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

CITY COUNCIL AGENDA
Monday, July 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 (Zoom)
or
http://www.cityofmilford.com/553/Watch-Public-Meetings (Live Stream)

Members of the public may also dial in by phone using the following number:
Call 301 715 8592 Webinar ID: 948 7712 1629

6:00 PM
15-Minute Public Comment Period*

Public Hearing
Board of Revision & Appeal Hearing

COUNCIL MEETING

Call to Order - Mayor Archie Campbell

Invocation

Pledge of Allegiance

Roll Call

Recognition

Proclamation 2202-13 Former Councilman Douglas Morrow
New City Employee(s)
Proclamation 2022-12/National System Administrator Appreciation Day
Proclamation 2022-14/Retired Chief Kenneth Brown

Public Hearings Ⓟ

ORDINANCE 2022-26
Application of Cypress Hall – Residential – Phase I & II on behalf of Shawnee Farm, LLC for the Final Major Subdivision (Phase I Only) of 91.69 +/- acres of land, in an R-3 (Garden Apartment & Townhouse) Zoning District to be known as Cypress Hall. Property is located on the west side of US Route 113 approximately 3,100 feet south of the Shawnee Road intersection Milford, Delaware. Present Use: Vacant; Proposed Use: Planned Unit Development. Tax Map: 1-30-3.00-261.01, 1-30-3.00-562.00 thru 659.00

ORDINANCE 2022-27
Application of Wickersham on behalf of CCM-Koelig, LLC for the Revised Final Major Subdivision of 39.015 +/- acres of land, in an R-3 (Garden Apartment & Townhouse) Zoning District to be known as Wickersham. Property is located along the north side of Johnson Road adjacent to SR1, Milford, Delaware. Present Use: Vacant; Proposed Use: Townhouse Subdivision. Tax Map: 3-30-16.00-005.00, 3-30-16.00-269.00 through 475.00

Ward Reports/Communications

Monthly Finance Report

Unfinished Business

Downtown Milford Inc/Waiver of Chapter 77/ Alcohol Prohibition[1]
Appointment/Reappointment Parks & Recreation Advisory Board
Appointment/Tree Preservation and Advisory Council

New Business

Authorization/ERP Contract Amendment**
Adopts FY23 Tax Warrant/City of Milford
Milford Ponds Phase III Preliminary Major Subdivision Ext #2
Authorization/One Year Extension/R&R Realty/Real Estate Sales and Services

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.

*Comments restricted to same date's Council agenda items.
The time limit is three minutes per speaker, not to exceed a total of fifteen minutes for all speakers.

113921 123021 011922 051122 060222 062422 062922 070822 071222

072222 **Late Addition Requested by Finance Director
072522 Agenda Rearranged (City Clerk)
[1]072422 **Late Addition/Mandated/Requested by City Clerk/Event Date 7.30.2022



PROCLAMATION 2022-13

Honoring Former Councilmember Douglas E. Morrow

Whereas, sworn in as Councilman of the Third Ward in April 1989, Douglas E. Morrow resigned from his elected post in September 2021 because of relocating to New Castle County; and

Whereas, many impressive accomplishments have taken place during his 32-year tenure, some involving essential transportation improvements and major utility expansions, the redevelopment of vacated subdivisions throughout the community, the formation of private/public partnerships, completion of critical healthcare projects; and specifically the development of the Greater Milford Industrial Park and Independence Commons, a new City Public Works Facility, the extraordinary revitalization and preservation of Milford's downtown, in particular following the 2003 fire that nearly destroyed the historic district, completion of the Mispillion Greenway Riverwalk and Park phasing project, the $314+ million Bayhealth Sussex Campus, the transformation of the former Milford Memorial Hospital into a vibrant Milford Wellness Village offering a multitude of amenities, the 95,000-square-foot Nemours Facility that provides services to both children and seniors, the repurposing of the antiquated Milford Armory that is now open to the public for activities, workshops, seminars, and the approval of a new and modern 31,000+ square foot police facility and much more; and

Whereas, Councilman Morrow has served as a member of various committees including, but not limited to Finance, Bill Approval, Police, Public Works, Annexation, Economic Development, and two Charter Review Subcommittees, many of which he led as Chairperson; and

Whereas, he served as Milford's representative on the Kent Economic Partnership and was an advocate for issues such as fiscal accountability, public safety, and employee pay and benefits; and

Whereas, Councilman Morrow was selected by his Council colleagues to serve as Vice Mayor beginning from May 2013 until May 2020; and

Whereas, the call to serve a community is a privilege not everyone accepts, but Councilman Morrow accepted the responsibility with a goal of building a community that thrived economically, while still maintaining the small-town quality of life that the City of Milford has cherished for generations.

NOW, THEREFORE, BE IT HEREBY PROCLAIMED BY THE MAYOR AND COUNCIL OF THE CITY OF MILFORD, IN COUNCIL MET:

That we hereby honor the tremendous impact and celebrate the exceptional leadership that Douglas E. Morrow has displayed over more than three decades and thank him for helping to guide his beloved City into one of the most prosperous in the State of Delaware, made possible by his commitment, devotion, thoroughness, and concern for its residents and businesses.

Best wishes are extended to him, his wife Linda and his sons and their families in all future endeavors.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City to be affixed hereto this 25th day of July 2022.

_____
Mayor Arthur J. Campbell

Attest: _____
City Clerk Teresa K. Hudson

PROCLAMATION 2022-12

NATIONAL SYSTEM ADMINISTRATOR APPRECIATION DAY -JULY 28, 2022

WHEREAS, National System Administrator Appreciation Day is an International Celebration of System Administrators across the globe, officially recognizing the time and effort these device-doctors and tech-therapists sacrifice as they work their magic at unsocial hours;

WHEREAS, Ted Kekatos created National System Administrator Appreciation Day after a Hewlett-Packard magazine advertisement inspired Kekatos to launch the day;

WHEREAS, The advertisement showed grateful co-workers giving their systems administrator flowers and a fruit basket for installing a new printer;

WHEREAS, Just days before, Kekatos had installed several of the same models of printers at his place of work;

WHEREAS, First celebrated on July 28, 2000, and now observed on the last Friday of each July, it is also known as Sysadmin Day, SysAdminDay, SAD, or SAAD;

WHEREAS, Throughout the City of Milford Offices, if technical issues arise, the System Administrator or IT Professional answers the call; when the company needs to upgrade, they turn to the IT professionals to log long hours to test and complete it.

NOW, THEREFORE, I, Arthur J. Campbell, Mayor of the City of Milford, Delaware, do hereby proclaim July 28, 2022 “National System Administrator Appreciation Day" and acknowledge it’s Information Technology Department Staff: Dale Matthews, Information Technology Director, Paul Beebe, Technical Support Specialist I and Denham Dodd, Technical Support Specialist II for outstanding and continual support to the organization.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Milford to be affixed hereto this 25th day of July 2022.

Mayor Arthur J. Campbell

Attest:

City Clerk Teresa K. Hudson

THE CITY of Milford DELAWARE

PROCLAMATION 2022-14

HONORING RETIRING CHIEF KENNETH L. BROWN

WHEREAS, Chief Brown was born and raised in Milford, Delaware, beginning his career with the Milford Police Department in 1986 as a part-time police dispatcher, and later was hired as a law enforcement officer graduating from the Delaware State Police Academy and being sworn-in in May 1988; and

WHEREAS, initially assigned to the Patrol Division, in 1991, Chief Brown transferred to the Criminal Division, where he devoted much time and energy and, due to his success, was promoted to lead investigator; and

WHEREAS, in June 2011, Chief Brown earned the rank of Lieutenant and remained administratively responsible for the Criminal Investigations Division and Training Division; and

WHEREAS, during his 36-year career, Chief Brown expanded his educational horizons by receiving his Associate's Degree in Criminal Justice from Delaware Technical and Community College; and

WHEREAS, Chief Brown is a member of numerous law enforcement organizations, including the International Association of Chiefs of Police, Delaware Police Chiefs' Foundation, Delaware Association of Chiefs of Police, FBI-LEEDA, National Association of Chiefs of Police, NAACP, SLEAF, and SALLE/EIDE Committees, Police Accreditation Commission, Criminal Justice Advisory Committee, many as a Board Member, and as Chair of the Kent County Police Chiefs Association; and

WHEREAS, Chief Brown is also active throughout the community by serving on the Milford Senior Center Board, Brandywine Counseling and Community Service Board, Delaware Tech Criminal Justice Program Advisory Board, and the Behavioral Health Crisis Task Force; and

WHEREAS, Chief Brown's Badge Number 5111 will officially be retired along with the badge numbers of previous Retired Chiefs of Police 5100, 5101, and 5104; and

WHEREAS, Chief Kenneth Brown's retirement from the Milford Police Department becomes effective on August 1, 2022.

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor and City Council hereby honor and take pride in bringing special attention to Police Chief Kenneth Brown, and commend him for his many years of exemplary law enforcement service, especially for his positive contributions to the City of Milford.

AND, LET IT FURTHER BE PROCLAIMED that the Mayor and City Council wish him a long, happy and healthy retirement as he relocates to Dagsboro, Delaware, with his wife, Holly.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Milford to be affixed this 25th Day of July in the Year of our Lord Two Thousand and Twenty-Two.

Mayor Arthur J. Campbell

Attest:

City Clerk Teresa K. Hudson

CITY OF MILFORD

NOTICE OF PUBLIC HEARINGS
Planning Commission Hearing: Tuesday, July 19, 2022 @ 7:00 PM
City Council Hearing: Monday, July 25, 2022 @ 6:00 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 2022-26

Application of Cypress Hall – Residential – Phase I & II on behalf of Shawnee Farm, LLC for the Final Major Subdivision (Phase I Only) of 91.69 +/- acres of land, in an R-3 (Garden Apartment & Townhouse) Zoning District to be known as Cypress Hall. Property is located on the west side of US Route 113 approximately 3,100 feet south of the Shawnee Road intersection Milford, Delaware. Present Use: Vacant; Proposed Use: Planned Unit Development. Tax Map: 1-30-3.00-261.01, 1-30-3.00-562.00 thru 659.00

WHEREAS, the owners of the property as above described herein have petitioned the City of Milford for the Final Major Subdivision of Phase I; and

WHEREAS, the City of Milford Planning Commission will consider the application at a Public Hearing on July 19, 2022, whereby public comment will be taken and a recommendation will be made; and

WHEREAS, Milford City Council will hold a Public Hearing on July 25, 2022 to make a final determination following further review and additional public comment of the ordinance.

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

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

Section 1. The Final Major Subdivision Plan of Phase I 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 Cypress Hall Project.
Section 2. The Final Major Subdivision Plan is in conformity with public convenience, general welfare and good land use practice.
Section 3. The Final Major Subdivision Plan will not be detrimental to the public health, safety and general welfare of this community.
Section 4. The Final Major Subdivision Plan will not adversely affect the orderly development of adjacent properties and will maintain the preservation of property values.
Section 5. Dates.
City Council Introduction: July 11, 2022
Planning Commission Review & Public Hearing: July 19, 2022
City Council Public Hearing: July 25, 2022
Effective: August 5, 2022

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

Published: *Delaware State News 060722*

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 CYPRESS HALL – RESIDENTIAL – PHASE I & II

Planning Commission Meeting: July 19, 2022

Application Number / Name	:	18-011 / Cypress Hall – Residential – Phase I & II
Applicant	:	Shawnee Farm, LLC 105 Foulk Road Wilmington, DE 19803
Owner	:	Same
Application Type	:	Final Major Subdivision – Phase I Final Site Plan – Phase II
Comprehensive Plan Designation	:	Moderate Density Residential
Zoning District	:	R-3
Present Use	:	Vacant
Proposed Use	:	Planned Unit Development
Area and Location	:	91.69 +/- acres of land located on the west side of Route 113 approximately 3,100 feet south of the Shawnee Road intersection.
Property Identification Numbers	:	1-30-3.00-261.01, 1-30-3.00-562.00 thru 659.00

ENC: Staff Analysis Report
Exhibit A - Location & Zoning Map
Exhibit B - Final Major Subdivision & Final Site Plan

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

STAFF ANALYSIS REPORT
June 1, 2022

Application Number / Name	**:**	18-011 / Cypress Hall – Residential – Phase I & II
Application Type	**:**	Final Major Subdivision – Phase I Final Site Plan – Phase II
Comprehensive Plan Designation	**:**	Moderate Density Residential
Zoning District	**:**	R-3
Present Use	**:**	Vacant
Proposed Use	**:**	Planned Unit Development
Property Identification Numbers	**:**	1-30-3.00-261.01, 1-30-3.00-562.00 thru 659.00
Area and Location	**:**	91.69 +/- acres of land located on the west side of Route 113 approximately 3,100 feet south of the Shawnee Road intersection.

I. BACKGROUND INFORMATION:

- The applicant received revised Preliminary Major Subdivision approval for Cypress Hall - Phase I from City Council on March 25, 2019. Subsequent extensions were approved by City Council on August 10, 2020 and July 26, 2021. Phase I includes the construction of 96 townhouse units.

- The applicant received revised Preliminary Site Plan approval for Cypress Hall – Phase II from the Planning Commission on April 16, 2019 for the construction of 288 garden apartment units. Subsequent extensions were approved by the Planning Commission on July 21, 2020 and July 20, 2021

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 Phase I Final Major Subdivision and Phase II Final Site Plan approval:

- The Final Major Subdivision and Final Site Plans are consistent with Chapter 230 Zoning and Chapter 200 Subdivision of Land.

- The Final Major Subdivision and Final Site Plans are consistent with the planned unit development conditions approved by City Council on March 25, 2019 as follows;
    - The applicant may reduce the number of parking spaces in the multi-family area based on 2 parking spaces per dwelling unit instead of the 2.5 parking spaces per dwelling unit required by City Code;
    - The applicant may increase the number of units per multi-family building from 12 units to 24 units;
    - The road width within the single-family detached housing area shall meet City Code and be a minimum of 25 feet in width;
    - The road width within the townhouse area and the area surrounding the multi-family housing units shall meet City Code and be a minimum of 30 feet in width;
    - The applicant is allowed to use one of the road frontages for single-family detached lots as a side yard setback;
    - A 50' wide wooded buffer shall remain within a common open space along the entire southern property line shared with the Delaware Solid Waste Authority. and is consistent with the conditions of the Planned Unit Development and Preliminary Major Subdivision and Site Plan approvals.

- The construction plans have been reviewed and approved by the City Engineer for compliance with the City's Construction Standards and Specifications.

III. AGENCY & DEPARTMENT COMMENTS:

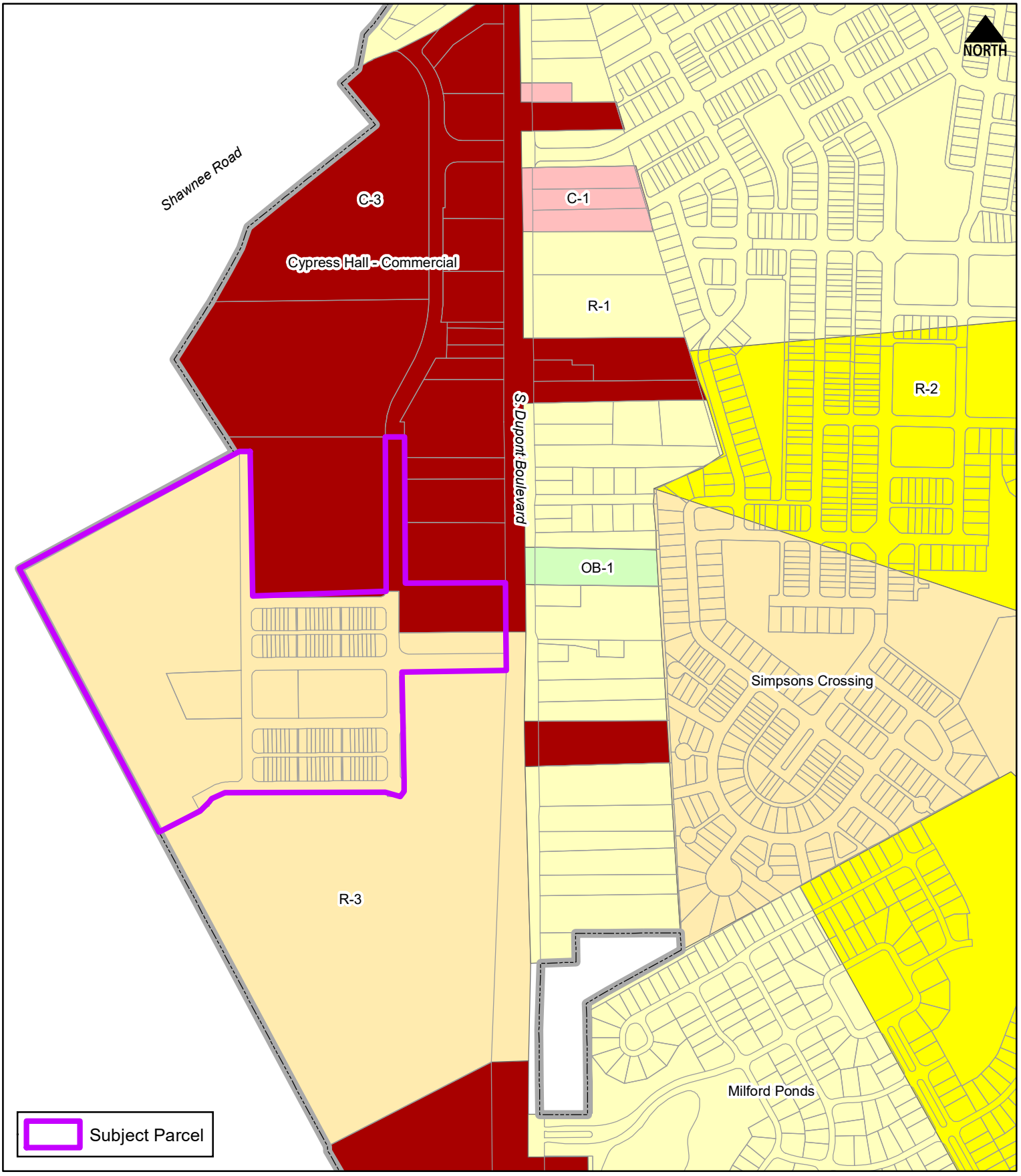
- **DelDOT Planning, Development Coordination**
  See attached "Letter of No Objection to Recordation" dated July 11, 2018.

- **Delaware Health and Social Services – Division of Public Health**
  See attached "Approval to Construct" letter dated August 12, 2019.

- **Sussex Conservation District**
  See attached approval letter dated December 3, 2021.

- **Delaware State Fire Marshal's Office**
  See attached approval letter dated August 31, 2021.

- **City Engineer – Construction Plan Review**
  See attached construction plan approval letter dated May 31, 2022.



THE CITY of Milford DELAWARE

Scale: 0 300 600 Feet

Drawn by: WRP

Date: 06/01/22

Filepath: Final_CypressHallResidential.mxd

Title:

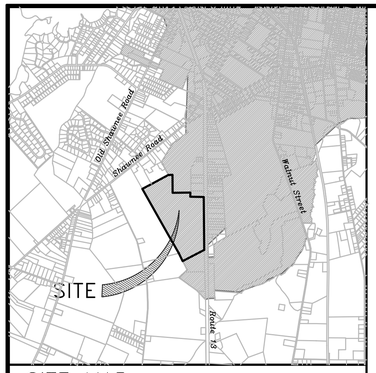
Final Major Subdivision
Final Site Plan

Cypress Hall - Residential - Phase I & II

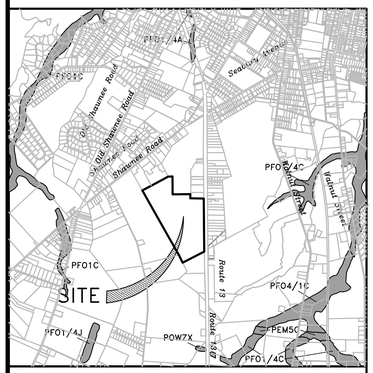
Location & Zoning Map

CYPRESS HALL - RESIDENTIAL
PHASE 1
RECORD PLAN
CITY OF MILFORD, SUSSEX COUNTY, DELAWARE
DBF PROJECT NO. 1423A004

MARCH 2022



SITE MAP SCALE: 1" = 2000'



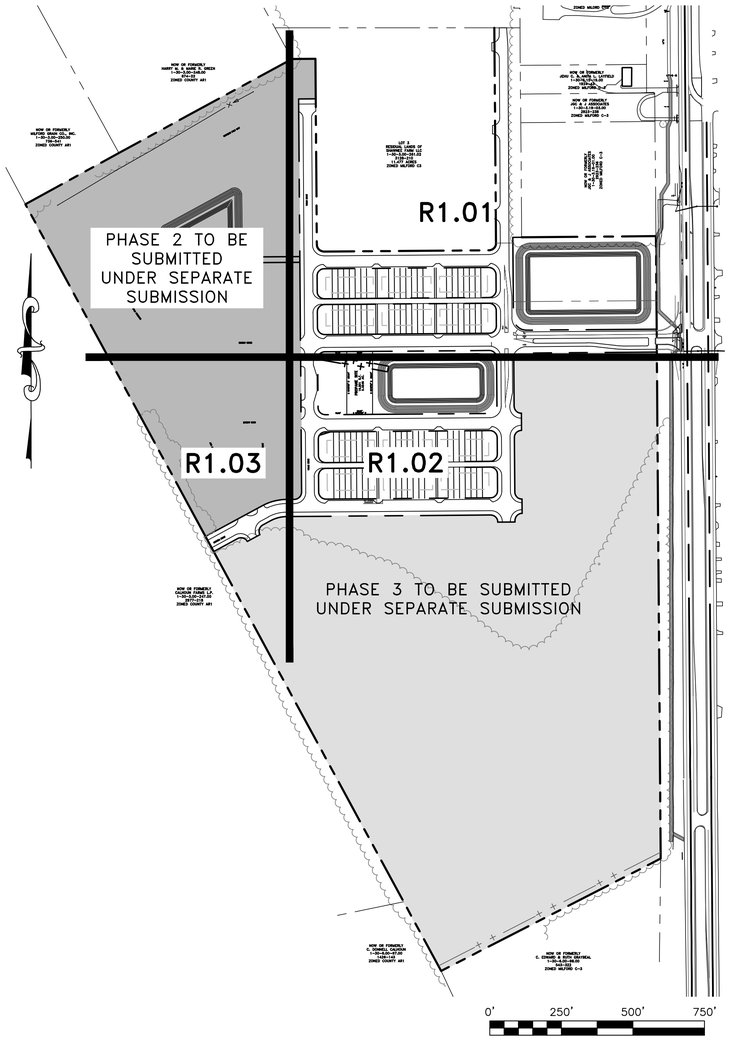
N.W.I. MAP SCALE: 1" = 2000'

DATA COLUMN

TAX MAP ID	:1-30-03.00-261.01
EXISTING ZONING	:R-3
PROPOSED USE	:PLANNED UNIT DEVELOPMENT
TOTAL SITE AREA	:91.69 AC
NET DEVELOPMENT AREA	:68.77 AC
PHASE 1 UNITS	
PROPOSED NUMBER OF TOWNHOUSES UNITS	:96
PHASE 1 DENSITY (96 DU ÷ 22.89 AC)	:4.19 DU/AC
PHASE 2 UNITS	
PROPOSED NUMBER OF MULTI-FAMILY UNITS	
ONE BEDROOM (TYPE C BLDG)	:60 UNITS (5 BUILDINGS)
TWO BEDROOM (TYPE A BLDG)	:180 UNITS (15 BUILDINGS)
THREE BEDROOM (TYPE B BLDG)	:48 UNITS (4 BUILDINGS)
TOTAL	:288 GARDEN APARTMENTS
PHASE 2 DENSITY (288 DU ÷ 22.51 AC)	:12.79 DU/AC
PHASE 3 UNITS	
PROPOSED SINGLE FAMILY LOTS	:162
PHASE 3 DENSITY (162 DU ÷ 46.13 AC)	:3.51 DU/AC
ALL PHASES COMBINED	
TOTAL DWELLING UNITS PROVIDED	:546
TOTAL DENSITY (546 DU ÷ 91.53 AC)	:5.97 DU/AC
R-3 ZONING REQUIREMENTS TOWNHOUSES	
MINIMUM LOT SIZE ALLOWED	:2,000 S.F.
MINIMUM LOT WIDTH	:20'
FRONT YARD SETBACK	:30'
SIDE YARD SETBACK	: 8'
REAR YARD SETBACK	:15'
MAXIMUM LOT COVERAGE	:60%
MAXIMUM HEIGHT	:35' OR 3 STORIES
OPEN SPACE REQUIRED	:400 S.F. PER DWELLING UNIT
MAXIMUM DENSITY	:12 DU PER AC
TOTAL OPEN SPACE REQUIRED	:400 S.F. x 546 UNITS = 218,400 S.F. (5.01 AC.)
TOTAL OPEN SPACE PROVIDED	:1,787,002 S.F. (19.33 AC.)
RECREATIONAL SPACE REQUIRED	: 109,200 S.F. (2.50 AC.)
RECREATIONAL SPACE PROVIDED	: 73,650 S.F. (1.69 AC.) CLUBHOUSE POOL AREA
+	35,840 S.F. (0.82 AC.) PICNIC AREA
	109,490 S.F. (2.51 AC.) TOTAL
TOTAL AMOUNT OF STORMWATER	:8.44±AC
TOTAL AMOUNT OF PROPOSED RIGHT-OF-WAY	:17.8±AC
TOTAL AREA OF LOTS	:38.22±AC
ESTIMATED EDU'S PHASE 1	:390
CLUBHOUSE SPACES REQUIRED	:5200 S.F. ÷ 150 = 35 SPACES
PARKING SPACES REQUIRED	:2 SPACES/UNIT MULTI-FAMILY + 2.5 SPACES/UNIT TOWNHOUSE + 35 CLUBHOUSE SPACES = 851 SPACES
PARKING SPACES PROVIDED	:576 MULTI-FAMILY + 240 TOWNHOUSE + 35 CLUBHOUSE = 851 SPACES ADDITIONALLY 55 GARAGE UNITS ARE PROVIDED
SEWER PROVIDER	:CITY OF MILFORD
WATER PROVIDER	:CITY OF MILFORD
ELECTRIC PROVIDER	:CITY OF MILFORD
WETLANDS	:NONE ARE PRESENT ON SITE
SOURCE WATER PROTECTION AREAS	:NONE ARE PRESENT ON SITE
FLOOD ZONE	:ZONE X AREA OF MINIMAL FLOOD HAZARD PANEL 10005C00391 EFF. 01/06/2005
FIRE DISTRICT	:CARLISLE
SCHOOL DISTRICT	:MILFORD
ELECTION DISTRICT	:2ND
PERMANENT MONUMENTS FOUND	:16
PERMANENT MONUMENTS PLACED	:14
HORIZONTAL DATUM	: NAD83
VERTICAL DATUM	: NAVD88

OWNERS/DEVELOPERS
SHAWNEE FARM LLC
105 FOULK RD.
WILMINGTON, DELAWARE 19803
(302)422-0945

ENGINEER/SURVEYOR
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE 19963
(302)424-1441



GENERAL NOTES

1. THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY DAVIS, BOWEN, & FRIEDEL, INC.
2. A TOPOGRAPHIC SURVEY WAS PERFORMED BY DAVIS, BOWEN, & FRIEDEL, INC. ELEVATIONS ARE BASED ON CONTROL MONUMENT IRON ROD CAP SET 51, WITH AN ELEVATION OF 38.51 NGVD88.
3. HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID, NAD83/91, CONTROL MONUMENT IRON ROD CAP SET 51.
4. THIS SITE IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAIN AS DELINEATED ON FEMA MAP PANEL#10005C0039J DATED: JANUARY 6, 2005.
5. ALL FIRE LANES, FIRE HYDRANTS, EXITS, AND STANDPIPES WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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:
11. ALL ITEMS HAVE PASSED CITY INSPECTION;
12. THE CITY HAS RECEIVED AND APPROVED DIGITAL AND HARD COPIES OF THE RECORD DRAWINGS; AND
13. THE RIGHTS-OF-WAY AND/OR EASEMENTS HAVE BEEN DEEDED TO THE CITY AND RECORDED WITH THE RECORDER OF DEEDS.
14. 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.
15. 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.
16. 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.
17. 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.
18. NO SOURCE WATER PROTECTION AREAS PRESENT ON SITE.
19. NO STATE OR FEDERALLY REGULATED WETLANDS ARE PRESENT ON SITE.
20. **OPTIONAL FOR RESIDENTIAL SITE PLANS ONLY** UPON RECORDATION OF THIS PLAT, THE CITY WILL HAVE THE RIGHT OF INGRESS AND EGRESS TO ALL MULTIFAMILY AREAS FOR THE PURPOSE OF MAINTAINING UTILITIES AND FOR TRASH REMOVAL SERVICES.

DELDOT NOTES

(REVISED MARCH 21, 2019)

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

DELDOT TIS REQUIREMENTS

1. THE SOUTHERN SITE ACCESS ONTO US ROUTE 113 SHOULD BE ALIGNED WITH THE EXISTING US ROUTE 113 CROSSOVER AND SHOULD INCLUDE ISLANDS TO PHYSICALLY PROHIBIT LEFT-TURNING AND THROUGH TRAFFIC OUT OF THE SITE. SOUTHBOUND RIGHT-TURNING TRAFFIC ON US ROUTE 113, NORTHBOUND LEFT-TURNING TRAFFIC ON US ROUTE 113, AND EASTBOUND RIGHT-TURNING TRAFFIC FROM THE SITE SHOULD BE ALLOWED.
2. THE RESIDENTIAL SECTION OF THE SITE SHOULD INCLUDE ONE OR MORE STUB STREETS TO CONNECT TO POTENTIAL FUTURE DEVELOPMENT TO THE WEST OF THE SITE.
3. THE FOLLOWING BICYCLE, PEDESTRIAN, AND TRANSIT IMPROVEMENTS SHOULD BE IMPLEMENTED:
   a. ADA COMPLIANT SIDEWALKS SET BACK A MINIMUM OF THREE-FEET FROM THE CURB ALONG THE SITE FRONTAGE AND CONNECTING TO ANY EXISTING SIDEWALKS ON ADJOINING PROPERTIES SHOULD BE INSTALLED.
   b. ADA COMPLIANT CURB RAMPS AND CROSSWALK SHOULD BE CONSIDERED AT THE SITE ENTRANCE.
   c. INTERNAL SIDEWALKS TO PROMOTE WALKING AS A VIABLE TRANSPORTATION ALTERNATIVE SHOULD BE INSTALLED, INCLUDING SIDEWALKS CONNECTING THIS DEVELOPMENT TO ADJACENT DEVELOPMENTS.

INDEX OF DRAWINGS:

R1.00	RECORD TITLE - PHASE 1
R1.01	RECORD PLAN - PHASE 1
R1.02	RECORD PLAN - PHASE 1
R1.03	RECORD PLAN - PHASE 1
R1.04	RECORD PLAN - PHASE 1

R-3 GARDEN APARTMENT AND TOWNHOUSE DISTRICT						
REQUIREMENTS	SINGLE FAMILY DWELLINGS		GARDEN OR LOW RISE APARTMENTS		TOWNHOUSES OR ROW DWELLINGS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MAX DWELLING UNIT PER BUILDING	1	1	12	24	≥ 3 AND ≤8	8
PARKING SPACES	2.5 PER DU	2.5 PER DU	2.5 PER DU	2 PER DU	2.5 PER DU	2.5 PER DU
PUBLIC ROAD WIDTH	25'	25'	30'	30'	30'	30'

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.

DANIEL STRING – CITY ENGINEER DATE

OWNERS CERTIFICATION

I, SHAWNEE FARM LLC, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT ALL STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE AND THAT ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT THE LOCATION INDICATED, AND 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.

DATE:_____SIGNATURE _____
LOUIS CAPANO
SHAWNEE FARM LLC
MANAGING PARTNER

ENGINEERS CERTIFICATION

I, W. ZACHARY CROUCH, P.E. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE:_____ SIGNATURE _____
W. ZACHARY CROUCH, P.E.

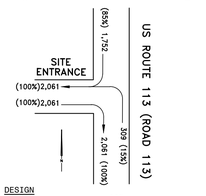


EXISTING DRIVEWAYS DETAIL

SCALE: NOT TO SCALE

DELAWARE TRAFFIC SUMMARY 2007

US ROUTE 113 (ROAD 113)
AADT – CURRENT – 18,333
SPEED – POSTED – 55 MPH
TRAFFIC PATTERN GROUP – 2



DESIGN

TYPE OF DEV.	ITE CODE	UNITS	ADT
SINGLE-FAMILY HOUSES	210	162	1,621
APARTMENTS	220	288	1,881
TOWNHOUSES	230	96	620
		546	4,122

NOTES: TRIP GENERATION BASED ON ITE TRIP GENERATION REPORT 7TH EDITION

TRAFFIC DIAGRAM

NO SCALE

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

WAIVER APPROVALS - 3/25/2019

1. REQUIRED PARKING IN THE MULTI-FAMILY AREA REDUCED FROM 2.5 TO 2 PARKING SPACES PER DWELLING UNIT.
2. THE MAXIMUM NUMBER OF UNITS PER MULTI-FAMILY BUILDING INCREASED FROM 12 TO 24.
3. ONE ROAD FRONTAGE FOR SINGLE-FAMILY DETACHED LOTS MAY BE A SIDE YARD SETBACK RATHER THAN FRONT.

SUPERCEDE NOTE:

THIS PLAN SUPERCEDES IN ITS ENTIRETY PLOT BOOK 136, PAGE 89; DATED 09/21/2009 IN THE OFFICE OF RECORDER OF DEEDS FOR SUSSEX COUNTY.

LEGEND:

= BOUNDARY LINE
= RIGHT-OF-WAY
= LOT LINE
= BUILDING SETBACK
(8) = LOT DELINEATION
10 = EXISTING TOPOGRAPHIC LINE
= EXISTING VEGETATION LINE
= PHASE 2

MATCH LINE (SEE SHEET R1.04)

N 90°00'00" W 766.45'

S 89°34'00" W 26.82' 55.00'

139.81'

60.00'

S 89°34'00" W

N 00°26'00" W 648.77'

WILLIS DRIVE (DEDICATED TO PUBLIC USE, CITY MAINTAINED)

508.97'

WILLIS DRIVE (DEDICATED TO PUBLIC USE, CITY MAINTAINED)

N 00°26'00" W 1518.77'

S 00°26'00" E 508.97'

LEGEND:

= BOUNDARY LINE
= RIGHT-OF-WAY
= LOT LINE
= BUILDING SETBACK
(8) = LOT DELINEATION
= EXISTING TOPOGRAPHIC LINE
= EXISTING VEGETATION LINE
= PHASE 2

LOT 3
RESIDUAL LANDS OF
SHAWNEE FARM LLC
1-30-3.00-261.02
3128-210
11.477 ACRES
ZONED MILFORD C3

85.64'

S 00°27'27" E 752.41'

S 00°24'41" E 400.37'

L11

S 00°43'30" E 100.27'

S 00°26'57" E 100.20'

NOW OR FORMERLY
JEHU C. & ANITA L. LAYFIELD
1-30-3.15-19.00
1924-43
ZONED MILFORD C-3

NOW OR FORMERLY
JGC & J ASSOCIATES
1-30-3.19-03.00
2923-238
ZONED MILFORD C-3

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°34'00" E	22.45'
L2	S 27°27'05" E	60.18'
L3	S 62°32'55" W	20.00'
L4	N 27°27'05" W	70.38'
L5	S 89°45'28" W	55.68'
L6	S 00°14'32" E	19.92'
L7	N 89°45'28" E	55.74'
L8	N 00°26'00" W	19.92'

NOW OR FORMERLY
JGC & J ASSOCIATES
1-30-3.19-01.00
2923-236
ZONED MILFORD C-3

10"W

10"W

MATCH LINE (SEE SHEET R1.02)

N 89°34'00" E 576.00'

30' BUILDING SEPARATION, MINIMUM 8' SIDE SETBACK

PRICE DRIVE (DEDICATED TO PUBLIC USE, CITY MAINTAINED)

30' BUILDING SEPARATION, MINIMUM 8' SIDE SETBACK

60' R.O.W.

SEE SHEET R-7

20' PERMANENT UTILITY EASEMENT IS HEREBY ESTABLISHED FOR THE CITY OF MILFORD AS PER THIS PLAT

PROPERTY LINE TO BE ABANDONED PER THIS PLAT

60' R.O.W.

N 89°34'00" E 575.00'

30' FRONT SETBACK

30' SETBACK

20' REAR SETBACK

PASSIVE OPEN SPACE 650 S.F., 0.01 ACRES

PERMANENT UTILITY EASEMENT IS HEREBY ESTABLISHED FOR THE CITY OF MILFORD AS PER THIS PLAT

20' PERMANENT UTILITY EASEMENT IS HEREBY ESTABLISHED FOR THE CITY OF MILFORD AS PER THIS PLAT

RESSLER LANE (DEDICATED TO PUBLIC USE, CITY MAINTAINED)

S 89°34'00" W 575.00'

20' R.O.W.

S 89°34'00" W 575.00'

S 00°26'00" E 560.00'

N 00°26'00" W 560.00'

N 00°26'00" W 575.00'

S 00°26'00" E 575.00'

LESSER DRIVE (DEDICATED TO PUBLIC USE, CITY MAINTAINED)

50' R.O.W.

GEYER AVENUE (DEDICATED TO PUBLIC USE, CITY MAINTAINED)

SEE SHEET R-7

30' BUILDING SEPARATION, MINIMUM 8' SIDE SETBACK

30' BUILDING SEPARATION, MINIMUM 8' SIDE SETBACK

80' R.O.W.

PASSIVE OPEN SPACE 47,598 S.F. 1.093 ACRES

N 89°29'12" E 469.28'

20' PERMANENT DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE CITY OF MILFORD AND THE STATE OF DELAWARE AS PER THIS PLAT. SEE GENERAL NOTE 13 & 24 ON R-1 FOR MAINTENANCE RESPONSIBILITY

20' PERMANENT UTILITY EASEMENT IS HEREBY ESTABLISHED FOR THE CITY OF MILFORD AS PER THIS PLAT

20' PERMANENT DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE CITY OF MILFORD AND THE STATE OF DELAWARE AS PER THIS PLAT. SEE GENERAL NOTE 13 & 24 ON R-1 FOR MAINTENANCE RESPONSIBILITY

79.78'

STORMWATER MANAGEMENT AREA (POND 1) 131,510 S.F. 3.02 ACRES

S 00°26'00" E 225.11'

US RT. 113, S. DUPONT BLVD. (200' R.O.W. STATE MAINTAINED)

PROPERTY LINE TO BE ABANDONED PER THIS PLAT

20' PERMANENT DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE CITY OF MILFORD AND THE STATE OF DELAWARE AS PER THIS PLAT. SEE GENERAL NOTE 13 & 24 ON R-1 FOR MAINTENANCE RESPONSIBILITY

100.00'

MSA AREA 3,194 S.F.

L1 24.06'

N 89°34'00" E 457.00'

20' PERMANENT DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE CITY OF MILFORD AND THE STATE OF DELAWARE AS PER THIS PLAT

20' PERMANENT DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE CITY OF MILFORD AND THE STATE OF DELAWARE AS PER THIS PLAT

80' R.O.W.

GEYER AVENUE (DEDICATED TO PUBLIC USE, CITY MAINTAINED)

0 50 100 150'

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DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

RECORD PLAN - PHASE 1

CYPRESS HALL - RESIDENTIAL

CEDAR CREEK HUNDRED, CITY OF MILFORD

SUSSEX COUNTY, DELAWARE

Date:	OCTOBER 2018
Scale:	1"=50'
Dwn.By:	DJR
Proj.No.:	1423A004
Dwg.No.:	R1.01

MATCH LINE (SEE SHEET R1.01)

MATCH LINE (SEE SHEET R1.03)

PROPANE SITE
19,801 S.F.
0.4546 AC.

PICNIC AREA
19,787 S.F.
0.45 ACRES

ASA AREA
3,650 S.F.

STORMWATER MANAGEMENT AREA (POND 2)
79,827 S.F.
1.83 ACRES

PASSIVE OPEN SPACE
92,888 S.F.
2.13 ACRES

20' PERMANENT DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE CITY OF MILFORD AND THE STATE OF DELAWARE AS PER THIS PLAT

PERMANENT UTILITY EASEMENT, WIDTH VARIES, IS HEREBY ESTABLISHED FOR THE CITY OF MILFORD AS PER THIS PLAT

PERMANENT DRAINAGE EASEMENT, WIDTH VARIES, IS HEREBY ESTABLISHED FOR THE CITY OF MILFORD AND THE STATE OF DELAWARE AS PER THIS PLAT

20' PERMANENT UTILITY EASEMENT IS HEREBY ESTABLISHED FOR THE CITY OF MILFORD AS PER THIS PLAT

20' UTILITY EASEMENT

ZOAR AVENUE (DEDICATED TO PUBLIC USE, CITY MAINTAINED)

THORNTON LANE (DEDICATED TO PUBLIC USE, CITY MAINTAINED)

KIRSTEN DRIVE (DEDICATED TO PUBLIC USE, CITY MAINTAINED)

WILLIS DAVIS DRIVE (DEDICATED TO PUBLIC USE, CITY MAINTAINED)

LEXUS DRIVE (DEDICATED TO PUBLIC USE, CITY MAINTAINED)

30' BUILDING SEPARATION, MINIMUM 8' SIDE SETBACK

30' SETBACK

20' R.O.W.

60' R.O.W.

50' R.O.W.

PARKING SPACES

SEE SHEET R-7

LOT 2
RESIDUAL LANDS OF
SHAWNEE FARM LLC
1-30-3.00-261.01
3128-210
46.223 ACRES

PHASE 3 TO BE SUBMITTED
UNDER SEPARATE SUBMISSION

US RT. 113, S. DUPONT BLVD.
(200' R.O.W. STATE MAINTAINED)

0' 50' 100' 150'

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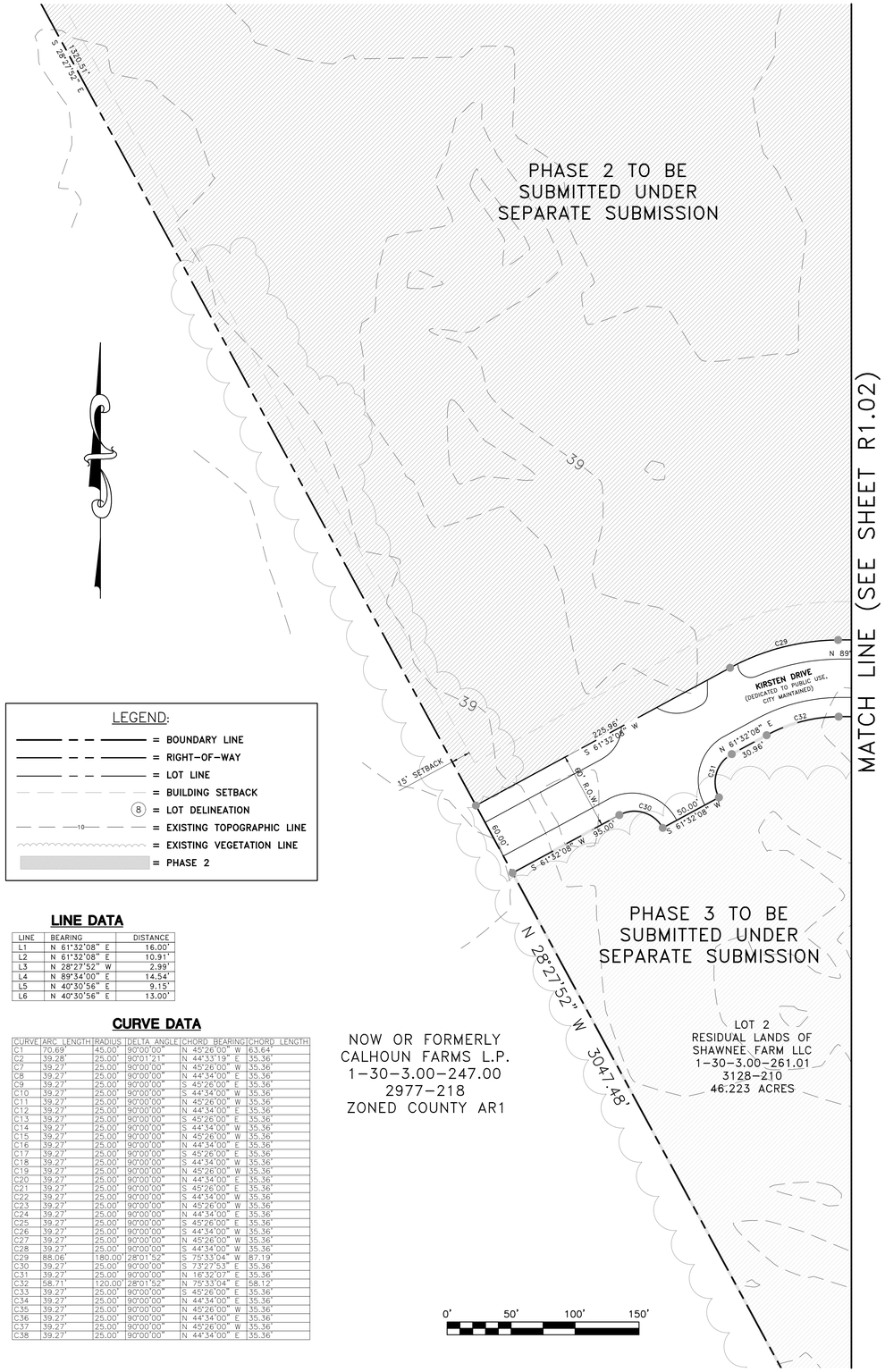
RECORD PLAN - PHASE 1

CYPRESS HALL - RESIDENTIAL
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

Date:	OCTOBER 2018
Scale:	1"=50'
Dwn.By:	DJR
Proj.No.:	1423A004
Dwg.No.:	R1.02

GENERAL SITE PLAN NOTES

1. THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY DAVIS, BOWEN, & FRIEDEL, INC., ON AUGUST 2005.
2. A TOPOGRAPHIC SURVEY WAS PERFORMED BY DAVIS, BOWEN, & FRIEDEL, INC., ON AUGUST 2005. ELEVATIONS ARE BASED ON CONTROL MONUMENT FOUND, WITH AN ELEVATION OF 42.56 NGVD88.
3. HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID, NAD83, CONTROL MONUMENTS FOUND, WITH AN ELEVATION OF 42.56.
4. HYDRIC SOILS ARE NOT INDICATED AS BEING PRESENT ACCORDING TO THE *SUSSEX* COUNTY SOIL SURVEY. SOILS HAVE BEEN INSPECTED BY ENVIRONMENTAL RESOURCES, INC., LICENSED WETLANDS SCIENTISTS.
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. THE SITE IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOODPLAIN AS SHOWN PER FEMA FLOOD MAPS PANEL 1005C0039J, DATED JANUARY 6, 2005.
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 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. NO SOURCE WATER PROTECTION AREAS PRESENT ON SITE.
39. NO STATE OR FEDERALLY REGULATED WETLANDS ARE PRESENT ON SITE.
40. UPON RECORDATION OF THIS PLAT, THE CITY WILL HAVE THE RIGHT OF INGRESS AND EGRESS TO ALL MULTIFAMILY AREAS FOR THE PURPOSE OF MAINTAINING UTILITIES AND FOR TRASH REMOVAL SERVICES.



LEGEND:

- = BOUNDARY LINE
- = RIGHT-OF-WAY
- = LOT LINE
- = BUILDING SETBACK
- (8) = LOT DELINEATION
- 10 = EXISTING TOPOGRAPHIC LINE
- = EXISTING VEGETATION LINE
- = PHASE 2

LINE DATA

LINE	BEARING	DISTANCE
L1	N 61°32'08" E	16.00'
L2	N 61°32'08" E	10.91'
L3	N 28°27'52" W	2.99'
L4	N 89°34'00" E	14.54'
L5	N 40°30'56" E	9.15'
L6	N 40°30'56" E	13.00'

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	70.69'	45.00'	90°00'00"	N 45°26'00" W	63.64'
C2	39.28'	25.00'	90°01'21"	N 44°33'19" E	35.36'
C7	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C8	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'
C9	39.27'	25.00'	90°00'00"	S 45°26'00" E	35.36'
C10	39.27'	25.00'	90°00'00"	S 44°34'00" W	35.36'
C11	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C12	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'
C13	39.27'	25.00'	90°00'00"	S 45°26'00" E	35.36'
C14	39.27'	25.00'	90°00'00"	S 44°34'00" W	35.36'
C15	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C16	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'
C17	39.27'	25.00'	90°00'00"	S 45°26'00" E	35.36'
C18	39.27'	25.00'	90°00'00"	S 44°34'00" W	35.36'
C19	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C20	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'
C21	39.27'	25.00'	90°00'00"	S 45°26'00" E	35.36'
C22	39.27'	25.00'	90°00'00"	S 44°34'00" W	35.36'
C23	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C24	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'
C25	39.27'	25.00'	90°00'00"	S 45°26'00" E	35.36'
C26	39.27'	25.00'	90°00'00"	S 44°34'00" W	35.36'
C27	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C28	39.27'	25.00'	90°00'00"	S 44°34'00" W	35.36'
C29	88.06'	180.00'	28°01'52"	S 75°33'04" W	87.19'
C30	39.27'	25.00'	90°00'00"	S 73°27'53" E	35.36'
C31	39.27'	25.00'	90°00'00"	N 16°32'07" E	35.36'
C32	58.71'	120.00'	28°01'52"	N 75°33'04" E	58.12'
C33	39.27'	25.00'	90°00'00"	S 45°26'00" E	35.36'
C34	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'
C35	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C36	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'
C37	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C38	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

RECORD PLAN - PHASE 1

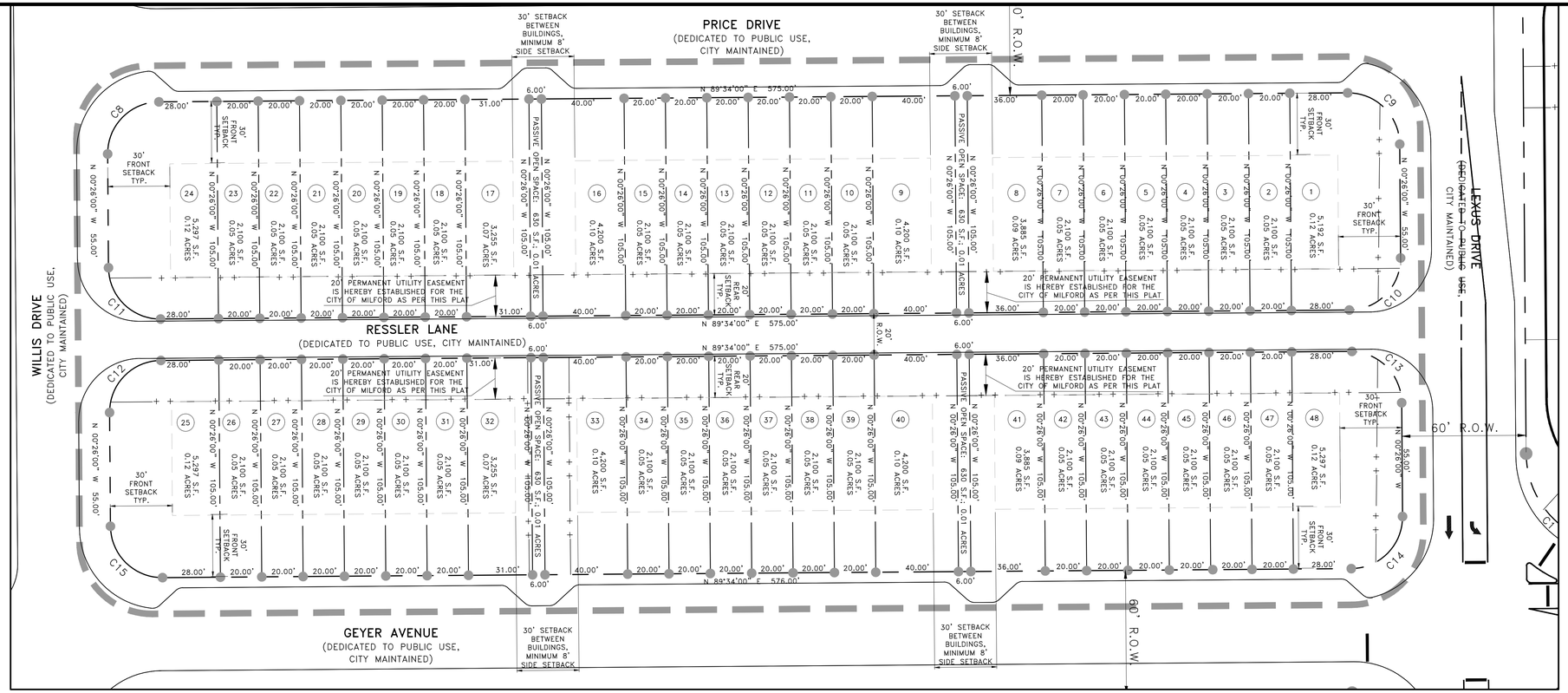
CYPRESS HALL - RESIDENTIAL

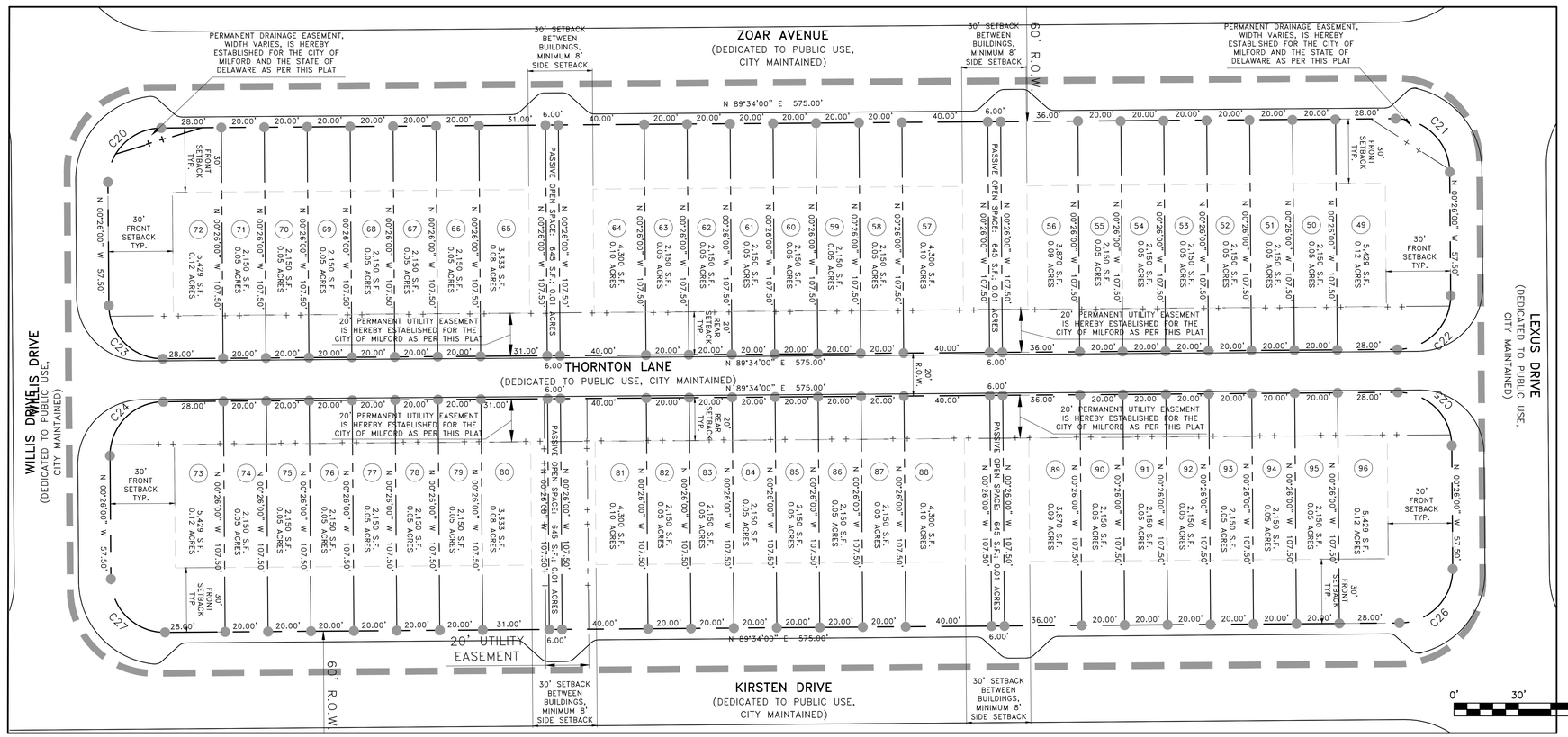
CEDAR CREEK HUNDRED, CITY OF MILFORD

SUSSEX COUNTY, DELAWARE

Date:	OCTOBER 2018
Scale:	1"=50'
Dwn.By:	DJR
Proj.No.:	1423A004
Dwg.No.:	R1.03

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- = EXISTING VEGETATION LINE
- = PHASE 2

0' 30' 60' 90'

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CYPRESS HALL - RESIDENTIAL
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

RECORD PLAN - PHASE 1

Date: OCTOBER 2018
Scale: 1"=30'
Dwn.By: DJR
Proj.No.: 1423A004
Dwg.No.:

R1.04

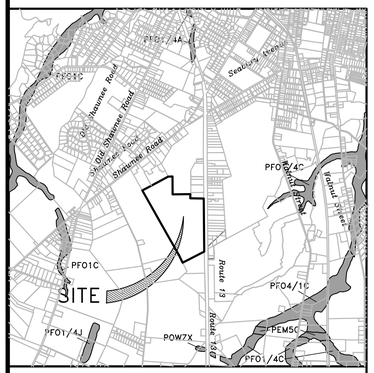
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CYPRESS HALL - RESIDENTIAL
PHASE 2
RECORD PLAN
CITY OF MILFORD, SUSSEX COUNTY, DELAWARE
DBF PROJECT NO. 1423A004

OCTOBER 2021



SITE MAP SCALE: 1" = 2000'



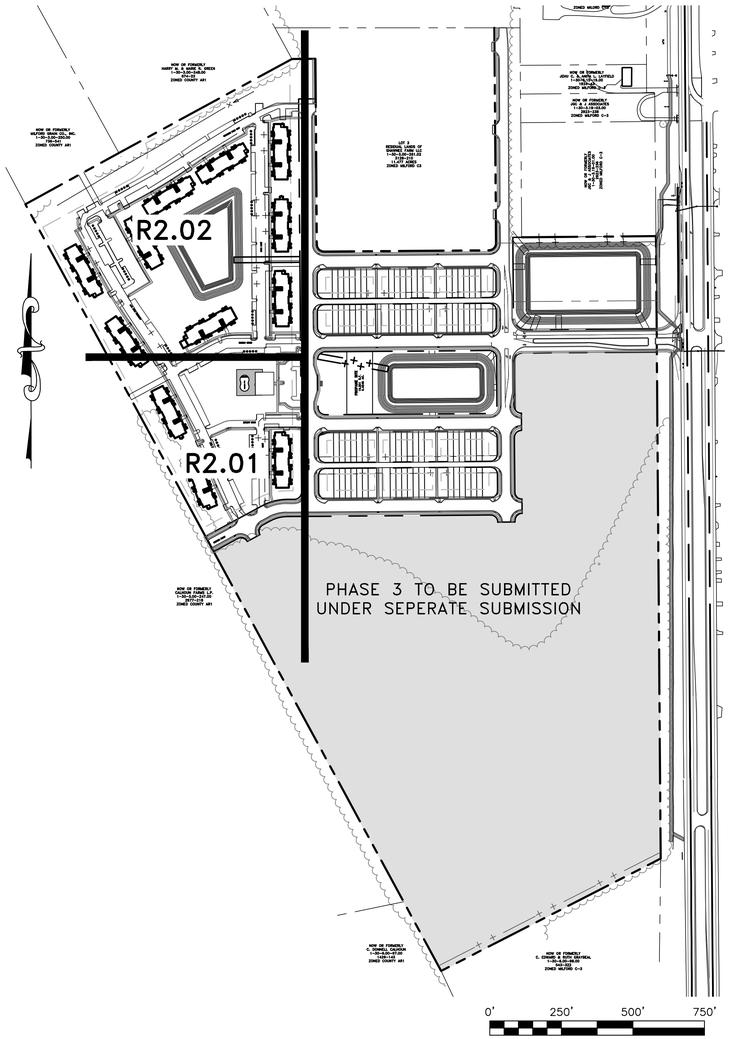
N.W.I. MAP SCALE: 1" = 2000'

DATA COLUMN

TAX MAP ID	:1-30-03.00-261.01
EXISTING ZONING	:R-3
PROPOSED USE	:PLANNED UNIT DEVELOPMENT
TOTAL SITE AREA	:91.69 AC
NET DEVELOPMENT AREA	:68.77 AC
PHASE 1 UNITS	
PROPOSED NUMBER OF TOWNHOUSES UNITS	:96
PHASE 1 DENSITY (96 DU ÷ 22.89 AC)	:4.19 DU/AC
PHASE 2 UNITS	
PROPOSED NUMBER OF MULTI-FAMILY UNITS	
ONE BEDROOM (TYPE C BLDG)	:60 UNITS (5 BUILDINGS)
TWO BEDROOM (TYPE A BLDG)	:180 UNITS (15 BUILDINGS)
THREE BEDROOM (TYPE B BLDG)	:48 UNITS (4 BUILDINGS)
TOTAL	:288 GARDEN APARTMENTS
PHASE 2 DENSITY (288 DU ÷ 22.51 AC)	:12.79 DU/AC
PHASE 3 UNITS	
PROPOSED SINGLE FAMILY LOTS	:162
PHASE 3 DENSITY (162 DU ÷ 46.13 AC)	:3.51 DU/AC
ALL PHASES COMBINED	
TOTAL DWELLING UNITS PROVIDED	:546
TOTAL DENSITY (546 DU ÷ 91.53 AC)	:5.97 DU/AC
R-3 ZONING REQUIREMENTS GARDEN APARTMENTS	
MINIMUM LOT SIZE ALLOWED	:2,500 S.F.
MINIMUM LOT WIDTH	:50'
FRONT YARD SETBACK	:30'
SIDE YARD SETBACK	:8'
REAR YARD SETBACK	:15'
MAXIMUM LOT COVERAGE	:20%
MAXIMUM HEIGHT	:35' OR 3 STORIES
OPEN SPACE REQUIRED	:400 S.F. PER DWELLING UNIT
MAXIMUM DENSITY	:16 DU PER AC
MINIMUM PROJECT SIZE	:1 AC
TOTAL OPEN SPACE REQUIRED	:400 S.F. x 546 UNITS = 218,400 S.F. (5.01 AC.)
TOTAL OPEN SPACE PROVIDED	:1,787,002 S.F. (19.33 AC.)
RECREATIONAL SPACE REQUIRED	: 109,200 S.F. (2.50 AC.)
RECREATIONAL SPACE PROVIDED	: 73,755 S.F. (1.69 AC.) CLUBHOUSE POOL AREA + 35,840 S.F. (0.82 AC.) PICNIC AREA 109,595 S.F. (2.51 AC.) TOTAL
TOTAL AMOUNT OF STORMWATER	:8.44±AC
TOTAL AMOUNT OF PROPOSED RIGHT-OF-WAY	:17.8±AC
TOTAL AREA OF LOTS	:38.22±AC
ESTIMATED EDU'S PHASE 1	:390
CLUBHOUSE SPACES REQUIRED	:5200 S.F. ÷ 150 = 35 SPACES
PARKING SPACES REQUIRED	:2 SPACES/UNIT MULTI-FAMILY + 2.5 SPACES/UNIT TOWNHOUSE + 35 CLUBHOUSE SPACES = 851 SPACES
PARKING SPACES PROVIDED	:576 MULTI-FAMILY + 240 TOWNHOUSE + 35 CLUBHOUSE = 851 SPACES ADDITIONALLY 55 GARAGE UNITS ARE PROVIDED
SEWER PROVIDER	:CITY OF MILFORD
WATER PROVIDER	:CITY OF MILFORD
ELECTRIC PROVIDER	:CITY OF MILFORD
WETLANDS	:NONE ARE PRESENT ON SITE
SOURCE WATER PROTECTION AREAS	:NONE ARE PRESENT ON SITE
FLOOD ZONE	:ZONE X AREA OF MINIMAL FLOOD HAZARD PANEL 10005C00391 EFF. 01/06/2005
FIRE DISTRICT	:CARLISLE
SCHOOL DISTRICT	:MILFORD
ELECTION DISTRICT	:2ND
PERMANENT MONUMENTS FOUND	:16
PERMANENT MONUMENTS PLACED	:14
HORIZONTAL DATUM	: NAD83
VERTICAL DATUM	: NAVD88

OWNERS/DEVELOPERS
SHAWNEE FARM LLC
105 FOULK RD.
WILMINGTON, DELAWARE 19803
(302)422-0945

ENGINEER/SURVEYOR
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE 19963
(302)424-1441



R-3 GARDEN APARTMENT AND TOWNHOUSE DISTRICT						
REQUIREMENTS	SINGLE FAMILY DWELLINGS		GARDEN OR LOW RISE APARTMENTS		TOWNHOUSES OR ROW DWELLINGS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MAX DWELLING UNIT PER BUILDING	1	1	12	24	≥ 3 AND ≤8	8
PARKING SPACES	2.5 PER DU	2.5 PER DU	2.5 PER DU	2 PER DU	2.5 PER DU	2.5 PER DU
PUBLIC ROAD WIDTH	25'	25'	30'	30'	30'	30'

GENERAL NOTES

1. THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY DAVIS, BOWEN, & FRIEDEL, INC.
2. A TOPOGRAPHIC SURVEY WAS PERFORMED BY DAVIS, BOWEN, & FRIEDEL, INC. ELEVATIONS ARE BASED ON CONTROL MONUMENT IRON ROD CAP SET 51, WITH AN ELEVATION OF 38.51 NGVD88.
3. HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID, NAD83/91, CONTROL MONUMENT IRON ROD CAP SET 51.
4. THIS SITE IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAIN AS DELINEATED ON FEMA MAP PANEL#10005C0039J DATED: JANUARY 6, 2005.
5. ALL FIRE LANES, FIRE HYDRANTS, EXITS, AND STANDPIPES WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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:
11. ALL ITEMS HAVE PASSED CITY INSPECTION;
12. THE CITY HAS RECEIVED AND APPROVED DIGITAL AND HARD COPIES OF THE RECORD DRAWINGS; AND
13. THE RIGHTS-OF-WAY AND/OR EASEMENTS HAVE BEEN DEEDED TO THE CITY AND RECORDED WITH THE RECORDER OF DEEDS.
14. 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.
15. 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.
16. 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.
17. 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.
18. NO SOURCE WATER PROTECTION AREAS PRESENT ON SITE.
19. NO STATE OR FEDERALLY REGULATED WETLANDS ARE PRESENT ON SITE.
20. **OPTIONAL FOR RESIDENTIAL SITE PLANS ONLY** UPON RECORDATION OF THIS PLAT, THE CITY WILL HAVE THE RIGHT OF INGRESS AND EGRESS TO ALL MULTIFAMILY AREAS FOR THE PURPOSE OF MAINTAINING UTILITIES AND FOR TRASH REMOVAL SERVICES.

DELDOT NOTES

(REVISED MARCH 21, 2019)

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

DELDOT TIS REQUIREMENTS

1. THE SOUTHERN SITE ACCESS ONTO US ROUTE 113 SHOULD BE ALIGNED WITH THE EXISTING US ROUTE 113 CROSSOVER AND SHOULD INCLUDE ISLANDS TO PHYSICALLY PROHIBIT LEFT-TURNING AND THROUGH TRAFFIC OUT OF THE SITE. SOUTHBOUND RIGHT-TURNING TRAFFIC ON US ROUTE 113, NORTHBOUND LEFT-TURNING TRAFFIC ON US ROUTE 113, AND EASTBOUND RIGHT-TURNING TRAFFIC FROM THE SITE SHOULD BE ALLOWED.
2. THE RESIDENTIAL SECTION OF THE SITE SHOULD INCLUDE ONE OR MORE STUB STREETS TO CONNECT TO POTENTIAL FUTURE DEVELOPMENT TO THE WEST OF THE SITE.
3. THE FOLLOWING BICYCLE, PEDESTRIAN, AND TRANSIT IMPROVEMENTS SHOULD BE IMPLEMENTED:
   a. ADA COMPLIANT SIDEWALKS SET BACK A MINIMUM OF THREE-FEET FROM THE CURB ALONG THE SITE FRONTAGE AND CONNECTING TO ANY EXISTING SIDEWALKS ON ADJOINING PROPERTIES SHOULD BE INSTALLED.
   b. ADA COMPLIANT CURB RAMPS AND CROSSWALK SHOULD BE CONSIDERED AT THE SITE ENTRANCE.
   c. INTERNAL SIDEWALKS TO PROMOTE WALKING AS A VIABLE TRANSPORTATION ALTERNATIVE SHOULD BE INSTALLED, INCLUDING SIDEWALKS CONNECTING THIS DEVELOPMENT TO ADJACENT DEVELOPMENTS.

INDEX OF DRAWINGS:

R2.00	RECORD TITLE - PHASE 2
R2.01	RECORD PLAN - PHASE 2
R2.02	RECORD PLAN - PHASE 2
R2.03	RECORD PLAN - PHASE 2

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.

DANIEL STRING – CITY ENGINEER DATE

OWNERS CERTIFICATION

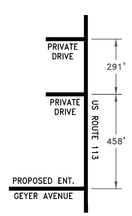
I, SHAWNEE FARM LLC, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT ALL STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE AND THAT ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT THE LOCATION INDICATED, AND 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.

DATE:_____ SIGNATURE _____
LOUIS CAPANO
SHAWNEE FARM LLC
MANAGING PARTNER

ENGINEERS CERTIFICATION

I, W. ZACHARY CROUCH, P.E. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

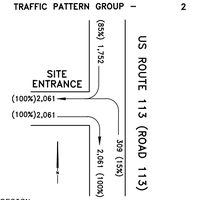
DATE:_____ SIGNATURE _____
W. ZACHARY CROUCH, P.E.



EXISTING DRIVEWAYS DETAIL
SCALE: NOT TO SCALE

DELAWARE TRAFFIC SUMMARY 2007

US ROUTE 113 (ROAD 113)
AADT – CURRENT – 18,333
SPEED – POSTED – 55 MPH
TRAFFIC PATTERN GROUP – 2



DESIGN

TYPE OF DEV.	ITE CODE	UNITS	ADT
SINGLE-FAMILY HOUSES	210	162	1,621
APARTMENTS	220	288	1,881
TOWNHOUSES	230	96	620
		546	4,122

NOTES: TRIP GENERATION BASED ON ITE TRIP GENERATION REPORT 7TH EDITION

TRAFFIC DIAGRAM
NO SCALE

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

WAIVER APPROVALS - 3/25/2019

1. REQUIRED PARKING IN THE MULTI-FAMILY AREA REDUCED FROM 2.5 TO 2 PARKING SPACES PER DWELLING UNIT.
2. THE MAXIMUM NUMBER OF UNITS PER MULTI-FAMILY BUILDING INCREASED FROM 12 TO 24.
3. ONE ROAD FRONTAGE FOR SINGLE-FAMILY DETACHED LOTS MAY BE A SIDE YARD SETBACK RATHER THAN FRONT.

SUPERCEDE NOTE:

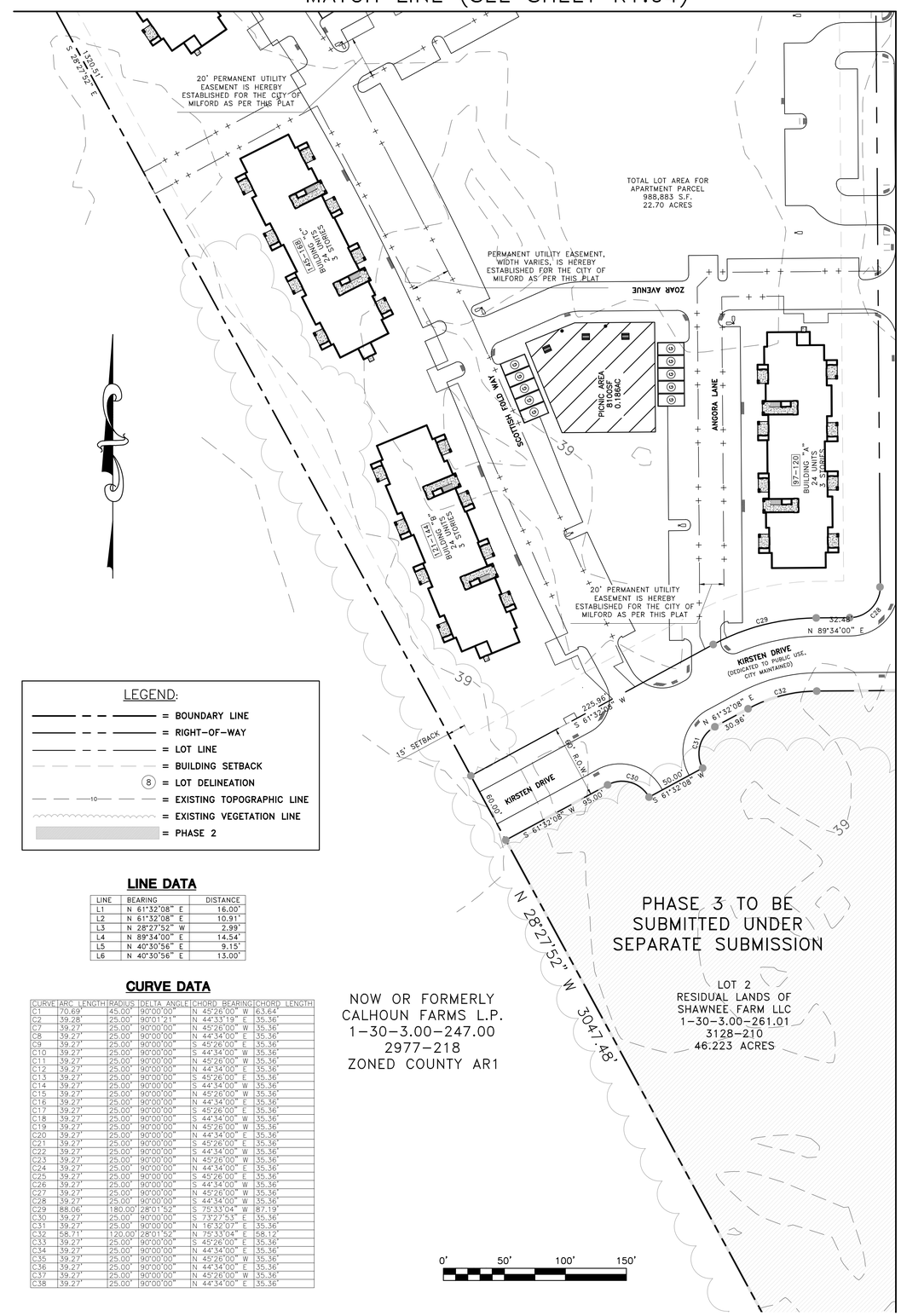
THIS PLAN SUPERCEDES IN ITS ENTIRETY PLOT BOOK 136, PAGE 89; DATED 09/21/2009 IN THE OFFICE OF RECORDER OF DEEDS FOR SUSSEX COUNTY.

LEGEND:

- = BOUNDARY LINE
- = RIGHT-OF-WAY
- = LOT LINE
- = BUILDING SETBACK
- (8) = LOT DELINEATION
- 10 = EXISTING TOPOGRAPHIC LINE
- = EXISTING VEGETATION LINE
- = PHASE 2

GENERAL SITE PLAN NOTES

1. THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY DAVIS, BOWEN, & FRIEDEL, INC., ON AUGUST 2005.
2. A TOPOGRAPHIC SURVEY WAS PERFORMED BY DAVIS, BOWEN, & FRIEDEL, INC., ON AUGUST 2005. ELEVATIONS ARE BASED ON CONTROL MONUMENT FOUND, WITH AN ELEVATION OF 42.56 NGVD88.
3. HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID, NAD83, CONTROL MONUMENTS FOUND, WITH AN ELEVATION OF 42.56.
4. HYDRIC SOILS ARE NOT INDICATED AS BEING PRESENT ACCORDING TO THE *SUSSEX* COUNTY SOIL SURVEY. SOILS HAVE BEEN INSPECTED BY ENVIRONMENTAL RESOURCES, INC., LICENSED WETLANDS SCIENTISTS.
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. THE SITE IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOODPLAIN AS SHOWN PER FEMA FLOOD MAPS PANEL 1005C0039J, DATED JANUARY 6, 2005.
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 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. NO SOURCE WATER PROTECTION AREAS PRESENT ON SITE.
39. NO STATE OR FEDERALLY REGULATED WETLANDS ARE PRESENT ON SITE.
40. UPON RECORDATION OF THIS PLAT, THE CITY WILL HAVE THE RIGHT OF INGRESS AND EGRESS TO ALL MULTIFAMILY AREAS FOR THE PURPOSE OF MAINTAINING UTILITIES AND FOR TRASH REMOVAL SERVICES.



LEGEND:

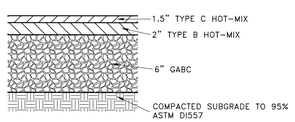
- = BOUNDARY LINE
- = RIGHT-OF-WAY
- = LOT LINE
- = BUILDING SETBACK
- (8) = LOT DELINEATION
- 10 = EXISTING TOPOGRAPHIC LINE
- = EXISTING VEGETATION LINE
- = PHASE 2

LINE DATA

LINE	BEARING	DISTANCE
L1	N 61°32'08" E	16.00'
L2	N 61°32'08" E	10.91'
L3	N 28°27'52" W	2.99'
L4	N 89°34'00" E	14.54'
L5	N 40°30'56" E	9.15'
L6	N 40°30'56" E	13.00'

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	70.69'	45.00'	90°00'00"	N 45°26'00" W	63.64'
C2	39.28'	25.00'	90°01'21"	N 44°33'19" E	35.36'
C7	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C8	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'
C9	39.27'	25.00'	90°00'00"	S 45°26'00" E	35.36'
C10	39.27'	25.00'	90°00'00"	S 44°34'00" W	35.36'
C11	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C12	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'
C13	39.27'	25.00'	90°00'00"	S 45°26'00" E	35.36'
C14	39.27'	25.00'	90°00'00"	S 44°34'00" W	35.36'
C15	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C16	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'
C17	39.27'	25.00'	90°00'00"	S 45°26'00" E	35.36'
C18	39.27'	25.00'	90°00'00"	S 44°34'00" W	35.36'
C19	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C20	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'
C21	39.27'	25.00'	90°00'00"	S 45°26'00" E	35.36'
C22	39.27'	25.00'	90°00'00"	S 44°34'00" W	35.36'
C23	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C24	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'
C25	39.27'	25.00'	90°00'00"	S 45°26'00" E	35.36'
C26	39.27'	25.00'	90°00'00"	S 44°34'00" W	35.36'
C27	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C28	39.27'	25.00'	90°00'00"	S 44°34'00" W	35.36'
C29	88.06'	180.00'	28°01'52"	S 75°33'04" W	87.19'
C30	39.27'	25.00'	90°00'00"	S 73°27'53" E	35.36'
C31	39.27'	25.00'	90°00'00"	N 16°32'07" E	35.36'
C32	58.71'	120.00'	28°01'52"	N 75°33'04" E	58.12'
C33	39.27'	25.00'	90°00'00"	S 45°26'00" E	35.36'
C34	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'
C35	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C36	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'
C37	39.27'	25.00'	90°00'00"	N 45°26'00" W	35.36'
C38	39.27'	25.00'	90°00'00"	N 44°34'00" E	35.36'



MULTI-FAMILY PARKING LOT PAVEMENT SECTION DETAIL

NOT TO SCALE

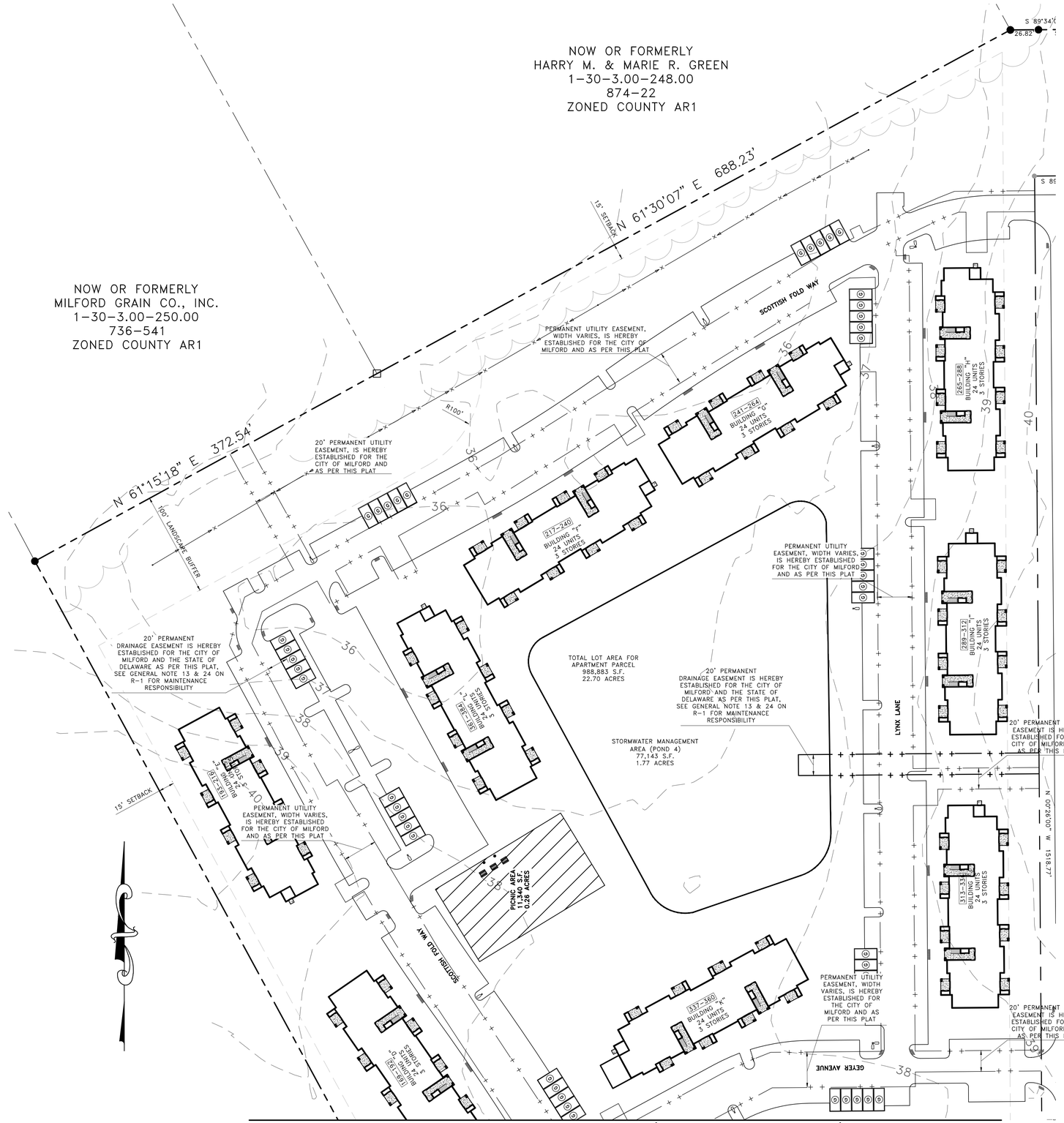
DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

CYPRESS HALL - RESIDENTIAL
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

RECORD PLAN - PHASE 2

Date: OCTOBER 2018
Scale: 1"=50'
Dwn.By: DJR
Proj.No.: 1423A004
Dwg.No.: R2.01

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LEGEND:

- = BOUNDARY LINE
- = RIGHT-OF-WAY
- = LOT LINE
- = BUILDING SETBACK
- (8) = LOT DELINEATION
- = EXISTING TOPOGRAPHIC LINE
- = EXISTING VEGETATION LINE
- = PHASE 2

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ARCHITECTS, ENGINEERS & SURVEYORS
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RECORD PLAN - PHASE 2

CYPRESS HALL - RESIDENTIAL

CEDAR CREEK HUNDRED, CITY OF MILFORD

SUSSEX COUNTY, DELAWARE

Date:	OCTOBER 2018
Scale:	1"=50'
Dwn.By:	DJR
Proj.No.:	1423A004
Dwg.No.:	R2.02

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LEGEND:

= BOUNDARY LINE
= RIGHT-OF-WAY
= LOT LINE
= BUILDING SETBACK
(8) = LOT DELINEATION
= EXISTING TOPOGRAPHIC LINE
= EXISTING VEGETATION LINE
= PHASE 2
= SINGLE CAR GARAGE UNIT

[A] = 5' POURED CONCRETE SIDEWALK – SEE DETAIL SHEET
[B] = HANDICAP RAMP – SEE DETAIL SHEET
[C] = PEDESTRIAN CROSSWALK – SEE DETAIL SHEET
[D] = MODIFIED I.P.C.C. CURB & GUTTER, TYPE 3, SHEET DETAIL SHEET
[E] = MODIFIED P.C.C. CURB, TYPE 3, SEE DETAIL SHEET
[F] = DUMPSTER & DUMPSTER ENCLOSURE, SEE DETAIL SHEET
[G] = STOP SIGN – SEE DETAIL SHEET
[H] = HANDICAP PARKING ONLY SIGN – SEE DETAIL SHEET
[I] = SHELTERED SCHOOL BUS STOP
(24) = # OF PARKING SPACES

NOW OR FORMERLY
MILFORD GRAIN CO., INC.
1-30-3.00-250.00
736-541
ZONED COUNTY AR1

N 61°15'18" E 372.54'
N 61°30'07" E 688.23'
100' LANDSCAPE BUFFER
SETBACK LINE
15' SETBACK
30' SETBACK
R100'

[193-216] BUILDING "E" 24 UNITS 5 STORIES
[169-192] BUILDING "D" 24 UNITS 5 STORIES
[145-168] BUILDING "C" 24 UNITS 5 STORIES
[121-144] BUILDING "B" 24 UNITS 5 STORIES
[97-120] BUILDING "A" 24 UNITS 3 STORIES
[361-384] BUILDING "L" 24 UNITS 5 STORIES
[337-360] BUILDING "K" 24 UNITS 3 STORIES
[313-336] BUILDING "J" 24 UNITS 3 STORIES
[289-312] BUILDING "I" 24 UNITS 3 STORIES
[265-288] BUILDING "H" 24 UNITS 3 STORIES
[241-264] BUILDING "G" 24 UNITS 3 STORIES
[217-240] BUILDING "F" 24 UNITS 3 STORIES

SCOTTISH FOLD WAY
ANGORA LANE
LYNX LANE
ZOAR AVENUE
KEYER AVENUE
KIRSTEN DRIVE (DEDICATED TO PUBLIC USE, CITY MAINTAINED)
WILLIS DRIVE (DEDICATED TO PUBLIC USE, CITY MAINTAINED)

OPEN SPACE 223,639 S.F. 5.13 ACRES
OPEN SPACE 126,295 S.F. 2.90 ACRES
OPEN SPACE 73,755 S.F. 1.69 ACRES
OPEN SPACE 22,782 S.F. 0.52 ACRES
OPEN SPACE 20,345 S.F. 0.47 ACRES
OPEN SPACE 57,814 S.F. 1.33 ACRES
OPEN SPACE 229,298 S.F. 5.26 ACRES

PICNIC AREA 11,340 S.F. 0.26 ACRES
PICNIC AREA 8100SF 0.186AC
STORMWATER MANAGEMENT AREA (POND 4) 77,143 S.F. 1.77 ACRES
SWIMMING POOL
WSA AREA 2,206 C.F.
DRAINAGE EASEMENT VARIES

0' 50' 100' 150'

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

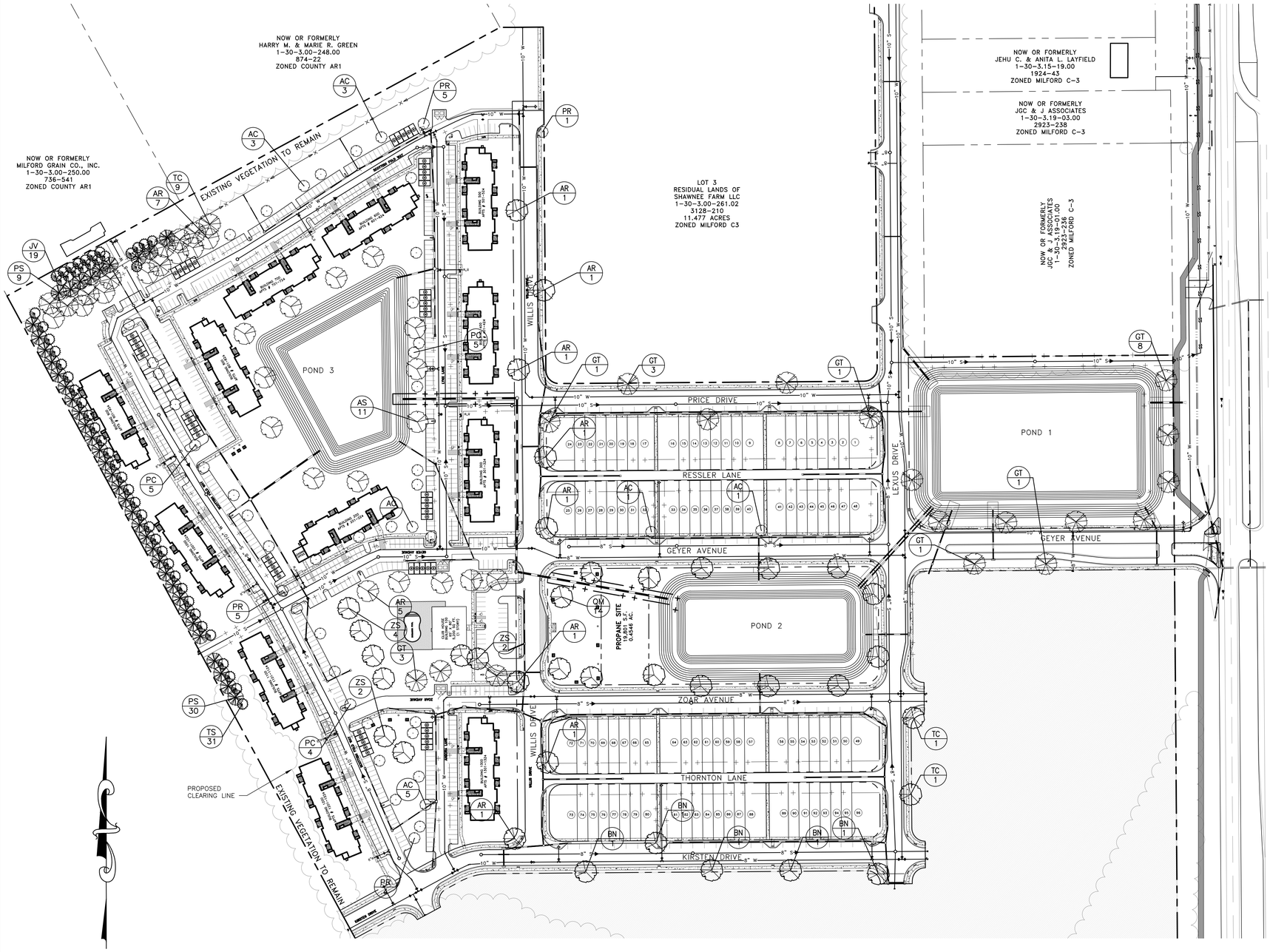
RECORD PLAN - PHASE 2

CYPRESS HALL - RESIDENTIAL
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

Date: OCTOBER 2018
Scale: 1" = 50'
Dwn.By: ADM
Proj.No.: 1423A004
Dwg.No.: R2.03

P:\1423\1423A001\A\DESIGN\1423A004-RECORD PLAN - PHASE 2.dwg May 05, 2022 - 10:08am micka

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0′ 100′ 200′ 300′

LEGEND:

- = BOUNDARY LINE
- = RIGHT-OF-WAY
- = LOT LINE
- (8) = LOT DELINEATION
- 40 = EXISTING TOPOGRAPHIC LINE
- 40 = PROPOSED TOPOGRAPHIC LINE
- = VEGETATION LINE

GENERAL LANDSCAPE NOTES

1 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".

2 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.

3 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.

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

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

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

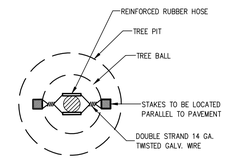
7 ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.

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

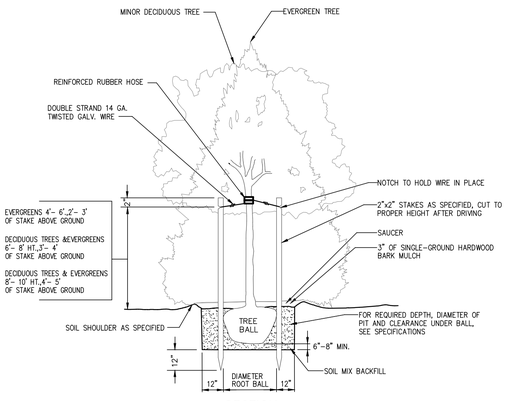
9 THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.

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

11 THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.



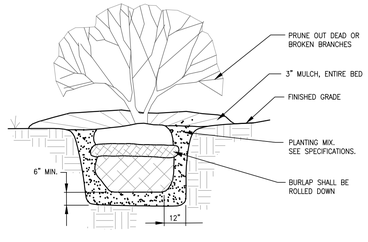
PLAN



SECTION

STAKING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE

LANDSCAPE PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
		DECIDUOUS TREE			
	AR	Acer rubrum 'Red Sunset'	RED MAPLE	1 3/4"-2" Cal., B&B	20
	AS	Acer saccharum 'Green Mountain'	SUGAR MAPLE	1 3/4"-2" Cal., B&B	11
	BN	Betula nigra 'BNMTF'	DURA HEAT RIVER BIRCH	1 3/4"-2" Cal., B&B	5
	AC	Amelanchier canadensis	SHADBLOW SERVICEBERRY	1 3/4"-2" Cal., B&B	17
	PR	Prunus serrulata 'Amanogawa'	AMANOGAWA JAPANESE FLOWERING CHERRY	1 3/4"-2" Cal., B&B	14
	PC	Pyrus calleryana 'Cleveland Select'	"CLEVELAND SELECT" CALLERY PEAR	5'/6' Ht., B&B	14
	QM	Quercus macrocarpa	WILLOW OAK	1 3/4"-2" Cal., B&B	14
	ZS	Zelkova serrata	JAPANESE ZELKOVA	1 3/4"-2" Cal., B&B	8
	GT	Gleditsia triacanthos 'Inermis'	THORNLESS HONEY LOCUST	1 3/4"-2" Cal., B&B	18
	TC	Tilia cordata	LITTLELEAF LINDEN	1 3/4"-2" Cal., B&B	11
		EVERGREEN TREE			
	PS	Pinus strobus	EASTERN WHITE PINE	5'/6' Ht., B&B	30
	JV	Juniperus virginiana	EASTERN RED CEDAR	5'/6' Ht., B&B	19
	TS	Tsuga canadensis	CANADIAN HEMLOCK	5'/6' Ht., B&B	31
				TOTAL	188

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

LANDSCAPE PLAN

CYPRESS HALL - RESIDENTIAL
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

Date:	JUNE, 2017
Scale:	1" = 100'
Dwn.By:	DJR
Proj.No.:	1423A004
Dwg.No.:	L1.01

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STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

JENNIFER COHAN
SECRETARY

July 11, 2018

Ms. Janelle Cornwell, Director
Sussex County Planning & Zoning Commission
Sussex County Administration Building
P.O. Box 417
Georgetown, Delaware 19947

SUBJECT: **Letter of No Objection to Recordation**
Cypress Hall Residential (fka Vale Asche Property) SSR4057
Tax Parcel # 130-3.00-261.01, 130-3.00-658.00, 130-3.00-641.00, 130-3.00-640.00, 130-3.00-639.00, 130-3.00-638.00, 130-3.00-637.00, 130-3.00-636.00, 130-3.00-635.00, 130-3.00-634.00
SCR036-LAKEVIEW AVENUE
SCR036A-SEABURY AVENUE
SCR34063-LAKEVIEW AVENUE
SCR34101-SEABURY AVENUE
Milford, Cedar Creek Hundred, Sussex County

Dear Ms. Cornwell:

The Department of Transportation has reviewed the Site Plan, dated June 2017 (last revised March 29, 2018), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

This letter does not authorize the commencement of entrance construction. Entrance plans shall be developed in accordance with DelDOT's Development Coordination Manual and submitted to the Development Coordination Section for review and approval.

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located.

DelDOT

If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

If I can be of any further assistance, please call me at (302) 760-2266.

Very truly yours,



Steve Sisson
Sussex County Subdivision Engineer
Development Coordination

cc: Louis Capano, III, Shipley Road Investments, LLC
Tim Metzner, Davis, Bowen & Friedel, Inc.
William Kirsch, South District Entrance Permit Supervisor
Rusty Warrington, Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Gemez W. Norwood, South District Public Work Manager
Jennifer Pinkerton, Chief Materials & Research Engineer
Peter Haag, Traffic Studies Manager
Linda Osiecki, Consistency Control Engineer
John Fiori, Bicycle Coordinator
Maria Andaya, Pedestrian Coordinator
Mark Galipo, Traffic Development Coordination Engineer
Evan Lallier, Maintenance Support Manager
Dan Thompson, Safety Officer North District
Joseph Ellis, Contech Manager
David Dooley, DTC Planner
James Kelley, JMT
Todd Sammons, Subdivision Engineer
Derek Sapp, Sussex County Reviewer

STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

JENNIFER COHAN
SECRETARY

July 11, 2018

Mr. Tim Metzner
Davis, Bowen & Friedel, Inc.
601 E. Main Street Suite 100
Salisbury, Maryland 21804

SUBJECT: **Entrance Approval Letter**
Cypress Hall Residential (fka Vale Asche Property) SSR4057
Tax Parcel #130-3.00-261.01, 130-3.00-658.00, 130-3.00-641.00, 130-3.00-640.00, 130-3.00-639.00, 130-3.00-638.00, 130-3.00-637.00, 130-3.00-636.00, 130-3.00-635.00, 130-3.00-634.00
SCR036-LAKEVIEW AVENUE
SCR036A-SEABURY AVENUE
SCR34063-LAKEVIEW AVENUE
SCR34101-SEABURY AVENUE
Milford, Cedar Creek Hundred, Sussex County

Dear Mr. Metzner:

The Department of Transportation has reviewed the Commercial Entrance Plans dated July 2017 (signed by the Engineer on June 19, 2018) for the referenced project and determined that they are in general conformance with the Department's current regulations, specifications and standard details. By signing and sealing the plan set, the developer's engineer is responsible for accuracy of content. Any errors, omissions or required field changes will be the responsibility of the developer. This plan approval shall be valid a period of **three (3) years**. If an entrance permit has not been obtained within three years, then the plans must be updated to meet current requirements and resubmitted for review and approval.

This letter does not authorize the commencement of entrance construction. The following items will be required prior to the permit being issued. A pre-construction meeting may be required as determined by the South District Public Works office.

1. A copy of the recorded Site Plan which is consistent with the DelDOT "No Objection to Recordation" stamped plan and all appropriate signatures, seals, plot book and page number.
2. Three (3) copies of the approved entrance plans.
3. Completed permit application.
4. Executed agreements (i.e. construction, signal, letter).

DelDOT

5. An itemized construction cost estimate.
6. A 150% security based upon an approved itemized construction cost estimate and W-9 form (if providing escrow).
7. A letter of source of materials, work schedule, list of subcontractors, emergency telephone numbers and names of contact persons.

Please contact the South District Public Works office (302) 853-1340 concerning any questions you may have relative to the aforementioned required items.

Sincerely,



Steve Sisson
Sussex County Subdivision Engineer
Development Coordination

cc: Louis Capano, III, Shipley Road Investments, LLC
Janelle Cornwell, Sussex County Planning & Zoning Commission
Rusty Warrington, Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Gemez Norwood, South District Public Work Manager
James Argo, South District Subdivision Manager
Jerry Nagyiski, Safety Officer Supervisor
Peter Haag, Traffic Studies Manager
Jennifer Pinkerton, Chief Materials & Research Engineer
Linda Osiecki, Consistency Control Engineer
John Fiori, Bicycle Coordinator
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Evan Lallier, Maintenance Support Manager
Dan Thompson, Safety Officer North District
Joseph Ellis, Contech Manager
David Dooley, DTC Planner
James Kelley, JMT
Todd Sammons, Subdivision Engineer
Derek Sapp, DelDOT Sussex County Subdivision Manager

DELAWARE HEALTH AND SOCIAL SERVICES
Division of Public Health

Office of Engineering
Phone: (302) 741-8640
Fax: (302) 741-8641

August 12, 2019

REVISED APPROVAL

Steve Nichols, P.E.
Davis, Bowen & Friedel, Inc.
601 East Main Street, Suite 100
Salisbury, MD 21804

CITY OF MILFORD
PWS DE0000616
Approval #09W11 REV 2

Re: Cypress Hall Residential Phase 1

Dear Mr. Nichols:

The Division of Public Health Office of Engineering has reviewed the revised water plans for Cypress Hall Residential Phase 1 submitted by Davis, Bowen & Friedel, Inc. The plans consist of:

1. Transmittal letter dated July 10, 2019.
2. Application for Construction of New or Existing Public Water System dated December 5, 2018.
3. Two copies of plans entitled, "Cypress Hall – Residential Phase 1" dated June 2017 and revised June 2019.

These plans will replace the previous plans, Approval to Construct # 09W11 and #09W11 REV1. The Approval to Construct number, 09W11, and conditions dated February 2, 2009 will remain the same. The approval is void if construction has not started by August 12, 2020. Thank you for bringing the changes to our attention.

One set of as-built drawings, including profile markups, must be submitted with satisfactory bacteriological results before an Approval to Operate will be issued. Please do not hesitate to contact me at (302) 741-8646 with questions or concerns.

Sincerely,

William J. Milliken, Jr.
Engineer III
Office of Engineering

Cc: Steve Ellingsworth, City of Milford

December 3, 2021

Mr. Louis Capano
c/o David, Bowen, & Friedel, Inc.
601 East Main Street, Suite #100
Salisbury, MD 21804

RE: Cypress Hall Residential Revision

Dear Mr. Capano:

A Sediment and Stormwater Management Plan has been reviewed for compliance with the Sediment and Stormwater Regulations and is approved with conditions (see attached). Enclosed herein please find a revision to the approved plans. Please retain a copy for your use, and provide the contractor with a copy to be retained onsite at all times. Failure to keep an approved plan onsite is a violation of the approved plan.

Approval of a Sediment and Stormwater Plan does not grant or imply a right to discharge stormwater runoff. The owner/developer is responsible for acquiring any and all agreements, easements, etc., necessary to comply with State drainage and other applicable laws.

This plan approval pertains to compliance with the *Delaware Sediment and Stormwater Regulations*. Please understand that the approval of this plan does not relieve you from complying with any and all federal, state, county, or municipal laws and regulations.

As of January 1, 2014, the Sussex Conservation District began collecting financial guarantees to ensure the construction of stormwater management practices is accomplished in accordance with the approved sediment and stormwater plan. Please refer to the SCD Policy on Bonds located on our website at *Sussexconservation.org*. If you have any questions concerning the aforementioned, please do not hesitate to call 302 856-7219.

Sincerely,

Jessica Watson
Jessica Watson
Program Manager

JW/jmg

cc:

CONDITIONS OF APPROVAL

NOTIFICATION

1. This revised plan does not extend or change the original sediment and stormwater plan approval date, which is valid for 5 years. If construction does not begin within five years of the original approval date, the approved plan will be considered to have expired, and must be resubmitted to the District for a new review. In addition, if work is not completed within the five-year timeframe, the District must be contacted and a request for an extension submitted. Depending on regulation changes, a new plan may need to be submitted to ensure that all stormwater management facilities are constructed to the most recent standards.
2. Submittal of the Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activities together with this approval of the detailed Sediment and Stormwater Plan provide this project with Federal permit coverage to be authorized to discharge storm water associated with construction activities. It is the owner's responsibility to ensure that permit coverage remains valid throughout construction by submitting the NOI fee annually as requested. The developer is responsible for weekly self-inspection reporting to be retained onsite.
3. Notify the Sussex Conservation District Sediment and Stormwater Management Section of your intent to begin construction in writing five (5) days prior to commencing. Failure to do so constitutes a violation of the approved plan.

CHANGES

4. This project is to be undertaken in accordance with the plans submitted and as approved. If changes are necessary at any time during the completion of the project, submit revised plans, prior to further construction, to the Sussex Conservation District Sediment and Stormwater Program for review and approval of the revision.
5. Should ownership change during the construction period, a revised plan must be submitted for approval showing the new owner's signature on the owner's certification. In addition, a Transfer of Authorization form must be submitted to DNREC to transfer Federal permit coverage to the new owner.

CONSTRUCTION AND CLOSEOUT

6. A pre-construction meeting must take place before any land disturbing activity begins. The meeting may take place on site and be attended by the owner, contractor, design consultant, Certified Construction Reviewer and Sussex Conservation District Sediment and Stormwater Program Construction Reviewer. The owner or the owner's designee shall contact the Sussex Conservation Construction Reviewer to schedule the pre-construction meeting.
7. Keep available onsite, during all phases of construction, a copy of the approved Sediment and Stormwater Management Plan.
8. Keep available onsite, during all phases of constriction, copies of the Developers weekly self-inspection reports and/or the CCR Reports.
9. Any sediment transported off-site to roads or road rights-of-way including ditches shall be removed. Any damage to ditches shall be repaired and stabilized to original condition.
10. Grading shall not impair surface drainage, create an erosion hazard, or create a source of sediment to any adjacent watercourse or property owner.
11. Failure to implement the permanent stormwater management practices as mentioned herein constitutes a violation of the conditions of this plan approval; it may result in the suspension or revocation of building permits or grading permits issued by the local jurisdiction; and it may result in legal action by the DNREC to bring the site into compliance with the approved Sediment and Stormwater Management Plan and the *Delaware Sediment and Stormwater Regulations*.
12. The permanent stormwater management facility or facilities must be constructed and accepted by the Sussex Conservation District Sediment and Stormwater Program prior to final closeout of the project site. Post construction verification documentation of the stormwater management facility or facilities must be completed as soon as construction of the facility or facilities is complete so that any necessary modifications may be made during the construction period.

DETAILED SEDIMENT AND STORMWATER MANAGEMENT PLAN APPLICATION

NAME OF PROJECT: Cypress Hall Residential - Phase 1

PROJECT DESCRIPTION: Development of single and multi family residential community.

LOCATION OF PROJECT: Rt. 113, City of Milford, DE

PROJECT TAX MAP NUMBER: 1-30-03.00-261.01

PROJECT COORDINATES (*center of site-decimal degrees*) LAT: 38.890169 LONG: -75.444005

TYPE OF PROJECT: Residential WATERSHED: Mispillion river

NUMBER OF LOTS: 162 TOTAL ACRES: 91.69 DISTURBED ACRES: 68.77

APPLICANT'S CONTACT INFORMATION

FIRST NAME: Louis LAST NAME: Capano

COMPANY NAME: Shawnee Farm LLC

ADDRESS: 105 Foulk Rd.

CITY: Wilmington STATE: Delaware ZIP: 19803

PHONE NUMBER: (302) 422-0945 FAX NUMBER:

EMAIL ADDRESS: L3@capanoinc.com

CONSULTANT CONTACT INFORMATION

CONSULTANT/ENGINEER NAME: Davis, Bowen & Friedel, Inc.

CONTACT PERSON/PROJECT MANAGER: Timothy M. Metzner, RLA, LEED AP ND

PHONE #: (410) 543-9091 FAX #: (410) 543-4172

EMAIL ADDRESS: tmm@dbfinc.com

SUSSEX CONSERVATION DISTRICT APPROVAL

REVIEWER: DATE:

APPROVAL: DATE: 12/3/2021

If ownership of this project changes during the construction period, Sussex Conservation District will require a new signed owner's certification statement.... In addition, the authorization to discharge stormwater under the regulations Part 2 Special Conditions for Storm Water Discharges Associated with Construction Activities, must be transferred by the original owner to the new owner, please contact DNREC for assistance at 302-739-9921.

JUL 12 2019

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OWNER/DEVELOPER CERTIFICATION

- I/We certify that the information on this form and the attached plans are true and accurate to the best of my/our knowledge.
- I/We understand that DNREC/Delegated Agency may request information in addition to that set forth herein as may be deemed appropriate in considering this application.
- I/We will abide by the conditions of this approval as issued.
- I/We hereby certify that all clearing, grading, construction and/or development will be done pursuant to the approved plan, and that all responsible personnel involved in the land disturbing activities will have a Sediment and Stormwater Management Certification from DNREC/Delegated Agency.
- I/We hereby authorize the right of entry for periodic on site inspection by DNREC/Delegated Agency personnel and/or authorized agents.

OWNER/DEVELOPER SIGNATURE: _____ DATE: 7-3-19

OWNER/DEVELOPER PRINTED NAME: William J Kraft

AGENT AUTHOIZATION

(If this authorization form is completed with the application, all future correspondence may be signed by the duly authorized agent.)

I, _____, hereby designate and authorize the following identified agent to act on my behalf in the processing of this application and to furnish any information that is requested.

AGENT NAME: _____

AGENT ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

AGENT PHONE #: ( ) _____ FAX #: _____

EMAIL ADDRESS: _____

OWNER/DEVELOPER SIGNATURE: _____ DATE: _____

AGENT SIGNATURE: _____ DATE: _____

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Please attach project Supplemental BMP Data Sheet to the Detailed Sediment and Stormwater Management Plan Application.

PROJECT BMP DATA SHEET

List the BMP(s) utilized in the project stormwater management quantity and water quality strategy.

BMP NAME	BMP TYPE	ACRES TREATED	BMP LOCATION COORDINATES (@ BMP release point - decimal degrees)	
			LATITUDE	*LONGITUDE*
Pond #1	Wet pond	12.860	38.891344	-75.440209
Pond #2	Wet pond	23.523	38.890375	-75.442144
Pond #3	Wet pond	31.076	38.891362	-75.445190
	No BMP selected			
	No BMP selected			
	No BMP selected			
	No BMP selected			
	No BMP selected			

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OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947

SFMO PERMIT

Plan Review Number: 2019-04-201096-MJS-03
Status: Approved as Submitted

Tax Parcel Number: 130-3.00-261.01
Date: 08/31/2021

Project

Cypress Hall Subdivision (MJS) PH 1

Cypress Hall Residential Subdivision
Phase #: 1

Lexus Drive
Milford DE 19963

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: 42 - Carlisle Fire Co Inc

Occupant Load Inside:
Occupancy Code: 9602;9603

Applicant

Ring Lardner
1 Park Avenue
Milford, DE 19963

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

A final inspection is required.

This Plan Review Project was prepared by:

Duane Fox
Fire Protection Specialist III

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2019-04-201096-MJS-03
Status: Approved as Submitted

Tax Parcel Number: 130-3.00-261.01
Date: 08/31/2021

PROJECT COMMENTS

1002 A	**This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.**
1040 A	**This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 1,000 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 800' on center.**
1000	**The site plans have been approved as submitted. The Office of DE State Fire Marshal has no objection to recordation.**
1180 A	**This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.**
1190 A	**Separate plan submittal is required for the building(s) proposed for this project.**
	** NOT ONLY ARE PLAN SUBMISSIONS REQUIRED FOR ALL THE APARTMENT BUILDING AND CLUBHOUSE, THE POOL INCLUDING FENCED AREA WILL ALSO REQUIRED A SEPARATE SUBMITTAL FOR REVIEW AND APPROVAL
2710 A	**The following items will be field verified by this Agency at the time of final inspection:**
1417 A	**All Fire Lanes shall be marked and identified in accordance with DSFPR Regulation 705, Chapter 5, Section 7.0.**
1130 A	**Provide a water flow test on the subdivision hydrant(s) once they have been installed, and before they are placed into service (DSFPR Part I, Section 4 4.2**

	and Part III, Chapter 3). Results are to be forwarded to this Agency for review.
1132 A	Fire hydrants shall be color coded in accordance with the DSFPR, Part III, Section 3 4. This includes both color coding the bonnet and 2" reflective tape around the barrel under the top flange.
1232 A	All threads provided for fire department connections, to sprinkler systems, standpipes, yard hydrants or any other fire hose connections shall be uniform to those used by the fire department in whose district they are located. DSFPR Part III,Section 1.1.5.1.
1332 A	The distance between a fire hydrant and the fire lane shall not be greater than seven feet (DSFPR Part V, Chapter 5, Section 5 10.4).
1432 A	The steamer connection of all fire hydrants shall be so positioned so as to be facing the street or fire lane. (DSFPR Regulation 705, Chapter 5, Section 10). The center of all hose outlet(s) on fire hydrants shall be not less than 18 inches above finalgrade (NFPA 24, Section 7.3.3).
1501 A	If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes orrevisions to the plans occur, plans are required to be submitted, reviewed, and approved.

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

May 31, 2022

City of Milford
201 South Walnut Street
Milford, Delaware 19963

Attention: Rob Pierce
Subject: Cypress Hall – Phase 1 and 2 Final
KCI Job No. 131803632 – Task 11

Dear Mr. Pierce,

As requested, KCI Technologies performed a review of the Cypress Hall Residential Phase 1 and 2 Record and Final Construction Plans dated June 2017, last revised May 2021. This review was performed based on the City's Standard Specifications and general engineering best practices.

We offer the following comments for your consideration:

1. (General) Verify if the roads associated with the apartments will have road names. Their addresses will have to be approved by Kent County 911 prior to final approval. **Addressed.**
2. (C3.03) We recommend that all storm drain pipes have at least a 0.30% slope. Spread calculations and the stormwater management report submitted to the Conservation District should be provided with the next submission to verify that the storm drain system is adequate. **Addressed with comment – Currently, the pipe slopes do not meet the requirements of DelDOT Road Design Manual Chapter 6 (Figure 6-24) for minimum pipe slope; however, since the velocity of the pipes flowing full exceeds 2 f/s, the City of Milford will accept the current design.**
3. (Record Plan Cover) Revise notes 38 and 39 for the Construction Plans and 18 and 19 for the Record Plan in include the correct statement based on the site. **Addressed.**
4. (Record Plan) Currently the Index of Drawings does not include all plan sheets. Update Index of Drawings so it matches the correct number of sheets. In addition, the sheet for Site Detail is not numbered, number this sheet and update the Index of Drawings. **Addressed.**

5. Submit the following approvals:
    a. DelDOT. **Approved.**
    b. Sussex Conservation District. **Approved.**
    c. DHSS. **Approved.**
    d. Fire Marshal. **Approved.**

If you have any questions or comments regarding this letter, please do not hesitate to contact me any time at (302) 318-1074.

Sincerely,

Ardalan Faghri
Project Designer

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

CITY OF MILFORD

NOTICE OF PUBLIC HEARINGS

Planning Commission Hearing: Tuesday, July 19, 2022 @ 7:00 PM
City Council Hearing: Monday, July 25, 2022 @ 6:00 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 2022-27

Application of Wickersham on behalf of CCM-Koelig, LLC for the Revised Final Major Subdivision of 39.015 +/- acres of land, in an R-3 (Garden Apartment & Townhouse) Zoning District to be known as Wickersham. Property is located along the north side of Johnson Road adjacent to SR1, Milford, Delaware. Present Use: Vacant; Proposed Use: Townhouse Subdivision. Tax Map: 3-30-16.00-005.00, 3-30-16.00-269.00 through 475.00

WHEREAS, the owners of the property as above described herein have petitioned the City of Milford for a Final Major Subdivision; and

WHEREAS, the City of Milford Planning Commission will consider the application at a Public Hearing on July 19, 2022 whereby public comment will be taken and a recommendation will be made; and

WHEREAS, Milford City Council will hold a Public Hearing on July 25, 2022 to make a final determination following further review and additional public comment of the ordinance.

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

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

Section 1. The Final Major Subdivision 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 Wickersham Project.

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

Section 3. The Final Major Subdivision Plan will not be detrimental to the public health, safety and general welfare of this community.

Section 4. The Final Major Subdivision Plan will not adversely affect the orderly development of adjacent properties and will maintain the preservation of property values.

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

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

Published: *Delaware State News 060722*

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 WICKERSHAM

Planning Commission Meeting: July 19, 2022

Application Number / Name	:	20-060 / Wickersham
Applicant	:	CCM-Koelig, LLC 4600 New Linden Hill Road, Suite 102 Wilmington, DE 19808
Owner	:	Same
Application Type	:	**Revised** Final Major Subdivision
Comprehensive Plan Designation	:	Moderate Density Residential
Zoning District	:	R-3 (Garden Apartment and Townhouse)
Present Use	:	Vacant
Proposed Use	:	Townhouse Subdivision
Area and Location	:	39.015 +/- acres of land located along the north side of Johnson Road adjacent to SR1, known as the proposed Wickersham residential development.
Property Identification Numbers	:	3-30-16.00-005.00, 3-30-16.00-269.00 through 475.00

ENC: Staff Analysis Report
Exhibit A - Location & Zoning Map
Final Major Subdivision Plans

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

STAFF ANALYSIS REPORT
June 15, 2022

Application Number / Name	**:**	19-020 / Wickersham
Application Type	**:**	**Revised** Final Major Subdivision
Comprehensive Plan Designation	**:**	Moderate Density Residential
Zoning District	**:**	R-3 (Garden Apartment and Townhouse)
Present Use	**:**	Vacant
Proposed Use	**:**	Townhouse Subdivision
Property Identification Numbers	**:**	3-30-16.00-005.00, 3-30-16.00-269.00 through 475.00
Area and Location	**:**	39.015 +/- acres of land located along the north side of Johnson Road adjacent to SR1, known as the proposed Wickersham residential development.

I. BACKGROUND INFORMATION:

- The applicant received revised Preliminary Major Subdivision approval from City Council on August 23, 2021 for the construction of 203 townhouse units.

- City Council granted a waiver from Chapter 200-8(B)(1) which states "sidewalks shall be required in all subdivision on both sides of the street." The City Council granted permission to eliminate the requirement for sidewalk along the east side of Wickersham Lane. A 10-foot-wide shared use path is being provided along the west side of Wickersham Lane from Johnson Road to the water tower property.

- City Council granted a waiver from Chapter 200-8(H)(1)(f) which states "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." On Wickersham Lane between Johnson Road and Riley Road, the street trees can be provided every 150 feet as required by the code. For the rest of Wickersham, City Council permitted a maximum separation of 180 feet or 10 feet past the first and last driveway of each townhouse block (blocks are 160 feet). Areas adjacent to open space will be able to meet the 150-foot separation. Any trees lost in these sections have been planted along the street in other areas of the community.

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 revised Final Major Subdivision approval:

- The Final Major Subdivision Plans are consistent with Chapter 230 Zoning and Chapter 200 Subdivision of Land and any waivers granted by City Council as part of their preliminary major subdivision approval.

- The construction plans have been reviewed and approved by the City Engineer for compliance with the City's Construction Standards and Specifications.

III. AGENCY & DEPARTMENT COMMENTS:

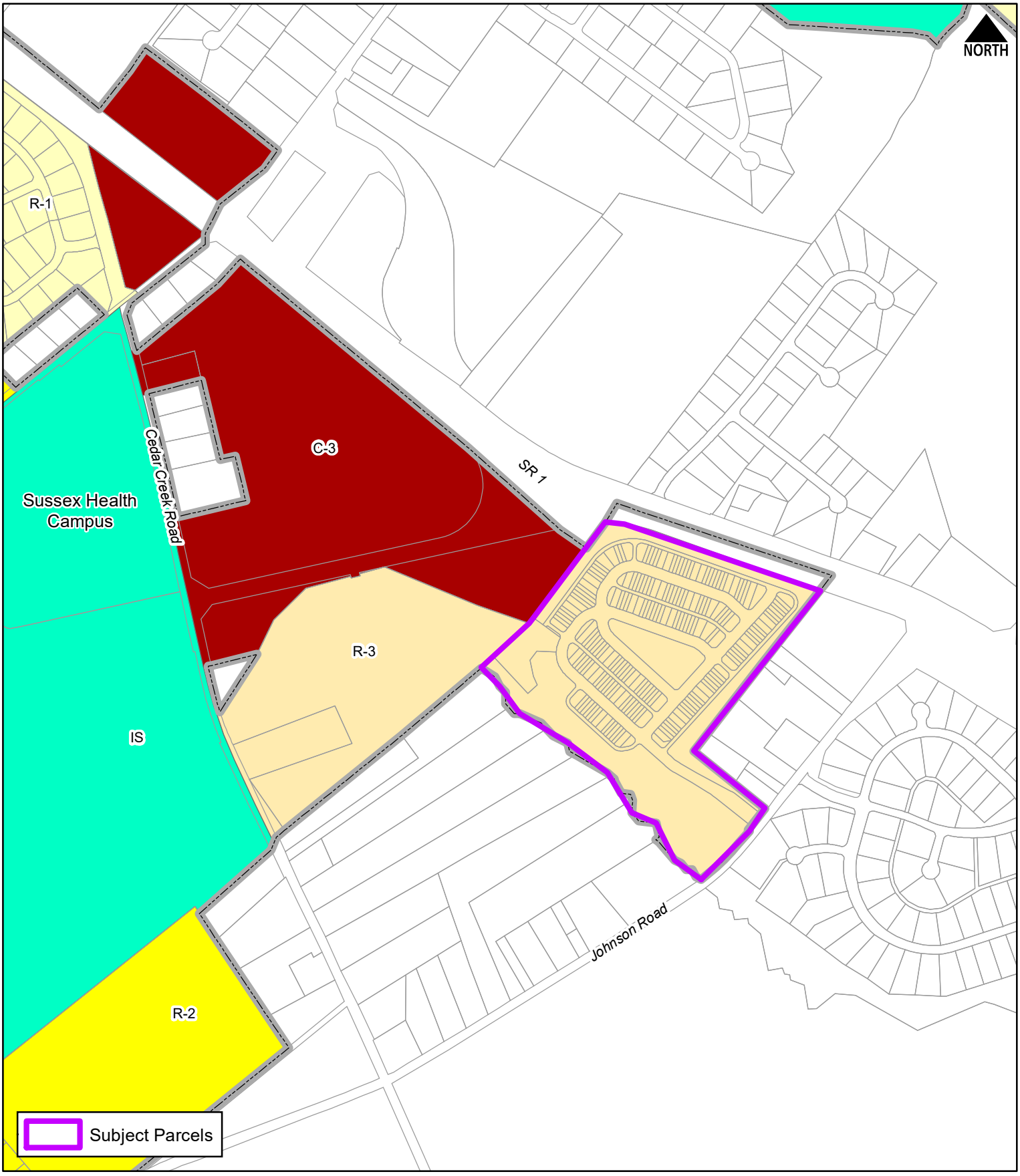
- **DelDOT Planning, Development Coordination**
  See attached "Letter of No Objection to Recordation" dated June 15, 2022.

- **Delaware Health and Social Services – Division of Public Health**
  See attached "Approval to Construct" letter dated March 21, 2022.

- **Sussex Conservation District**
  See attached final submittal letter dated June 3, 2022.

- **Delaware State Fire Marshal's Office**
  See attached approval letter dated March 8, 2022.

- **City Engineer – Construction Plan Review**
  See attached construction plan general acceptance letter dated May 25, 2022.



THE CITY of Milford DELAWARE

Scale: Feet
0 350 700

Drawn by: WRP Date: 06/29/22

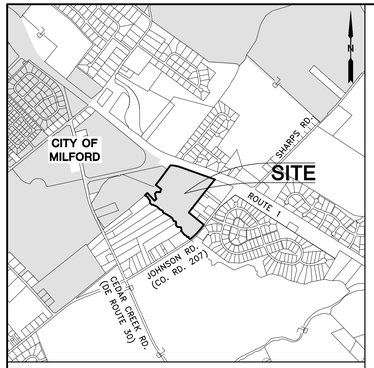
Filepath: FinalMajor_Wickersham.mxd

Title:

Final Major Subdivision

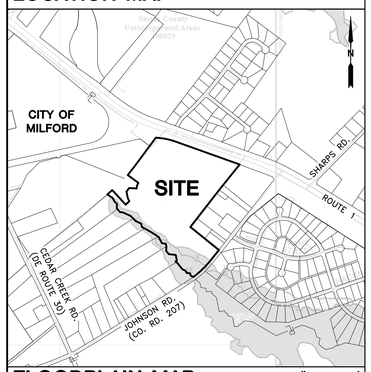
Wickersham

Location & Zoning Map



LOCATION MAP

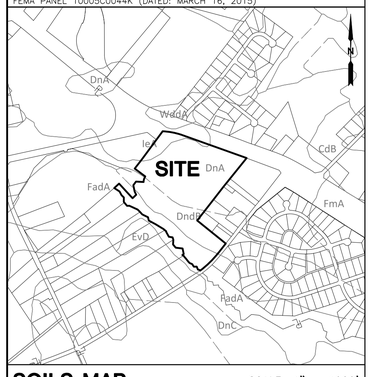
SCALE: 1" = ½ MILE



FLOODPLAIN MAP

SCALE: 1" = 1000'

FEMA PANEL 10005C0044K (DATED: MARCH 16, 2015)



SOILS MAP

SCALE: 1" = 1000'

DNA: DOWNER LOAMY SAND, 0 TO 2 PERCENT SLOPES
DNDB: DOWNER LOAMY SAND, 2 TO 5 PERCENT SLOPES, NORTHERN TIDEWATER AREA
FADA: FALLSINGTON SANDY LOAMS, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA
IEA: INGLESIDE LOAMY SAND, 0 TO 2 PERCENT SLOPES

DATA COLUMN

TAX MAP ID: 3-30-16.00-5.00

WATER TOWER PARCEL:
PARCEL #: 3-30-16.00-475.00
OWNER: CITY OF MILFORD
EX. AREA: 1.489 AC.
PR. AREA: 1.534 AC.
DB/PG: DB 4227 PG 263

DATUM:
VERTICAL: NAVD 88
HORIZONTAL: NAD 83 (DE STATE PLANE)

LAND USE
EXISTING: AGRICULTURAL
PROPOSED: RESIDENTIAL

OWNER: R-3 (GARDEN APARTMENT AND TOWNHOUSE DISTRICT)

UNITS
SINGLE FAMILY LOTS: 203
TYPICAL LOT SIZE: 20' X 100' (2,000 S.F.)
AVERAGE LOT SIZE: 0.059 AC. (2,578.8 S.F.)

(R-3)

ZONING REQUIREMENTS (TOWNHOUSES):	REQUIRED	PROPOSED
MAX. NUMBER OF DWELLING UNITS PER ACRE:	12	5.68
MAX. NUMBER OF DWELLING UNITS PER BUILDING:	8	8
MAX. BUILDING COVERAGE:	60%	40%
MIN. SIDE BUILDING SEPARATION DISTANCE:	30 FT	30 FT
MIN. FRONT BLDG SEPARATION DISTANCE:	60 FT	120 FT
MIN. LOT SIZE:	1 ACRE	39.134 ACRES
MIN. LOT AREA PER DWELLING UNIT:	2,000 S.F.	2,000 S.F.
MAXIMUM BUILDING HEIGHT:	THREE STORIES OR 35'	
(R-3) REQUIRED PARKING SPACES:	2.50 SPACES PER UNIT 203 UNITS X 2.5= 508	3.00 SPACES PER UNIT 203 UNITS X 3 = 609 EACH UNIT = (1 GARAGE, 2 DRIVEWAY) 3 SPACES

OPEN SPACE:	REQUIRED	PROVIDED
TOTAL:	1.864 AC. (400 S.F. PER UNIT X 203 UNITS)	14.118 AC. (NOT INCLUDING WETLANDS)
RECREATIONAL:	0.932 AC. (1/2 REQ. OPEN SPACE)	2.974 AC.

AREAS:

EXISTING SITE		
EXISTING UPLAND AREA:	33.732 AC.	
WETLANDS: (NOT INCLUDED IN SITE AREA)	5.402 AC.	
GROSS SITE AREA:	39.134 AC.	
PROPOSED SITE		
LOT AREA:		12.018 AC.
RIGHT-OF-WAY:		7.551 AC.
PARCEL-1 (TO BE DEDICATED TO THE CITY OF MILFORD):		0.045 AC.
OPEN SPACE (TOTAL):		14.118 AC. (36%)
OPEN SPACE A:		5.359 AC.
OPEN SPACE B:		0.092 AC.
OPEN SPACE C:		0.084 AC.
OPEN SPACE D:		0.051 AC.
OPEN SPACE E:		0.126 AC.
OPEN SPACE F:		0.121 AC.
OPEN SPACE G:		2.974 AC. (REC.)
OPEN SPACE H:		5.311 AC.
WETLANDS:		5.402 AC. (14%)
NET SITE AREA		39.089 AC.

PROPOSED SWM DISCHARGE LOCATIONS:
POND 1: LOD: 16.980 AC. (N:322,064 E:666,050)
POND 2: LOD: 9.847 AC. (N:321,420 E:666,756)

UTILITIES
SEWER PROVIDER: CITY OF MILFORD
WATER PROVIDER: CITY OF MILFORD
ELECTRIC PROVIDER: CITY OF MILFORD
GAS PROVIDER: CHESAPEAKE UTILITIES

PROPOSED BUILDING CONSTRUCTION: WOOD

LAT/LON:
CONCRETE MONUMENT FOUND:
BENCHMARK 1: SOUTH EAST SIDE
LAT:38.8840, LON:75.3784
ELEV: 18.35'

CONCRETE MONUMENT FOUND/IRON PIPE FOUND
BENCHMARK 2: NORTH WEST SIDE
LAT:38.8851, LON:75.3825
ELEV: 26.27'

THE CITY COUNCIL GRANTED A WAIVER ON AUGUST 23, 2021 TO ELIMINATE THE CONSTRUCTION OF SIDEWALK ON BOTH SIDES OF THE STREET AND TO ALLOW A SPACING OF 180 FEET BETWEEN SHADE TREES WHERE TOWNHOUSE LOTS ARE PROPOSED DUE TO SPACING OF THE DRIVEWAYS.

WETLANDS – THIS PROPERTY IS IMPACTED BY WETLANDS (5.402 ACRES).

SITE CONTAINS A WELL-HEAD PROTECTION AREA PER DNREC.

FLOODPLAIN – THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0044K DATED MARCH 16, 2015.

THIS PROPERTY IS LOCATED 1440'± TO THE SOUTHEAST OF THE INTERSECTION OF JOHNSON ROAD (SCR 207) AND COASTAL HWY (STATE ROUTE 1).

JOHNSON ROAD POSTED SPEED LIMIT: 50 M.P.H.

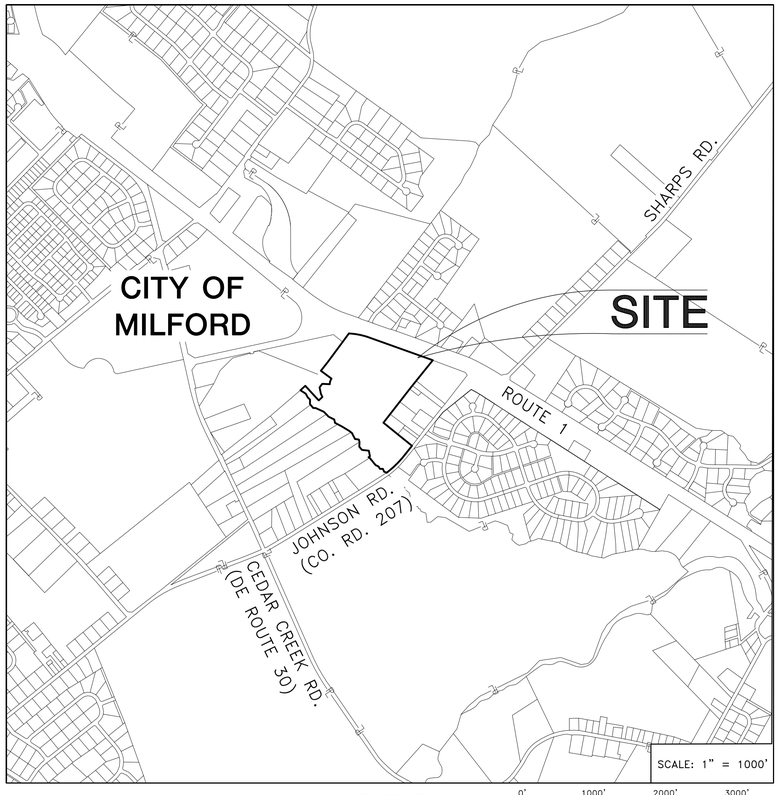
PROPERTY OWNER:
CCM-KOELIG LLC.
GARY FARRAR
4600 NEW LINDEN HILL ROAD
SUITE 102
WILMINGTON, DE 19808
(302) 562-4804
GMFARRAR1@AOL.COM

ENGINEER:
DAVIS, BOWEN, & FRIEDEL, INC.
CLIFTON D. MUMFORD, P.E.
1 PARK AVENUE
MILFORD, DE 19963
PHONE: 302-424-1441
FAX: 302-424-0430
CDM@DBFINC.COM

WICKERSHAM

CITY OF MILFORD
SUSSEX COUNTY, DELAWARE
RECORD PLANS
NOVEMBER, 2021

PLUS NO. 2008-02-05
DBF PROJECT #3402A001



LEGEND

PROPERTY BOUNDARY LINE
PROPOSED PROPERTY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED BUILDING SETBACK LINE
PE PROPOSED EASEMENT LINE PE
EXISITNG EASEMENT LINE
EXISTING PROPERTY LINE
EX-RW EXISTING RIGHT-OF-WAY LINE

0' 1000' 2000' 3000'

(##) PROPERTY LABEL
IRON ROD WITH CAP SET
CONCRETE MONUMENT SET
BOUNDARY POINT LOCATE

SHEET INDEX

RECORD PLAN – TITLE SHEET	V-100
RECORD PLAN – OVERVIEW	V-101
RECORD PLAN – SITE PLAN	V-102 – V-104
RECORD PLAN – TYPICAL SECTIONS	V-105

DELDOT RECORD PLAN NOTES:

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE MUNICIPALITY FOLLOWING THE ACCEPTANCE OF THE STREETS. DELDOT ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY.
6. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
7. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
8. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
9. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
11. AN APPROXIMATELY 4' BERM AND 8' NOISE BARRIER IS REQUIRED TO BE CONSTRUCTED ALONG THE PROJECT'S SR1 COASTAL HIGHWAY FRONTAGE THAT MEETS THE NOISE REDUCTION GOALS DOCUMENTED IN THE "WICKERSHAM DEVELOPMENT NOISE REPORT" PREPARED BY CENTURY ENGINEERING, DATED APRIL 6, 2022; REVISED MAY 16, 2022. BUILDING PERMITS FOR LOTS 41-76 SHALL NOT BE ISSUED UNTIL COMPLETION OF THE BERM AND NOISE BARRIER
12. THE CONTRACTOR SHOULD BE AWARE THAT THE RELEASE OF BUILDING PERMITS FOR THIS PROJECT IS BEING PHASED. A PHASING AGREEMENT BETWEEN THE DEVELOPER AND DELDOT WILL NEED TO BE EXECUTE BEFORE THE ENTRANCE PLANS CAN BE APPROVED.

CITY OF MILFORD RECORD PLAN NOTES:

1. 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.
2. HYDRIC SOILS ARE INDICATED AS BEING PRESENT ACCORDING TO THE SUSSEX COUNTY SOIL SURVEY. SOILS HAVE BEEN INSPECTED BY THOMAS NOBILE, A LICENSED WETLANDS SCIENTIST.
3. 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.
4. 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.
5. 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.
6. 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.

7. 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.
8. THE FOLLOWING NOTES ARE IN REFERENCE TO THE PROPOSED SHARED-USE PATH THAT RUNS THROUGH THE SITE AND CONNECTS WITH THE CITY OF MILFORD'S BICYCLE MASTER PLAN:

A. THE BIKE PATH SHALL BE LOCATED IN A PERMANENT EASEMENT DEDICATED TO THE CITY OF MILFORD.
B. THE CITY OF MILFORD ACCEPTS PERPETUAL MAINTENANCE OF THE BIKE PATH.
C. THE HOA IS INDEMNIFIED FROM ANY LIABILITY REGARDING THE BIKE PATH.
D. THE DEVELOPER IS RESPONSIBLE FOR THE INITIAL CONSTRUCTION ONLY OF THE BIKE PATH.

9. IN ADDITION TO EASEMENTS SHOWN ON THIS PLAN, A TEN (10) FOOT WIDE EASEMENT ALONG BOTH FRONT AND BACK PROPERTY LINES AND A EIGHT (8) FOOT WIDE EASEMENT ALONG THE SIDE PROPERTY LINES ARE HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY AND DRAINAGE USE.

OWNER'S STATEMENT

WE, CCM-KOELIG, LLC, HEREBY STATE THAT WE ARE THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO THE LAW.

GARY FARRAR DATE

ENGINEER'S STATEMENT

I, CLIFTON D. MUMFORD, P.E., HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DAVIS, BOWEN, & FRIEDEL, INC. DATE
by CLIFTON D. MUMFORD, P.E.

WETLANDS STATEMENT

ENVIRONMENTAL RESOURCES, INC. (ERI) COMPLETED A WETLAND DELINEATION OF THIS 40-ACRE PARCEL (330-16.00-5.00) ON THE SOUTH SIDE OF COASTAL HIGHWAY IN SUSSEX COUNTY, DELAWARE, DURING THE SPRING OF 2020. ABOUT TWO-THIRDS OF THE LAND WAS IN AGRICULTURAL PRODUCTION PRIOR TO THE CLEAN WATER ACT OF 1972; THE NORMAL CONDITION IS THE PRESENCE OF A COMMODITY CROP. BACKGROUND INFORMATION FOR THIS TRACT INDICATED THAT WETLANDS WERE LIKELY ON THE SOUTH SIDE OF THIS SITE IN THE WOODS ADJACENT TO AN UNNAMED TRIBUTARY TO CEDAR CREEK. ERI INSPECTED THIS SITE FOR THE PRESENCE OF JURISDICTIONAL WATERS, INCLUDING NONTIDAL WETLANDS, ACCORDING TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987), THE ATLANTIC AND GULF COASTAL PLAIN SUPPLEMENT (2010), ASSOCIATED GUIDANCE IN AFFECT AT THAT TIME AND BEST PROFESSIONAL JUDGMENT. ONSITE SOIL OBSERVATIONS FOUND CONDITIONS THROUGHOUT THIS AGRICULTURAL FIELD SIMILAR TO USDA MAPPING IN THE VICINITY. WETLANDS WERE DELINEATED TO AN EXTENT SIMILAR TO NATIONAL WETLANDS INVENTORY MAPPING. ERI FLAGGED THESE CORPS JURISDICTIONAL WETLANDS. FLAGGING WAS SURVEYED BY DBF AND ADDED TO THE PLANS. AS OF THIS DATE NO JURISDICTIONAL DETERMINATION VERIFICATION HAS BEEN REQUESTED FROM CORPS OF ENGINEERS.

THOMAS P. NOBILE, PWS NO. 000389 DATE
SOCIETY OF WETLANDS SCIENTISTS
CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR WDCP93MD0310001A

SUPERSEDE NOTE:
THIS PLAN SUPERSEDES IN ITS ENTIRETY THE RECORD PLAN FOR WICKERSHAM RECORDED IN PLAT BOOK 193, PAGE 3 AT THE RECORDER OF DEEDS IN AND FOR SUSSEX COUNTY.

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO CHANGE THE LAYOUT OF THE SUBDIVISION TO REMOVE THE ALLEYS.

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

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

V-100

PROPOSED CURVE TABLE FOR PROPERTY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	958.00'	263.28'	262.45'	N 79°33'56" E	15°44'46"
C-4	1343.63'	349.08'	348.10'	S 45°44'59" W	14°53'08"

PROPOSED CURVE TABLE FOR LOTS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
PC-1	130.00'	22.15'	22.13'	S 41°24'42" W	9°45'48"
PC-2	130.00'	21.05'	21.03'	N 50°55'56" E	9°16'39"
PC-3	130.00'	20.14'	20.12'	S 60°00'54" W	8°52'37"
PC-4	130.00'	20.14'	20.12'	N 68°53'12" E	8°52'37"
PC-5	130.00'	20.26'	20.24'	S 77°47'25" W	8°55'50"
PC-6	130.00'	21.05'	21.03'	S 86°53'40" W	9°16'39"
PC-7	130.00'	33.75'	33.66'	N 81°01'46" W	14°52'29"
PC-8	130.00'	7.36'	7.36'	S 71°58'12" E	3°14'39"
PC-9	14.54'	5.85'	5.81'	N 81°17'15" W	23°03'42"
PC-10	15.00'	1.11'	1.11'	N 53°50'08" W	4°14'11"
PC-11	30.00'	18.68'	18.38'	S 33°52'40" E	35°40'45"
PC-12	15.00'	21.30'	19.56'	N 83°21'39" E	81°22'15"
PC-13	20.00'	7.38'	7.38'	N 73°22'09" W	6°02'33"
PC-14	30.00'	8.40'	8.37'	S 08°01'09" E	16°02'17"

PROPOSED CURVE TABLE FOR RIGHT-OF-WAY

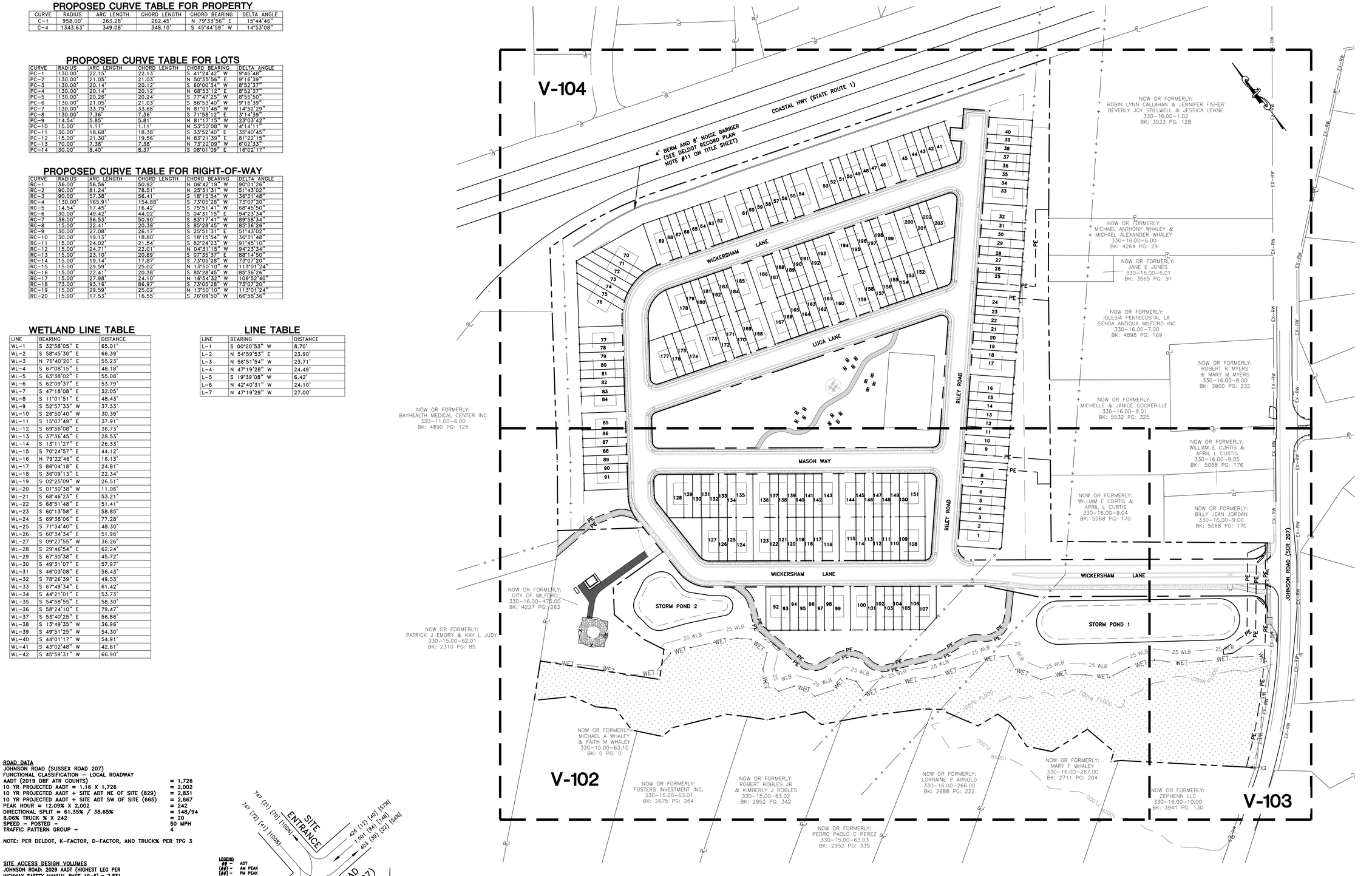
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC-1	36.00'	56.56'	50.92'	N 06°42'19" W	90°01'26"
RC-2	90.00'	81.24'	78.51'	N 25°51'51" W	51°43'02"
RC-3	90.00'	57.38'	56.41'	S 18°15'54" W	36°31'48"
RC-4	130.00'	165.91'	154.88'	S 73°05'28" W	73°07'20"
RC-5	14.54'	17.45'	16.42'	S 75°51'41" W	68°45'50"
RC-6	30.00'	49.42'	44.02'	S 04°31'15" E	94°23'34"
RC-7	36.00'	56.53'	50.90'	S 83°17'41" W	89°58'34"
RC-8	15.00'	22.41'	20.38'	S 85°28'45" W	85°36'26"
RC-9	30.00'	27.08'	26.17'	S 25°51'51" E	51°43'02"
RC-10	30.00'	19.13'	18.80'	S 18°15'54" W	36°31'48"
RC-11	15.00'	24.02'	21.54'	S 82°24'23" W	91°45'10"
RC-12	15.00'	24.71'	22.01'	N 04°31'15" W	94°23'34"
RC-13	15.00'	23.10'	20.89'	S 07°55'57" E	88°14'50"
RC-14	15.00'	19.14'	17.87'	S 73°05'28" W	73°07'20"
RC-15	15.00'	29.59'	25.02'	N 13°50'10" W	113°01'24"
RC-16	15.00'	22.41'	20.38'	S 85°28'45" W	85°36'26"
RC-17	15.00'	27.98'	24.10'	N 16°54'32" W	106°52'40"
RC-18	73.00'	93.16'	86.97'	S 73°05'28" W	73°07'20"
RC-19	15.00'	29.59'	25.02'	N 13°50'10" W	113°01'24"
RC-20	15.00'	17.53'	16.55'	S 76°09'50" W	66°58'36"

WETLAND LINE TABLE

LINE	BEARING	DISTANCE
WL-1	S 32°58'05" E	65.01'
WL-2	S 58°45'30" E	66.39'
WL-3	N 76°40'20" E	55.23'
WL-4	S 67°08'15" E	48.18'
WL-5	S 63°38'02" E	55.08'
WL-6	S 62°09'37" E	53.79'
WL-7	S 47°18'08" E	32.05'
WL-8	S 11°01'51" E	48.43'
WL-9	S 52°57'33" W	37.33'
WL-10	S 26°50'40" W	30.39'
WL-11	S 15°07'49" E	37.91'
WL-12	S 69°56'08" E	36.73'
WL-13	S 37°36'45" E	28.53'
WL-14	S 13°11'27" E	26.33'
WL-15	S 70°24'57" E	44.12'
WL-16	N 79°22'46" E	16.13'
WL-17	S 86°04'18" E	24.81'
WL-18	S 36°09'13" E	22.34'
WL-19	S 02°25'09" W	26.51'
WL-20	S 01°30'38" W	11.06'
WL-21	S 68°46'23" E	53.21'
WL-22	S 68°51'48" E	51.41'
WL-23	S 60°13'58" E	58.85'
WL-24	S 69°38'06" E	77.28'
WL-25	S 71°34'40" E	48.30'
WL-26	S 60°34'34" E	51.96'
WL-27	S 09°27'55" W	36.26'
WL-28	S 29°46'54" E	62.24'
WL-29	S 67°30'38" E	45.72'
WL-30	S 49°31'07" E	57.97'
WL-31	S 46°03'08" E	56.43'
WL-32	S 78°26'39" E	49.53'
WL-33	S 67°49'34" E	61.42'
WL-34	S 44°21'01" E	53.73'
WL-35	S 54°58'55" E	58.30'
WL-36	S 58°24'10" E	79.47'
WL-37	S 53°40'25" E	56.86'
WL-38	S 13°49'35" W	36.96'
WL-39	S 49°51'25" W	54.30'
WL-40	S 44°01'17" W	54.91'
WL-41	S 43°02'48" W	42.61'
WL-42	S 45°59'31" W	66.90'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 00°20'53" W	8.70'
L-2	N 54°59'53" E	23.90'
L-3	N 56°51'54" W	23.71'
L-4	N 47°19'28" W	24.49'
L-5	S 19°39'08" W	6.42'
L-6	N 42°40'31" W	24.10'
L-7	N 47°19'29" W	27.00'



ROAD DATA
JOHNSON ROAD (SUSSEX ROAD 207)
FUNCTIONAL CLASSIFICATION – LOCAL ROADWAY

AADT (2019 DBF ATR COUNTS)	= 1,726
10 YR PROJECTED AADT = 1.16 X 1,726	= 2,002
10 YR PROJECTED AADT + SITE ADT NE OF SITE (829)	= 2,831
10 YR PROJECTED AADT + SITE ADT SW OF SITE (665)	= 2,667
PEAK HOUR = 12.09% X 2,002	= 242
DIRECTIONAL SPLIT = 61.35% / 38.65%	= 148/94
8.06% TRUCK % X 242	= 20
SPEED – POSTED –	50 MPH
TRAFFIC PATTERN GROUP –	4

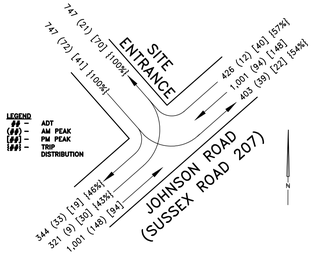
NOTE: PER DELDOT, K-FACTOR, D-FACTOR, AND TRUCK% PER TPG 3

SITE ACCESS DESIGN VOLUMES
JOHNSON ROAD: 2029 AADT (HIGHEST LEG PER HIGHWAY SAFETY MANUAL PAGE 10-6) = 2,831
RIGHT-TURN ADT: = 426
LEFT-TURN PEAK HOUR VOLUME = 30
OPPOSING PEAK HOUR VOLUMES = 188

SITE TRIPS GENERATED

WKDY TYPE OF DEV	ITE CODE	# UNITS	AM	PM	ADT
MULTI-FAMILY (LOW-RISE)	220	203	93	111	1,494

NOTES:
-TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL, 10TH EDITION.
-DESIGN VEHICLE: SU-30/WB-40.
-ONE (1) FULL SITE ENTRANCE PROPOSED.
-TRIP DISTRIBUTION PROVIDED BY DELDOT 1/9/2020.



TRAFFIC DIAGRAM
NO SCALE

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
ROUTE 50 & MAIN ST. (302) 537-1441
EASTON, MARYLAND (410) 770-4744

RECORD PLAN – OVERVIEW

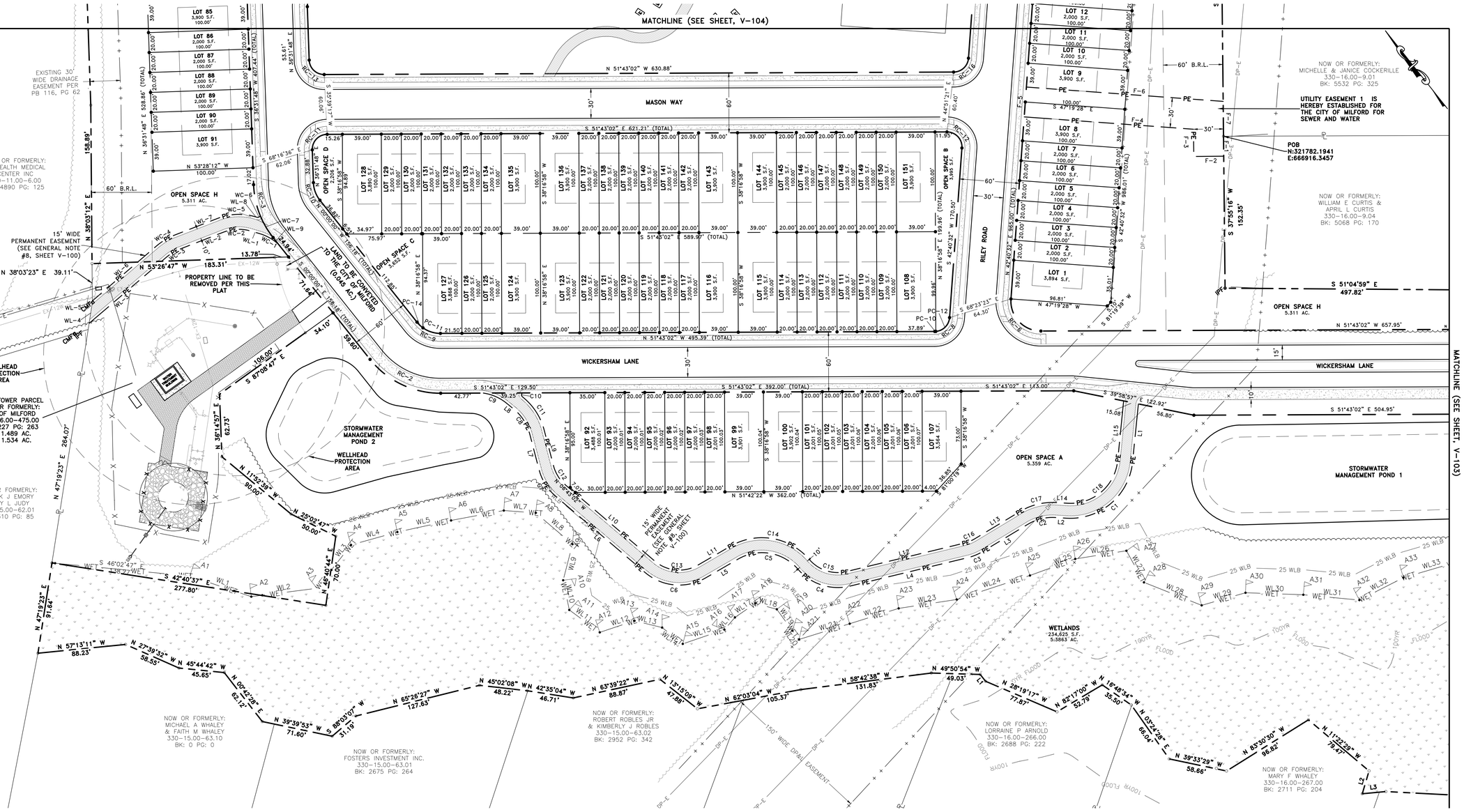
WICKERSHAM
CITY OF MILFORD
CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

Revisions:
2022-03-01: SCD
FM
2022-03-11: COM
2022-04-22: COM
2022-05-02: DNREC
2022-06-03: COM

Date: NOVEMBER 2021
Scale: 1" = 100'
Dwn.By: BJM
Proj.No.: 3402A001
Dwg.No.: V-101

P:\CCM - Koelig - 3402\WickershamDesign\3402A001 - RECORD PLAN.dwg Jun 13, 2022 - 4:49pm foxs

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WALKING PATH EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WL-1	N 35°13'48" W	9.18'
WL-2	N 72°43'03" W	46.68'
WL-3	S 87°56'18" W	101.96'
WL-4	N 47°19'23" E	21.01'
WL-5	N 38°03'23" E	1.73'
WL-6	N 87°56'18" E	84.89'
WL-7	S 72°43'03" E	46.68'
WL-8	S 35°13'48" E	2.30'
WL-9	S 00°00'00" E	9.00'
AREA: 3,106 SF.		

WALKING PATH EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
WC-1	47.50'	22.31'	22.10'	N 21°46'31" W	26°54'34"
WC-2	42.50'	27.81'	27.31'	N 53°58'25" W	37°29'15"
WC-3	47.50'	16.04'	15.96'	N 82°23'22" W	19°20'40"
WC-4	62.50'	21.10'	21.00'	S 82°23'22" E	19°20'40"
WC-5	57.50'	37.62'	36.95'	S 53°58'25" E	37°29'15"
WC-6	2.50'	3.98'	3.57'	S 80°48'11" E	91°08'47"
WC-7	90.00'	25.57'	25.48'	S 08°08'22" W	16°16'44"
AREA: 3,106 SF.					

UTILITY EASEMENT 1 LINE TABLE

LINE	BEARING	DISTANCE
F-1	S 37°55'16" W	20.00'
F-2	N 52°04'44" W	30.00'
F-3	N 37°55'16" E	27.32'
F-4	N 47°19'28" W	170.13'
F-5	N 42°40'32" E	30.00'
F-6	S 47°19'28" E	197.82'
F-7	S 38°03'26" W	34.93'
AREA: 6,754 SF.		

WALKING PATH EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°12'44" E	58.70'
L2	S 47°59'46" E	11.44'
L3	S 82°35'57" E	53.13'
L4	S 65°03'41" E	121.39'
L5	S 81°36'35" E	37.93'
L6	S 11°01'51" E	117.76'
L7	S 23°49'33" W	37.33'
L8	S 12°20'37" E	9.20'
L9	S 23°49'33" W	37.33'
L10	S 11°01'51" E	117.76'
L11	S 81°36'35" E	37.93'
L12	S 65°03'41" E	121.39'
L13	S 82°35'57" E	53.13'
L14	S 47°59'46" E	11.44'
L15	N 44°12'44" E	60.23'
AREA: 12,473 SF.		

WALKING PATH EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	95.77'	62.50'	86.67'	N 88°06'29" E	87°47'30"
C2	28.69'	47.50'	28.25'	S 65°17'51" E	34°36'11"
C3	16.07'	52.50'	16.01'	S 73°49'49" E	17°32'16"
C4	57.61'	52.50'	54.76'	S 33°37'36" E	62°52'09"
C5	65.84'	47.50'	60.69'	S 41°54'03" E	79°25'04"
C6	64.67'	52.50'	60.66'	S 46°19'13" E	70°34'45"
C7	31.94'	52.50'	31.45'	S 06°23'51" W	34°51'23"
C8	29.99'	47.50'	29.49'	S 05°44'28" W	36°10'09"
C9	25.74'	47.50'	25.43'	S 27°52'12" E	31°03'11"
C10	4.53'	2.50'	3.93'	S 39°32'05" W	103°45'23"
C11	39.45'	62.50'	38.80'	S 05°44'28" W	36°10'09"
C12	22.81'	37.50'	22.46'	S 06°23'51" W	34°51'23"
C13	46.19'	37.50'	43.33'	S 46°19'13" E	70°34'45"
C14	86.63'	62.50'	79.86'	S 41°54'03" E	79°25'04"
C15	41.15'	37.50'	39.11'	S 33°37'36" E	62°52'09"
C16	11.48'	37.50'	11.43'	S 73°49'49" E	17°32'16"
C17	37.75'	62.50'	37.18'	S 65°17'51" E	34°36'11"
C18	72.78'	47.50'	65.87'	N 88°06'29" E	87°47'30"
AREA: 12,473 SF.					

0' 50' 100' 150'

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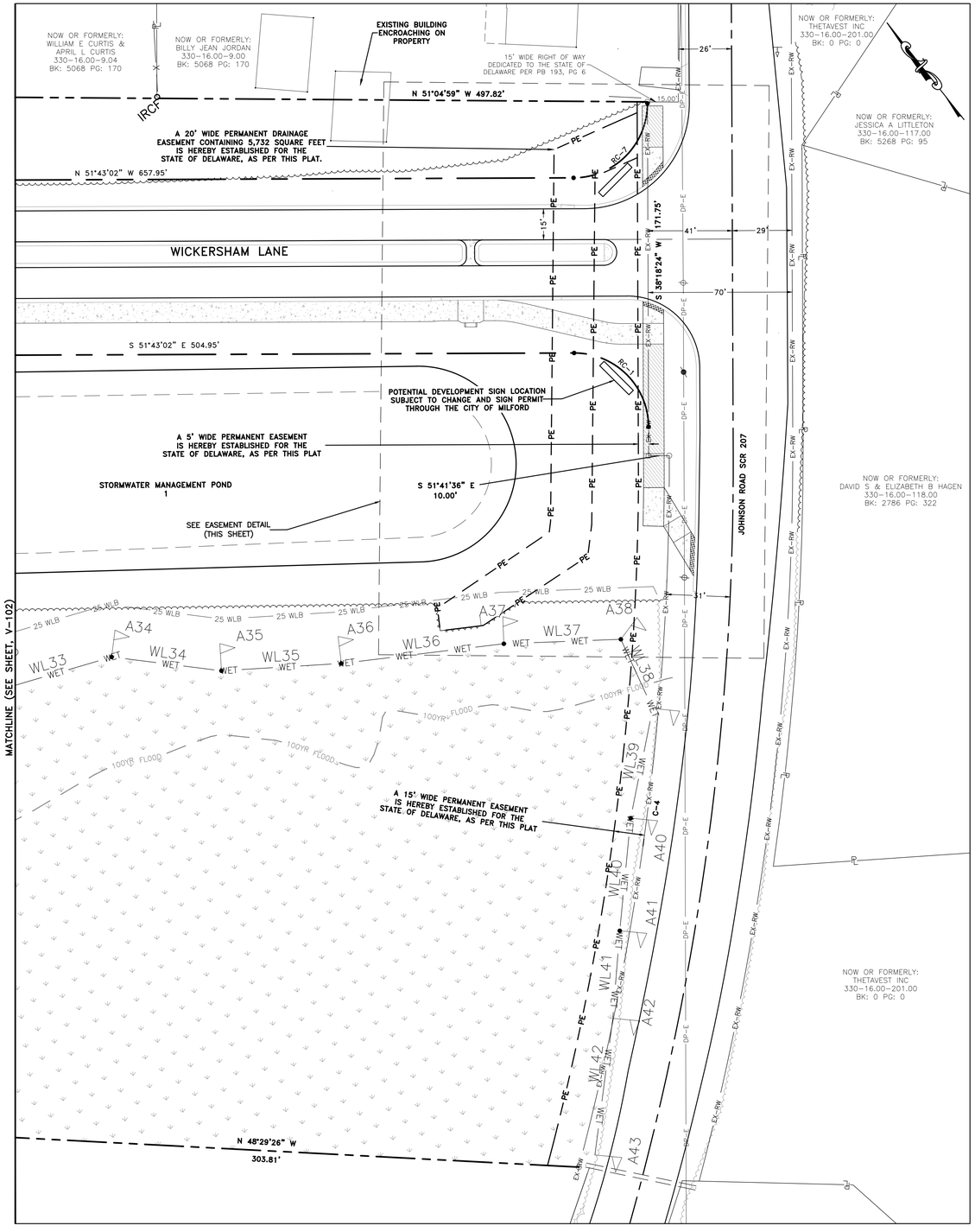
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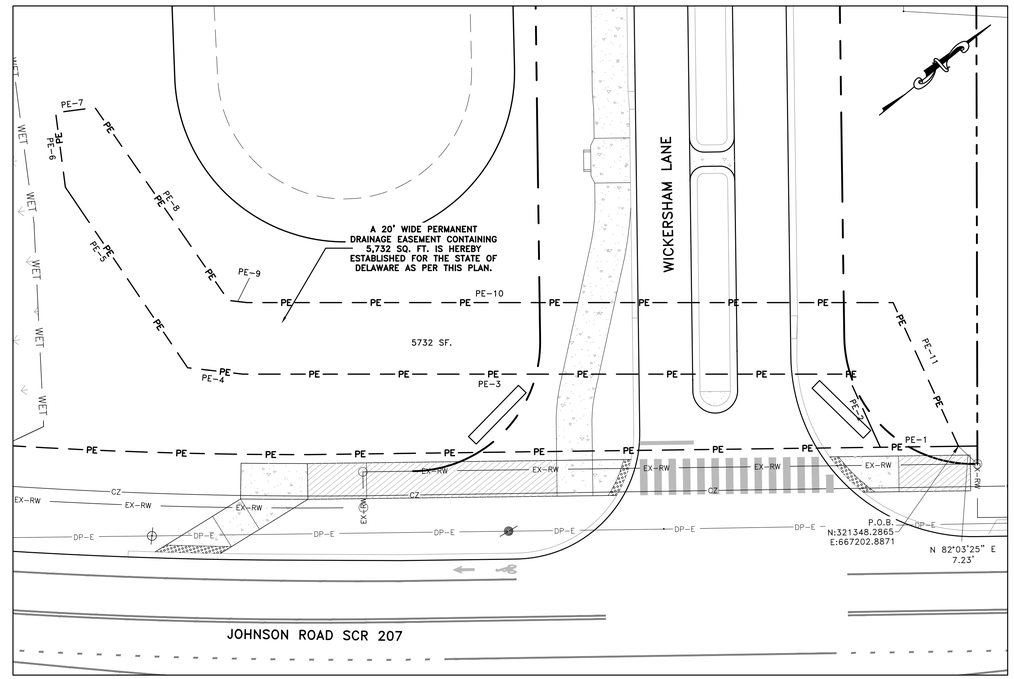
RECORD PLAN

WICKERSHAM
CITY OF MILFORD
CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

Revisions:
2022-03-01: SCD
FM
2022-03-11: COM
2022-04-22: COM
2022-05-02: DNREC
2022-06-03: COM

Date: NOVEMBER 2021
Scale: 1" = 50'
Dwn.By: TCB
Proj.No.: 3402A001
Dwg.No.: V-102





EASEMENT DETAIL

SCALE: 1"= 20'

0' 20' 40' 60'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
PE-1	S 38°18'29" W	21.85'
PE-2	N 75°24'48" W	22.47'
PE-3	S 39°02'47" W	168.85'
PE-4	S 45°37'40" W	15.54'
PE-5	N 85°03'37" W	60.95'
PE-6	N 58°24'10" W	21.00'
PE-7	N 31°35'50" E	11.10'
PE-8	S 85°38'04" E	65.56'
PE-9	N 45°37'40" E	5.21'
PE-10	N 39°02'47" E	180.58'
PE-11	S 75°24'48" E	33.21'
AREA: 5732 SF.		

0 30 60 90

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RECORD PLAN

WICKERSHAM
CITY OF MILFORD
CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

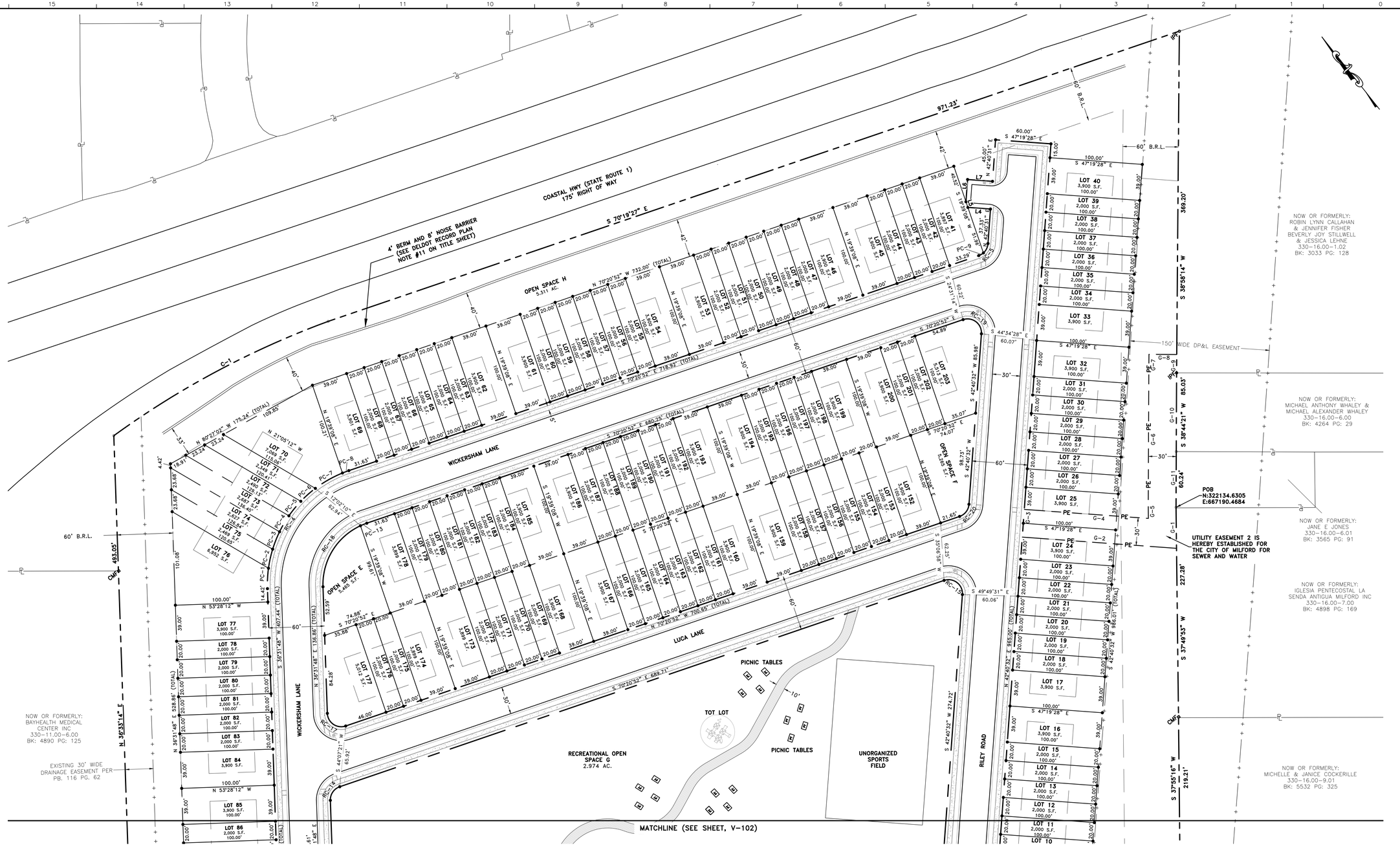
Revisions:

2022-03-01: SCD
FM
2022-03-11: COM
2022-04-22: COM
2022-05-02: DNREC
2022-06-03: COM

Date: NOVEMBER 2021
Scale: 1" = 30'
Dwn.By: TCB
Proj.No.: 3402A001
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UTILITY EASEMENT 2
LINE TABLE

LINE	BEARING	DISTANCE
G-1	S 37°56'27" W	44.26'
G-2	N 47°19'28" W	166.93'
G-3	N 42°40'32" E	30.00'
G-4	S 47°19'28" E	134.36'
G-5	N 37°49'53" E	11.86'
G-6	S 38°44'21" E	144.75'
G-7	S 38°58'14" W	20.74'
G-8	S 51°01'46" E	30.00'
G-9	S 38°58'14" W	19.85'
G-10	S 38°44'21" W	85.03'
G-11	S 38°44'21" W	60.24'
AREA: 10,322 SF.		

0' 50' 100' 150'

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RECORD PLAN

WICKERSHAM
CITY OF MILFORD
CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

Revisions:
2022-03-01: SCD
FM
2022-03-11: COM
2022-04-22: COM
2022-05-02: DNREC
2022-06-03: COM

Date: NOVEMBER 2021
Scale: 1" = 50'
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CITY OF MILFORD GENERAL NOTES

1. THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY DAVIS, BOWEN & FRIEDEL INC, ON APRIL 13, 2020.
2. A TOPOGRAPHIC SURVEY WAS PERFORMED BY DAVIS, BOWEN & FRIEDEL, INC. OF MILFORD, DELAWARE ON APRIL 13, 2020. ELEVATIONS ARE BASED ON CONTROL MONUMENTS 1 & 2, WITH ELEVATIONS OF 18.35' & 26.27' NGVD88.
3. HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID, NAD83/91, CONTROL MONUMENTS (SEE DATA COLUMN ON SHEET V-100 FOR LOCATIONS AND DESCRIPTIONS)
4. HYDRIC SOILS ARE INDICATED AS BEING PRESENT ACCORDING TO THE SUSSEX COUNTY SOIL SURVEY. SOILS HAVE BEEN INSPECTED BY THOMAS NOBILE, 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 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. THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0044K DATED MARCH 16, 2015. ZONES X & AE.
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 CITY COUNCIL SHALL BE VOID AFTER ONE (1) YEAR, UNLESS AN EXTENSION IS REQUESTED BY THE OWNER AND APPROVED BY CITY COUNCIL 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. 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 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. 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. 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.
35. 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.
36. 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.
37. 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;

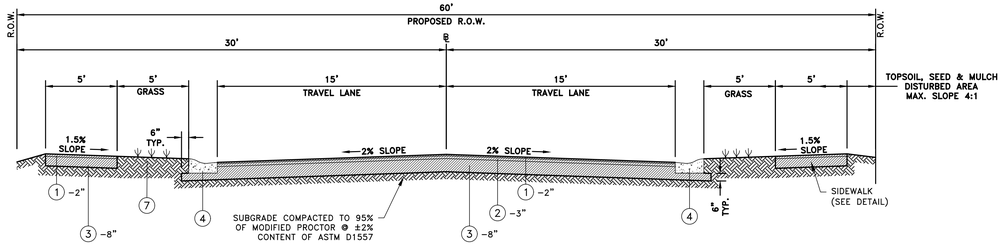
C. WATER VALVES, FIRE HYDRANTS, METER VAULTS, METER PITS, AND CURB STOPS;

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.

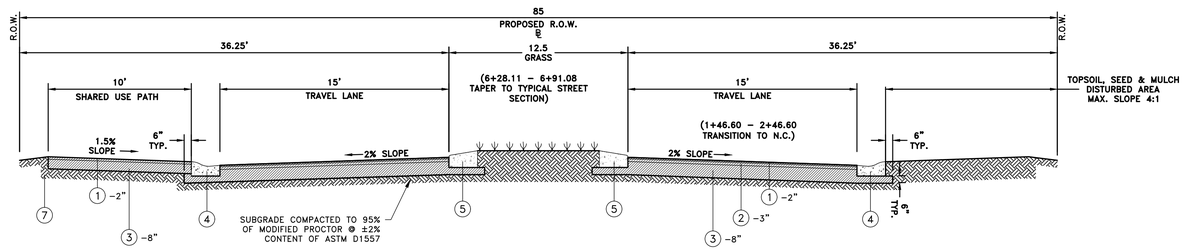
38. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT (302) 422-1110 A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING. THE SITE CONTRACTOR AND THE OWNER, OR HIS/HER REPRESENTATIVE SHALL BE IN ATTENDANCE.
39. THIS SITE CONTAINS A WELL-HEAD PROTECTION AREA. THERE ARE FEDERALLY REGULATED WETLANDS PRESENT ON THIS SITE.
40. ALL RIGHT OF WAYS SHOWN ON THIS PLAT SHALL BE DEDICATED TO THE PUBLIC USE UPON RECORDATION OF THESE PLATS.
41. 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 PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.
42. NO PLANTINGS OR IMPROVEMENTS MAY BE PLACED IN THE DEDICATED EASEMENT AREAS, EXCEPT FOR FENCES.
43. THE CITY COUNCIL GRANTED APPROVAL OF THE REVISED PRELIMINARY MAJOR SUBDIVISION KNOWN AS WICKERSHAM ON AUGUST 23, 2021. AS PART OF THE PRELIMINARY APPROVAL, CITY COUNCIL GRANTED DEVIATIONS FROM THE FOLLOWING SECTIONS OF CHAPTER 200 SUBDIVISION OF LAND:
    - CHAPTER 200-8(B)(1) WHICH STATES "SIDEWALKS SHALL BE REQUIRED IN ALL SUBDIVISIONS ON BOTH SIDES OF THE STREET." CITY COUNCIL GRANTED THE WAIVER TO ELIMINATE THE CONSTRUCTION OF SIDEWALK ALONG THE EAST SIDE OF WICKERSHAM LANE FROM JOHNSON ROAD THE RILEY ROAD.
    - CHAPTER 200-8(H)(1)(I) WHICH STATES "SHADE TREES 150 FEET ON CENTER OF EACH SIDE OF THE ROAD SHALL BE LOCATED SO AS TO NOT INTERFERE WITH UTILITIES OR SIDEWALKS AND SHALL BE OF THE TYPES RECOMMENDED BY THE CITY ARBORIST" ARE REQUIRED IN SUBDIVISIONS. CITY COUNCIL GRANTED A WAIVER TO ALLOW A SPACING OF 180 FEET BETWEEN SHADE TREES WHERE TOWNHOUSE LOTS ARE PROPOSED DUE TO THE SPACING OF THE DRIVEWAYS. ANY TREES LOST IN THESE SECTIONS SHALL BE PLANTED ALONG THE STREET IN OTHER AREAS OF THE DEVELOPMENT AS DETERMINED BY THE PLANNING DIRECTOR.

    PER THE CODE OF THE CITY OF MILFORD, CHAPTER 200-4, SUBDIVSION OF LAND, A (5), "PRELIMINARY APPROVAL FROM THE 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." FINAL MAJOR SUBDIVISION APPROVAL OR AN EXTENSION MUST BE OBTAINED PRIOR TO AUGUST 23, 2022 IN ORDER TO AVOID EXPIRATION OF THE PRELIMINARY APPROVAL.
44. 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.
45. UPON RECORDATION OF THIS PLAT, THE CITY WILL HAVE THE RIGHT OF INGRESS AND EGRESS TO ALL MULTIFAMILY AREAS FOR THE PURPOSE OF MAINTAINING UTILITIES AND FOR TRASH REMOVAL SERVICES.
46. BUILDING SIZES AND DIMENSIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
47. ALL STORM DRAIN PIPING SHALL HAVE A 20' BLANKET EASEMENT CENTERED ON THE PIPE FOR THE CITY OF MILFORD TO PERFORM MAINTENANCE OF THE STORM DRAIN SYSTEM.
48. PER 230-11 OF THE CITY'S ZONING CODE, AT LEAST THREE DIFFERENT ARCHITECTURAL PLANS HAVING SUBSTANTIALLY DIFFERENT DESIGNS AND BUILDING MATERIALS WITHIN EACH GROUP OF TOWNHOMES IS REQUIRED.



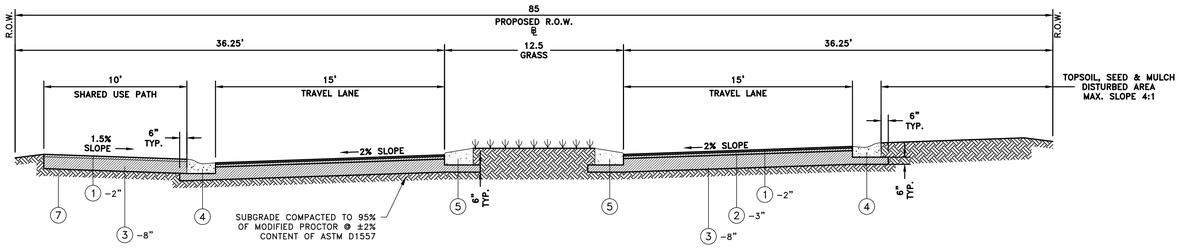
TYPICAL STREET SECTION

NO SCALE
(60' R.OW.)
MASON WAY, RILEY ROAD & LUCA LANE
WICKERSHAM LANE 6+91.08 – 28+57.00



WICKERSHAM LANE
BOULEVARD TYPICAL SECTION

NO SCALE
(85' R.OW.)
STA. 1+46.60 – 6+91.08



WICKERSHAM LANE
SUPER ELEVATED TYPICAL SECTION

NO SCALE
(85' R.OW.)
STA. 0+50.60 – 1+46.60

(STA. 0+82.49 – STA. 1+41.25)

LEGEND

1	BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'C', PG 64-22, 160 GYRATIONS (CARBONATE STONE)
2	BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'B', PG 64-22, 160 GYRATIONS
3	GRADED AGGREGATE BASE COURSE, TYPE 'B', SHALL BE OVER APPROVED SUBGRADE
4	INTEGRAL P.C.C. CURB & GUTTER TYPE 2
5	P.C.C. CURB TYPE 2
6	INTEGRAL P.C.C. CURB TYPE 3-8
7	ITEM 908002 – TOPSOIL (6" DEPTH), ITEM 908014 – PERMANENT GRASS SEEDING, DRY GROUND

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ARCHITECTS ENGINEERS SURVEYORS
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EASTON, MARYLAND 29 N. WASHINGTON STREET (410) 770-4744

RECORD PLAN TYPICAL SECTIONS

WICKERSHAM
CITY OF MILFORD
CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

Revisions:
2022-03-01: SCD
FM
2022-03-11: COM
2022-04-22: COM
2022-05-02: DNREC
2022-06-03: COM

Date: NOVEMBER 2021
Scale: NO SCALE
Dwn.By: BJM
Proj.No.: 3402A001
Dwg.No.: V-105

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FORESTED BUFFER PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
		DECIDUOUS TREE			
	AR	ACER rubrum	RED MAPLE	1 3/4 – 2" Cal., B&B	25
	AS	ACER saccharum 'GREEN MOUNTAIN'	SUGAR MAPLE	1 3/4 – 2" Cal., B&B	27
	QM	QUERCUS phellos	WILLOW OAK	1 3/4 – 2" Cal., B&B	12
	FG	FAGUS grandifolia	AMERICAN BEECH	1 3/4 – 2" Cal., B&B	8
	CO	CELTIS occidentalis	COMMON HACKBERRY	1 3/4 – 2" Cal., B&B	77
				TOTAL	149
		EVERGREEN TREE			
	PS	PINUS strobus	EASTERN WHITE PINE	5'–6' Ht., B&B	7
	JV	JUNIPERUS virginiana	EASTERN RED CEDAR	5'–6' Ht., B&B	10
	IO	ILEX opaca	AMERICAN HOLLY	5'–6' Ht., B&B	7
				TOTAL	24

GENERAL LANDSCAPE NOTES

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

2 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.

3 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.

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

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

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

7 ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'–0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.

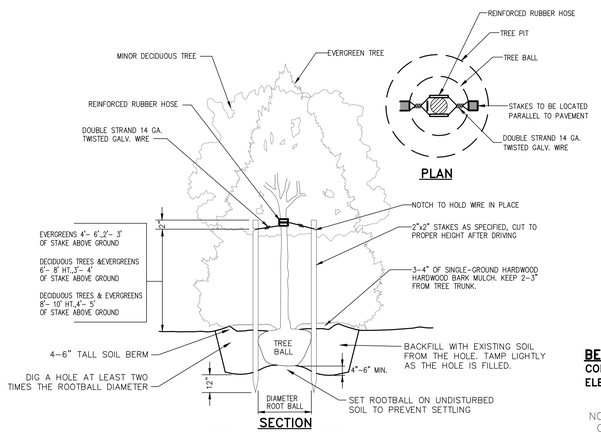
8 THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF SHREDDED HARDWOOD MULCH PER SPECIFICATIONS.

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

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

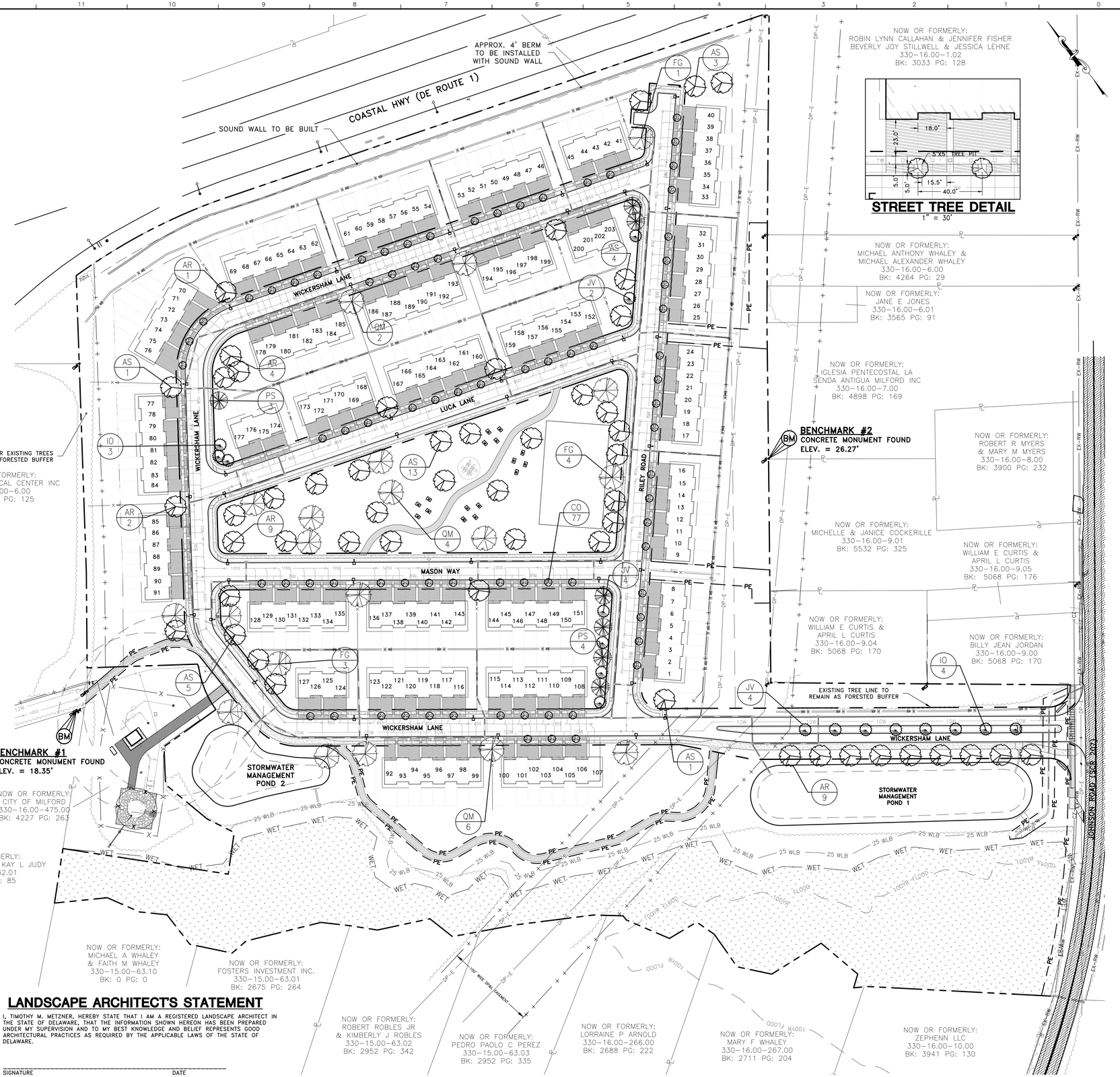
11 THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24–HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.

12 STREET LIGHTING TO BE LED STREET LIGHTS. 43 TOTAL.



STAKING DETAIL

NO SCALE



STREET TREE DETAIL

1" = 30'

LANDSCAPE ARCHITECT'S STATEMENT

I, TIMOTHY M. METZNER, HEREBY STATE THAT I AM A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ARCHITECTURAL PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE DATE

REGISTERED LANDSCAPE ARCHITECT: TIMOTHY M. METZNER
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE 19963

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543–9091
OCEAN CITY, MARYLAND (410) 289–9251
EASTON, MARYLAND (410) 770–4744

WICKERSHAM
CITY OF MILFORD
CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

LANDSCAPE PLAN

Revisions:
2022–03–01: SCD, FM
2022–03–11: COM
2022–04–22: COM
2022–05–02: DNREC
2022–06–03: COM

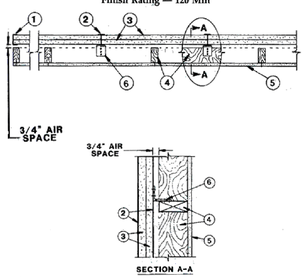
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Bearing the UL Classification Mark

Design No. U336
Exposed to fire from separation Wall side only
Nonbearing Wall Rating — 2 Hr
Finish Rating — 120 Min



SECTION A–A

SEPARATION WALL: (Max Height - 44 ft)

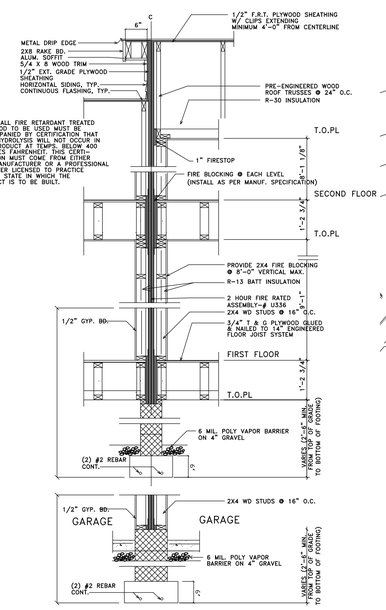
1. **Floor, Intermediate or Top Wall —** 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
2. **Metal Studs —** Steel members formed from No. 25 MSG galv steel having "H" -shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.
3. **Gypsum Board* —** Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" -shaped studs.
   CANADIAN GYPSUM COMPANY —Type SLX.
   UNITED STATES GYPSUM CO —Type SLX
   USG MEXICO S A DE C V —Type SLX.
   PROTECTED WALL: (Bearing or Nonbearing Wall)
4. **Wood Studs —** Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.
5. **Gypsum Board —** Classified or Unclassified — Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound.
6. **Attachment Clips —** Aluminum angle, 0.063 in. thick, 2 in. wide with 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip.

6A. Clip placement (Item 6) for separation walls up to 23 ft high. Space clips a max of 10 ft OC vertically between wood framing and "H" studs.

6B. Clip placement (Item 6) for separation walls up to 44 ft high. Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.

*Bearing the UL Classification Mark

SPECIFICATIONS OF THE U336 ASSEMBLY AS PUBLISHED BY UNDERWRITERS LABORATORIES, INC. FOR CONTRACTOR'S INFORMATION. CONTRACTOR MUST ADHERE TO THE SPECIFICS NOTED IN THE ASSEMBLY SHOWN ABOVE.



2HR FIRE SEPARATION WALL

NOTE: 2 HOUR RATED WALL ASSEMBLY PER 4.L. # U336 CONFIGURATION B

C-505

C-503

C-504

C-502

COASTAL HWY (DE ROUTE 1)

DE ROUTE 1 ON RAMP

JOHNSON ROAD (SCR 207)

WICKERSHAM LANE

LUCA LANE

NET ROAD

MASON WAY

PHASE 1

PHASE 2

BENCHMARK 1
CONCRETE MONUMENT FOUND
ELEV. = 18.35'

BENCHMARK 2
CONCRETE MONUMENT FOUND
ELEV. = 26.27'

NOW OR FORMERLY:
ROBIN LYNN CALLAHAN & JENNIFER FISHER
BEVERLY JOY STILLWELL & JESSICA LEHNE
330-16.00-1.02
BK: 3033 PG: 128

NOW OR FORMERLY:
MICHAEL ANTHONY WHALEY & MICHAEL ALEXANDER WHALEY
330-16.00-6.00
BK: 4264 PG: 29

NOW OR FORMERLY:
JANE E JONES
330-16.00-6.01
BK: 3565 PG: 91

NOW OR FORMERLY:
IGLESIA PENTECOSTAL LA SENDA ANTIGUA MILFORD INC
330-16.00-7.00
BK: 4898 PG: 169

NOW OR FORMERLY:
ROBERT R MYERS & MARY M MYERS
330-16.00-8.00
BK: 3900 PG: 232

NOW OR FORMERLY:
MICHELLE & JANICE COCKERILLE
330-16.00-9.01
BK: 5532 PG: 325

NOW OR FORMERLY:
WILLIAM E CURTIS & APRIL L CURTIS
330-16.00-9.05
BK: 5068 PG: 176

NOW OR FORMERLY:
WILLIAM E CURTIS & APRIL L CURTIS
330-16.00-9.04
BK: 5068 PG: 170

NOW OR FORMERLY:
BILLY JEAN JORDAN
330-16.00-9.00
BK: 5068 PG: 170

PROPOSED DEVELOPMENT SIGN

POTENTIAL DEVELOPMENT SIGN LOCATION SUBJECT TO CHANGE AND SIGN PERMIT THROUGH THE CITY OF MILFORD

STORMWATER MANAGEMENT POND 2

STORMWATER MANAGEMENT POND 1

NOW OR FORMERLY:
CITY OF MILFORD
330-16.00-475.00
BK: 4227 PG: 263

NOW OR FORMERLY:
PATRICK J EMORY & KAY L JUDY
330-15.00-62.01
BK: 2310 PG: 85

NOW OR FORMERLY:
MICHAEL A WHALEY & FAITH M WHALEY
330-15.00-63.10
BK: 0 PG: 0

NOW OR FORMERLY:
FOSTERS INVESTMENT INC.
330-15.00-63.01
BK: 2675 PG: 264

NOW OR FORMERLY:
ROBERT ROBLES JR & KIMBERLY J ROBLES
330-15.00-63.02
BK: 2952 PG: 342

NOW OR FORMERLY:
PEDRO PAOLO C PEREZ
330-15.00-63.03
BK: 2952 PG: 335

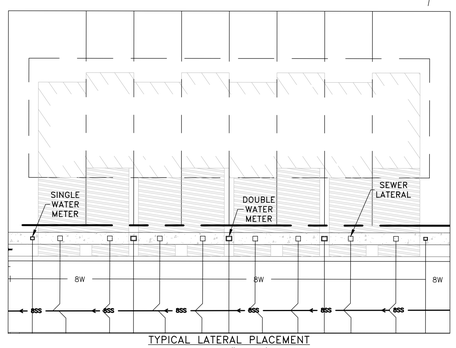
NOW OR FORMERLY:
LORRAINE P ARNOLD
330-16.00-266.00
BK: 2688 PG: 222

NOW OR FORMERLY:
MARY F WHALEY
330-16.00-267.00
BK: 2711 PG: 204

NOW OR FORMERLY:
ZEPHENN LLC
330-16.00-10.00
BK: 3941 PG: 130

NOW OR FORMERLY:
CEDAR CREEK MILL FARMS FAMILY LIMITED PARTNERSHIP
330-16.00-16.00
BK: 2718 PG: 171

NOW OR FORMERLY:
BAYHEALTH MEDICAL CENTER INC
330-11.00-6.00
BK: 4890 PG: 125



TYPICAL LATERAL PLACEMENT
SCALE: 1" = 30'

PHASING IDEN

PHASE 1
ACRES = 19.46
[LOTS 1–24, 85–151, COMMUNITY PARK AND SWM PONDS]
TOTAL = 91 LOTS

PHASE 2
ACRES = 12.08
[LOTS 25–84, 152–203]
TOTAL = 112 LOTS

KEY LEGEND

LABEL	DESCRIPTION
WA	PROPOSED FIRE HYDRANT ASSEMBLY
WB	EXISTING FIRE HYDRANT ASSEMBLY
WC	PROPOSED 8" WATER VALVE
WD	PROPOSED 8" X 8" TEE
WE	PROPOSED PERMANENT 8" MJ CAP W/ 2" BLUETOOTH AUTOMATIC BLOW-OFF
WF	PROPOSED 11.25° BEND
WG	PROPOSED 22.5° BEND
WH	PROPOSED 45° BEND
WI	PROPOSED 12" X 10" REDUCER
WJ	PROPOSED SEWER/WATER CROSSING
WK	PROPOSED STORM/WATER CROSSING
WL	PROPOSED TEMPORARY 8" MJ CAP W/ 2" BLOW-OFF
WM	PROPOSED 10" WATER VALVE
WN	PROPOSED 10" X 8" REDUCER
WO	PROPOSED 10" X 10" TEE
WP	PROPOSED PERMANENT 10" MJ CAP W/2" BLUETOOTH AUTOMATIC BLOW-OFF

FIRE PROTECTION NOTES

1. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
2. WATER PROVIDER: CITY OF MILFORD
3. PROPOSED BUILDING CONSTRUCTION: WOOD/CONCRETE BLOCK, TYPE V (000)
4. INTENDED USE: RESIDENTIAL
5. MAXIMUM HEIGHT OF BUILDING: 3 STORIES; 35 FEET
6. TOWNHOUSES WILL NOT BE PROTECTED BY AUTOMATIC SPRINKLERS IN ACCORDANCE WITH NFPA 13.
7. ALL TOWNHOMES/ROW HOUSES SHALL BE SEPARATED BY A FIRE WALL MEETING THE SPECIFICATIONS OF THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
8. THE WATER SYSTEM FEEDING THE SUBDIVISION HAS NOT YET BEEN CONSTRUCTED. ONCE THE WATER SYSTEM IS OPERATIONAL, A WATER FLOW TEST MUST BE PROVIDED TO THE FIRE MARSHALS OFFICE FOR REVIEW.

LEGEND

PROPOSED HYDRANT

EXISTING HYDRANT

0' 100' 200' 300'

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UTILITY PLAN – OVERVIEW

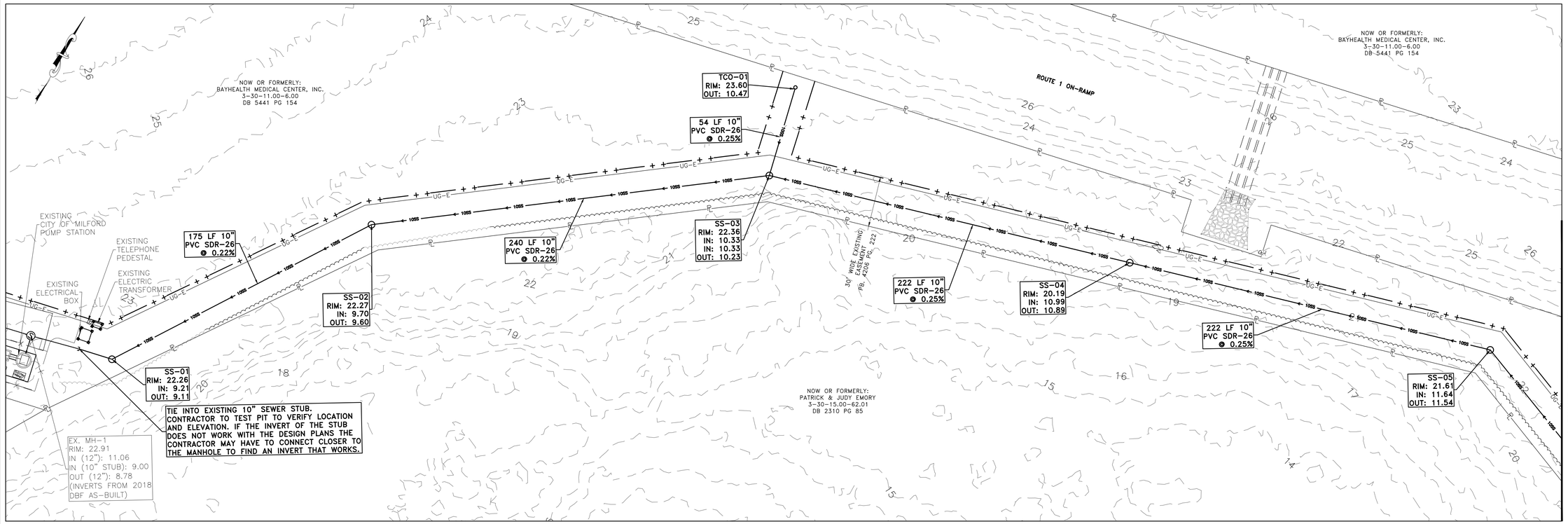
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CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

Revisions:
2022-03-01: SCD
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Date: NOVEMBER 2021
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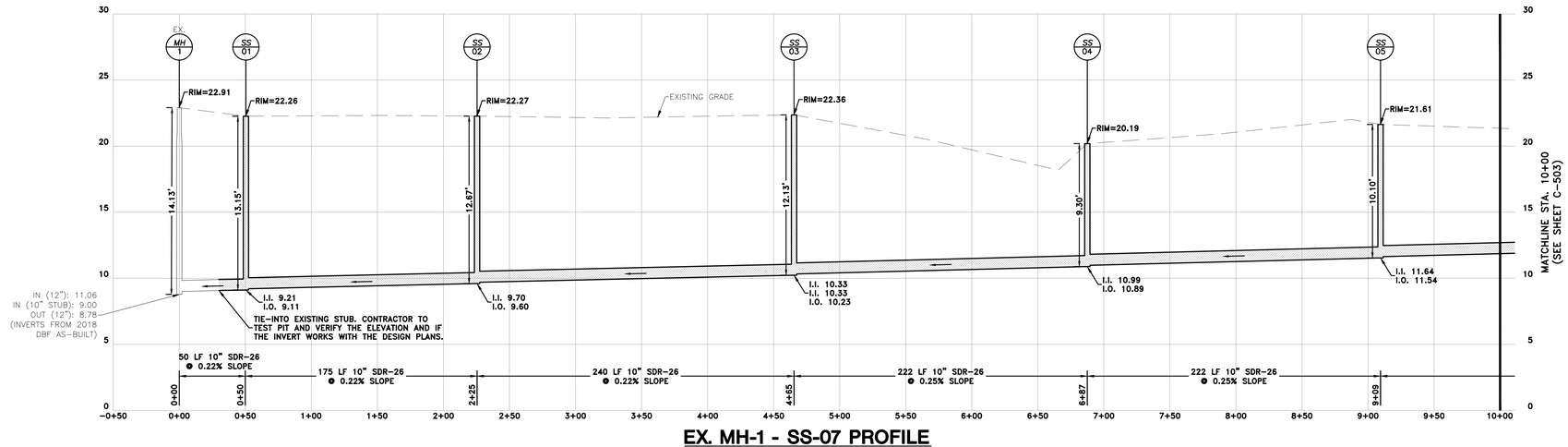
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EX. MH-1 - SS-07

SCALE: 1" = 30'



EX. MH-1 - SS-07 PROFILE

SCALE: HORIZ. = 1" = 50'
VERT. = 1" = 5'

0 50 100 150

0 5 10 15

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OFFSITE SEWER EXTENSION

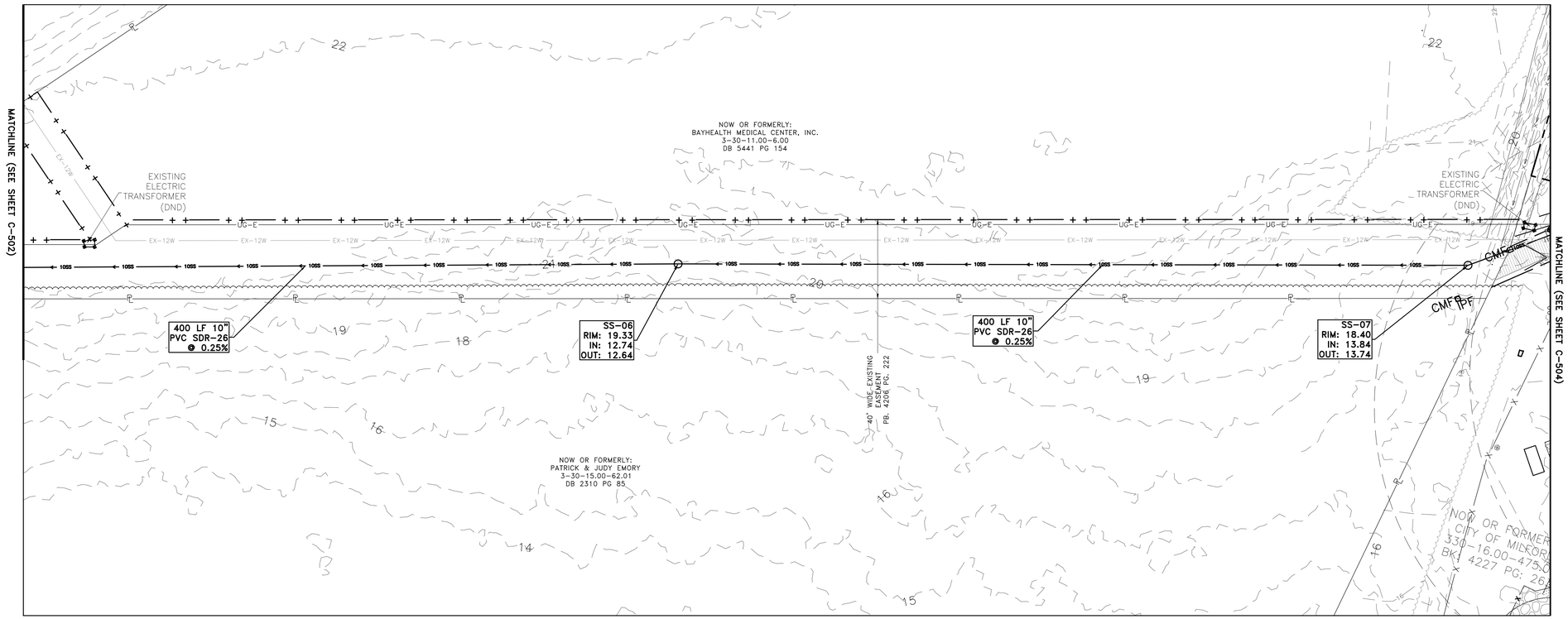
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CITY OF MILFORD
CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

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Date: NOVEMBER 2021
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Dwg.No.: C-502

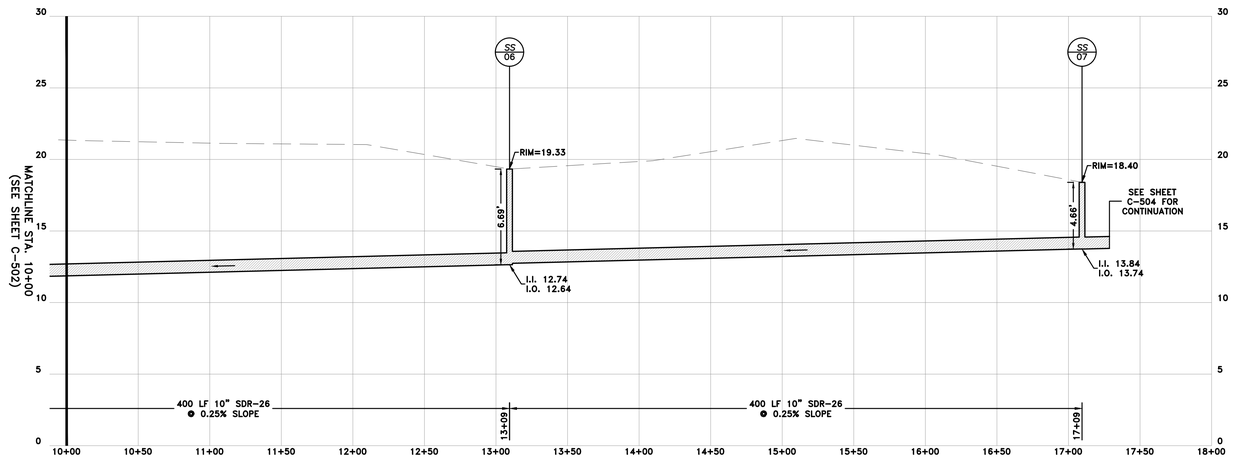
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EX STUB - SS-07 CONT.

SCALE: 1" = 30'



EX STUB - SS-07 PROFILE CONT.

SCALE: HORIZ. = 1" = 50'
VERT. = 1" = 5'

0 50 100 150

0 5 10 15

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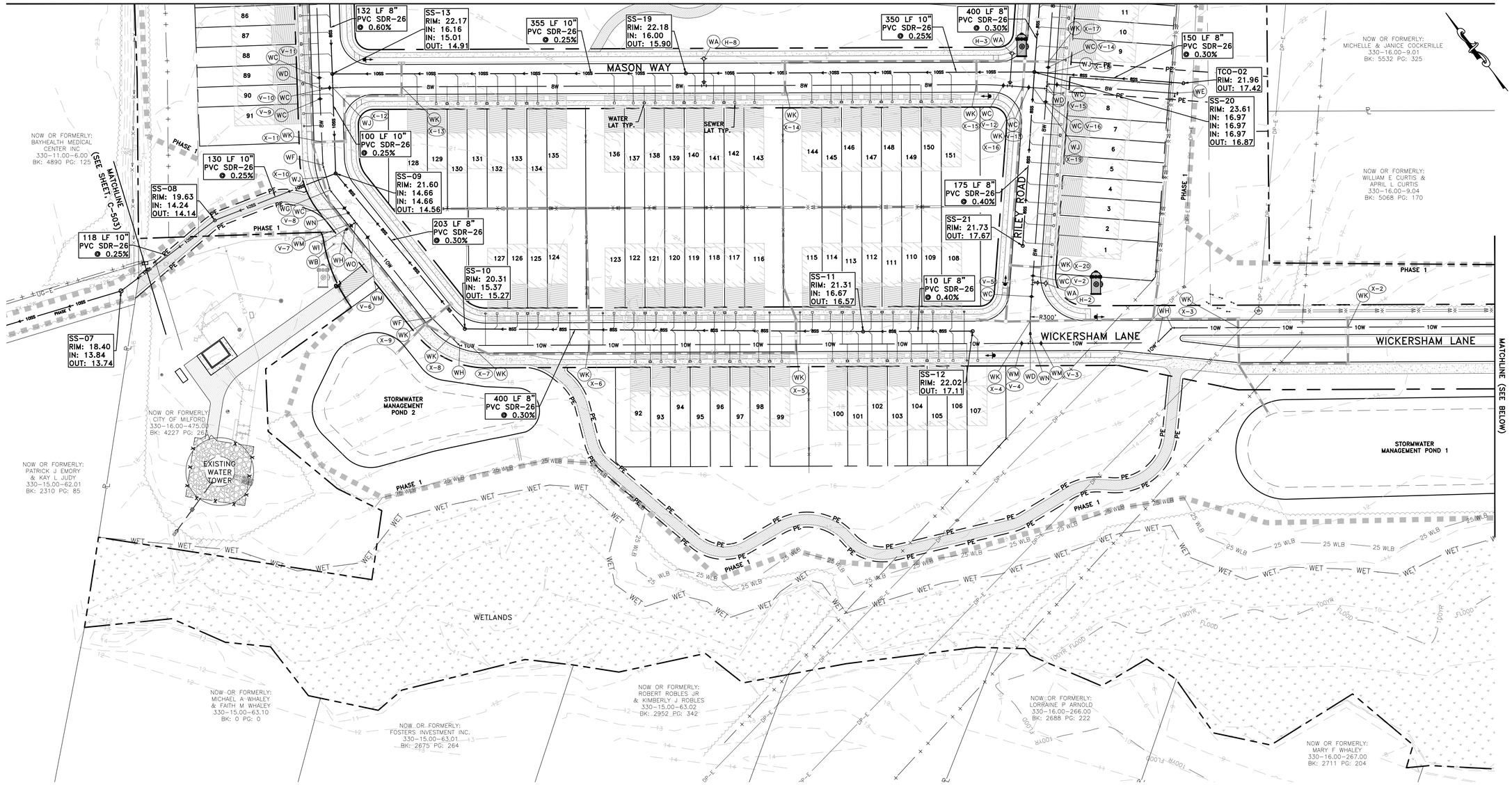
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OFFSITE SEWER EXTENSION

WICKERSHAM
CITY OF MILFORD
CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

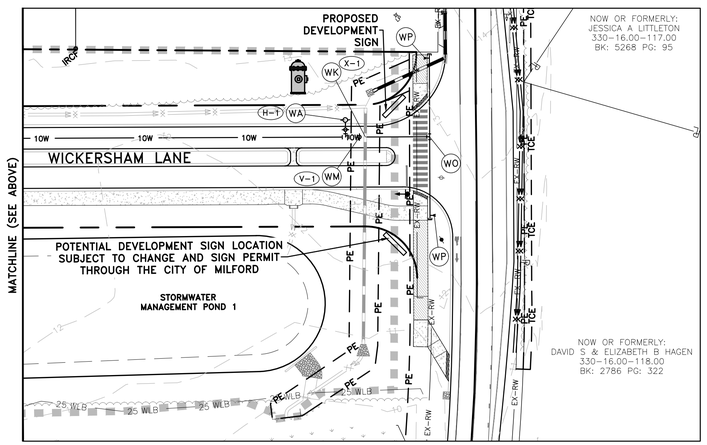
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KEY LEGEND

LABEL	DESCRIPTION
WA	PROPOSED FIRE HYDRANT ASSEMBLY
WB	EXISTING FIRE HYDRANT ASSEMBLY
WC	PROPOSED 8" WATER VALVE
WD	PROPOSED 8" X 8" TEE
WE	PROPOSED PERMANENT 8" MJ CAP W/ 2" BLUETOOTH AUTOMATIC BLOW-OFF
WF	PROPOSED 11.25° BEND
WG	PROPOSED 22.5° BEND
WH	PROPOSED 45° BEND
WI	PROPOSED 12" X 10" REDUCER
WJ	PROPOSED SEWER/WATER CROSSING
WK	PROPOSED STORM/WATER CROSSING
WL	PROPOSED TEMPORARY 8" MJ CAP W/ 2" BLOW-OFF
WM	PROPOSED 10" WATER VALVE
WN	PROPOSED 10" X 8" REDUCER
WO	PROPOSED 10" X 10" TEE
WP	PROPOSED PERMANENT 10" MJ CAP W/2" BLUETOOTH AUTOMATIC BLOW-OFF



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SOUTH BOWERS BEACH (302) 934-8411
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WICKERSHAM
CITY OF MILFORD
CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

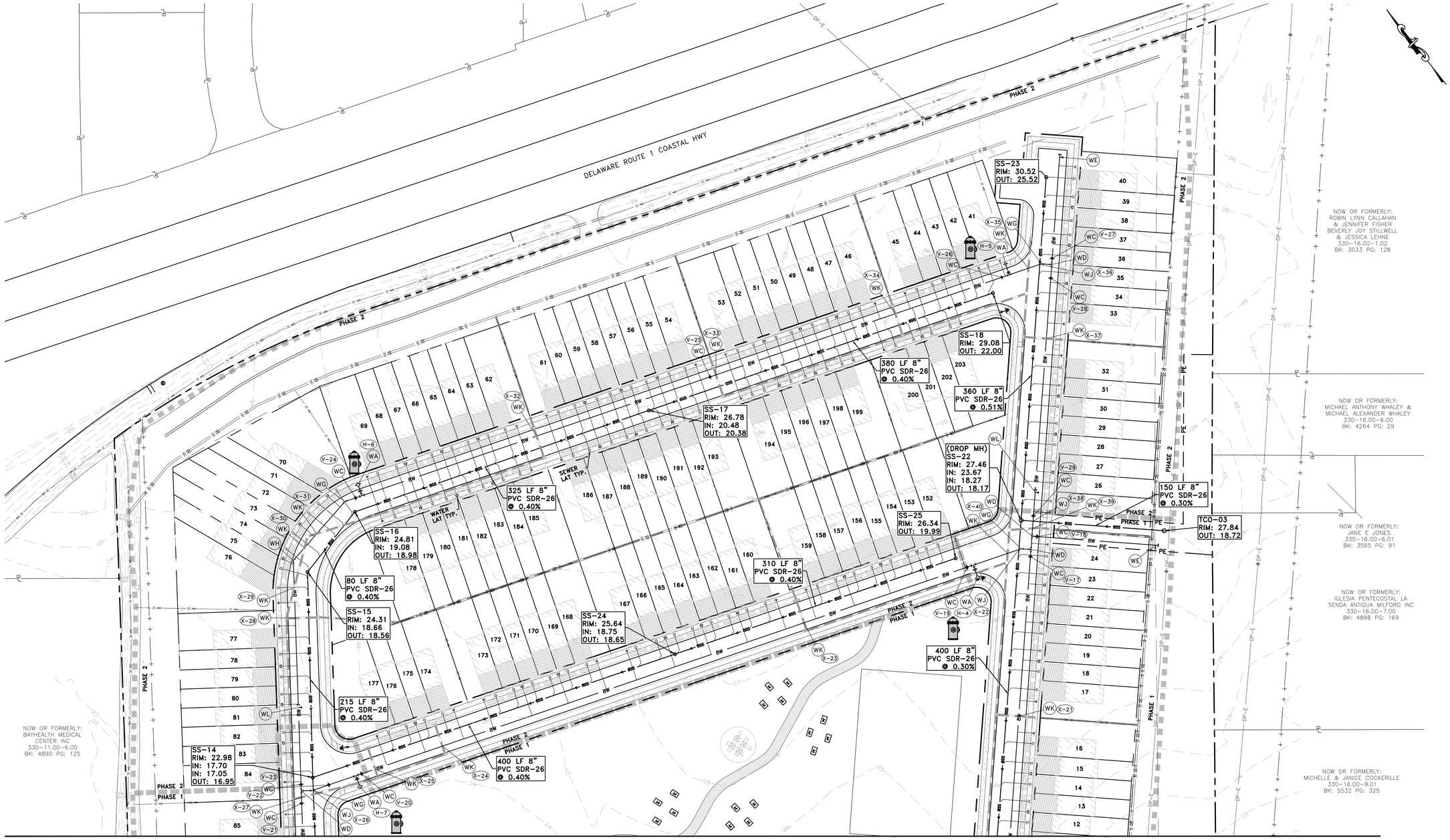
UTILITY PLAN

Revisions:
2022-03-01: SCD
FM
2022-03-11: COM
2022-04-22: COM
2022-05-02: DNREC
2022-06-03: COM

Date: NOVEMBER 2021
Scale: 1" = 50'
Dwn.By: TCB
Proj.No.: 3402A001
Dwg.No.: C-504

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MATCHLINE (SEE SHEET, C-502)

KEY LEGEND

LABEL	DESCRIPTION
WA	PROPOSED FIRE HYDRANT ASSEMBLY
WB	EXISTING FIRE HYDRANT ASSEMBLY
WC	PROPOSED 8" WATER VALVE
WD	PROPOSED 8" X 8" TEE
WE	PROPOSED PERMANENT 8" MJ CAP W/ 2" BLUETOOTH AUTOMATIC BLOW-OFF
WF	PROPOSED 11.25° BEND
WG	PROPOSED 22.5° BEND
WH	PROPOSED 45° BEND
WI	PROPOSED 12" X 10" REDUCER
WJ	PROPOSED SEWER/WATER CROSSING
WK	PROPOSED STORM/WATER CROSSING
WL	PROPOSED TEMPORARY 8" MJ CAP W/ 2" BLOW-OFF
WM	PROPOSED 10" WATER VALVE
WN	PROPOSED 10" X 8" REDUCER
WO	PROPOSED 10" X 10" TEE
WP	PROPOSED PERMANENT 10" MJ CAP W/2" BLUETOOTH AUTOMATIC BLOW-OFF

0' 50' 100' 150'

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DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

UTILITY PLAN

WICKERSHAM
CITY OF MILFORD
CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

Revisions:

2022-03-01: SCD
FM
2022-03-11: COM
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DAVIS BOWEN & FRIEDEL, INC.

ARCHITECTS • ENGINEERS • SURVEYORS

Michael R. Wigley, AIA, LEED AP
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Ring W. Lardner, P.E.
Jamie L. Sechler, P.E.

June 13, 2022

City of Milford – Planning and Zoning
180 Vickers Drive
Milford, DE 19963

Attn: Rob Pierce, Planning and Zoning Director

RE: **Wickersham Subdivision**
Comment Response
Tax Parcel No: 3-30-16.00-5.00
DBF #3402A001.I01

Dear Mr. Pierce,

On behalf of our client, CCM-Koelig, LLC, we are pleased to submit one set of construction plans and PDF copies via email that has been revised per the comments from KCI Technologies review letter dated May 25, 2022. Responses to those comments are as follows:

1. *Address the following to the Cover Sheets:*
    i. *Clarify how the 609 parking spaces is calculated. Will there be a garage provided for each townhouse? If so, note this in the parking calculations in the data columns for the record plan and construction drawings.* ***Addressed.***
2. *Address the following to the Record Plan:*

Sheet V-100

a. *Update the City of Milford General Notes. These appear to be site plan notes and not subdivision notes. Specifically notes number 12, 13, 14, and 17.* ***Comment Remains - Notes specific to site plans were removed but not replaced with the major subdivision notes for the City of Milford. See attached for the major Subdivision notes.***
The provided notes have been added to sheet V-105.

Sheet V-102

b. *Provide more overlap between the matching sheets so that lots are not cutoff.* ***Addressed.***

c. *Extend the utility easement between lots 8 and 9 providing access to each adjacent lot. The easement area on lot 8 appears to encroach into the building envelope. Adjust the easement so that it is outside the building envelope and center the utilities between the two townhouses.* ***Addressed with Comment – The easement should be at least 30 feet wide to accommodate future water and sewer utilities with proper separation. The width provided along the rear of the open space adjacent to the neighboring parcels is only 10 feet in width. Revise the plans accordingly.***
The easement has been changed to be 30' wide as requested and the easement tables have been updated.

d. *There are several lots and open space dimensions that are missing or not lined up with the property line. Please review the dimension labels for lots 1, 9, 91, 99, 107, 108, 116, 124, 135, 143, and 151. Lots 89-91 do not appear to have a metes and bounds.* ***Comment Remains – There are still dimensions missing or wrongfully placed. The following lots have an extra dimension label; 45, 53, 61, 69, 159, 167, 173, 177, 178, 186, 194, 200. The following are missing dimension labels; 41, 46, 54, 62, 160, 168, 174, 185, 199, 193, 203.***
All lots have been checked to ensure every property line has a bearing and distance. The extra dimensions have been removed accordingly.

Sheet V-104

e. *Extend the utility easement between lots 24 and 25 providing access to each adjacent lot. The easement area on lot 24 appears to encroach into the building envelope. Adjust the easement so that it is outside the building envelope and center the utilities between the two townhouses.* ***Addressed with Comment – The easement should be at least 30 feet wide to accommodate future water and sewer utilities with proper separation. The widths provided along the rear of the open space adjacent to the neighboring parcels are only 10 feet. Adjust the widths of the easement and revise the plans accordingly.***
The easement has been changed to be 30' wide as requested and the easement tables have been updated.

f. *Provide more overlap between the matching sheets so that lots are not cutoff.*
Addressed.

g. *There are several lot and open space dimensions that are missing or not lined up with the property line. Please review the dimension labels for lots 17, 25, 33, 41, 46, 54, 62, 70, 76, 84, 152, 160, 168, 176, 185, 193, 201, 203, and open space F.* ***Comment Remains - See Comment "2d" above regarding lot line dimensions.***
All lots have been checked to ensure every property line has a bearing and distance. The extra dimensions have been removed accordingly

3. *Lots 176, 177, 202, and 203 do not meet the minimum requirements for a townhouse outlined in chapter 230. The minimum number of units per townhouse row is 3. Adjust the plan to meet the requirement or adjust the two-unit structures to meet the single-family semi-detach lot requirements in the zoning code and add these requirements to the cover sheet.* ***Addressed.***

4. *A more extensive landscape buffer/sound barrier (i.e., berm) should be provided along Route 1. In addition, please review Chapter 3, Section 3.6 "Noise Mitigation" of DelDOT's Development Coordination Manual and coordinate with DelDOT if any noise mitigation improvements or studies will be required by DelDOT.* ***Comment Remains – Provide DelDOT approval of the noise mitigation recommendations.***
A copy of the noise mitigation requirements have been provided since these comments have been received.

5. *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 Noted.***

6. *Provide the proposed location of the subdivision sign and verify that it meets the sign requirements as listed in the City's Zoning Code. A signage plan can be submitted as a part of the next submission for consideration to avoid any future variances/meetings that may be required.* ***Comment Remains – Although the note with respect to the sign has added to the Record plan it is missing on the Construction plan sheets.***
Callouts for the proposed subdivision sign have been added to the road plan and profile, SSM construction plan and the utility plan.

7. *Provide preliminary entrance plans for Johnson Road.* ***Comment Remains – Provide DelDOT approval once obtained for the Entrance plans.***
Final Record plans were submitted to DelDOT for approval on 6/10/22. The entrance plans had very minor comments on the last review and the plans are waiting for a letter agreement from DelDOT for phasing of the entrance before we can submit for final entrance plan approval.

8. *Water meters must be placed in the sidewalk. Revise the plans to show water meters are showing in the sidewalk.* ***Addressed.***

9. *Sheet C-302 – Is P-288 too close to the building envelope to the house? This*

would be HOA responsibility. ***Addressed.***

Road and Storm Drain Plan

10. *The profile "FE-100 to DI-103" on sheet C-211 is not consistent with the plan view. Revise the plan/profile accordingly so that they are consistent.* ***Addressed.***

11. *The profile "DI-101 to DI-106" on sheet C-211 is not consistent with the plan view. Revise the plan/profile accordingly so that they are consistent.* ***Addressed.***

12. *Add storm drain pipe P-291 to the Minimum Cover/Maximum Angle Worksheet and verify that it meets the minimum cover for a Collector Road.* ***Comment Remains – Currently spreadsheet is not showing any cover for P-300. Provide the minimum cover for pipe P-300 on the spreadsheet.***
    Pipe 300 on the provided pipe cover angle worksheet is showing that the pipe meets minimum cover for a Class 5 RCP pipe. The elevations provided as the top of grate are the EP elevations where the pipe crosses the street. A new spreadsheet is provided as we changed pipe 300 to be a 14"X23" ERCP to ensure that the bell of the pipe did not exceed the GABC stone layer. The schedules and profile have been updated accordingly.

13. *Storm drain pipes P-209 and P-235 does not meet the minimum cover required for a Local Road per the Minimum Cover/Angle Worksheet in the stormwater management report. Revise the plan accordingly so that these pipes have sufficient cover.* ***Addressed.***

Utility Plans

14. *There are multiple locations where the water service and the sewer laterals do not meet the City's minimum 10' horizontal separation. For example, the water service that services lot 116 and the sewer lateral that services lot 98 have just a 5' horizontal separation. Revise the plan accordingly so that 10' horizontal separation is provided for all water and sanitary sewer services or provide written documentation supporting the reasoning for the 5' horizontal separation.* ***Addressed with comment – Lot 104 water service and lot 105 sanitary sewer service have less than 10' horizontal separation. Revise he plan accordingly so that the laterals meet this requirement.***
    The laterals have been revised to ensure that there is 10' between the laterals.

15. *We recommend adding a stop sign along Wickersham Lane at the intersection with Riley Road located west of the entrance off Johnson Road to help reduce speeding.* ***Addressed.***

16. *Install automatic Blow-off water valves on north and south of the water main at the entrance on Johnson Road.* ***Addressed.***

17. *The city recommends conveying the portion of land in front of the water tower at the edge of the right of way for Wickersham Lane that contains the Water Tower driveway to the City and combining this parcel with parcel 475.00 instead of recording a cross-access easement.* ***Addressed.***

If you have any questions or need additional information, please do not hesitate to contact me at (302) 424-1441 or cdm@dbfinc.com.

Sincerely,

DAVIS, BOWEN & FRIEDEL, INC.



Cliff Mumford, P.E.
Associate

P:\CCM - Koelig - 3402\Wickersham\Documents\City Of Milford\2022-05-XX COM-4\COM Cover Letter-4.Doc

cc

STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

June 15, 2022

Mr. Rob Pierce, Director
City of Milford
201 S Walnut St
Milford, Delaware 19963

SUBJECT: Letter of No Objection to Recordation
Wickersham
Tax Parcel # 330-16.00-5.00
SCR00014-COASTAL HIGHWAY
SCR00207-JOHNSON RD
Milford, Cedar Creek Hundred, Sussex County

Dear Mr. Pierce:

The Department of Transportation has reviewed the Site Plan, dated November 2021 (signed by the Engineer and Owner on May 19, 2022), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

This letter does not authorize the commencement of entrance construction. Entrance plans shall be developed in accordance with DelDOT's Development Coordination Manual and submitted to the Development Coordination Section for review and approval.

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized.

DelDOT

There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

If I can be of any further assistance, please call me at (302) 760-2266.

Very truly yours,



R. Stephen McCabe
Sussex County Review Coordinator
Development Coordination

cc: Gary Farrar, CCM-Koelig II, LLC
Cliff Mumford, Davis, Bowen & Friedel, Inc.
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
Richard Larkin, South District Subdivision Manager
Jennifer Pinkerton, Chief Materials & Research Engineer
Linda Osiecki, Pedestrian Coordinator
John Fiori, Bicycle Coordinator
Mark Galipo, Traffic Development Coordination Engineer
Tim Phillips, Maintenance Support Manager
Dan Thompson, Safety Officer North District
Jared Kauffman, DTC Planner
James Kelley, JMT
Wendy L. Polasko, P.E., Subdivision Engineer
Derek Sapp, Subdivision Manager, Development Coordination

May 13, 2022

Cliff Mumford, P.E.
Davis, Bowen & Friedel, Inc.
1 Park Avenue
Milford, DE 19963

RE: Wickersham Development
JMT Job No. 18-03204-012

Dear Mr. Mumford:

The Department has received and reviewed the Noise Report (dated: April 6, 2022) for the above referenced project. Johnson, Mirmiran & Thompson, Inc. (JMT) has been authorized by DelDOT to provide review and comments for certain noise analyses. On behalf of DelDOT, we have concluded that the noise analysis provided for the Wickersham Development is in accordance with the DelDOT Development Coordination Manual and that the noise analysis and report are acceptable with revisions based on the following.

1. On report page 5, 3rd paragraph, last sentence. Remember to revise copied report for the current project/agency.

2. On report page 6, 2nd paragraph, last sentence. Seems like there is a word missing or a word mis-used. The report states that the "…scale closely approximates the frequency level of the human ear." The word level may be mis-used. It would make more sense if the word level was replaced by the word response. Or say, "frequency levels interpreted by the human ear."

3. According to the DelDOT Noise policy, noise monitoring should be a minimum of 30-minutes. Not 20-minutes as you have done. It is acceptable this time because it likely won't change the results of the validation.

4. The last paragraph on report page 13 and the first paragraph on report page 14 seem to be mixing criteria. =/> 5 dBA or 9 dBA "reduction in noise levels below the NAC" is not what you are reporting. The reduction you are reporting is reduction below the future build (no barrier) noise level.

5. Since all impacted homes are not benefitted, please add a statement to the report saying that all homes are below the impact threshold.

6. For future reports/submittals, please include input and output from TNM in the appendix.

If you have any questions or need further information, please do not hesitate to contact me at 302-266-9600 or BHerb@jmt.com.

Very truly yours,

JOHNSON, MIRMIRAN & THOMPSON, INC.



Bradley P. Herb, PE
Vice President

BPH/sfm

Cc: Scott Mednick, JMT
Steve McCabe, DelDOT
Derek Sapp, DelDOT

DELAWARE HEALTH AND SOCIAL SERVICES
Division of Public Health

Office of Engineering
Phone: (302) 741-8640
Fax: (302) 741-8631

March 21, 2022

MILFORD WATER DEPARTMENT

APPROVAL TO CONSTRUCT
Wickersham Connection
PWS #DE0000616
Approval #22W37

Mr. Gary Farrar
CCM-Koelig, LLC
4600 New Linden Hill Road
Wilmington, DE 19908

Dear Farrar:

As provided by Section 2.11 of the *State of Delaware Regulations Governing Public Drinking Water Systems*, you are granted approval to connect Wickersham to the existing main in accordance with the plans submitted by Davis, Bowen & Friedel, Inc. The plans consist of:

1. Transmittal letter dated March 11, 2022.
2. Application for Construction of New or Existing PWS dated March 11, 2022
3. Two copies of the plans entitled "Wickersham" dated November 2021 and revised March 11, 2022.

These plans, as noted, are made a part of this approval. This approval is granted subject to the enclosed list of conditions and the following change:

- **One full length of water pipe is required equidistantly set where the water main crosses the sanitary sewer (three places (WG)on sheet C-505.**

It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction. Prior to receiving an Approval to Operate, the Office of Engineering requires one set of as-built drawings, including profile markups. **Additional profiles may be needed where the proposed/existing water main crosses the proposed sanitary sewer showing at least a minimum 18-inch vertical separation:**

- **between SS-22 and TCO-03 on sheet C-505, profile on sheet C-507**
- **between SS-07 and SS-08 on sheet C-504, profile on sheet C-506**
- **between SS-19 and SS-20 on sheet C-504, profile on sheet C-506 (2 FH crossings).**

The Office of Engineering recommends detectable tracer tape that is three inches wide and blue in color to be installed directly above all water mains larger than two inches in diameter.

I am sending one set of plans with a copy of this Approval to Davis, Bowen & Friedel, Inc. that is signed and dated by the Office of Engineering. Should you have any questions regarding this matter, please feel free to contact Bill Milliken at (302) 741-8646.

Plans reviewed by:

William J. Milliken, Jr.
Engineer III
Office of Engineering

Sincerely,

Doug Lodge, P.E.
Supervisor of Engineering
Office of Engineering

cc: Rob Pierce, City of Milford
Steve Ellingsworth, City of Milford
Clifton D. Mumford, P.E., Davis, Bowen & Friedel, Inc.
Ashley Kunder, Office of Drinking Water

1. The approval is void if construction has not started by March 21, 2023.

2. The project shall be constructed in accordance with the approved plans and all required conditions listed in this Approval to Construct. If any changes are necessary, revised plans shall be submitted and a supplemental approval issued prior to the start of construction. As-built plans including profile mark-ups must be submitted to the Office of Engineering after construction has been completed.

3. Representatives of the Division of Public Health may inspect this project at any time during the construction.

4. This approval does not cover the structural stability of any units or parts of this project.

5. The water system shall be operated in conformance with the *State of Delaware Regulations Governing Public Drinking Water Systems*.

6. All wells, pipes, tanks, and equipment which can convey or store potable water shall be disinfected in accordance with the current AWWA procedures. Plans or specifications shall outline the procedure and include the disinfectant dosage, contact time, and method of testing the results of the procedure. (Recommended Standards for Water Works 2018 Edition 2.15)

7. Water mains crossing sanitary and storm sewers should be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer, and the water main should be above the sewer. At crossings, one full length of water pipe should be located so both joints will be as far from the sewer as possible. Special structural support for the water and sewer pipes may be required. In cases where it is not practical to maintain an 18-inch separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.

8. Water mains should be laid 10 feet horizontally from any existing or proposed sanitary or storm sewers. The distance should be measured edge to edge. In cases where it is not practical to maintain a 10-foot separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.

9. All chemicals, materials, mechanical devices, and coatings in contact with potable water shall comply with National Sanitation Foundation/American National Standards Institute Standards (NSF/ANSI) 60 and 61 and shall be inert, nontoxic, and shall not import any taste, odor, or color to the water.

10. Sufficient valves should be provided so that inconvenience and sanitary hazards will be minimized during repairs. Valves should be located at not more than 500-foot intervals in commercial districts and at not more than one block or 800-foot intervals in other districts.

11. There shall be no connection between the distribution system and any pipes, pumps, hydrants, or tanks whereby unsafe water or other contaminating materials may be discharged or drawn into the system.

12. Fire hydrant drains shall not be connected to or located within 10 feet of sanitary sewers, storm sewers, or storm drains.

13. Prior to usage of water from this new well, water plant, storage plant, or distribution system, approval for the water quality must be obtained from the Division of Public Health.

14. The water system should be capable of providing at least 25 psi at ground level at all times throughout the distribution system.

15. All plastic pipe utilized in this drinking water system shall be approved for potable water use (NSF-pw). If any piping is joined with solder or flux, the solder and flux shall be lead free (less than or equal to 0.2 percent lead).

16. All water lines should be buried to a depth of at least 3 feet.

17. This approval is for the distribution system only. Plans and specifications for all well plumbing, pumps, storage (including any interior coatings), and treatment must be submitted to and approved by this office prior to their installation.

18. The approval is subject to immediate revocation upon violation of any of the preceding conditions.

19. All other local (county/city/town) approvals or permits needed must be obtained prior to beginning construction.

20. Upon completion of construction and before the system is placed into operation, a "Notice of Completion" must be submitted to the Office of Engineering. Before placing the system into operation, the following must be adhered to:
    a. Submit a set of as-built plans with profile markups to the Office of Engineering.
    b. Obtain an Approval to Operate from the Office of Engineering.

June 03, 2022

Mr. Gary Farrar
CCM-Koelig
4600 New Linden Hill Rd,
Wilmington, DE 19802
gmfarrar1@aol.com

RE: Wickersham Townhouses
Revision

Dear Mr. Farrar:

A Sediment and Stormwater Management Plan has been reviewed for compliance with the Sediment and Stormwater Regulations and is approved with conditions (see attached). Enclosed herein please find a copy of the approved application form and approved plan sets. Please retain a copy for your use, and provide the contractor with a copy to be retained onsite at all times. Failure to keep an approved plan onsite is a violation of the approved plan.

Approval of a Sediment and Stormwater Plan does not grant or imply a right to discharge stormwater runoff. The owner/developer is responsible for acquiring any and all agreements, easements, etc., necessary to comply with State drainage and other applicable laws.

This plan approval pertains to compliance with the Delaware Sediment and Stormwater Regulations. Please understand that the approval of this plan does not relieve you from complying with any and all federal, state, county, or municipal laws and regulations.

As of January 1, 2014, the Sussex Conservation District began collecting financial guarantees to ensure the construction of stormwater management practices is accomplished in accordance with the approved sediment and stormwater plan. Please refer to the SCD Policy on Bonds located on our website at Sussexconservation.org. If you have any questions concerning the aforementioned, please do not hesitate to call 302 856-7219.

Sincerely,

Jessica Watson

Jessica Watson
Program Manager

DETAILED SEDIMENT AND STORMWATER MANAGEMENT PLAN APPLICATION

NAME OF PROJECT: Wickersham

PROJECT DESCRIPTION: 203-unit Townhome Community including open space and walking trails.

LOCATION OF PROJECT: Frontage on Rout 1 and Johnson Road, Entrance to be on Johnson road

PROJECT TAX MAP NUMBER: 3-30-16.00-5.00

PROJECT COORDINATES (*center of site-decimal degrees*) LAT: 38.884767 LONG: -75.379414

TYPE OF PROJECT: Residential WATERSHED: Cedar Creek

NUMBER OF LOTS: 203 TOTAL ACRES: 39.134 DISTURBED ACRES: 33.85

APPLICANT'S CONTACT INFORMATION

FIRST NAME: Gary LAST NAME: Farrar

COMPANY NAME: CCM-Koelig

ADDRESS: 4600 New Linden Hill Road, Suite 102

CITY: Wilmington STATE: DE ZIP: 19802

PHONE NUMBER: 302-998-9463 FAX NUMBER: 302-998-2926

EMAIL ADDRESS: gmfarrar1@aol.com

CONSULTANT CONTACT INFORMATION

CONSULTANT/ENGINEER NAME: Davis, Bowen & Friedel, Inc.

CONTACT PERSON/PROJECT MANAGER: Clifton D. Mumford, P.E.

PHONE #: (302) 424-1441 FAX #: (302) 424-0430

EMAIL ADDRESS: cdm@dbfinc.com

SUSSEX CONSERVATION DISTRICT APPROVAL

REVIEWER: John Justa DATE: 6-3-2022

APPROVAL: Jessica L Watson DATE: 6/3/22

If ownership of this project changes during the construction period, Sussex Conservation District will require a new signed owner's certification statement.... In addition, the authorization to discharge stormwater under the regulations Part 2 Special Conditions for Storm Water Discharges Associated with Construction Activities, must be transferred by the original owner to the new owner, please contact DNREC for assistance at 302-739-9921.

NOV 24 2021

OWNER/DEVELOPER CERTIFICATION

- I/We certify that the information on this form and the attached plans are true and accurate to the best of my/our knowledge.
- I/We understand that DNREC/Delegated Agency may request information in addition to that set forth herein as may be deemed appropriate in considering this application.
- I/We will abide by the conditions of this approval as issued.
- I/We hereby certify that all clearing, grading, construction and/or development will be done pursuant to the approved plan, and that all responsible personnel involved in the land disturbing activities will have a Sediment and Stormwater Management Certification from DNREC/Delegated Agency.
- I/We hereby authorize the right of entry for periodic on site inspection by DNREC/Delegated Agency personnel and/or authorized agents.

OWNER/DEVELOPER SIGNATURE: CEW-Rodeo LLC DATE: 11/15/2021

OWNER/DEVELOPER PRINTED NAME: Gary Farrar

AGENT AUTHOIZATION

(If this authorization form is completed with the application, all future correspondence may be signed by the duly authorized agent.)

I, _____, hereby designate and authorize the following identified agent to act on my behalf in the processing of this application and to furnish any information that is requested.

AGENT NAME: _____

AGENT ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

AGENT PHONE #: ( ) _____ FAX #: _____

EMAIL ADDRESS: _____

OWNER/DEVELOPER SIGNATURE: _____ DATE: _____

AGENT SIGNATURE: _____ DATE: _____

Please attach project Supplemental BMP Data Sheet to the Detailed Sediment and Stormwater Management Plan Application.

PROJECT BMP DATA SHEET

List the BMP(s) utilized in the project stormwater management quantity and water quality strategy.

BMP NAME	BMP TYPE	ACRES TREATED	BMP LOCATION COORDINATES (@ BMP release point - decimal degrees)	
			LATITUDE	*LONGITUDE*
Pond 1P	Wet pond	16.98	38.882268	-75.378707
Pond 2P	Wet pond	9.847	38.884370	-75.381900
	No BMP selected			
	No BMP selected			
	No BMP selected			
	No BMP selected			
	No BMP selected			
	No BMP selected			

OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947

SFMO PERMIT – S

Plan Review Number: 2021-04-208958-MJS-02
Status: Approved as Submitted

Tax Parcel Number: 330-16.00-5.00
Date: 03/08/2022

Project

Wickersham

CCM-Koelig LLC

7918 Wickersham Lane
Milford DE 19963

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District:

Occupant Load Inside:
Occupancy Code:

Applicant

Cliff Mumford
1 Park Avenue
Milford, DE 19963

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

A final inspection is required.

This Plan Review Project was prepared by:

Jefferson Cerri
Fire Protection Specialist II

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2021-04-208958-MJS-02
Status: Approved as Submitted

Tax Parcel Number: 330-16.00-5.00
Date: 03/08/2022

PROJECT COMMENTS

1002 A	This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2021. The Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
1030 A	This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 500 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 800' on center.
1180 A	This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
1132 A	Fire hydrants shall be color coded in accordance with the DSFPR, Part III, Section 3 4. This includes both color coding the bonnet and 2" reflective tape around the barrel under the top flange.
1232 A	All threads provided for fire department connections, to sprinkler systems, standpipes, yard hydrants or any other fire hose connections shall be uniform to those used by the fire department in whose district they are located. DSFPR Part III,Section 1.1.5.1.
1332 A	The distance between a fire hydrant and the fire lane shall not be greater than seven feet (DSFPR Part V, Chapter 5, Section 5 10.4).
1432 A	The steamer connection of all fire hydrants shall be so positioned so as to be facing the street or fire lane. (DSFPR Regulation 705, Chapter 5, Section 10). The center of all hose outlet(s) on fire hydrants shall be not less than 18 inches above finalgrade (NFPA 24, Section 7.3.3).

1501 A **If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes orrevisions to the plans occur, plans are required to be submitted, reviewed, and approved.**

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

May 25, 2022

City of Milford
201 South Walnut Street
Milford, Delaware 19963

Attention: Rob Pierce
Subject: **Wickersham – Final Plans**
KCI Job No. 131803632 – Task 27

Dear Mr. Pierce,

As requested, KCI Technologies performed a review of the Final Construction and Record Plans for Wickersham. 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 DBF and is dated November 2021.

We find the plans generally acceptable, subject to the comments below.

1. Address the following to the Cover Sheets:
    i. Clarify how the 609 parking spaces is calculated. Will there be a garage provided for each townhouse? If so, note this in the parking calculations in the data columns for the record plan and construction drawings. **Addressed.**
2. Address the following to the Record Plan:

    Sheet V-100

    a. Update the City of Milford General Notes. These appear to be site plan notes and not subdivision notes. Specifically notes number 12, 13, 14, and 17. **Comment Remains - Notes specific to site plans were removed but not replaced with the major subdivision notes for the City of Milford. See attached for the major Subdivision notes.**

Sheet V-102

b. Provide more overlap between the matching sheets so that lots are not cutoff. **Addressed.**

c. Extend the utility easement between lots 8 and 9 providing access to each adjacent lot. The easement area on lot 8 appears to encroach into the building envelope. Adjust the easement so that it is outside the building envelope and center the utilities between the two townhouses. **Addressed with Comment – The easement should be at least 30 feet wide to accommodate future water and sewer utilities with proper separation. The width provided along the rear of the open space adjacent to the neighboring parcels is only 10 feet in width. Revise the plans accordingly.**

d. There are several lots and open space dimensions that are missing or not lined up with the property line. Please review the dimension labels for lots 1, 9, 91, 99, 107, 108, 116, 124, 135, 143, and 151. Lots 89-91 do not appear to have a metes and bounds. **Comment Remains – There are still dimensions missing or wrongfully placed. The following lots have an extra dimension label; 45, 53, 61, 69, 159, 167, 173, 177, 178, 186, 194, 200. The following are missing dimension labels; 41, 46, 54, 62, 160, 168, 174, 185, 199, 193, 203.**

Sheet V-104

e. Extend the utility easement between lots 24 and 25 providing access to each adjacent lot. The easement area on lot 24 appears to encroach into the building envelope. Adjust the easement so that it is outside the building envelope and center the utilities between the two townhouses. **Addressed with Comment – The easement should be at least 30 feet wide to accommodate future water and sewer utilities with proper separation. The widths provided along the rear of the open space adjacent to the neighboring parcels are only 10 feet. Adjust the widths of the easement and revise the plans accordingly.**

f. Provide more overlap between the matching sheets so that lots are not cutoff. **Addressed.**

g. There are several lot and open space dimensions that are missing or not lined up with the property line. Please review the dimension labels for lots 17, 25, 33, 41, 46, 54, 62, 70, 76, 84, 152, 160, 168, 176, 185, 193, 201, 203, and open space F. **Comment Remains - See Comment "2d" above regarding lot line dimensions.**

h. Lots 176, 177, 202, and 203 do not meet the minimum requirements for a townhouse outlined in chapter 230. The minimum number of units per townhouse row is 3. Adjust the plan to meet the requirement or adjust the two-unit structures to meet the single-family semi-detach lot requirements in the zoning code and add these requirements to the cover sheet. **Addressed.**

3. A more extensive landscape buffer/sound barrier (i.e., berm) should be provided along Route 1. In addition, please review Chapter 3, Section 3.6 "Noise Mitigation" of DelDOT's Development Coordination Manual and coordinate with DelDOT if any noise mitigation improvements or studies will be required by DelDOT. **Comment Remains – Provide DelDOT approval of the noise mitigation recommendations.**
4. 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 Noted.**
5. Provide the proposed location of the subdivision sign and verify that it meets the sign requirements as listed in the City's Zoning Code. A signage plan can be submitted as a part of the next submission for consideration to avoid any future variances/meetings that may be required. **Comment Remains – Although the note with respect to the sign has added to the Record plan it is missing on the Construction plan sheets.**
6. Provide preliminary entrance plans for Johnson Road. **Comment Remains – Provide DelDOT approval once obtained for the Entrance plans.**
7. Water meters must be placed in the sidewalk. Revise the plans to show water meters are showing in the sidewalk. **Addressed.**
8. Sheet C-302 – Is P-288 too close to the building envelope to the house? This would be HOA responsibility. **Addressed.**

Road and Storm Drain Plan

9. The profile "FE-100 to DI-103" on sheet C-211 is not consistent with the plan view. Revise the plan/profile accordingly so that they are consistent. **Addressed.**
10. The profile "DI-101 to DI-106" on sheet C-211 is not consistent with the plan view. Revise the plan/profile accordingly so that they are consistent. **Addressed.**
11. Add storm drain pipe P-291 to the Minimum Cover/Maximum Angle Worksheet and verify that it meets the minimum cover for a Collector Road. **Comment Remains – Currently spreadsheet is not showing any cover for P-300. Provide the minimum cover for pipe P-300 on the spreadsheet.**
12. Storm drain pipes P-209 and P-235 does not meet the minimum cover required for a Local Road per the Minimum Cover/Angle Worksheet in the stormwater management report. Revise the plan accordingly so that these pipes have sufficient cover. **Addressed.**

Utility Plans

13. There are multiple locations where the water service and the sewer laterals do not meet the City's minimum 10' horizontal separation. For example, the water service that

services lot 116 and the sewer lateral that services lot 98 have just a 5' horizontal separation. Revise the plan accordingly so that 10' horizontal separation is provided for all water and sanitary sewer services or provide written documentation supporting the reasoning for the 5' horizontal separation. **Addressed with comment – Lot 104 water service and lot 105 sanitary sewer service have less than 10' horizontal separation. Revise he plan accordingly so that the laterals meet this requirement.**

14. We recommend adding a stop sign along Wickersham Lane at the intersection with Riley Road located west of the entrance off Johnson Road to help reduce speeding. **Addressed.**

15. Install automatic Blow-off water valves on north and south of the water main at the entrance on Johnson Road. **Addressed.**

16. The city recommends conveying the portion of land in front of the water tower at the edge of the right of way for Wickersham Lane that contains the Water Tower driveway to the City and combining this parcel with parcel 475.00 instead of recording a cross-access easement. **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 Koenig, P.E. ICMA-CM
Senior Project Manager

AUTHORIZATION TO CONSTRUCT UNDER THE

LAWS OF THE STATE OF DELAWARE

PART I

1. **In compliance with the provisions of 7 Del. C., §6003,**

City of Milford
201 South Walnut Street
Milford, DE 19963

and

CCM-Koelig, LLC
4600 New Linden Hill Road
Wilmington, DE 19908

are authorized, jointly and individually, to construct facilities consisting of the following:

Approximately two thousand seven hundred and eighty-eight linear feet (2,788 LF) of ten (10) inch diameter gravity sewer main, three thousand and eighty linear feet (3,080 LF) of eight (8) inch diameter gravity sewer main, six (6) inch diameter sewer lateral, twenty-seven (27) gravity manholes, cleanouts and related appurtenances to serve two hundred and three (203) proposed townhomes in the Wickersham subdivision located between Route 1, Johnson Road and Cedar Creek Road in Milford, Delaware. The proposed sanitary sewer will connect to an existing City of Milford pump station located approximately two thousand (2,000) feet southwest of the Wickersham off of Cedar Creek Road.

in accordance with plans and specifications as described below and limitations, requirements and other conditions set forth in Parts I, II and III hereof.

2. The plans, specifications, municipality standards and other documents submitted with the permit application consist of the following, which are incorporated by reference and made part of this authorization:

Eleven (11) drawings** prepared by Davis, Bowen & Friedel titled “Wickersham”, dated November 2021, latest revision 5-2-22, signed by Clifton Mumford, P.E. and the current City of Milford Specifications for the Installation of Utility Construction Projects and Subdivision Pavement Design.

**Drawings include:

Sheet C001 – Title Sheet
Sheet C002 – Legend

Greg Pope 05/24/2022

Greg Pope, Engineer VI — Date Signed
By Agreement with Surface Water Discharges Section
Division of Water
State of Delaware Department of Natural Resources
and Environmental Control

Sheet C003 – General Notes
Sheet C501 – Utility Plan - Overview
Sheets C502-C503 – Offsite Sewer Extension
Sheet C504-C505 – Utility Plan
Sheet C506-C507 – Utility Profiles
Sheet C509 – Utility Details

3. The liquid waste will be discharged through an existing wastewater collection and transmission system to the Kent County Wastewater Treatment Facility, which discharges treated wastewater to the Murderkill River, in accordance with NPDES Permit No. DE 0020338.

A. Effluent Limitations on Pollutants Attributable to Industrial Users

The use of the constructed facility is conditioned on meeting all applicable pretreatment standards under 40 CFR, Part 403, or toxic pollutant discharge limitations under Section 307(a) of the Clean Water Act of 1977, PL 95-217.

B. Flow and Usage Limitations

This permit authorizes a daily average discharge of N/A gallons*. The flow in the system shall be measured at least every N/A.

The estimated average daily discharge for the subject project is 50,750 GPD, which is based on 203 EDUs at 250 GPD/EDU.

* This permit authorizes only the construction of the wastewater collection and conveyance facilities referenced herein.

C. Monitoring and Reporting (When Required)

1. Representative sampling of the volume and nature of the monitored discharge shall be conducted at the request of the Division of Water.

2. Reporting

Monitoring results shall be reported to the:
Delaware Department of Natural Resources and Environmental Control
Division of Water, Surface Water Discharges Section
89 Kings Highway
Dover, DE 19901
302-739-9946

3. Definitions

a. “Daily average flow" means the total flow during a calendar month divided by the number of days in the month that the facility was operating.

b. “Daily maximum flow" means the highest total flow during any calendar day.

c. "Daily Peak Flow" means the flow which can be safely transported within the sewage system without causing an overflow or a backup into the building(s) or residence(s).

d. “Bypass” means the intentional diversion of wastes from any portion of a treatment facility.

e. "Measured flow" means any method of liquid volume measurement, the accuracy of which has been previously demonstrated in engineering practice, or for which a relationship to absolute volume has been obtained.

f. "Estimate" means a value to be based on a technical evaluation of the sources contributing to the discharge including, but not limited to, pump capabilities, water meters and batch discharge volumes.

4. Recording of Results

For each measurement or sample taken pursuant to the requirements of this permit, the permittee shall record the following information:

a. The date, exact place and time of sampling or measurement;

b. The person(s) who performed the sampling and/or measurement;

c. The date(s) and time(s) analysis was performed;

d. The individual(s) who performed each analysis;

e. The analytical technique(s) or method(s) used;

f. The results of each analysis; and

g. Appropriate quality assurance information.

5. Records Retention

All records and information resulting from the monitoring activities required by this permit, including all records of analyses performed, all records of instrument calibration and maintenance and all charts from continuous monitoring instruments, shall be retained for three (3) years. This period of retention shall be extended automatically during the course of any unresolved litigation regarding the regulated activity or regarding control standards applicable to the permittee, or as requested by the Department.

6. Test Procedures

Test procedures for the analysis of pollutants shall conform to the applicable test procedures identified in 40 CFR, Part 136, unless otherwise specified in this permit.

END OF PART I

PART II

A. Management Requirements

1. Duty to Comply

The permittee must comply with the terms and conditions of this permit. Failure to do so constitutes a violation of this permit, which is grounds for enforcement and the imposition of penalties as provided in 7 Del.C., Chapter 60, grounds for permit termination or loss of authorization to discharge or operate pursuant to this permit, grounds for permit revocation and reissuance or permit modification, or denial of a permit renewal application.

2. Notification

a. Changes in Authorized Activities

The permittee shall notify the Department of any proposed change in the activity authorized herein, of any proposed substantive change in the operation of the facility or facilities authorized herein, or of any anticipated facility expansions, production increases, or process modifications. Notification is required only when such alteration, addition or change may justify the inclusion of conditions that are absent or different from those specified in this permit. This includes, for example, the construction of additional wastewater collection, transmission or treatment facilities and changes which will result in new, different, or increased discharges of pollutants. Following such notice, the Department may require the submission of a new permit application and this permit may be reopened and modified to address the proposed changes.

b. Noncompliance

If, for any reason, the permittee does not comply with or will be unable to comply with any limitation specified in this permit, the permittee shall provide the Department with the following information, in writing, within five (5) days of becoming aware of such condition:

A description of the discharge and cause of noncompliance; and

The period of noncompliance, including exact dates and times; or, if not corrected, the anticipated time the noncompliance is expected to continue, and steps being taken to reduce, eliminate and prevent recurrence of the noncomplying discharge.

3. Facilities Operation

The permittee shall, at all times, maintain in good working order and operate as efficiently as possible all collection and treatment facilities and systems (and related appurtenances) installed or used by the permittee to achieve compliance with the terms and conditions of this permit. Proper operation and maintenance includes, but is not limited to, effective management, adequate operator staffing and training and adequate laboratory process controls, including appropriate quality assurance procedures.

4. Adverse Impact

The permittee shall take all reasonable steps to minimize any adverse impact to waters of the State resulting from noncompliance with this permit, including such accelerated or

additional monitoring as necessary to determine the nature and extent of the noncomplying discharge.

5. Bypassing

Any bypass or intentional diversion of waste streams from the facilities authorized by this permit, or any portion thereof, is prohibited, except (i) where unavoidable to prevent loss of human life, personal injury or severe property damage, or (ii) where excessive storm drainage or run-off would damage any facilities necessary for compliance with the effluent limitations and prohibitions of this permit. The permittee shall promptly notify the Department, in writing, of each such diversion or bypass.

6. Removed Substances

Solids, sludges, filter backwash, or other pollutants removed in the course of treatment or control of wastewater shall be disposed of in a manner such as to prevent any pollutant from such materials from entering the surface water or groundwater.

B. Responsibilities

1. Within 90 days following the completion of construction, the permittee shall submit to the Department an "as-built" set of plans of the facility or facilities constructed, bearing the seal and signature of a licensed Professional Engineer registered in the State of Delaware.

2. Right of Entry

The permittee shall allow the Secretary of the Department of Natural Resources and Environmental Control, or his authorized representative(s), upon the presentation of credentials:

a. To enter upon the permittee's premises for inspection of any records, flow measurements, construction or other activity authorized by this permit or any condition required under the terms of this permit; and

b. At reasonable times, to have access to and to copy any records required to be kept under the terms and conditions of this permit; to inspect any monitoring equipment or monitoring method required in this permit; and

c. To sample any discharge.

3. Transferability

This permit is transferable with the Department’s consent, provided that an intention to transfer accompanied by a copy of the permit is provided to the Department, signed by both the transferor and the transferee at least ten (10) days prior to the actual transfer.

4. Availability of Reports

All reports submitted with the application and those reports required under the terms of this permit shall be available for public inspection at the offices of the Department of Natural Resources and Environmental Control. Knowingly making any false statement on any such report may result in the imposition of criminal penalties as provided for in 7 Del. C., §6013. Any person who causes or contributes to the discharge of a pollutant into State waters either in excess of any conditions specified in this permit or in absence of a specific permit condition shall report such an incident to the Department required

under 7 Del. C. §6028.

5. Permit Modification

This permit may be modified, suspended or revoked in whole or in part during its term for cause including, but not limited to, the following:

a. Violation of any term or condition of this permit;

b. Obtaining this permit by misrepresentation or failure to fully disclose all relevant facts;

c. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized activity; or

d. Information that the permitted activity poses a threat to human health or welfare, or to the environment.

6. Oil and Hazardous Substance Liability

Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the permittee from any responsibilities, liabilities, or penalties to which the permittee is or may be subject to under 7 Del. C., Chapter 60.

7. State Laws

Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the permittee from any responsibilities, liabilities, or penalties established pursuant to any applicable State law or regulation.

8. Property Rights

The issuance of this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations.

9. Severability

The provisions of this permit are severable. If any provision of this permit is held invalid, or if the application of any provision of this permit to any circumstances is held invalid, the application of such provision to other circumstances, and the remainder of this permit, shall not be affected thereby.

END OF PART II

PART III

A. Special Conditions

1. This permit authorizes only the construction of the wastewater facilities and related work referenced herein.

2. If wellpointing is required during construction, the wells must be installed by a licensed well driller, and a permit to construct such wells must first be obtained from the Well Permits Branch of the Water Supply Section.

3. All construction shall be in agreement with plans and specifications submitted under this project and approved by the Department of Natural Resources and Environmental Control.

4. All construction shall be in accordance with Ten States Standards and other applicable local utility construction specifications and standards.

5. Connections or additions to the proposed system, other than those proposed on the plans, will not be allowed without prior approval from the Department.

END OF PART III

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: July 22, 2022
Re: June 2022 (FY22) Financial Reporting Package

The Financial Reporting Package for the year ended June 30, 2022 is enclosed. The executive summary below highlights this month's notable developments. The "Quick Reference" section of this memo recaps important financial highlights and changes made in FY22 to help shorten the executive summaries, and it will be condensed/eliminated to make room for FY23 initiatives.

FY22 was another strong year for the City. Remarkable progress was made with the combined streets and utilities project, among others, while cash balances finished high with the receipt of the second tranche of ARPA funding. Positive trends observed most of the year persisted through June to close FY22 with a positive budget variance. Operating expenditures tracked below even the seasonalized budget across funds for all twelve months of the fiscal year.

Electric fund margins were stable the final third of the year, though gross margin fell 1.6% ($0.15mm) shy of the budget. Electric O&M cost control was sufficient to allow both operating margin and the net surplus to exceed the budget. The water, sewer and solid waste funds all closed FY22 with stronger margins and higher surplus than budget. The water fund may have benefited from the dryer weather in FY22, but the positive revenue variance versus the budget is the narrowest among the major utilities at 1.4% ahead. The sewer fund operating results far exceeded the budget, as high I&I costs in FY21 influenced the FY22 budget, only for FY22 I&I to fall to the lowest level in the 17-year history since maintaining the statistics. The dryer FY22 lifted sewer operations to a greater degree than water. Solid waste results had improved five consecutive months before stepping back in June, though FY22 annual results exceeded FY21, which itself was considered a banner year for solid waste.

Total cash and investment balances jumped almost $1.9 million in June. Had it not been for the receipt of the second tranche of ARPA funding, total liquidity would have dipped by $1.3 million, explained almost entirely by the $1.3 million in spending to take the combined streets and utilities project to 97% completion. As a reminder, the "2020" (reflecting the year of original scoping/engineering) streets and utilities project was compiled by efficiently combining initiatives scattered across the FY21 & FY22 CIP in separate but related utility and governmental upgrades. Asbestos water pipe and gravity sewer line replacement, valve and hydrant upgrades, meter pit replacements, repair and upgrades to sidewalks, curbs and ramps behind utility projects and to ensure compliance with ADA standards, road repair and storm drain inlet/piping improvements were all bid together to achieve cost savings through scale and vendor consolidation. $2.5 million of the $2.6 million project was completed in just seven months of activity this spring and summer, with little impact on the City's reserves: 100% of the water, sewer and stormwater project components ($2 million) and almost 100% of the general fund project components ($0.5 million) are being met with ARPA infrastructure funding and MSA/RTT funding, respectively.

The success of the combined infrastructure project aside, the City made substantial progress on all manner of projects and initiatives across the board. The Police launched the Behavioral Health Unit and accelerated its development with ARPA funding following a successful pilot period, all the while advancing the police station design and developing an assigned vehicle program. Parks & Recreation has expanded with land acquisitions and made progress by securing grant for a series of projects that are enhancing the recreational activities and quality of life in Milford. The IT Department has made significant improvements to the City's data and network security through hardware and software upgrades, training and policy development. The Cash Operations and Billing / Customer Service department has likewise been adopting significant – and at times, business-interrupting – software upgrades, with several ongoing and several on the horizon. Sewer operations are benefiting from the ongoing I&I investigation, while spare pumps and equipment were put into place this year for redundancy. The electric fund has carried out LED light retrofits across the city while funding lighting and data security initiatives across departments. The water fund may have had its most productive year on record as the interfund financing unit for the acquisition of the Milford Business Campus, along with tower upgrades, the Front Street and Mispillion Street water line replacements, the aforementioned combined (but water-heavy) streets & utility project and other water quality initiatives.

This fiscal year closed with remarkable progress on citizen-demanded, Council-supported, highly visible projects, while at the same time maintaining a healthy balance sheet and strong operating results. We look forward to the same in FY23 with eyes on grant opportunities, financial discipline, and safe, efficient operations both in the field and in the office.

FINANCE DEPARTMENT
10 SE Second Street
Milford, DE 19963

PHONE 302.424.5140
FAX 302.424.5932
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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

Financial Reporting Package

As of and For the Period Ended June 30, 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

Cash and Investment Balance[1] Rollforward

For the Period Ended June 30, 2022

Operating Cash Balances

▼*Marks Ref Closing Bal* [4]

Description	Opening Balance (May 31, 2022)	Receipts	Interest Earned	Disbursements	Closing Balance (Jun 30, 2022)
General Fund	$ 2,573,962	$ 1,775,723	$ 541	$ (1,560,566)	$ 2,789,660
Electric Fund	2,902,494	1,928,156	1,667	(2,172,942)	2,659,375
Water Fund	1,699,405	258,374	1,280	(210,316)	1,748,743
Sewer Fund	981,897	415,172	592	(461,783)	935,877
Solid Waste Fund	498,380	120,486	87	(121,158)	497,794
Operating Cash Totals[4]	**$ 8,656,137**	**$ 4,497,911**	**$ 4,166**	**$ (4,526,765)**	**$ 8,631,449**

Federal, State and Other Special Purpose Cash Balances

Description	Opening Balance (May 31, 2022)	Receipts	Interest Earned	Disbursements[2]	Closing Balance (Jun 30, 2022)
General Improvement	$ 537,632	$ 15,282	$ 96	$ (95)	$ 552,915
Municipal Street Aid (MSA)	600,241	103	104	(229,332)	371,117
Realty Transfer Tax (RTT)	4,632,767	82,172	812	(263,373)	4,452,378
Economic Development	681,714	-	-	-	681,714
Lodging Tax Fund	403,011	17,339	-	-	420,349
ARPA Grant Fund[3]	-	3,142,252	-	(402,965)	2,739,287
Special Purpose Cash Totals[4]	**$ 6,855,365**	**$ 3,257,148**	**$ 1,012**	**$ (895,765)**	**$ 9,217,760**

Reserve Fund Cash Balances

Description	Opening Balance (May 31, 2022)	Receipts[2]	Interest Earned	Disbursements[2]	Closing Balance (Jun 30, 2022)
General Fund Capital Reserves	$ 2,015,952	$ 99,273	$ -	$ (63,522)	$ 2,051,703
Water Fund Capital Reserves	3,220,962	905,517	-	(1,260,828)	2,865,651
Sewer Fund Capital Reserves	3,959,249	10,000	-	(57,820)	3,911,429
Solid Waste Fund Capital Reserves	281,856	-	-	(3,278)	278,578
Electric Fund Capital Reserves	15,166,963	1,140	-	(40,381)	15,127,722
Reserve Fund Cash Totals[4]	**$ 24,644,981**	**$ 1,015,930**	**$ -**	**$ (1,425,829)**	**$ 24,235,081**

Impact Fees and Police/General Facilities Cash Balances

Description	Opening Balance (May 31, 2022)	Receipts	Interest Earned	Disbursements[2]	Closing Balance (Jun 30, 2022)
Police & General Gov't Facilities	$ 176,446	$ 2,534	$ -	(99,273)	$ 79,706
Carlisle Fire Co Permit Fund	549,890	845	-	-	550,735
Parks & Recreation Facilities	144,100	400	-	-	144,500
Water Impact Fee Reserves	4,758,092	20,768	-	-	4,778,860
Sewer Impact Fee Reserves	2,725,391	10,972	-	-	2,736,363
Electric Impact Fee Reserves	1,099,740	600	-	-	1,100,340
Impact Fees & Police/GF Totals[4]	**$ 9,453,660**	**$ 36,118**	**$ -**	**$ (99,273)**	**$ 9,390,504**

Grand Totals[4]	**$ 49,610,143**	**$ 8,807,106**	**$ 5,179**	**$ (6,947,633)**	**$ 51,474,795**

[1]Balances are not indicative of funding availability; see enclosed Restricted Cash Reserves and Net Cash & Funding Availability Reports for detail.

[2]$1.2 million disbursed from Water Reserves (line 21) reflects progress on the Combined Utility & Street Project, $0.9 million of which is offset by transfers in from MSA, RTT & ARPA funding (lines 12, 13 & 16, respectively). Line 28 reflects Police Facility design spending in May and June, 2022.

[3]The second tranche of ARPA funding was distributed just before the end of the fiscal year.

[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

Net Cash and Funding Availability Summary *(in thousands)* [1]

For the Period Ended June 30, 2022

Operating Cash Balances

▼*Marks Ref Closing Bal* [4]

Description	Opening Balance (May 31, 2022)		Closing Balance (Jun 30, 2022)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
General Fund	$ 2,574	→	$ 2,790	$ (497)	$ -	$ (1,236)	$ 1,056
Electric Fund	2,902	→	2,659	54	-	(1,652)	1,062
Water Fund	1,699	→	1,749	15	-	(280)	1,484
Sewer Fund	982	→	936	39	-	(200)	775
Solid Waste Fund	498	→	498	6	-	(175)	328
Operating Cash Totals[4]	**$ 8,656**	●	**$ 8,631**	**$ (383)**	**$ -**	**$ (3,543)**	**$ 4,705**

Federal, State and Other Special Purpose Cash Balances

Description	Opening Balance (May 31, 2022)		Closing Balance (Jun 30, 2022)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
General Improvement	$ 538	→	$ 553	$ -	$ (500)	$ -	$ 53
Municipal Street Aid (MSA)	600	↓	371	0	(371)	-	-
Realty Transfer Tax (RTT)	4,633	→	4,452	0	(2,580)	(1,041)	831
Economic Development	682	→	682	-	(106)	-	576
Lodging Tax Fund[3]	403	→	420	11	(431)	-	-
ARPA Grant Fund3	-	↑	2,739	3,167	(5,906)	-	-
Special Purpose Cash Totals[2,4]	**$ 6,855**	●	**$ 9,218**	**$ 3,178**	**$ (9,895)**	**$ (1,041)**	**$ 1,460**

Reserve Fund Cash Balances[1]

Description	Opening Balance (May 31, 2022)		Closing Balance (Jun 30, 2022)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
General Fund Capital Reserves	$ 2,016	→	$ 2,052	$ 2,000	$ (1,036)	$ (212)	$ 2,804
Water Fund Capital Reserves	3,221	↓	2,866	100	(353)	(2,580)	33
Sewer Fund Capital Reserves	3,959	→	3,911	-	(9)	(3,362)	540
Solid Waste Fund Capital Reserves	282	→	279	-	-	(279)	-
Electric Fund Capital Reserves	15,167	→	15,128	-	(5,558)	(4,779)	4,791
Operating Cash Totals[4]	**$ 24,645**	●	**$ 24,235**	**$ 2,100**	**$ (6,956)**	**$ (11,212)**	**$ 8,167**

Impact Fees and Police/General Facilities Cash Balances

Description	Opening Balance (May 31, 2022)		Closing Balance (Jun 30, 2022)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
Police & General Gov't Facilities	$ 176	↓	$ 80	$ -	$ (80)	$ -	$ -
Carlisle Fire Co Permit Fund	550	→	551	-	(551)	-	-
Parks & Recreation Facilities[3]	144	→	145	-	(145)	-	-
Water Impact Fee Reserves	4,758	→	4,779	-	(4,779)	-	-
Sewer Impact Fee Reserves	2,725	→	2,736	-	(2,736)	-	-
Electric Impact Fee Reserves	1,100	→	1,100	-	(1,100)	-	-
Impact Fees & Police/GF Totals[4]	**$ 9,454**	●	**$ 9,391**	**$ -**	**$ (9,391)**	**$ -**	**$ -**

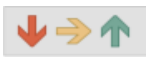
Grand Totals[4]	**$ 49,610**	✓	**$ 51,475**	**$ 4,895**	**$ (26,241)**	**$ (15,796)**	**$ 14,332**

[1]New report merges Cash Roll (p.2) and Restricted Reserves (p.3) into one single reference for net funds available after commitments & restrictions.

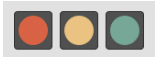
[2]The decrease in Special Purpose Cash Balances in March was driven by the application of ARPA funding to capital projects. Please see Appendix for ARPA Spend (line 15) vs Plan Detail.

[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

Restricted Cash Reserves Report

As of June 30, 2022

General Fund Capital Reserves		Amount
Cash/Investment Balance (6/30/22)	$	2,051,703
Expected Contributions & Interest		-
Restricted Funds:		
Vehicle & Equipment Replacement		(137,000)
Building Upgrades		(205,415)
Parking Enhancements		(200,000)
Parkland, Trails & Recreation		(348,295)
2020 Combined Utilities		-
OpEx Support (Tax R/A & PD R/M)		(145,000)
Support Policy with RTT[1]		2,000,000
Draft Reserve (MCR) Policy[2]		-
Equipment Replacement Reserve[2]		(212,000)
Uncommitted Reserve Balance	**$**	**2,803,993**

Water Fund Capital Reserves		Amount
Cash/Investment Balance (6/30/22)	$	2,865,651
Expected Contributions & Interest		100,000
Restricted Funds:		
Vehicle & Equipment Replacement		(145,164)
Vehicle Cost Increase - Post Budget		(20,000)
Streets 2020 Utility Engineering		-
Milford Business Campus		(171,359)
Balance of FY20-21 Projects		(16,008)
Draft Reserve (MCR) Policy[3, 7]		(2,414,939)
Equipment Replacement Reserve[3]		(165,164)
Uncommitted Reserve Balance	**$**	**33,016**

Sewer Fund Capital Reserves		Amount
Cash/Investment Balance (6/30/22)	$	3,911,429
Expected Contributions & Interest		-
Restricted Funds:		
Sewer Vehicles & Equipment		-
Citywide Projects & Engineering		(9,284)
Utility Engineering		-
NE/NW Front St Sewer Rehab, net of Change Order Credit		-
Draft Reserve (MCR) Policy[3,7]		(3,127,195)
Equipment Replacement Reserve[3]		(235,000)
Uncommitted Reserve Balance	**$**	**539,950**

Electric Fund Capital Reserves		Amount
Cash/Investment Balance (6/30/22)	$	15,127,722
Expected Contributions & Interest		-
Restricted Funds:		
Electric Vehicles & Equipment		(6,171)
Lighting & System Improvements		(495,457)
Traffic Signal Upgrades		(350,000)
Citywide Projects[6]		(646,812)
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	**$**	**4,790,510**

Solid Waste Reserves		Amount
Cash/Investment Balance (6/30/22)	$	278,578
Expected Contributions & Interest		-
Restricted Funds:		
Draft Reserve (MCR) Policy[4,7]		-
Equipment Replacement Reserve[4]		(278,578)
Uncommitted Reserve Balance	**$**	**-**

MSA & RTT Reserves	Amount
RTT Balance (6/30/22)	4,452,378
MSA Balance (6/30/22)	371,117
MSA & RTT Est Receipts thru FY22:	-
MSA: Street & Bridge Improvements	(378,175)
RTT: Transfer to Police Dept	-
RTT: Sidewalk Project Funding	(140,000)
MSA & RTT: Mispillion Street Group	-
MSA & RTT: 2020 Combined Utilities	-
RTT: Support GF Policies[1]	(2,000,000)
RTT: Draft Reserve Policy[5]	(1,041,454)
Uncommitted Reserve Balance	**$ 1,263,866**

[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 $0.6 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 June 30, 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	$ 25,474	$ 3,126	$ 4,816	$ 1,469	$ 34,885	100.0%	100.0%
2	Cost of Revenue[1]	(17,773)	(318)	(2,557)	(321)	(20,970)	-60.1%	-60.3%
3	Gross Margin	7,700	2,808	2,260	1,147	13,915	39.9%	39.7%
4	Operating Expenses							
5	Operations & Maintenance	(2,406)	(1,019)	(989)	(709)	(5,123)	-14.7%	-13.0%
6	Personnel	(1,212)	(347)	(337)	(249)	(2,146)	-6.2%	-5.8%
7	Total Operating Expenses	(3,618)	(1,366)	(1,326)	(958)	(7,269)	-20.8%	-18.8%
8	**Operating Income**	**$ 4,082**	**$ 1,442**	**$ 933**	**$ 189**	**$ 6,646**	**19.1%**	**20.9%**
9	Non-Operating Revenue (Expense)	61	14	6	1	82	0.2%	-0.2%
10	Surplus (Deficit) for debt service & capital	4,143	1,456	939	190	6,728	19.3%	20.7%
11	Debt Service - Principal & Interest	(322)	(365)	(411)	-	(1,098)	-3.1%	-3.4%
12	Capital Spending / Contributions from (to) Reserves	(94)	-	(125)	-	(219)	-0.6%	-2.3%
13	Surplus (deficit) available for transfers	3,728	1,091	403	190	5,411	15.5%	15.0%
14	Transfers Out	(2,500)	(300)	-	-	(2,800)	-8.0%	-7.3%
15	**Net Surplus (Deficit) - FYTD through Jun 2022**	**$ 1,228**	**$ 791**	**$ 403**	**$ 190**	**$ 2,611**	**7.5%**	**7.6%**
16	***Net Surplus (Deficit) - FYTD through Jun 2021***	*$ 1,882*	*$ 1,100*	*$ (518)*	*$ 140*	*$ 2,603*	*7.6%*	
17	*Current vs Prior - Favorable (Unfavorable)*[2]	↓ *$ (654)*	↓ *$ (309)*	↑ *$ 921*	↑ *$ 50*	→ *$ 8*	↓ *-0.2%*	
18	***Net Surplus (Deficit) - Current FYTD Budget***	*$ (0)*	*$ 267*	*$ (0)*	*$ 0*	*$ 267*	0.8%	
19	*Current vs Budget - Favorable (Unfavorable)*[2]	↑ *$ 1,228*	↑ *$ 524*	↑ *$ 403*	↑ *$ 190*	↑ *$ 2,344*	↑ *6.7%*	

[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 June 30, 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	$ 4,749	$ -	$ -	$ -	$ 4,749	41.4%	42.8%
3	Permits, Licensing & Franchise Fees	377	-	-	456	832	7.3%	6.4%
4	Fines, Fees & Misc Revenue	63	467	-	-	529	4.6%	5.9%
5	General Revenue Subtotal	5,188	467	0	456	6,111	53.3%	55.1%
6	Utility Transfers & Cost Allocation	3,936	-	-	-	3,936	34.3%	34.4%
7	Grant Revenue	934	90	-	-	1,024	8.9%	0.0%
8	Application of Reserve Balances	-	400	-	-	400	3.5%	10.5%
9	General Fund Operating Support	4,870	490	0	0	5,360	46.7%	44.9%
10	**Total Sources of Funding**	**$ 10,058**	**$ 956**	**$ -**	**$ 456**	**$ 11,471**	**100.0%**	**100.0%**
11	***Uses of Funding:***							
12	Operations & Maintenance	1,218	804	478	596	3,096	27.0%	19.7%
13	Personnel	765	5,361	566	1,599	8,291	72.3%	72.7%
14	Total Operating Expenses[2]	1,983	6,165	1,044	2,195	11,387	99.3%	92.3%
15	**Surplus (Deficit) for Debt Svc & Capital**	**$ 8,076**	**$ (5,209)**	**$ (1,044)**	**$ (1,739)**	**$ 84**	**0.7%**	**7.7%**
16	Debt Service - Principal & Interest	-	-	-	-	-	0.0%	0.0%
17	Capital Spending / Transfers from (to) Reserves	35	12	153	46	246	2.1%	3.6%
18	**Net Surplus (Deficit) - FYTD through Jun 2022**	**$ 8,041**	**$ (5,221)**	**$ (1,197)**	**$ (1,785)**	**$ (162)**	**-1.4%**	**4.1%**
19	***Net Surplus (Deficit) - FYTD through Jun 2021*** [3]	*$ 7,333*	*$ (4,548)*	*$ (975)*	*$ (1,397)*	*$ 413*	4.1%	
20	*Current vs Prior - Favorable (Unfavorable)* [4]	↑ *$ 708*	↓ *$ (673)*	↓ *$ (222)*	↓ *$ (388)*	↓ *$ (575)*	↓ *-5.5%*	
21	***Net Surplus (Deficit) - Current FYTD Budget***	*$ 8,269*	*$ (5,673)*	*$ (2,073)*	*$ (2,145)*	*$ (1,622)*	-15.5%	
22	*Current vs Budget - Favorable (Unfavorable)* [4]	→ *$ (228)*	↑ *$ 452*	↑ *$ 876*	↑ *$ 361*	↑ *$ 1,460*	↑ *14.0%*	

[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 $11.4mm reported in row 14 ties to the legacy expenditure report in row 58 totaling $11.5mm, 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				
1	**ARPA Eligibility Categories**	**Plan (1/31)**	**Plan (5/31)**	**Actual (6/30)**	**Remaining**	**Notes**
2	**COVID-19 Health Impact**	**$ 1,033,514**	**$ 1,073,014**	**$ 281,474**	**$ 791,540**	
3	Operational Facilities	491,776	516,776	74,674	442,102	Revised Plan Reflects Take-Home Vehicle Cost @ 50%
4	Administering COVID-19 Response	213,690	228,379	6,334	222,045	Pro Rata portion of DE Treasury ARPA Attorney
5	Behavioral Health Care	180,000	180,000	135,056	44,944	Primarily Personnel Costs
6	Air Quality & Ventilation	147,450	147,262	64,812	82,450	HVAC Replacement Project in Finance Building
7	COVID-19 Mitigation	598	598	598	-	Vaccination Incentive; COVID test kits
8	**COVID-19 Economic Impact**	**$ 861,157**	**$ 861,157**	**$ 538,296**	**$ 322,861**	
9	Assistance to Community (Annual)	324,460	324,460	130,914	193,546	DMI, Armory, Museum
10	Assistance to Community & Households	256,929	256,929	157,640	99,289	MHDC, CFC, Food Bank, Library
11	Critical Ops Staffing / Retention	236,476	236,476	236,476	-	December 2021 Initiative
12	Aid Tourism Recovery	25,483	25,483	7,845	17,638	Signage / Banner Upgrade
13	Operational Facilities	15,184	15,184	2,796	12,388	
14	Parks & Rec Programming	2,625	2,625	2,625	-	Signage cost share with DMI
15	**Infrastructure**	**$ 4,334,460**	**$ 4,329,460**	**$ 2,749,573**	**$ 1,579,887**	
16	Water Quality	2,902,074	2,877,074	2,076,712	800,363	Mispillion St Project; NE Front St Water Line Replacement
17	Flood/Pollution Control	724,600	724,600	197,702	526,898	4th St Drainage & Mispillion St Project
18	Improve Resilience to Disasters	435,000	435,000	242,729	192,271	Pump Station Upgrades, Spare Pumps & IT Initiatives
19	Improve Wastewater Treatment	272,785	292,785	232,430	60,355	Sewer component of Mispillion St Project
20	**Revenue Recovery**	**$ 104,762**	**$ 70,262**	**$ -**	**$ 70,262**	
21	Parks & Rec Programming	97,000	62,500	-	62,500	
22	Economic Development	7,762	7,762	-	7,762	
23	Public Safety Operations	-	-	-	-	
24	**Grand Total**	**$ 6,333,893**	**$ 6,333,893**	**$ 3,569,343**	**$ 2,764,549**	

City of Milford, Delaware

Legacy Revenue Report: MTD and YTD Actual vs Annual Budget

For the YTD Period Ended June 30, 2022

100.0% 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	542,259	998,341	175.7%
5	Realty Transfer Tax - Police	400,000	33,333	400,000	100.0%
6	Real Estate Tax	4,770,043	50,115	4,748,982	99.6%
7	Business License	72,000	3,400	67,490	93.7%
8	Rental License	103,000	3,750	122,150	118.6%
9	Building Permits	316,300	16,914	137,113	43.3%
10	Planning & Zoning	52,200	2,295	112,897	216.3%
11	Leases and Franchise Fees[1]	397,612	70,126	376,810	94.8%
12	Grasscutting Revenue	16,000	1,333	16,000	100.0%
13	Police Revenues	431,500	138,558	466,671	108.2%
14	Misc. Revenues[1]	20,499	6	25,233	123.1%
15	Transfers In	3,835,178	328,013	3,936,159	102.6%
16	**Total General Fund Revenue**	**$ 13,055,925**	**$ 1,190,102**	**$ 11,407,846**	**87.4%**
17	**Enterprise Funds:**				
18	Water Fund Revenues	$ 2,824,888	$ 292,454	$ 3,147,851	111.4%
19	Sewer Fund Revenues	2,893,047	264,677	2,779,861	96.1%
20	Kent County Sewer	1,974,629	196,922	2,043,311	103.5%
21	Solid Waste Fund Revenues	1,479,370	125,149	1,470,115	99.4%
22	Electric Fund Revenues	25,250,410	2,218,448	25,531,617	101.1%
23	**Total Enterprise Fund Revenue**	**$ 34,422,344**	**$ 3,097,650**	**$ 34,972,755**	**101.6%**
24	Other Enterprise Revenue	$ -	$ 11,145	$ 101,231	
25	Other Enterprise Expense	-	(9,202)	(63,400)	
26	**Total General & Enterprise Fund Revenue**	**$ 47,478,269**	**$ 4,289,695**	**$ 46,418,432**	**97.8%**

[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 June 30, 2022

100.0% 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	$ 80,147	$ 730,718	102.1%	$ (14,927)
4	Operation & Maintenance (O&M)	492,929	138,518	496,869	100.8%	(3,940)
5	Capital	230,000	-	-	0.0%	230,000
6	Subtotal: City Administration	1,438,720	218,665	1,227,587	85.3%	211,133
7	Planning & Zoning; Code					
8	Personnel	493,285	60,119	518,523	105.1%	(25,238)
9	O&M	138,135	18,575	117,818	85.3%	20,317
10	Capital	-	-	-		-
11	Subtotal: Planning & Zoning; Code	631,420	78,694	636,341	100.8%	(4,921)
12	Council					
13	Personnel	35,934	3,047	31,413	87.4%	4,521
14	Legal	35,000	11,074	25,219	72.1%	9,781
15	City Hall Building Expense	17,424	5,784	21,756	124.9%	(4,332)
16	Insurance	25,745	-	12,681	49.3%	13,064
17	Christmas Decorations	5,000	-	4,236	84.7%	764
18	Council Expense	35,000	646	23,215	66.3%	11,785
19	Employee Recognition	28,000	-	26,225	93.7%	1,775
20	Codification	15,000	-	5,123	34.2%	9,877
21	Carlisle Fire Company	140,000	140,000	140,000	100.0%	-
22	Museum	30,000	-	30,000	100.0%	-
23	Downtown Milford, Inc.	45,860	-	45,860	100.0%	-
24	Milford Public Library	25,000	-	25,000	100.0%	-
25	Transcription Service	15,000	-	-	0.0%	15,000
26	Armory Expenses	23,600	-	22,065	93.5%	1,535
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	-	2,727	45.5%	3,273
30	Election - Supplies	2,800	-	2,901	103.6%	(101)
31	Community Festivals	60,000	-	60,000	100.0%	-
32	Subtotal: Council	570,363	160,551	495,721	86.9%	74,642

City of Milford, Delaware

Legacy Expenditure Report: MTD and YTD Actual vs Annual Budget

For the YTD Period Ended June 30, 2022

100.0% 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	51,058	434,878	95.3%	21,352
35	O&M	49,970	7,519	42,901	85.9%	7,069
36	Capital	-	-	-		-
37	Subtotal: Finance	506,200	58,577	477,779	94.4%	28,421
38	Information Technology					
39	Personnel	382,258	36,400	320,538	83.9%	61,720
40	O&M	228,241	10,830	213,819	93.7%	14,422
41	Capital	96,400	3,070	34,694	36.0%	61,706
42	Subtotal: Information Technology	706,899	50,300	569,051	80.5%	137,848
43	Police Department					
44	Personnel[1]	5,129,212	541,404	5,361,387	104.5%	(232,175)
45	O&M	974,498	162,536	804,031	82.5%	170,467
46	Capital	108,100	-	11,893	11.0%	96,207
47	Subtotal: Police Department	6,211,810	703,940	6,177,311	99.4%	34,499
48	Streets & Grounds Division					
49	Personnel	382,587	29,307	325,081	85.0%	57,506
50	O&M	508,931	129,795	417,724	82.1%	91,207
51	Capital	73,000	-	45,839	62.8%	27,161
52	Subtotal: Streets & Grounds Division	964,518	159,102	788,644	81.8%	175,874
53	Parks & Recreation					
54	Personnel	589,633	57,567	565,764	96.0%	23,869
55	O&M	473,362	102,779	478,306	101.0%	(4,944)
56	Capital	963,000	17,965	153,368	15.9%	809,632
57	Subtotal: Parks & Recreation	2,025,995	178,311	1,197,438	59.1%	828,557
58	**Total General Fund Expenditures**	**$ 13,055,925**	**$ 1,608,140**	**$ 11,569,872**	**88.6%**	**$ 1,486,053**

[1]PD Personnel Expenditures exceed original budget due to post-approval initiatives (ARPA-funded COVID pay) and grant-funded special duty operations

City of Milford, Delaware

Legacy Expenditure Report: MTD and YTD Actual vs Annual Budget

For the YTD Period Ended June 30, 2022

100.0% 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	$ 39,631	$ 347,417	105.8%	$ (19,157)
62	O&M	1,644,327	186,584	1,336,997	81.3%	307,330
63	Transfer to General Fund	300,000	25,000	300,000	100.0%	-
64	Capital	187,028	13,331	41,363	22.1%	145,665
65	Debt Service	365,273	46,500	365,273	100.0%	-
66	Subtotal: Water Division	2,824,888	311,046	2,391,050	84.6%	433,838
67	Sewer Division					
68	Personnel	$ 319,977	38,362	337,093	105.3%	(17,116)
69	O&M[1]	1,993,116	204,827	1,503,182	75.4%	489,934
70	Capital[2]	168,528	17,185	212,579	126.1%	(44,051)
71	Debt Service	411,426	48,898	411,425	100.0%	1
72	Subtotal: Sewer Division (excl. Kent County)	2,893,047	309,272	2,464,279	85.2%	428,768
73	Kent County Sewer[1]	1,974,629	197,066	2,043,094	103.5%	(68,465)
74	Subtotal: Sewer Division (Comprehensive)	4,867,676	506,338	4,507,373	92.6%	360,303
75	Solid Waste Division					
76	Personnel	334,276	33,700	249,461	74.6%	84,815
77	O&M	1,086,019	129,879	1,030,156	94.9%	55,863
78	Capital	59,075	6,988	15,506	26.2%	43,569
79	Subtotal: Solid Waste Division	1,479,370	170,567	1,295,123	87.5%	184,247
80	Subtotal: Water, Sewer & Solid Waste	9,171,934	987,951	8,193,546	89.3%	978,388
81	Electric Division					
82	Personnel	1,275,540	169,826	1,211,891	95.0%	63,649
83	O&M	2,759,848	377,590	2,406,512	87.2%	353,336
84	Transfer to General Fund	2,500,000	208,333	2,500,000	100.0%	-
85	Capital	1,549,021	36,282	485,941	31.4%	1,063,080
86	Debt Service	321,615	44,657	321,615	100.0%	-
87	Subtotal: Electric Division (excl. Power)	8,406,024	836,688	6,925,959	82.4%	1,480,065
88	Power Purchased	16,844,386	1,579,137	17,773,466	105.5%	(929,080)
89	Subtotal: Electric Division (Comprehensive)	25,250,410	2,415,825	24,699,425	97.8%	550,985
90	**Total Enterprise Fund Expenditures**	**$ 34,422,344**	**$ 3,403,776**	**$ 32,892,971**	**95.6%**	**$ 1,529,373**
91	**Grand Total Operating Budget**	**$ 47,478,269**	**$ 5,011,916**	**$ 44,462,843**	**93.6%**	**$ 3,015,426**

[1]Sewer O&M below the FY22 budget because we experienced the lowest I&I on record following the 2nd worst on record; Kent Co fee overage offset by revenue

[2]Capital spending in the Sewer Fund exceeds the FY22 budget as approved because Pump Station Upgrades funded by ARPA are posted to the Capital Equipment Line

City of Milford, Delaware

Legacy Interservice Department Expenditures: MTD and YTD Actual vs Annual Budget

For the YTD Period Ended June 30, 2022

100.0% 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	$ 10,050	$ 94,096	75.9%	$ 29,837
Operation & Maintenance (O&M)	120,813	10,534	92,503	76.6%	28,310
Capital	-	-	-		-
Subtotal: Garage	244,746	20,584	186,599	76.2%	58,147
Public Works					
Personnel	750,563	84,335	754,157	100.5%	(3,594)
O&M	293,510	17,170	225,289	76.8%	68,221
Capital	-	-	-		-
Subtotal: Public Works	1,044,073	101,505	979,446	93.8%	64,627
Tech Services					
Personnel	271,033	29,335	294,813	108.8%	(23,780)
O&M	472,729	46,991	415,392	87.9%	57,337
Capital	-	-	-		-
Subtotal: Tech Services	743,762	76,326	710,205	95.5%	33,557
Billing & Collections					
Personnel	632,304	64,029	597,787	94.5%	34,517
O&M	644,405	12,863	253,932	39.4%	390,473
Capital	-	-	-		-
Subtotal: Billing & Collections	1,276,709	76,892	851,719	66.7%	424,990
City Hall Cost Allocation					
O&M	45,000	4,166	53,986	120.0%	(8,986)
Capital	30,000	-	-	0.0%	30,000
Subtotal: City Hall Cost Allocation	75,000	4,166	53,986	72.0%	21,014
Interdepartmental Cost Allocation	**$ (3,384,290)**	**$ (279,473)**	**$ (2,781,955)**	**82.2%**	**$ (602,335)**
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.

From: Peggy Reilly <pegreilly13@gmail.com>

Sent: Monday, July 25, 2022 4:35 PM

To: Katrina White <kwhite@milford-de.gov>; Hudson, Terri <thudson@milford-de.gov>

Cc: David Pickrell <dpickrellmd37@gmail.com>; Marcia Reed, Gallery 37: A Destination For Artful Living <mreedinart@aol.com>; Inc. Downtown Milford <director@downtownmilford.org>

Subject: Permission to serve Alcohol at Ladybug Festival

Katrina and Terri,

This is a request to ask the City Council to grant Downtown Milford, Inc. permission to serve alcohol at the Ladybug Festival on Saturday, July 30th. DMI will be serving beer, Mispillion River Brewing and Easyspeak will also be serving.

We have received our Gathering License and look forward to your permission as well.

We hope to sell all of you on Saturday.

Peg Reilly

302-858-8283

DMI Volunteer

Chapter 77 ALCOHOLIC BEVERAGES

§ 77-1. Public consumption.

It shall be unlawful for any person to consume any alcoholic beverage or beverages upon any of the public streets, avenues, alleys, sidewalks, parks and similar public areas or in vehicles upon any of the above stated areas within the municipal boundaries of the City of Milford.

§ 77-2. Public possession.

It shall be unlawful for any person to possess in an open container any alcoholic beverage or beverages upon any of the public streets, avenues, alleys, sidewalks, parks and similar public areas or in vehicles upon any of the stated areas within the municipal boundaries of the City of Milford.

§ 77-3. Special events and Gatherings in Public Places

Alcoholic beverages may be sold and consumed at special events or gatherings in public places, upon application to and approval of the City Council.

Chapter 165 PARKS AND RECREATION

Requirements:

1. Alcoholic beverages may be sold and consumed at special events or gatherings (in parks) in the City of Milford only upon written request, and only upon City Council approval and receipt of the applicable permit from the State of Delaware Alcoholic Beverage Control Commission.

2. The point of sale and consumption must be within a confined and designated service area with identified entrance/exit and barriers, low fencing, chains and stanchions or similar materials that will serve to define the area and restrict access.

3. No alcohol may be taken outside the confined service area and is strictly prohibited on city streets and sidewalks beyond the boundaries of the designated area as posted by the event organizer.

4. The event organizer is required to provide event identification to those persons twenty-one years of age or older who intend to purchase and consume alcohol at the special event in the park.

5. Underage persons may be present in the confined service area if accompanied by a responsible adult.

6. Persons may only possess and consume alcohol made available at the event. No alcoholic beverages may be brought into the event.

7. For safety reasons, all alcohol beverages must be served and consumed in plastic or paper cups or non-breakable containers.

ARTICLE VI – Parks and Recreation Advisory Board

§ 165-14. - Parks and Recreation Advisory Board.

A. There is hereby created and established a Parks and Recreation Advisory Board. The Parks and Recreation Advisory Board shall be composed of five (5) persons. The members shall be appointed by the Mayor, with the approval of City Council, for staggered terms of three (3) years each. At the time of the initial appointment, pursuant to this Chapter, the Mayor shall designate the length of term for each member to provide for staggered terms.

B. At least four members of the Advisory Board shall be residents of the City of Milford. If it is deemed beneficial to the work of the Advisory Board, one member may be a non-resident, but shall be a resident of the Milford School District.

C. Any member who is absent from three (3) consecutive meetings without being excused shall be considered as having vacated his/her appointment.

D. The members of the Advisory Board shall serve without compensation.

E. The Advisory Board shall meet at least quarterly.

§ 165-15. - Responsibilities.

A. Advisory Board members shall deal with Parks and Recreation employees or contractors solely through the Parks and Recreation Director or, if unavailable, the City Manager. The Advisory Board shall make decisions with respect to its recommendations and/or advice to the Director or the City Council collectively in public meetings in accordance with requirements and provisions of the Delaware Code. Any such recommendations to the City Council shall be communicated in writing in the form of minutes or memos.

B. The Parks and Recreation Advisory Board is responsible for advising the City Council on policy matters relating to:

(1) The development of City parks and recreational facilities,

(2) The recreation programs of the City,

(3) The fees and charges for the use of parks and recreation facilities and for recreation programs,

(4) Other subjects that may be referred to the Advisory Board by City Council or the Parks and Recreation Director.

C. The Parks and Recreation Advisory Board shall assist the Parks and Recreation Director with educating the public about the benefits of recreational activities, parks and open space, trees and their proper care.

Chapter 211 TREES

§ 211-3. Preservation and Advisory Council.

There is hereby created and established a Preservation and Advisory Council which shall consist of five members. These five members will include volunteer citizens, residents and/or local business owners, and will be appointed by the Mayor with the approval of Council. The term of the five members appointed by the Mayor and approved by Council shall be three years, except the term of two of the members appointed to the first Board shall be for only one year and the term of two of the members appointed to the first Board shall be for two years. If a member leaves the Board during his or her term, his or her successor shall serve for the unexpired portion of the term.

A. The members of the Board shall serve without compensation.

B. The members of the Board shall have public meetings at least semi-annually .

C. The Board shall deliver the agenda for each meeting to the City Clerk 10 days prior to the meeting date. The City Clerk shall post the agenda seven business days prior to the meeting.

D. Any action taken by the Board at a regularly scheduled meeting shall require a majority vote of members in attendance. Attendance by three or more members shall constitute a quorum for the conduct of business by the Board. Should nature create a hazard that needs immediate attention to protect the public's safety, the City Manager shall use his/her discretion to rectify the problem in a timely manner within the bounds of this chapter.

§ 211-4. Preservation and Advisory Council authority and responsibilities.

A. The goal of the Preservation and Advisory Council is to ensure that the City will realize the benefits of trees by proposed policies, regulations and standards necessary to:

   (1) Establish and maintain the appropriate amount of tree cover on public lands and to maintain an inventory of its City trees.

   (2) Maintain City trees in a healthy and nonhazardous condition through good arboricultural practices.

   (3) Establish and maintain diversity toward native tree species and age classes to provide a healthy and stable urban forest.

   (4) Study, investigate, develop and/or update and administer a written plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees and shrubs in parks, along streets and in other public areas. Such plan will be presented to the City Council and, upon its acceptance and approval, shall constitute the official comprehensive tree plan for the City of Milford.

   (5) Prepare and submit a tree planting/maintenance budget to Council for approval.

   (6) Advise the City Manager on making application for and receiving grants or contributions of money, technical assistance and labor from any person, organization or agency, and, on the expenditure of such grants or contributions for specific projects relating to the planning, management, care, planting and preservation of trees in the community forest and for the beautification of the City of Milford.

   (7) Assist and work with individuals and businesses developing new residential, commercial or industrial sites to preserve existing trees or oversee proper replacement of trees removed from the site being developed.

   (8) Educate the public about the benefits of trees and their proper care.

B. The Preservation and Advisory Council shall assist the City Council, Planning Commission, the owner/developer and any other entity having intent to develop and/or subdivide a lot, piece, parcel or tract of land. Where considered desirable by the Planning Commission, the owner/developer may be required to plant trees or shrubs in appropriate areas for both aesthetic and screening purposes. The type of planting shall be defined by the owner/developer, but subject to Planning Commission approval.

C. The Preservation and Advisory Council shall establish the preservation of all natural features which add value to the residential developments and to the community, such as large trees or groves, watercourses and falls, historical spots, vistas and similar irreplaceable assets. No tree on City lands with a diameter of eight inches or more as measured 4 1/2 feet above the base of the trunk shall be removed without prior consultation with the Preservation and Advisory Council.

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
From: Louis C. Vitola, Finance Director
Date: July 22, 2022
Re: Tyler Technologies Software Agreement Addendum

EXECUTIVE SUMMARY

The Tyler ERP Project Management Team recommend that Council authorize an Amendment to the Software as a Service (SaaS) Agreement with Tyler Technologies, Inc. (Tyler). The amendment permits the addition of Tyler's inventory management module – a critical component of citywide operational and financial management – for a total cost of $45,356 over five years.

BACKGROUND

Finance and Administration staff issued RFP 2020-12 for an Enterprise Resource Planning (ERP) System Selection on December 8, 2020. Tyler was selected, and the contract covering the implementation and a five-year maintenance horizon was approved by Council on August 9, 2021 (enclosed). The City subsequently hired a Project Management Firm – Brandywine Technologies – to lead the project and serve as liaison between Tyler and the City. Project implementation is underway, and the Project Manager was involved in the inventory module discussions. The Tyler quotation and contract amendment are enclosed for your review.

IDENTIFICATION OF NEEDS

Inventory management features are included in the City's Fleet & Asset Management module, which is included in the existing project scope. However, the full breadth of Tyler's inventory management functionality is available only in the separate inventory management module, which is not in the existing project scope. The inventory module is critical to the City's operational needs, including project management and the safekeeping of assets. It is also critical to the City's financial needs, including internal controls, project costing and asset/inventory valuation.

PRICING AND FUNDING

The one-time cost of Tyler's implementation services and third-party hardware, software and services total $21,476. Tyler's discounted pricing in the initial SaaS terms was made available to fix the annual maintenance costs at $4,776 over the initial five-year term for contractual maintenance costs of $23,880. One-time costs plus five years of recurring annual maintenance total $45,356. No additional funding is required at this time because the existing CIP item covering the ERP Implementation is sufficient to meet the one-time costs associated with this amendment. The out years of the project – FY24 and FY25 – will be slightly higher than the existing plan and will be presented for Council approval during the FY2024-28 CIP process.

RECOMMENDATION

Staff recommend that Council authorize an Amendment to the SaaS Agreement with Tyler Technologies representing a five-year investment totaling $45,356. No additional funding is required at this time.

cc: Mark Whitfield, City Manager
Dale Matthews, IT Director and ERP Project Management Team

Quoted By:	Curt Steddum
Quote Expiration:	10/05/22
Quote Name:	Milford - ERP - Munis - Inventory
Quote Description:	Munis Inventory
Saas Term	5.00

Sales Quotation For:
City of Milford
PO Box 159
201 S. Walnut St.
Milford DE 19963-0159
Phone: +1 (302) 422-6616

Tyler SaaS and Related Services

Description	Qty	Imp. Hours	Annual Fee
Financial Management			
Inventory	1	40	$ 3,977.00
Quatred Inventory Scanning Interface	1	16	$ 1,330.00
Sub-Total:			$ 5,307.00
Less Discount:			$ 531.00
TOTAL		**56**	**$ 4,776.00**

Professional Services

Description	Quantity	Unit Price	Extended Price	Maintenance
Project Management	8	$ 163.00	$ 1,304.00	$ 0.00
Conversions			$ 3,240.00	$ 0.00

Onsite Implementation	16	$ 195.00	$ 3,120.00		$ 0.00
Remote Implementation	40	$ 163.00	$ 6,520.00		$ 0.00
TOTAL			**$ 14,184.00**		**$ 0.00**

3rd Party Hardware, Software and Services

Description	Qty	Unit Price	Unit Discount	Total Price	Unit Maint/SaaS	Unit Maint/SaaS Discount	Total Maint/SaaS
Quatred QUICK Inventory Starter Kit	1	$ 7,292.00	$ 0.00	$ 7,292.00	$ 0.00	$ 0.00	$ 0.00
TOTAL				**$ 7,292.00**			**$ 0.00**

Summary	**One Time Fees**	**Recurring Fees**
Total Tyler Software	$ 0.00	$ 0.00
Total Annual	$ 0.00	$ 4,776.00
Total Tyler Services	$ 14,184.00	$ 0.00
Total Third-Party Hardware, Software, Services	$ 7,292.00	$ 0.00
Summary Total	**$ 21,476.00**	**$ 4,776.00**
Contract Total	**$ 45,356.00**	

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held
For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O.#: _____

All Primary values quoted in US Dollars

Detailed Breakdown of Conversions (Included in Summary Total)

Description	Qty	Unit Price	Unit Discount	Extended Price
Inventory				

IN - Commodity Codes		1	$ 840.00	$ 0.00	$ 840.00
IN Std Master		1	$ 2,400.00	$ 0.00	$ 2,400.00
	TOTAL				**$ 3,240.00**

Tyler Annual Discount Detail (Excludes Optional Products)

Description	Annual Fee	Annual Fee Discount	Annual Fee Net
Financial Management			
Inventory	$ 3,977.00	$ 398.00	$ 3,579.00
Quatred Inventory Scanning Interface	$ 1,330.00	$ 133.00	$ 1,197.00
TOTAL	**$ 5,307.00**	**$ 531.00**	**$ 4,776.00**

Comments

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such software available for download by the Client;
- Fees for hardware are invoiced upon delivery;
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
    - Implementation and other professional services fees shall be invoiced as delivered.
    - Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
    - Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
    - Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
    - If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
    - Notwithstanding anything to the contrary stated above, the following payment terms shall apply to services fees specifically for migrations: Tyler will invoice Client 50% of any Migration Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Unless otherwise indicated on this Sales quotation, annual services will be invoiced in advance, for annual terms commencing on the date this sales quotation is signed by the Client. If listed annual service(s) is an addition to the same service presently existing under the Agreement, the first term of the added annual service will be prorated to expire coterminous with the existing annual term for the service, with renewals to occur as indicated in the Agreement.
- Expenses associated with onsite services are invoiced as incurred.

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the scope, level of engagement, and timeline as defined in the Statement of Work (SOW) for your project. The actual amount of services required may vary, based on these factors.

Tyler's pricing is based on the scope of proposed products and services contracted from Tyler. Should portions of the scope of products or services be altered by the Client, Tyler reserves the right to adjust prices for the remaining scope accordingly.

Unless otherwise noted, prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

Tyler's prices do not include applicable local, city or federal sales, use excise, personal property or other similar taxes or duties, which you are responsible for determining and remitting. Installations are completed remotely but can be done onsite upon request at an additional cost.

In the event Client cancels services less than two (2) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

The Implementation Hours included in this quote assume a work split effort of 70% Client and 30% Tyler.

Implementation Hours are scheduled and delivered in four (4) or eight (8) hour increments.

Tyler provides onsite training for a maximum of 12 people per class. In the event that more than 12 users wish to participate in a training class or more than one occurrence of a class is needed, Tyler will either provide additional days at then-current rates for training or Tyler will utilize a Train-the-Trainer approach whereby the client designated attendees of the initial training can thereafter train the remaining users.

Standard Project Management responsibilities include project plan creation, initial stakeholder presentation, bi-weekly status calls, updating of project plan task statuses, and go-live planning activities.

Additional required hardware will be purchased by the client directly through Quatred.

Quatred QUICK Inventory Starter Kit: QUICK Inventory Software, NX6 Rugged Mobile Scanning Device with 2D Imager, WLAN, Bluetooth, GPS, Camera, Android 8.1 OS, Power supply, with 3 Year All-Inclusive depot repair/replace coverage. Software support and upgrades renewal for QUICK Inventory - after the first year, billed by Quatred.

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
From: Louis C. Vitola, Finance Director
Date: August 5, 2021
Re: Tyler Technologies Software Agreement

EXECUTIVE SUMMARY

The scoring committee recommends that Council authorize a Software as a Service (SaaS) Agreement with Tyler Technologies, Inc. (Tyler) for a one-time implementation amount not to exceed $777,417 and optional end-user training of $11,840 consistent with the terms set forth in the Request for Proposals (RFP) 2020-12 and the proposal, including the SaaS Contract, Statement of Work (SOW) and Investment Summary submitted by Tyler in response.

BACKGROUND

Finance and Administration staff issued RFP 2020-12 for an Enterprise Resource Planning (ERP) System Selection on December 8, 2020. A total of five responses, including two comprehensive proposals and three partial responses (related to payroll, time and attendance systems) were received. Only the two comprehensive proposals were reviewed and scored; the incumbent, Central Square Technologies, did not submit a proposal.

EVALUATION

Both firms were invited to conduct product demonstrations following identical scripts, module sequence, time and format over the course of six days – three for each vendor. Likewise, both firms' references, both listed and some unlisted, were reviewed in a team interview format using Zoom conferencing. Rhiannon Slater, Sandra Peck, Suzannah Frederick, who served as ERP Selection Project Managers, along with Jamesha Eaddy and I represented the formal scoring committee. Three separate rounds of scoring were conducted at different times throughout the process with standardized categories and matrices developed in partnership with Plante Moran, the City's IT Consultant engaged to manage and inform the selection process. In addition to the five-member scoring panel, feedback from the vendor demonstrations were received from dozens of employees representing subject matter expertise from divisions and departments throughout the City's operations and administration.

RATIONALE

The scoring committee independently arrived at nearly identical scoring between the firms. On a scale of 0-100, the scoring differential was just 1.6 points, with Tyler scoring marginally higher than Edmunds & Associates. The immateriality of the scoring difference yet vastly different firm profiles resulted in split preferences across the committee. The perception of Edmunds as the regional leader in mid-size municipal government software, particularly in terms of customer service and responsiveness, presented a healthy debate among the committee, forcing a second round of reference interviews, post-demonstration functionality reviews using the recorded Zoom meetings, and follow-up inquiries with both vendors. Ultimately, after the exhaustive review process, Tyler was selected unanimously as the preferred vendor due to the perceived advantages in functionality, strong technological features and user-friendliness. The ERP scoring committee recommend that Council authorize a SaaS Agreement with Tyler Technologies, Inc. (Tyler) for a one-time implementation amount not to exceed $777,417 and end-user training of $11,840 to be met with a combination of utility (91.33%) and general fund (8.67%) reserves pursuant to the allocation put forth in the FY22-26 CIP. A comprehensive five-year project cost estimate is enclosed with Tyler's drafts of the SaaS Agreement, SOW and partially redacted investment summary.

cc: Mark Whitfield, City Manager
Dale Matthews, IT Director and ERP Project Management Team

City of Milford

Greetings:

The Charter of the City of Milford provides the following:

"Article VII, Section 7.12: Attached to said tax list shall be a warrant, under the Seal of the City of Milford, signed by the Mayor and Attested to by the City Clerk, commanding the City Manager to make collection of Taxes as stated in the Tax Lists."

THEREFORE, YOU, THE CITY MANAGER, DULY APPOINTED BY THE COUNCIL OF THE CITY OF MILFORD, ARE HEREBY COMMANDED TO COLLECT THE TAXES AS LEVIED IN THE FOUR WARDS, AS FOLLOWS:

Property Assessment Values Per Billing Register	$ 1,371,516,752
Exemptions	[$ 371,207,146]
Total Assessed Values	$ 1,000,309,606
Tax Rate	x $0.0049275
Estimated Tax Collection	$ 4,929,026
Senior Citizen Discount	[$ 34,495]
TOTAL TAX COLLECTION *(Fiscal Year 2022-2023)*	**$ 4,894,533**

Tax Due Date: September 30, 2022

Adopted this 25th day of July 2022.

Mayor Arthur J. Campbell

Attest:

City Clerk Teresa K. Hudson

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 MILFORD PONDS – PHASE III

Planning Commission Meeting: July 19, 2022

Application Number / Name	:	19-034 / Milford Ponds – Phase III
Applicant	:	Milford Ponds, LLC 179 Rehoboth Avenue, Suite 1081 Rehoboth Beach, DE 19971
Owner	:	Same
Application Type	:	Preliminary Major Subdivision Extension #2
Comprehensive Plan Designation	:	Moderate Density Residential
Zoning District	:	R-1, R-2 & R-3 with PUD
Present Use	:	Planned Unit Development
Proposed Use	:	Planned Unit Development
Area and Location	:	178.03 +/- acres located along the east side of Route 113 5,500 feet south of the Seabury Avenue intersection known as the Milford Ponds subdivision
Property Identification Numbers	:	1-30-3.00-264.00, 1-30-3.00-264.01, 1-30-6.00-108.00, 1-30-6.00-167.00 thru 558.00, 1-30-6.00-601.00 thru 691.00

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

PUBLIC WORKS FACILITY
180 Vickers Drive
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THE CITY of Milford DELAWARE

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STAFF ANALYSIS REPORT
June 30, 2022

Application Number / Name	**:**	19-034 / Milford Ponds – Phase III
Application Type	**:**	Preliminary Major Subdivision Extension #1
Comprehensive Plan Designation	**:**	Moderate Density Residential
Zoning District	**:**	R-1, R-2, & R-3 with PUD
Present Use	**:**	Planned Unit Development
Proposed Use	**:**	Planned Unit Development
Property Identification Numbers	**:**	1-30-3.00-264.00, 1-30-3.00-264.01, 1-30-6.00-108.00, 1-30-6.00-167.00 thru 558.00, 1-30-6.00-601.00 thru 691.00
Area and Location	**:**	178.03 +/- acres located along the east side of Route 113 5,500 feet south of the Seabury Avenue intersection known as the Milford Ponds subdivision

I. BACKGROUND INFORMATION:

- On June 22, 2020, City Council approved the Preliminary Major Subdivision application for Milford Ponds Phase III consisting of 52 single-family detached dwellings. City Council granted a one-year extension for the phase III preliminary approval on June 28, 2021
- The applicant is seeking a one (1) year extension of the preliminary approval for Phase III.
- The applicant submitted construction plans in November 2020 for review and resubmitted in February 2021. Comment response letters were provided by the City in November and February accordingly, and the City is awaiting response to the latest construction plan review comments.

II. AGENCY & DEPARTMENT COMMENTS:

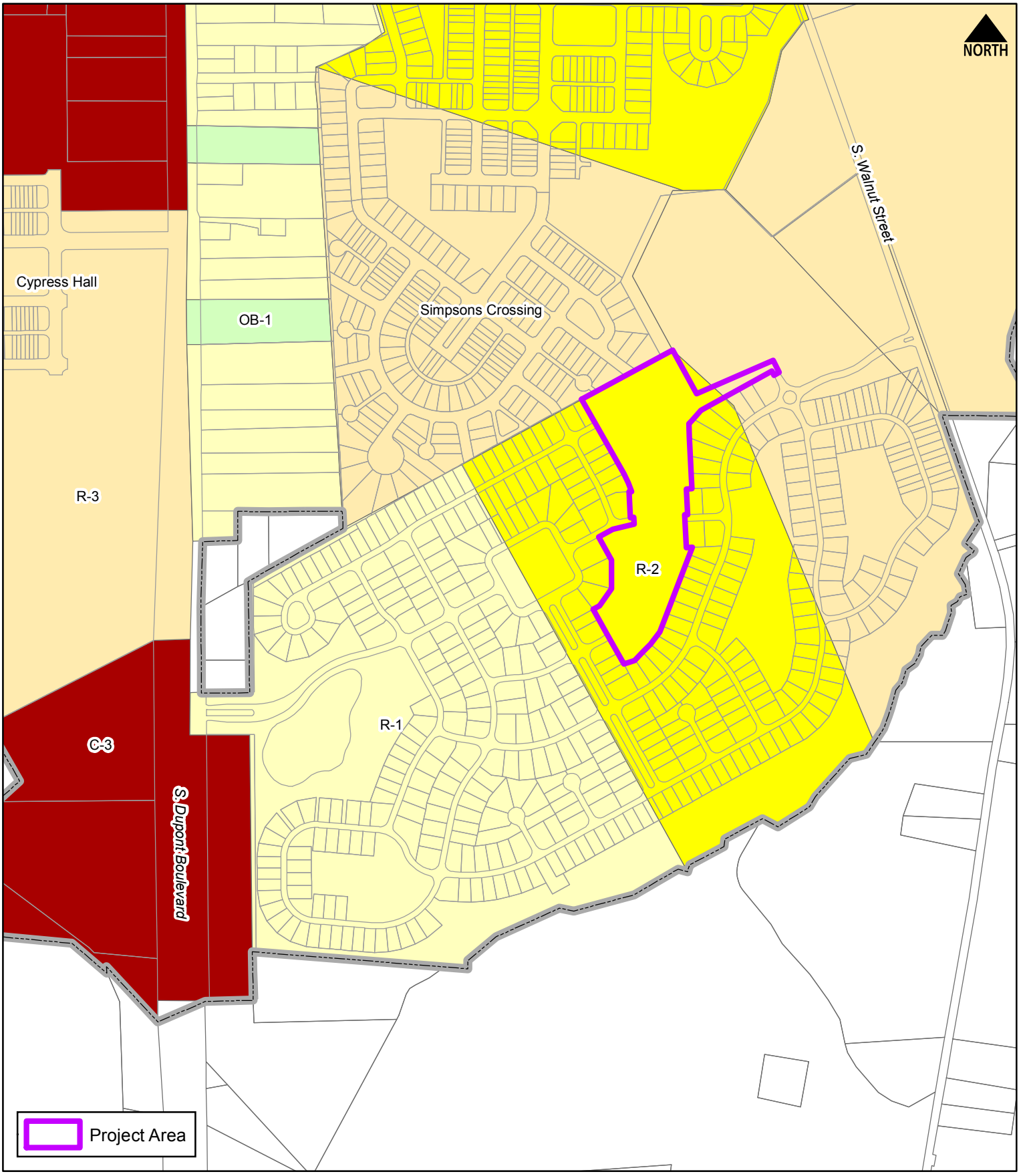
- **DelDOT**
  No approvals provided to date.

- **Delaware Health and Social Services – Division of Public Health**
  No approvals provided to date.

- **Sussex Conservation District**
  No approvals provided to date.

- **Delaware State Fire Marshal's Office**
  No approvals provided to date.

- **City Engineer**
  Final construction plans have been reviewed and comments provided to the applicant. Awaiting resubmission.



THE CITY of Milford DELAWARE

Scale: 0 300 600 Feet

Drawn by: WRP

Date: 10/03/19

Filepath: PreliminaryMajorSub_MilfordPonds_PhIII.mxd

Title:

Preliminary Major Subdivision

Milford Ponds - Phase III

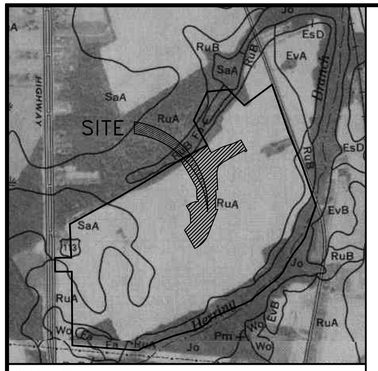
Location & Zoning Map

MILFORD PONDS

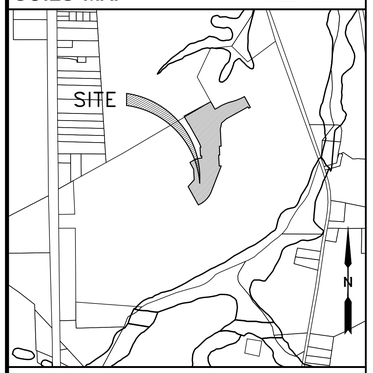
PHASE 3 - RECORD PLAN

CITY OF MILFORD, SUSSEX COUNTY, DELAWARE

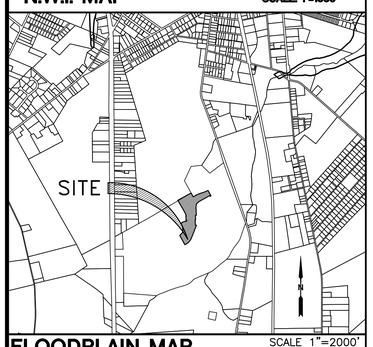
DBF PROJECT NO. 2875A001 SEPTEMBER 2019



SOILS MAP SCALE: 1"=1000'



N.W.I. MAP SCALE: 1"=1000'



FLOODPLAIN MAP SCALE 1"=2000'

MAP PANEL: 10005C0039J DATED: JANUARY 6, 2005
10005C0043K MARCH 16, 2015

CITY MANAGER – ERIC NORENBERG

DATE: _____ SIGNATURE: _____

CITY ENGINEER – ERIK RETZLAFF

DATE: _____ SIGNATURE: _____

OWNERS CERTIFICATION

I, MILFORD PONDS, LLC, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT ALL STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE AND THAT ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT THE LOCATION INDICATED, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DATE: _____ SIGNATURE _____

JOEL SENS
MILFORD PONDS, LLC
MANAGING PARTNER

ENGINEERS CERTIFICATION

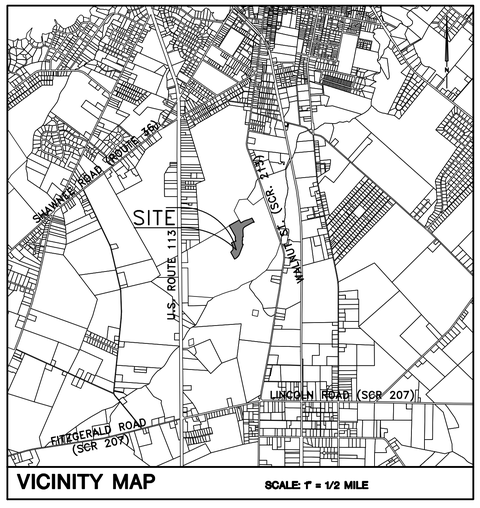
I, RING W. LARDNER HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE: _____ SIGNATURE _____

RING W. LARDNER, P.E.

DELDOT GENERAL NOTES

1. NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S 'SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY'.
5. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE CITY OF MILFORD FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE CITY. THE CITY ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
6. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
7. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
8. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
9. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 3.2.4.1 OF THE DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINES, AT A MINIMUM ON ONE SIDE OF THE STREET AT EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.
11. THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG U.S. ROUTE 113 (DUPONT BLVD), WHICH HAS A FUNCTIONAL CLASSIFICATION OF PRINCIPLE ARTERIAL AS DEFINED BY THE STATE OF DELAWARE'S DEPARTMENT OF TRANSPORTATION. PER SECTION 3.6.1 OF THE DELDOT DEVELOPMENT COORDINATION MANUAL (DCM): IT IS THE DEVELOPER'S RESPONSIBILITY TO EVALUATE NOISE LEVELS AND THEIR IMPACTS ON PROPOSED DEVELOPMENT, FOR PROJECTS ADJACENT TO EXISTING TRANSPORTATION FACILITIES WITH THIS FUNCTIONAL CLASSIFICATION. ROADWAYS WITH THIS CLASSIFICATION CAN BE EXPECTED TO GENERATE ELEVATED LEVELS OF ROAD AND TRAFFIC RELATED NOISE, SIMILAR TO WHAT CAN BE EXPECTED IN URBAN AREAS. A DETAILED NOISE ANALYSIS PER DCM 3.6 IS TYPICALLY RECOMMENDED TO HELP GAUGE THE ACTUAL IMPACTS THAT ROADWAY RELATED NOISE MAY HAVE ON VARIOUS POTENTIAL LAND-USES (SUCH AS THOSE DESCRIBED IN DCM FIGURE 3.6.3-A: NOISE ABATEMENT CRITERIA). WITH THE INCLUSION OF THIS NOTE, THE DEVELOPER IS ACKNOWLEDGING THAT THE PROPOSED SITE AND/OR BUILDING LOCATION CAN BE EXPECTED TO EXCEED THE SPECIFIC MAXIMUM NOISE LEVELS FOR CERTAIN COMMERCIAL AND NON-RESIDENTIAL USES AS SHOWN IN DCM FIGURE 3.6.3-A. THE DEVELOPER'S WAIVER OF THE NOISE ANALYSIS AND REVIEW OF POTENTIAL NOISE MITIGATION MEASURES ARE SUPPORTED BY THE INFEASIBILITY OF APPLYING NOISE MITIGATION MEASURES, BASED ON ENGINEERING CONSIDERATIONS AND FACTORS THAT WOULD LIMIT THE ABILITY TO ACHIEVE SUBSTANTIAL NOISE REDUCTION, RELATED TO THE COMMERCIAL USE OF THE SITE AND/OR BUILDINGS. THIS WAIVER ACKNOWLEDGES THAT THE DECIBEL LEVEL FOR THIS PARCEL MAY EXCEED THE APPLICABLE LIMITS FOR SOME CURRENT OR FUTURE PROPOSED USES. THE USE OF THIS NOTE SIGNIFIES THE SUBDIVISION ENGINEER'S CONCURRENCE WITH WAIVING THE DEVELOPER'S COMPLETION OF A DETAILED NOISE STUDY AND SUBSEQUENT REVIEW OF RESULTING NOISE ABATEMENT FINDINGS OR MITIGATION MEASURES. ANY FUTURE COMPLAINTS RELATING TO EXISTING OR FUTURE NOISE LEVELS IMPACTING PROPOSED USES ON THIS SITE AND ALONG THIS EXISTING TRANSPORTATION FACILITY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LAND OWNER OR BOTH.
12. THE DEVELOPER HAS ENTERED INTO A MEMORANDUM OF UNDERSTANDING DATED SEPTEMBER 18, 2017 AND IS ON FILE AT THE DEPARTMENT. THE DEVELOPER SHALL COMPLY WITH ITEM 4 OF THE MEMORANDUM AND IT STATES: "WHILE THE ACCESS IS UNDER REVIEW/RECONSTRUCTION AND THE UPDATED TRAFFIC IMPACT STUDY IS BEING PREPARED, DELDOT WILL ALLOW THE BUILDING PERMITS FOR THE FIRST 4 UNITS FOR THE 4 MODEL HOMES. ONCE THE PUNCH LIST IS COMPLETED DELDOT WILL ALLOW FOR 160 CERTIFICATES OF OCCUPANCY. NO OTHER BUILDING PERMITS OR CO'S SHOULD BE ISSUED UNTIL SUCH TIME THE UPDATED TIS IS COMPLETED AND FINDINGS AGREED TO."



VICINITY MAP SCALE: 1" = 1/2 MILE

INDEX OF DRAWINGS:

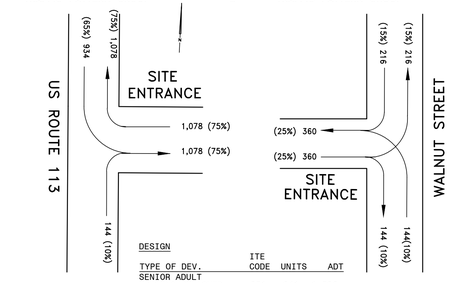
R1.01 RECORD PLAN TITLE SHEET
R1.02 PHASE 3 RECORD PLAN

DELAWARE TRAFFIC SUMMARY 2005

ADT – CURRENT – 18,692
SPEED – POSTED – 55 MPH
TRAFFIC PATTERN GROUP – 2

DELAWARE TRAFFIC SUMMARY 2005

ADT – CURRENT – 1,297
SPEED – POSTED – 40 MPH
TRAFFIC PATTERN GROUP – 3



DESIGN TYPE OF DEV.	ITE CODE	UNITS	ADT
SENIOR ADULT HOUSING-DETACHED	251	341	1,536
SENIOR ADULT HOUSING-ATTACHED	252	385	1,340
TOTAL		726	2,876

NOTE: TRIP DISTRIBUTION DERIVED FROM TRAFFIC IMPACT STUDY
TRIP GENERATION IS BASED ON THE 7TH EDITION OF THE ITE TRIP GENERATION REPORT 7TH EDITION

TRAFFIC DIAGRAM
NO SCALE

GENERAL NOTES

1. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
2. "THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY."
3. THIS SITE IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAIN AS DELINEATED ON FEMA MAP PANEL# 10005C0039J DATED 01/06/2005 AND 10005C0043K DATED 03/16/2015
4. WETLANDS DELINEATION PERFORMED BY ENVIRONMENTAL RESOURCES, INC. 38173 DUPONT BLVD. SELBYVILLE, DE 19975.
5. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED OR PLACED FOR THE LOT WHICH THE CERTIFICATE OF OCCUPANCY IS TO BE ISSUED IN A MANNER ACCEPTABLE TO THE CITY AND THE STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OF OTHER GUARANTEE WITH THE CITY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER IMPROVEMENT.
6. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL A PROJECT, OR THE CURRENT PHASE OF A PROJECT, HAS BEEN PARTIALLY ACCEPTED BY THE CITY, AND UNTIL A MAINTENANCE BOND HAS BEEN SUBMITTED.
7. ALL FIRE LANES, FIRE HYDRANTS, EXITS, STANDPIPES, AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE MARSHAL REGULATIONS.
8. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE future INVOLVE NOISE, DUST, MANURE, AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARM OPERATIONS. THE USE AND THE ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES OR ACTIVITIES.
9. PROPOSED OPEN SPACE TO BE OWNED AND MAINTAINED BY THE COMMUNITY HOMEOWNERS ASSOCIATION.
10. THE OWNER UNDERSTANDS THAT THE TRACT OF LAND DEPICTED HEREON IS IMPACTED BY WETLANDS REGULATED BY THE ARMY CORPS OF ENGINEERS AND IS ADVISED TO CONTACT THE ARMY CORPS OF ENGINEERS FOR INFORMATION AND GUIDANCE IN REGARD TO JURISDICTIONAL DETERMINATIONS AND FEDERAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
11. ALL REQUIRED LANDSCAPE BUFFERS SHALL BE PLANTED AND ALL ACTIVE RECREATION AMENITIES INSTALLED PRIOR TO ISSUANCE OF 50% OF THE CERTIFICATES OF OCCUPANCY, AND MAINTAINED BY THE DEVELOPER UNTIL 75% OF THE CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED. THE LANDSCAPE BUFFER AREA AND ANY OTHER LANDSCAPE PLAN DEPICTED ON THE RECORD PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE HOMEOWNERS' ASSOCIATION OR MAINTENANCE CORPORATION.THESE DEED RESTRICTIONS SHALL RUN WITH THE LAND AND MAY NOT BE VACATED BY THE HOMEOWNERS' ASSOCIATION OR THE MAINTENANCE CORPORATION.
12. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF SEDIMENT & STORMWATER CONTROLS DURING CONSTRUCTION AND FOR LONG TERM MAINTENANCE OF STORMWATER CONTROLS UNTIL CONSTRUCTION IS COMPLETE. AT THE TIME, RESPONSIBILITY FOR LONG TERM MAINTENANCE OF STORMWATER CONTROLS SHALL BE ASSUMED BY THE HOMEOWNER'S ASSOCIATION. IF A HOMEOWNER'S ASSOCIATION IS NOT FORMED THEN THE OWNER IS TO PROVIDE LONG TERM MAINTENANCE FOR THE SITE.
13. FOR ANY SUBDIVISION DEVELOPMENT LOCATED IN WHOLE OR PART WITHIN 50 FEET OF THE BOUNDARY OF AN AGRICULTURAL PRESERVATION DISTRICT, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL SHALL BE CONSTRUCTED WITHIN SO FEET OF THE BOUNDARY OF THE AGRICULTURAL PRESERVATION DISTRICT.
14. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MATERIALS AND WORKMANSHIP SHALL CONFORM TO ALL STATE OF DELAWARE, SUSSEX COUNTY, AND CITY OF MILFORD STANDARDS AND SPECIFICATIONS.
15. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION AND DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS, ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION FOR STRUCTURES AND UTILITY LINES, ON AND OFF SITE, MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
16. DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED, AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
17. DEVELOPER SHALL INSTALL ONSITE LIGHTING TO ILLUMINATE STREETS, PARKING AREAS, AND WALKWAYS, IN ACCORDANCE WITH CITY REGULATIONS.
18. PROPERTY OWNERS OWN AND MAINTAIN THE SIDEWALKS DIRECTLY IN-FRONT OF THEIR PROPERTY. SIDEWALKS ALONG OR IN OPEN SPACES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
19. ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED AUGUST 2001 AND ANY ADDENDA THERETO.
20. ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN THE PAVEMENT, SHALL BE TOP SOILED (6" MINIMUM), FERTILIZED, AND SEEDED.
21. A 24-HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO DELDOT'S PUBLIC WORKS ENGINEER PRIOR TO STARTING ENTRANCE CONSTRUCTION.
22. MISS UTILITY OF DELMARVA SHALL BE NOTIFIED THREE CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555
23. ALL SIGNING AND MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "TRAFFIC CONTROL FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS" (LATEST EDITION).
24. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES."
25. FOR FINAL PERMANENT PAVEMENT MARKINGS, EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING AND THERMO WILL BE REQUIRED FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS
26. 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 CONTRACTORS EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (SEE NOTE #28).
27. ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY WITH THE TRAFFIC CONTROL MANUAL, AND SHALL BE NCHRP – 350 APPROVED AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF USE.
28. BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS.
29. SOURCE WATER PROTECTION AREA EXISTS ON-SITE.

LEGEND:

- = BOUNDARY LINE
- = RIGHT-OF-WAY
- = LOT LINE
- = BUILDING SETB ACK
- (8) = LOT DELINEATION
- 10 = EXISTING TOPOGRAPHIC LINE
- = EXISTING VEGETATION LINE
- = WETLANDS BOUNDARY

PROPOSED PUD REQUIREMENTS

A. SINGLE FAMILY DWELLING UNITS:

–MINIMUM LOT SIZE:	5,000 SQUARE FEET
–MINIMUM LOT WIDTH:	50 FEET
–MINIMUM LOT DEPTH:	100 FEET
–MINIMUM FRONT YARD:	18 FEET FROM RIGHT-OF-WAY TO GARAGE DOOR, AND 15 FEET FROM RIGHT-OF-WAY TO FRONT PORCH OR NON-GARAGE BUILDING FOUNDATION. (ALLOW 5 FOOT ENCROACHMENT FOR FRONT STOOP OR STEPS.)
–MINIMUM SIDE YARD:	LOT < 60' WIDE = 10' TOTAL SETBACK LOT > 60' WIDE = 14' TOTAL SETBACK MINIMUM 3' ON EACH SIDE
–MINIMUM REAR YARD:	15 FEET
–OFF STREET PARKING:	2 SPACES PER DWELLING UNIT AND MAY INCLUDE GARAGE AND TANDEM PARKING SPACE. TANDEM SPACE TO BEGIN AT THE RIGHT-OF-WAY LINE.
–MAXIMUM BUILDING HEIGHT:	2.5 STORIES AND 35 FEET MEASURED IN ACCORDANCE WITH CURRENT CITY CODE REQUIREMENTS.
–MAXIMUM LOT COVERAGE:	60% OF LOT AREA
–MAXIMUM FENCE/WALL HEIGHT:	8 FEET AND ALLOWED TO BE PLACED WITHIN BUILDING RESTRICTION LINE

B. TOWN HOUSE UNITS: (INCLUDES 2 THRU 8 UNIT SINGLE FAMILY ATTACHED BUILDINGS)

–MINIMUM LOT SIZE:	2,400 SQUARE FEET
–MINIMUM LOT WIDTH:	24 FEET
–MINIMUM LOT DEPTH:	100 FEET
–MINIMUM FRONT YARD:	18 FEET FROM RIGHT-OF-WAY TO GARAGE DOOR, AND 15 FEET FROM RIGHT-OF-WAY TO FRONT PORCH OR NON-GARAGE BUILDING FOUNDATION. (ALLOW 5 FOOT ENCROACHMENT FOR FRONT STOOP OR STEPS.)
–MINIMUM SIDE YARD FOR END UNITS:	7.0 FEET MEASURED FROM RIGHT-OF-WAY TO FOUNDATION WALL. (ALLOW SIDE YARD ENCROACHMENTS OF 3 FEET FOR CHIMNEYS, BAY WINDOWS, STOOPS, ETC.)
–MINIMUM BUILDING SEPARATION:	14 FEET FROM CLOSEST POINT OF FOUNDATION WALL TO CLOSEST POINT OF FOUNDATION WALL OF ADJACENT BUILDING.
–MINIMUM REAR YARD:	15 FEET
–OFF STREET PARKING	2 SPACES PER DWELLING UNIT AND MAY INCLUDE GARAGE AND TANDEM PARKING SPACE. TANDEM SPACE TO BEGIN AT RIGHT-OF-WAY LINE.
–MAXIMUM BUILDING HEIGHT:	2.5 STORIES AND 35 FEET MEASURED IN ACCORDANCE WITH CURRENT CITY CODE REQUIREMENTS.
–MAXIMUM LOT COVERAGE:	75% OF LOT AREA
–MAXIMUM FENCE/WALL HEIGHT:	8 FEET AND ALLOWED TO BE PLACED WITHIN BUILDING RESTRICTION LINE.
–TOWNHOUSE ACCESS:	REAR ALLEYS WILL NOT BE REQUIRED

C. MULTI-FAMILY BUILDINGS:

–MINIMUM FRONT SETBACK:	18 FEET FROM A PUBLIC STREET, 5 FEET FROM A PRIVATE DRIVE ISLE FOR RESIDENTIAL STRUCTURES AND 0 FEET FROM A PRIVATE DRIVE AISLE FOR FREE STANDING GARAGE.
–MINIMUM BUILDING SEPARATION:	20 FEET FROM CLOSEST POINT OF FOUNDATION WALL TO CLOSEST POINT OF FOUNDATION WALL OF ADJACENT BUILDING.
–MINIMUM REAR YARD:	20 FEET
–OFF STREET PARKING:	2 SPACES PER DWELLING UNIT AND MAY INCLUDE GARAGE AND TANDEM PARKING SPACE.
–MAXIMUM BUILDING HEIGHT:	4 STORIES AND 48 FEET MEASURED IN ACCORDANCE WITH CURRENT CITY CODE REQUIREMENTS
–MAXIMUM FENCE/WALL HEIGHT:	8 FEET AND ALLOWED TO BE PLACED WITHIN BUILDING RESTRICTION LINE

D. CLUBHOUSE FACILITY:

–MINIMUM FRONT YARD:	18 FEET FROM A PUBLIC STREET
–MINIMUM SIDE YARD:	20 FEET FROM A PUBLIC STREET
–MINIMUM REAR YARD:	30 FEET FROM A PUBLIC STREET
–MINIMUM LOT AREA:	1.0 ACRES
–OFF STREET PARKING:	1 SPACE FOR EACH 250 SQUARE FEET OF GROSS FLOOR AREA.
–MAXIMUM BUILDING HEIGHT:	2.5 STORIES AND 40 FEET MEASURED IN ACCORDANCE WITH CURRENT CITY CODE REQUIREMENTS, AND 48 FEET MEASURED TO THE TOP OF ANY SPECIAL ARCHITECTURAL FEATURES (STEEPLES, TOWERS, SILOS, ETC.)
–MAXIMUM FENCE/WALL HEIGHT:	8 FEET AND ALLOWED TO BE PLACED WITHIN BUILDING RESTRICTION LINE

E. SIGNS:

–SITE SIGNS:	SITE SIGNS SHALL MEET THE REQUIREMENTS OF CHAPTER 230 ARTICLE VI SIGNS WITH THE CLARIFICATION THAT THE MINIMUM SIZE OF THE PERMANENT SUBDIVISION SIGN SHALL INCORPORATE THE SIGN FACE ONLY AND SHALL NOT INCLUDE THE ASSOCIATED MONUMENTAL STRUCTURE TO WHICH IT IS AFFIXED

DATA COLUMN

TAX MAP ID:	1-30-6.00-108.00 1-30-3.00-264 & 264.01
EXISTING ZONING:	R-1, R-2, R-3, W/PUD
PROPOSED USE:	R-1, R-2, R-3, W/PUD
TOTAL SITE AREA:	178.03 AC.±
PHASE 1:	119.19 AC.±
PHASE 2:	28.06 AC.±
PHASE 3:	12.15 AC.±
PHASE 4:	18.46 AC.±
GROSS AREA:	R-1 = 71.02 AC, R-2 = 50.19 AC, R-3 = 47.82 AC
NET DEVELOPMENT AREA:	R-1 = 53.27 AC, R-2 = 38.19 AC, R-3 = 35.86 AC
MAX DENSITY ALLOWED:	R-1 = 4, R-2 = 6, R-3 = 16
UNITS ALLOWED:	R-1 = 213(53.27 x 4), R-2 = 229(38.19 x 6), R-3 = 573(35.86 x 16)
TOTAL NUMBER OF UNITS ALLOWED:	1015
TOTAL NUMBER OF UNITS PROVIDED:	768
PHASE 3 TOTAL:	52
SINGLE FAMILY DWELLING:	52
BUILDING CONSTRUCTION TYPE:	MASONARY & TIMBER
COMMUNITY BUILDING SIZE:	±40'x ±95'
COMMUNITY BUILDING LOCATION:	CORNER OF W. HEIRLOOM WAY & CLUBHOUSE DR.
TOTAL PROPOSED RIGHT-OF-WAY:	
PHASE 3:	1.60 AC.±
TOTAL AREA OF LOTS:	
PHASE 3:	10.55 AC.±
REQUIRED OPEN SPACE R1 & R2 ZONING:	(TOTAL SITE AREA OF ZONE x 25%) = 30.30 AC.±
REQUIRED OPEN SPACE R3 ZONING:	(DWELLING UNITS x 400 SF) =2.42 AC.±
TOTAL REQUIRED OPEN SPACE:	32.72 AC.±
REQUIRED RECREATIONAL AREA:	(OPEN SPACE x 50%) = 16.36 AC.±
TOTAL WETLANDS:	8.31 AC.±
PROVIDED OPEN SPACE AREA:	44.12 AC.±
RECREATIONAL AREA PROVIDED:	16.37 AC.±
PHASE 3:	
AVERAGE DENSITY OF LOTS:	4.93 UNITS/ACRE
MINIMUM LOT SIZE:	6,426 SQ.FT.±
MAXIMUM LOT SIZE:	12,316 SQ.FT.±
AVERAGE LOT SIZE:	8,838 SQ.FT.±
TOTAL WOODLAND PRESERVATION:	10.45 Ac.±
MAXIMUM IMPERVIOUS COVERAGE:	35%
PROPOSED SEWER:	CITY OF MILFORD
PROPOSED WATER:	CITY OF MILFORD
ELECTRIC SERVICE:	CITY OF MILFORD
SCHOOL DISTRICT:	MILFORD
FIRE DEPARTMENT:	MILFORD
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
NUMBER OF MONUMENTS FOUND:	14
NUMBER OF MONUMENTS SET:	12

VARIANCES FROM MILFORD ZONING CODE

1. PAVEMENT DIAMETER FOR PREVIOUSLY CONSTRUCTED ATTIC WINDOW CT. CUL-DE-SAC IS 74' WIDE, WITH 80' R.O.W. DIAMETER, RATHER THAN 76' PAVEMENT DIAMETER WITH 100 R.O.W. DIAMETER PER CODE.
2. RIGHT-OF-WAY DIAMETER FOR ALL OTHER CUL-DE-SACS ARE 82' WIDE, RATHER THAN 100 DIAMETER PER CODE.
3. GARDEN OR LOW-RISE APARTMENTS PROPOSE 24 DWELLING UNITS IN A BUILDING RATHER THAN 12 DWELLING UNITS PER CODE.
4. PAVEMENT WIDTH FOR OTHER RESIDENCES IS 22' RATHER THAN 25' PER CODE.

THIS PLAN SUPERSEDES THE PREVIOUS MILFORD PONDS PHASE I RECORD PLANS IN ITS ENTIRETY PB 107 PG 257, PB 121 PG 180.

THE PROPERTY AS SHOWN HEREON DOES CONTAIN STATE OR FEDERALLY REGULATED SECTION 10 WETLANDS. BASED ON NWI AND DNREC WETLAND MAPS.

THE PROPERTY IS IMPACTED BY STREAMS, DITCHES, PONDS, OR LAKES.

RESIDUAL ROAD FRONTAGE : U.S. 113 – 200'±
RESIDUAL ROAD FRONTAGE : COUNTY ROAD 213 – 1780'±

EXISTING STRUCTURES LOCATED ON SITE
EXISTING EASEMENTS LOCATED ON SITE

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

OWNER/DEVELOPER:
MILFORD PONDS, LLC
179 REHOBOTH AVENUE, SUITE 1081
REHOBOTH BEACH, DE 19971

ENGINEER/SURVEYOR:
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DE 19963
(302) 424-1441

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CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C38	486.00'	45.52'	45.50'	S 26°22'30" E	5°21'58"
C39	516.00'	17.08'	17.08'	S 85°33'57" W	1°53'50"
C40	414.00'	44.59'	44.57'	N 23°08'16" E	6°10'18"
C41	714.00'	54.08'	54.07'	N 71°53'37" E	4°20'24"
C42	686.00'	38.85'	38.85'	N 73°53'08" E	3°14'43"
C43	714.00'	18.00'	18.00'	N 74°47'09" E	1°26'40"
C44	386.00'	76.15'	76.02'	S 25°42'12" W	11°18'09"
C45	486.00'	90.03'	89.91'	S 18°23'05" E	10°36'52"
C46	386.00'	76.43'	76.31'	S 37°01'38" W	11°20'43"
C47	414.00'	55.11'	55.07'	N 30°02'13" E	7°37'36"
C48	414.00'	52.15'	52.11'	N 52°42'44" E	7°13'02"
C49	284.00'	29.59'	29.58'	N 63°55'35" E	5°58'10"
C50	386.00'	89.50'	89.30'	S 49°20'32" W	13°17'06"
C51	414.00'	55.11'	55.07'	N 37°39'48" E	7°37'36"
C52	414.00'	55.11'	55.07'	N 45°17'25" E	7°37'36"
C53	36.00'	56.62'	50.97'	S 42°02'54" W	90°07'16"
C54	486.00'	85.38'	85.27'	S 08°02'41" E	10°03'56"
C55	284.00'	100.11'	99.60'	N 77°00'36" E	20°11'52"
C56	36.00'	56.55'	50.91'	N 15°56'31" E	90°00'00"
C57	36.00'	56.55'	50.91'	S 74°03'29" E	90°00'00"
C58	686.00'	70.66'	70.63'	N 69°18'44" E	5°54'06"
C59	514.00'	13.30'	13.30'	N 19°18'38" E	1°28'58"
C60	514.00'	55.93'	55.91'	N 15°38'05" W	6°14'06"
C61	686.00'	64.89'	64.86'	N 63°39'06" E	5°25'10"
C62	514.00'	32.23'	32.23'	N 27°15'42" W	3°35'34"
C63	514.00'	60.22'	60.19'	N 22°06'32" W	6°42'47"
C66	514.00'	95.64'	95.50'	N 13°14'19" E	10°39'41"
C67	36.00'	49.76'	45.90'	N 47°30'30" E	79°12'04"
C70	714.00'	61.80'	61.78'	N 67°14'38" E	4°57'33"
C71	36.00'	54.15'	49.19'	S 72°08'49" E	86°10'39"
C72	942.11'	14.00'	14.00'	S 60°01'29" W	0°51'06"
C73	686.00'	174.40'	173.93'	S 68°13'30" W	14°33'59"
C74	714.00'	181.52'	181.03'	S 68°13'30" W	14°33'59"
C74	36.00'	56.49'	50.87'	N 47°56'26" W	89°54'04"
C76	514.00'	85.47'	85.37'	N 07°45'13" W	9°31'38"
C77	36.00'	64.87'	56.44'	S 41°16'19" E	103°14'17"
C78	486.00'	82.32'	82.22'	S 15°11'58" W	9°42'18"

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
840 MAIN STREET FAX (410) 543-9141
EASTON, MARYLAND (410) 770-4744

PHASE 3 RECORD PLAN

MILFORD PONDS - PHASE 3
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	JUNE 2019
Scale:	1"=50'
Dwn.By:	ADM
Proj.No.:	2875A001
Dwg.No.:	R1.02

0' 50' 100' 150'

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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

July 7, 2021

Tim Metzner, PLA
Davis, Bowen & Friedel
1 Park Avenue
Milford, DE 19963

RE: Application Number: 19-034
Application Name: Milford Ponds – Phase III
Application Type: Preliminary Major Subdivision
Tax Parcel Number(s): 1-30-3.00-264.00

Dear Mr. Metzner,

According to our records, the City Council granted approval of a one-year extension of the Preliminary Major Subdivision approval for Milford Ponds – Phase III on June 28, 2021.

Per the Code of the City of Milford, Chapter 200-4, Subdivision of Land, A (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."* Final Major Subdivision Approval or an extension must be obtained prior to June 28, 2022 in order to avoid expiration of the preliminary approval.

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: James Puddicombe, P.E. – City Engineer
Chris Kalil – Developer/Applicant

DAVIS BOWEN & FRIEDEL, INC.

ARCHITECTS • ENGINEERS • SURVEYORS

Michael R. Wigley, AIA, LEED AP
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Ring W. Lardner, P.E.
Jamie L. Sechler, P.E.

June 13, 2022

City of Milford
Department of Planning and Zoning
180 Vickers Drive
Milford, DE 19963

Attn: Mr. Rob Pierce
Planning and Economic Development Director

RE: **Milford Ponds Phase 3**
Preliminary Plan Approval Extension
Tax Parcel #: 1-30-3.00-264.00
DBF #: 2875A001

Mr. Pierce,

On behalf of our client, Milford Ponds LLC, we respectfully request a one-year extension of the Preliminary Plan approval granted by the Planning Commission on June 22, 2020. We are requesting the approval date be extended until June 22, 2023.

We respectfully request to be placed on the next available City of Milford Planning and Zoning Commission Agenda. If you have any questions or require additional information, please do not hesitate to contact me at (410) 543-9091 or via email at tmm@dbfinc.com.

Sincerely,
Davis, Bowen & Friedel, Inc.



Timothy M. Metzner, PLA, LEED AP ND
Associate

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KCI TECHNOLOGIES

ISO 9001:2008 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

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

February 22, 2021

City of Milford
201 South Walnut Street
Milford, Delaware 19963

Attention: Rob Pierce

Subject: Milford Ponds –Phase 3 Record and Construction Plans
KCI Job No. 131803632 – Task 09

Dear Mr. Pierce,

As requested, KCI Technologies performed a review of the Phase III Record and Construction Plans for Milford Ponds. This review was based on the City's Standard Specifications, and general engineering best practices. These plans were submitted by DBF and are dated December 2020.

We find the plans generally acceptable, subject to the following:

Phase 3 Record Plan

1. (General) Update the Chapter 200 Variances per previous comments for the PUD and Phase 2. **Addressed.**

2. (R3.1) Currently, it appears that comments from our previous letters were copied and pasted in general notes 15 and 16 on sheet R3.1. Address these comments. **Addressed.**

3. (R3.1) Update the approval blocks. **Comment Remains – Revise the City of Milford Approval Block to state Mark Whitfield as the City Manager instead of Eric Norenberg.**

Phase 3 Construction Plans

4. (Cover) The maximum allowed impervious coverage for the PUD is 35%. Add a Phase 3 Site Area Breakdown to the data column to ensure that the maximum impervious coverage is not exceeded before completion of all 4 phases of the subdivision (see Phase 2 plans for reference). Although the building footprints may not have been set

yet, an accurate building coverage estimate shall be included in the impervious surface. **Addressed.**

5. **(Cover) Revise the City Engineer Approval Block on the Construction Plan Cover Sheet to remove the name of the City Engineer since KCI signs the plans.**

6. (C0.01) Currently, it appears that comments from our previous letters were copied and pasted in general notes 38 and 39 on sheet C0.01. Address these comments. **Addressed with Comment – General Note 17 needs to be completed.**

7. (General) Provide all required agency approvals (i.e. Fire Marshal, DHSS, SCD, etc.). **Comment Remains.**

8. (C2.05) Verify that the north arrows on all sheets are correct. The north arrows of the intersection plan views and the plan views on sheet C3.01 are not consistent with each other despite showing the same plan view angle. **Addressed.**

9. (C3.01) Pipe 353 is missing from the pipe schedule and profiles. Revise the plan accordingly to add this pipe to the schedule and profiles. **Addressed.**

10. (C3.01) There are many inconsistencies between the schedules and the profiles. Verify that the information listed in the schedules match the profile. **Addressed with Comment – The entire pipe schedule is not showing on sheet C3.01. Revise the plan accordingly so that the entire schedule is visible. In addition, add P-335 to the pipe schedule if it is not already included in the part that is not visible on the sheet.**

11. **(C3.01) Revise the plan so that the entire pipe schedule is visible.**

12. (C3.02) Add the 10-year HGL line to the storm drain profiles. **Addressed.**

13. (C3.02) There are many storm drain pipes with a 0% slope in the profile. Revise the plan accordingly so that all storm drain pipes have a positive slope. It is typically recommended to have at least a 0.3% slope for storm drain pipes. **Comment Noted – All pipes are shown to have a positive slope but there are still many pipes that have extremely shallow slopes. We recommend revising the storm drain system to provide steeper slopes if possible.**

14. (C3.02) Storm Drain Pipe P-407 has a 0.0% slope listed in the profile. However, given the inverts listed in the profile, the slope is 3.8%. Clarify why CB-407 appears to have a drop. **Addressed.**

15. (C3.02) Add a horizontal and vertical scale to the profiles. **Addressed.**

16. **(C3.02) Add labels to the profiles to verify a minimum 1' vertical separation between the storm drain pipes and other utilities.**

17. **(C3.02) The rim of CB-308 does not meet the proposed grade. Revise the profile accordingly so that all structures rims are at proposed grade.**

18. (C4.01) Add the storm drain system to the Utility Plan so that the plan can be compared to the profiles in regards to utility crossings. **Addressed.**

19. (C4.01) Revise the location of the lateral for Lot 68 so that it is not running directly underneath the handicap ramp in the case that this pipe needs to be repaired in the future. **Addressed.**

20. (C4.01) The water services do not appear to be connecting to the water main along Flower Garden Drive. Revise the plan accordingly so that the water services are connecting directly to the main. **Addressed.**

21. (C4.01) Revise the location of the cleanouts for lots 83 and 84 so that they are not directly on top of the proposed water main. **Addressed.**

22. (C4.01) The sanitary sewer pipe between MH 7A and MH 8 appears to run directly underneath the curb. Revise the alignment of this pipe so that there is adequate separation from the curb (the minimum 10' horizontal separation between sanitary sewer and water shall still be maintained). **Addressed.**

23. (C4.01) We recommend that the sanitary sewer manholes are as close to the center of the road as possible. **Comment Removed.**

24. (C4.01) Add the locations of the storm drain pipes to the Utility Plan in grey so that any utility conflicts can be seen. **Addressed with Comment – The following shall be revised due to conflicts:**

    a. **The sanitary sewer pipe alignment between Sanitary Sewer MH-8 and MH-9 is not acceptable. Shift the sanitary sewer main so that there is adequate horizontal separation between the sanitary sewer main and CB-334, and MH-8 and the existing stormwater pipe. A manhole may need to be added to achieve the necessary separation (see comment #26)**

    b. **Revise the water main alignment so there is at least 3' of horizontal separation between the water main and catch basins.**

25. (C4.01) Revise the location of the fire hydrant in front of lot 91, so that the tee is not at the same location as the tap for the water service for lot 99. **Addressed with Comment – The proposed fire hydrants are located within the sidewalk. Revise the plan so that the fire hydrants are located between the back of curb and sidewalk.**

26. (C4.01) There is currently an existing storm drain pipe that appears to be extremely close to MH8. Consider revising the alignment or manhole location so that there is adequate separation. **Comment Remains.**

27. (C4.01) Currently, there is a metes/bounds label that is on top of the water main north of lot 102 which makes it appear that the water main is not continuous. Revise the plan accordingly so that the water main is continuous. **Addressed.**

28. (C4.01) Clarify why blowoffs are shown where the water main is still continuous (typically blowoffs are only required at dead ends). If these blowoffs are just temporary while the project is being constructed, then it shall be clarified on the plan. **Addressed.**

29. (C4.02) Label the vertical separation distance between utilities where the vertical separation is less than 2'. **Addressed.**

30. **Add the DelDOT Storm Manhole details to the plan.**

31. **Submit the SWM Report with the next submission.**

If you have any questions or comments regarding this letter, please do not hesitate to contact me any time at (302) 318-1087.

Sincerely,

Eric T. Gibson,
Engineer in Training

Jason McClafferty, P.E.
Project Manager

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

TO: Mayor and City Council

FROM: Rob Pierce, Planning Director

DATE: July 25, 2022

RE: RFQ - Commercial Real Estate Sales and Marketing Services

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In 2018, the City solicited proposals from qualified commercial real estate companies for commercial real estate sales and marketing services for City-owned property, primarily within the Greater Milford Business Complex and Independence Commons office park. The City received one proposal in response to the request from R&R Commercial Realty and entered into an initial one-year contract for real estate services. The initial contract was renewed again in 2019, 2020 and 2021 for a one-year terms for which the latest expired on July 6, 2022.

Enclosed is a draft contract renewal for another one-year period for City Council review.

Lots have been sold to the Food Bank, Pest Pro, Mid-Delaware Professionals and JT Performance in recent years.

The remaining lots available for purchase and their associated prices are listed in the provided listing agreement for City Council review and concurrence.

Staff recommends City Council authorize the Mayor to sign a contract extension for one-year for real estate sales and marketing services with R&R Realty.

46 S. State Street
Dover, DE 19901
(302) 674-3400
(302) 674-8479 (fax)

LISTING AGREEMENT
EXCLUSIVE AND SOLE RIGHT TO SELL

EXCLUSIVE RIGHT TO SELL. In consideration of the acceptance by the undersigned licensed Delaware real estate broker (hereinafter "Broker") of the terms of this Contract and Broker's promise to endeavor to affect a sale or lease of the property described below (hereinafter "Property"), I or we, as owner(s) (hereinafter "Seller") employ and grant Broker the exclusive and irrevocable right commencing on July 8, 2022 and ending on midnight July 7, 2023. This agreement will continue month to month until canceled by the owner.

PROPERTY. For purposes of this Contract, the "Property" means the real properties in Kent County, Delaware described below plus all improvements thereon and all appurtenances incident thereto.

DESCRIPTION. All certain properties located at Independence Commons Professional Park

Independence Commons Professional Park:

Lot 5 consisting of 1.00 +/-Acres **with a listing price of $100,000**
Lot 7 consisting of 1.01 +/-Acres **with a listing price of $100,000**
Lot 8 consisting of 1.00 +/-Acres **with a listing price of $100,000**
Lot 9 consisting of 1.00 +/-Acres **with a listing price of $100,000**
Lot 10 consisting of 1.00 +/-Acres **with a listing price of $100,000**
Lot 11 consisting of 1.00 +/-Acres **with a listing price of $100,000**
Lot 12 consisting of 1.83 +/-Acres **with a listing price of $125,000**
Lot 16 consisting of 3.00 +/-Acres **with a listing price of $270,000**
Lot 18 consisting of 1.69 +/-Acres **with a listing price of $100,000**

320 Mullet Run consisting of 2.0 +/-Acres With a listing price of $182,000

Additional properties may be included during the term of this agreement by mutual consent of both Parties and at an agreed upon price.

PRICE. The listing price shall be as listed above for each individual lot or such other price as may be accepted or authorized by the Seller during the term of this Listing Agreement, or any extension thereof.

COMPENSATION TO BROKER. If Broker produces a ready, willing, and able purchaser in accordance with this Contract, or if a sale or exchange of the Property is made by Seller or through any other agent, or otherwise, during the term of this exclusive listing, for services rendered, Seller agrees to pay Broker a cash commission of **Six (6%)** of the gross consideration for which the Property is conveyed. If sold exclusively by R & R Commercial Realty, Inc. the commission shall be **Five (5%)** of the total selling price.

If within six (6) months after the expiration of this Contract, or any extension thereof, a sale, exchange, lease, or option is made by Seller to any person, anyone, or company, with whom the Broker or undersigned had negotiated during the

listing term, then the said commission shall be due and payable to Broker. Seller agrees not to execute any other listing agreement with any other brokerage during the term of this Listing Agreement. This Contract can be modified only in writing, signed by both Broker and Seller.

MARKETING, PROMOTION AND SIGNAGE. Exclusive and unrestricted privilege is hereby granted Broker to place Broker's sign (s) on the Property advertising the Property for sale. The Broker agrees to market and promote Seller's properties on websites, listing services, social media and to utilize other media and advertising that the Seller and Broker agree are necessary. The Broker agrees to pay for all marketing, promoting and advertising that the Seller authorizes. The undersigned understands that he/she is responsible for all marketing expenses incurred by Broker during the listing term if this Listing Agreement is canceled for cause within the first one hundred eighty (180) days of the said listing term unless cancellation for cause is due to inadequate marketing and promotion.

MLS. The Seller authorizes Broker to submit the Property to any multiple listing service in which Broker is a participant, and to accept the cooperation of other brokers to show the Property to prospective purchasers.

ESCROW. Seller authorizes Broker to accept and retain a deposit on the Property until final settlement of the Property to be applied in accordance with the Agreement of Sale. The deposit shall be deemed accepted only when Seller accepts Purchaser's offer. In the event of default by the Purchaser, Seller agrees that Broker will retain commission from sums paid on account of the purchase price or shall retain one---- half of the deposit monies, whichever is the lesser amount.

ROLE OF BROKER. Seller acknowledges that Broker is not responsible for the custody or condition of the Property or for its management, maintenance, upkeep, or repair.

Broker agrees to submit all written offers by prospective purchasers to the Seller. Broker is under no obligation to submit verbal offers. Broker shall not be required to submit verbal offers. Broker shall not be required to submit written offers once Seller has accepted and executed a bona fide Agreement of Sale.

TITLE. Seller agrees to furnish to purchaser a good, marketable, fee simple title, free and clear of all liens and encumbrances of record, but subject to all existing easements and restrictions, and to deliver to Purchaser a Special Warranty Deed to the Property.

COOPERATION BY SELLER. Seller agrees to make available to Broker and prospective purchasers all data, records and documents pertaining to the Property. Seller agrees to comply with all applicable federal, state, county, or municipal fair housing and civil rights legislation in the sale of the Property and further agrees specifically not to discriminate against any person because of race, color, creed, sex, religion, age, marital status, national origin, or handicap.

The Seller hereby covenants that he/she has disclosed all defects of any part of the Property to Broker and has made no deliberate misrepresentations as to the condition of any part of the Property.

INDEMNIFICATION. Seller agrees to indemnify and hold Broker, all Boards of Realtors, and all other cooperating brokers harmless against all other cooperating brokers harmless against all claims, liability, damage or loss arising from any misrepresentation or breach.

of warranty by Seller in this Contract, any incorrect information supplied by Seller and any facts concerning the Property not disclosed by Seller, including without limitation, any facts known to Seller relating to adverse conditions or latent defects.

The undersigned hereby covenants that he/she is empowered to execute this Contract binding the Seller to the terms of this Listing Contract. Further, the undersigned hereby covenants that he/she is empowered to execute an Agreement of Sale for the Property binding the Seller to the ultimate terms of an Agreement of Sale. In the event any changes are made by Seller to the individuals empowered by Seller to execute an Agreement of Sale binding the Seller to the terms of an Agreement of Sale, Seller agrees to notify Broker in writing of said change

Signed, sealed, and delivered in the presence of:

Attest

By: Charles C. Rodriguez, Broker

Sworn to and subscribed before me this day 2022.

Notary Public

Date Commission Expires

City of Milford

Attest/City Clerk

By: Mayor Arthur J. Campbell

Sworn to and subscribed before me this day 2022.

Notary Public

Date Commission Expires