce training in the areas of culinary and warehousing/logistics

We would offer two programs at the new Milford facility including:

- The Culinary School at the Food Bank of Delaware: Provides job training to unemployed and underemployed individuals. This 14-week program includes 12 weeks of hands-on training in basic and high-end kitchen skills, safe food handling and life skills. The 12-week training culminates with a two-week internship at a food service company, restaurant or catering business.
- L.O.G.I.C. (Logistics, Operations, General Warehousing, Inventory and Control): An 11-week training program, certified as a trade school by the Delaware Department of Education, that prepares students for careers in the warehousing/logistics industry. Students train in the warehouse of the Food Bank of Delaware and learn to use major equipment like end riders, lift trucks, order pickers and pallet jacks.

The property at Lot 4 in Independence Commons would allow us to grow our current presence in southern Delaware. Our current building located at 1040 Mattlind Way in Milford is approximately 16,000 square feet. Our plans for the property at Independence Commons currently include an approximately 67,000 square foot facility, an approximately 2 acre community and educational outdoor

garden space, including a 3,080 square foot one-story packing barn and four (4) 3,000 square foot high tunnels for growing produce.

The hours of the Food Bank of Delaware are 8:00 AM to 4:30 PM Monday through Friday. Volunteer shifts are generally from 9 AM to 12 noon and 1 PM to 4 PM Monday through Friday with Saturday volunteer shifts from 9 AM to 3 PM. Receiving hours for deliveries are from 8:30 AM to 3:00 PM. There would be no deliveries outside of these hours. At full capacity upon the completion of construction, we anticipate that no more than 88 persons would be on the property at any given time.

In regard to truck traffic, we anticipate a maximum of 5 tractor trailers a week. Daily traffic includes a fleet of approximately 4 box trucks that would make multiple trips to/from daily and standard passenger traffic for the individuals outlined above.

In addition, we operate a Healthy Pantry Center as our onsite food pantry resource for our community. Due to COVID-19, the pantry is now operated in a drive-up model to help stop the spread of the virus. As clients arrive, carts full of perishable and nonperishable foods are brought out to participants' cars for loading. Due to increased demands resulting from the pandemic, appointments are not necessary. When heightened food needs level out, we anticipate returning to a client choice model. Participants must bring proof of ID and Delaware residency. The hours of the Healthy Pantry Center are Monday, Wednesday and Friday from 7:30 AM to 3 PM and Tuesday and Thursday from 7:30 AM to 6 PM.

MEMORIAL GARDEN

GREENHOUSE

GREENHOUSE

GREENHOUSE

GREENHOUSE

FOOD BANK

PACKING BARN

FOOD PLOT

ORCHARD

FOOD PLOT

Landmark Science & Engineering

Food Bank OF DELAWARE

BECKER MORGAN GROUP

ARCHITECTURE ENGINEERING



PEDESTRIAN ENTRANCE VIEW



ENTRANCE CORNER VIEW



PLAZA AXIS VIEW



VIEW FROM VETERANS HOME



WAREHOUSE LOADING VIEW

PRELIMINARY SITE PLAN
FOR
FOOD BANK OF DELAWARE
CITY OF MILFORD HUNDRED - KENT COUNTY
DELAWARE

GENERAL SITE PLAN NOTES
MASTER LIST

1. THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY DAVIS, BOWEN & FRIEDEL, AS PROVIDED ON THE RECORD PLAN OVERVIEW FOR "MILFORD INDEPENDENCE COMMONS" IN JUY 2005 AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE, PLAT BOOK 104 PAGE 14.

2. A TOPOGRAPHIC AS-BUILT SURVEY WAS PROVIDED BY THE CITY OF MILFORD FOR THE PURPOSE OF PRELIMINARY DESIGN OF THIS PLAN. ELEVATIONS ARE BASED ON A BENCHMARK LOCATED WITH THE AIRPORT ROAD RIGHT-OF-WAY WITH AN ELEVATION OF 43.65.

3. HORIZONTAL DATUM BASED ON RECORD PLAN OVERVIEW PLAN FOR "MILFORD INDEPENDENCE COMMONS", JULY 2005.

4. PURSUANT TO CURRENT GIS INFORMATION, HYDRIC SOILS ARE INDICATED AS BEING PRESENT ACCORDING TO THE KENT COUNTY SOIL SURVEY. SOILS HAVE BEEN IDENTIFIED AS SASSYFRASS SANDY LOAM, 2-5% SLOPES.

5. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY DELMARVA (800-282-8555) A MINIMUM OF THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO ANY EXCAVATION.

6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MATERIALS AND WORKMANSHIP SHALL MEET THE REQUIREMENTS OF THE CITY OF MILFORD STANDARD SPECIFICATIONS FOR INSTALLATION OF UTILITY CONSTRUCTION AND SUBDIVISION PAVEMENT DESIGN, AND ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THE PROPOSED IMPROVEMENTS.

7. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACKFILLING TRENCHES.

8. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION.

9. ALL VALVE CLOSURES AND CUT-INS SHALL BE COORDINATED WITH THE CITY. CITY OFFICIALS WILL CARRY OUT ALL NECESSARY VALVE CLOSURES. CONTRACTOR SHALL COORDINATE ISOLATION OF EXISTING WATER MAINS WITH THE CITY AND NOTIFY AFFECTED RESIDENTS AT LEAST 48 HOURS PRIOR TO CUT-IN.

10. PIPELINE DETECTION TAPE SHALL BE COLOR CODED, APPROPRIATELY LABELED, AND INSTALLED 18 INCHES BELOW THE GROUND SURFACE AND DIRECTLY ABOVE ALL PROPOSED NON-METALLIC WATER MAIN, SEWER MAIN, SEWER LATERALS, AND WATER SERVICES.

11. CONDUCTIVE TRACER WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC WATER PIPE AND SERVICES; AND ALONG ALL SEWER LATERALS AND FORCEMAIN. WIRE SHALL BE SECURED TO THE PIPE AND SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH APPROVED WATERTIGHT CONNECTORS. TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES, METER PITS, CLEANOUTS, AND AIR RELEASE VALVES.

12. PRIOR TO ISOLATION AND CUT-IN PROCEDURES, CONTRACTOR SHALL EXCAVATE, LOCATE, AND OBSERVE FUNCTION OF ALL EXISTING VALVES TO ASSIST IN THE SYSTEM ISOLATION.

13. SHOP DRAWINGS FOR ANY ITEM(S) WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE ORDERING OF AND/OR INSTALLATION OF THE ITEM(S).

14. ALL SANITARY SEWER MAINS AND FORCEMAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42 INCHES AS MEASURED FROM THE TOP OF PIPE TO PROPOSED GRADE. SEWER LATERALS SHALL HAVE A MINIMUM DIAMETER OF SIX (6) INCHES AND HAVE A MINIMUM COVER OF 36 INCHES.

15. THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND FORCEMAINS OF 10 FEET, AS MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCEMAINS AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE AT CROSSINGS.

16. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN ANY STORM DRAIN PIPE AND ANY WATER MAIN OR SEWER MAIN. IF 12 INCHES CANNOT BE MAINTAINED, A MINIMUM OF SIX (6) INCHES IS REQUIRED AND PROVISIONS SHALL BE MADE ACCEPTABLE TO THE CITY OF MILFORD FOR PROPERLY ENCASING THE PIPE IN CONCRETE.

17. INSERT A NOTE WHICH GIVES THE FEMA FIRM PANEL NUMBER AND FLOODPLAIN CLASSIFICATION FOR THIS SITE.

18. ALL ROADWAYS ARE TO BE SWEPT FREE OF SEDIMENT ON A DAILY BASIS.

19. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.

20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER WILL OCCUR AFTER PAVING IS COMPLETE.

21. THE STORM DRAINAGE SYSTEM HAS BEEN DESIGNED USING THE CRITERIA OF THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION DEVELOPMENT COORDINATION MANUAL, LATEST EDITION.

22. ALL FIRE LANES, FIRE HYDRANTS, EXITS, AND STANDPIPES WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.

23. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.

24. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

25. CONTRACTOR SHALL GRADE, TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS OF CONSTRUCTION, INCLUDING PIPE INSTALLATION OR DITCH CONSTRUCTION. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 3:1.

26. THE OWNER AND/OR THEIR CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF DELAWARE FOR THE PERMANENTLY RE-ESTABLISHING OF ANY PROPERTY MARKERS OR MONUMENTS DISTURBED DURING CONSTRUCTION. A SURVEY AND METES AND BOUNDS THAT INCLUDES THE RE-ESTABLISHED MARKER(S) OR MONUMENT(S) SHALL BE PRESENTED TO THE PROPERTY OWNER FOR COMPARISON WITH THE ORIGINAL PLAT, FOR VERIFICATION.

27. THE OWNER SHALL BE RESPONSIBLE FOR THE SHORT-TERM MAINTENANCE OF THE ANY AND ALL STORMWATER MANAGEMENT FACILITIES AND STORM SEWER SYSTEMS UNTIL SUCH TIME THAT THE LONG-TERM MAINTENANCE RESPONSIBILITIES CAN BE TRANSFERRED TO A LEGALLY-ESTABLISHED HOMEOWNERS ASSOCIATION OR OTHER RESPONSIBLE ENTITY.

28. THE CITY OF MILFORD WILL ASSUME OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF WATER AND SEWER PIPES AND APPURTENANCES, INSTALLED WITHIN CITY RIGHT-OF-WAY AND EASEMENTS DEDICATED TO THE CITY, STORM SEWER PIPES AND CATCH BASINS, INSTALLED FULLY WITHIN CITY RIGHT-OF-WAY; ONCE THE FOLLOWING CONDITIONS HAVE BEEN MET:

A. ALL ITEMS HAVE PASSED CITY INSPECTION;

B. THE CITY HAS RECEIVED AND APPROVED DIGITAL AND HARD COPIES OF THE RECORD DRAWINGS; AND

C. THE RIGHTS-OF-WAY AND/OR EASEMENTS HAVE BEEN DEEDED TO THE CITY AND RECORDED WITH THE RECORDER OF DEEDS.

29. SEWER AND WATER CAPACITY ARE NOT GUARANTEED UNTIL BUILDING PERMITS ARE ISSUED, ALL FEES ARE PAID AND SUITABLE UTILITIES ARE IN PLACE FOR PROPER CONVEYANCE, TREATMENT AND DISPOSAL.

30. PRELIMINARY APPROVAL FROM PLANNING COMMISSION SHALL BE VOID AFTER ONE (1) YEAR, UNLESS AN EXTENSION IS REQUESTED BY THE OWNER AND APPROVED, FOR GOOD CAUSE, BY THE PLANNING COMMISSION PRIOR TO THE DATE OF EXPIRATION.

31. THE APPROVAL OF A CONDITIONAL USE IS VALID FOR ONE YEAR. UNLESS PERMITS ARE OBTAINED OR CONSTRUCTION OR USE IS SUBSTANTIALLY UNDERWAY, ALL PROVISIONS OF THE CONDITIONAL USE ARE AUTOMATICALLY RESCINDED.

32. FINAL APPROVAL FROM THE CITY SHALL BECOME VOID IF THE FINAL RECORD PLAT IS NOT RECORDED WITHIN 90 DAYS OF THE DATE OF PLANNING COMMISSION'S GRANTING OF FINAL APPROVAL. IF CONSTRUCTION OF THE APPROVED IMPROVEMENTS IS NOT SUBSTANTIALLY UNDERTAKEN WITHIN ONE (1) YEAR OF FINAL SITE PLAN APPROVAL, THE SITE PLAN APPROVAL SHALL BE VOID. THE APPLICANT MAY REQUEST A ONE (1) YEAR EXTENSION FROM THE PLANNING COMMISSION FOR GOOD CAUSE.

33. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CITY AND/OR AGENCY CONSTRUCTION PERMIT APPLICATIONS HAVE BEEN COMPLETED, SUBMITTED, AND ALL APPLICABLE FEES HAVE BEEN PAID PRIOR TO COMMENCING CONSTRUCTION. THE CITY S SHALL NOT BE HELD RESPONSIBLE FOR AN ANTICIPATED CONSTRUCTION START DATE THAT IS NOT MET DUE TO THE APPLICANT OR HIS/HER CONTRACTOR NOT HAVING MET THE CONSTRUCTION PERMITTING REQUIREMENTS.

34. AS A CONDITION OF THE APPROVAL OF THE CONSTRUCTION DRAWINGS, AND PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT MAY BE REQUIRED TO ENTER INTO A FORMAL PUBLIC WORKS AGREEMENT WITH THE CITY AND/OR TO POST A COMPLETION GUARANTY FOR ANY IMPROVEMENTS WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY. THE GUARANTY SHALL BE IN AN AMOUNT EQUAL TO 150% OF THE COST OF THE IMPROVEMENTS AS ESTIMATED OR APPROVED BY THE CITY ENGINEER. THE GUARANTY SHALL BE IN THE FORM OF A BOND OR FUNDS DEPOSITED IN AN ESCROW ACCOUNT. THE PUBLIC WORKS AGREEMENT AND THE GUARANTY SHALL BE REVIEWED AND APPROVED BY THE CITY SOLICITOR. THE COMPLETION GUARANTEE SHALL NOT BE RELEASED UNTIL A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE IMPROVEMENTS HAS BEEN SUBMITTED.

35. A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE CONSTRUCTION VALUE FOR ANY CONSTRUCTED IMPROVEMENTS AND A PERFORMANCE BOND IN THE AMOUNT OF 125% OF THE CONSTRUCTION VALUE FOR ANY UNCOMPLETED WORK SHALL BE PROVIDED IN ORDER TO ACHIEVE FINAL COMPLETION OF THE IMPROVEMENTS AND RELEASE OF ANY COMPLETION GUARANTY. THE MAINTENANCE PERIOD SHALL BE A MINIMUM OF ONE YEAR AND ALL CONSTRUCTION VALUES MUST BE SUBMITTED TO, REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE ISSUANCE OF ANY BONDS.

36. UPON COMPLETION OF THE CONSTRUCTION IMPROVEMENTS AND PRIOR TO THE RELEASE OF ANY DEVELOPER'S COMPLETION GUARANTEE, THE DEVELOPER SHALL PROVIDE THE CITY ENGINEER A DRAFT PAPER SET OF DETAILED RECORD PLANS (PLAN VIEW AND PROFILE SHEETS). RECORD INFORMATION SHALL BE PLACED ON THE APPROPRIATE APPROVED DRAWINGS. ORIGINAL DESIGN ELEVATION AND/OR DISTANCE INFORMATION SHALL BE STRUCK THROUGH WITH A FINE LINE AND THE RECORD INFORMATION SHALL BE INSERTED NEXT TO IT. WHEN THE DRAFT SET OF DRAWINGS HAS BEEN APPROVED BY THE CITY, THREE (3) FINAL PAPER COPIES SHALL BE SUBMITTED, SIGNED AND SEALED BY THE OWNER'S ENGINEER OR SURVEYOR. ADDITIONALLY, A CD SHALL BE PROVIDED WITH DIGITAL RECORD INFORMATION IN AUTOCAD FORMAT (VERSION 2018 OR LATER). THE DIGITAL INFORMATION SHALL BE ON DELAWARE STATE PLANE, NAD 83 HORIZONTAL CONTROL AND NAVD88 VERTICAL CONTROL. RECORD PLAN INFORMATION SHALL INCLUDE SURVEYED AS-BUILT ELEVATIONS AND HORIZONTAL LOCATIONS OF THE FOLLOWING:

A. ALL PROPERTY MONUMENTS/MARKERS;

B. SEWER MANHOLE RIM & INVERT ELEVATIONS, WITH ASSOCIATED PIPE SIZES & MATERIALS NOTED, PUMP STATION RIM, BOTTOM & INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES & MATERIALS NOTED, FORCEMAIN INVERT ELEVATIONS EVERY 50 FEET, FORCEMAIN AIR RELEASE VALVE RIM & INVERT ELEVATIONS, SEWER CLEANOUT RIM & INVERT ELEVATIONS, AND GREASE TRAP RIM, BOTTOM & INVERT ELEVATIONS;

C. WATER VALVES, FIRE HYDRANTS, METER VAULTS, METER PITS, AND CURB STOPS;

D. STORM SEWER CATCH BASIN AND/OR MANHOLE GRATE, RIM & INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES & MATERIALS NOTED; AND

E. ANY OTHER ITEM WHICH WILL BE TAKEN OVER BY THE CITY.

37. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT (302) 422-1110 A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING. THE SITE CONTRACTOR AND THE OWNER, OR HIS/HER REPRESENTATIVE SHALL BE IN ATTENDANCE.

38. WATER RESOURCE PROTECTION: PURSUANT TO CURRENT GIS INFORMATION, NO PORTION OF THE PROPERTY IS LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA).

39. WETLANDS: PURSUANT TO CURRENT GIS INFORMATION, NO PORTION OF THE PROPERTY CONTAINS WETLANDS. THE PROPOSED DEVELOPMENT, LOT 4, IS PART OF THE EXISTING DEVELOPED SUBDIVISION OF "MILFORD INDEPENDENCE COMMONS".

GENERAL DATA

40. TAX PARCEL NUMBER: MD-16-173.00-01.02.08-000

41. DEED INFORMATION: BOOK/PAGE, 701/130
DEED DATE, 2005/04/01

42. GROSS AREA: 11.50± ACRES

43. EXISTING ZONING: OC-1 (OFFICE COMPLEX DISTRICT)

BULK AREA RESTRICTIONS	CODE	PROPOSED DEVELOPMENT
STREET YARD SETBACK:	50'	50'
MINIMUM SIDE YARD:	15'/40' AGGREGATE	15'/40'
REAR YARD:	25'	25'
MINIMUM LOT AREA:	1 ACRE	11.50± ACS
MAXIMUM LOT COVERAGE:	75%	40.35%
MINIMUM LOT WIDTH:	100'	363'
MAXIMUM BUILDING HEIGHT:	70'	45'
PARKING SETBACK (STREET):	15'	15'

44. PROPOSED SITE USE: FOOD BANK
EXISTING SITE USE: EXISTING VACANT (GRASS COVER) LOT #4 WITHIN MILFORD INDEPENDENCE COMMONS" SUBDIVISION.

45. WATER SUPPLY: CITY OF MILFORD

WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.

46. SANITARY SEWER: CITY OF MILFORD (GRAVITY)

SEWERAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS. THE OWNER OF THIS PROPERTY, HIS SUCCESSOR OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. ESTIMATED SEWAGE FLOW GENERATION FOR THIS PROJECT, BASED ON 63,000 SF, 1 GPD/10 SF IS 6,300 GPD. PROPOSED EDU = 6,300 GPD / 250 GPD = 252 EDU, PEAK IS 252 x 4 = 1,008 PEAK EDU.

47. PRIVATE WELLS AND SEPTIC SYSTEMS THAT EXIST WITHIN THIS DEVELOPMENT WILL BE ABANDONED IN ACCORDANCE WITH THE CURRENT STATE OF DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL REGULATIONS.

48. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.

49. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10005C0037J PANEL 37 OF 600, DATED JANUARY 6, 2005.

50. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.

51. TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESSWAYS, AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN, OR THE LANDSCAPE PLAN, SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.

52. LAND DEVELOPMENT DATA:

PROPOSED BUILDING AREA: (63,000 SF)	1.61± ACRES = 14.00%
PROPOSED PAVED AREA:	4.00± ACRES = 34.78%
PROPOSED LANDSCAPE SURFACE AREA:	5.89± ACRES = 51.22%
TOTAL	11.50± ACRES = 100.0%

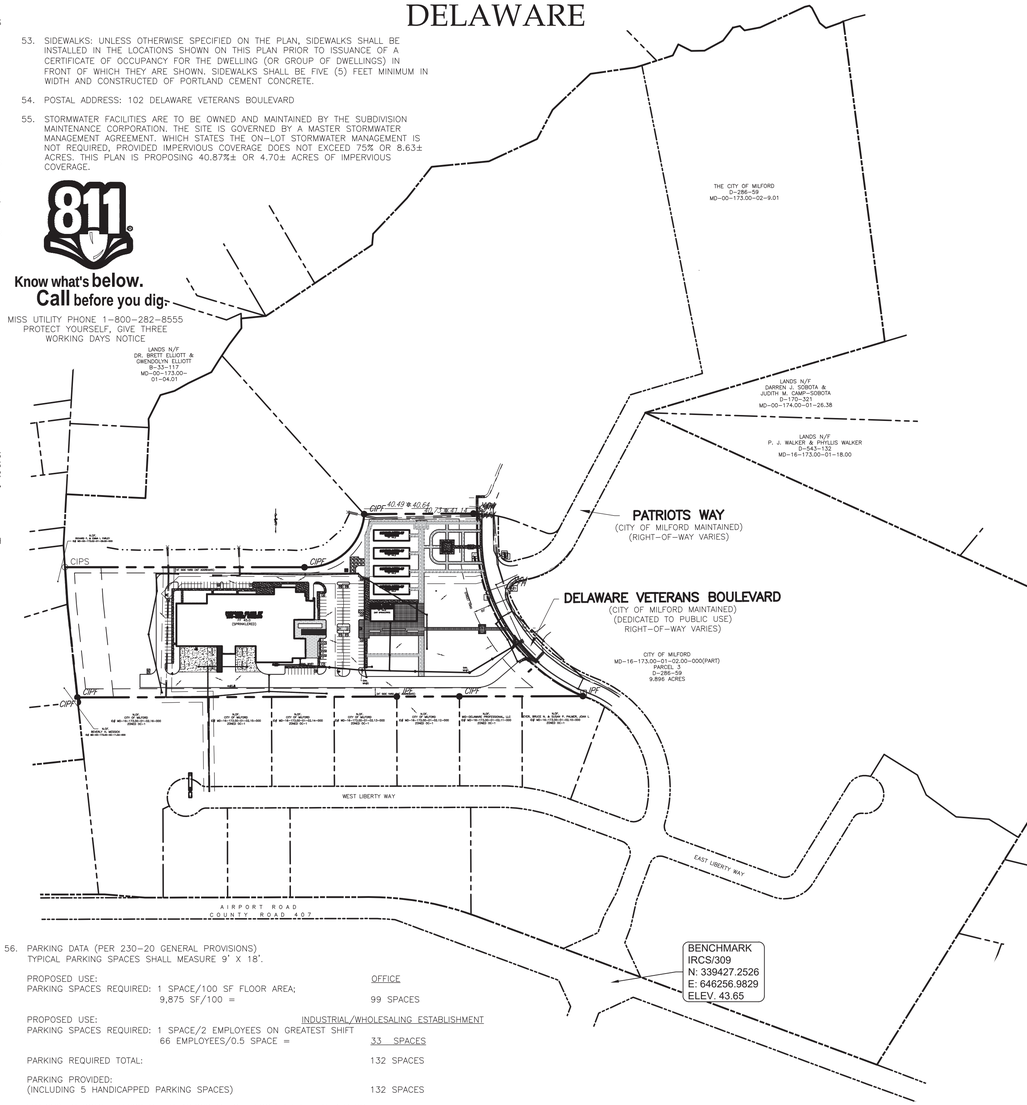
53. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET MINIMUM IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

54. POSTAL ADDRESS: 102 DELAWARE VETERANS BOULEVARD

55. STORMWATER FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVISION MAINTENANCE CORPORATION. THE SITE IS GOVERNED BY A MASTER STORMWATER MANAGEMENT AGREEMENT. WHICH STATES THE ON-LOT STORMWATER MANAGEMENT IS NOT REQUIRED, PROVIDED IMPERVIOUS COVERAGE DOES NOT EXCEED 75% OR 8.63± ACRES. THIS PLAN IS PROPOSING 40.87%± OR 4.70± ACRES OF IMPERVIOUS COVERAGE.

Know what's **below.** **Call** before you dig.

MISS UTILITY PHONE 1-800-282-8555
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE



56. PARKING DATA (PER 230-20 GENERAL PROVISIONS)
TYPICAL PARKING SPACES SHALL MEASURE 9' X 18'.

PROPOSED USE:	OFFICE
PARKING SPACES REQUIRED: 1 SPACE/100 SF FLOOR AREA; 9,875 SF/100 =	99 SPACES
PROPOSED USE:	INDUSTRIAL/WHOLESALING ESTABLISHMENT
PARKING SPACES REQUIRED: 1 SPACE/2 EMPLOYEES ON GREATEST SHIFT 66 EMPLOYEES/0.5 SPACE =	33 SPACES
PARKING REQUIRED TOTAL:	132 SPACES
PARKING PROVIDED: (INCLUDING 5 HANDICAPPED PARKING SPACES)	132 SPACES

LOADING RATIONALE: 8,000 SF TO 19,999 SF OF FLOOR AREA = 2 BERTHS
PLUS EACH ADDITIONAL 20,000 SF = ONE ADDITIONAL BERTH

LOADING BAYS (12' x 60' MIN) REQUIRED =	5 BAYS
LOADING BAYS PROVIDED =	6 BAYS

57. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE CITY OF MILFORD REGULATIONS AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.

58. STORMWATER FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVISION MAINTENANCE CORPORATION. THE SITE IS GOVERNED BY A MASTER STORMWATER MANAGEMENT AGREEMENT. WHICH STATES THE ON-LOT STORMWATER MANAGEMENT IS NOT REQUIRED, PROVIDED IMPERVIOUS COVERAGE DOES NOT EXCEED 75% OR 8.63± ACRES. THIS PLAN IS PROPOSING 48.78%± OR 5.61± ACRES OF IMPERVIOUS COVERAGE.

CITY ENGINEER APPROVAL

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

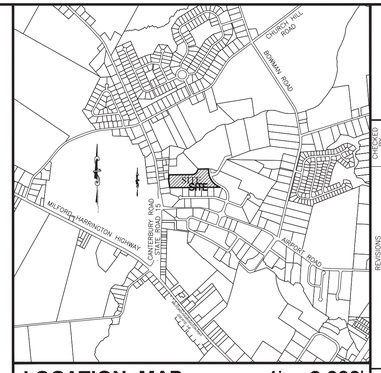
CITY ENGINEER DATE

CITY OF MILFORD APPROVAL

MARK WHITFIELD CITY MANAGER DATE

CITY PLANNING DEPARTMENT APPROVAL

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



LOCATION MAP 1' = 2,000'

VICINITY MAP 1" = 400'

PLAN INDEX

COVER SHEET	CX-01
PRELIMINARY SITE PLAN	CX-02

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A FOOD BANK FACILITY, WITH A TOTAL 70,205 GSF, REQUIRED PARKING AND ACCESS.

LEGEND

- EX. 8"W — W — EXISTING WATER MAIN AND WATER VALVE
- 8"W — W — PROPOSED WATER MAIN AND WATER VALVE
- EXISTING VERTICAL P.C.C. CURB
- PROPOSED P.C.C. CURB TYPE 1-6
- EXISTING P.C.C. SIDEWALK
- PROPOSED P.C.C. SIDEWALK
- PROPOSED HANDICAP RAMP
- EXISTING BUILDING
- PROPOSED BUILDING
- 30 — EXISTING CONTOUR
- + 30.0 — EXISTING SPOT ELEVATION
- + 30.00 — PROPOSED SPOT ELEVATION
- SS — EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED BUILDING SETBACK
- EXISTING STORMWATER MANAGEMENT AREA
- PROPOSED RIPARIAN BUFFER AREA
- EXISTING STORM DRAIN AND CATCH BASIN
- PROPOSED STORM DRAIN AND CATCH BASIN
- FH — EXISTING FIRE HYDRANT
- FH — PROPOSED FIRE HYDRANT
- EXISTING FENCE
- PROPOSED FENCE
- LOD — LOD — PROPOSED LIMITS OF DISTURBANCE

CITY OF MILFORD APPROVAL BLOCK

REVISIONS

PRELIMINARY SITE PLAN FOR FOOD BANK OF DELAWARE
CITY OF MILFORD HUNDRED - KENT COUNTY, DELAWARE

OWNER
FOOD BANK OF DELAWARE
222 LAKE DRIVE
NEWARK, DELAWARE 19702
(302) 292-1305

DEVELOPER
FOOD BANK OF DELAWARE
222 LAKE DRIVE
NEWARK, DE 19702
(302) 292-1305

Landmark Science & Engineering

200 CONTINENTAL DRIVE
SUITE 400
NEWARK, DE 19713
PHONE (302) 323-9377
FAX (302) 323-8461
WWW.LANDMARK-SE.COM
INFO @ LANDMARK-SE.COM

201 RESEARCH BLVD.,
ABERDEEN, MD 21001
PHONE (410) 939-2144
FAX (410) 939-2146
INFO@LANDMARK-SE.COM

THIS DRAWING AND THE DESIGN INCORPORATED HEREIN IS THE PROPERTY OF LANDMARK SCIENCE & ENGINEERING AND SHALL NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT

DRAWN BY: MKB
DESIGN BY: MKB
CHECK BY: TCW
SCALE: 1"=200'
DATE: 02/24/22
SHEET: CX-01 of 2
0 100 200 400
GRAPHIC SCALE

CX-01

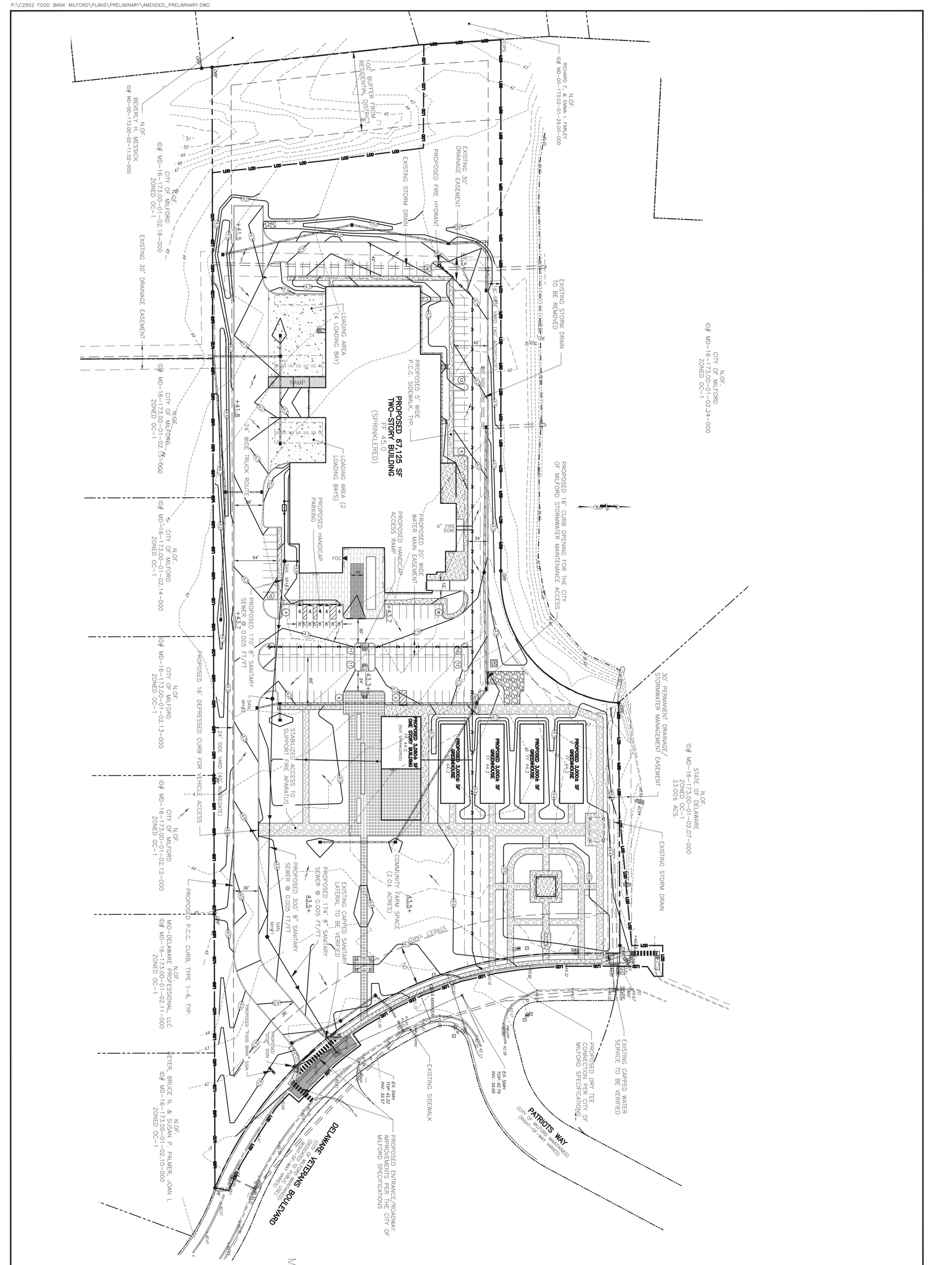
COMMISSION: C2952

FILE NAME: AMENDED_PRELIMINARY.dwg

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P:\C2952 FOOD BANK MILFORD\PLANS\PRELIMINARY\AMENDED_PRELIMINARY.DWG

P:\C2952 FOOD BANK MILFORD\PLANS\PRELIMINARY\AMENDED_PRELIMINARY.DWG



DRAWN BY: MKB	SCALE: 1"=50'	THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF LANDMARK SCIENCE AND ENGINEERING AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION.	
DESIGN BY: MKB	DATE: 02/24/22		
CHECK BY: TCW	SHEET: CX-02 of 2		
0 25 50 100 GRAPHIC SCALE		THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.	
CX-02	COMMISSION: C2952	ALL CONSTRUCTION MUST BE IN COMPLIANCE WITH OSHA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THERETO APPURTENANT	
FILE NAME: AMENDED_PRELIMINARY.dwg			

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Landmark Science & Engineering

200 CONTINENTAL DRIVE
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INFOMD @ LANDMARK-SE.COM

CITY OF MILFORD APPROVAL BLOCK

PRELIMINARY SITE PLAN
FOR
FOOD BANK OF DELAWARE
CITY OF MILFORD HUNDRED - KENT COUNTY, DELAWARE

OWNER	DEVELOPER
FOOD BANK OF DELAWARE 222 LAKE DRIVE NEWARK, DE 19702 (302) 292-1305	FOOD BANK OF DELAWARE 222 LAKE DRIVE NEWARK, DELAWARE 19702 (302) 292-1305

REVISIONS	CHECKED BY



PUBLIC WORKS FACILITY
180 Vickers Drive
Milford, DE 19963
www.cityofmilford.com

THE CITY of Milford DELAWARE

PLANNING DEPARTMENT
Planning, Economic Development,
Enforcement, and Inspections Office
O 302.424.8396 | F 302.424.3559

June 2, 2021

Ted Williams, P.E.
Landmark Science & Engineering
200 Continental Drive, Suite 400
Newark, DE 19713

RE: Application Number: 21-008
Application Name: Food Bank
Application Type: Preliminary Site Plan & Conditional Use
Tax Parcel Number(s): MD-16-173.00-01-02.08

Mr. Williams,

According to our records, the City of Milford Planning Commission approved the Preliminary Site Plan application for the Food Bank application on May 18, 2021. Per the Code of the City of Milford, Chapter 230-52, Zoning, A (4), "*Preliminary approval from the Planning Commission shall be void after one year, unless an extension is requested by the owner and approved for good cause by the Planning Commission prior to the expiration."* Final Site Plan approval or an extension must be obtained prior to May 18, 2022 in order to avoid expiration of the preliminary approval.

In addition, City Council approved the Conditional Use application for a Charitable and Philanthropic Organization within an OC-1 (Office Complex) zoning district on May 24, 2021. Per the Code of the City of Milford, Chapter 230-49, Conditional Uses, F, *"The approval of a conditional use is valid for one year. Unless permits are obtained or construction is substantially underway, all provisions of the conditional use are automatically rescinded."* The applicant shall obtain permits or begin construction prior to May 24, 2022 to avoid expiration of the conditional use approval. The Conditional Use application was approved by City Council with the following conditions;

- The Food Bank normal operating hours for being open to the public are from 8:00 a.m. to 4:30 p.m., Monday through Friday. Food Bank of Delaware staff are exempted from restricted hours of access.
- The Food Bank of Delaware relies heavily on volunteer support. Volunteer shifts occur between 8:00 a.m. to 8:00 p.m., Monday through Friday, and from 9:00 a.m. to 3:00 p.m. on Saturday.
- Receiving hours for delivery of goods to the Food Bank and for distribution of goods from the Food Bank are from 8:30 a.m. to 3:00 p.m., Monday through Saturday.
- There shall be a tree line planted on the northern boundary of the property adjacent to the pond separating the Food Bank from the Delaware Veteran's Home.
- The garden area shall have handicap access and handicap accessible walkways for any level of mobility. It shall be open to residents of the Delaware Veteran's Home and their guests.
- All parking on the northside of the warehouse shall be configured to face toward the building subject to Fire Marshall approval. If approval is not given, the Food Bank will provide screening, vegetative or otherwise, to shield lights from the Veteran's Home.
- A memorial shall be erected by the Food Bank on or near to the garden area in honor of all American veterans as well as residents in the adjacent Delaware Veteran's Home.
- The facade of the buildings shall be aesthetically conforming to other buildings in Independence Commons.

Furthermore, please contact the Planning Department to coordinate Final Engineering Construction Plan Review.

Feel free to contact me at 302-424-8396 or via email at rpierce@milford-de.gov should you have any questions.

Sincerely,

William R. Pierce II

Rob Pierce, AICP
Planning Director

cc: Chad Robinson, Food Bank of Delaware

KCI TECHNOLOGIES

ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

1352 Marrows Road, Suite 100 • Newark, DE 19711 • Phone 302-731-9176 • Fax 302-731-7807

April 8, 2021

City of Milford
201 South Walnut Street
Milford, Delaware 19963

Attention: Rob Pierce
Subject: Food Bank – Preliminary Site Plan
KCI Job No. 131803632 – Task 31

Dear Mr. Pierce,

As requested, KCI Technologies performed a review of the Preliminary Site Plan for the Food Bank. This review was performed on the basis of the City of Milford's Standard Specifications, Codes and general engineering best practices. The plan was submitted by Landmark and is dated March 8, 2021, last revised March 26, 2021.

We find the plans generally acceptable, subject to the following comments. The remaining comments may be addressed when Construction Plans are submitted.

1. Revise the Title of the plan to be Preliminary Site Plan. **Addressed.**
2. Provide an index of sheets on the cover. **Addressed.**
3. Revise the certifications to be the City's attached approval blocks. **Addressed.**
4. Add all City of Milford General Notes. **Addressed with Comment – Check the spelling in General Note 1: "Juy 2005".**
5. Address the following in regards to the General Data:
    a. Verify the Deed information in the data column. Kent County PRIDE lists different information. **Comment Removed.**
    b. List the horizontal and vertical datum. **Comment Remains – The horizontal and vertical datum notes refer to the Milford Independence Commons Record Plan. These notes need to specify the horizontal and vertical datum of the plan (i.e. NAD83/NAVD 88)**
    c. Add the date of the topographic survey to the plan. **Comment Remains – Add the date of the topographic survey to note 2. If additional survey is going to**

be taken during final design, an additional note shall be added to the plan when final plans are submitted.

d. List the existing use. **Addressed.**

e. Currently, the maximum building height is listed as 75'. Per the Town's Zoning Code, the maximum building height allowed is 70'. Revise the Bulk Area Restrictions accordingly to list the correct maximum building height. **Addressed.**

f. Verify the date and panel of the FEMA Flood Map note. The date is listed as January 6, 2005 and the panel is listed as 37 of 660 on FEMA's website. **Addressed with Comment – Add the zone(s) that are associated with this FEMA Flood Map. In addition, remove General Note 17 from the plan since this is a duplicate.**

g. The number of proposed spaces is listed as 103. However, the plans show 109 proposed parking spaces. Revise the parking data to list the correct number of proposed parking spaces. **Addressed.**

h. List the projected sanitary sewer flow data in EDUs (average and peak) with calculations to support this data.

i. **Currently, the number of handicap parking spaces provided is listed as 5 in note 56. However, the plans show 6 handicap parking spaces. Revise the note accordingly so that it reflects the plan.**

6. Add a north arrow to Sheet CX-2. **Addressed.**
7. Revise the plan so that Patriots Way and Delaware Veterans Boulevard are labeled as City Maintained. **Addressed.**
8. A 40' aggregate sideyard is required per the City's Zoning Code. However, only 30' of aggregate side yard is shown on the plan. Revise the side yards accordingly to meet the 40' aggregate side yard requirement on sheet CX-2. **Addressed with Comment – The setback is labeled as a 40' aggregate but both side yards are still labeled as 15' wide. The setback line on the plan should be revised so that there is a 40' aggregate (i.e. 15' on one side yard and 25' on the other side yard).**
9. Currently, the two parking rows to the east of the proposed 45,000 SF building are labeled incorrectly. They should be labeled as 18 parking spaces instead of 15 parking spaces. **Addressed.**
10. Label the dimensions of the handicap parking spaces. **Addressed.**
11. Add all proposed handicap ramps to the plan. **Addressed.**
12. Show the existing sidewalk along Delaware Veterans Boulevard. In addition, provide a crosswalk and handicap ramps on both sides of Delaware Veterans Boulevard (adjacent to Ex MH 4). Provide a continuous ADA compliant sidewalk from Delaware Veterans Boulevard to the proposed buildings by adding ADA compliant sidewalk from the middle

access drive to the northern most access drive and continuing this sidewalk to the Phase 1, 2 and 3 building sidewalks. In addition, sidewalk along the middle access drive shall be added to provide pedestrian access to "Community Farm Space". **Comment Remains – Extend the sidewalk along Delaware Veterans Boulevard just beyond the northern most entrance/exit of the site. In addition, provide a handicap ramp on the existing sidewalk of Delaware Veterans Home to complete the pedestrian connectivity.**

13. Currently, the land to the south of the Phase 1 building is labeled as "Community Farm Space". Verify if there will be any improvements for this open space (agriculture well, fencing, sidewalk, etc.). In addition, specify what phase the Community Farm will be active and clarify how parking and access to this space will be made available. A paving/parking plan will be required with the construction plan submission to show the exact limits of each phase. **Addressed – When construction plans are submitted, the paving/parking for each phase shall be delineated separately.**
14. Explain the reasoning for three entrances onto the site. It appears the southernmost entrance is a truck entrance, but what is the purpose (i.e. drive thru for Phase 1 Building) of having two separate entrances towards the northern end of the site. **Addressed.**
15. Provide a conditional use narrative for the proposed use, number of employees, hours of operation and types of activities that would occur on the property. An explanation for comment #14 can be added to this narrative as well. This may have an effect on the parking requirements. **Addressed.**
16. Add all stop signs to the plan. **Addressed with Comment – Add a stop sign to the truck route exit. In addition, clarify if any signage will be provided to limit the truck route to truck traffic only and keep trucks out of the vehicular parking lot.**
17. Clarify if a sign will be provided for the food bank. If so, add the location and dimension the distance from the property lines. The minimum distance from the front and side property lines shall be 10' and 25', respectfully. **Addressed.**
18. Provide a truck turning diagram to clarify how trucks will enter/exit the site. The radius of the curb for the southernmost entrance/exit may have to be revised. **Addressed.**
19. Add the proposed dumpster pad location to the plan and provide the height/type of screening. **Addressed with Comment – We recommend a more visually appealing fence (i.e. vinyl fence) in lieu of chain link fence.**
20. Add all existing/proposed easements to the plan. For example, revise the plan accordingly so that the fire hydrants and water mains leading to the hydrants have a 20' wide utility easement. **Addressed with Comment – Revise the proposed 20' easement to include the fire hydrant north of the Phase 2 building; the easement ends just before the fire hydrant.**
21. The existing water valve and fire hydrant symbols are not consistent with the legend. Revise the plan accordingly so that the symbols on the plan match the legend. **Comment**

Remains – The existing fire hydrant at the corner of Delaware Veterans Boulevard and Patriots Way does not match the legend.

22. There are storm drain pipes on the plan that are not consistent with the legend. This includes the pipe at the southernmost entrance/exit of the site and the pipes on the west side of the stormwater management pond. Revise the plan accordingly so that all pipes are consistent with the legend. **Addressed.**
23. The legend has a line style for a proposed stormwater management area that is used on the plan. However, this is an existing stormwater management area. Revise the legend and/or plan accordingly so that the legend is consistent with the plan. **Addressed.**
24. Clarify if the 30' permanent drainage/stormwater management easement is existing or proposed. **Addressed.**
25. Provide a curb cut at the northwest corner of the parking lot so that the City can access/maintain the existing stormwater management pond. A general note or access easement may have to be added to the plan to provide the City access to the existing stormwater management pond. **Addressed.**
26. Currently, there are many proposed manholes on the existing storm drain pipes. The storm drain system shall be designed to utilize existing structures for connections as much as possible. Doghouse structures are not acceptable unless the design engineer provides reasoning showing they are necessary. **Comment Remains – Please consider tying into existing structures when construction plans are submitted. In addition, the middle outfall into the stormwater management pond will not have any flow since the existing inlet is being removed on the plan. Approval from Kent Conservation District will be needed to verify that the two other outfalls are not receiving excessive flow/velocity than what was original designed for due to the increased drainage area size for each outfall.**
27. Currently, there is a catch basin located in a low spot northwest of the phase 3 building that is labeled to be removed. Address the grading in the final construction plans or remove this label from the plan. **Comment Remains.**
28. Submit the SWM Plans and Report when construction plans are submitted. **Comment Remains.**
29. The proposed fire hydrant to the south of the Phase 2 building is serviced by an 8" water pipe. This should be revised to be a 6" water pipe. **Addressed.**
30. The sanitary sewer laterals and water services shall have at least 10' of horizontal separation. **Addressed.**
31. Revise the slopes of the sanitary sewer main to have a unit (i.e. ft/ft). **Addressed.**
32. The proposed water connection is currently labeled as "tapping sleeve and valve". The City will require the water main to be isolated and a dry tee connection be made. The shut off valves to isolate the main shall be called out on the plans. **Addressed.**

33. There are existing stubs to this property based on the existing conditions plan. The City may require the contractor to verify that these stubs have been properly capped. **Addressed.**
34. Clarify how the buildings will be metered (1 meter for all three buildings close to the property line in a non-traffic bearing area or 3 individual meters for each building). **Comment Remains – Provide more details when the construction plans are submitted.**
35. The phasing of the buildings may result in stagnant water within the proposed 8" water main. If the Phase 1 building is the only service connected to the 8" water main, an automatic flushing unit may be required. It is suggested that the Phase 1 building be served by a separate service line if the Phase 2 and 3 buildings are not constructed at the same time. **Comment Remains – Provide more details when the construction plans are submitted.**
36. Revise the plan so that each water/fire service has a water valve. **Comment Remains – Provide more details when the construction plans are submitted.**
37. Provide approvals from the following agencies prior to final approval:
    a. Kent Conservation District. **Comment Remains.**
    b. Fire Marshal. **Comment Remains.**
    c. Office of Drinking Water. **Comment Remains.**
    d. DHSS. **Comment Remains.**

If you have any questions or comments regarding this letter, please do not hesitate to contact us any time.

Sincerely,

Eric T. Gibson,
Engineer in Training

Jason McClafferty, P.E.
Project Manager

City of Milford, Delaware
Development Advisory Committee

Comment Sheet

****

DATE OF REVIEW: April 9, 2021

REVIEWING AGENCY: **Delaware State Fire Marshal's Office, Sussex Office**

INDIVIDUAL REVIEWERS: **Duane T. Fox, CFPS, CFPE, CFI, Asst. Chief Technical Services**
William C. Kelly, CFI, Sr. Fire Protection Specialist

AGENCY PHONE NUMBERS: **302-739-4394, Fax: 302-739-3696**

RE: FOOD BANK (21-008)

The reasons and conditions applied to this project and their sources are itemized below:

****

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

a. **Fire Protection Water Requirements**:
   - Water distribution system capable of delivering at least 1500 gpm for 2-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Mercantile)
   - Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Fire Protection Features:**
   - All structures over 10,000 sqft aggregate will require automatic sprinkler protection installed.
   - Buildings greater than 10,000 sqft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements.
   - Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
   - Show Fire Lanes and Sign Detail as shown in DSFPR

c. **Accessibility**
   - All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This

means that the access road to the subdivision from DE Veterans Blvd must be constructed so fire department apparatus may negotiate it.

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

d. **Gas Piping and System Information:**
   - Provide type of fuel proposed and show locations of bulk containers on plan.

e. **Required Notes**:
   - Provide a note on the final plans submitted for review to read "All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations"
   - Proposed Use
   - Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
   - Square footage of each structure (Total of all Floors)
   - National Fire Protection Association (NFPA) Construction Type
   - Maximum Height of Buildings (including number of stories)
   - Note indicating if building is to be sprinklered
   - Name of Water Provider
   - Letter from Water Provider approving the system layout
   - Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
   - Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

THIS DOCUMENT IS INFORMATIONAL ONLY, AND DOES NOT CONSTITUTE ANY TYPE OF APPROVAL FROM THE DELAWARE STATE FIRE MARSHAL'S OFFICE

§ 230-18. - OC-1 Office Complex District.

[Added 7-9-1990]

In an OC-1 District no building/structure or premises shall be used and no building/structure or part thereof shall be erected or altered which is arranged, intended or designed to be used, in whole or in part, for any purpose except for one or more of the following uses and complying with the requirements herein indicated.

A. The purpose of an OC-1 Office Complex District shall be to provide locations for the development of general and professional offices and office parks in areas of high accessibility and visibility. Also, this district will facilitate the expansion of the City's service industries in attractive environments.

B. Permitted uses. Permitted uses for the OC-1 District shall be as follows:

(1) Offices for banking institutions, technical centers, research/data centers, emergency service centers (i.e., police, fire and rescue), corporate offices and other general professional offices.

(2) Television and radio studios (without towers).

(3) Professional schools (nonindustrial).

(4) Health centers and clinics (medical or dental).

C. Prohibited uses. The following are expressly prohibited in an OC-1 District:

(1) Residences, except those in existence at the time of adoption of this section.

(2) Manufacturing of any kind.

(3) Bulk or wholesale storage or distribution centers.

D. Conditional uses. The following uses are permitted in the OC-1 District in accordance with the provisions within Article IX (conditional uses portion) of this chapter:

(1) Charitable and philanthropic organizations.

(2) Day-care centers.

(3) Civic and/or conference centers.

(4) Indoor recreation (tennis, racquetball, handball, swimming, etc.).

(5) Private clubs or organizations.

(6) Medical/dental laboratories.

E. Design standards and requirements. These are minimum requirements for all activities that are permitted or conditional uses. Conditional use activities are subject to much greater restrictions as may be required by the Planning Commission.

(1) Accessory uses shall not be permitted without a principal use.

(2) The premises shall be suitably landscaped.

(3) All driveways shall meet width requirements of the State Fire Marshal's Office.

(4) Any uses not permitted, as previously listed, are prohibited.

(5) All internal roads, driveways and parking areas (for public, in-house employee or vehicular traffic) shall be paved.

(6) All OC-1 District projects and proposals are subject to site plan review by the Planning Commission.

(7) Exterior lighting will be adequately shielded from the view of all surrounding properties and streets.

F. Area and height regulations.

(1) Minimum lot area shall be one acre.

(2) Maximum lot coverage shall be 75%, with the remainder being that of grass and landscape areas.

(3) Minimum lot width shall be 100 feet.

(4) Maximum building height shall be 70 feet.

(5) Minimum front yard setback shall be 50 feet.

(6) Minimum side yard setback shall be at least 15 feet, with a total combined aggregate dimension of 40 feet.

(7) Minimum rear yard setback shall be 25 feet.

(8) Off-street parking. See Article IV of this chapter.

(9) Landscape screening.

(a) There shall be a one-hundred-foot buffer from all residential areas or districts.

(b) Planted screening shall be at least six feet in height.

(c) There shall be a ten-foot buffer along all nonresidential lot lines.

(d) Each planted area of buffering shall:

[1] Retain natural vegetation.

[2] Be planted with indigenous evergreens, deciduous and ornamental trees or shrubs.

(10) Signs shall comply with the requirements provided in Article VI of this chapter.

(11) Accessory structures shall occupy no more than 10% of the lot area.

(12) Accessory structures shall be located in the rear yard/lot area.

(13) Accessory structures shall be located at least 25 feet from the rear lot line.

CITY OF MILFORD
NOTICE OF REVISED PUBLIC HEARING
Planning Commission Hearing: Tuesday, April 19, 2022 @ 7:00 PM
City Council Hearing: Monday, April 25, 2022 @ 7:00 PM

NOTICE IS HEREBY GIVEN that the proposed Ordinance is currently under review by the City of Milford Planning Commission and City Council. City Council has the option to approve or deny the application. By not adopting the ordinance, City Council will deny the application. By adopting the ordinance, City Council will approve the application and the reason for the language being written in the affirmative. This form of writing is not used to influence any decision of City Council:

ORDINANCE 2022-18
Application of Vincent Olsen for a Conditional Use Permit
0.163 +/- acres located along the east side of S. Walnut Street between SE Second Street and Barker Street
Address: 213 S Walnut Street, Milford, DE
Comprehensive Plan Designation: Low Density Residential
Zoning District: R-2 (Residential District)
Present Use: Single-Family Detached Dwelling
Proposed Use: Same with Accessory Dwelling Unit
Tax Parcel: 3-30-6.20-053.00

WHEREAS, the applicant proposes the conversion of a portion of an existing detached garage/studio into an accessory dwelling unit; and

WHEREAS, Chapter 230-9(C)(5) states accessory dwellings are allowed upon conditional use approval from City Council; and

WHEREAS, the City of Milford Planning Commission will consider the application during their regular meeting on April 19, 2022, at which time interested parties will publicly comment on the application; and

WHEREAS, Milford City Council will hold a Public Hearing on April 25, 2022, allowing for additional public comment, after which City Council will make a final determination on the application; and

WHEREAS, the notice as required by Chapter 230, was published in the Milford Beacon on April 6, 2022, and provided to property owners within 200 feet of the subject parcel.

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

Section 1. Upon the adoption of this ordinance by City Council, a conditional use permit will be granted to Vincent Olsen to allow a Single-Family Detached Dwelling and Accessory Dwelling Unit at 213 South Walnut Street.

Section 2. Construction shall commence within one year of the date of issuance of the permit, otherwise the Conditional Use becomes void.

Section 3. Dates.
City Council Introduction: April 11, 2022
Planning Commission Review & Public Hearing: April 19, 2022
City Council Public Hearing: April 25, 2022

Section 4. If this ordinance is adopted by City Council, it will become effective 10 days following the date the action is taken. If not adopted, the ordinance becomes null and void unless addressed at a later date. Should that occur, the ordinance would be republished, and new notices mailed to properties within 200 feet of the subject parcel(s).

040122 (2)
Published*: Milford Beacon 040622*

PUBLIC WORKS FACILITY
180 Vickers Drive
Milford, DE 19963
www.cityofmilford.com

THE CITY of Milford DELAWARE

PLANNING DEPARTMENT
Planning, Economic Development,
Enforcement, and Inspections Office
O 302.424.8396 | F 302.424.3559

DATA SHEET FOR LANDS OF VINCENT OLSEN

Planning Commission Meeting: April 19, 2022

Application Number / Name	:	22-011 / Lands of Vincent Olsen
Applicant	:	Vincent Olsen 213 S. Walnut Street Milford, DE 19963
Owner	:	Same
Application Type	:	Conditional Use
Present Comprehensive Plan Map Designation	:	Low Density Residential
Present Zoning District	:	R-2 (Residential District)
Present Use	:	Single-family Detached Dwelling
Proposed Use	:	Single-family Detached Dwelling with an Accessory Dwelling Unit
Size and Location	:	0.163 +/- acres located along the east side of S. Walnut Street between SE Second Street and Barker Street, addressed as 213 S. Walnut Street.
Tax Map & Parcel	:	3-30-6.20-053.00

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

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THE CITY of Milford DELAWARE

PLANNING DEPARTMENT
Planning, Economic Development,
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STAFF REPORT
April 1, 2022

Application Number / Name	**:**	22-011 / Lands of Vincent Olsen
Present Comprehensive Plan Designation	**:**	Low Density Residential
Present Zoning District	**:**	R-2 (Residential District)
Present Use	**:**	Single-family Detached Dwelling
Proposed Use	**:**	Single-family Detached Dwelling with an Accessory Dwelling Unit
Tax Map & Parcel	**:**	3-30-6.20-053.00
Size and Location	**:**	0.163 +/- acres located along the east side of S. Walnut Street between SE Second Street and Barker Street, addressed as 213 S. Walnut Street.

I. BACKGROUND INFORMATION:

- The applicant proposes to use convert a portion of an existing detached garage/studio into an accessory dwelling unit.
- Chapter 230-9(C)(5) states accessory dwelling are allowed upon conditional use approval from City Council subject to the conditions outlined in Section II of the staff report.
- Chapter 230 defines an accessory dwelling unit as “an accessory apartment or accessory cottage” and defines an accessory cottage as “a separate and subordinate dwelling unit that is located on the same lot as a single-family detached dwelling but is contained in a detached garage or other outbuilding.”

II. STAFF ANALYSIS:

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

- Chapter 230-21(B) states that single-family detached dwellings require 2.5 parking spaces per unit and accessory dwelling units require 1.5 parking spaces per unit; therefore the applicant is required to provide 4 off-street parking spaces on the property. One parking space is provided in the garage and three spaces are provided in the stone driveway area north of the garage.

- Evaluation based on the criteria found under Chapter 230-9(C)(5) Accessory Dwelling Units;

  A. One dwelling unit on the property shall be owner-occupied. A notice and declaration of land use restriction to this effect shall be signed and recorded prior to issuance of a certificate of use and/or building permit for the accessory dwelling unit.

     Staff Response: The applicant/owner occupies the main residence on the subject parcel.

  B. Only one accessory dwelling unit (either apartment or cottage) shall be permitted per property.

     Staff Response: The applicant is only proposing one accessory cottage.

  C. Accessory Apartments.

     Staff Response: Not applicable.

  D. Accessory Cottages.
     [1] An accessory cottage shall contain at least 220 square feet of floor area. The floor area of an accessory cottage shall not exceed 40% of the floor area of the single-family detached dwelling to which it is accessory or 1,200 square feet, whichever is greater.

     Staff Response: According to City assessment records, the existing single-family detached dwelling contains 2,170 square feet of living space (40% equals 868 square feet). The accessory cottage would need to be at least 220 square feet and no larger than 1,200 square feet based on the zoning ordinance. The applicant is proposing an 800 square foot accessory cottage.

     [2] For an accessory cottage which will be a new structure, the exterior materials, roof form, and window spacing and proportions of the accessory cottage shall approximate those of the existing or proposed single-family detached dwelling.

     Staff Response: The proposed accessory cottage would be located within an existing outbuilding.

     [3] For an accessory cottage located within an existing garage or other outbuilding, the structure is not required to approximate the exterior features of the existing single-family detached dwelling, but any exterior modification should be consistent with the architectural style of that structure unless the building is upgraded per the requirements for new structures.

Staff Response: The proposed accessory cottage would be located within an existing outbuilding. Any exterior modification would need to be consistent with the architectural style of the structure.

[4] Accessory cottages shall comply with the principal structure setbacks for the respective zoning district, unless the accessory cottage is located within an existing garage or other outbuilding, for which the structure must meet the accessory structure setbacks for the respective zoning district.

Staff Response: The accessory cottage would be located within an existing outbuilding which is considered legal non-conforming. The setback requirement for accessory structures within the R-2 zoning district is 5 feet from the rear and side property lines.

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

A. The presence of adjoining similar uses.

The immediate vicinity is characterized by a mixture of uses including single-family detached dwellings, two-family dwellings, neighborhood office buildings and governmental offices. Residential lots range in size from 4,600 square feet to 19,000 square feet.

B. An adjoining district in which the use is permitted.

Accessory Cottages are allowed by conditional use within the residential zoning districts.

C. There is a need for the use in the area proposed as established by the Comprehensive Plan.

The Comprehensive Plan designates this area as Low Density Residential for which the R-2 zoning district is a permitted zoning category. Allowing accessory dwelling units would provide additional affordable housing options within the City of Milford. Promoting opportunities for the creation of new, clean, safe and affordable housing is a goal of the 2018 Comprehensive Plan.

D. There is sufficient area to screen the conditional use from adjacent different uses.

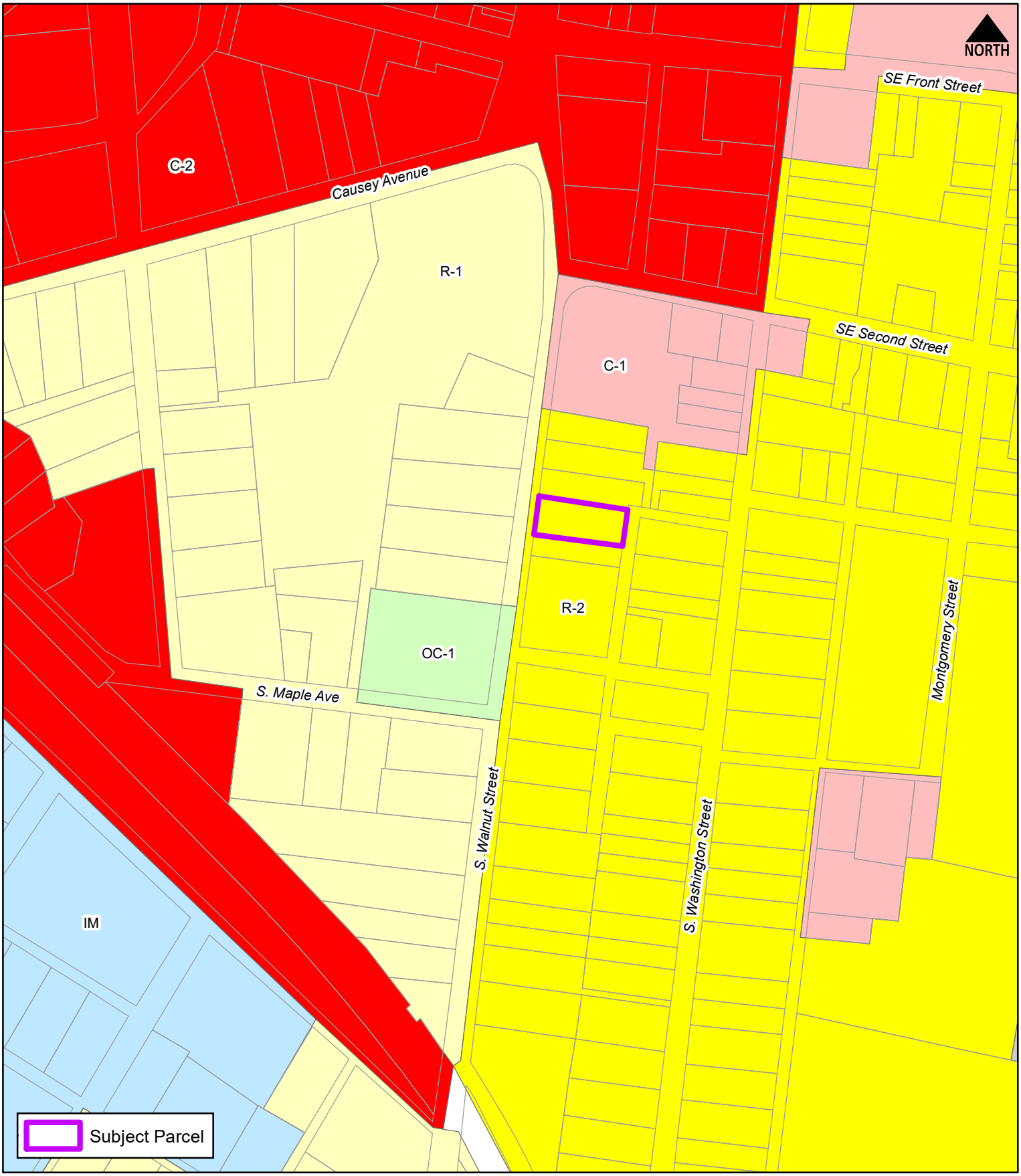
The proposed accessory dwelling unit would be located within an existing detached accessory building located to the rear of the subject parcel, directly adjacent to an existing alleyway. There are other detached garages and accessory buildings located adjacent to the existing alleyway. No screening is proposed.

E. The use will not detract from permitted uses in the district.

The proposed use should not detract from permitted uses within the district. There are several two-family dwellings within the immediate vicinity along with other non-residential uses. The applicant has provided enough off-street parking to meet the City's zoning code and the proposed accessory dwelling unit is located along the rear of the property adjacent to the existing alleyway.

F. Sufficient safeguards, such as traffic control, parking, screening and setbacks, can be implemented to remove potential adverse influences on adjoining uses.

The proposed accessory dwelling unit would be located within an existing detached accessory building located along the rear of the property adjacent to an existing alleyway. No screening is proposed. The applicant has provided enough off-street parking to meet the requirements of Chapter 230 Zoning.



THE CITY of Milford DELAWARE

Scale: 0 100 200 Feet

Drawn by: WRP

Date: 04/01/22

Filepath: CU_Olsen.mxd

Title:

Conditional Use

Lands of Vincent Olsen

Location & Zoning Map



THE CITY of Milford DELAWARE

Scale: 0 15 30 Feet

Drawn by: WRP

Date: 04/01/22

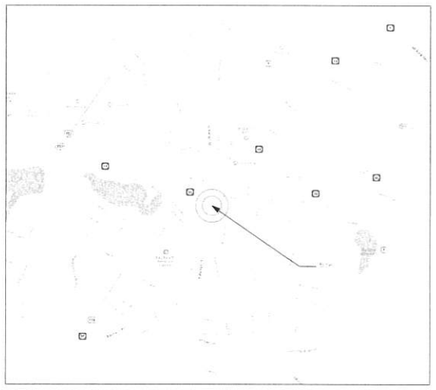
Filepath: CU_Olsen_Aerial.mxd

Title:

Conditional Use

Lands of Vincent Olsen

Aerial Map



6 A00 Location Map



5 A00 Vicinity Map



7 A00 Existing Detached Studio

PROJECT DIRECTORY

OWNER
VINCENT OLSEN
213 S. WALNUT STREET
MILFORD, DE

ARCHITECT
DAVID D. QUILLIN, AIA, LEED AP
5705 WATERSIDE DRIVE
BERLIN, MD 21811

CONTRACTOR
TBD

Scope of Work

1. Renovation and addition to an existing detached studio
2. Construction type: VB

Proposed New

OLSEN STUDIO RENOVATION

213 SOUTH WALNUT STREET
MILFORD, DELAWARE

Site Information
Tax Parcel #: 3-30-6.20-53.00
Deed #: D-1335-324

Lot Size:	7,108sf
Existing Lot Coverage:	42%
Proposed Lot Coverage:	44%

Code Information
Milford Municipal Code
IRC 2012 ed
National Electrical Code
National Plumbing Code

Zoned: Residential R-2

General Notes

1) Refer to Specifications for all work

2) General Contractor shall verify all dimensions and conditions at the job site before starting work and shall notify Architect of any discrepencies or errors.

3) Plan dimensions are to face of framing unless noted otherwise

4) Written dimensions take precedence over scaled dimensions. Do not scale drawings.

5) Specific details and notes shall have precedence over general details and notes.

6) The Contractor is solely responsible for all safety regulations, programs and precautions related to all work on this project.

7) The Contractor is solely reponsible for the protection of persons and property either on or adjacent to the project and shall protect same against injury, damage or loss.

8) Theses drawings and specifications are the property and copywrite of the Architect, and shall not be used on any other work except by agreement with Architect.

Abbreviations

aff	Above Finished Floor
approx	Approximate
arch	Architect (ural)
bm	Beam
blk	Block
bd	Board
cab	Cabinet
clg	Ceiling
clg ht	Ceiling Height
ctr	Center
clr	Clear (ance)
conc	Concrete
c.m.u	Concrete Masonry Unit
cont	Continuous
dia.	Diameter
dim	Dimension
dr	Door
dwg	Drawing
elev.	Elevation
eq	Equal
(e)	Existing
ext	Exterior
fin	Finished
f.e	Fire Extinguisher
flr	Floor(ing)
fluor	Fluorescent
ga	Gauge
galv	Galvanized
G.C.	General Contractor
gyp. bd	Gypsum Board
H.C.	Handicapped
HVAC	Heating, Venting, Air Conditioning
ht	Height
hb	Hose Bib
hw	Hot Water
max	Maximum
min.	Minimum
misc	Miscellaneous
nom.	Nominal
N.I.C.	Not in Contract
o.c	On Center
r	Radius
rev	Revised
r.o	Rough Opening
sim	Similar
sq.	Square
s.s.	Stainless Steel
std	Standard
t.o	Top of
typ.	Typical
u.n.o	Unless Noted Otherwise
vert.	Vertical
v.i.f.	Verify in Field
wd	Wood
WRB	Weather Resistive Barrier
wwf	Welded Wire Fabric

Drawing List

A00	Title Sheet
A09	Site Plan
A10	Plans
A20	RCP
A30	Sections
A40	Elevations
A50	Enlarged Wall Section
S1	Structural Plans

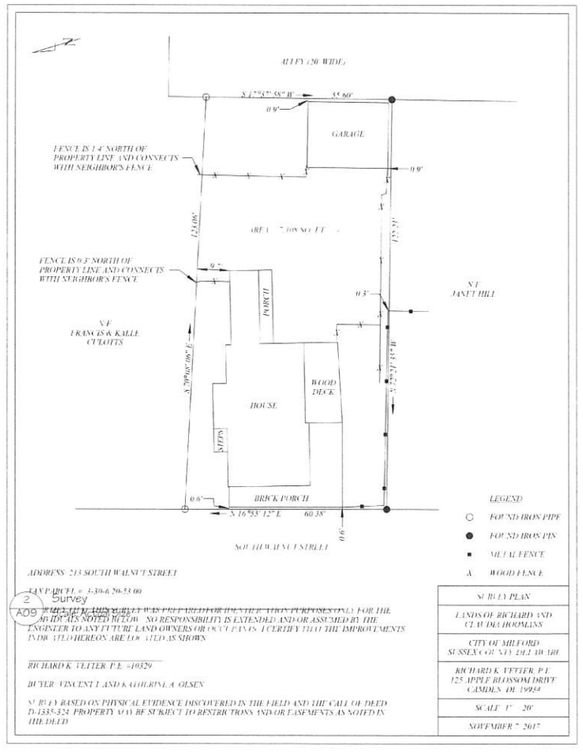
Note: Do not scale drawings. Contact Architect for any errors, omissions or clarification before proceeding with work.

Olsen Residence Studio Renovation
213 S. Walnut Street
Milford, Delaware

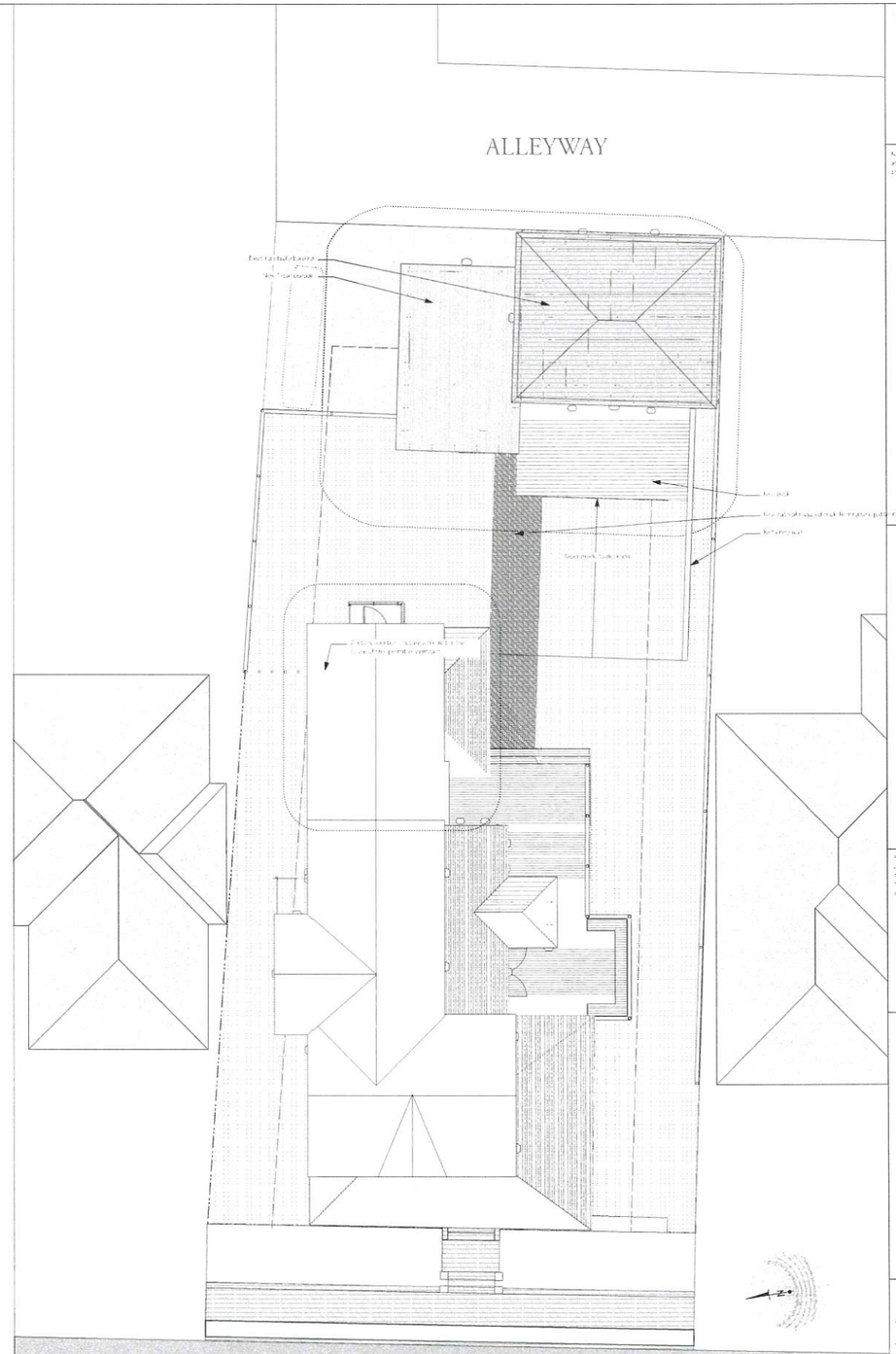
DAVID D. QUILLIN ARCHITECTURE
DDQARCH@COMCAST.NET

Date: 13 November 2018
Job #: 1717
Scale:
Title: Title Sheet

A00



2 A09 Survey



1 A09 Site Plan
Scale: 1/8" = 1'-0"

Note: Do not scale drawings. Contact Architect for any conflicts, omissions or clarifications before proceeding with work.

Olsen Residence Studio Renovation

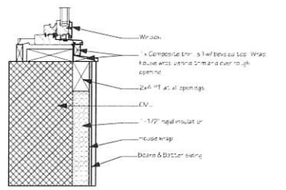
213 S. Walnut Street
Milford, Delaware

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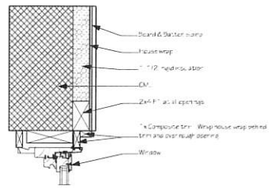
DAVID D. QUILLIN, AIA, LEED AP BD+C
DAVID D. QUILLIN ARCHITECTURE
DDQARCH@COMCAST.NET
302.684.1111
125 APPLE BLOSSOM DRIVE
CAMDEN, DE 19934

DATE: 13 November 2018
REF: 1717
SCALE: 1/4"=1'-0"
TITLE: Site Plan

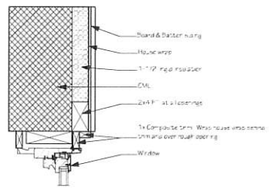
A09



H3 Sill Detail
Scale: 1 1/2" = 1'-0"



H2 Jamb Detail
Scale: 1 1/2" = 1'-0"



H1 Head Detail
Scale: 1 1/2" = 1'-0"

6 / A10 Head, Jamb & Sill Detail Garage
Scale: 1 1/2" = 1'-0"

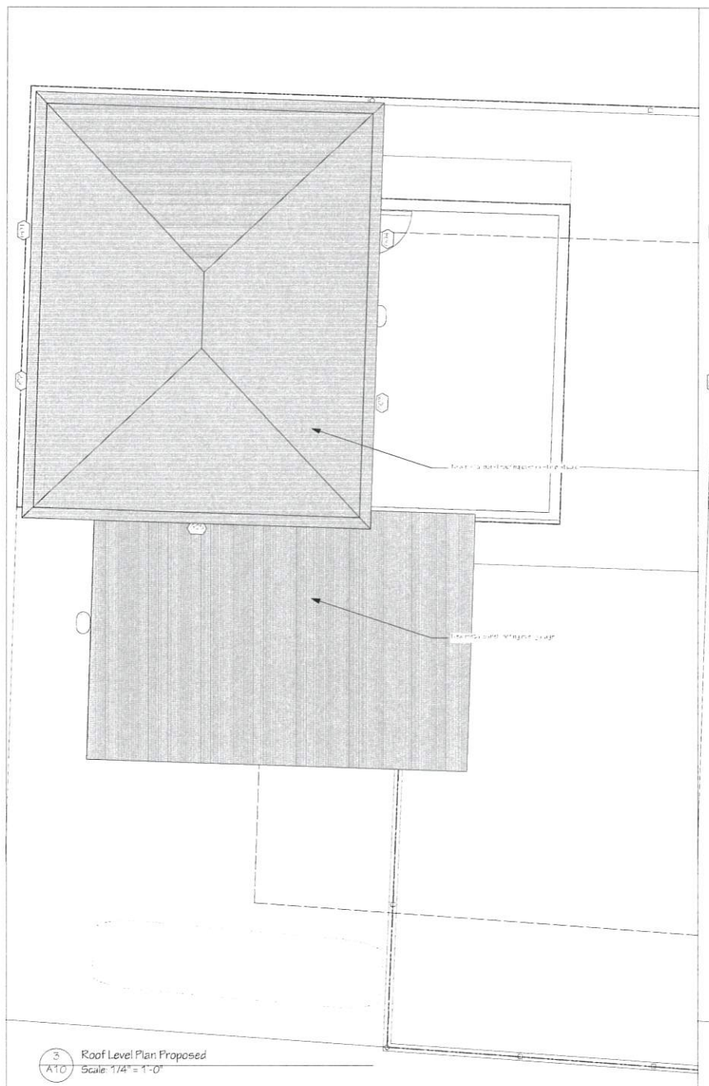
G01	Studio	IAWN3335	Awning	6'-8"	Vent
G02	Studio	IAWN3335	Awning	6'-8"	Vent
G03	Studio	IAWN3335	Awning	6'-8"	Vent
G04	Studio	IAWN3335	Awning	6'-8"	Vent
G05	Studio	IAWN3335	Awning	6'-8"	Vent

Notes: Only new windows are listed on schedule. All existing windows to be replaced matching size and location

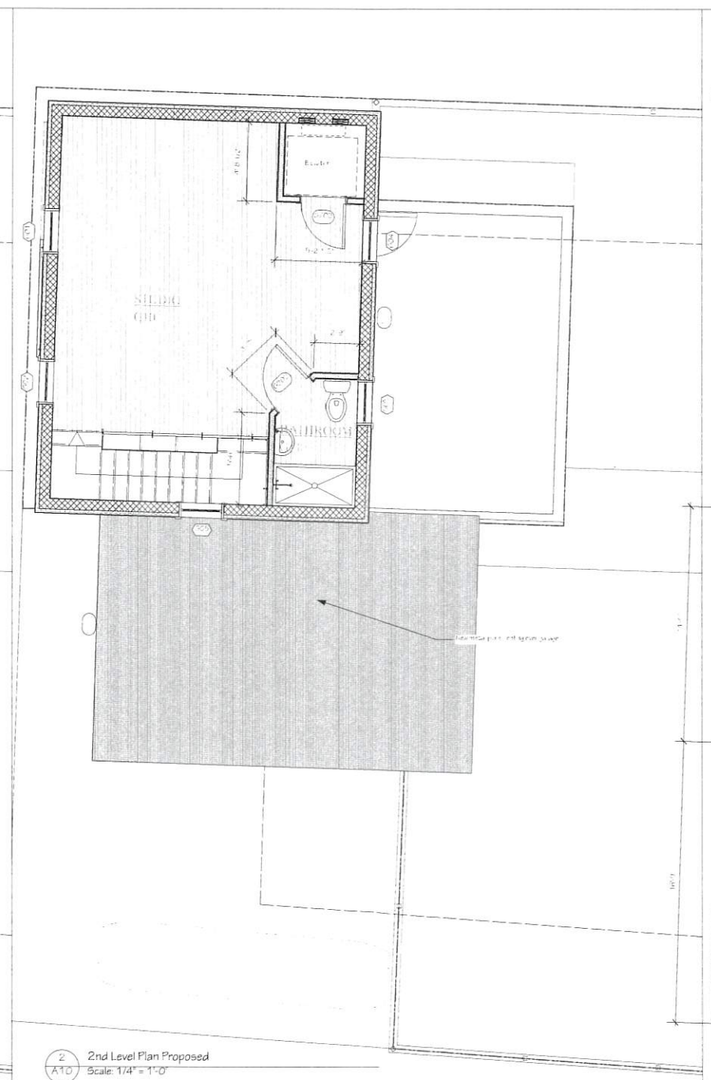
5 / A10 Window Schedule
Scale: 1 1/2" = 1'-0"

Door No.	Location	Manuf.	Model #	Spec Section	Door Type	Door Width	Door Ht.	Fire Rating	Hardware Type	Mullion	Sidelights	Notes
G101	Studio Deck	Marvin	FDDD68	08210	Sliding	6'-0"	6'-8"	NA	Privacy	Horizontal	No	
G102	Studio Entry	Marvin	FDD870	08210	Swing	2'-8"	6'-8"	NA	Privacy	Horizontal		
G103	Garage Entry	Marvin	FDD870	08210	Swing	2'-8"	6'-8"	NA	Privacy	Horizontal		
G104	Not used											
G105	Studio 1/2 Bath	Any same brand		08210	Swing	2'-0"	6'-8"	NA	Privacy			
G106	Studio Elev	Any same brand		08210	Swing	2'-0"	7'-0"	NA	Privacy			
G107	Studio Alley	Marvin	FDGC70	08210	Bi-part	6'-0"	6'-8"	NA	Privacy	Horizontal		
G108	Garage	Overhead Door Co		08370	Overhead	9'-0"	8'-0"	NA				
G201	Not used			08210	Overhead	9'-0"	8'-0"	NA				
G202	Studio Bath	Any same brand		08210	Swing	2'-8"	7'-0"	NA	Privacy			
G203	Studio Elevator	Any same brand		08210	Swing	2'-8"	7'-0"	NA	Privacy			

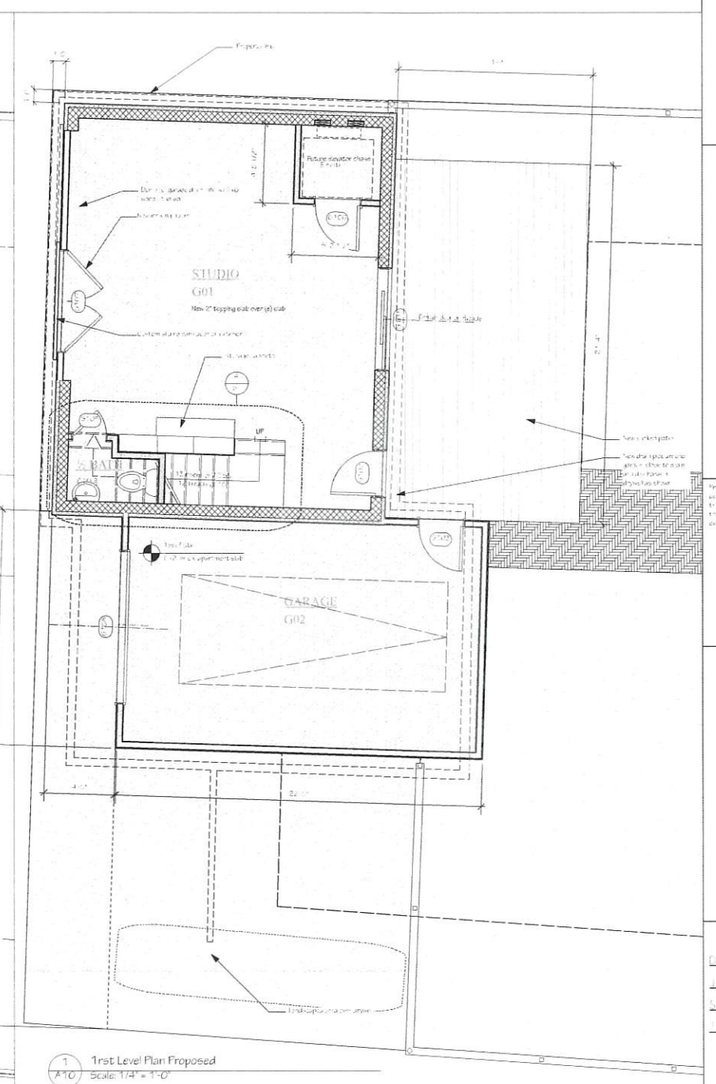
4 / A10 Door Schedule
Scale: 1 1/2" = 1'-0"



3 / A10 Roof Level Plan Proposed
Scale: 1/4" = 1'-0"



2 / A10 2nd Level Plan Proposed
Scale: 1/4" = 1'-0"



1 / A10 1rst Level Plan Proposed
Scale: 1/4" = 1'-0"

Note: Demolition drawings Contact Architect for any errors, omissions or clarification before endeavoring with work

Olsen Residence Studio Renovation

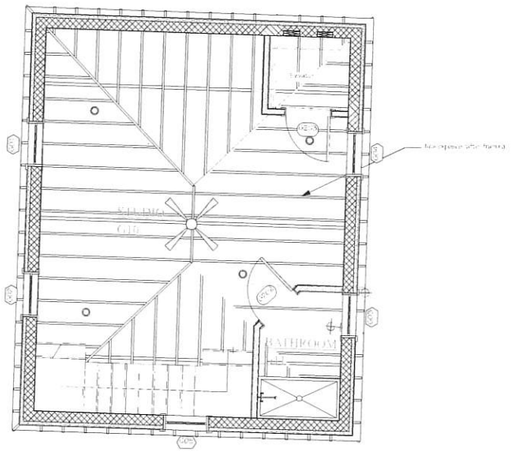
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Milford, Delaware

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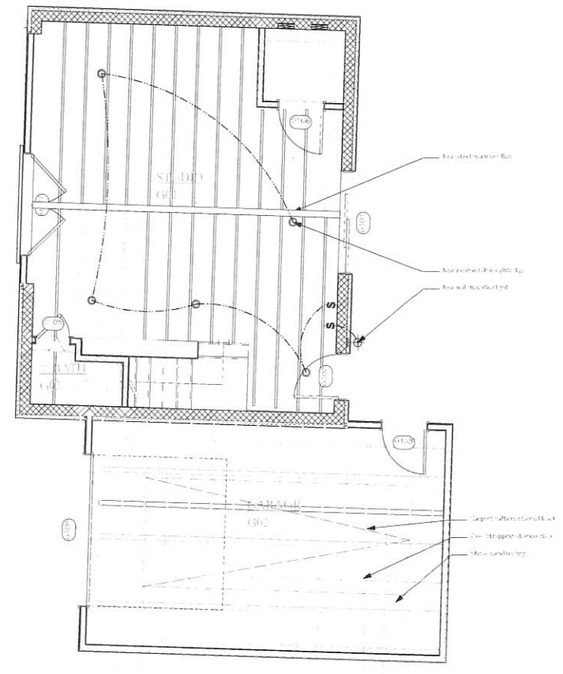
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Date: 13 November 2018
Job #: 1717
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Title: Plans

A10



2 / A20 2nd Level RCP
Scale: 1/4" = 1'-0"



1 / A20 1rst Level Reflected Ceiling Plan
Scale: 1/4" = 1'-0"

Note: Do not scale drawings. Contact Architect for any errors, omissions, or clarification before proceeding with work.

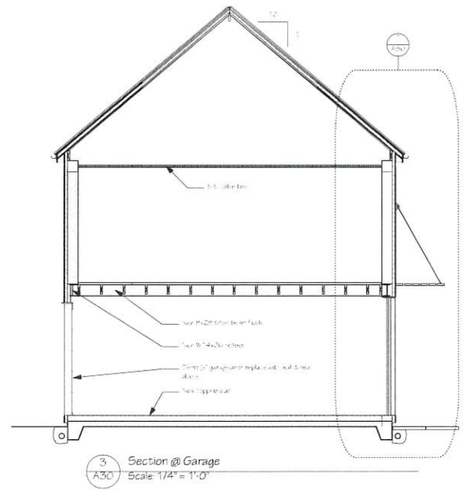
Olsen Residence Studio Renovation

213 S. Walnut Street
Milford, Delaware

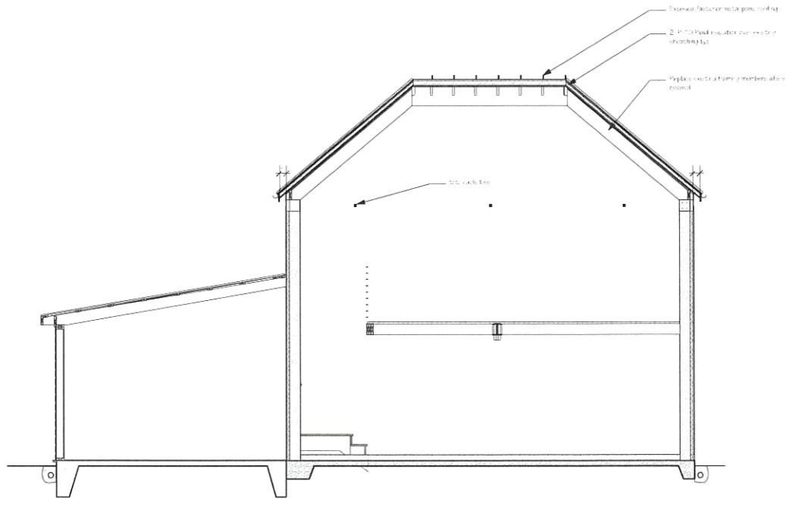
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DAVID D. QUILLIN, AIA, LEED BD&C
DDQARCH@COMCAST.NET

Date:	13 November 2018
Job #:	1717
Scale:	1/4"=1'-0"
Title:	RCP

A20



3 A30 Section @ Garage
Scale: 1/4" = 1'-0"



1 A30 Section @ Garage
Scale: 1/4" = 1'-0"

Note: Do not scale drawings. Contact Architect for any errors, omissions or clarification before proceeding with work.

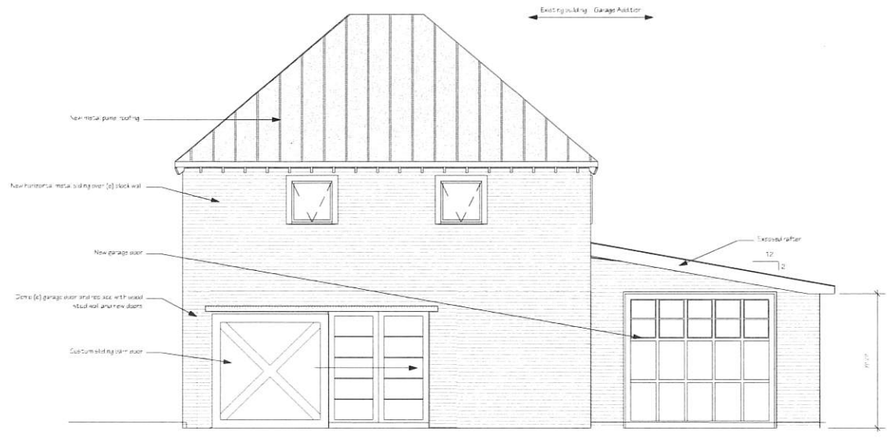
Olsen Residence Studio Renovation

213 S. Walnut Street
Milford, Delaware

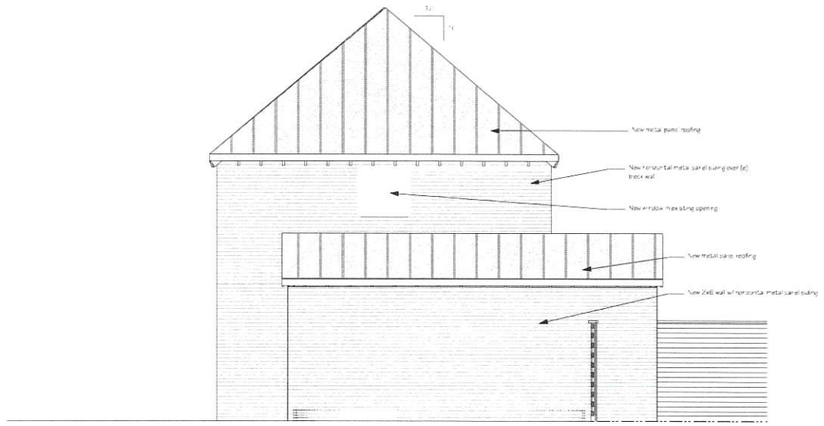
DAVID D. QUILLIN ARCHITECTURE
DDQARCH@COMCAST.NET

Date:	13 November 2018
Job #:	1717
Scale:	1/4"=1'-0"
Title:	Sections

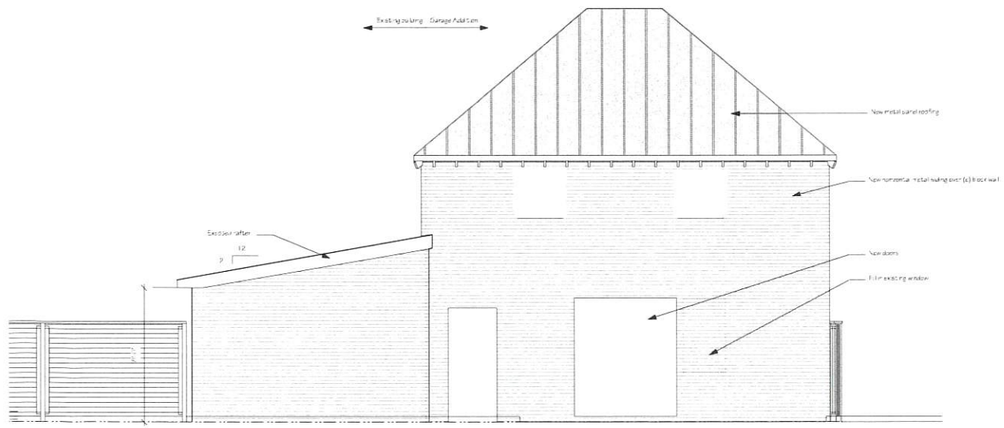
A30



3 A40 East Elevation
Scale: 1/4" = 1'-0"



2 A40 Garage North Elevation
Scale: 1/4" = 1'-0"



1 A40 Garage West Elevation
Scale: 1/4" = 1'-0"

Note: Do not scale drawings. Contact Architect for any errors, omissions or clarification before proceeding with work.

Olsen Residence Studio Renovation

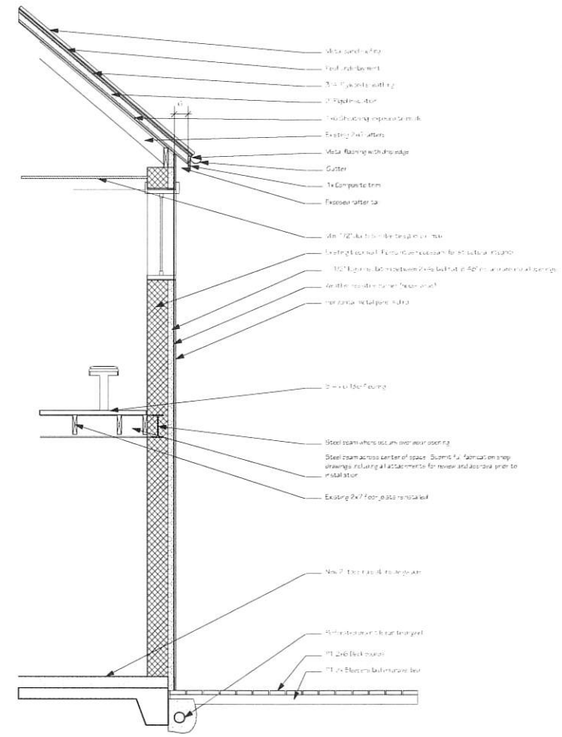
213 S. Walnut Street
Milford, Delaware

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 13706, expiration date 6/30/2020.

DAVID D. QUILLIN, AIA, LEED BD&C
DAVID D. QUILLIN ARCHITECTURE
DDQARCH@COMCAST.NET

Date:	13 November 2018
Job #:	1717
Scale:	1/4"=1'-0"
Title:	Elevations

A40



1 / A50 Section at Garage Wall
Scale: 1/2" = 1'-0"

Note: Do not scale drawings. Contact Architect for any errors, omissions or clarification before proceeding with work.

Olsen Residence Studio Renovation

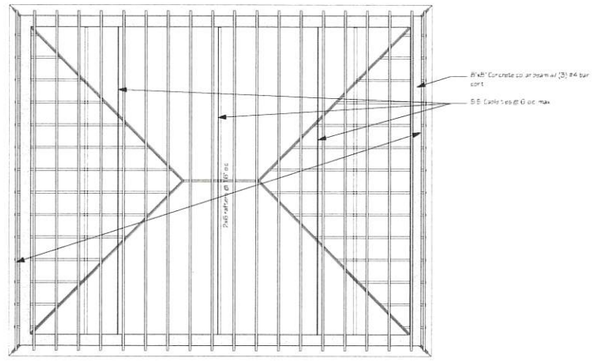
213 S. Walnut Street
Milford, Delaware

I hereby certify that this document was prepared by me or under my supervision and that I am a duly licensed architect under the laws of the State of Delaware, license number 12706, expiration date 6/30/2020

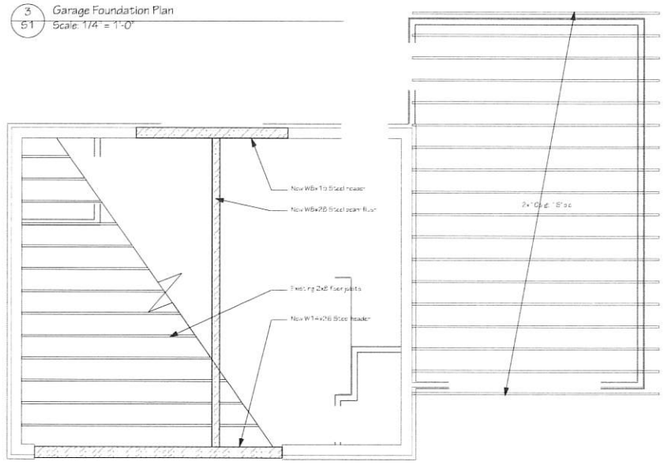
DAVID D. QUILLIN ARCHITECTURE
DAVID D. QUILLIN, AIA - PRESIDENT
9 WEST FRONT STREET
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DDQARCH@COMCAST.NET
WWW.DAVIDQUILLINARCHITECTURE.COM

Date: 13 November 2018
Job #: 1717
Scale: 1/2"=1'-0"
Title: Enlarged Wall Section

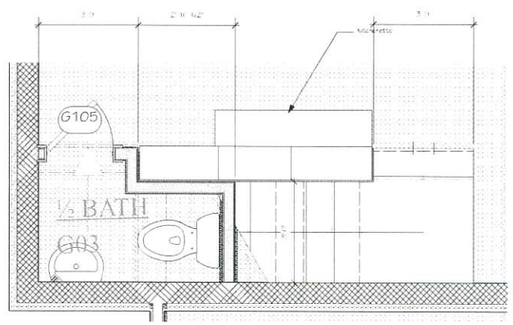
A50



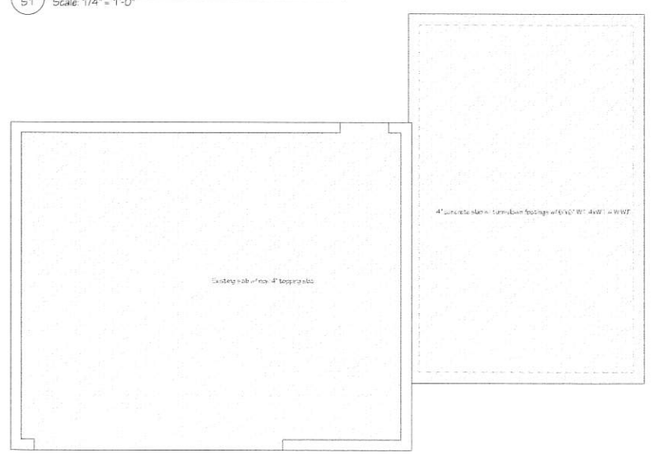
3 / S1 Garage Foundation Plan
Scale: 1/4" = 1'-0"



2 / S1 Garage Foundation Plan
Scale: 1/4" = 1'-0"



4 / S1 Apartment Kitchen & Bath Detail Plan
Scale: 1/2" = 1'-0"



1 / S1 Garage Foundation Plan
Scale: 1/4" = 1'-0"

Note: Owner, architect and engineer to be notified of any errors, omissions or clarification before proceeding with work.

Olsen Residence Studio Renovation

213 S. Walnut Street
Milford, Delaware

Professional Certification. I certify that this document was prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Virginia, License No. 13558, expiration date 6/30/20.

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Date: 13 November 2018
Job #: 1717
Scale: 1/4" = 1'-0"
Title: Structural Plans

S1

Section 3. Articles XII and XIV are renamed.

Section 4. Strikethrough text denotes a deletion; underlined, and bold text denotes an addition.

Chapter 230 - ZONING CODE

ARTICLE I - General Provisions

§ 230-1. - Purpose.

The purpose of this chapter is to classify, regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population and the location, use and extent of use of buildings, structures and land for residence, trade, industry and other purposes; create districts for said purpose and establish a Board of Adjustment; and impose penalties for violations, so as to lessen congestion in the streets; secure safety from fire, panic and other dangers; provide adequate light and air; prevent undue concentration of population and overcrowding of land; facilitate the adequate provision of transportation, water, sewage, school, park and other public requirements; conserve the value of buildings and encourage the most appropriate use of land; and promote the health, safety, morals and general welfare of the City of Milford.

§ 230-2. - Title.

A. Long title. An ordinance to establish zoning regulations for the use of land and structures, the area of lots, the bulk of buildings and other structures, the density of population, the provision of off-street parking spaces and similar accessory regulations for the City of Milford, Delaware, and for such purposes to divide the City into districts and, further, to provide for the administrative enforcement and amendments thereof, in accordance with the provisions of the laws of the State of Delaware.

B. Short title. This chapter shall be known and may be cited by the title as the "Zoning Code of the City of Milford, Delaware."

§ 230-3. - Zoning Map.

The Zoning Map of the City of Milford is not set forth in this chapter but has been saved from repeal and may be found on file in the City Hall **and on the City's website**~~, where it may be examined during normal business hours~~.

§ 230-4. - Definitions and word usage.

A. Definitions. For the purpose of this chapter, certain words and phrases shall be interpreted or defined as follows:

ABOVEGROUND STORAGE TANK (AST) — An AST is a single containment vessel greater than 250 gallons as defined in the Delaware Regulations Governing Aboveground Storage Tanks. ASTs with a storage capacity greater than 12, 499 gallons containing petroleum or hazardous substances, and ASTs with a storage capacity greater than 39,999 gallons containing diesel, heating fuel or kerosene, are subject to the design, construction, operation, and maintenance requirements of the Delaware AST regulations.

ACCESSORY APARTMENT – A separate complete housekeeping unit that is contained within the structure of a single-family detached dwelling.

ACCESSORY COTTAGE – A separate and subordinate dwelling unit that is located on the same lot as a single-family detached dwelling but is contained in a detached garage or other outbuilding.

ACCESSORY DWELLING – An accessory apartment or accessory cottage.

[9] Retail shop;
[10] Rental business;
[11] Furniture stripping;
[12] Auto or small engine repair;
[13] Painting of vehicles, trailers, or boats;
[14] Manufacturing, repairing or other mechanical work performed in connection with the home occupation performed in any outdoor area;
[15] Private school with organized classes; private schools are defined as any building or groups of buildings, the use of which meets state requirements for elementary, secondary or higher education and which does not secure the major part of its funding from any governmental agency;
[16] Welding shop;
[17] Other uses of similar character to those listed above.

(7) Family day care home. An occupied residence in which a person provides care for children other than his/her own family and the children of close relatives for compensation. Such care in a family day care home is limited to that care given to six or fewer children with a maximum of three children allowed for after school care. Such child care facility shall be permitted as an accessory use.

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

(1) Churches and other places of worship and cemeteries.
(2) Public and private elementary, junior or senior high schools.
(3) Day-care **facilities, including large family day cares involving more than six children** ~~centers~~.
(4) Conversion of a one-family dwelling into multiple dwelling units, if such dwelling is structurally sound but too large to be in demand for one-family use and if that conversion would not impair the character of the neighborhood, subject to conformance with the following requirements:

(a) There shall be a lot area of at least 2,000 square feet for each unit to be accommodated.
(b) There shall be a gross leasable floor area, computed as the sum of those areas enclosed by the outside faces of all exterior walls surrounding each story used for the residence, exclusive of any area for any accessory private garage, of at least 500 square feet per family to be accommodated.
~~(c) No dwelling shall be converted unless it complies with Chapter 145, Housing Standards, and Chapter 88, Building Construction, of this code.~~
~~(d) No addition shall extend within the front yard, side yards or rear yard required for the district within which it is located.~~
(c~~e~~) Fire escapes and outside stairways leading to a second or higher story shall, where practicable, be located on the rear of the building and shall not be located on any building wall facing a street.
~~(f) Two off-street parking spaces shall be provided for each additional dwelling unit created.~~

(5) Accessory dwelling units. Accessory dwelling units include accessory apartments and accessory cottages and are subject to the following requirements;
(a) One dwelling unit on the property shall be owner-occupied. A notice and declaration of land use restriction to this effect shall be signed and recorded prior to issuance of a certificate of use and/or building permit for the accessory dwelling unit.

(b) Only one accessory dwelling unit (either apartment or cottage) shall be permitted per property.

(c) Accessory Apartments.

[1] Accessory apartments are only permitted within single-family detached dwellings.

[2] The floor area of an accessory apartment shall not exceed 35% of the single-family detached dwelling.

(d) Accessory Cottages.

[1] An accessory cottage shall contain at least 220 square feet of floor area. The floor area of an accessory cottage shall not exceed 40% of the floor area of the single-family detached dwelling to which it is accessory or 1,200 square feet, whichever is greater.

[2] For an accessory cottage which will be a new structure, the exterior materials, roof form, and window spacing and proportions of the accessory cottage shall approximate those of the existing or proposed single-family detached dwelling.

[3] For an accessory cottage located within an existing garage or other outbuilding, the structure is not required to approximate the exterior features of the existing single-family detached dwelling, but any exterior modification should be consistent with the architectural style of that structure unless the building is upgraded per the requirements for new structures.

[4] Accessory cottages shall comply with the principal structure setbacks for the respective zoning district, unless the accessory cottage is located within an existing garage or other outbuilding, for which the structure must meet the accessory structure setbacks for the respective zoning district.

(6~~5~~) ~~Professional occupation restricted to the owner/occupant, subject to conformance with the following requirements:~~ **Major Home Occupation. A home occupation that does not meet one or more of the criteria for a minor home occupation shall be defined as a major home occupation and subject to the following requirements:**

(a) ~~There shall be three off-street parking spaces in addition to those otherwise required.~~ **Major home occupations shall be permitted only in single-family detached dwellings or an accessory structure to a single-family detached dwelling**

(b) ~~No more than two persons shall be employed by the practitioner of the professional occupation to provide secretarial, clerical, technical or similar assistance.~~ **The area used for a major home occupation shall not exceed 30 percent or 600 square feet of the total floor area of the principal residential structure or accessory structure.**

(c) ~~No storage of materials or products outside the dwelling shall be permitted unless completely housed.~~ **No more than one person, other than resident members of the immediate family may be employed or subcontracted at the residence. Use of nonresident employees must have prior approval from City Council.**

(d) ~~The area used for the practice of a professional occupation shall occupy no more than 50% of the total floor area, including garages or other accessory buildings.~~ **No more than two clients at any one given time shall be permitted to visit the premises to conduct business related to the major home occupation.**

(e) ~~The professional use shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling.~~ **No articles shall be sold or offered for sale except those produced on the premises. Such sales must have prior approval from City Council.**

stabilization facilities therein (such as stone rip-rap, turf stabilization, or other geosynthetic materials) may be permitted for the purpose of stabilizing and/or installing stormwater management outfalls, thus providing for a non-erosive flow condition at the outfall, provided that such encroachments into the twenty-five-foot setback area shall be limited to a maximum distance into the wetland buffer of 15 feet measured from the twenty-five-foot wetland buffer line, and shall be limited to a maximum width of 20 feet.

§ 230-44~~5.3~~ - Water bodies, streams and other watercourses; riparian buffers.

A. Lakes, ponds, rivers, and streams shall be left as permanent open space. No filling, piping or diverting of water bodies, lakes, ponds, or streams shall be permitted except for required roads, to be approved by the U.S. Army Corps of Engineers, DelDOT, and/or DNREC as appropriate.

B. No buildings, structures, or paved surfaces, except stairs and ramps, fences, open decks, patios or docks shall be permitted to be constructed under naturally occurring riparian buffer conditions nearer than:

(1) Twenty-five feet to the shoreline, as defined by the mean high-water line, of any tidal water body, tidal stream, or tidal marsh; or

(2) Fifty feet to the shoreline, as defined by the mean high-water line of any non-tidal freshwater water body, lake, pond, or blue-line stream as depicted on the most recent revision of the United States Geological Survey Topographic Quadrangle Maps.

C. No buildings, structures, or paved surfaces, except stairs and ramps, fences, open decks, patios or docks with a combined area of 200 square feet or less, shall be permitted to be constructed under redevelopment conditions in previously disturbed or removed riparian buffers nearer than:

(1) Ten feet to the shoreline, as defined by the mean high-water line, of any tidal water body, tidal stream, or tidal marsh; or

(2) Ten feet to the shoreline, as defined by the mean high-water line of any non-tidal freshwater water body, lake, pond, or blue-line stream as depicted on the most recent revision of the United States Geological Survey Topographic Quadrangle Maps.

D. For projects located within a promulgated total maximum daily load basin, the preservation or reestablishment of riparian buffers facilitating the reduction of nutrients and other pollutants to the level necessary to ensure compliance with promulgated load reductions shall be required. The clearing or removal of natural vegetation within this setback area shall be prohibited. Existing riparian buffers shall either be preserved or planted to the limits as provided above under paragraphs B. or C. respectively.

§ 230-45. - Reserved.

ARTICLE IX - Conditional Uses

§ 230-46. - Purpose.

A. The intent of the conditional use is to maintain a measure of control over uses that have an impact on the entire community. Generally, conditional uses may be desirable in certain locations for the general convenience and welfare. They must use the property in a manner that assures neither an adverse impact upon adjoining properties nor the creation of a public nuisance. In short, because of the nature of the use, it requires sound planning judgment on its location and site arrangement.

B. Conditional use permits may be issued for any of the conditional uses for which a use permit is required by the provisions of this chapter, provided that the City Council shall find that the application

is in accordance with the provisions of this chapter after duly advertised hearings held in accordance with the provisions of Article XII.

§ 230-47. - Application and approval procedures.

A. ~~The application for a conditional use shall first be made with the Code Official, who shall then forward the materials to the Planning Commission.~~ **Conditional Use Site Plans shall follow the procedures for application and review outlined in Article X Site Plan Review of this Chapter.**

B. ~~The Planning Commission shall study such information and make recommendations to the City Council within 60 days of the Code Official's referral to the Commission after holding a public hearing.~~ **Conditional Use Major Subdivisions shall follow the procedures for application and review outlined in Chapter 200 Subdivision of Land**

C. ~~The Council shall then act within 60 days of the receipt of the Commission's recommendation to either approve with conditions or deny such use after holding a public hearing. The Council's decision shall be based on the determination that the location of the use is appropriate, it is not in conflict with the Comprehensive Plan and it is consistent with the purpose and intent of this chapter.~~ **Standalone Conditional Use applications that do not require site plan review or major subdivision review shall be subject to the following procedures:**

(1) A conditional use application and documents, as specified by the Planning Department, shall be prepared by the applicant and submitted in accordance with the submission schedule as determined by the Planning Director, along with the appropriate fees, as specified in § 230-57.

(2) A public hearing on the conditional use shall be conducted by the Planning Commission. The Planning Commission shall review the application and shall recommend to City Council approval of the application with or without conditions, denial of the application, or table the application. The conditional use shall be reviewed based on the requirements set forth in the zoning ordinance. In case of an unfavorable recommendation for denial by the Planning Commission, such application shall not be approved except by a favorable vote of 3/4 of the City Council.

(3) No hearing shall be held by the Commission until notice of time and place thereof has been provided to the applicant, property owners within 200 feet of the subject property, and to such other interested parties as may be determined by the Planning Director at least 10 days before the date of said hearing. Notice shall be provided as follows:

(a) The Planning Department shall notify by mail all property owners within 200 feet of the extreme limits of the subject parcel as their names appear in the City or County tax record at least 10 days prior to the hearing.

(b) The Planning Department shall provide notice to the general public of the public hearing before the Planning Commission by publishing the date, time, place and nature of the hearing at least 10 days before the hearing in a newspaper of general circulation in the City and posting the same information in City Hall and on the City website.

(c) The Planning Department will also post a notice outlining the date, time, place, and nature of the hearing in a conspicuous location on the property. The published and posted notices shall contain reference to the time and place within the City where text, maps and plans for the proposal may be examined.

(4) City Council shall review the application and shall approve the application with or without conditions, deny the application, or table the application. The conditional use shall be reviewed based on the requirements set forth in the zoning ordinance.

§ 230-48. - Criteria for evaluation.

The following criteria shall be used as a guide in evaluating a proposed conditional use:

A. The presence of adjoining similar uses.
B. An adjoining district in which the use is permitted.
C. There is a need for the use in the area proposed as established by the Comprehensive Plan.
D. There is sufficient area to screen the conditional use from adjacent different uses.
E. The use will not detract from permitted uses in the district.
F. Sufficient safeguards, such as traffic control, parking, screening and setbacks, can be implemented to remove potential adverse influences on adjoining uses.

~~§ 230-48.1. - Criteria for planned unit residential development.~~

~~A. Permitted uses. Uses, accessory uses and signs permitted in any residential district shall be permitted in accordance with the additional requirement and provisions of the article.~~
~~B. Minimum requirements, area and width. In a planned unit residential development, minimum lot area and width may be less than that required by the district regulations, except that no single-family lot shall be less than 4,000 square feet in area nor less than 40 feet in width. The width of the lot shall be between lot lines at the front building setback line as determined by the Planning Commission.~~
~~C. Density. A planned unit residential development is not intended to increase density, but to allow flexibility in the design of the number of dwelling units permitted. If a parcel or parcels have more than one zoning classification, the total permitted density may be located throughout the parcel or parcels. The total permitted density shall be determined by dividing the net development area by the minimum lot area per dwelling unit required by the zoning district in which the land is located. Net development area shall be determined by subtracting 25% of the gross area. Gross area shall not include any wetlands, floodway or similar area not suitable for building as determined by the Planning Commission.~~
~~D. Other requirements. Off-street parking, parking beneath buildings, front, side and rear setbacks, landscaping and buffering, lot coverage, number of units per building and building separation shall be as determined by the Planning Commission. Maximum height shall not exceed 48 feet and four stories maximum.~~
~~E. A planned unit residential development shall be subject to the same review procedures as for a major subdivision as provided in Chapter 200, Subdivision of Land.~~
~~F. Neighborhood commercial.~~

~~(1) Permitted neighborhood commercial uses. The following neighborhood commercial uses are permitted in a planned unit development:~~

~~(a) Retail goods and services.~~
~~(b) Child care center (care for fewer than 24 children).~~
~~(c) Food services (grocery/convenience: cafe, coffee shop, but no facility with fuel distribution).~~
~~(d) Medical and dental offices, clinics, and laboratories.~~
~~(e) Professional and administrative offices.~~
~~(f) Repair services, conducted entirely within the building. (Auto repair and similar uses are not permitted.)~~
~~(g) Mixed use building (residential, including rentals, with other permitted use).~~
~~(h) Laundromats or dry cleaners.~~
~~(i) Art, music, or photography studio.~~
~~(j) Personnel service (barbershop, salons, video rental, fitness center and similar uses).~~
~~(k) Allowable uses (e.g., swimming pools, clubhouse and associated sport and exercise areas, tennis courts).~~

~~(2) Floor area standards. Up to 25% of the total acreage within the planned unit development may be available for nonresidential uses including neighborhood commercial, nursing home and hospice care, professional and small business office use, similar uses, but excluding areas reserved for clubhouse, pool, HOA offices and other development amenities. For neighborhood commercial, the maximum interior floor area shall not exceed 6,500 square feet total for any one use on one neighborhood commercial site without a variance.~~

~~(3) Hours of operation. Except for the swimming pool, clubhouse and associated sport or exercise areas, neighborhood commercial land uses shall be limited to the following hours of operation 6:00 a.m. to 9:00 p.m.~~

~~(4) Storage. Except for plants and garden supplies, overnight storage is not permitted.~~

~~(5) Parking. Parking spaces for the commercial space shall be determined in accordance with the overall planned unit development submission but in no event shall be less than 50% of the spaces required for standard commercial space.~~

~~(6) Control. Ownership of the land and buildings comprising the commercial space may be by individuals, corporations or partnership either in fee simple or as a condominium with limited common area control and shall be subject to the rules and regulations contained in the commercial area tenants association and covenants and restrictions. All commercial tenants shall pay dues and assessments to said association for management and upkeep of the common areas.~~

~~(7) Density. The overall density otherwise permitted under planned unit development shall be reduced at the rate of one dwelling unit per 3,000 square feet of commercial floor space.~~

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

§ 230-49. - Conditions for approval; expiration.

A. In granting any conditional use permit, the City Council may designate such conditions as will, in its opinion, assure that the use will conform to the requirements as stated in § 230-48 and that such use will continue to do so.

B. ~~Construction or operation shall be commenced within one year of the date of issuance or the use permit becomes void.~~ **A conditional use approval in conjunction with a Site Plan review shall expire upon expiration of the associated Site Plan.**

C. A conditional use approval in conjunction with a Major Subdivision application shall expire upon expiration of the associated Major Subdivision.

D. A standalone conditional use permit shall expire within eighteen months of the date of issuance unless construction or operation of said use has commenced.

E~~C~~. A reapplication for a **conditional** use permit for the same lot or use shall not be considered by the City Council within a period of **one-year** ~~365 days~~ from its last consideration. This provision, however, shall not impair the right of the Council to propose a **conditional** use permit on its own motion.

~~D. See fee schedule.~~

~~E. If a conditional use permit is granted under the provisions of this article, the City Council shall direct the Code Official to officially notify the applicant, in writing, of all conditions approved by the Council.~~

~~F. The approval of a conditional use is valid for one year. Unless permits are obtained or construction or use is substantially underway, all provisions of the conditional use are automatically rescinded. Permits may be revoked by the Council for failure to comply with the stated conditions of approval or applicable regulations.~~

ARTICLE X - Site Plan Review

City of Milford

PROCLAMATION 2022-06

53rd Annual Professional Municipal Clerks Week

May 1-7, 2022

Whereas, The Office of the Professional Municipal Clerk, a time-honored and vital part of local government exists throughout the world, and

Whereas, The Office of the Professional Municipal Clerk is the oldest among public servants, and

Whereas, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

Whereas, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

Whereas, The Professional Municipal Clerk serves as the information center on functions of local government and community; and

Whereas, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and

Whereas, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

NOW, THEREFORE, I, Arthur J. Campbell, Mayor of the City of Milford, Delaware, do hereby proclaim the week of May 1 through May 7, 20212 as Professional Municipal Clerks Week, and further extend appreciation to our Professional Municipal Clerks, Master Municipal Clerk Teresa K. Hudson and Certified Municipal Deputy Clerk Katrina White, and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City to be affixed hereto this 25th day of April 2022.

_____

Mayor Arthur J. Campbell

Attest: _____

City Clerk Teresa K. Hudson



Register by 4/25 for the April 28 DLLG Dinner Meeting!

Members, League partners, and friends are cordially invited to attend the Delaware League of Local Governments' monthly dinner meeting on **Thursday, April 28, 2022 at the Maple Dale Country Club in Dover.**

The event features Delaware Lt. Governor Bethany Hall-Long who was sworn in for the second time as Delaware's 26th Lieutenant Governor on January 19th, 2021. The Lt. Governor is known for her dedication to aiding communities in Delaware, her background in and devotion to the health sciences, and commitment to the arts. The Lt. Governor is strong advocate for behavioral health, early childhood education, suicide prevention and mental health of the military community, and champion for the health and wellness of all Delawareans.

FINANCE DEPARTMENT
10 SE Second Street
Milford, DE 19963

THE CITY of Milford DELAWARE

PHONE 302.424.5140
FAX 302.424.5932
www.cityofmilford.com

To: Mayor and City Council
Cc: Mark Whitfield, City Manager; Finance Department
From: Louis C. Vitola, Finance Director
Date: April 25, 2022
Re: March 2022 Financial Reporting Package

The Financial Reporting Package for the fiscal year through March 2022 (FY22 YTD) is enclosed. The following executive summary highlights this month's notable developments. The "Quick Reference" section of this memo recaps important financial highlights and modifications made in FY22 to help shorten the executive summaries.

FYTD results continue to exceed budget expectations through the first three quarters of the year. Operating expenditures remain below even the seasonalized budget across funds for the ninth consecutive month. Electric Fund margins remained stable after timing differences had impacted the electric results periodically through January. The water fund surplus has improved in each of the last four months, pushing results ahead of budget expectations and prior year results. The sewer fund operating results rebounded in March after a weaker February driven by the I&I reclassification, while solid waste results improved for the third consecutive month. Cash and investment balances were stable in March; cash outflows related to ARPA projects were offset by operating cash increases.

Quick Reference for FY22 Financial Developments and Report Upgrades

Recap FY22 Financial Highlights



Summary of FY22 Modifications

- New P.1 – Net Cash and Funding Availability Summary (in thousands)
  - New page stacks the beginning and ending cash and investment balances from the Cash Rollforward p.2 into columns 1 and 2 so elements of the Restricted Cash Reserves Report on p.3 can be consolidated into a single, comprehensive executive summary.
  - The Lodging Tax Fund and the Parks & Recreation Facilities Fund were added to p.1 and p.2
- P.2 (formerly p.1) – Cash Rollforward
  - New Solid Waste Reserves Acct created by FY22 Water Fund interfund loan forgiveness; new variance indicators
- P.3 (formerly p.2) – Restricted Cash Reserves Report
  - The MSA and RTT reserves were combined into one shared summary to make room for Solid Waste Fund
  - Lines 3 & 17 added to show additions & interest earnings in the capital reserve accounts
  - Lines 12, 13, 24 & 25 feature updated MCR & ERR calculations for FY22 pursuant to cash reserve policy
  - Lines 12 & 24 updated in Feb 2022 to carve out the MCR attributable to Op Cash & report with p.1 Op Cash
- P.4 (formerly p.3) – The Enterprise Funds "P&L Style" Report features a new comparative column and four new rows
  - The rightmost column compares current vs prior FYTD periods by revenue and expense lines and subtotals
  - Rows 16-19 compare current net surplus by fund to the seasonalized budget and prior FYTD periods
  - Variance indicators added for quick reference to both P&L reports; refined in October 2021
- P.5 (formerly p.4) – The General Fund "P&L Style" Report created to complement existing Enterprise Funds P&L Report
  - Rows 19-22 compare current net surplus by major function to the seasonalized budget and prior FYTD periods
- P.6 (formerly p.5) – Planned Use of ARPA Funding by Category compared to Actual Spending added in Sept 2021
- P.7-11 – Revenue (p.7) & Expenditure/Inter-dept Reports (p.8-11) will be produced indefinitely as "legacy" reports

THE CITY of Milford DELAWARE

Financial Reporting Package

As of and For the Period Ended March 31, 2022

Net Cash and Funding Availability Summary *(in thousands)*

Cash & Investment Balance Rollforward

Restricted Cash Reserves Report

Enterprise Funds YTD Revenue & Expenditure Report

General Fund YTD Revenue & Expenditure Report

Appendix: ARPA Funding Plan vs Actual Expenses

Legacy Revenue Report with MTD & YTD vs Annual Budget

Legacy Expenditure Report with MTD & YTD vs Annual Budget

Legacy Interservice Department Cost Allocation

City of Milford, Delaware

Net Cash and Funding Availability Summary *(in thousands)* [1]

For the Period Ended March 31, 2022

Operating Cash Balances

▼*Marks Ref Closing Bal* [4]

Description	Opening Balance (Feb 28, 2022)		Closing Balance (Mar 31, 2022)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
General Fund	$ 3,777	→	$ 3,412	$ (1,492)	$ -	$ (1,236)	$ 684
Electric Fund	1,841	↑	2,698	163	-	(1,652)	1,209
Water Fund	1,456	→	1,523	46	-	(280)	1,289
Sewer Fund	961	↓	844	117	-	(200)	762
Solid Waste Fund	398	↑	447	17	-	(175)	289
Operating Cash Totals [4]	**$ 8,433**	●	**$ 8,925**	**$ (1,150)**	**$ -**	**$ (3,543)**	**$ 4,231**

Federal, State and Other Special Purpose Cash Balances

Description	Opening Balance (Feb 28, 2022)		Closing Balance (Mar 31, 2022)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
General Improvement	$ 537	→	$ 539	$ -	$ (500)	$ -	$ 39
Municipal Street Aid (MSA)	532	→	532	68	(600)	-	-
Realty Transfer Tax (RTT)	4,420	→	4,469	213	(2,680)	(1,041)	961
Economic Development	682	→	682	-	(106)	-	576
Lodging Tax Fund [3]	367	→	376	33	(409)	-	-
ARPA Grant Fund	1,846	↓	1,315	3,167	(4,482)	-	-
Special Purpose Cash Totals [2,4]	**$ 8,385**	●	**$ 7,913**	**$ 3,481**	**$ (8,777)**	**$ (1,041)**	**$ 1,575**

Reserve Fund Cash Balances [1]

Description	Opening Balance (Feb 28, 2022)		Closing Balance (Mar 31, 2022)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
General Fund Capital Reserves	$ 2,040	→	$ 2,010	$ 2,002	$ (1,653)	$ (764)	$ 1,595
Water Fund Capital Reserves	3,376	→	3,230	3	(604)	(2,580)	48
Sewer Fund Capital Reserves	3,937	→	3,907	1	(195)	(3,362)	351
Solid Waste Fund Capital Reserves	287	→	287	0.2	-	(287)	-
Electric Fund Capital Reserves	15,358	→	15,350	6	(5,847)	(4,779)	4,730
Operating Cash Totals [4]	**$ 24,999**	●	**$ 24,784**	**$ 2,013**	**$ (8,300)**	**$ (11,772)**	**$ 6,725**

Impact Fees and Police/General Facilities Cash Balances

Description	Opening Balance (Feb 28, 2022)		Closing Balance (Mar 31, 2022)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
Police & General Gov't Facilities	$ 174	↑	$ 194	$ 15	$ (209)	$ -	$ -
Carlisle Fire Co Permit Fund	537	→	544	8	(551)	-	-
Parks & Recreation Facilities [3]	143	→	144	1	(145)	-	-
Water Impact Fee Reserves	4,726	→	4,745	27	(4,772)	-	-
Sewer Impact Fee Reserves	2,709	→	2,719	18	(2,737)	-	-
Electric Impact Fee Reserves	1,088	→	1,093	7	(1,100)	-	-
Impact Fees & Police/GF Totals [4]	**$ 9,376**	●	**$ 9,439**	**$ 75**	**$ (9,513)**	**$ -**	**$ -**

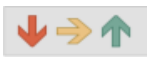
Grand Totals [4]	**$ 51,193**	▲	**$ 51,060**	**$ 4,419**	**$ (26,590)**	**$ (16,357)**	**$ 12,531**

[1] New report merges Cash Roll (p.2) and Restricted Reserves (p.3) into one single reference for net funds available after commitments & restrictions.

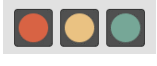
[2] The decrease in Special Purpose Cash Balances in March was driven by the application of ARPA funding to capital projects. Please see Appendix for ARPA Spend (line 15) vs Plan Detail.

[3] The Parks & Recreation Facilities and Lodging Tax Fund have historically not been represented on the monthly finance reports but were added in February 2022 and will be included going forward for comprehensiveness and transparency.

[4] Closing Balance Indicator sets ***Red,*** ***Yellow*** and ***Green*** signify month-to-month cash variance as follows:



-10% ≤ Variance ≤ 10%



-5% ≤ Variance ≤ 5%



-2.5% ≤ Variance ≤ 2.5%

City of Milford, Delaware

Cash and Investment Balance[1] Rollforward

For the Period Ended March 31, 2022

Operating Cash Balances

▼*Marks Ref Closing Bal*[4]

Description	Opening Balance (Feb 28, 2022)	Receipts	Interest Earned	Disbursements	Closing Balance (Mar 31, 2022)
General Fund	$ 3,777,070	$ 1,113,884	$ 648	$ (1,479,344)	$ 3,412,257
Electric Fund	1,840,850	3,027,116	2,259	(2,172,471)	2,697,754
Water Fund	1,455,906	272,311	1,232	(206,224)	1,523,225
Sewer Fund	961,037	418,301	480	(535,383)	844,434
Solid Waste Fund	397,893	142,213	78	(93,326)	446,859
Operating Cash Totals[4]	**$ 8,432,757**	**$ 4,973,826**	**$ 4,696**	**$ (4,486,750)**	**$ 8,924,528**

Federal, State and Other Special Purpose Cash Balances

Description	Opening Balance (Feb 28, 2022)	Receipts	Interest Earned	Disbursements[2]	Closing Balance (Mar 31, 2022)
General Improvement	$ 537,187	$ 1,414	$ 75	$ -	$ 538,676
Municipal Street Aid (MSA)	532,106	-	75	-	532,181
Realty Transfer Tax (RTT)	4,420,389	81,636	631	(33,333)	4,469,323
Economic Development	681,714	-	-	-	681,714
Lodging Tax Fund[3]	366,760	9,449	-	-	376,208
ARPA Grant Fund	1,846,500	-	-	(531,583)	1,314,917
Special Purpose Cash Totals[4]	**$ 8,384,655**	**$ 92,499**	**$ 781**	**$ (564,916)**	**$ 7,913,018**

Reserve Fund Cash Balances

Description	Opening Balance (Feb 28, 2022)	Receipts[2]	Interest Earned	Disbursements[2]	Closing Balance (Mar 31, 2022)
General Fund Capital Reserves	$ 2,039,793	$ 59,789	$ -	$ (89,541)	$ 2,010,041
Water Fund Capital Reserves	3,376,251	455,522	-	(602,248)	3,229,524
Sewer Fund Capital Reserves	3,937,332	16,272	-	(46,764)	3,906,840
Solid Waste Fund Capital Reserves	286,873	-	-	-	286,873
Electric Fund Capital Reserves	15,358,468	-	-	(8,030)	15,350,438
Reserve Fund Cash Totals[4]	**$ 24,998,716**	**$ 531,583**	**$ -**	**$ (746,583)**	**$ 24,783,716**

Impact Fees and Police/General Facilities Cash Balances

Description	Opening Balance (Feb 28, 2022)	Receipts	Interest Earned	Disbursements[2]	Closing Balance (Mar 31, 2022)
Police & General Gov't Facilities	$ 174,197	$ 19,303	$ -	$ -	$ 193,500
Carlisle Fire Co Permit Fund	537,143	6,434	-	-	543,577
Parks & Recreation Facilities[3]	142,500	1,600	-	-	144,100
Water Impact Fee Reserves	4,726,142	19,170	-	-	4,745,312
Sewer Impact Fee Reserves	2,708,511	10,128	-	-	2,718,639
Electric Impact Fee Reserves	1,087,990	5,400	-	-	1,093,390
Impact Fees & Police/GF Totals[4]	**$ 9,376,483**	**$ 62,035**	**$ -**	**$ -**	**$ 9,438,518**

Grand Totals[4]	**$ 51,192,611**	**$ 5,659,942**	**$ 5,477**	**$ (5,798,249)**	**$ 51,059,781**

[1]Balances are not indicative of funding availability; see enclosed Restricted Cash Reserves and Net Cash & Funding Availability Reports for detail.

[2]Approx. $0.5 million was applied from the ARPA Fund to Reserve Cash this month to record ARPA-supported spending; please see Appendix for ARPA Spend (line 15) vs Plan Detail. Outflows from Reserve Accounts (lines 19-23) supported the NE Front St Water Line & Combined Utility & Street Project.

[3]The Parks & Recreation Facilities and Lodging Tax Fund have historically not been represented on the monthly finance reports but were added in February 2022 and will be included going forward for comprehensiveness and transparency.

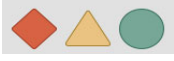
[4]Closing Balance Indicator sets ***Red,*** ***Yellow*** and ***Green*** signify month-to-month cash variance as follows:



-10% ≤ Variance ≤ 10%



-5% ≤ Variance ≤ 5%



-2.5% ≤ Variance ≤ 2.5%

City of Milford, Delaware

Restricted Cash Reserves Report

As of March 31, 2022

General Fund Capital Reserves		Amount
Cash/Investment Balance (3/31/22)	$	2,010,041
Expected Contributions & Interest		1,926
Restricted Funds:		
Vehicle & Equipment Replacement		(138,799)
Building Upgrades		(205,415)
Parking Enhancements		(200,000)
Parkland, Trails & Recreation		(564,295)
2020 Combined Utilities		(22,396)
OpEx Support (Tax R/A & PD R/M)		(522,000)
Support Policy with RTT[1]		2,000,000
Draft Reserve (MCR) Policy[2]		-
Equipment Replacement Reserve[2]		(764,100)
Uncommitted Reserve Balance	**$**	**1,594,962**

Water Fund Capital Reserves		Amount
Cash/Investment Balance (3/31/22)	$	3,229,524
Expected Contributions & Interest		3,429
Restricted Funds:		
Vehicle & Equipment Replacement		(145,164)
Vehicle Cost Increase - Post Budget		(20,000)
Streets 2020 Utility Engineering		(122,534)
Milford Business Campus		(198,885)
Balance of FY20-21 Projects		(117,907)
Draft Reserve (MCR) Policy[3, 7]		(2,414,939)
Equipment Replacement Reserve[3]		(165,164)
Uncommitted Reserve Balance	**$**	**48,359**

Sewer Fund Capital Reserves		Amount
Cash/Investment Balance (3/31/22)	$	3,906,840
Expected Contributions & Interest		1,386
Restricted Funds:		
Sewer Vehicles & Equipment		(146,319)
Citywide Projects & Engineering		(22,869)
Utility Engineering		-
NE/NW Front St Sewer Rehab, net of Change Order Credit		(26,039)
Draft Reserve (MCR) Policy[3,7]		(3,127,195)
Equipment Replacement Reserve[3]		(235,000)
Uncommitted Reserve Balance	**$**	**350,804**

Electric Fund Capital Reserves		Amount
Cash/Investment Balance (3/31/22)	$	15,350,438
Expected Contributions & Interest		5,901
Restricted Funds:		
Electric Vehicles & Equipment		(96,026)
Lighting & System Improvements		(593,628)
Traffic Signal Upgrades		(350,000)
Citywide Projects[6]		(747,485)
Redeem / Defease Bond (Jan 2022)		(4,060,000)
Draft Reserve (MCR) Policy[3,7]		(4,693,372)
Equipment Replacement Reserve[3]		(85,400)
Uncommitted Reserve Balance	**$**	**4,730,428**

Solid Waste Reserves		Amount
Cash/Investment Balance (3/31/22)	$	286,873
Expected Contributions & Interest		195
Restricted Funds:		
Draft Reserve (MCR) Policy[4,7]		-
Equipment Replacement Reserve[4]		(287,068)
Uncommitted Reserve Balance	**$**	**-**

MSA & RTT Reserves	Amount
RTT Balance (3/31/22)	4,469,323
MSA Balance (3/31/22)	532,181
MSA & RTT Est Receipts thru FY22:	279,580
MSA: Street & Bridge Improvements	(415,958)
RTT: Transfer to Police Dept	(100,000)
RTT: Sidewalk Project Funding	(140,000)
MSA & RTT: Mispillion Street Group	(219,036)
MSA & RTT: 2020 Combined Utilities	(404,316)
RTT: Support GF Policies[1]	(2,000,000)
RTT: Draft Reserve Policy[5]	(1,041,454)
Uncommitted Reserve Balance	**$ 960,319**

[1]Approved GF Reserve Policies permit support from an eligible funding source; portion of RTT balance pledged to support GF Reserves for forseeable future

[2]Approved GF Reserve Policies recommend MCR of 45 days OpEx & Equip Repl Res minimum of 110% of upcoming CIP budget

[3]Approved Reserve Policies split Minimum Cash Req'd from COS study into new MCR & Equip Repl Reserve (20% of CIP)

[4]Solid Waste Reserves initiated in FY22 with seed funding from interfund loan forgiveness. Through at least FY23, 100% of balance will be reserved for purchase of new vehicle per FY22-26 approved CIP

[5]Approved Reserve Policies recommend dynamic MCR based on average of trailing-three-year RTT receipts

[6]This $0.8 million includes only the remaining FY22 CIP projects following the settlement of the Sharp property

[7]The Days Operating Expenditures (Days OpEx) piece of MCRs reclassified from Reserve balances here to Operating Cash; the Total MCR has not changed, except Solid Waste ($170m added to MCR for OpEx)

City of Milford, Delaware

Enterprise Funds: Statement of Revenues & Expenditures

For the YTD Period Ended March 31, 2022 vs Prior FYTD & Current Budget (in thousands)

	Enterprise Funds Profit & Loss (P&L) Statement	Electric	Water	Sewer	Solid Waste	Total	FY22 Total *(as % of Rev)*	FY21 Total *(as % of Rev)*
1	Operating Revenue	$ 19,432	$ 2,341	$ 3,572	$ 1,096	$ 26,442	100.0%	100.0%
2	Cost of Revenue[1]	(13,512)	(230)	(2,115)	(247)	(16,104)	-60.9%	-61.0%
3	Gross Margin	5,920	2,111	1,457	849	10,337	39.1%	39.0%
4	Operating Expenses							
5	Operations & Maintenance	(1,675)	(723)	(717)	(510)	(3,625)	-13.7%	-14.0%
6	Personnel	(803)	(242)	(235)	(172)	(1,453)	-5.5%	-5.6%
7	Total Operating Expenses	(2,478)	(965)	(952)	(683)	(5,078)	-19.2%	-19.6%
8	**Operating Income**	**$ 3,442**	**$ 1,146**	**$ 505**	**$ 167**	**$ 5,260**	**19.9%**	**19.5%**
9	Non-Operating Revenue (Expense)	31	11	4	1	47	0.2%	0.1%
10	Surplus (Deficit) for debt service & capital	3,473	1,157	509	168	5,307	20.1%	19.6%
11	Debt Service - Principal & Interest	(277)	(319)	(357)	-	(953)	-3.6%	-3.8%
12	Capital Spending / Contributions from (to) Reserves	(94)	-	(125)	-	(219)	-0.8%	-1.5%
13	Surplus (deficit) available for transfers	3,103	838	27	168	4,135	15.6%	14.3%
14	Transfers Out	(1,875)	(225)	-	-	(2,100)	-7.9%	-6.5%
15	**Net Surplus (Deficit) - FYTD through Mar 2022**	**$ 1,228**	**$ 613**	**$ 27**	**$ 168**	**$ 2,035**	**7.7%**	**7.8%**
16	***Net Surplus (Deficit) - FYTD through Mar 2021***	*$ 1,613*	*$ 782*	*$ (430)*	*$ 54*	*$ 2,019*	*7.8%*	
17	*Current vs Prior - Favorable (Unfavorable)*[2]	↓ *$ (385)*	↓ *$ (169)*	↑ *$ 457*	↑ *$ 113*	→ *$ 15*	↓ *-0.1%*	
18	***Net Surplus (Deficit) - Current FYTD Budget***	*$ 63*	*$ 155*	*$ (86)*	*$ 0*	*$ 132*	0.5%	
19	*Current vs Budget - Favorable (Unfavorable)*[2]	↑ *$ 1,165*	↑ *$ 458*	↑ *$ 113*	↑ *$ 167*	↑ *$ 1,903*	↑ *7.2%*	

[1]Cost of Revenue reported in the electric fund reflects wholesale cost of power and serves as an ideal revenue offset to arrive at gross margin. Cost of revenue in the water, sewer and solid waste funds are estimated based on a limited set of known, direct inputs to the cost of providing the utility services billed. Aside from Kent County sewer treatment charges, costs of revenue in the water, sewer and solid waste funds are likely understated.

[2]Comparative Indicators ***Green*** , ***Yellow*** and ***Red*** signify favorable variance greater than 5%, marginal variance within ±5%, and unfavorable variance below -5%, respectively, for departmental comparisons. Total variance carries tighter bounds of >2.5%, ±2.5% and <2.5%, while the percentage variance uses >1.0%, ±1.0% and <1.0%, respectively.

City of Milford, Delaware

General Fund: Statement of Revenues & Expenditures[1]

For the YTD Period Ended March 31, 2022 vs Prior FYTD & Current Budget (in thousands)

	General Fund Sources and Uses of Funding	Admin & Council	Public Safety	Parks & Rec	Planning & All Other	Total	FY22 Total (as % of Rev)	FY21 Total[3] (as % of Rev)
1	***Sources of Funding:***							
2	Real Estate (Property) Taxes	$ 4,678	$ -	$ -	$ -	$ 4,678	52.0%	49.5%
3	Permits, Licensing & Franchise Fees	293	-	-	365	658	7.3%	5.9%
4	Fines, Fees & Misc Revenue	47	309	-	-	356	4.0%	5.2%
5	General Revenue Subtotal	5,018	309	0	365	5,691	63.2%	60.6%
6	Utility Transfers & Cost Allocation	2,952	-	-	-	2,952	32.8%	29.9%
7	Grant Revenue	46	11	-	-	57	0.6%	0.0%
8	Application of Reserve Balances	-	300	-	-	300	3.3%	9.6%
9	General Fund Operating Support	2,998	311	0	0	3,309	36.8%	39.4%
10	**Total Sources of Funding**	**$ 8,016**	**$ 620**	**$ -**	**$ 365**	**$ 9,001**	**100.0%**	**100.0%**
11	***Uses of Funding:***							
12	Operations & Maintenance	633	542	301	325	1,801	20.0%	16.4%
13	Personnel	1,055	3,896	404	598	5,953	66.1%	59.8%
14	Total Operating Expenses[2]	1,689	4,437	705	923	7,754	86.2%	76.2%
15	**Surplus (Deficit) for Debt Svc & Capital**	**$ 6,327**	**$ (3,817)**	**$ (705)**	**$ (558)**	**$ 1,246**	**13.8%**	**23.8%**
16	Debt Service - Principal & Interest	-	-	-	-	-	0.0%	0.0%
17	Capital Spending / Transfers from (to) Reserves	54	12	81	23	170	1.9%	3.3%
18	**Net Surplus (Deficit) - FYTD through Mar 2022**	**$ 6,273**	**$ (3,829)**	**$ (786)**	**$ (581)**	**$ 1,077**	**12.0%**	**20.5%**
19	***Net Surplus (Deficit) - FYTD through Mar 2021*** [3]	*$ 6,671*	*$ (3,238)*	*$ (687)*	*$ (955)*	*$ 1,792*	20.5%	
20	*Current vs Prior - Favorable (Unfavorable)* [4]	↓ *$ (399)*	↓ *$ (591)*	↓ *$ (99)*	↑ *$ 374*	↓ *$ (715)*	↓ *-8.5%*	
21	***Net Surplus (Deficit) - Current FYTD Budget***	*$ 6,931*	*$ (4,270)*	*$ (1,519)*	*$ (785)*	*$ 357*	4.0%	
22	*Current vs Budget - Favorable (Unfavorable)* [4]	↓ *$ (658)*	↑ *$ 441*	↑ *$ 733*	↑ *$ 204*	↑ *$ 719*	↑ *8.0%*	

[1]This Statement presents the same general fund financial performance available in the legacy Revenue and Expenditure Reports in a one-page consolidated executive summary. The common size reporting (two rightmost columns) benefits readers in two ways; first, each line is scaled with total revenue to add context, and second, the common size format is comparable across fiscal years and budgets. This report should be considered a working draft that will be improved over time to improve its usefulness to readers.

[2]The General Fund Operating Expenses totaling $7.7mm reported in row 14 ties to the legacy expenditure report in row 58 totaling $7.9mm, less $0.2mm in Capital.

[3]This format presents expeditures in the context of funding sources while comparing subtotals (rightmost column) and the net surplus (deficit) to the prior YTD period (rows 19 & 20)

[4]Comparative Indicators ***Green*** , ***Yellow*** and ***Red*** signify favorable variance greater than 5%, marginal variance within ±5%, and unfavorable variance below -5%, respectively, for departmental comparisons. Total variance carries tighter bounds of >2.5%, ±2.5% and <2.5%, while the percentage variance uses >1.0%, ±1.0% and <1.0%, respectively.

Appendix: Planned Use of Funding vs Spending by Category
American Rescue Plan Act of 2021 ("ARPA")

	Actual Spending by Category vs Plan, as Amended				
ARPA Eligibility Categories	**Plan (12/31)**	**Plan (1/31)**	**Actual (3/31)**	**Remaining**	**Notes**
COVID-19 Health Impact	**$ 1,048,698**	**$ 1,033,514**	**$ 52,661**	**$ 980,853**	
Operational Facilities	491,776	491,776	-	491,776	Revised Plan Reflects Take-Home Vehicle Cost @ 50%
Administering COVID-19 Response	228,874	213,690	6,334	207,356	Pro Rata portion of DE Treasury ARPA Attorney
Behavioral Health Care	180,000	180,000	45,729	134,271	Primarily Personnel Costs
Air Quality & Ventilation	147,450	147,450	-	147,450	
COVID-19 Mitigation	598	598	598	-	Vaccination Incentive; COVID test kits
COVID-19 Economic Impact	**$ 845,973**	**$ 861,157**	**$ 503,765**	**$ 357,392**	
Assistance to Community (Annual)	324,460	324,460	96,383	228,077	DMI, Armory, Museum per FY22 Budget
Assistance to Community & Households	256,929	256,929	157,640	99,289	MHDC, CFC, Food Bank, Library
Critical Ops Staffing / Retention	236,476	236,476	236,476	-	December 2021 Initiative
Aid Tourism Recovery	25,483	25,483	7,845	17,638	Signage / Banner Upgrade
Operational Facilities	-	15,184	2,796	12,388	
Parks & Rec Programming	2,625	2,625	2,625	-	Signage cost share with DMI
Rehiring Public Safety Staff	-	-	-	-	
Infrastructure	**$ 4,334,460**	**$ 4,334,460**	**$ 1,295,602**	**$ 3,038,857**	
Water Quality	2,902,074	2,902,074	1,171,712	1,730,363	Mispillion St Project; NE Front St Water Line Replacement
Flood/Pollution Control	724,600	724,600	94,838	629,762	4th St Drainage & Mispillion St Project
Improve Resilience to Disasters	435,000	435,000	-	435,000	
Improve Wastewater Treatment	272,785	272,785	29,053	243,732	Sewer component of Mispillion St Project
Revenue Recovery	**$ 104,762**	**$ 104,762**	**$ -**	**$ 104,762**	
Parks & Rec Programming	97,000	97,000	-	97,000	
Economic Development	7,762	7,762	-	7,762	
Public Safety Operations	-	-	-	-	
Grand Total	**$ 6,333,893**	**$ 6,333,893**	**$ 1,852,029**	**$ 4,481,864**	

City of Milford, Delaware

Legacy Revenue Report: MTD and YTD Actual vs Annual Budget

For the YTD Period Ended March 31, 2022

75.0% of Year Elapsed

	Account / Function	FY'22 Budget, as Approved	MTD Actual	YTD Actual	YTD Actual as % of Annual Budget
1	**General Fund:**				
2	Economic Development Fund	$ 105,860	$ -	$ -	0.0%
3	General Fund Reserves	1,967,500	-	-	0.0%
4	ARPA Funding - Operating Support	568,233	59,789	364,523	64.2%
5	Realty Transfer Tax - Police	400,000	33,333	300,000	75.0%
6	Real Estate Tax	4,770,043	2,015	4,677,986	98.1%
7	Business License	72,000	4,660	57,480	79.8%
8	Rental License	103,000	14,325	105,125	102.1%
9	Building Permits	316,300	12,881	99,295	31.4%
10	Planning & Zoning	52,200	11,080	90,871	174.1%
11	Leases and Franchise Fees[1]	397,612	70,126	292,774	73.6%
12	Grasscutting Revenue	16,000	1,333	12,000	75.0%
13	Police Revenues	431,500	7,802	309,125	71.6%
14	Misc. Revenues[1]	20,499	6	21,370	104.2%
15	Transfers In	3,835,178	328,013	2,952,119	77.0%
16	**Total General Fund Revenue**	**$ 13,055,925**	**$ 545,363**	**$ 9,282,668**	**71.1%**
17	**Enterprise Funds:**				
18	Water Fund Revenues	$ 2,824,888	$ 259,355	$ 2,359,280	83.5%
19	Sewer Fund Revenues	2,893,047	234,546	2,060,085	71.2%
20	Kent County Sewer	1,974,629	170,881	1,517,316	76.8%
21	Solid Waste Fund Revenues	1,479,370	116,003	1,097,904	74.2%
22	Electric Fund Revenues	25,250,410	2,133,165	19,482,892	77.2%
23	**Total Enterprise Fund Revenue**	**$ 34,422,344**	**$ 2,913,950**	**$ 26,517,477**	**77.0%**
24	Other Enterprise Revenue	$ -	$ 4,844	$ 34,237	
25	Other Enterprise Expense	-	(5,891)	(43,086)	
26	**Total General & Enterprise Fund Revenue**	**$ 47,478,269**	**$ 3,458,266**	**$ 35,791,296**	**75.4%**

[1]Recurring, budgeted revenue such as franchise fees, tower leases and pole attachment fees reclassified from miscellaneous revenues (line 14) to leases and franchise fees (line 11)

City of Milford, Delaware

Legacy Expenditure Report: MTD and YTD Actual vs Annual Budget

For the YTD Period Ended March 31, 2022

75.0% of Year Elapsed

	Fund / Account / Divisional Groupings	FY'22 Budget, as Approved	MTD Actual	YTD Actual	YTD Actual as % of Annual Budget	Unexpended Balance
1	**General Fund**					
2	City Administration					
3	Personnel	$ 715,791	$ 60,725	$ 514,681	71.9%	$ 201,110
4	Operation & Maintenance (O&M)	492,929	21,137	278,675	56.5%	214,254
5	Capital	230,000	-	-	0.0%	230,000
6	Subtotal: City Administration	1,438,720	81,862	793,356	55.1%	645,364
7	Planning & Zoning; Code					
8	Personnel	493,285	38,901	355,541	72.1%	137,744
9	O&M	138,135	5,597	85,128	61.6%	53,007
10	Capital	-	-	-		-
11	Subtotal: Planning & Zoning; Code	631,420	44,498	440,669	69.8%	190,751
12	Council					
13	Personnel	35,934	3,057	21,918	61.0%	14,016
14	Legal	35,000	2,400	11,805	33.7%	23,195
15	City Hall Building Expense	17,424	1,452	13,068	75.0%	4,356
16	Insurance	25,745	49	10,180	39.5%	15,565
17	Christmas Decorations	5,000	(52)	4,327	86.5%	673
18	Council Expense	35,000	273	20,977	59.9%	14,023
19	Employee Recognition	28,000	-	23,095	82.5%	4,905
20	Codification	15,000	-	5,123	34.2%	9,877
21	Carlisle Fire Company	140,000	-	-	0.0%	140,000
22	Museum	30,000	-	30,000	100.0%	-
23	Downtown Milford, Inc.	45,860	-	45,860	100.0%	-
24	Milford Public Library	25,000	-	-	0.0%	25,000
25	Transcription Service	15,000	-	-	0.0%	15,000
26	Armory Expenses	23,600	-	20,523	87.0%	3,077
27	Vehicle & Equipment Repl	6,500	-	-	0.0%	6,500
28	Resident Survey	18,500	-	17,300	93.5%	1,200
29	Election - Wages	6,000	-	-	0.0%	6,000
30	Election - Supplies	2,800	986	986	35.2%	1,814
31	Community Festivals	60,000	-	-	0.0%	60,000
32	Subtotal: Council	570,363	8,165	225,162	39.5%	345,201

City of Milford, Delaware

Legacy Expenditure Report: MTD and YTD Actual vs Annual Budget

For the YTD Period Ended March 31, 2022

75.0% of Year Elapsed

	Fund / Account / Divisional Groupings	FY'22 Budget, as Approved	MTD Actual	YTD Actual	YTD Actual as % of Annual Budget	Unexpended Balance
33	Finance					
34	Personnel	456,230	36,464	295,284	64.7%	160,946
35	O&M	49,970	2,244	31,321	62.7%	18,649
36	Capital	-	-	-		-
37	Subtotal: Finance	506,200	38,708	326,605	64.5%	179,595
38	Information Technology					
39	Personnel	382,258	28,736	223,564	58.5%	158,694
40	O&M	228,241	23,010	119,937	52.5%	108,304
41	Capital	96,400	167	54,320	56.3%	42,080
42	Subtotal: Information Technology	706,899	51,913	397,821	56.3%	309,078
43	Police Department					
44	Personnel	5,129,212	520,844	3,895,541	75.9%	1,233,671
45	O&M	974,498	52,172	541,795	55.6%	432,703
46	Capital	108,100	-	11,893	11.0%	96,207
47	Subtotal: Police Department	6,211,810	573,016	4,449,229	71.6%	1,762,581
48	Streets & Grounds Division					
49	Personnel	382,587	26,064	242,508	63.4%	140,079
50	O&M	508,931	20,804	239,620	47.1%	269,311
51	Capital	73,000	-	22,972	31.5%	50,028
52	Subtotal: Streets & Grounds Division	964,518	46,868	505,100	52.4%	459,418
53	Parks & Recreation					
54	Personnel	589,633	45,436	404,195	68.6%	185,438
55	O&M	473,362	32,907	301,245	63.6%	172,117
56	Capital	963,000	828	80,561	8.4%	882,439
57	Subtotal: Parks & Recreation	2,025,995	79,171	786,001	38.8%	1,239,994
58	**Total General Fund Expenditures**	**$ 13,055,925**	**$ 924,201**	**$ 7,923,943**	**60.7%**	**$ 5,131,982**

City of Milford, Delaware

Legacy Expenditure Report: MTD and YTD Actual vs Annual Budget

For the YTD Period Ended March 31, 2022

75.0% of Year Elapsed

	Fund / Account / Divisional Groupings	FY'22 Budget, as Approved	MTD Actual	YTD Actual	YTD Actual as % of Annual Budget	Unexpended Balance
59	**Enterprise Funds:**					
60	Water Division					
61	Personnel	$ 328,260	$ 27,604	$ 242,208	73.8%	$ 86,052
62	O&M	1,644,327	100,597	952,793	57.9%	691,534
63	Transfer to General Fund	300,000	25,000	225,000	75.0%	75,000
64	Capital	187,028	394	6,550	3.5%	180,478
65	Debt Service	365,273	46,500	318,773	87.3%	46,500
66	Subtotal: Water Division	2,824,888	200,095	1,745,324	61.8%	1,079,564
67	Sewer Division					
68	Personnel	$ 319,977	26,812	235,073	73.5%	84,904
69	O&M	1,993,116	173,899	1,148,409	57.6%	844,707
70	Capital	168,528	6,709	74,299	44.1%	94,229
71	Debt Service	411,426	7,960	357,301	86.8%	54,125
72	Subtotal: Sewer Division (excl. Kent County)	2,893,047	215,380	1,815,082	62.7%	1,077,965
73	Kent County Sewer	1,974,629	170,881	1,684,242	85.3%	290,387
74	Subtotal: Sewer Division (Comprehensive)	4,867,676	386,261	3,499,324	71.9%	1,368,352
75	Solid Waste Division					
76	Personnel	334,276	17,530	172,208	51.5%	162,068
77	O&M	1,086,019	76,041	757,419	69.7%	328,600
78	Capital	59,075	202	3,360	5.7%	55,715
79	Subtotal: Solid Waste Division	1,479,370	93,773	932,987	63.1%	546,383
80	Subtotal: Water, Sewer & Solid Waste	9,171,934	680,129	6,177,635	67.4%	2,994,299
81	Electric Division					
82	Personnel	1,275,540	92,128	803,196	63.0%	472,344
83	O&M	2,759,848	197,651	1,675,121	60.7%	1,084,727
84	Transfer to General Fund	2,500,000	208,333	1,875,000	75.0%	625,000
85	Capital	1,549,021	11,671	251,199	16.2%	1,297,822
86	Debt Service	321,615	-	276,958	86.1%	44,657
87	Subtotal: Electric Division (excl. Power)	8,406,024	509,783	4,881,474	58.1%	3,524,550
88	Power Purchased	16,844,386	1,438,044	13,512,063	80.2%	3,332,323
89	Subtotal: Electric Division (Comprehensive)	25,250,410	1,947,827	18,393,537	72.8%	6,856,873
90	**Total Enterprise Fund Expenditures**	**$ 34,422,344**	**$ 2,627,956**	**$ 24,571,172**	**71.4%**	**$ 9,851,172**
91	**Grand Total Operating Budget**	**$ 47,478,269**	**$ 3,552,157**	**$ 32,495,115**	**68.4%**	**$ 14,983,154**

City of Milford, Delaware

Legacy Interservice Department Expenditures: MTD and YTD Actual vs Annual Budget

For the YTD Period Ended March 31, 2022

75.0% of Year Elapsed

Account / Divisional Groupings	FY'22 Budget, as Approved	MTD Actual	YTD Actual	YTD Actual as % of Annual Budget	Unexpended Balance
Interservice Departments					
Garage					
Personnel	$ 123,933	$ 7,137	$ 66,669	53.8%	$ 57,264
Operation & Maintenance (O&M)	120,813	5,897	69,445	57.5%	51,368
Capital	-	-	-		-
Subtotal: Garage	244,746	13,034	136,114	55.6%	108,632
Public Works					
Personnel	750,563	55,588	532,523	70.9%	218,040
O&M	293,510	49,498	174,430	59.4%	119,080
Capital	-	-	-		-
Subtotal: Public Works	1,044,073	105,086	706,953	67.7%	337,120
Tech Services					
Personnel	271,033	21,284	212,950	78.6%	58,083
O&M	472,729	27,715	302,608	64.0%	170,121
Capital	-	-	-		-
Subtotal: Tech Services	743,762	48,999	515,558	69.3%	228,204
Billing & Collections					
Personnel	632,304	48,160	424,631	67.2%	207,673
O&M	644,405	45,612	210,204	32.6%	434,201
Capital	-	-	-		-
Subtotal: Billing & Collections	1,276,709	93,772	634,835	49.7%	641,874
City Hall Cost Allocation					
O&M	45,000	5,019	34,470	76.6%	10,530
Capital	30,000	-	-	0.0%	30,000
Subtotal: City Hall Cost Allocation	75,000	5,019	34,470	46.0%	40,530
Interdepartmental Cost Allocation	**$ (3,384,290)**	**$ (265,910)**	**$ (2,027,930)**	**59.9%**	**$ (1,356,360)**
Net Interdepartmental Costs[1]	**$ -**	**$ -**	**$ -**		**$ -**

[1]All costs reported here are allocated to and entirely funded by the various departments that use the services provided internally by these shared departments.

RESOLUTION 2022-06

ADOPTING THE CITY OF MILFORD FY23 CAPITAL IMPROVEMENT PROJECTS AND RECOMMENDATIONS FOR FISCAL YEARS 2023 to 2027 CAPITAL PROGRAM

WHEREAS, the Capital Improvement Plan of the City of Milford for Fiscal Year 2023 was prepared and submitted to the City Council by the City Manager in accordance with Article VI 'Financial Procedures' of the City Charter; and

WHEREAS, the plan identifies capital projects and equipment purchases and provides a planning schedule; and

WHEREAS, in the opinion of the City Council, the Capital Improvement Plan, has been presented as accurately, as possible, reflects the City's approved FY23 plan and recommendations for FY23-FY27; and

WHEREAS, funding sources not identified, will be determined in each applicable fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MILFORD, that the City of Milford's Capital Improvement Plan is hereby authorized.

A copy of the said Capital Improvement Plan, is also on file in the Office of the City Clerk, as adopted by majority vote of Milford City Council on the 25th day of April 2022.

APPROVED: _____
Mayor Arthur J. Campbell

ATTEST: _____
City Clerk Teresa K. Hudson



Capital Improvement Planning (CIP)

Approvals through FY22 with
Recommendations for Plan Years FY23 - FY27

Summary
Enterprise Funds
Interservice Funds
General Fund

City of Milford, Delaware

Capital Improvement Plan (CIP): Approvals through FY22 & FY23-27 Recommendations

TOTALS & SUBTOTALS ($000)	FY20-FY22 (Approved)	Est Spent Thru 6/30/22	Balance Remaining	FY23 (Plan)	FY24 (Plan)	FY25 (Plan)	FY26 (Plan)	FY27 (Plan)
Electric	$ 1,130	$ (166)	$ 964	$ 428	$ 372	$ 1,327	$ 1,628	$ 1,365
Water	10,326	(8,252)	2,064	2,598	1,541	3,536	7,796	1,471
Sewer	723	(384)	335	1,543	8,185	1,845	4,525	1,225
Solid Waste	110	(109)	-	550	-	410	-	410
SUBTOTAL ENTERPRISE FUNDS	**12,288**	**(8,910)**	**3,363**	**5,118**	**10,098**	**7,118**	**13,949**	**4,471**
Customer Service	-	-	-	-	-	-	-	-
Fleet Services (Garage)	-	-	-	-	-	-	-	-
Technical Services	-	-	-	-	-	-	-	-
Public Works	1,050	(145)	905	850	1,302	-	-	-
SUBTOTAL INTERSERVICE FUNDS	**1,050**	**(145)**	**905**	**850**	**1,302**	**-**	**-**	**-**
Streets	3,495	(621)	2,874	4,915	4,071	3,049	4,833	4,673
Parking	200	-	200	120	115	-	-	-
City Hall	345	(305)	30	75	250	-	-	-
Information Technology	1,010	(439)	571	665	268	104	88	72
Finance	65	-	65	-	-	-	-	-
Planning	-	-	-	50	-	-	-	-
Police	2,508	(790)	1,718	11,908	2,960	106	109	118
Parks & Recreation	1,384	(344)	1,041	1,865	1,880	1,170	3,185	800
SUBTOTAL GENERAL FUND	**9,007**	**(2,499)**	**6,498**	**19,598**	**9,543**	**4,428**	**8,215**	**5,662**
TOTAL ALL FUNDS	**$22,344**	**$(11,554)**	**$10,766**	**$25,566**	**$20,943**	**$11,546**	**$22,163**	**$10,133**

Changes made following the April 20, 2022 CIP Workshop are highlighted in green in the body of the report and footnoted in green throughout the report.

Line	Fund/ Dept	Project	Funding Source	Ref	FY20-FY22 (Approved)	Est Spent Thru 6/30/22	Balance Remaining	FY23 (Plan)	FY24 (Plan)	FY25 (Plan)	FY26 (Plan)	FY27 (Plan)
1	**ENTERPRISE FUNDS**											
2	ELECTRIC	**EQUIPMENT**										
3		Vermeer Chipper (R: 2006 S-38)	Electric Reserves	3	60,000	(60,000)	-					
4		NOAA Continuous Operating Reference Station	TBD	TBD	-	-		15,000				
5		Hetra Lifts for Forklifts	TBD	TBD	-	-		8,000				
6		Trailer (R: 1994 Saub E-119)	Replacement Reserve	5	-	-			15,000			
7		Trailer (R: 1996 Butler E-123)	Replacement Reserve	6	-	-			12,000			
8		Trailer (R: 1999 Homemade E-127)	Replacement Reserve	7	-	-				12,000		
9		Trailer, Cable Reel (R: 2007 Butler E-129)	Replacement Reserve	8	-	-					15,000	
10		Utility Trailer (R: 2005 Towmaster E-131)	Replacement Reserve	9	-	-					18,000	
11		Utility Trailer (R: 2005 Butler E-132)	Replacement Reserve	10	-	-					10,000	
12		T6050 Bobcat (R 2011 E-104)	Replacement Reserve	TBD	-	-						40,000
13			***Total Equipment***		***$ 60,000***	***$ (60,000)***	***$ -***	***$ 23,000***	***$ 27,000***	***$ 12,000***	***$ 43,000***	***$ 40,000***
14		**VEHICLES**										
15		Ram QuadCab Pick-up (R: 2017 E-101)	Replacement Reserve	13	-	-		35,000				
16		Pick up Truck	TBD	TBD	-	-		55,000				
17		Internation Digger Derrick Truck (R: 2015 E-107)	Replacement Reserve	14	-	-					260,000	
18			***Total Vehicles***		***$ -***	***$ -***	***$ -***	***$ 90,000***	***$ -***	***$ -***	***$ 260,000***	***$ -***
19		**INFRASTRUCTURE**										
20		Traffic Signal Upgrades; DelDOT Transition	Electric Reserves	17	350,000	-	350,000					
21		Fiber Optic Backup to PW	Electric Reserves	18	20,000	-	20,000					
22		EV Charging Stations Downtown	Grants/Electric Reserves	18.5	20,000	-	20,000		20,000			
23		GIS/Mapping - Smart Metering	FY22/Electric Reserves	19	300,000	(16,470)	283,530					
24		LED Streetlight Replacements	FY22/Electric Reserves	20	150,000	(28,112)	121,888					
25		Shawnee Acres Primary Replacement	Electric Reserves	21	80,000	(61,366)	18,634					
26		Library Square Lighting	Electric Reserves	21.5	75,000	-	75,000					
27			DNREC		75,000	-	75,000					
28		Build additional interior offices at Armory (Arborist)	TBD	TBD	-	-	-	20,000				
28.5		*Broadband/Public WiFi Feasibility Study*	*TBD*	*TBD*	-	-	-	*50,000*				
29		Delivery No. 1 Circuit Addition (Circuit 130)	TBD	22	-	-	-			990,000		
30		Advanced Relocation	TBD	TBD	-	-	-	100,000	100,000	100,000	100,000	100,000
31		Pole Replacement Project	TBD	TBD	-	-	-	25,000	25,000	25,000	25,000	25,000
32		Milford Business Campus (Fry Farm Infrastructure)	TBD	TBD	-	-	-	120,000	200,000	200,000	200,000	200,000
33		Delivery No. 2 Circuit Additional #1	TBD	23	-	-	-				1,000,000	
34		Delivery No. 2 Circuit Addition #2	TBD	24	-	-	-					1,000,000
35			***Total Infrastructure***		***$ 1,070,000***	***$ (105,948)***	***$ 964,052***	***$ 315,000***	***$ 345,000***	***$ 1,315,000***	***$ 1,325,000***	***$ 1,325,000***
36			**TOTAL ELECTRIC**		**$ 1,130,000**	**$ (165,948)**	**$ 964,052**	**$ 428,000**	**$ 372,000**	**$ 1,327,000**	**$ 1,628,000**	**$ 1,365,000**

Line 28.5 added following Council input during the April 20, 2022 CIP Workshop.

Line	Fund/ Dept	Project	Funding Source	Ref	FY20-FY22 (Approved)	Est Spent Thru 6/30/22	Balance Remaining	FY23 (Plan)	FY24 (Plan)	FY25 (Plan)	FY26 (Plan)	FY27 (Plan)
37	**ENTERPRISE FUNDS, CONTINUED**											
38		**VEHICLES**										
39		Ford F350 (R: W-15)	Replacement Reserve	29	49,000	(49,000)	-					
40		Ford F450 (R: W-8)	Replacement Reserve	30	52,000	(7,354)	44,646					
41		Dodge Cargo Van (R: 2006 W-29)	Replacement Reserve	31	-	-				60,000		
42			***Total Vehicles***		***$ 101,000***	***$ (56,354)***	***$ 44,646***	***$ -***	***$ -***	***$ 60,000***	***$ -***	***$ -***
43		**EQUIPMENT**										
44		NOAA Continuous Operating Reference Station	TBD	TBD	-	-	-	7,500				
45			***Total Equipment***		***$ -***	***$ -***	***$ -***	***$ 7,500***	***$ -***	***$ -***	***$ -***	***$ -***
46		**INFRASTRUCTURE**										
47		SE 2nd Street Lead Service Line	Water Reserves / ARPA	34	966,962	**(966,962)**	-					
48		Streets 2020 Utility engineering	Water Reserves / ARPA	35	17,438	**(17,438)**	-					
49		Test Wells 10th & 19th Street	Water Reserves / ARPA	36	29,200	**(29,200)**	-					
50		Mispillion St. Group Lead Water Service Line	Water Reserves / ARPA	37*	213,500	**(205,077)**	0					
51		Lovers Lane Mains & Service Lines	Water Reserves / ARPA	38**	44,950	**(33,328)**	11,622					
52		SE Regional Water Quality Study	Water Reserves / ARPA	41	36,750	-	36,750					
53		Phase I & II Water Well - Rookery	Water Reserves / ARPA	42	126,800	**(125,240)**	0					
54	**WATER**	NE Front Street Waterline Replacement	Water Reserves / ARPA	42.5	1,351,175	**(334,096)**	1,017,079					
55		Install Automated Blow-off Valves	Water Reserves / ARPA	43	148,628	-	148,628	50,000	50,000	50,000	50,000	50,000
56		Street Rehab	Water Reserves / ARPA	44	405,000	-	405,000	405,000	405,000	405,000	405,000	405,000
57		Lead Service Line Removal	TBD	TBD	-	-	-	250,000	250,000	250,000	250,000	250,000
58		Asbetos Pipe Removal	TBD	TBD	-	-	-	115,500	115,500	115,500	115,500	115,500
59		City-wide Valve & Hydrant Replacement/Improvements	Water Reserves / ARPA	45	250,000	-	250,000	250,000	250,000	250,000	250,000	250,000
60		Caulk Tower Altitude Valve	Water Reserves	45.5	75,000	**(75,000)**	-					
61		Treatment Plant Upgrades	Water Reserves / ARPA	46	50,000	-	50,000	150,000	150,000	150,000	150,000	150,000
62		Milford Business Campus (Fry Farm Acquisition)	Water Reserves	46.5	6,509,115	**(6,408,955)**	100,160					
63		NW Front Street Water Lines	TBD	47	-	-	-			375,000	1,125,000	
64		Milford Business Campus (Fry Farm Infrastructure)	TBD	TBD	-	-	-	150,000	250,000	250,000	250,000	250,000
65		SE Regional Water Infrastructure - East of Route 1	TBD	49	-	-	-	920,000				
66		SE Regional Water Infrastructure - South of Johnson Road	TBD	50	-	-	-			150,000	1,000,000	
67		New NW City Area Tower/Wells/Treatment	TBD	51	-	-	-	300,000		1,000,000	4,000,000	
68		North Shore Drive Water Extension	TBD	TBD	-	-	-		25,000	150,000		
69		10" Water Main - Holly Hill Rd to Westwood Subdivision	TBD	TBD	-	-	-		45,000	300,000		
70		Shawnee Acres Water Extension	TBD	TBD	-	-	-			30,000	200,000	
71			***Total Infrastructure***		***$ 10,224,518***	***$ (8,195,296)***	***$ 2,019,239***	***$ 2,590,500***	***$ 1,540,500***	***$ 3,475,500***	***$ 7,795,500***	***$ 1,470,500***
72			**TOTAL WATER**		**$ 10,325,518**	**$ (8,251,650)**	**$ 2,063,885**	**$ 2,598,000**	**$ 1,540,500**	**$ 3,535,500**	**$ 7,795,500**	**$ 1,470,500**

Line	Fund/ Dept	Project	Funding Source	Ref	FY20-FY22 (Approved)	Est Spent Thru 6/30/22	Balance Remaining	FY23 (Plan)	FY24 (Plan)	FY25 (Plan)	FY26 (Plan)	FY27 (Plan)
73	**ENTERPRISE FUNDS, CONTINUED**											
74		**EQUIPMENT**										
75		PS Upgrades (grinders, spares, design)	Sewer FY22/Reserves	57	150,000	(80,669)	69,331	150,000	150,000	150,000	150,000	
76		Pumps(2) & Motor: Washington St Pump Station Spare (R)	Replacement Reserve	58	40,000	(21,512)	18,488					
77		Kubota F3060 Mower w/ plow & blower (R: 2011 SE-10)	Replacement Reserve	TBD				40,000				
78		ROVVER Mainline Sewer Inspection System	TBD	TBD				120,000				
79		NOAA Continuous Operating Reference Station	TBD	TBD	-	-	-	7,500				
80		Compressor, Ingersol Rand (R)	Replacement Reserve	59	-	-	-		50,000			
81		Equipment Trailer (R: Currahee)	Replacement Reserve	60	-	-	-		10,000			
82		FN150 Pump & MGS GLG Trailer (R: 2013 SE-27)	Replacement Reserve	TBD					50,000			
83		Kubota Mower w/ Blower (R: 2015 SE25)	Replacement Reserve	61	-	-	-			50,000		
84		Kubota Excavator (R: SE26)	Replacement Reserve	62	-	-	-			75,000		
85		Kubota Mower w/ Plow (R: 2016 SE24)	Replacement Reserve	63	-	-	-				50,000	
86		John Deere 524K Loader (R: 2018 SE-7)	Replacement Reserve	TBD	-	-	-					200,000
87			***Total Equipment***		***$ 190,000***	***$ (102,181)***	***$ 87,819***	***$ 317,500***	***$ 260,000***	***$ 275,000***	***$ 200,000***	***$ 200,000***
88		**VEHICLES**										
89		Ford F250 Pickup (R: SE-2)	S Res/Replacement Reserve	66	75,000	(74,632)	-					
90		Ford F-350 Supercab Pick-up w/ crane (R: 2016 SE3)	Replacement Reserve	67	-	-	-				85,000	
91		Ford F350 Super Cab (R: 2016 SE-3)	Replacement Reserve	TBD	-	-	-					75,000
92	**SEWER**		***Total Vehicles***		***$ 75,000***	***$ (74,632)***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 85,000***	***$ 75,000***
93		**INFRASTRUCTURE**										
94		I&I Engineering Study	Sewer Reserves	71	156,735	(99,787)	56,949					
95		SE Reg WW Study FY22 (Not Deprec - KCI 131803632.SWS)	Sewer Reserves	71.5	10,000	(3,241)	6,759					
96		4th Street Surface Water Drainage Resolution	Sewer Reserves	72	50,000	(16,885)	33,115					
97			DNREC	73	50,000	-	50,000					
98		Streets 2020 Utility Engineering	Sewer Reserves	74	17,438	(17,438)	-					
99		Sewer Line - Mispillion Street Group	Sewer Res (ARPA)	75	8,800	(8,800)	-					
100			Drainage Component (ARPA)	76	64,600	(60,752)	-					
101		Street Rehab	Replacement Reserve	76.5	100,000	-	100,000	100,000	100,000	100,000	100,000	100,000
102		Asbetos Removal	TBD	TBD	-	-	-	50,000	50,000	50,000	50,000	50,000
103		SE 2nd Street Pump Station Replacement	TBD	77	-	-	-	225,000	1,500,000			
104		SE Regional Pump Station and Force Main - East of Route 1	TBD	78	-	-	-	500,000	4,560,000			
105		SE Reg Pump St/Force Mn: S of Johnson Rd/FM-NE Front St	TBD	79	-	-	-			525,000	3,500,000	
106		Abandon BAC PS & install grav ext. frm Hickory Glen	TBD	80	-	-	-	20,000	150,000			
107		Abandon US Cold Stg PS & install grav ext fm Williamsville Rd	TBD	81	-	-	-		20,000	250,000		
108		Milford Business Campus (Fry Farm Sewer Infrastructure)	TBD	TBD	-	-	-	330,000	1,500,000	300,000	200,000	200,000
109		North Shore Drive Sewer Extension	TBD	TBD	-	-	-		45,000	300,000		
110		Shawnee Acres Sewer Extension	TBD	TBD	-	-	-			45,000	300,000	
111		NE Front St Sewere Extension & Silicato PS Abandonment	TBD	TBD	-	-	-				90,000	600,000
112			***Total Infrastructure***		***$ 457,573***	***$ (206,903)***	***$ 246,823***	***$ 1,225,000***	***$ 7,925,000***	***$ 1,570,000***	***$ 4,240,000***	***$ 950,000***
113			**TOTAL SEWER**		**$ 722,573**	**$ (383,716)**	**$ 334,642**	**$ 1,542,500**	**$ 8,185,000**	**$ 1,845,000**	**$ 4,525,000**	**$ 1,225,000**
114		**VEHICLES**										
115		Leaf Vaccum Attachment to Hook Truck	Replacement Reserve/GF Res	85	110,000	(108,523)	-					
116		Multi Collection Truck (R: Rear Loader SW14)	Replacement Reserve	86	-	-	-	405,000				
117		Grapler Crane & Body for Hook Truck (Bulk trash)	TBD	TBD	-	-	-	144,500				
118		Automated Side Loader Truck (R: SW11)	Replacement Reserve	87	-	-	-			410,000		
119		Automated Side Loader Truck (R: SW28)	Replacement Reserve	88	-	-	-					410,000
120	**SOLID WASTE**		***Total Vehicles***		***$ 110,000***	***$ (108,523)***	***$ -***	***$ 549,500***	***$ -***	***$ 410,000***	***$ -***	***$ 410,000***
121			**TOTAL SOLID WASTE**		**$ 110,000**	**$ (108,523)**	**$ -**	**$ 549,500**	**$ -**	**$ 410,000**	**$ -**	**$ 410,000**

Line	Fund/ Dept	Project	Funding Source	Ref	FY20-FY22 (Approved)	Est Spent Thru 6/30/22	Balance Remaining	FY23 (Plan)	FY24 (Plan)	FY25 (Plan)	FY26 (Plan)	FY27 (Plan)
122	**INTERSERVICE FUNDS** ***(Capital approval expires at year-end)***											
127	PUBLIC WORKS	**EQUIPMENT**										
128		Interior Forklift-Warehouse	Replacement Reserve	95	15,500	-	15,500					
129		GPS Survey Field Unit	Utility Funds	96	15,000	-	15,000					
130			***Total Equipment***		***$ 30,500***	***$ -***	***$ 30,500***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***
131		**VEHICLES**										
132		Chevrolet Colorado 4WD Ext Cab Truck	Public Works	99	33,052	-	33,052					
133			***Total Vehicles***		***$ 33,052***	***$ -***	***$ 33,052***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***
134		**BUILDING**										
135		LED Lighting Upgrade & Replacement (all facilities)	DNREC	102	29,667	(29,667)	-					
136			Green Energy	103	108,776	(108,776)	-					
137			Efficiency Smart	104	6,350	(6,350)	-					
138		Facility Security: Door Access/Gates/IP Camera	Public Works	105	88,000	-	88,000					
139		HVAC Control Automation System- Building 200 & 300	Grant Funds	106	55,758	-	55,758					
140		HVAC - Upgrade	Replacement Reserve	107	16,692	-	16,692					
141		BluDef System for Public Works Yard	Fleet Services	108	41,000	-	41,000					
142		Air Infiltration Proj & Roof Drain Repl (Bld 100-300)	Grant Funds	109	165,000	-	165,000					
143		Electric Dept. Rack/Reel Pole Building	Electric Reserves	110	475,000	-	475,000					
144		Installation of Stormwater Pond	TBD	111	-	-	-	200,000				
145		Public Works Parking Lot Paving	TBD	112	-	-	-	650,000				
146		Public Works Building Expansion Project	TBD	113	-	-	-	-	1,302,200			
147			***Total Building***		***$ 986,243***	***$ (144,793)***	***$ 841,450***	***$ 850,000***	***$ 1,302,200***	***$ -***	***$ -***	***$ -***
148			**TOTAL PUBLIC WORKS**		**$ 1,049,795**	**$ (144,793)**	**$ 905,002**	**$ 850,000**	**$ 1,302,200**	**$ -**	**$ -**	**$ -**

Line	Fund/ Dept	Project	Funding Source	Ref	FY20-FY22 (Approved)	Est Spent Thru 6/30/22	Balance Remaining	FY23 (Plan)	FY24 (Plan)	FY25 (Plan)	FY26 (Plan)	FY27 (Plan)
149	**GENERAL FUND**											
150		**EQUIPMENT**										
151		Salt Spreader (R: Highland S-049)	Replacement Reserve	118	23,000	(22,972)	-					
152		Salt Spreader (R: Highland S-050)	Replacement Reserve	119	-	-	-	27,000				
153		Ford F250 w/ plow & salt spreader (R: 2012 S-2)	Replacement Reserve	120	-	-	-		45,000			
154		Backhoe (R: John Deere S-6)	Replacement Reserve	121	-	-	-		105,000			
155			***Total Equipment***		***$ 23,000***	***$ (22,972)***	***$ -***	***$ 27,000***	***$ 150,000***	***$ -***	***$ -***	***$ -***
156		**INFRASTRUCTURE**										
157		Mispillion Street Group 2020	MSA	126	410,440	(410,440)	-					
158			RTT	127	80,000	(80,000)	-					
159		Engineering: Various Streets (2020)	MSA	128	133,000	(103,734)	29,266					
160		Engineering: Various Streets (2019)	MSA	129	72,000	(2,619)	69,381					
161		Engineering: Fisher Ave, Plum St, Masten Cir, Roosa Rd	MSA	130	1,094	(1,094)	-					
162		Street Rehab	ARPA-Funded Utility-Related	131	500,000	-	500,000					
163		Street Rehab	MSA-Funded	131.1	275,000	-	275,000					
164		Street Rehab	Various Grants/GF Reserves	131.2	625,000	-	625,000	840,000	840,000	840,000	840,000	840,000
165		ADA Transition Plan	TBD	132	150,000	-	150,000	150,000	150,000	150,000	150,000	150,000
166		Walnut Street Pedestrian Crossing	Grant Funds	133	425,000	-	425,000					
167		Fourth Street Flooding Infrastructure Repairs	Grant Funds	134	500,000	-	500,000					
168		N. Washington Street Streetscape	Grant Funds	135	200,000	-	200,000					
169	**STREETS**	Sidewalk Connectivity Initiative	Grant Funds	136	100,000	-	100,000	350,000	350,000	350,000	350,000	350,000
170		Traffic Calming	TBD	TBD	-	-	-	25,000	25,000	25,000	25,000	25,000
171		NW Front Street Streetscape (TAP Project) Phase I	Lodging Tax Fund	137	-	-	-				45,000	300,000
172		NW Front Street Streetscape (TAP Project) Phase II	TBD	TBD	-	-	-				45,000	300,000
173		NE Front Streetscape Phase I	TBD	TBD	-	-	-	800,000				
174		NE Front Streetscape Phase II	TBD	TBD	-	-	-			37,000	250,000	
175		SW Front Street Bridge Replacement	TBD	138	-	-	-		320,000			
176		Park Avenue/Denny Row Streetscape	TBD	139	-	-	-	345,000				
177		SW Front Street Streetscape	TBD	140	-	-	-	45,000	300,000			
178		Franklin Street Streetscape	TBD	141	-	-	-			15,000	100,000	
179		Columbia Street Streetscape	TBD	142	-	-	-			11,000	70,000	
180		Maple Street Bridge Replacement	TBD	143	-	-	-	320,000				
181		S. Walnut St Street & Sidewalk (Elizabeth St to Delaware Ave)	TBD	TBD	-	-	-		38,000	250,000		
182		Bike Path - Marshall Street Striping (SE Second to Watergate)	TBD	TBD	-	-	-	86,000				
183		Bike Path - Route 113 (Seabury Water Plant)	TBD	TBD	-	-	-		30,000	200,000		
184		Bike Path - Airport Road (Route 113 to Indepence Commons)	TBD	TBD	-	-	-			213,000	1,925,000	
185		Bike Path - Milford High School Perimeter	TBD	TBD	-	-	-				75,000	1,750,000
186		Bike Path - NE 10th Street (MHS to Silicato Pkwy)	TBD	TBD	-	-	-	444,000				
187		Bike Path - Route 113 (Milford Plaza to North St)	TBD	TBD	-	-	-	73,000	490,000			
188		Bike Path - Route 113 (Community Cemetery)	TBD	TBD	-	-	-	60,000	420,000			
189		Milford Business Complex (Fry Farm Infastructure)	Utility Reserves, Grant Funds	TBD	-	-	-	1,250,000	957,500	957,500	957,500	957,500
190		Transportation Studies	TBD	TBD	-	-	-	100,000				
191			***Total Infrastructure***		***$ 3,471,534***	***$ (597,887)***	***$ 2,873,647***	***$ 4,888,000***	***$ 3,920,500***	***$ 3,048,500***	***$ 4,832,500***	***$ 4,672,500***
192			**TOTAL STREETS**		**$ 3,494,534**	**$ (620,859)**	**$ 2,873,647**	**$ 4,915,000**	**$ 4,070,500**	**$ 3,048,500**	**$ 4,832,500**	**$ 4,672,500**

Line	Fund/ Dept	Project	Funding Source	Ref	FY20-FY22 (Approved)	Est Spent Thru 6/30/22	Balance Remaining	FY23 (Plan)	FY24 (Plan)	FY25 (Plan)	FY26 (Plan)	FY27 (Plan)
193		**GENERAL FUND, CONTINUED**										
194	PARKING	**INFRASTRUCTURE**										
195		N. Walnut St/NE Front St Lot Enhancements	General Fund Reserves	147	140,000	-	140,000	60,000				
196		Park Ave Lot Enhancements	General Fund Reserves	148	60,000	-	60,000	60,000				
197		SW Front St Lot Enhancements	TBD	149	-	-	-		115,000			
198			***Total Infrastructure***		***$ 200,000***	***$ -***	***$ 200,000***	***$ 120,000***	***$ 115,000***	***$ -***	***$ -***	***$ -***
199			**TOTAL PARKING**		**$ 200,000**	**$ -**	**$ 200,000**	**$ 120,000**	**$ 115,000**	**$ -**	**$ -**	**$ -**
200	CITY HALL	**BUILDING**										
201		Council Chambers Recording System Upgrade	General Fund Reserves	152	8,975	(7,991)	-					
202		Council Chambers Recording System for Live Streaming	ARPA	152.5	50,000	(44,517)	-					
203		Monitors in Council Chambers	ARPA	153	-	-	-					
204		City Hall Basement Fit Out	General Fund Reserves	154	230,690	(230,690)	-					
205		City Hall Basement Training Center	ARPA	154.5	25,000	(22,258)	-					
206		City Hall Parking Lot Enhancements	General Fund Reserves	155	30,000	-	30,000					
207		City Hall Public Plaza	TBD	TBD	-	-	-	75,000	250,000			
208			***Total Building***		***$ 344,665***	***$ (305,456)***	***$ 30,000***	***$ 75,000***	***$ 250,000***	***$ -***	***$ -***	***$ -***
209			**TOTAL CITY HALL**		**$ 344,665**	**$ (305,456)**	**$ 30,000**	**$ 75,000**	**$ 250,000**	**$ -**	**$ -**	**$ -**
210	INFORMATION TECHNOLOGY	**EQUIPMENT**										
211		Access Pt, Network Switch, Server Virtualization; Network Redesign	Replacement Reserve	160	70,000	(29,000)	41,000	84,000	20,000	20,000	20,000	20,000
212		Software: Replace Naviline System after ERP	All Funds	161	420,000	(45,000)	375,000	450,000	200,000	34,800	17,800	
213		Firewall Boxes / Software	Replacement Reserve	162	20,000	(17,837)	2,163	1,837				
214		Citywide Utility & Data Security; Disaster Recovery	Utility Funds & ARPA Funding	163.5	500,000	*(347,523)*	***152,477***					
215		PC & Hardware Refresh	Replacement Reserve	TBD				35,000	48,000	49,200	50,430	51,691
216		Fiber Dedicated Internet	General Fund Reserves	TBD				19,200				
217		Cabling upgrades	General Fund Reserves	TBD				75,000				
218			***Total Equipment***		***$ 1,010,000***	***$ (439,360)***	***$ 570,640***	***$ 665,037***	***$ 268,000***	***$ 104,000***	***$ 88,230***	***$ 71,691***
219			**TOTAL INFORMATION TECHNOLOGY**		**$ 1,010,000**	**$ (439,360)**	**$ 570,640**	**$ 665,037**	**$ 268,000**	**$ 104,000**	**$ 88,230**	**$ 71,691**
227	FINANCE	**BUILDING**										
228		HVAC/Air Filtration	ARPA	172.2	65,000	-	65,000					
229			***Total Building***		***$ 65,000***	***$ -***	***$ 65,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***
230			**TOTAL FINANCE**		**$ 65,000**	**$ -**	**$ 65,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
231	POLICE	**VEHICLES**										
232		Police Vehicles (15 added to fleet; 3 replacement FY23)	Replacement Reserve	174	108,100	(9,347)	98,753	**890,000**	205,600	105,800	108,800	118,000
233			***Total Vehicles***		***$ 108,100***	***$ (9,347)***	***$ 98,753***	***$ 890,000***	***$ 205,600***	***$ 105,800***	***$ 108,800***	***$ 118,000***
234		**BUILDING**										
235		Police Facility	PD/Gen Facility & Bond Funded	177	2,400,000	*(780,659)*	***1,619,341***	***11,017,533***	***2,754,383***			
236			***Total Building***		***$ 2,400,000***	***$ (780,659)***	***$ 1,619,341***	***$ 11,017,533***	***$ 2,754,383***	***$ -***	***$ -***	***$ -***
237			**TOTAL POLICE**		**$ 2,508,100**	**$ (790,006)**	**$ 1,718,094**	**$ 11,907,533**	**$ 2,959,983**	**$ 105,800**	**$ 108,800**	**$ 118,000**

Line 214: The projection of spending through June 30, 2022 for IT #163.5 was updated following the April 20, 2022 Council Workshop.
Line 235: The projection of spending through June 30, 2022 and the FY23-24 Police Facility budget was updated following the Special Council Meeting on April 20, 2022.

Line	Fund/ Dept	Project	Funding Source	Ref	FY20-FY22 (Approved)	Est Spent Thru 6/30/22	Balance Remaining	FY23 (Plan)	FY24 (Plan)	FY25 (Plan)	FY26 (Plan)	FY27 (Plan)
238	**GENERAL FUND, CONTINUED**											
239	PARKS & RECREATION	**EQUIPMENT**										
240		Ventrac Tractor with Mulching Mower	General Fund Reserves	184	30,000	-	30,000					
241		Replacement 4x2 Gator (FY22 PR-010;PR-13 & PR-29)	Replacement Reserve	184.5	15,000	-	15,000	15,000	15,000			
242		Trailer, Replace Krueger (PR-32)	Replacement Reserve	185.5	8,000	(463)	7,537					
243		Kubota Zero Turn Mower (PR-8, 11, 20, 52)	Replacement Reserve	186	15,000	(15,000)	-					
244		Tractor, New Holland w/ Cab (PR-30) w/ mower deck (PR-33)	Replacement Reserve	186.1	-	-	-		85,000			
245		Stand-up Mower, John Deere (PR-50 & 51)	Replacement Reserve	186.2	-	-	-			40,000		
246		Kubota Tractor w/Snow Blade (2011 PR-035 & 036)	Replacement Reserve	TBD								40,000
247			***Total Equipment***		***$ 68,000***	***$ (15,463)***	***$ 52,537***	***$ 15,000***	***$ 100,000***	***$ 40,000***	***$ -***	***$ 40,000***
248		**VEHICLES**										
249		Water Truck (PR-41) Replacement	Replacement Reserve	189	50,000	(50,000)	-					
250		F350Pickup Truck (PR-23) Replacement	Replacement Reserve	189.1	45,000	(4,842)	40,158					
251		Econoline Van (PR-6) Replacement	Replacement Reserve	189.2	-	-	-	45,000				
252			***Total Vehicles***		***$ 95,000***	***$ (54,842)***	***$ 40,158***	***$ 45,000***	***$ -***	***$ -***	***$ -***	***$ -***
253		**BUILDING**										
254		Armory Fiber Optic switches	General Fund Reserves	192	16,000	-	16,000					
255		Replacement HVAC unit at P&R	General Fund Reserves	193	10,000	-	10,000					
256		Exterior lighting P&R Building	Replacement Reserve	195	10,000	-	10,000					
257		Facility Door Access Control	ARPA	195.5	16,320	(16,320)	-					
258		Automatic gates and security cameras at Armory	General Fund Reserves	196	50,000	(50,000)	-					
259		Replacement doors at Armory	TBD	TBD				30,000				
260		Access control at Armory	TBD	TBD				18,000				
261		Fiber optic installed at the Armory to join network	TBD	TBD				20,000				
262		Demo of existing huts	TBD	197	-	-	-	60,000				
263		Construction of pole barn for storage at Armory	TBD	TBD				175,000				
264		Convert heating system at Armory to natural gas	TBD	TBD					50,000			
265			***Total Building***		***$ 102,320***	***$ (66,320)***	***$ 36,000***	***$ 303,000***	***$ 50,000***	***$ -***	***$ -***	***$ -***

Line	Fund/ Dept	Project	Funding Source	Ref	FY20-FY22 (Approved)	Est Spent Thru 6/30/22	Balance Remaining	FY23 (Plan)	FY24 (Plan)	FY25 (Plan)	FY26 (Plan)	FY27 (Plan)
266	PARKS & RECREATION (CON'T)	**PARKS**										
267		Amory paving	General Fund Reserves	200	10,000	-	10,000					
268		*Bsktball Ct Rehab - S Wash, SE Front (FY21-22) & Banneker (FY23)*	*General Fund Reserves*	201	95,000	*(72,443)*	*22,557*	*17,443*				
269		Goat Island Pedestrian bridge board replacement project	General Fund Reserves	202	36,000	(36,000)	-					
270		Riverwalk exposed concrete remove and replace	General Fund Reserves	204	40,000	(5,390)	34,610					
271		Guardrail Riverwalk Greenway Repairs	General Fund Reserves	205	17,903	(17,903)	-					
272		Walnut St ADA Sidewalk	General Fund Reserves	205.5	10,000	(4,808)	5,192					
273		Replace Riverwalk railing system with Lighting project	General Fund Reserves	206	50,000	-	50,000					
274		Tree Planting	Electric Fund	207	20,000	(5,883)	14,117	10,000	10,000	10,000	10,000	10,000
275		Irrigation wells at TSM	General Fund Reserves	208	10,000	-	10,000	10,000				
276		Marshall Pond Riverbank Development	General Fund Reserves	209	50,000	-	50,000	100,000	100,000			
277		Riverwalk pavers replacement	General Fund Reserves	210	30,000	-	30,000	30,000				
278		Working plans for target improvement areas	General Fund Reserves	211	50,000	-	50,000					
279		Mill street Demo and parkland	General Fund Reserves	212	50,000	(50,000)	-					
280		*Banneker Court Maint (See line 268)*	*TBD*	*TBD*	-		-	-				
281		Demo Maple Avenue building	TBD	TBD								
282		Herring Branch & Deep Branch Greenway	TBD	TBD				25,000				
283		Construction of picnic pavillion @ Memorial Park	TBD	TBD				75,000				
284		Construction of beach volleyball court	TBD	TBD				15,000				
285		Construction of tennis courts @ TSM	TBD	TBD					200,000			
286		Gateway signage and improvements	TBD	TBD				20,000	20,000	20,000		
287		Pickleball Courts	General Fund Reserves	213	25,000	-	25,000					
288			DNREC ORPT	213A	125,000	-	125,000					
289		Park & Open Land Acquisition	General Fund Reserves	214	-	-	-	500,000	500,000	500,000	500,000	500,000
290			Bond Bill (Grant)	214A	216,000	(7,900)	208,100					
291		Sharp Property - Open Space Development	TBD	TBD	-		-	100,000	250,000	250,000	250,000	250,000
292		Downtown Playground	General Fund Reserves	215	-	-	-	150,000				
293			General Fund Reserves	215A	134,000	-	134,000					
294			DNREC ORPT	215B	50,000	(6,555)	43,445					
295		Redevelopment of Farmers Market Park Area	TBD	216	-	-	-	150,000				
296		Splash Pad	TBD	217	-	-	-			100,000		
297		Frisbee golf course	TBD	218	-	-	-			150,000		
298		Public Restrooms	TBD	219	-	-	-	300,000			*350,000*	
299		Pedestrian/Bicycle trails	General Fund Reserves	220	100,000	-	100,000					
300		Redevelopment of Bicentennial Park	TBD	221	-	-	-		250,000			
301		Marvel Square Redevelopment/outdoor skating track		223	-	-	-			100,000		
302		Construct Recreation/Community Ctr@Marvel Sq		224	-	-	-				2,000,000	
303		Additional Recreational Court		225	-	-	-				75,000	
304		Farmers Mkt Pavillion at Washington St (Festival Space)		226	-				400,000			
305			***Total Parks***		***$ 1,118,903***	***$ (206,882)***	***$ 912,021***	***$ 1,502,443***	***$ 1,730,000***	***$ 1,130,000***	***$ 3,185,000***	***$ 760,000***
306		**TOTAL PARKS & RECREATION**			**$ 1,384,223**	**$ (343,507)**	**$ 1,040,716**	**$ 1,865,443**	**$ 1,880,000**	**$ 1,170,000**	**$ 3,185,000**	**$ 800,000**

Line 268 was updated to reflect a reduced spending estimate through June 30, 2022, allowing the existing line 268 to partially absorb line 280.
Line 298: A second public restroom downtown was added to FY26 based on Council feedback at the April 20, 2022 CIP Workshop.

RESOLUTION 2022-05

AUTHORIZING THE SOLICITATION OF LEGISLATIVE ACTION BY THE STATE OF DELAWARE GENERAL ASSEMBLY TO AMEND THE CITY OF MILFORD CHARTER PROVISIONS FOR THE ASSESSMENT OF PROPERTY VALUATION TO PROMOTE INTERGOVERNMENTAL COORDINATION, REDUCE COSTS FOR DELAWARE TAXPAYERS, AND SIMPLIFY THE PROPERTY TAX ASSESSMENT AND APPEAL PROCESSES THROUGH THE ELIMINATION OF OVERLAPPING PROPERTY ASSESSMENTS

WHEREAS, the City of Milford, Delaware (the "City") is granted the power by its charter, as adopted by the Delaware General Assembly, as amended (the "Charter"), to assess the valuation of all properties within City boundaries, levy and collect property taxes based on said assessment; and

WHEREAS, the Charter requires the City to conduct an assessment at least once every ten years; and

WHEREAS, the State of Delaware adopted Chapter 148, Volume 72, Law of Delaware and several amendments and supplements thereto; and

WHEREAS, the City is situated on the Mispillion River straddling both Kent and Sussex Counties in Delaware; and

WHEREAS, any duplication of like activities across overlapping jurisdictions adds unnecessary costs to Delaware taxpayers, in addition to burdens such as the resulting differences in the timing, valuation, appeal and other processes, which collectively fail to serve the best interests of owners of taxable property within City boundaries; and

WHEREAS, the City endeavors to serve its citizens as efficiently as possible through cost saving initiatives and intergovernmental coordination wherever possible; and

WHEREAS, amendments to the City's Charter are required to permit the coordination of assessment valuation processes across Kent and Sussex Counties and the City;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Milford as follows:

Section 1. The City finds and determines that the foregoing recitals are true and correct.

Section 2. ***Charter Changes.*** *The enclosed amendments to the City Charter are marked to reflect the changes necessary to permit the intergovernmental coordination required to achieve cost avoidance and other efficiencies to promote the best interests of taxpayers in the City.*

Section 3. ***Further Action****. The Mayor, the City Manager, the Finance Director, and the City Clerk are authorized and directed to take such other action on behalf of the City, as may be necessary or desirable to affect the adoption of this*

Resolution and to carry out the intent of this Resolution, including the publication of any notices and advertisements and the execution and delivery of customary agreements and other documentation.

Section 4. ***Effective Date****. This Resolution shall become effective immediately upon its passage.*

_____
Mayor Arthur J. Campbell

_____
City Clerk Teresa K. Hudson

See: Exhibit A

CERTIFICATION

I, TERESA K. HUDSON, CITY CLERK OF THE CITY OF MILFORD, DELAWARE, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF MILFORD, DELAWARE ON THE 25th DAY OF APRIL 2022, PURSUANT TO SECTION 4.13 OF THE CITY CHARTER.

_____
City Clerk Teresa K. Hudson

PROPOSED MILFORD CITY CHARTER AMENDMENT

Resolution 2202-5

Exhibit A

ARTICLE VII. - TAXATION, ASSESSORS AND ASSESSMENT OF TAXES, 7.01 - General Assessment of Real Property, 7.05 - Public Notice, 7.06 - Corrections and Revisions of Assessments, and 7.07 - Revised Assessment are hereby amended to read as follows, with strikeouts indicating matter stricken and underlined text as new matter:

7.01 -- General Assessment of Real Property.

~~**Every 10 years, there shall be made**~~ (a) A general assessment of real property which shall be a true~~**, just**~~ and impartial valuation ~~**and assessment**~~ of all ~~**the real**~~ property within the limits of the City~~.~~ shall occur:

1. Every 10 years or concurrently with the real property reassessments conducted by Sussex County for those properties located within the City and Sussex County and the real property reassessments conducted by Kent County for these properties located within the City and Kent County.

(b) In lieu of conducting its own reassessment of real property, the City shall have the option of adopting the reassessments conducted by Sussex County and/or Kent County.

(c) Notwithstanding subparagraph 7.01(a) and (b), if in the sole determination of the City Manager it is in the best interest of the City, a reassessment of real property shall be conducted in accordance with the procedures set forth in Article VII of the Milford City Charter.

7.05 -- Public Notice.

The City Council shall, prior to a given date set by resolution in each year, cause a copy of the General Assessment as adjusted by the supplemental assessment as made in said year, to be posted in 2 public places in the City for a period of 10 days. Attached to said copies shall be a notice of the ~~**day**~~date, hour and place that the City Council will sit as a Board of Revision and Appeal~~,~~ and the notice of the posting of the copies of the assessment and the places where the same are posted and of the day, hour and place when the City Council will sit as a Board of Revision and Appeal shall be published on the City website and in at least 1 issue of a newspaper circulated in the City at least 10 days before the meeting. Provided, however, if the notice states the General or Supplemental Assessment is made in accordance with an assessed value obtained from either Kent County or Sussex County, the appeal must be taken to the County where the property is located in accordance with 9 Del. C. Cpt. 83.

7.06 -- Corrections and Revisions of Assessments.

At the time and place designated in the notice aforesaid, the City Council shall sit as a Board of Revision and Appeal to correct and revise the assessment, and to hear appeals concerning the same~~.~~ unless such appeal is to be heard by the proper County. ~~They~~ City Council shall have full power and authority to alter, revise, add to and take from the said assessment. The decision of a majority of the City Council shall be final and conclusive; and no member of City ~~Counsel~~ Council shall sit on his or her own appeal.

7.07 ~~–~~ Revised Assessment~~.~~

The assessment, as revised and adjusted by the City Council or the proper County, shall be the basis for the levy and collection of the taxes for the City. If any property owner fails or neglects to perfect his or her appeal to the Board of Revision and Appeal or to the proper County, he or she shall be liable for the tax for such year as shown by the assessment lists.

Adopted by City Council: April 25, 2022

Chapter 57 - PLANNING COMMISSION

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

§ 57-1. - Establishment.

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

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

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

[Ord. No. 2017-21, § 1, 10-9-2017]

§ 57-3. - Removal; vacancies.

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