



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

CITY COUNCIL AGENDA March 25, 2024

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>

or

<http://www.cityofmilford.com/553/Watch-Public-Meetings>

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*

Virtual attendees must register prior to start time of meeting by calling 302-422-1111 Extension 1142 or 1303, or by sending an email to cityclerk@milford-de.gov and providing your name, address, phone number, and item name and/or description you wish to comment on. Persons in attendance wishing to speak must sign up prior to the start of the Council Meeting.

COUNCIL MEETING

Call to Order - Mayor Archie Campbell

Invocation

Pledge of Allegiance

Roll Call

Recognition

New City Employee Introduction

Public Comments/Final Determination ®

Ordinance 2024-04

Application of Milford Corporate Center on behalf of City of Milford
for a Final Major Subdivision

182 +/- acres of land located at the northwest corner

of Milford-Harrington Highway and Canterbury
Comprehensive Plan Designation: Industrial, Commercial
Zoning District: I-1 (Limited Industrial), BP (Business Park)
Present use: Vacant Proposed Use: Industrial Park
Tax Parcel: MD-16-173.00-01-01.00

Ordinance 2024-05
Application of Red Cedar Farms for a Final Major Subdivision
101.42 +/- acres of land located along the
east side of Bucks Road north of Cedar Neck Road
Comprehensive Plan Designation: Low Density Residential
Zoning District: R-2 (Residential District)
Present use: Vacant Proposed Use: Single-family Detached
Dwelling Subdivision
Tax Parcel: 3-30-11.00-068

Monthly Finance Report

Unfinished Business
Bid Award/2024 Street Maintenance & Repair Project
Adoption/Resolution 2024-03/American Municipal Power Commitment/GRIP Funding
Authorization/Innovation Partnership Incentive Application & Related Matters

New Business

Executive Session

Property Sale/Lease ¹
Pursuant to 29 Del. C. §10004(b)(2) Preliminary discussions on site acquisitions for any publicly funded capital
improvements, or sales or leases of real property

Potential Motion/Resulting from Executive Session Discussion
Potential Motion/Resulting from Executive Session Discussion
Potential Motion/Resulting from Executive Session Discussion

Adjournment

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

ALL SUPPORTING DOCUMENTS MUST BE SUBMITTED TO THE CITY CLERK IN ELECTRONIC FORMAT NO LATER THAN ONE WEEK PRIOR TO MEETING. NO ADDITIONAL DOCUMENTS WILL BE ACCEPTED, DISTRIBUTED, OR PRESENTED AT MEETING ONCE PACKET HAS BEEN POSTED ON THE CITY OF MILFORD WEBSITE. ANY MATERIALS UTILIZED DURING THE MEETING MUST BE INCLUDED IN THE COUNCIL PACKET AND ACCESSIBLE BY AUDIO AND VISUAL MEANS PURSUANT TO 29 Del. Code, Chapter 100, §10006A(c)(5).

*Time Limit is three minutes per speaker, not to exceed a total of fifteen minutes for all speakers prior to start of meeting/workshop.
Ⓢ Designated Items only; Public Comment, up to three minutes per person will be accepted.

022324

¹ 032124 Late Addition by City Manager & Items Removed



CITY OF MILFORD

NOTICE OF PUBLIC HEARINGS

Planning Commission Hearing: Tuesday, March 19, 2024 @ 6:00 p.m.

City Council Hearing: Monday, March 25, 2024 @ 6:00 p.m.

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 2024-04

Application of Milford Corporate Center on behalf of City of Milford
for a Final Major Subdivision

182 +/- acres of land located at the northwest corner
of Milford-Harrington Highway and Canterbury

Comprehensive Plan Designation: Industrial, Commercial

Zoning District: I-1 (Limited Industrial), BP (Business Park)

Present use: Vacant Proposed Use: Industrial Park

Tax Parcel: MD-16-173.00-01-01.00

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

WHEREAS, the City of Milford Planning Commission will consider the application at a Public Hearing on March 19, 2024, whereby public comment will be taken and a recommendation will be made; and

WHEREAS, Milford City Council will hold a Public Hearing on March 25, 2024 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 Milford Corporate Center 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 Milford Corporate Center.

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: March 11, 2024

Planning Commission Review & Public Hearing: March 19, 2024

City Council Public Hearing: March 25, 2024

Effective: Ten Days following Adoption

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 02/28/2024*



DATA SHEET FOR MILFORD CORPORATE CENTER

Planning Commission Meeting: March 19, 2024

Application Number / Name	:	23-008 / Milford Corporate Center
Applicant	:	City of Milford 201 S. Walnut Street Milford, DE 19963
Owner	:	Same
Application Type	:	Final Major Subdivision
Present Comprehensive Plan Map Designation	:	Industrial Commercial
Present Zoning District(s)	:	I-1 (Limited Industrial) BP (Business Park)
Present Use	:	Vacant
Proposed Use	:	Industrial Park
Size and Location	:	182 +/- acres of land located at the northwest corner of Milford-Harrington Highway and Canterbury.
Tax Map & Parcel(s)	:	MD-16-173.00-01-01.00

ENC: Staff Analysis Report
Exhibit A – Location & Zoning Map
Exhibit B – Final Major Subdivision

STAFF ANALYSIS REPORT
March 4, 2024

Application Number / Name : 23-008 / Milford Corporate Center

Property Identification Numbers : MD-16-173.00-01-01.00

Area and Location : 182 +/- acres of land located at the northwest corner of Milford-Harrington Highway and Canterbury Road.

I. BACKGROUND INFORMATION:

- The applicant received Preliminary Major Subdivision approval from City Council on April 24, 2023 for the construction of a 27-lot industrial and business park as shown on the provided plans.
- The site also includes the construction of a new water tower and sewage pumping station to serve the property and surrounding area.
- The applicant is seeking Final Major Subdivision approval for the project.

II. STAFF ANALYSIS:

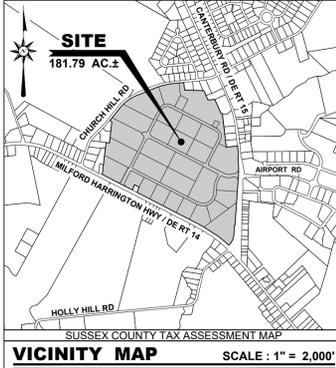
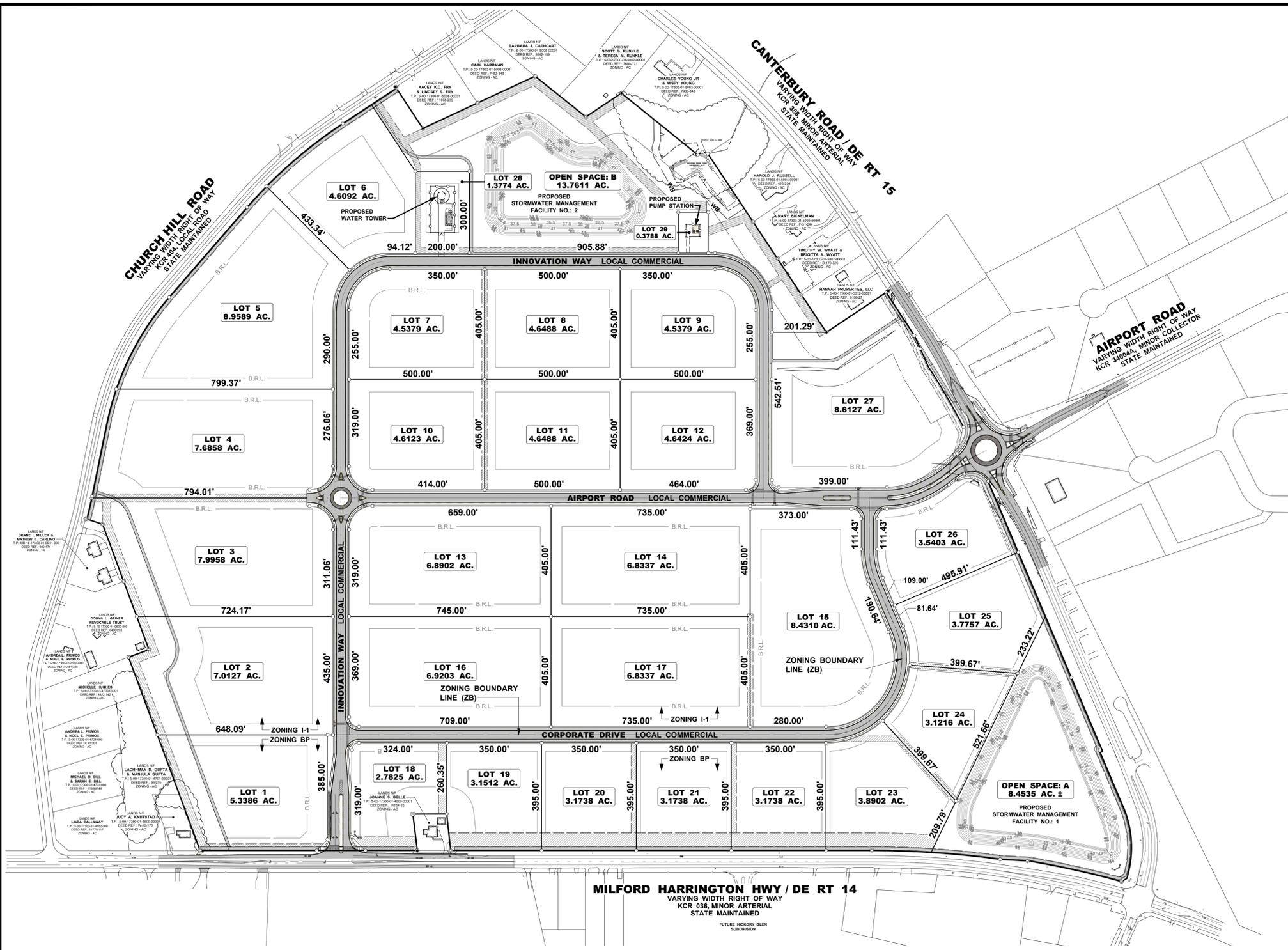
Based on the information presented, the City of Milford Code and the Comprehensive Plan, staff submits the following regarding the request for a Final Major Subdivision approval:

- The final major subdivision plans are consistent with Chapter 230 Zoning and Chapter 200 Subdivision of Land.
- The construction plans have been reviewed by the City Engineer for compliance with the City's Construction Standards and Specifications. There are minor comments remaining that will need to be addressed before construction can commence.

III. AGENCY & DEPARTMENT COMMENTS:

- **DelDOT Planning, Development Coordination**
See attached "Letter of No Objection to Recordation" dated February 21, 2024.
- **Kent Conservation District**
See attached approval letter dated February 28, 2024.

- **Delaware State Fire Marshal's Office**
See attached approval letter dated January 11, 2024.
- **City Engineer – Construction Plan Review**
See attached plan review comments dated February 16, 2024.



SITE DATA

1. OWNER OF RECORD:	CITY OF MILFORD 201 SOUTH WALNUT STREET MILFORD, DELAWARE 19963 PHONE: 302-424-8396
2. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302-734-7950
3. PROPERTY LOCATION:	MILFORD HARRINGTON HIGHWAY LATITUDE N38° 56' 04.20" GR880 - NAD83 LONGITUDE W 075° 27' 45.20" GR880 - NAD83
4. TAX PARCEL NUMBER:	11650-25
5. DEED REFERENCE:	P.B.: 132 PG.: 87
6. PLAT REFERENCE:	181.7935 ACRES±
7. SITE AREA SUMMARY:	BP - BUSINESS PARK I-1 - LIMITED INDUSTRIAL
8. ZONING CLASSIFICATION:	VACANT LOT / AGRICULTURE
9. PRESENT USE:	MILFORD HARRINGTON HWY / DE RT 14 CANTERBURY ROAD / DE RT 15 AIRPORT ROAD (MUNICIPAL ROAD) CHURCH HILL ROAD - LOCAL ROAD - 45 MPH
10. ROAD CLASSIFICATION:	NGS MONUMENTS VERTICAL: NAVD 88 - CORRS HORIZONTAL: NAD 83 (2011) - CORRS
11. SURVEY DATUM:	31 FOUND
12. MONUMENTATION:	LINEAR: US SURVEY FOOT ANGULAR: DEGREES MINUTES SECONDS (DMS)
13. SURVEY UNIT:	COORDINATE: GROUND
14. ZONING:	I-1: LIMITED INDUSTRIAL
15. MIN. LOT AREA:	REQUIRED: 2.0 ACRES PROPOSED: 4.5379 ACRES MIN.
16. MAXIMUM IMPERVIOUS LOT COVERAGE:	75%
17. MIN. LOT DIMENSIONS:	REQUIRED: WIDTH: 150' PROPOSED: WIDTH: 350' MIN.
18. SETBACKS:	FRONT: 75' SIDE: 40' REAR: 45'
19. BUILDING HEIGHT:	PERMITTED: 50' MAX. MAX ALLOWABLE: 75%
20. LOT COVERAGE:	PROPOSED MAX: 60%
21. UTILITY PROVIDERS:	SEWER: CITY OF MILFORD WATER: CITY OF MILFORD ELECTRIC: CITY OF MILFORD GAS: CHESAPEAKE UTILITIES
22. PROPOSED USE:	INDUSTRIAL / COMMERCIAL
23. NUMBER OF LOTS:	EXISTING: 1 PROPOSED: 29
24. PROJECTED SANITARY SEWER PEAK FLOW:	153,000 GPD (250 GPD/EDU) 535,500 GPD (P.F. = 3.5)

AREA SUMMARY	
	ACRES
LOTS	145.2898
RIGHT-OF-WAY	14.2891
OPEN SPACE	22.2146
TOTAL	181.7935

OWNERS CERTIFICATION

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

SIGNATURE _____ DATE _____

ENGINEERS CERTIFICATION

I, JONATHAN S. FALKOWSKI, P.E., HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE. THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES IN ACCORDANCE WITH ALL APPLICABLE LAWS OF THE STATE OF DELAWARE.

Jonathan S. Falkowski
JONATHAN S. FALKOWSKI
12/27/2023
DATE

CITY OF MILFORD APPROVAL

MARK WHITFIELD _____ CITY MANAGER _____ DATE _____

CITY PLANNING DEPARTMENT APPROVAL

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

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 _____

WETLANDS CERTIFICATION

THIS PROPERTY HAS BEEN EXAMINED BY WATERSHED ECO FOR THE PRESENCE OF WATERS OF THE UNITED STATES INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBAQUEOUS LANDS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. ANY OF THE ABOVE RESOURCES THAT WERE FOUND ON THE PROPERTY ARE CLEARLY MAPPED ON THIS PLAN IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS USING BEST PROFESSIONAL JUDGEMENT.

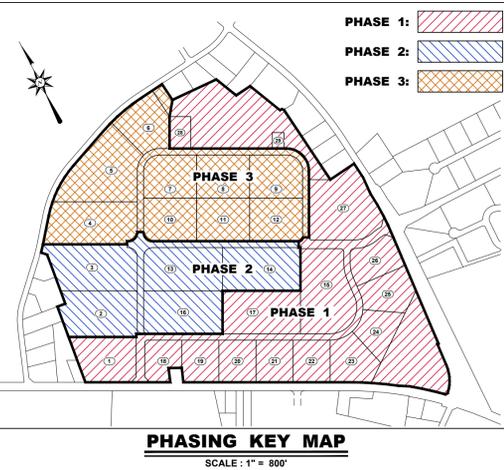
JAMES C. MCCULLEY, IV, P.W.S. _____ DATE _____

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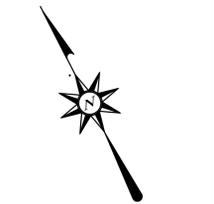
BECKER MORGAN GROUP

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North Carolina
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Wilmington, NC 28403
910.341.7600

www.beckermorgan.com



PROJECT TITLE

MILFORD CORPORATE CENTER

MILFORD HARRINGTON HWY. & CANTERBURY ROAD
CITY OF MILFORD
KENT COUNTY DELAWARE

SHEET TITLE

SITE PLAN COVER SHEET

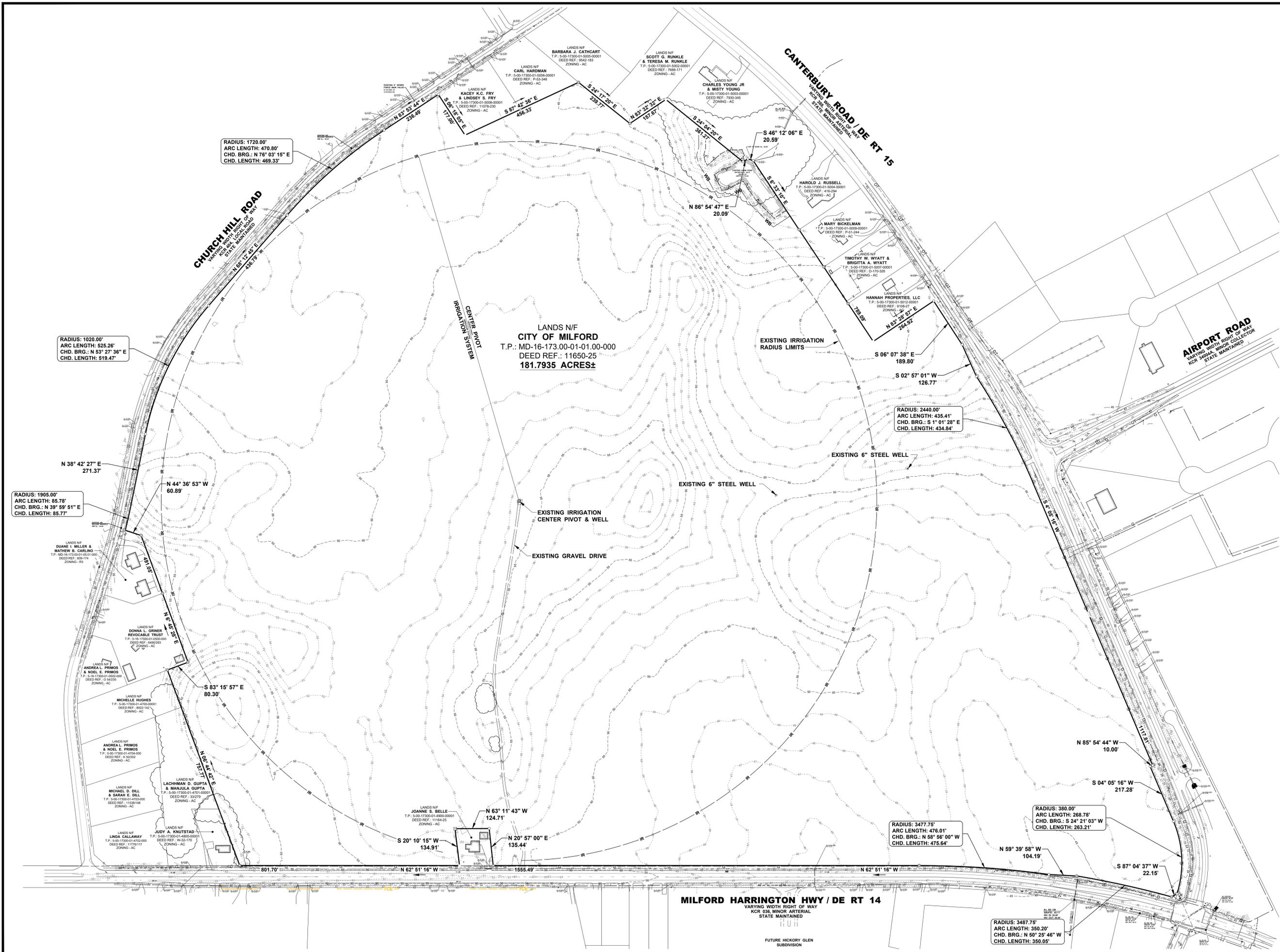
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ISSUE BLOCK

MARK	DATE	DESCRIPTION
1	12/15/23	REVISED PER AGENCIES COMMENT

PROJECT NO.: 2022083.00
DATE: 2023-12-27
SCALE: AS SHOWN
DRAWN BY: M.A.R. PROJ. MGR.: J.S.F.

SHEET
C-001
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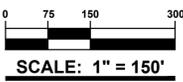
PROJECT TITLE

**MILFORD
CORPORATE
CENTER**

MILFORD HARRINGTON HWY.
& CANTERBURY ROAD
CITY OF MILFORD
KENT COUNTY DELAWARE

SHEET TITLE

**EXISTING
CONDITIONS PLAN**



ISSUE BLOCK

NO.	DATE	DESCRIPTION
1	12/15/23	REVISED PER AGENCIES COMMENT

MARK DATE DESCRIPTION

PROJECT NO.: 2022083.00

DATE: 2023-12-17

SCALE: AS SHOWN

DRAWN BY: M.A.R. PROJ. MGR.: J.S.F.

SHEET

C-101

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GENERAL CONSTRUCTION NOTES

- G-1 INSTALL BITUMINOUS CONCRETE PAVEMENT PER THE PAVEMENT SECTION DETAILS. SEE DETAIL, SHEET C-901.
- G-2 PROPOSED P.C.C. CURB & GUTTER DELDOT TYPE 3-6 (6" HIGH) (TYP.). SEE DETAIL, SHEET C-901.
- G-3 PROPOSED 4" THICK, 5' WIDE CONCRETE SIDEWALK. SEE CONCRETE SIDEWALK DETAIL, SHEET C-901.
- G-4 INSTALL CONCRETE ADA COMPLIANT CURB RAMP (12:1 MAXIMUM SLOPE) IN ACCORDANCE WITH LATEST DELDOT AND A.D.A. STANDARDS. SEE DETAIL SHEET C-901.
- G-5 INSTALL 10' WIDE BITUMINOUS CONCRETE MULTI-USE PATH. SEE DETAIL SHEET C-901.

DOMESTIC WATER SYSTEM CONSTRUCTION NOTES

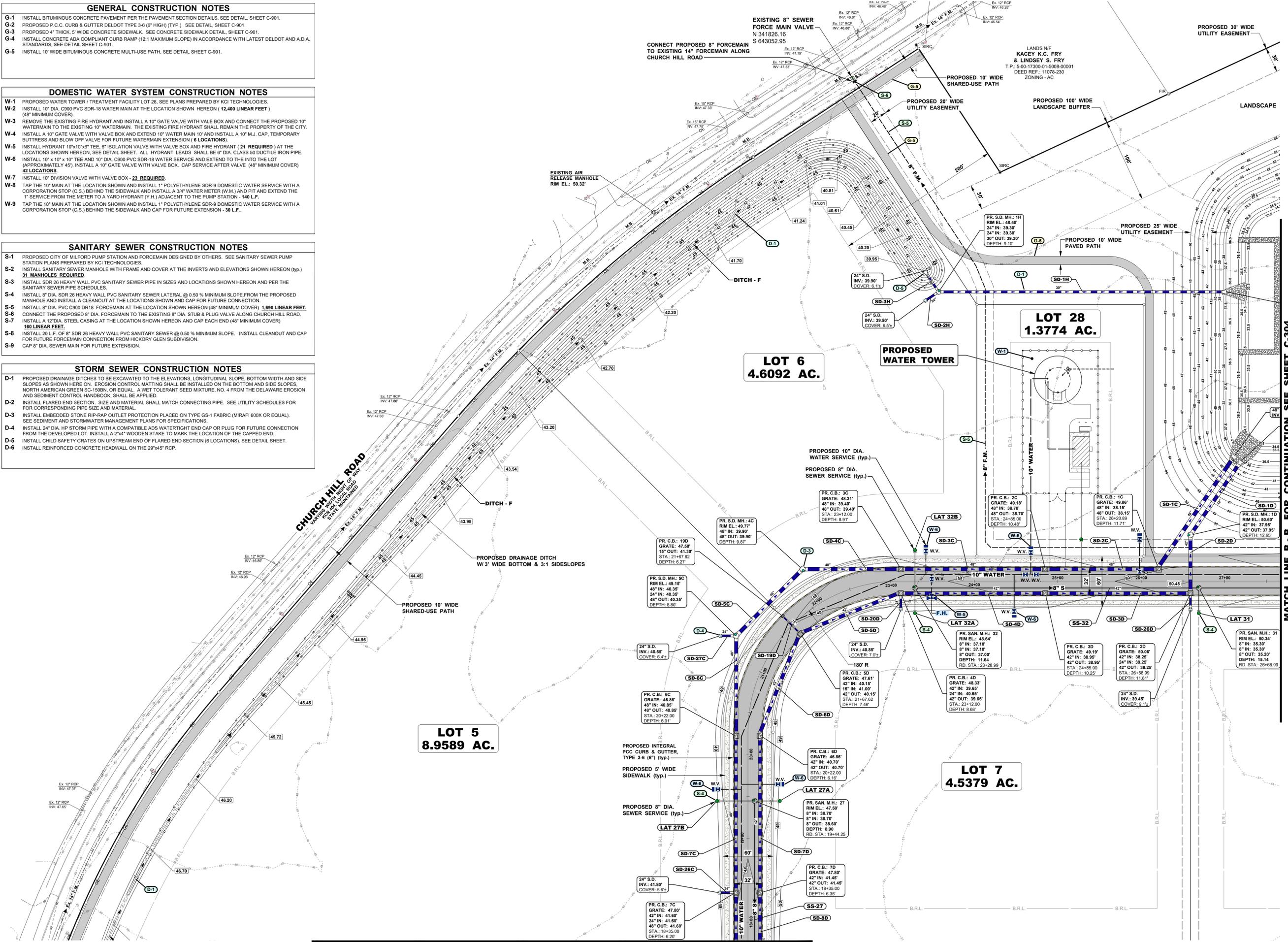
- W-1 PROPOSED WATER TOWER / TREATMENT FACILITY LOT 28. SEE PLANS PREPARED BY KCI TECHNOLOGIES.
- W-2 INSTALL 10" DIA. C900 PVC SDR-18 WATER MAIN AT THE LOCATION SHOWN HEREON (12,400 LINEAR FEET) (48" MINIMUM COVER).
- W-3 REMOVE THE EXISTING FIRE HYDRANT AND INSTALL A 10" GATE VALVE WITH VALE BOX AND CONNECT THE PROPOSED 10" WATERMAIN TO THE EXISTING 10" WATERMAIN. THE EXISTING FIRE HYDRANT SHALL REMAIN THE PROPERTY OF THE CITY.
- W-4 INSTALL A 10" GATE VALVE WITH VALVE BOX AND EXTEND 10" WATER MAIN 10' AND INSTALL A 10" M.J. CAP, TEMPORARY BUTTRESS AND BLOW OFF VALVE FOR FUTURE WATERMAIN EXTENSION (6 LOCATIONS).
- W-5 INSTALL HYDRANT 10"x10"x6" TEE, 6" ISOLATION VALVE WITH VALVE BOX AND FIRE HYDRANT (21 REQUIRED) AT THE LOCATIONS SHOWN HEREON. SEE DETAIL SHEET. ALL HYDRANT LEADS SHALL BE 6" DIA. CLASS 50 DUCTILE IRON PIPE.
- W-6 INSTALL 10" x 10" x 10" TEE AND 10" DIA. C900 PVC SDR-18 WATER SERVICE AND EXTEND TO THE INTO THE LOT (APPROXIMATELY 75'). INSTALL A 10" GATE VALVE WITH VALVE BOX. CAP SERVICE AFTER VALVE (48" MINIMUM COVER) 42 LOCATIONS.
- W-7 INSTALL 10" DIVISION VALVE WITH VALVE BOX - 23 REQUIRED.
- W-8 TAP THE 10" MAIN AT THE LOCATION SHOWN AND INSTALL 1" POLYETHYLENE SDR-9 DOMESTIC WATER SERVICE WITH A CORPORATION STOP (C.S.) BEHIND THE SIDEWALK AND INSTALL A 3/4" WATER METER (W.M.) AND PIT AND EXTEND THE 1" SERVICE FROM THE METER TO A YARD HYDRANT (Y.H.) ADJACENT TO THE PUMP STATION - 140 L.F.
- W-9 TAP THE 10" MAIN AT THE LOCATION SHOWN AND INSTALL 1" POLYETHYLENE SDR-9 DOMESTIC WATER SERVICE WITH A CORPORATION STOP (C.S.) BEHIND THE SIDEWALK AND CAP FOR FUTURE EXTENSION - 30 L.F.

SANITARY SEWER CONSTRUCTION NOTES

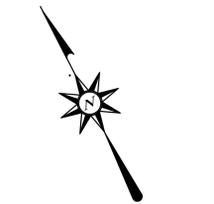
- S-1 PROPOSED CITY OF MILFORD PUMP STATION AND FORCEMAIN DESIGNED BY OTHERS. SEE SANITARY SEWER PUMP STATION PLANS PREPARED BY KCI TECHNOLOGIES.
- S-2 INSTALL SANITARY SEWER MANHOLE WITH FRAME AND COVER AT THE INVERTS AND ELEVATIONS SHOWN HEREON (typ.) 31 MANHOLES REQUIRED.
- S-3 INSTALL SDR 26 HEAVY WALL PVC SANITARY SEWER PIPE IN SIZES AND LOCATIONS SHOWN HEREON AND PER THE SANITARY SEWER PIPE SCHEDULES.
- S-4 INSTALL 8" DIA. SDR 26 HEAVY WALL PVC SANITARY SEWER LATERAL @ 0.50% MINIMUM SLOPE FROM THE PROPOSED MANHOLE AND INSTALL A CLEANOUT AT THE LOCATIONS SHOWN AND CAP FOR FUTURE CONNECTION.
- S-5 INSTALL 8" DIA. PVC C900 DR18 FORCEMAIN AT THE LOCATION SHOWN HEREON (48" MINIMUM COVER) 1,690 LINEAR FEET. CONNECT THE PROPOSED 8" DIA. FORCEMAIN TO THE EXISTING 8" DIA. STUB & PLUG VALVE ALONG CHURCH HILL ROAD.
- S-6 INSTALL A 12" DIA. STEEL CASING AT THE LOCATION SHOWN HEREON AND CAP EACH END (48" MINIMUM COVER) 160 LINEAR FEET.
- S-7 INSTALL 20 L.F. OF 8" SDR 26 HEAVY WALL PVC SANITARY SEWER @ 0.50% MINIMUM SLOPE. INSTALL CLEANOUT AND CAP FOR FUTURE FORCEMAIN CONNECTION FROM HICKORY GLEN SUBDIVISION.
- S-8 CAP 8" DIA. SEWER MAIN FOR FUTURE EXTENSION.

STORM SEWER CONSTRUCTION NOTES

- D-1 PROPOSED DRAINAGE DITCHES TO BE EXCAVATED TO THE ELEVATIONS, LONGITUDINAL SLOPE, BOTTOM WIDTH AND SIDE SLOPES AS SHOWN HERE ON. EROSION CONTROL MATTING SHALL BE INSTALLED ON THE BOTTOM AND SIDE SLOPES. NORTH AMERICAN GREEN SC-150BN, OR EQUAL. A WET TOLERANT SEED MIXTURE, NO. 4 FROM THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, SHALL BE APPLIED.
- D-2 INSTALL FLARED END SECTION. SIZE AND MATERIAL SHALL MATCH CONNECTING PIPE. SEE UTILITY SCHEDULES FOR FOR CORRESPONDING PIPE SIZE AND MATERIAL.
- D-3 INSTALL EMBEDDED STONE RIP-RAP OUTLET PROTECTION PLACED ON TYPE GS-1 FABRIC (MIRAFI 600X OR EQUAL). SEE SEDIMENT AND STORMWATER MANAGEMENT PLANS FOR SPECIFICATIONS.
- D-4 INSTALL 24" DIA. HP STORM PIPE WITH A COMPATIBLE ADS WATERTIGHT END CAP OR PLUG FOR FUTURE CONNECTION FROM THE DEVELOPED LOT. INSTALL A 2"x4" WOODEN STAKE TO MARK THE LOCATION OF THE CAPPED END.
- D-5 INSTALL CHILD SAFETY GRATES ON UPSTREAM END OF FLARED END SECTION (6 LOCATIONS). SEE DETAIL SHEET.
- D-6 INSTALL REINFORCED CONCRETE HEADWALL ON THE 29"x45" RCP.

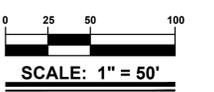


BECKER MORGAN GROUP
 ARCHITECTURE ENGINEERING
 Delaware
 309 South Governors Avenue
 Dover, DE 19904
 302.734.7950
 The Tower at STAR Campus
 100 Discovery Boulevard, Suite 102
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 Maryland
 312 West Main Street, Suite 300
 Salisbury, MD 21801
 410.546.9100
 North Carolina
 3333 Jaeckle Drive, Suite 120
 Wilmington, NC 28403
 910.341.7600
 www.beckermorgan.com



PROJECT TITLE
MILFORD CORPORATE CENTER
 MILFORD HARRINGTON HWY. & CANTERBURY ROAD
 CITY OF MILFORD
 KENT COUNTY DELAWARE

SHEET TITLE
UTILITIES AND GRADING PLAN



ISSUE BLOCK		
NO.	DATE	DESCRIPTION
1	12/15/23	REVISED PER AGENCIES COMMENT
LAYER/STATE: C-301-300		
PROJECT NO.:		2022083.00
DATE:		2023-12-17
SCALE:		AS SHOWN
DRAWN BY:		M.A.R. / PROJ. MGR.: J.S.F.
SHEET		
C-301		
COPYRIGHT: 2023		

MATCH LINE B - B, FOR CONTINUATION SEE SHEET C-304

**LOT 5
8.9589 AC.**

**LOT 6
4.6092 AC.**

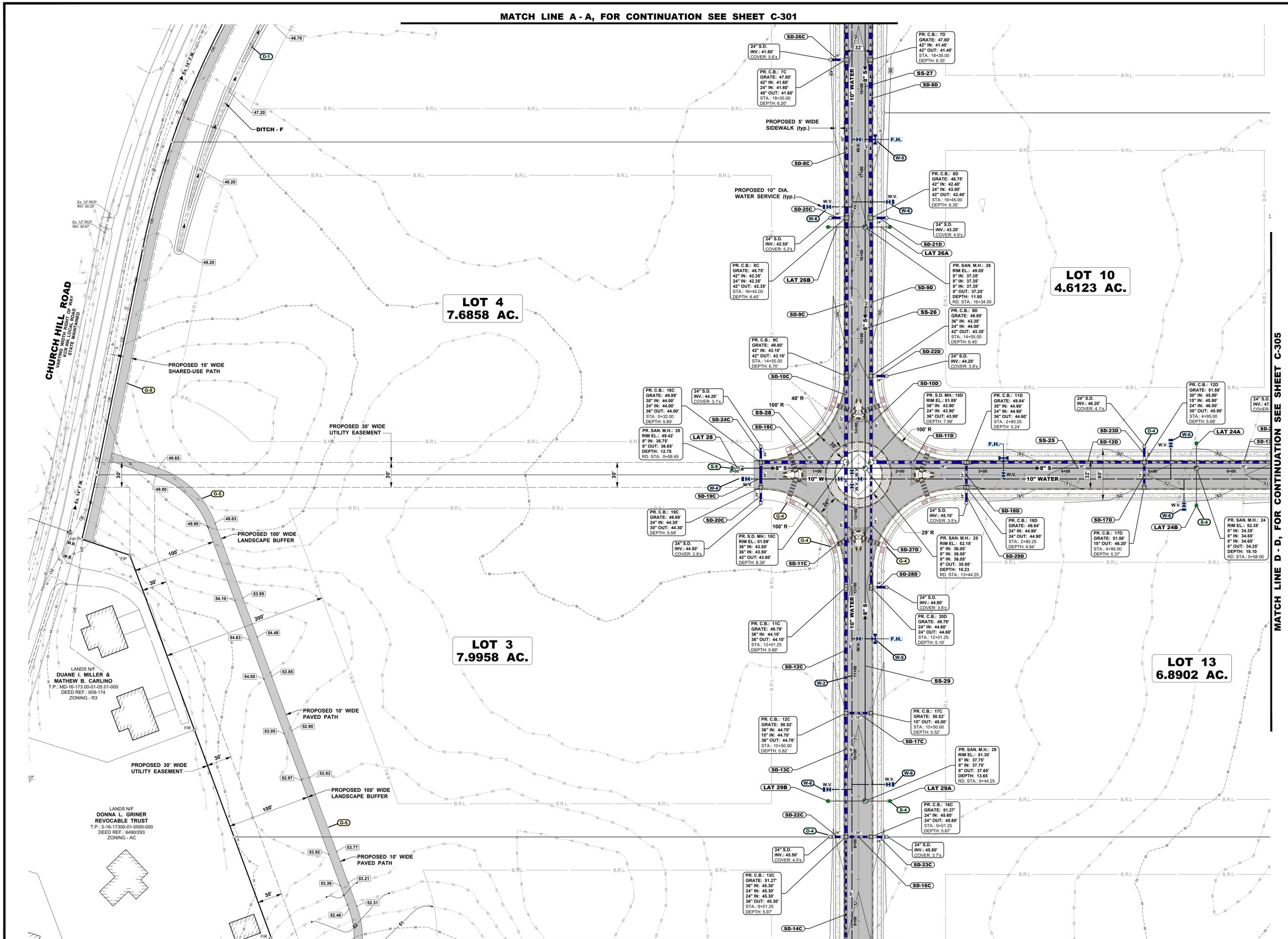
**LOT 7
4.5379 AC.**

**LOT 28
1.3774 AC.**

MATCH LINE A - A, FOR CONTINUATION SEE SHEET C-302



MATCH LINE A - A, FOR CONTINUATION SEE SHEET C-301



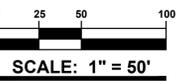
MATCH LINE D - D, FOR CONTINUATION SEE SHEET C-305

PROJECT TITLE

MILFORD CORPORATE CENTER
MILFORD HARRINGTON HWY.
& CANTERBURY ROAD
CITY OF MILFORD
KENT COUNTY DELAWARE

SHEET TITLE

UTILITIES AND GRADING PLAN



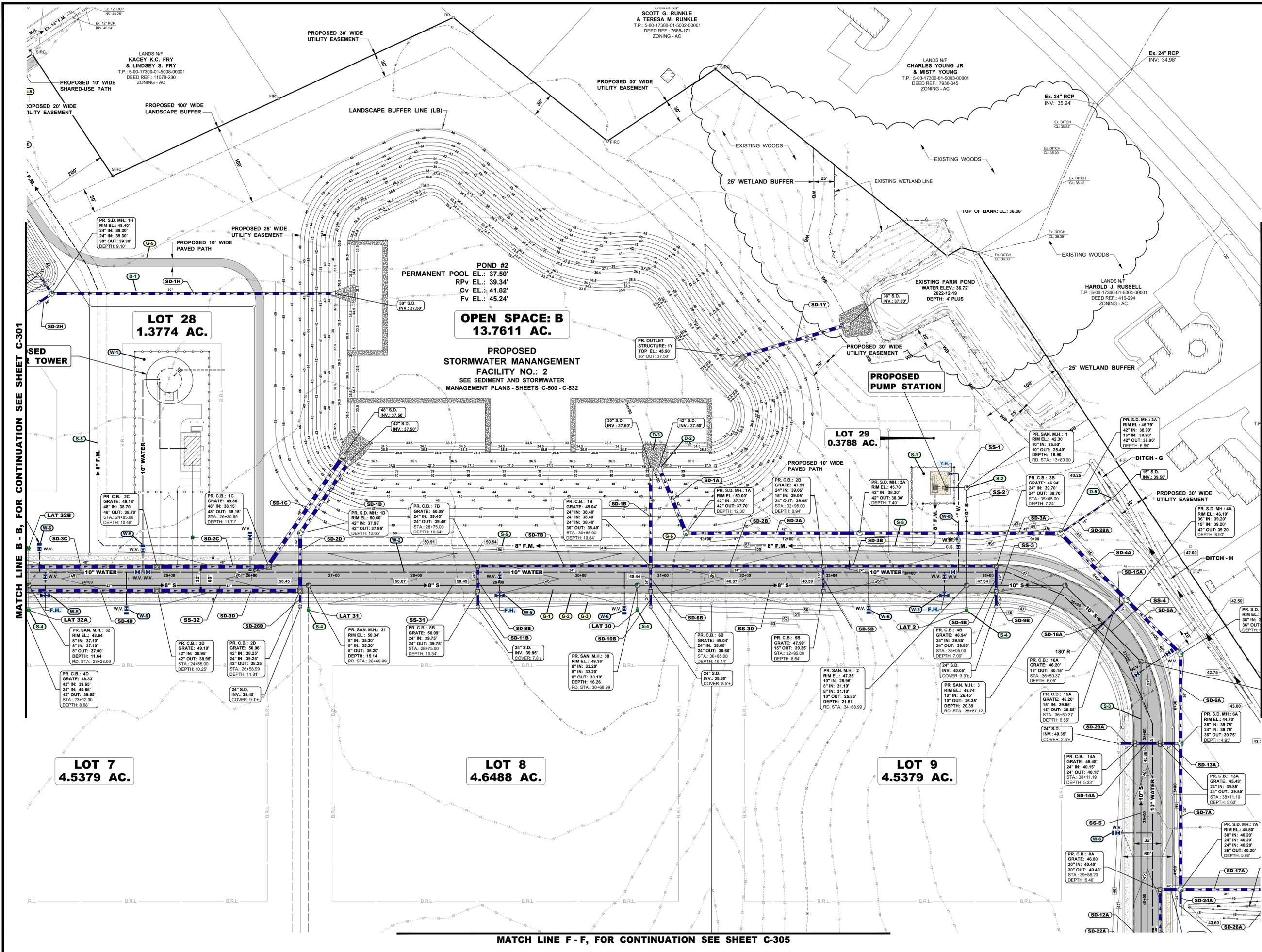
ISSUE BLOCK

NO.	DATE	DESCRIPTION
1	12/15/23	REVISED PER AGENCIES COMMENT
MARK DATE DESCRIPTION		
LAYER/STATE: C-301-302		
PROJECT NO.:		2022083.00
DATE:		2023-12-17
SCALE:		AS SHOWN
DRAWN BY:		M.A.R. / PROJ. MGR.: J.S.F.
SHEET		

C-302

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MATCH LINE C - C, FOR CONTINUATION SEE SHEET C-303



LANDS N/F
 SCOTT G. RUNKLE
 & TERESA M. RUNKLE
 T.P.: 5-00-17300-01-5002-0001
 DEED REF.: 7688-171
 ZONING - AC

LANDS N/F
 CHARLES YOUNG JR
 & MISTY YOUNG
 T.P.: 5-00-17300-01-5003-0001
 DEED REF.: 7930-345
 ZONING - AC

LANDS N/F
 KACEY K.C. FRY
 & LINDSEY S. FRY
 T.P.: 5-00-17300-01-5008-0001
 DEED REF.: 11078-230
 ZONING - AC

LANDS N/F
 HAROLD J. RUSSELL
 T.P.: 5-00-17300-01-5004-0001
 DEED REF.: 416-294
 ZONING - AC

BECKER MORGAN GROUP

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 North Carolina
 3333 Jaeckle Drive, Suite 120
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PROJECT TITLE
MILFORD CORPORATE CENTER
 MILFORD HARRINGTON HWY. & CANTERBURY ROAD
 CITY OF MILFORD
 KENT COUNTY DELAWARE

SHEET TITLE
UTILITIES AND GRADING PLAN

SCALE: 1" = 50'

ISSUE BLOCK	
NO.	DESCRIPTION
1	12/15/23 REVISED PER AGENCIES COMMENT
MARK DATE DESCRIPTION	
LAYER/STATE: C-307-309	
PROJECT NO.:	2022083.00
DATE:	2023-12-17
SCALE:	AS SHOWN
DRAWN BY:	M.A.R. PROJ. MGR.: J.S.F.

C-304

MATCH LINE B - B, FOR CONTINUATION SEE SHEET C-301

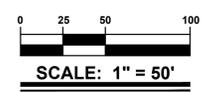
MATCH LINE G - G, FOR CONTINUATION SEE SHEET C-307

MATCH LINE F - F, FOR CONTINUATION SEE SHEET C-505



PROJECT TITLE
MILFORD CORPORATE CENTER
MILFORD HARRINGTON HWY. & CANTERBURY ROAD
CITY OF MILFORD
KENT COUNTY DELAWARE

SHEET TITLE
UTILITIES AND GRADING PLAN



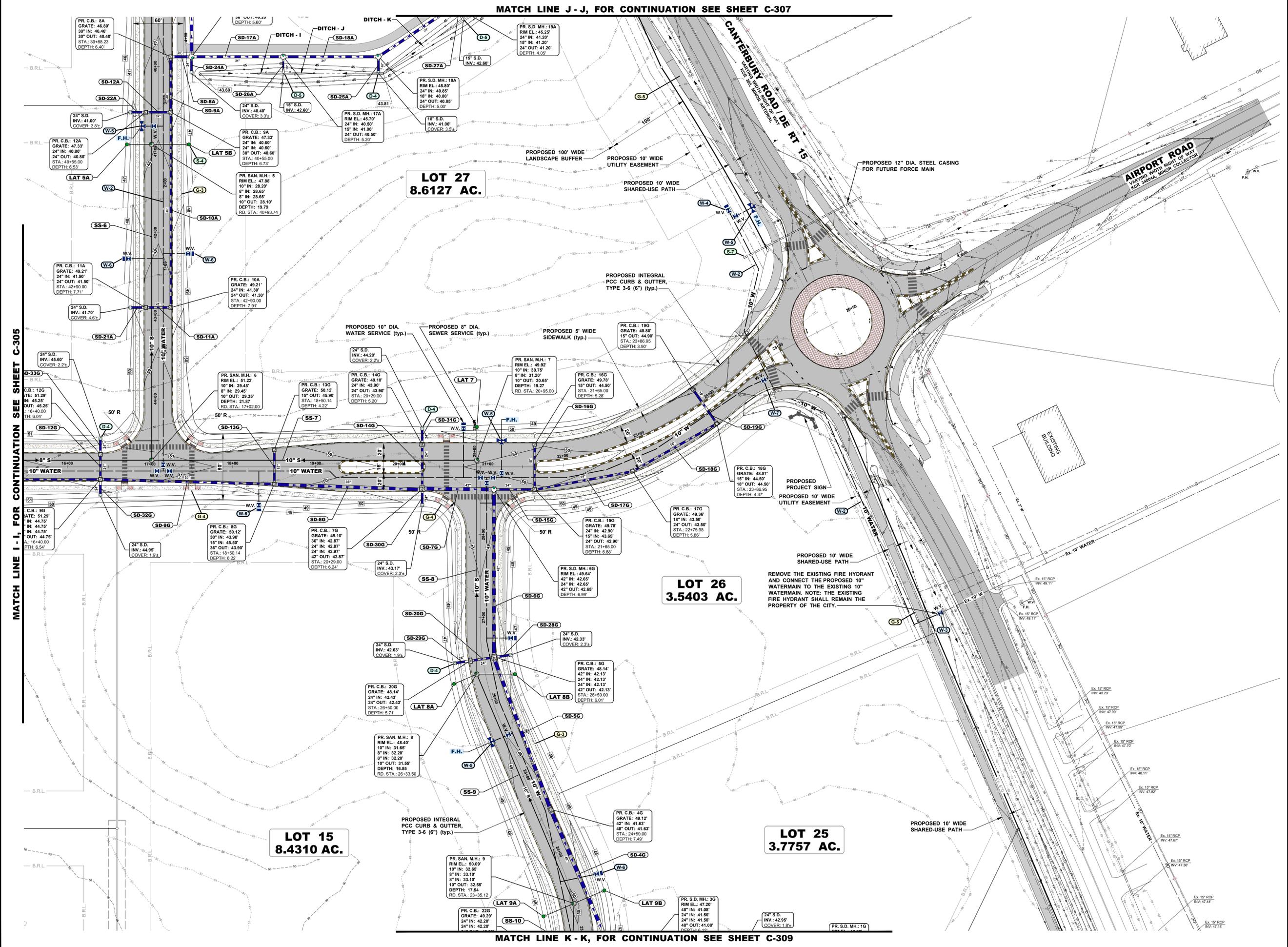
ISSUE BLOCK		
NO.	DATE	DESCRIPTION
1	12/15/23	REVISED PER AGENCIES COMMENT
MARK DATE DESCRIPTION		
LAYER/STATE: C-303/SD		
PROJECT NO.: 2022083.00		
DATE: 2023-12-17		
SCALE: AS SHOWN		
DRAWN BY: M.A.R. PROJ. MGR.: J.S.F.		
SHEET		

C-308

MATCH LINE J - J, FOR CONTINUATION SEE SHEET C-307

MATCH LINE I - I, FOR CONTINUATION SEE SHEET C-305

MATCH LINE K - K, FOR CONTINUATION SEE SHEET C-309



LOT 27
8.6127 AC.

LOT 26
3.5403 AC.

LOT 25
3.7757 AC.

LOT 15
8.4310 AC.

AIRPORT ROAD
VARYING WIDTH RIGHT OF WAY
KCR 3406A, MINOR COLLECTOR

CANTERBURY ROAD / DE RT 15

PROPOSED 100' WIDE
LANDSCAPE BUFFER

PROPOSED 10' WIDE
UTILITY EASEMENT

PROPOSED 12" DIA. STEEL CASING
FOR FUTURE FORCE MAIN

PROPOSED 10' WIDE
SHARED-USE PATH

PROPOSED INTEGRAL
PCC CURB & GUTTER,
TYPE 3-6 (6") (typ.)

PROPOSED 10" DIA.
WATER SERVICE (typ.)

PROPOSED 8" DIA.
SEWER SERVICE (typ.)

PROPOSED 5' WIDE
SIDEWALK (typ.)

PROPOSED PROJECT SIGN

PROPOSED 10' WIDE
UTILITY EASEMENT

PROPOSED 10' WIDE
SHARED-USE PATH

REMOVE THE EXISTING FIRE HYDRANT
AND CONNECT THE PROPOSED 10"
WATERMAIN TO THE EXISTING 10"
FIRE WATERMAIN. NOTE: THE EXISTING
FIRE HYDRANT SHALL REMAIN THE
PROPERTY OF THE CITY.

EXISTING
BUILDING

CATCH BASIN SCHEDULE							"A"
CB NO.	INLET BOX	COVER SLAB	TOP UNIT	FRAME/GRATE	GRATE EL.	INV. IN	INV. OUT
8A	48" x 48"	60" x 60"	TYPE C	TYPE 3	46.80'	40.40' (9A)	40.40' (8A)
9A	48" x 48"	60" x 60"	TYPE C	TYPE 3	47.33'	40.60' (10A) 40.60' (9A)	40.60' (9A)
10A	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.21'	41.30' (11A)	41.30' (10A)
11A	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.21'	41.50' (21A)	41.50' (11A)
12A	48" x 48"	60" x 60"	TYPE C	TYPE 3	47.33'	40.80' (22A)	40.80' (12A)
13A	72" x 48"	84" x 60"	TYPE C	TYPE 3	45.48'	39.85' (14A)	39.85' (13A)
14A	72" x 48"	84" x 60"	TYPE C	TYPE 3	45.48'	40.15' (23A)	40.15' (14A)
15A	48" x 48"	60" x 60"	TYPE C	TYPE 3	46.20'	39.65' (16A)	39.65' (15A)
16A	48" x 48"	60" x 60"	TYPE C	TYPE 3	46.20'		40.15' (16A)
20A	48" x 48"	60" x 60"	TYPE C	TYPE 3	46.35'		41.75' (20A)

STORM DRAIN MANHOLE SCHEDULE "A"						
MH NO.	RIM EL.	DIA.	DEPTH	INV. IN	INV. OUT	
1A	50.00'	72"	12.30'	37.70' (2A)	37.70' (1A)	
2A	45.70'	72"	7.40'	38.30' (3A)	38.30' (2A)	
3A	45.79'	72"	6.89'	38.90' (4A) 38.90' (3A)	38.90' (3A)	
4A	46.10'	72"	6.90'	39.20' (5A) 39.20' (4A)	39.20' (4A)	
5A	45.00'	72"	5.55'	39.45' (6A)	39.45' (5A)	
6A	44.70'	72"	4.95'	39.75' (7A) 39.75' (6A)	39.75' (6A)	
7A	45.80'	72"	5.60'	40.20' (8A) 40.20' (7A) 40.20' (24A)	40.20' (7A)	
17A	45.70'	60"	5.20'	40.50' (18A) 41.00' (26A)	40.50' (17A)	
18A	45.80'	60"	5.00'	40.85' (19A) 40.80' (25A)	40.85' (18A)	
19A	45.25'	60"	4.05'	41.20' (20A) 41.20' (27A)	41.20' (19A)	

STORM DRAIN PIPE SCHEDULE "A"						
PIPE NO.	SIZE	PIPE TYPE	LENGTH	SLOPE	INV. IN	INV. OUT
1A	42"	HP STORM PP	86'	0.23%	37.70'	37.50'
2A	42"	HP STORM PP	211'	0.28%	38.30'	37.70'
3A	42"	HP STORM PP	244'	0.25%	38.90'	38.30'
4A	42"	HP STORM PP	114'	0.26%	39.20'	38.90'
5A	36"	HP STORM PP	93'	0.27%	39.45'	39.20'
6A	36"	HP STORM PP	108'	0.28%	39.75'	39.45'
7A	36"	HP STORM PP	177'	0.25%	40.20'	39.75'
8A	30"	HP STORM PP	25'	0.80%	40.40'	40.20'
9A	30"	HP STORM PP	67'	0.30%	40.60'	40.40'
10A	24"	RCP	235'	0.30%	41.30'	40.60'
11A	24"	HP STORM PP	30'	0.66%	41.50'	41.30'
12A	24"	HP STORM PP	30'	0.66%	40.80'	40.60'
13A	24"	HP STORM PP	25'	0.40%	39.85'	39.75'
14A	24"	HP STORM PP	30'	1.00%	40.15'	39.85'
15A	15"	HP STORM PP	23'	1.99%	39.65'	39.20'
16A	15"	HP STORM PP	32'	1.57%	40.15'	39.65'
17A	24"	HP STORM PP	111'	0.27%	40.50'	40.20'
18A	24"	HP STORM PP	115'	0.30%	40.85'	40.50'
19A	24"	HP STORM PP	110'	0.32%	41.20'	40.85'
20A	24"	HP STORM PP	209'	0.26%	41.75'	41.20'
21A	24"	HP STORM PP	20'	1.00%	41.70'	41.50'
22A	24"	HP STORM PP	20'	1.00%	41.00'	40.80'
23A	24"	HP STORM PP	20'	1.00%	40.35'	40.15'
24A	24"	HP STORM PP	20'	1.00%	40.40'	40.20'
25A	18"	HP STORM PP	20'	1.00%	41.00'	40.80'
26A	15"	HP STORM PP	20'	8.00%	42.60'	41.00'
27A	15"	HP STORM PP	20'	7.00%	42.60'	41.20'
28A	15"	HP STORM PP	78'	0.77%	39.50'	38.90'

CATCH BASIN SCHEDULE							"B"
CB NO.	INLET BOX	COVER SLAB	TOP UNIT	FRAME/GRATE	GRATE EL.	INV. IN	INV. OUT
1B	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.04'	38.40' (2B) 38.40' (7B) 38.40' (6B)	38.40' (1B)
2B	48" x 48"	60" x 60"	TYPE C	TYPE 3	47.99'	39.05' (3B) 39.05' (5B)	39.05' (2B)
3B	48" x 48"	60" x 60"	TYPE C	TYPE 3	46.94'	39.70' (4B)	39.70' (3B)
4B	48" x 48"	60" x 60"	TYPE C	TYPE 3	46.94'	39.85' (9B)	39.85' (4B)
5B	48" x 48"	60" x 60"	TYPE C	TYPE 3	47.99'		39.35' (5B)
6B	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.04'	38.60' (10B)	38.60' (6B)
7B	48" x 48"	60" x 60"	TYPE C	TYPE 3	50.09'	39.45' (8B)	39.45' (7B)
8B	48" x 48"	60" x 60"	TYPE C	TYPE 3	50.09'	39.75' (11B)	39.75' (8B)

STORM DRAIN PIPE SCHEDULE "B"						
PIPE NO.	SIZE	PIPE TYPE	LENGTH	SLOPE	INV. IN	INV. OUT
1B	30"	HP STORM PP	120'	0.75%	38.40'	37.50'
2B	24"	HP STORM PP	210'	0.31%	39.05'	38.40'
3B	24"	HP STORM PP	210'	0.31%	39.70'	39.05'
4B	24"	HP STORM PP	30'	0.50%	39.85'	39.70'
5B	15"	HP STORM PP	30'	1.00%	39.35'	39.05'
6B	24"	HP STORM PP	30'	0.66%	38.80'	38.40'
7B	24"	HP STORM PP	210'	0.50%	39.45'	38.40'
8B	24"	HP STORM PP	30'	1.00%	39.75'	39.45'
9B	24"	HP STORM PP	20'	1.00%	40.05'	39.85'
10B	24"	HP STORM PP	20'	1.00%	38.80'	38.60'
11B	24"	HP STORM PP	20'	1.00%	39.95'	39.75'

CATCH BASIN SCHEDULE							"C"
CB NO.	INLET BOX	COVER SLAB	TOP UNIT	FRAME/GRATE	GRATE EL.	INV. IN	INV. OUT
1C	72" x 72"	84" x 84"	TYPE C	TYPE 3	49.86'	38.15' (2C)	38.15' (1C)
2C	66" x 66"	78" x 78"	TYPE C	TYPE 3	49.18'	38.70' (3C)	38.70' (2C)
3C	66" x 66"	78" x 78"	TYPE C	TYPE 3	48.31'	39.40' (4C)	39.40' (3C)
6C	72" x 72"	84" x 84"	TYPE C	TYPE 3	46.86'	40.85' (7C)	40.85' (6C)
7C	66" x 66"	78" x 78"	TYPE C	TYPE 3	47.80'	41.60' (8C) 41.60' (26C)	41.60' (7C)
8C	66" x 66"	78" x 78"	TYPE C	TYPE 3	48.75'	42.35' (9C) 42.35' (25C)	42.35' (8C)
9C	66" x 66"	78" x 78"	TYPE C	TYPE 3	49.80'	43.10' (10C)	43.10' (9C)
11C	72" x 48"	84" x 60"	TYPE C	TYPE 3	49.79'	44.10' (12C)	44.10' (11C)
12C	48" x 48"	60" x 60"	TYPE C	TYPE 3	50.52'	44.70' (13C) 44.70' (17C)	44.70' (12C)
13C	48" x 48"	60" x 60"	TYPE C	TYPE 3	51.27'	45.30' (14C) 45.30' (16C) 45.30' (22C)	45.30' (13C)
14C	48" x 48"	60" x 60"	TYPE C	TYPE 3	52.20'	46.20' (15C) 46.20' (21C)	46.05' (14C)
15C	48" x 48"	60" x 60"	TYPE C	TYPE 3	52.20'		46.50' (15C)
16C	48" x 48"	60" x 60"	TYPE C	TYPE 3	51.27'	45.60' (23C)	45.60' (16C)
17C	48" x 48"	60" x 60"	TYPE C	TYPE 3	50.52'		45.00' (17C)
18C	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.89'	44.00' (19C) 44.00' (24C)	44.00' (18C)
19C	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.89'	44.30' (20C)	44.30' (19C)

STORM DRAIN MANHOLE SCHEDULE "C"					
MH NO.	RIM EL.	DIA.	DEPTH	INV. IN	INV. OUT
4C	49.77'	72"	9.87'	39.90' (5C)	39.90' (4C)
5C	49.15'	72"	8.80'	40.35' (6C) 40.35' (27C)	40.35' (5C)
10C	51.89'	72"	8.39'	43.50' (11C) 43.50' (18C)	43.50' (10C)

STORM DRAIN PIPE SCHEDULE "C"						
PIPE NO.	SIZE	PIPE TYPE	LENGTH	SLOPE	INV. IN	INV. OUT
1C	48"	HP STORM PP	164'	0.40%	38.15'	37.50'
2C	48"	HP STORM PP	136'	0.40%	38.70'	38.15'
3C	48"	HP STORM PP	173'	0.40%	39.40'	38.70'
4C	48"	HP STORM PP	118'	0.42%	39.90'	39.40'
5C	48"	HP STORM PP	112'	0.40%	40.35'	39.90'
6C	48"	HP STORM PP	119'	0.42%	40.85'	40.35'
7C	48"	HP STORM PP	187'	0.40%	41.60'	40.85'
8C	42"	HP STORM PP	190'	0.39%	42.35'	41.60'
9C	42"	HP STORM PP	190'	0.39%	43.10'	42.35'
10C	42"	HP STORM PP	104'	0.39%	43.50'	43.10'
11C	36"	HP STORM PP	150'	0.40%	44.10'	43.50'
12C	36"	HP STORM PP	151'	0.40%	44.70'	44.10'
13C	36"	HP STORM PP	149'	0.40%	45.30'	44.70'
14C	36"	HP STORM PP	186'	0.40%	46.05'	45.30'
15C	15"	HP STORM PP	30'	1.00%	46.50'	46.20'
16C	24"	HP STORM PP	30'	1.00%	45.60'	45.30'
17C	15"	HP STORM PP	30'	1.00%	45.00'	44.70'
18C	36"	HP STORM PP	103'	0.49%	44.00'	43.50'
19C	30"	HP STORM PP	30'	1.00%	44.30'	44.00'
20C	24"	HP STORM PP	20'	1.00%	44.50'	44.30'
21C	24"	HP STORM PP	20'	1.00%	46.40'	46.20'
22C	24"	HP STORM PP	20'	1.00%	45.50'	45.30'
23C	24"	HP STORM PP	20'	1.00%	45.80'	45.60'
24C	24"	HP STORM PP	20'	1.00%	44.20'	44.00'
25C	24"	HP STORM PP	20'	1.00%	42.55'	42.35'
26C	24"	HP STORM PP	20'	1.00%	41.80'	41.60'
27C	24"	HP STORM PP	20'	1.00%	40.55'	40.35'

CATCH BASIN SCHEDULE							"D"
CB NO.	INLET BOX	COVER SLAB	TOP UNIT	FRAME/GRATE	GRATE EL.	INV. IN	INV. OUT
2D	66" x 66"	78" x 78"	TYPE C	TYPE 3	50.06'	38.25' (3D) 39.25' (26D)	38.25' (2D)
3D	66" x 66"	78" x 78"	TYPE C	TYPE 3	49.19'	38.95' (4D)	38.95' (3D)
4D	66" x 66"	78" x 78"	TYPE C	TYPE 3	48.33'	39.65' (5D) 40.65' (20D)	39.65' (4D)
5D	66" x 66"	78" x 78"	TYPE C	TYPE 3	47.61'	40.15' (6D) 41.00' (19D)	40.15' (5D)
6D	66" x 66"	78" x 78"	TYPE C	TYPE 3	46.86'	40.70' (7D)	40.70' (6D)
7D	66" x 66"	78" x 78"	TYPE C	TYPE 3	47.80'	41.45' (8D)	41.45' (7D)
8D	66" x 66"	78" x 78"	TYPE C	TYPE 3	48.75'	42.40' (9D) 43.00' (21D)	42.40' (8D)
9D	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.80'	43.35' (10D) 44.00' (22D)	43.35' (9D)
11D	72" x 48"	84" x 60"	TYPE C	TYPE 3	49.84'	44.60' (12D) 44.60' (18D)	44.60' (11D)
12D	48" x 48"	60" x 60"	TYPE C	TYPE 3	51.58'	45.90' (13D) 45.90' (17D) 46.00' (23D)	45.90' (12D)
13D	48" x 48"	60" x 60"	TYPE C	TYPE 3	53.29'	47.15' (14D) 47.15' (16D) 47.25' (24D)	47.15' (13D)
14D	48" x 48"	60" x 60"	TYPE C	TYPE 3	55.01'	48.40' (15D) 48.50' (25D)	48.40' (14D)
15D	48" x 48"	60" x 60"	TYPE C	TYPE 3	55.01'		48.70' (15D)
16D	48" x 48"	60" x 60"	TYPE C	TYPE 3	53.29'		



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Salisbury, MD 21801
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North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

**MILFORD
CORPORATE
CENTER**
MILFORD HARRINGTON HWY.
& CANTERBURY ROAD
CITY OF MILFORD
KENT COUNTY DELAWARE

SHEET TITLE

**STORM DRAIN
SCHEDULES**

ISSUE BLOCK

1	12/15/23	REVISED PER AGENCIES COMMENT
MARK	DATE	DESCRIPTION
LAYER/STATE	C-310/372	

PROJECT NO.: 2022083.00

DATE: 2023-12-17

SCALE: AS SHOWN

DRAWN BY: M.A.R. PROJ. MGR.: J.S.F.

SHEET

C-311

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CATCH BASIN SCHEDULE							"G"
CB NO.	INLET BOX	COVER SLAB	TOP UNIT	FRAME/GRATE	GRATE EL.	INV. IN	INV. OUT
4G	66" x 66"	78" x 78"	TYPE C	TYPE 3	49.12'	41.63' (5G)	41.63' (4G)
5G	72" x 72"	84" x 84"	TYPE C	TYPE 3	48.14'	42.13' (6G) 42.13' (20G) 42.13' (28G)	42.13' (5G)
7G	72" x 72"	84" x 84"	TYPE C	TYPE 3	49.10'	42.87' (8G) 42.87' (14G) 42.97' (30G)	42.87' (7G)
8G	66" x 66"	78" x 78"	TYPE C	TYPE 3	50.12'	43.90' (9G) 45.50' (13G)	43.90' (8G)
9G	48" x 48"	60" x 60"	TYPE C	TYPE 3	51.29'	44.75' (10G) 44.75' (12G) 44.75' (32G)	44.75' (9G)
10G	48" x 48"	60" x 60"	TYPE C	TYPE 3	52.59'	47.99' (11G) 47.99' (34G)	47.99' (10G)
11G	48" x 48"	60" x 60"	TYPE C	TYPE 3	52.59'		48.29' (11G)
12G	48" x 48"	60" x 60"	TYPE C	TYPE 3	51.29'	45.25' (33G)	45.25' (12G)
13G	48" x 48"	60" x 60"	TYPE C	TYPE 3	50.12'		45.90' (13G)
14G	72" x 48"	84" x 60"	TYPE C	TYPE 3	49.10'	43.90' (31G)	43.90' (14G)
15G	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.78'	42.90' (17G) 43.65' (16G)	42.90' (15G)
16G	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.78'		44.50' (16G)
17G	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.36'	43.50' (18G)	43.50' (17G)
18G	48" x 48"	60" x 60"	TYPE C	TYPE 3	48.87'	44.50' (19G)	44.50' (18G)
19G	48" x 48"	60" x 60"	TYPE C	TYPE 3	48.80'		44.90' (19G)
20G	72" x 48"	84" x 60"	TYPE C	TYPE 3	48.14'	42.43' (29G)	42.43' (20G)
21G	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.29'	41.90' (22G)	41.90' (21G)
22G	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.29'	42.20' (23G) 42.20' (26G)	42.20' (22G)
23G	72" x 48"	84" x 60"	TYPE C	TYPE 3	48.72'	44.20' (24G) 42.75' (25G)	42.75' (23G)
24G	72" x 48"	84" x 60"	TYPE C	TYPE 3	48.72'		44.50' (24G)

STORM DRAIN MANHOLE SCHEDULE "G"						
MH NO.	RIM EL.	DIA.	DEPTH	INV. IN	INV. OUT	
1G	47.50'	72"	7.25'	40.25' (2G)	40.25' (1G)	
2G	47.00'	60"	6.25'	40.75' (3G) 42.75' (27G)	40.75' (2G)	
3G	47.20'	72"	6.12'	41.08' (4G) 41.50' (21G) 41.50' (35G)	41.08' (3G)	
6G	49.64'	60"	6.99'	42.65' (7G) 42.65' (15G)	42.65' (6G)	

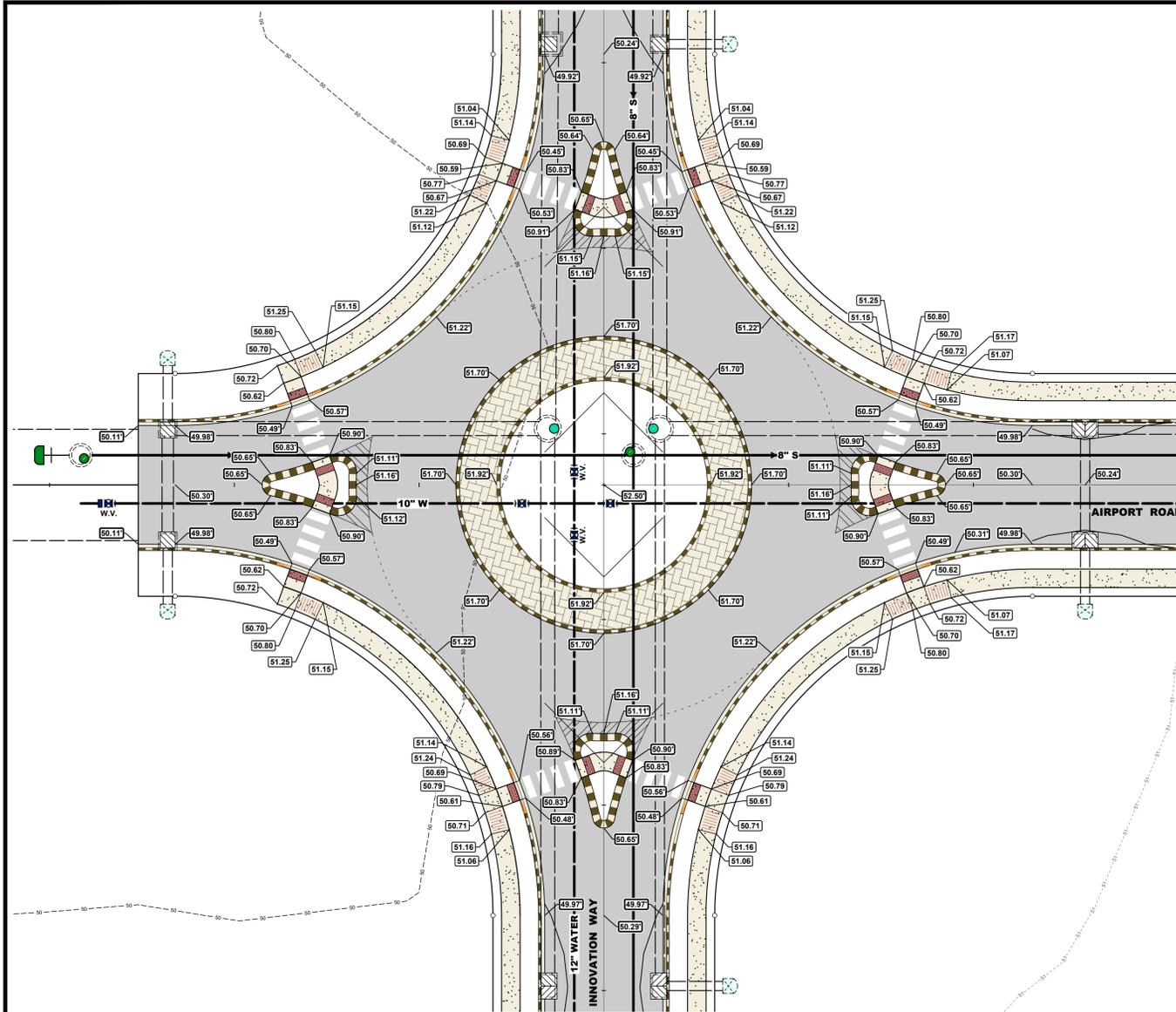
STORM DRAIN PIPE SCHEDULE "G"						
PIPE NO.	SIZE	PIPE TYPE	LENGTH	SLOPE	INV. IN	INV. OUT
1G	48"	HP STORM PP	84'	0.30%	40.25'	40.00'
2G	48"	HP STORM PP	200'	0.25%	40.75'	40.25'
3G	48"	HP STORM PP	130'	0.25%	41.08'	40.75'
4G	48"	HP STORM PP	221'	0.25%	41.63'	41.08'
5G	42"	HP STORM PP	196'	0.26%	42.13'	41.63'
6G	42"	HP STORM PP	202'	0.26%	42.65'	42.13'
7G	42"	HP STORM PP	87'	0.25%	42.87'	42.65'
8G	36"	HP STORM PP	179'	0.58%	43.90'	42.87'
9G	30"	HP STORM PP	210'	0.40%	44.75'	43.90'
10G	24"	HP STORM PP	260'	1.25%	47.99'	44.75'
11G	15"	HP STORM PP	30'	0.99%	48.29'	47.99'
12G	24"	HP STORM PP	30'	1.65%	45.25'	44.75'
13G	15"	HP STORM PP	42'	0.96%	45.90'	45.50'
14G	24"	HP STORM PP	54'	1.90%	43.90'	42.87'
15G	24"	HP STORM PP	49'	0.51%	42.90'	42.65'
16G	15"	HP STORM PP	54'	1.56%	44.50'	43.65'
17G	24"	HP STORM PP	120'	0.50%	43.50'	42.90'
18G	18"	HP STORM PP	117'	0.86%	44.50'	43.50'
19G	15"	HP STORM PP	51'	0.79%	44.90'	44.50'
20G	24"	HP STORM PP	30'	1.00%	42.43'	42.13'
21G	24"	HP STORM PP	37'	1.07%	41.90'	41.50'
22G	24"	HP STORM PP	30'	1.00%	42.20'	41.90'
23G	24"	HP STORM PP	107'	0.51%	42.75'	42.20'
24G	15"	HP STORM PP	30'	1.00%	44.50'	44.20'
25G	24"	HP STORM PP	20'	1.00%	42.95'	42.75'
26G	24"	HP STORM PP	20'	1.00%	42.40'	42.20'
27G	24"	HP STORM PP	20'	1.00%	42.95'	42.75'
28G	24"	HP STORM PP	20'	1.00%	42.33'	42.13'
29G	24"	HP STORM PP	20'	1.00%	42.63'	42.43'
30G	24"	HP STORM PP	20'	1.00%	43.17'	42.97'
31G	24"	HP STORM PP	20'	1.50%	44.20'	43.90'
32G	24"	HP STORM PP	20'	1.00%	44.95'	44.75'
33G	24"	HP STORM PP	20'	1.75%	45.60'	45.25'
34G	24"	HP STORM PP	20'	1.00%	48.19'	47.99'
35G	24"	HP STORM PP	20'	1.00%	41.70'	41.50'

CATCH BASIN SCHEDULE							"F"
CB NO.	INLET BOX	COVER SLAB	TOP UNIT	FRAME/GRATE	GRATE EL.	INV. IN	INV. OUT
4F	66" x 66"	78" x 78"	TYPE C	TYPE 3	49.19'	42.15' (5F) 42.15' (14F) 42.15' (17F)	42.15' (4F)
5F	66" x 66"	78" x 78"	TYPE C	TYPE 3	48.79'	42.35' (6F) 42.35' (19F)	42.35' (5F)
6F	72" x 72"	84" x 84"	TYPE C	TYPE 3	48.11'	42.74' (7F) 42.74' (13F) 42.74' (20F)	42.74' (6F)
7F	66" x 66"	78" x 78"	TYPE C	TYPE 3	49.13'	43.30' (8F) 43.30' (12F)	43.30' (7F)
8F	48" x 48"	60" x 60"	TYPE C	TYPE 3	50.23'	43.85' (9F) 43.85' (11F) 43.85' (23F)	43.85' (8F)
9F	48" x 48"	60" x 60"	TYPE C	TYPE 3	51.33'	44.50' (10F) 44.40' (25F)	44.50' (9F)
10F	48" x 48"	60" x 60"	TYPE C	TYPE 3	51.33'	44.80' (26F)	44.80' (10F)
11F	48" x 48"	60" x 60"	TYPE C	TYPE 3	50.23'	44.15' (24F)	44.15' (11F)
12F	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.13'	43.60' (22F)	43.60' (12F)
13F	72" x 48"	84" x 60"	TYPE C	TYPE 3	48.11'	43.05' (21F)	43.05' (13F)
14F	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.19'	42.45' (18F)	42.45' (14F)
15F	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.47'	43.70' (16F)	43.70' (15F)
16F	48" x 48"	60" x 60"	TYPE C	TYPE 3	49.47'		44.00' (16F)
29F	66" x 66"	78" x 78"	TYPE C	TYPE 3	50.04'	41.72' (4F)	41.72' (29F)

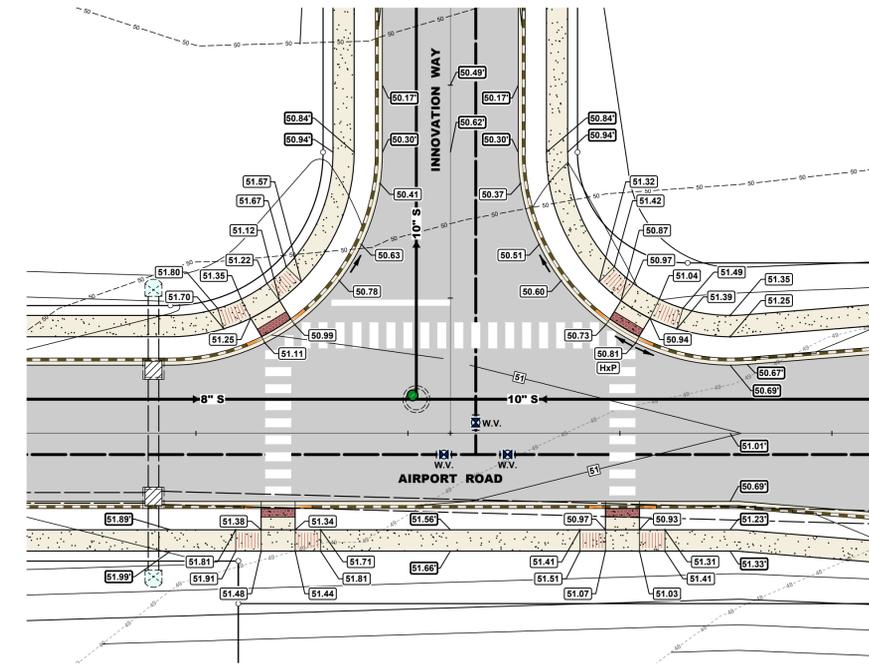
STORM DRAIN MANHOLE SCHEDULE "F"						
MH NO.	RIM EL.	DIA.	DEPTH	INV. IN	INV. OUT	
1F	46.20'	72"	6.00'	40.20' (2F)	40.20' (1F)	
2F	47.00'	72"	6.05'	40.95' (3F) 41.45' (27F)	40.95' (2F)	
3F	48.25'	72"	7.00'	41.25' (29F) 43.25' (15F) 42.00' (28F)	41.25' (3F)	

STORM DRAIN PIPE SCHEDULE "F"						
PIPE NO.	SIZE	PIPE TYPE	LENGTH	SLOPE	INV. IN	INV. OUT
1F	48"	HP STORM PP	52'	0.38%	40.20'	40.00'
2F	48"	HP STORM PP	301'	0.25%	40.95'	40.20'
3F	48"	HP STORM PP	114'	0.26%	41.25'	40.95'
4F	48"	HP STORM PP	170'	0.25%	42.15'	41.72'
5F	48"	HP STORM PP	80'	0.25%	42.35'	42.15'
6F	42"	HP STORM PP	148'	0.26%	42.74'	42.35'
7F	42"	HP STORM PP	217'	0.26%	43.30'	42.74'
8F	30"	HP STORM PP	220'	0.25%	43.85'	43.30'
9F	30"	HP STORM PP	220'	0.30%	44.50'	43.85'
10F	24"	HP STORM PP	30'	0.99%	44.80'	44.50'
11F	24"	HP STORM PP	30'	1.00%	44.15'	43.85'
12F	24"	HP STORM PP	30'	1.00%	43.60'	43.30'
13F	24"	HP STORM PP	30'	1.02%	43.05'	42.74'
14F	24"	HP STORM PP	30'	1.00%	42.45'	42.15'
15F	24"	HP STORM PP	44'	1.03%	43.70'	43.25'
16F	15"	HP STORM PP	30'	1.00%	44.00'	43.70'
17F	24"	HP STORM PP	20'	1.00%	42.35'	42.15'
18F	24"	HP STORM PP	20'	1.00%	42.65'	42.45'
19F	24"	HP STORM PP	50'	1.00%	42.85'	42.35'
20F	24"	HP STORM PP	20'	1.05%	42.95'	42.74'
21F	24"	HP STORM PP	20'	1.00%	43.25'	43.05'
22F	24"	HP STORM PP	20'	1.00%	43.80'	43.60'
23F	24"	HP STORM PP	20'	1.00%	44.05'	43.85'
24F	24"	HP STORM PP	20'	1.00%	44.35'	44.15'
25F	24"	HP STORM PP	20'	1.00%	44.60'	44.40'
26F	24"	HP STORM PP	20'	1.00%	45.00'	44.80'
27F	24"	HP STORM PP	20'	1.00%	41.65'	41.45'
28F	24"	HP STORM PP	20'	1.00%	42.20'	42.00'
29F	48"	HP STORM PP	186'	0.25%	41.72'	41.25'

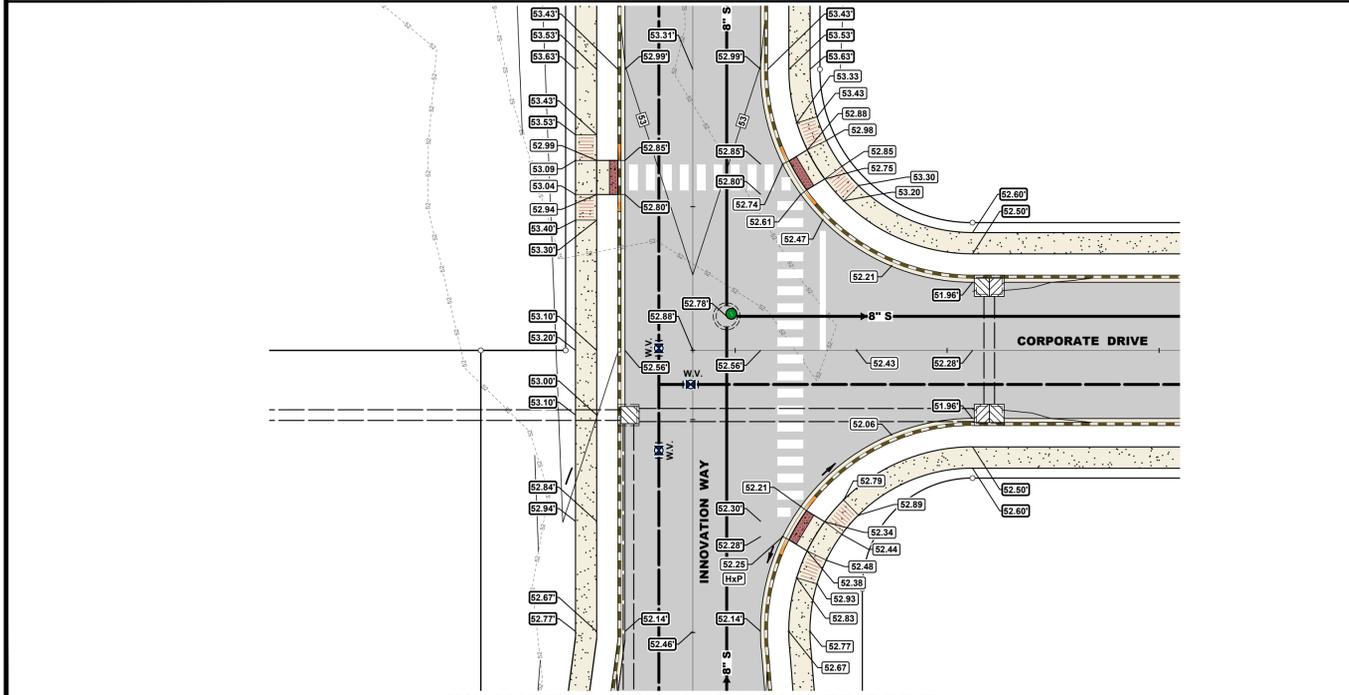
CATCH BASIN SCHEDULE							"E"
CB NO.	INLET BOX	COVER SLAB	TOP UNIT	FRAME/GRATE	GRATE EL.	INV. IN	INV. OUT
1E	66" x 66"	78" x 78"	TYPE A	TYPE 3	50.14'	43.80' (2E)	43.80' (1E)
2E	66" x 66"	78" x 78"	TYPE C	TYPE 3	50.00'	44.00' (3E)	44.00' (2E)
3E	66" x 66"	78" x 78"	TYPE C	TYPE 3	50.48'	44.50' (4E)	44.50' (3E)
4E	66" x 66"	78" x 78"	TYPE C	TYPE 3	50.68'	44.91' (8E) 44.91' (5E)	44.91' (4E)
6E	72" x 48"	84" x 60"	TYPE C	TYPE 3	49.84'	45.25' (7E) 45.25' (13E)	45.25' (6E)
7E	72" x 48"	60" x 60"	TYPE C	TYPE 3	49.67'	45.45' (20E)	45.45' (7E)
8E	48" x 48"	84" x 60"	TYPE C	TYPE 3	51.03'	45.48' (9E)	45.48' (8E)
9E	72" x 48"	84" x 60"	TYPE C	TYPE 3	51.00'	45.79' (10E) 45.79' (21E)	45.79' (9E)
10E	48" x 48"	60" x 60"	TYPE C	TYPE 3	51.63'	46.20' (11E)	46.20' (10E)
11E	48" x 48"	60" x 60"	TYPE C	TYPE 3	52.34'	46.55' (12E)	46.55' (11E)
13E	48" x 48"	60" x 60"	TYPE C	TYPE 3	50.81'	45.70' (14E) 45.70' (22E)	45.70' (13E)
15E	48" x 48"						



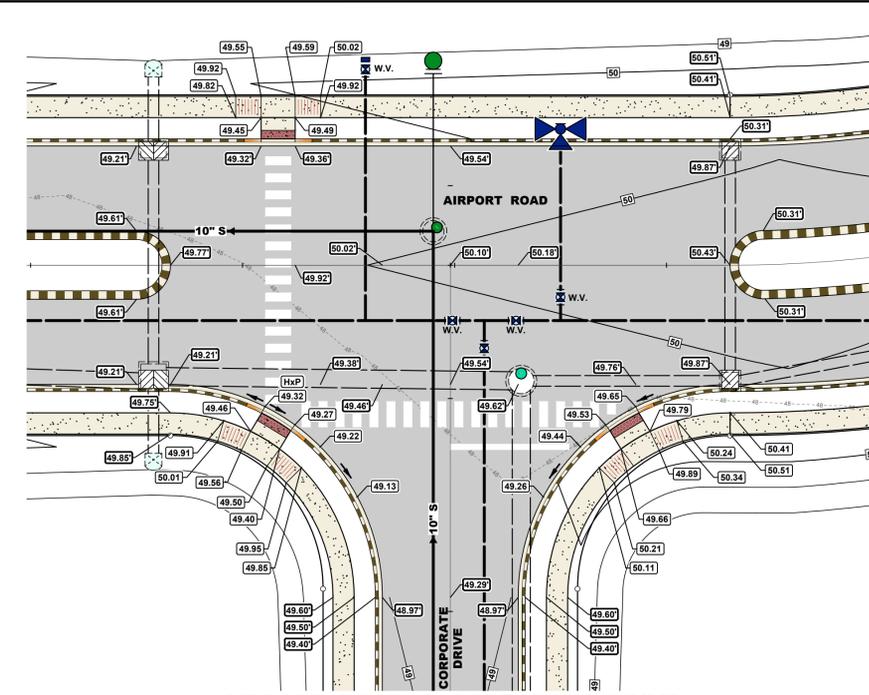
INNOVATION WAY & AIRPORT ROAD
SCALE: 1" = 20'



INNOVATION WAY & AIRPORT ROAD
SCALE: 1" = 20'



INNOVATION WAY & CORPORATE DRIVE
SCALE: 1" = 20'



AIRPORT ROAD & CORPORATE DRIVE
SCALE: 1" = 20'

PROJECT TITLE

**MILFORD
CORPORATE
CENTER**

MILFORD HARRINGTON HWY.
& CANTERBURY ROAD
CITY OF MILFORD
KENT COUNTY DELAWARE

SHEET TITLE

**INTERSECTION
DETAILS**



SCALE: 1" = 20'

ISSUE BLOCK

NO.	DATE	REVISION

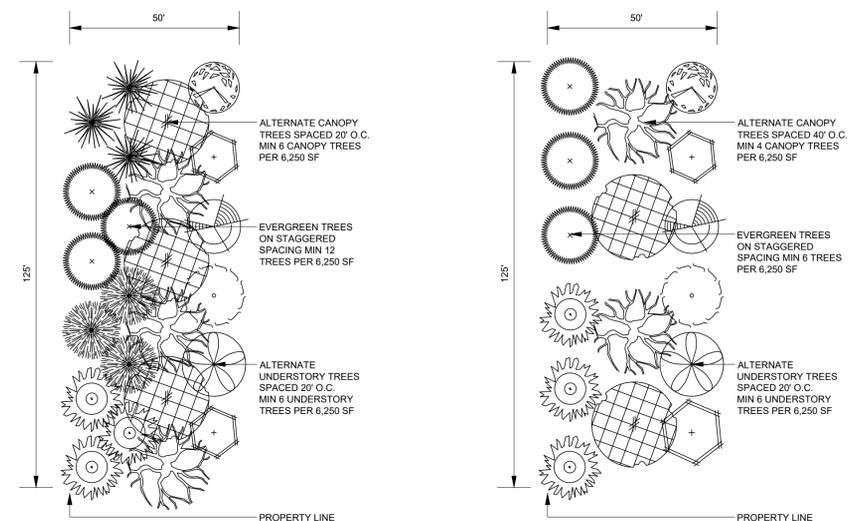
MARK	DATE	DESCRIPTION

PROJECT NO.: 2022083.00
DATE: 2023-12-28
SCALE: AS SHOWN

DRAWN BY: M.A.R. PROJ. MGR.: J.S.F.

C-801

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NOTES:
LANDSCAPE BUFFER SHALL INCLUDE A VARIETY OF NATIVE EVERGREEN TREES. EXISTING NATIVE VEGETATION MAY BE USED TO ACHIEVE THE REQUIRED PLANTED BUFFER. NO PLANTED SPECIES SHALL MAKE UP MORE THAN 40% OF THE TOTAL PLANTINGS.
SEE BUFFER PLANT LIST FOR QUANTITIES AND ACCEPTABLE PLANT LIST.
BUFFER DIMENSIONS SHALL BE MEASURED FROM ADJACENT RESIDENTIAL PROPERTY LINE.
BUFFER SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS
BUFFER SHALL NOT IMPEDE DRAINAGE

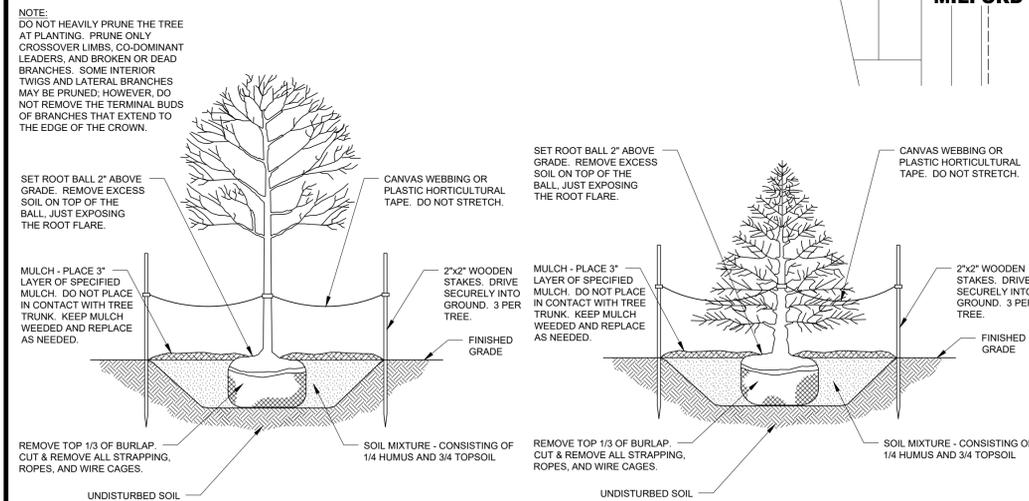
PER CITY OF MILFORD COMMITMENT TO NEIGHBORING PROPERTIES, AN ADDITIONAL 50' OF BUFFER SHALL BE PROVIDED ALONG ALL ADJACENT RESIDENTIAL PROPERTIES.
BUFFER SHALL BE MEASURED FROM CODE REQUIRED BUFFER, SEE DETAIL THIS SHEET.
LANDSCAPE BUFFER SHALL INCLUDE A VARIETY OF NATIVE EVERGREEN TREES. EXISTING NATIVE VEGETATION MAY BE USED TO ACHIEVE THE REQUIRED PLANTED BUFFER. NO PLANTED SPECIES SHALL MAKE UP MORE THAN 40% OF THE TOTAL PLANTINGS.
SEE BUFFER PLANT LIST FOR QUANTITIES AND ACCEPTABLE PLANT LIST.
BUFFER SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS
BUFFER SHALL NOT IMPEDE DRAINAGE

CITY OF MILFORD BP ZONE BUFFER DETAIL MCC ENHANCED BUFFER DETAIL

PLANT LIST						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
STREET TREES						
AR	17	ACER RUBRUM 'SUNSET RED'	RED MAPLE	2 1/2" CAL	B&B	FHV
BN	10	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	2 1/2" CAL	B&B	FHV
GB	42	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	2 1/2" CAL	B&B	FHV
NS	30	NYSSA SYLVATICA	BLACK GUM	2 1/2" CAL	B&B	FHV
QR	37	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" CAL	B&B	FHV
CANOPY TREES						
BN	9	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	2 1/2" CAL	B&B	FHV
TT	31	TILIA TOMENTOSA	SILVER LINDEN	2 1/2" CAL	B&B	FHV
QA	39	QUERCUS ALBA	WHITE OAK	2 1/2" CAL	B&B	FHV
QR	6	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" CAL	B&B	FHV
ZS	5	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	2 1/2" CAL	B&B	FHV
TOTAL: 136 STREET TREES, 90 CANOPY TREES						

TREE PRESERVATION & DENSITY REQUIREMENTS

1. TOTAL SITE AREA:	181.73 AC
2. EXISTING WOODLAND AREA:	1.73 AC
3. WOODLANDS TO BE CLEARED:	0 AC
4. TOTAL WOODLANDS REMAINING:	1.73 AC
5. TOTAL NON-WOODLAND AREA:	180.00 AC
6. TOTAL RIGHT OF WAY AREA:	14.11 AC
7. TOTAL OPEN SPACE AREA:	20.62 AC
8. TOTAL LOT AREA:	147.07 AC
9. DENSITY: 1 TREE PER 3,000 SF OF LOT AREA	147.07 AC (6,406,369.2 SF) 2,136 TREES REQUIRED
10. EXISTING TREES TO BE RETAINED:	0
11. PROPOSED TREES:	
CODE REQUIRED BUFFER ALONG RESIDENTIAL PROPERTIES:	123,515 SF
123,515 SF / 6,250 SF (BUFFER UNIT) =	19,76 BUFFER UNITS
19,76 BUFFER UNITS x 6 CANOPY TREES =	119 CANOPY TREES
19,76 BUFFER UNITS x 12 EVERGREEN TREES =	238 EVERGREEN TREES
19,76 BUFFER UNITS x 6 UNDERSTORY TREES =	119 UNDERSTORY TREES
CODE REQUIRED BUFFER =	476 BUFFER TREES
ENHANCED BUFFER ALONG RESIDENTIAL PROPERTIES:	194,749 SF
194,749 SF / 6,250 SF (BUFFER UNIT) =	31,16 BUFFER UNITS
31,16 BUFFER UNITS x 4 CANOPY TREES =	125 CANOPY TREES
31,16 BUFFER UNITS x 6 EVERGREEN TREES =	187 EVERGREEN TREES
31,16 BUFFER UNITS x 6 UNDERSTORY TREES =	187 UNDERSTORY TREES
ENHANCED BUFFER =	499 BUFFER TREES
STREET TREES - 1 TREE EVERY 150 LF OF RIGHT OF WAY:	136 STREET TREES
OPEN SPACE & LANDSCAPING:	90 TREES
TOTAL PROPOSED TREES:	1,201 TREES
12. TOTAL TREES REMAINING:	935 REQUIRED
13. TREES TO BE PLANTED WITHIN FUTURE DEVELOPMENT:	935 TREES
6,406,369.2 SF LOT AREA / 935 TREES =	1 TREE PER 6,850 SF OF LOT AREA

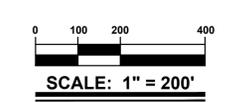


DECIDUOUS TREE PLANTING DETAIL **EVERGREEN TREE PLANTING DETAIL**

BUFFER PLANT LIST					
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	
CANOPY TREES - ACCEPTABLE SPECIES					
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2 1/2" CAL	B&B	FHV	
BETULA NIGRA 'HERITAGE'	RIVER BIRCH	2 1/2" CAL	B&B	FHV	
GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	2 1/2" CAL	B&B	FHV	
GLEDTISIA TRIACANTHOS VAR 'SHADEMASTER'	HONEYLOCUST	2 1/2" CAL	B&B	FHV	
QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" CAL	B&B	FHV	
TILIA TOMENTOSA 'GREEN MOUNTAIN'	'GREEN MOUNTAIN' LINDEN	2 1/2" CAL	B&B	FHV	
ULMUS AMERICANA 'LIBERTY'	AMERICAN ELM	2 1/2" CAL	B&B	FHV	
UNDERSTORY TREES - ACCEPTABLE SPECIES					
AMELANCHIER ARBOREA	SERVICEBERRY	1 1/2" CAL	B&B	FHV	
CERCIS CANADENSIS	EASTERN REDBUD	1 1/2" CAL	B&B	FHV	
CORNUS X RUTCAN	EASTERN DOGWOOD	1 1/2" CAL	B&B	FHV	
CRATAEGUS VIRIDIS 'WINTER KING'	GREEN HAWTHORN	1 1/2" CAL	B&B	FHV	
MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	1 1/2" CAL	B&B	FHV	
EVERGREEN TREES - ACCEPTABLE SPECIES					
CRYPTOMERIA JAPONICA 'YOSHINO'	JAPANESE CEDAR	5' - 6' HT	B&B		
CEDRUS ATLANTICA	ATLAS CEDAR	5' - 6' HT	B&B		
ILEX OPACA 'JERSEY PRINCESS'	AMERICAN HOLLY	5' - 6' HT	B&B		
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5' - 6' HT	B&B		
PINUS STROBUS	EASTERN WHITE PINE	5' - 6' HT	B&B		
THUJA STANDISHII X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5' - 6' HT	B&B		
TOTAL: 249 CANOPY TREES, 289 UNDERSTORY TREES, 3990 EVERGREEN TREES					
NOTE: NO SINGLE PLANTED SPECIES SHALL MAKE UP MORE THAN 40% OF THE TOTAL PLANTINGS PER CATEGORY.					

MILFORD CORPORATE CENTER
MILFORD HARRINGTON HWY. & CANTERBURY ROAD
CITY OF MILFORD
KENT COUNTY DELAWARE

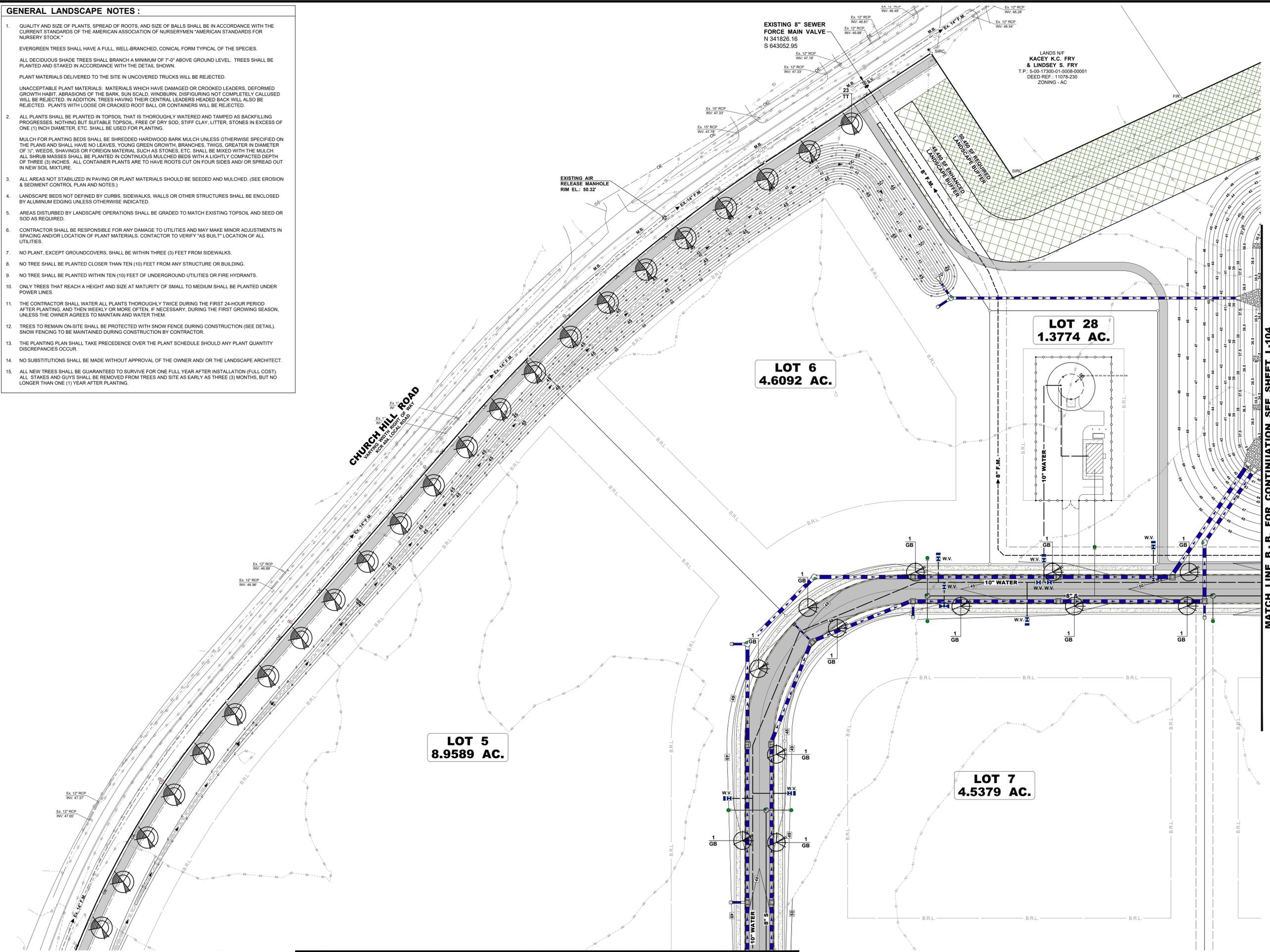
LANDSCAPE PLAN COVER SHEET



MARK	DATE	DESCRIPTION
1	12/17/23	REVISED PER AGENCY COMMENTS
PROJECT NO.: 2022083.00		
DATE: 12/06/2023		
SCALE: 1" = 200'		
DRAWN BY: A.J.D. / PROJ. MGR.: J.S.F.		
SHEET		
L-001		

GENERAL LANDSCAPE NOTES :

- 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"
EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.
PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.
UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLOSED WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.
- ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.
MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF 1/2", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)
- LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
- AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
- 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.
- NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
- NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
- NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
- ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
- 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, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
- TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/ OR THE LANDSCAPE ARCHITECT.
- ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

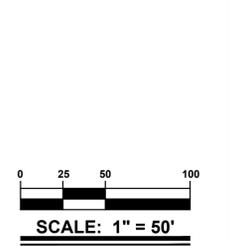


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 Newark, DE 19713
 302.369.3700
Maryland
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 Salisbury, MD 21801
 410.546.9100
North Carolina
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 Wilmington, NC 28403
 910.341.7600
www.beckermorgan.com



PROJECT TITLE
MILFORD CORPORATE CENTER
 MILFORD HARRINGTON HWY. & CANTERBURY ROAD
 CITY OF MILFORD
 KENT COUNTY DELAWARE

SHEET TITLE
LANDSCAPE PLAN



MARK	DATE	DESCRIPTION
1	12/17/23	REVISED PER AGENCY COMMENTS
PROJECT NO.: 2022083.00		
DATE: 12/06/2023		
SCALE: 1" = 50'		
DRAWN BY: A.J.D. PROJ. MGR.: J.S.F.		
SHEET		
L-101		
COPYRIGHT 2023		

MATCH LINE B - B, FOR CONTINUATION SEE SHEET L-104

MATCH LINE A - A, FOR CONTINUATION SEE SHEET L-102

MATCH LINE A - A, FOR CONTINUATION SEE SHEET L-101



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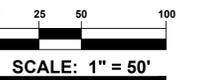
PROJECT TITLE

**MILFORD
CORPORATE
CENTER**

MILFORD HARRINGTON HWY.
& CANTERBURY ROAD
CITY OF MILFORD
KENT COUNTY DELAWARE

SHEET TITLE

LANDSCAPE PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION
1	12/17/23	REVISED PER AGENCY COMMENTS

PROJECT NO.: 2022083.00

DATE: 12/06/2023

SCALE: 1" = 50'

DRAWN BY: A.J.D. PROJ. MGR.: J.S.F.

SHEET
L-102

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MATCH LINE D - D, FOR CONTINUATION SEE SHEET L-105

**LOT 10
4.6123 AC.**

**LOT 4
7.6858 AC.**

**LOT 3
7.9958 AC.**

**LOT 13
6.8902 AC.**

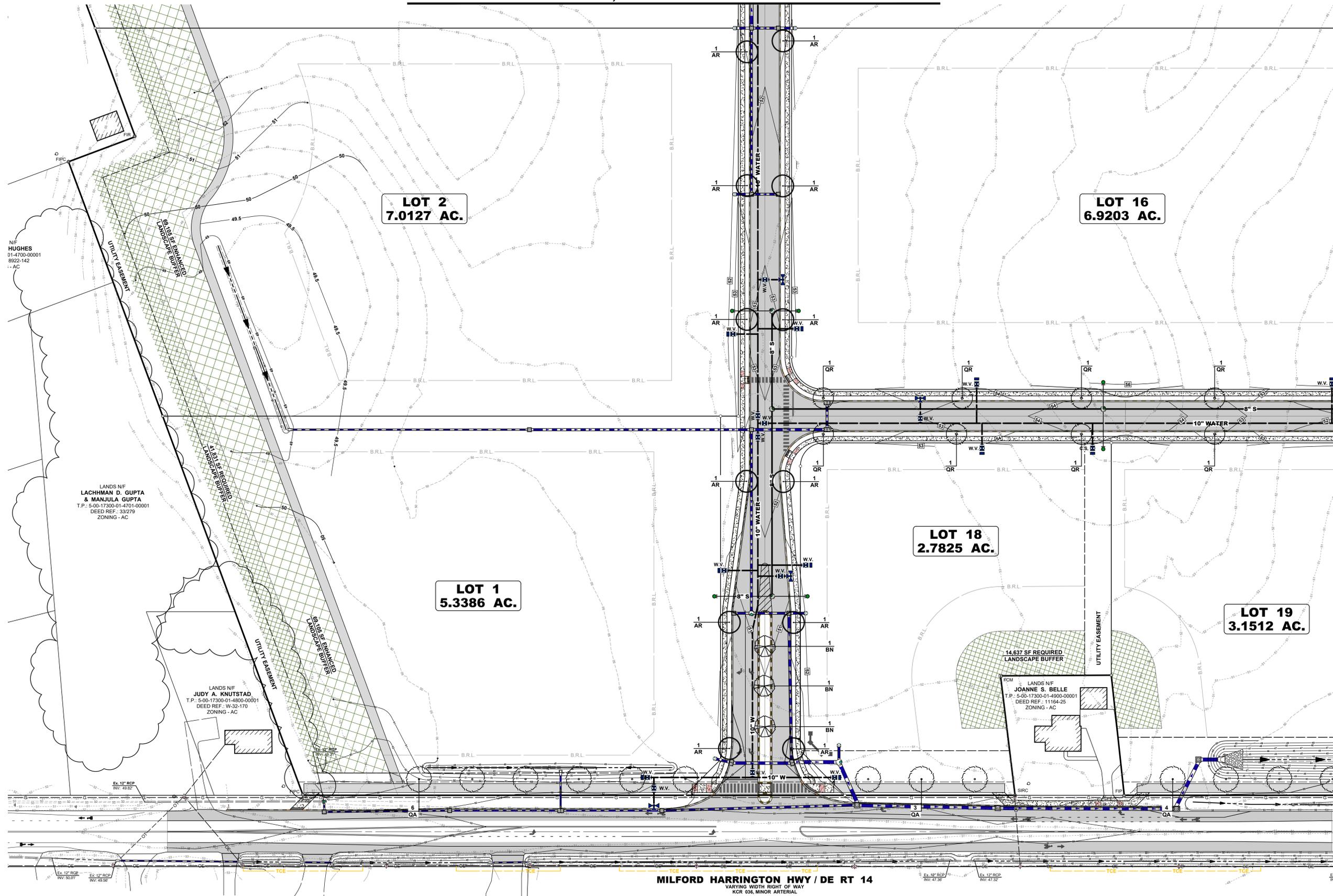
CHURCH HILL ROAD
VARYING WIDTH OF WAY
CON 404 LOCAL ROAD

LANDS NIF
DUANE I. MILLER &
MATHEW B. CARLINO
T.P.: MD-16-173.00-01-05-01-000
DEED REF.: 609-174
ZONING - R3

LANDS NIF
DONNA L. GRINER
REVOCABLE TRUST
T.P.: 6-16-17300-01-0500-000
DEED REF.: 6490293
ZONING - AC

MATCH LINE C - C, FOR CONTINUATION SEE SHEET L-103

MATCH LINE C - C, FOR CONTINUATION SEE SHEET L-102



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PROJECT TITLE
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 KENT COUNTY DELAWARE

SHEET TITLE
LANDSCAPE PLAN



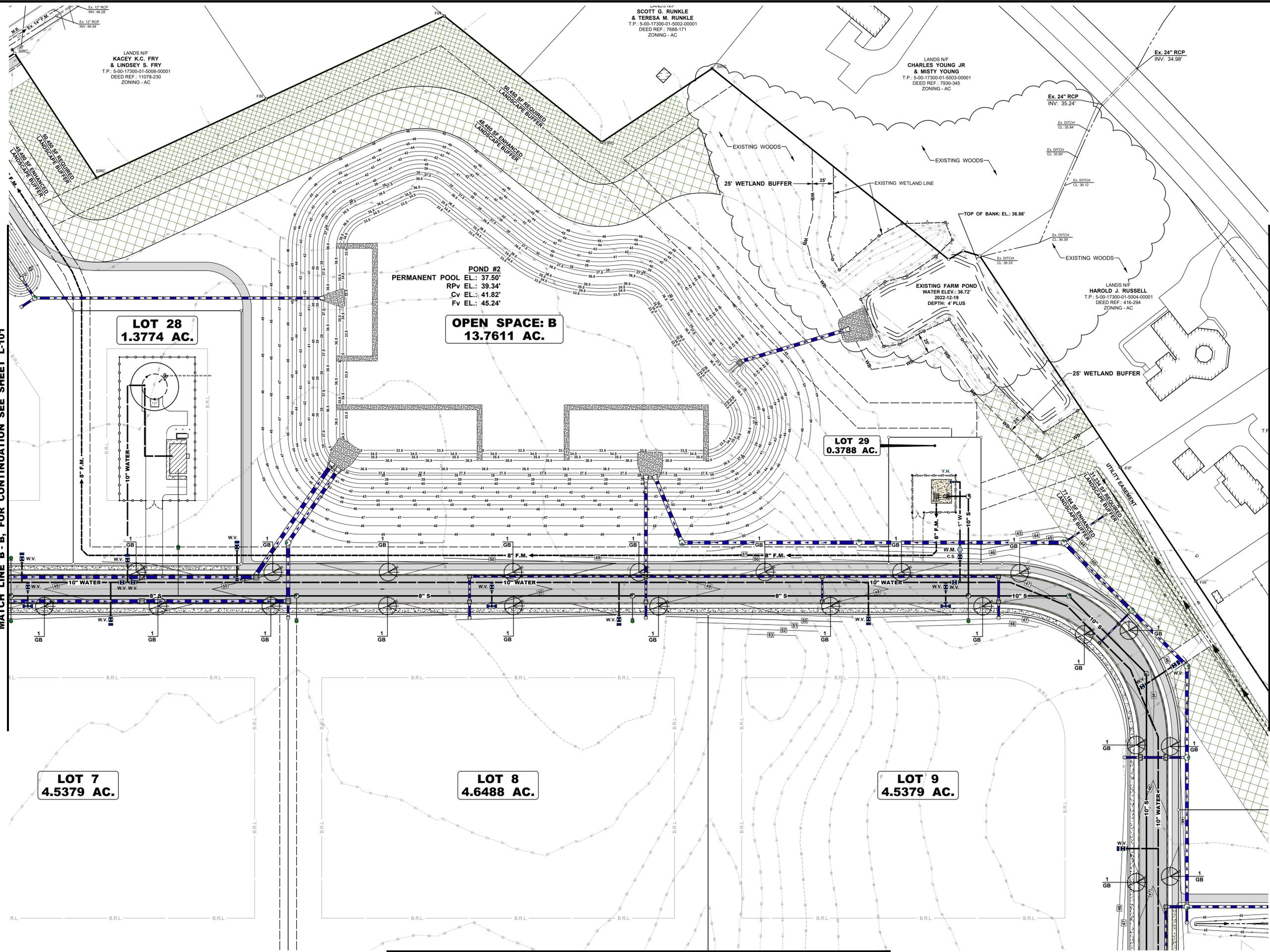
MARK	DATE	DESCRIPTION
1	12/17/23	REVISED PER AGENCY COMMENTS

PROJECT NO.: 2022083.00
 DATE: 12/06/2023
 SCALE: 1" = 50'
 DRAWN BY: A.J.D. | PROJ. MGR.: J.S.F.

L-103

MATCH LINE E - E, FOR CONTINUATION SEE SHEET L-106

MILFORD HARRINGTON HWY / DE RT 14
 VARYING WIDTH RIGHT OF WAY
 KCR 036, MINOR ARTERIAL



MATCH LINE B - B, FOR CONTINUATION SEE SHEET L-101

MATCH LINE G - G, FOR CONTINUATION SEE SHEET L-107

MATCH LINE F - F, FOR CONTINUATION SEE SHEET L-105

LANDS N/F
SCOTT G. RUNKLE & TERESA M. RUNKLE
 T.P.: 5-00-17300-01-5002-00001
 DEED REF: 7688-171
 ZONING - AC

LANDS N/F
CHARLES YOUNG JR & MISTY YOUNG
 T.P.: 5-00-17300-01-5003-00001
 DEED REF: 7930-345
 ZONING - AC

LANDS N/F
HAROLD J. RUSSELL
 T.P.: 5-00-17300-01-5004-00001
 DEED REF: 416-294
 ZONING - AC

LANDS N/F
KACEY K.C. FRY & LINDSEY S. FRY
 T.P.: 5-00-17300-01-5008-00001
 DEED REF: 11078-230
 ZONING - AC

POND #2
 PERMANENT POOL EL.: 37.50'
 RPV EL.: 39.34'
 CV EL.: 41.82'
 FV EL.: 45.24'

OPEN SPACE: B
 13.7611 AC.

EXISTING FARM POND
 WATER ELEV.: 36.72'
 2022-12-19
 DEPTH: 4' PLUS

LOT 28
 1.3774 AC.

LOT 29
 0.3788 AC.

LOT 7
 4.5379 AC.

LOT 8
 4.6488 AC.

LOT 9
 4.5379 AC.

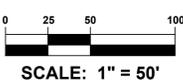


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 Salisbury, MD 21801
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 North Carolina
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 910.341.7600
www.beckermorgan.com



PROJECT TITLE
MILFORD CORPORATE CENTER
 MILFORD HARRINGTON HWY. & CANTERBURY ROAD
 CITY OF MILFORD
 KENT COUNTY DELAWARE

SHEET TITLE
LANDSCAPE PLAN



ISSUE BLOCK	
NO.	DESCRIPTION
1	12/17/23 REVISED PER AGENCY COMMENTS
MARK DATE DESCRIPTION	
LAYER STATE: L-104	
PROJECT NO.: 2022083.00	
DATE: 12/06/2023	
SCALE: 1" = 50'	
DRAWN BY: A.J.D. PROJ. MGR.: J.S.F.	
SHEET	

L-104

MATCH LINE F - F, FOR CONTINUATION SEE SHEET L-104



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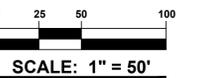
PROJECT TITLE

**MILFORD
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& CANTERBURY ROAD
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SHEET TITLE

LANDSCAPE PLAN



ISSUE BLOCK

NO.	DATE	REVISION

MARK	DATE	DESCRIPTION
1	12/17/23	REVISED PER AGENCY COMMENTS
LAYER STATE: L-100		
PROJECT NO.:		2022083.00
DATE:		12/06/2023
SCALE:		1" = 50'
DRAWN BY:		A.J.D.
PROJ. MGR.:		J.S.F.

L-105

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MATCH LINE I - I, FOR CONTINUATION SEE SHEET L-108

MATCH LINE D - D, FOR CONTINUATION SEE SHEET L-102

MATCH LINE H - H, FOR CONTINUATION SEE SHEET L-106

**LOT 10
4.6123 AC.**

**LOT 11
4.6488 AC.**

**LOT 12
4.6424 AC.**

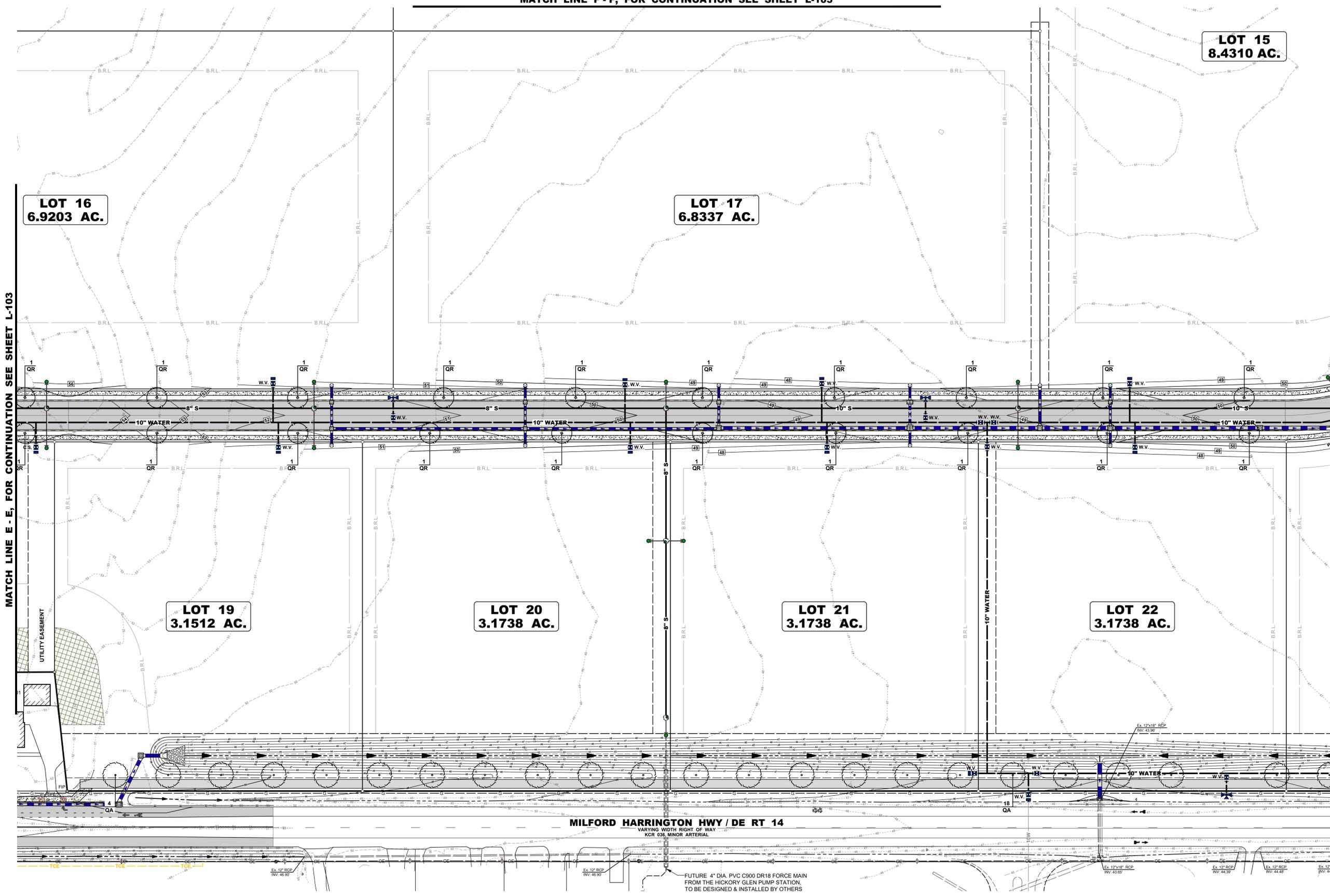
**LOT 13
6.8902 AC.**

**LOT 14
6.8337 AC.**



MATCH LINE E - E, FOR CONTINUATION SEE SHEET L-103

MATCH LINE L - L, FOR CONTINUATION SEE SHEET L-109



LOT 16
6.9203 AC.

LOT 17
6.8337 AC.

LOT 15
8.4310 AC.

LOT 19
3.1512 AC.

LOT 20
3.1738 AC.

LOT 21
3.1738 AC.

LOT 22
3.1738 AC.

MILFORD HARRINGTON HWY / DE RT 14
VARYING WIDTH RIGHT OF WAY
KCR 036, MINOR ARTERIAL

FUTURE 4" DIA. PVC C900 DR18 FORCE MAIN
FROM THE HICKORY GLEN PUMP STATION,
TO BE DESIGNED & INSTALLED BY OTHERS

PROJECT TITLE
**MILFORD
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CENTER**
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& CANTERBURY ROAD
CITY OF MILFORD
KENT COUNTY DELAWARE

SHEET TITLE
LANDSCAPE PLAN

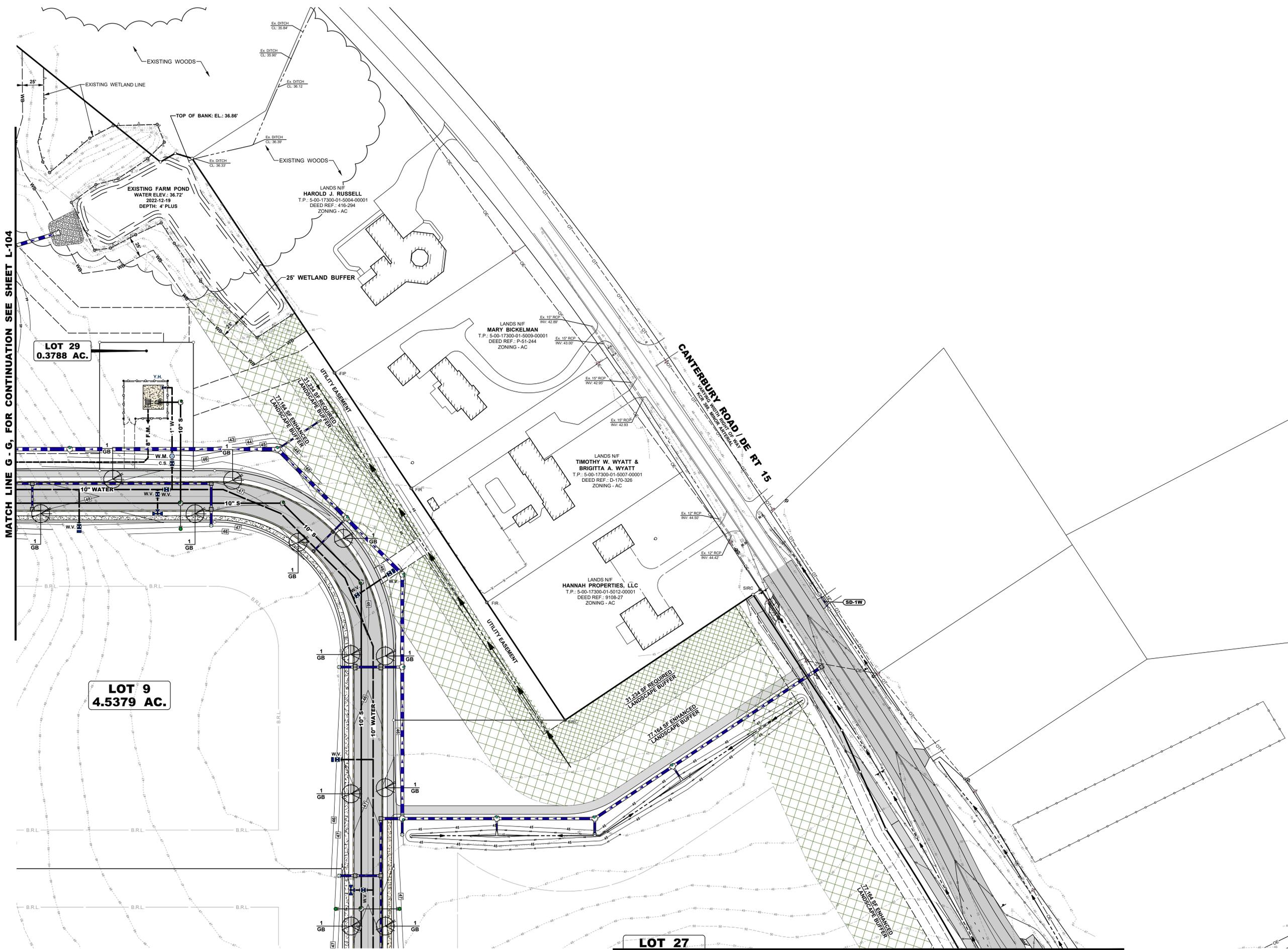


MARK	DATE	DESCRIPTION
1	12/17/23	REVISED PER AGENCY COMMENTS

PROJECT NO.: 2022083.00
DATE: 12/06/2023
SCALE: 1" = 50'
DRAWN BY: A.J.D. PROJ. MGR.: J.S.F.

L-106

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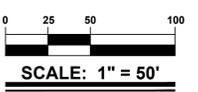


MATCH LINE G - G, FOR CONTINUATION SEE SHEET L-104

LOT 27
MATCH LINE J - J, FOR CONTINUATION SEE SHEET L-108

PROJECT TITLE
MILFORD CORPORATE CENTER
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CITY OF MILFORD
KENT COUNTY DELAWARE

SHEET TITLE
LANDSCAPE PLAN



ISSUE BLOCK	NO.	DATE	DESCRIPTION
	1	12/17/23	REVISED PER AGENCY COMMENTS

MARK DATE DESCRIPTION
PROJECT NO.: 2022083.00
DATE: 12/06/2023
SCALE: 1" = 50'
DRAWN BY: A.J.D. PROJ. MGR.: J.S.F.

SHEET
L-107

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MATCH LINE J - J, FOR CONTINUATION SEE SHEET L-107



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Maryland

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Salisbury, MD 21801
410.546.9100

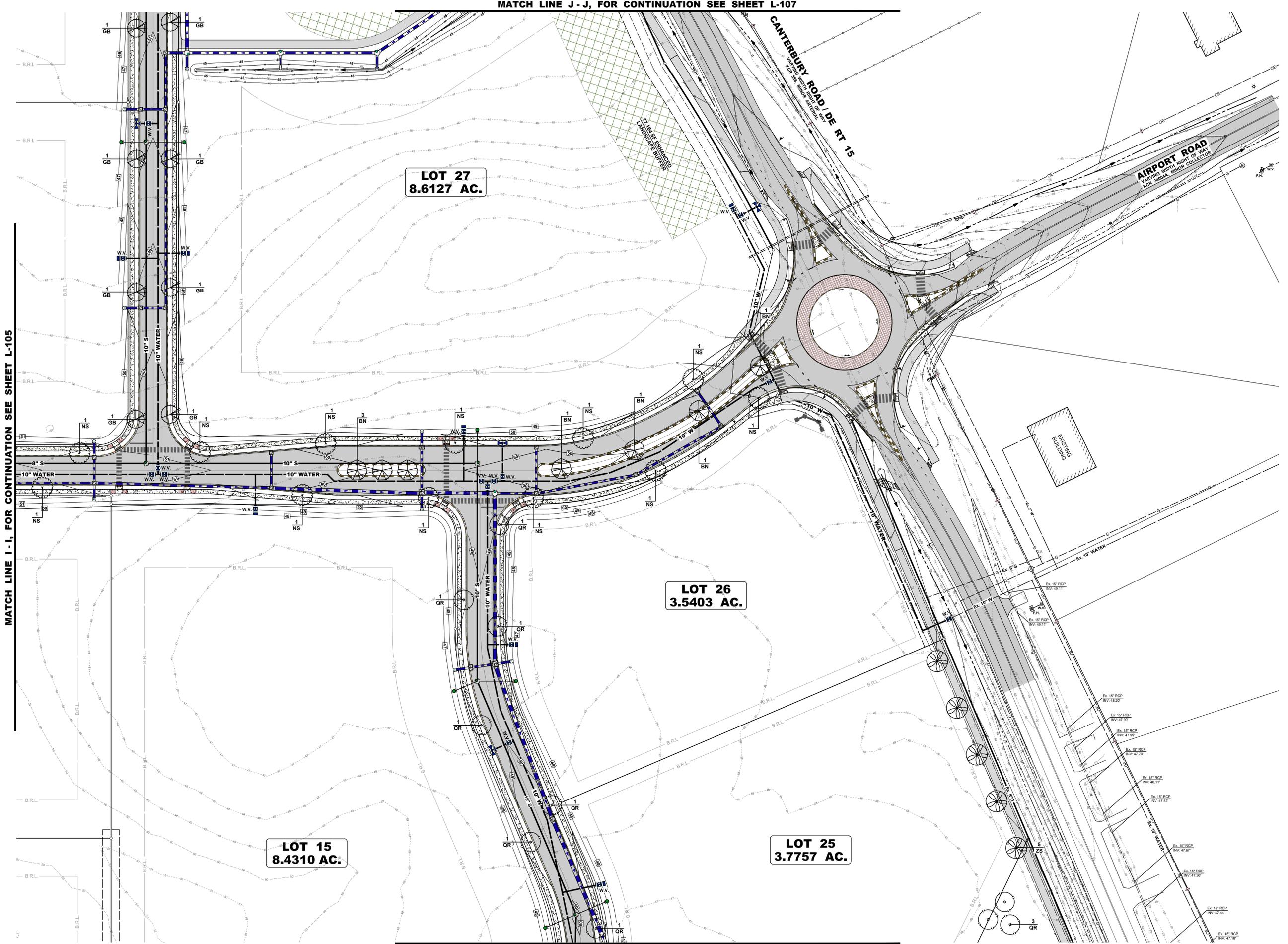
North Carolina

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MATCH LINE I - I, FOR CONTINUATION SEE SHEET L-105



PROJECT TITLE
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& CANTERBURY ROAD
CITY OF MILFORD
KENT COUNTY DELAWARE

SHEET TITLE
LANDSCAPE PLAN



ISSUE BLOCK	
NO.	DESCRIPTION
1	12/17/23 REVISED PER AGENCY COMMENTS
MARK DATE DESCRIPTION	
LAYER STATE L-105	
PROJECT NO.: 2022083.00	
DATE: 12/06/2023	
SCALE: 1" = 50'	
DRAWN BY: A.J.D. PROJ. MGR.: J.S.F.	
SHEET	

L-108

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MATCH LINE K - K, FOR CONTINUATION SEE SHEET L-109



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

NICOLE MAJESKI
SECRETARY

February 21, 2024

Mr. Kristopher Connelly, County Supervisor
Kent County
Department of Planning Services
555 Bay Road
Dover, Delaware 19901

**SUBJECT: Letter of No Objection to Recordation
(for Right of Way, Easement, Dedication Plan)
Milford Corporate Center**
Tax Parcel # 5-16-17300-01-0100-00001
KCR00036-MILFORD HARRINGTON HIGHWAY
KCR00404-CHURCH HILL ROAD
KCR00388-CANTERBURY ROAD
Milford, Milford Hundred, Kent County

Dear Mr. Connelly:

The Department of Transportation has determined that there is a need to establish additional Right-of-Way (ROW) and Permanent Easements (PE's) with respect to this parcel. This Record Plan – Right of Way, Easement and Dedication dated February 16, 2024 (last revised and signed on February 21, 2024), satisfies the Department's recordation requirements and are based on the parcel's location as referred to above. No commitments are stated or implied by DelDOT through the issuance of this letter with respect to: entrance location(s), access configuration, auxiliary lanes and/or roadway improvements which will be evaluated and required as necessary at time of Entrance Construction Plan Review or Approval for this site.

Prior to Entrance Construction Plan Approval, the following items (when applicable) shall be coordinated with DelDOT, and executed or recorded:

- 1) TIS/TOA improvements
- 2) Letter Agreements
- 3) Site Distance Easements
- 4) Project specific notes (Site restrictions)

Milford Corporate Center
Mr. Kristopher Connelly
Page 2
February 21, 2024

This "No Objection to Recordation" 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 any proposed project or conceptual site plan. Rather, it is a confirmation that further review will be required by DelDOT with respect to: transportation improvements which the applicant may be required to make; entrance/access configurations; notes regarding site development restrictions; deed restrictions or recorded agreements. If transportation investments are determined to be necessary, they will be based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. Such improvements will 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 a proposed plan independent of any action that DelDOT may have undertaken with regard to this site/parcel.

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

Sincerely,



Susanne K. Laws
Program Manager,
Development Coordination

cc: Mark Whitfield, City of Milford
Jonathan Falkowski, Becker Morgan Group, Inc.
Steve McCabe, Central District Public Works Engineer
Jeff Steward, Central District Project Reviewer
Wendy L. Polasko, P.E., Subdivision Engineer
Ryan Schroder, Kent County Reviewer



KENT CONSERVATION DISTRICT

1679 SOUTH DUPONT HIGHWAY • DOVER, DELAWARE 19901 • (302) 608-5370 • WWW.KENTCD.ORG

February 28, 2024

Mark Whitfield
City of Milford
201 S. Walnut Street
Milford, DE 19963

RE: Sediment & Stormwater Plan Approval
Milford Corporate Center , KCD # 60449
Last Revision Date: January 22, 2024

Dear Mr. Whitfield:

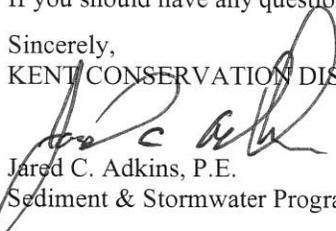
The Kent Conservation District (KCD) has reviewed and approved the Sediment and Stormwater Management plans for the above referenced project. An electronically approved plan has been returned to your engineer, who will be responsible for distributing copies of the approved plan to the Owner and Contractor. A printed copy of the approved plan must be kept on site at all times during construction. KCD has no objection to recordation of the site plan.

Conditions of this approval are as follows:

1. KCD reserves the right to add, modify, or delete any sediment control and stormwater management measures as deemed necessary.
2. Approval of a Sediment and Storm Water Plan does not grant or imply a right to discharge storm water runoff. The owner/developer is responsible for acquiring any and all agreements, easements, etc., necessary to comply with State drainage and other applicable laws.
3. The Conditional Approval for this site is valid for five (5) years from the approval date stamped on the plan by KCD and will expire February 28, 2029.
4. A pre-construction meeting, attended by the Owner's Representative, Contractor, CCR, and KCD Inspector, must take place before any earth disturbing activity begins. Please contact our office to schedule a preconstruction meeting.
5. A Certified Construction Reviewer (CCR) is required for this project unless waived. The CCR will be responsible for attending the pre-construction meeting and submitting weekly inspection reports to the KCD.
6. The total estimated inspection fees for this project are \$30,000.00. The fee is based on 78.55 acres of disturbance. The construction inspection fee must be submitted to our office prior to any land disturbing activity (clearing, filling, grubbing, grading, etc.) taking place. The inspection fees are valid for the five-year life of the plan approval.
7. The total estimated stormwater facility maintenance inspection fee for this project is \$3,200.00. This is based on 2 detention practice(s). The stormwater facility maintenance inspection fee for the completed facilities must be submitted to our office prior to Certificate of Occupancy approval for the first building on site.
8. The Post Construction Verification Documents for each stormwater management facility must be submitted to our office within 60 days of construction and must be approved before a Certificate of Occupancy will be given for the first building on site or an approval extension will be granted, whichever comes first.

If you should have any questions regarding this matter, please do not hesitate to contact our office.

Sincerely,
KENT CONSERVATION DISTRICT


Jared C. Adkins, P.E.
Sediment & Stormwater Program Manager

cc: Jonathan Falkowski, P.E. – Becker Morgan Group, Inc.
Rob Pierce – City of Milford
R. Steve McCabe, P.E., DeIDOT



**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

1537 Chestnut Grove Road
Dover, DE 19904-1544



SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION

Plan Review Number: 2023-03-215227-MJS-02

Tax Parcel Number: MD-16-173.00-01-01.00

Status: Approved as Submitted

Date: 01/11/2024

Project

Milford Corporate Center

Milford Harrington Highway/Canterbury Rd

Milford Harrington Highway/Canterbury Rd

Milford DE 199063

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 42 - Carlisle Fire Co Inc

Occupant Load Inside:

Occupancy Code:

Applicant

Jonathan Falkowski

309 South Governors Avenue

Dover, DE 19904

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:

William Kelly

Fire Protection Specialist II

1132 A Fire hydrants shall be color coded in accordance with the DSFPR, Reg 703, Chap 3. 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 Reg 703, Chap 1

1332 A The distance between a fire hydrant and the nearest edge of the street shall not be greater than ten feet (10') unless an alternate distance is approved by the State Fire Marshal. DSFPR Reg 705, Chap 6, Section 2.6

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)



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

February 16, 2024

City of Milford
201 South Walnut Street
Milford, Delaware 19963

Attention: Rob Pierce

Subject: Milford Corporate Center – Final Plan
KCI Job No. 131803632.23 – Task 54

Dear Mr. Pierce,

As requested, KCI Technologies reviewed the Final Plans for the Milford Corporate Center per the City of Milford’s Standard Specifications, codes, and general engineering best practices. These plans were submitted by Becker Morgan Group and are dated September 27, 2023 and revised December 15, 2023.

We offer the following comments for your consideration:

1. Currently, some of the City of Milford Major Subdivision General Notes are missing from the plan. Replace general notes with attached. Addressed with Comment – Provide a note regarding Hydric Soils. **Addressed.**
2. Update the record plan notes with the attached. Comment Remains – Provide the complete City of Milford record plan notes. See attached. **Addressed.**
3. Provide requested variances or waivers on the plans per the City of Milford Checklist. It appears a waiver from Chapter 200-8(D)(2) and 200-8(D)(3) is needed. Comment Remains – Add requested variances or waivers to the plan and the approval dates. If variances are not approved, please revise the plans to meet these requirements. **Addressed.**
4. Provide a phasing plan. **Addressed.**
5. There are two sheet “C-209” included in the set. Verify if there are any differences and remove the duplicate sheet. **Comment Removed.**
6. According to the title for sheet “C-101” in the sheet index is different than the title on that sheet. The current listed title on sheet C-101 is “Overall Preliminary Site Plan”. Revise this title to be correct. Additionally, anything that is to be removed or demolished should be marked and called out as such. **Comment Removed – Due to sheet numbers being revised.**

Employee-Owned Since 1988

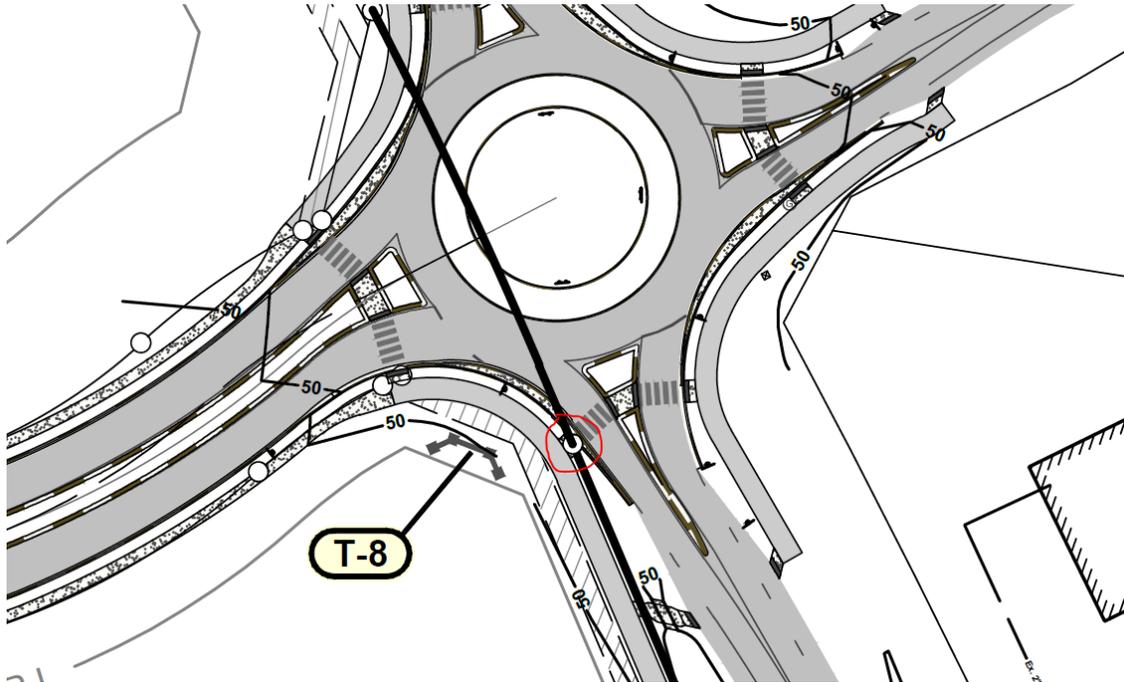
7. Provide a separate parcel for the proposed sewage pumping station. **Addressed.**
8. Provide a separate parcel for the proposed water tower and well facilities. Extend a line from the proposed right-of-way perpendicular to the northwest corner of Lands of Hannah Properties LLC to create the separate lot. **Addressed.**
9. Verify the acreage for lot 19. Comment Remains. **Addressed.**
10. Since the site is currently spilt zoned, provide a zoning line where the zoning boundaries meet and label it accordingly. If the zoning is to change note the zoning accordingly. **Addressed.**
11. Make the follow revisions to the Site Data column on the cover sheet:
 - a. Add the Owner’s phone number per the City’s checklist. **Addressed.**
 - b. Verify the total acreage of the site. According to the Kent County GIS website the total site acreage is 182.30 acres. Comment Remains – Acreage given on the plans still does not match the acreage given on the GIS website. **Addressed.**
 - c. Verify what the x’s are that follow the survey datum under site data number 11. Comment Remains – Revise the site data column given on the cover sheet and sheet 1 of 9 to provide the same information. **Addressed.**
 - d. Provide the total number of set/provided monuments for site data number 12. **Addressed.**
 - e. Provide the proposed lot coverage. Additionally, the maximum allowable lot coverage for I-1 is 75%. Comment Remains - The maximum allowable lot coverage is 75%; however, the post-developed hydrologic analysis only assumes 60% per lot. The analysis should account for the most conservative impervious cover values and assume that each lot maximizes its allowable coverage. **Comment Remains – Per engineer’s response “Per discussion with the City of Milford, we have assumed 60% impervious lot coverage, and the site has been engineered accordingly.” Site Data Note 13 contradicts the information given in Site Data Note 17. Revise accordingly.**
 - f. The minimum proposed lot size within the I-1 district is 4.5379 acres for site data number 14. **Addressed.**
 - g. The minimum proposed lot size within the BP district is 2.7825 acres for site data number 14. **Addressed.**
 - h. Verify the minimum lot width for both I-1 and the BP district. **Addressed.**
 - i. Provide the required and proposed open space. Label on the plans with a unique identifier (e.g. A, B, C, D, etc.). Comment Remains. **Addressed.**
 - j. Provide the proposed use(s). **Addressed.**
 - k. Provide the proposed zoning(s). **Addressed.**
 - l. Provide the proposed building height(s). **Addressed.**

- m. Revise the required side and rear yard setbacks for BP to state from the berm not the property line per the City’s Zoning Code. Comment Remains. **Addressed.**
 - n. Add the projected flow to the plan. Per Kent County code, the total EDUs is calculated as 1 EDU is equal to 6 fixture units. Refer to Kent County code Article IV section 128-18 to calculate the total proposed EDUs for the site improvements. Comment Remains. **Comment Remains – Per engineer’s response, the Sewer flow calculations were submitted to the city of Milford. The city to confirm they received calculations and if they are acceptable.**
12. The FEMA map numbers listed in general note number 3 on sheet “C-002” does not match the information that is given on the FEMA website. Verify the FEMA map numbers and effective dates. **Addressed.**
 13. Show and label all existing agricultural wells and irrigation equipment. The wells are to remain through the construction of Phase I. **Addressed.**
 14. Show and label the 200’ setback per Chapter 230-16(D)(2) for I-1 Parcels adjacent to residential uses. Comment Remains. **Addressed.**
 15. Provide a 20’ wide easement between lots 2 & 3 and along a portion of the back of lots 1-3 to serve parcels 47.00, 47.01, 48.00, 05.00 and 05.01 with sewer. Add new MH in street and extend 8” stub into the easement beyond the limits of the roadway and sidewalk to facilitate future connection of parcels above. Comment Remains. **Addressed.**
 16. Provide a 10’ wide easement between lots 3 & 4 for a future water main extension to Church Hill Road. Comment Remains. **Addressed.**
 17. Provide a 20’ wide easement along the east side of lot 6 and along the northern side of the stormwater management pond to provide sewer service to parcels 50.08, 50.06, 50.05 and 50.02. Add new MH in street and extend 8” stub into the easement beyond the limits of the roadway and sidewalk to facilitate future connection of parcels above. Comment Remains. **Addressed.**
 18. Provide a 20’ wide easement from proposed manhole 6 to the rear of lot 50.07, then extend the easement to serve parcels 50.07, 50.04, 50.09 and 50.12 with sanitary sewer service. Extend 8” stub into easement beyond the limits of the roadway and sidewalk to facilitate future connection of parcels above. Comment Remains – Show all proposed easements in the utility plans. **Addressed.**
 19. Provide a 30’ wide sewer and water easement between lots 18 & 19 in order to provide sewer and water service to parcel 49.00. **Addressed.**
 20. Provide water and sewer stubs outside of the paved surface, curbing and sidewalk areas on all of the above easements for future extensions. Ensure that the sewer system is designed deep enough to serve the adjacent parcels, including the three parcels at northeast corner of Church Hill Road and Route 14. Comment Remains – Show all proposed easements in the utility plans. **Addressed.**
 21. Shift proposed manhole 29 to the north side of the proposed swale and install one stick of 6” PVC with a cleanout for future force main connection from the Hickory Glenn pump

- station, Show Hickory Glenn force main and label size, material and to be installed by others. **Addressed.**
22. There is an existing tee and valve on the 14” force main on Church Hill Road that can be used for connection. Double check the location and add a note regarding how the connection will be made. Pump Station and force main design will need to be coordinated with Kent County Public Works Department. Comment Remains – Add a note regarding how the connection will be made. **Addressed.**
 23. Provide the classification based on Chapter 200. The roads would be considered Local Commercial. Label the roads per the following:
 - a. Airport Road – From the entrance at Canterbury Road to the internal roundabout. **Addressed.**
 - b. Innovation Way – From the entrance on Route 14 around the North side of the industrial park, wrapping around next to the water tower. **Addressed.**
 - c. Corporate Drive – The road that runs behind the zoned BP strip lots. **Addressed.**
 24. Currently, there are no provided thickness for the pavement section. Provide thicknesses for each section of the pavement per Section 7 of the City’s Standard Specifications. Comment Remains – Provide pavement sections per Section 7 of the City’s Standard Specifications and the geotechnical engineering investigation to support the proposed pavement design. **Comment Remains – Sheet C-901-903 are not provided.**
 25. Per the City of Milford’s Subdivision code each lot within a subdivision shall provide a 5-foot general utility easement on each side lot line, a 10-foot-wide general utility easement along the rear property line, and a 15-foot general utility easement along the frontage of the lot for installation of City utilities and conveyance of drainage. Show these easements on the plan and add a note. Comment Remains. **Addressed.**
 26. A 50-foot visual and sound buffer area is required on all non-residential use properties when abutting a residential use. Screening shall consist of an opaque barrier of at least six feet in height accompanied by landscaping. Revise the plans so that all properties that abut a residential property provide this requirement. Per the City of Milford an agreement to provide 100’ is required. Comment Remains – Per City of Milford Zoning regulations an opaque barrier at least 6-feet accompanied by landscaping is required. Revise the plans accordingly. **Addressed.**
 27. Provide the buffer against the residential property along Route 14 adjacent to lots 18 & 19. **Addressed.**
 28. Verify the existing contours are extended at least 50’ outside of the site to demonstrate the existing drainage conditions of the site and the adjacent properties. **Addressed.**
 29. Clarify on the plan who owns/maintains Milford Harrington Hwy and Canterbury Road. **Addressed.**
 30. All existing conditions including but not limited to contours, utilities, etc. should be shown in grey on all the proposed sheets within the plans set. Revise as necessary. **Addressed.**

31. Include the subject parcel boundary lines, including bearings and distances. **Addressed.**
32. Dimension all the property setbacks. **Addressed.**
33. Lots 4, 5, and 6 should all have a front yard setback along Church Hill Road. Revise the setback for these lots accordingly. **Addressed.**
34. Replace the 5' wide gravel walking path behind lots 1, 2 & 3 with a 10' wide paved shared use path, connecting Church Hill Road with Route 14. **Addressed.**
35. Remove the 5' wide gravel path between lots 5 & 6. Replace with a 10' wide paved shared use path outside of the buffer area on the east side of Lot 6 and connect to the internal roadway network. Comment Remains. **Addressed.**
36. Replace the proposed 5' wide sidewalk from Lot 6 to the Water Tower with a 10' wide sidewalk network. **Addressed.**
37. Replace the proposed 5' wide gravel path south of the Water Tower with a 10' wide shared use path connecting the internal roadway with Canterbury Road. **Addressed.**
38. Extend the shared use path on Canterbury Road through the west side of the roundabout. **Addressed.**
39. Extend the shared use path on the south side of the roundabout from the Industrial Park to Airport Road. If possible, extend the shared use path along the south side of Airport Road to Delaware Veterans Boulevard to the east. **Addressed.**
40. Add a western leg to the internal roundabout between lots 3 & 4. **Addressed.**
41. There are multiple lots that have two water and sewer services going to the lot. Clarify if this is correct otherwise revise the plans as needed. Comment Remains – Clarify why some lots have more than one water and sewer service. **Addressed.**
42. Add a crosswalk to the east and west side of the internal roundabout. **Addressed.**
43. All water valves that are not located within the pavement and are to be maintained by the City are required to be concrete encased. Verify who is to maintain the services and revise the plans accordingly. Comment Remains – Please add a note to the plan. **Comment Remains – Add concrete encasement detail and note.**
44. Maximum spacing between fire hydrants is 600 feet. Currently, some of the hydrants exceed this spacing. Revise the plans to meet this requirement. **Addressed.**
45. Sewer laterals are required to come directly off the sewer gravity main and cannot come off a manhole. Revise the plans accordingly. Comment Remains – Revise the plans to meet this requirement. **Addressed.**
46. Currently, there is a proposed catch basin located directly in front of the proposed ADA ramp to the west of the entrance off of Milford Harrington Hwy. Revise the location of the basin to not be directly in front of the ramp. **Addressed.**
47. The shared use path on the west side of Canterbury Road should have ramp tie-ins similar to what was done for the shared use path along Milford Harrington Hwy. Comment Remains – There seems to be a utility pole in the middle of the ADA ramp. Relocate the

ADA ramp and revise the plans accordingly. **Comment Remains – See sheet C-200 and the snapshot below.**



48. The stormwater pond #1 is missing the proposed 51 contour to the south of the pond. Revise the grading as needed. **Comment Remains. Addressed.**
49. Currently, there is an inline fire hydrant where the proposed 10" water main is to tie into the existing 10" water main along Canterbury Road. This may be able to be removed. If so, update the note to reflect the removal of the hydrant and extension of water main. Indicate the connection method in the note. The hydrant should be returned to the City of Milford and possibly used internal to the site. **Addressed.**
50. Stub the water main north along Canterbury Road on proposed lot 27 for future extension. **Addressed.**
51. Extend the water main south to Route 14 along lot 1 on the west side of the internal road to Route 14 and add tee for stub to east and west. We would anticipate serving the adjacent properties by extending a water main west along Route 14 to Church Hill Road, north on the east side of Church Hill Road and coming back into the industrial park between lots 3 & 4 in the future. **Addressed.**
52. The proposed grading for the conveyance swale along the south of the property between the proposed lots and Milford Harrington Hwy is not graded correctly. Revise the grading and clarify how the tie ins are to work. **Addressed.**
53. Show the required 25' wetland buffer area. This should be shown on other sheets as well. **Addressed.**
54. Show the proposed stormwater outfall location. **Addressed.**

55. Add a crosswalk on the east side of the intersection shown on sheet C-205. **Addressed.**
56. Provide additional landscaping from the north side of the entrance along Canterbury Road, north to the residential lot. This was shown during the Concept phase. **Addressed.**
57. Provide profiles for sewer and storm drain that include crossings, inverts, slopes, etc. with the final submission. Comment Remains – There are still profiles for both storm drain and sewer that are missing from the plans. For example, the sanitary sewer run between sanitary sewer manhole 21 to 14 is not shown on the plan. Revise the plan so that all profiles including runs that are outside of the roadway are given on the plan. **Comment Remains – Profile views are required where sanitary sewer crosses water main between Mh-2 and Mh-1 into the pump station. In addition, profile view is required where 8” force main crosses water main into the water tower. Revise accordingly.**
58. Add the pipe type and sizes of all existing utilities. **Addressed.**
59. Provide a proposed preliminary landscaping plan that includes at a minimum:
 - a. Shade trees along the street every 150 linear feet as required by City of Milford Chapter 200. **Addressed.**
 - b. Provide trees along the shared use paths. Comment Remains. **Addressed with comment – Verify with the City if trees should continue to the south corner of the lot along Open Space A.**
 - c. Show plantings within the landscape buffer areas separating the industrial park from the adjacent residential properties. **Addressed.**
60. Provide a signing and striping plan which allows deviations from the sign ordinance found under City of Milford Chapter 230. Addressed with Comment – Provide pedestrian crossing signs on Airport Road and Innovation Way prior to the crosswalks with no stop control. **Addressed.**
61. Add signage on the east side of the Route 14 entrance facing west. We should consider a comprehensive signage plan submission as part of the major subdivision application. **Addressed.**
62. Add signage to the industrial park entrance facing north on Canterbury Road. **Addressed.**
63. Label the water main connection at Route 14 and Canterbury Road. Provide a note with the connection method. Comment Remains – Provide a note with the connection method. **Addressed.**
64. Show the proposed” Milford Corporate Center” sign at the intersection of Canterbury Road and Route 14 and provide a detail as part of the comprehensive signage plan. **Addressed.**
65. Submit following with the final major subdivision submission:
 - a. Kent Conservation District Approval for the Stormwater and Erosion & Sediment Control Plans. Comment Remains. **Comment Remains – Per engineer’s response the approval will be provided when it is obtained.**

- b. Fire Marshal Approval. Comment Remains. **Comment Remains – Per engineer’s response the approval will be provided when it is obtained.**
 - c. DelDOT Approval. Comment remains. **Comment Remains – Per engineer’s response the approval will be provided when it is obtained.**
66. Ensure that the adjacent properties can be served by City sewer and water by providing easements and utility stubs like what was shown on the preliminary major subdivision plans. **Addresses.**
67. Add trees along the edge of the shared use paths on Route 14, Route 15, and Church Hill Road to provide some screening and shade to the users of the paths. **Addressed with comment – Verify with the City if trees should continue on the south corner of the lot along Open Space A.**
68. Relocate the “Proposed Water Tower” label on sheet C-200 east of Lot 9 to the new proposed location (Lot 28). **Addressed.**
69. Label the vertical separation for the utility crossings in the profile. **Addressed.**
70. Provide the 10-Year HGL in the storm drain profiles. **Addressed.**
71. Provide the outlet protection calculations (dimension, stone size, underlain with filter fabric, etc.). **Addressed.**
72. At some locations water crossing storm drain are less than 12” required per City of Milford’s checklist. Provide concrete encasement when minimum vertical separation between water and storm drain is less than 12”, and when minimum vertical separation between sanitary sewer and water is less than 18”. **Comment Remains – Specify how the water main will be deflected (bending of the pipe or installing a 45-degree bends) to meet the minimum vertical separation. In addition, the storm drain profile 17E to 19E is duplicated on sheet C-719.**
73. Currently, the storm drainpipe material is listed as HP. Per City of Milford standards and specifications the allowable pipe material shall be RCP or HDPE. Clarify with the City if this material will be allowed. If approved by City the appropriate depth of the pipe should be verified by the pipe manufacturer to verify it does not exceed allowable depth. Additionally, specify watertight connections will be required regardless of the material. **Addressed with comment – Provide correspondence with the City that confirms this will be an acceptable material.**
74. Provide Minimum Cover/Maximum Angle Worksheet for storm drainpipes with your next submission. **Addressed.**
75. Provide spread calculations for all proposed and existing inlets. Allowable spread across any roadway shall meet the requirements outlined in the DelDOT Highway Design manual based on the roadway classifications and information given in Table 6-2. **Addressed with comment – Fix the typo in the report for CB-2D to 6D.**
76. Provide all utility crossings in the storm drain profiles and label the vertical separation distance. **Addressed with comment – A section of sanitary sewer profile is missing on sheet C-707. In addition, storm drain profile 1B to 8B is missing.**

77. Per the City of Milford checklist; storm drainpipes minimum slope shall be 0.3%. Currently, some proposed pipe slopes are less than the required slope. Verify with the City if these slopes are acceptable otherwise revise accordingly. **Comment Remains – There are still storm drain pipes that do not meet minimum velocity of 3 ft/s or minimum slope of 0.3%. For example, storm drain pipes 8E, 9E, 11E, 7F, and 9F do not meet minimum slope/velocity requirements. Revise accordingly.**
78. Per the City of Milford Standard Specifications, the pipe material for sanitary sewer pipe shall have a minimum strength of SDR 35, revise the plans accordingly. **Addressed.**
79. Storm drain structures ‘14E’, ‘3F’, and ‘1F’ are labeled as catch basin in the profile and manholes in the schedule and on the plans. Verify which is correct and revise the plans accordingly. **Addressed.**
80. Currently, water profiles are not provided. Revise the plans to provide water profiles for all mains proposed for the site. **Comment Remains – Specify how the water main will be deflected (bending of the pipe or installing a 45-degree bends) to meet the minimum vertical separation.**
81. We recommend using Ductile Iron Pipe for depth of greater than 18’ instead of PVC for sanitary sewer pipes. In addition, provide 60” sanitary sewer manhole for depth of greater than 18’. **Addressed.**
82. Clarify if sanitary sewer manhole “SMH-2” is an inside or outside drop manhole. If it is an inside drop a 60” manhole is required. Revise the plans accordingly. **Addressed.**
83. Provide a lighting plan for the site that meets the IES requirements. **Comment Removed.**
84. Add easement line style to the legend. **Addressed.**
85. Provide existing road layout for DE RT 14 and DE RT 15 in the record plans. **Addressed.**
86. Correct the grading at SD manhole 3A. Provide cover for the pipe and manhole. **Addressed.**
87. Clarify how the proposed storm drain stubs that are shown for each lot are to be capped. **Addressed.**
88. The maximum allowable distance between storm drain structures is 300’. Revise the plans to meet this requirement. **Addressed.**
89. Provide open channel flow calculations for each conveyance swale to verify peak WSEL in the 10-, 25- and 100-year storm events as well as maximum flow velocity in the 2-year storm event. **Addressed.**
90. Provide an easement dedicated to the Town of Milford for the path of the FM from the Pump Station to County FM tie in point along Church Hill Rd. **Addressed.**
91. Potential conflict between SD MH 14E and 10” water main. Provide alignment without possible conflict. **Addressed with Comment – Stations are missing from the profile on sheet C-717.**

92. Provide a separate title sheet for the record plan sheets and a separate title sheet for the construction plan notes. **Addressed.**
93. Please provide a comment response letter with your next submission. **Addressed.**
94. The HGL analysis for the storm to each SWM facility don't account for the appropriate tailwater in the basin. For SWM Facility #1 they're too low and for SWM Facility #2 they're higher than necessary. The 10-year analysis should be based on the 10-year WSEL in the pond and likewise, the 25-year should be based on the corresponding 25-year WSEL. Reevaluate the analysis using the appropriate tailwater elevations. **Addressed.**
95. Although the system isn't required to be designed to handle the 100-year storm, it is necessary to analyze the 100-year storm so that ponding limits and overflow can be controlled. Provide an analysis of the 100-year storm for each pipe run. For locations that surcharge the system, identify the limits of backwater and ensure that grading is provided to maintain any ponding on site and direct all runoff to the intended point of outfall. **Addressed.**
96. Provide the manning's roughness coefficients in the HGL data output. **Addressed.**
97. Provide the flow angles at each structure in the HGL data output. **Addressed.**
98. Provide a drainage area map for the HGL analysis depicting the subarea to each structure. **Addressed.**
99. Provide DelDOT Standard Personnel Safety Grates on all open-ended drainage inlets 12" or larger. **Addressed.**

Additional Comments:

100. **Per 2022 recommended standards for water works Section 8.3, 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. Valve distances are greater than 800 feet in locations below, revise accordingly.**
 - a. **Between valves at 24+70 and 13+50 on Innovation Way.**
 - b. **Between valves at 13+30 and 4+60 on Innovation Way.**
 - c. **Between valves at 24+80 and 34+50 on Innovation Way.**
 - d. **Between valves along Milford-Harrington Highway on sheet C-306.**
 - e. **Between valves along Milford-Harrington Highway on sheets C-306 and C-309.**
 - f. **Between valves at 0+50 and 14+80 on Corporate Drive.**
 - g. **Between valves at 15+00 and 28+60 on Corporate Drive.**
101. **Domestic Water System Construction Note W-6 states install water service approximately 45' into the lot. Water service valves, and curb stops shall be located in the R.O.W or at the R.O.W. line.**

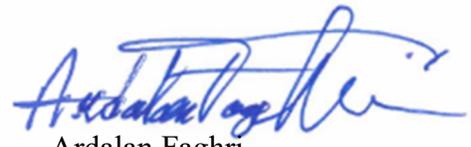
102. **Sewer construction Note S-7 calls for the installation of a capped 12” steel casing pipe. Identify size of anticipated carrier pipe to be installed to confirm proper sizing.**
103. **Sewer laterals should be connected to the sewer using a Y-branch. No sewer laterals should be connected to a manhole.**
104. **Several areas of the gravity sewer are designed above minimum required slope pushing the sewer deeper than required. Please review and confirm the need for steeper slopes (deeper sewer) in these areas. Revise as necessary to meet standards while minimizing depth.**
105. **Provide terminal manholes at minimum depth unless possibility of future extension exists. Where terminal manholes are intended to be deeper than minimum provide assumptions used.**
106. **Provide Milford typical utility details.**

If you have any questions or comments regarding this letter, please do not hesitate to contact at (302) 318-1094.

Sincerely,



Thomas Fruehstorfer
Senior Project Manager



Ardalan Faghri
Senior Design Engineer

April 27, 2023

Michael Riemann, P.E.
Becker Morgan Group
309 S. Governors Avenue
Dover, DE 19904

RE: Application Number: 23-008
Application Name: Milford Corporate Center
Application Type: Preliminary Major Subdivision
Tax Parcel Number(s): MD-16-173.00-01-01.00

Mr. Riemann,

According to our records, City of Milford City Council granted Preliminary Major Subdivision approval for the Milford Corporate Center project on April 24, 2023. As part of the preliminary approval, City Council granted waivers from Chapter 200-8(D)(2) and Chapter 200-8(D)(3) regarding the maximum block lengths and maximum block widths. City Council also granted approval of the submitted comprehensive signage plan.

Per Chapter 200-4(A)(6), *“Preliminary approval from City Council shall be void after 24 months unless final major subdivision approval is obtained or an extension is requested by the owner and approved for good cause by the City Council prior to the expiration.”* Final Major Subdivision Approval or an extension must be obtained prior to April 24, 2025 in order to avoid expiration of the preliminary approval.

Please contact me at 302-424-8396 or via email at rpierce@milford-de.gov should you have any questions and to coordinate final construction plan and final major subdivision review for the development.

Sincerely,



Rob Pierce, AICP
Planning Director

cc: James Puddicombe, P.E. – City Engineer
Tony Chipola – Electric Director
Sara Bluhm – Economic Development
Mark Whitfield – City Manager

CITY OF MILFORD

NOTICE OF PUBLIC HEARINGS

Planning Commission Hearing: Tuesday, March 19, 2024 @ 6:00 p.m.

City Council Hearing: Monday, March 25, 2024 @ 6:00 p.m.

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 2024-05

Application of Red Cedar Farms for a Final Major Subdivision

101.42 +/- acres of land located along the

east side of Bucks Road north of Cedar Neck Road

Comprehensive Plan Designation: Low Density Residential

Zoning District: R-2 (Residential District)

Present use: Vacant Proposed Use: Single-family Detached

Dwelling Subdivision

Tax Parcel: 3-30-11.00-068

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

WHEREAS, the City of Milford Planning Commission will consider the application at a Public Hearing on March 19, 2024, whereby public comment will be taken and a recommendation will be made; and

WHEREAS, Milford City Council will hold a Public Hearing on March 25, 2024 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 Red Cedar Farms 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 Red Cedar Farms 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: March 11, 2024

Planning Commission Review & Public Hearing: March 19, 2024

City Council Public Hearing: March 25, 2024

Effective: Ten Days following Adoption

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 02/28/2024*



DATA SHEET FOR RED CEDAR FARMS

Planning Commission Meeting: March 19, 2024

Application Number / Name	:	22-004 / Red Cedar Farms
Applicant	:	Becker Morgan Group, Inc. 309 South Governors Avenue Dover, DE 19904
Owner	:	Red Cedar Farms, Inc. 2160 NW 69 th Terrace Margate, FL 33063
Application Type	:	Final Major Subdivision
Present Comprehensive Plan Map Designation	:	Low Density Residential
Present Zoning District(s)	:	R-2 (Residential District)
Present Use	:	Vacant
Proposed Use	:	Single-family Detached Dwelling Subdivision
Size and Location	:	101.42 +/- acres of land located along the east side of Bucks Road north of Cedar Neck Road.
Tax Map & Parcel(s)	:	3-30-11.00-068.00

ENC: Staff Analysis Report
Exhibit A – Location & Zoning Map
Exhibit B – Final Major Subdivision

STAFF ANALYSIS REPORT
March 4, 2024

Application Number / Name : 22-004 / Red Cedar Farms

Property Identification Numbers : 3-30-11.00-068.00

Area and Location : 101.42 +/- acres of land located along the east side of Bucks Road north of Cedar Neck Road.

I. BACKGROUND INFORMATION:

- The applicant received Preliminary Major Subdivision approval from City Council on October 24, 2022 for the construction of 200 single-family detached dwellings on the above referenced parcel.
- City Council granted a one-year extension of the Preliminary Major Subdivision approval on November 27, 2023.
- The applicant is seeking Final Major Subdivision approval for the project.

II. STAFF ANALYSIS:

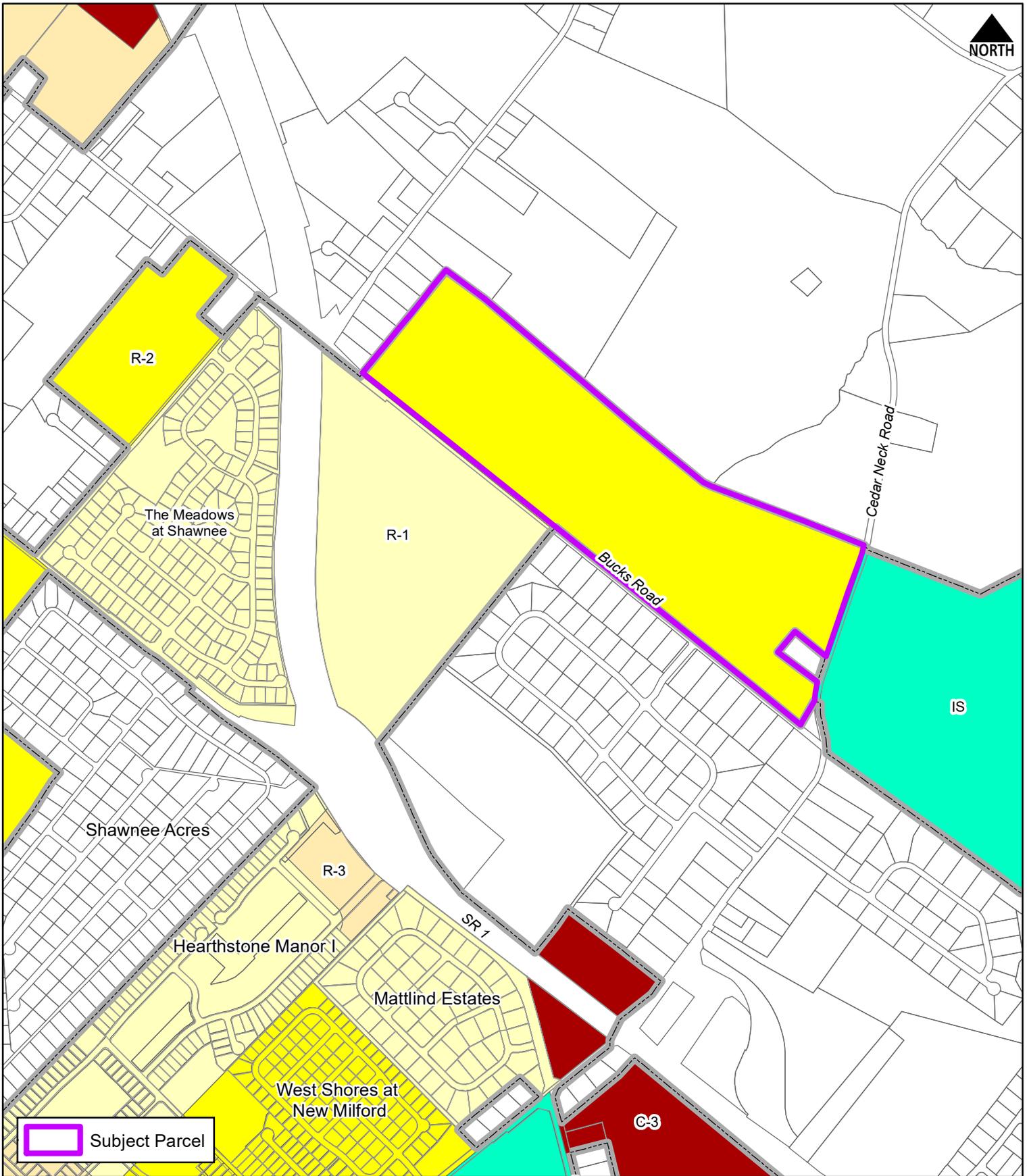
Based on the information presented, the City of Milford Code and the Comprehensive Plan, staff submits the following regarding the request for a Final Major Subdivision approval:

- The final major subdivision plans are consistent with Chapter 230 Zoning and Chapter 200 Subdivision of Land.
- The construction plans have been reviewed by the City Engineer for compliance with the City's Construction Standards and Specifications. The remaining comments dated February 23, 2024 shall be addressed before construction can commence. The off-site construction plans for the sewer pump station and associated force main will need to obtain final approval from the City Engineer prior to scheduling a preconstruction meeting.
- It should be noted that the amenity are will require a separate site plan submission as acknowledged in the preliminary major subdivision review.

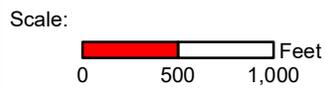
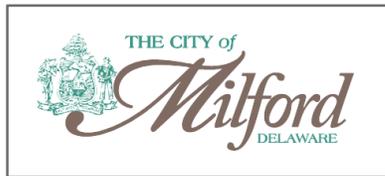
III. AGENCY & DEPARTMENT COMMENTS:

- **DelDOT Planning, Development Coordination**
See attached "Letter of No Objection to Recordation" dated January 22, 2024.

- **Sussex Conservation District**
See attached approval letter dated February 13, 2024.
- **Delaware State Fire Marshal's Office**
See attached approval letter dated January 26, 2024.
- **City Engineer – Construction Plan Review**
See attached construction plan review comments dated February 23, 2024.



 Subject Parcel

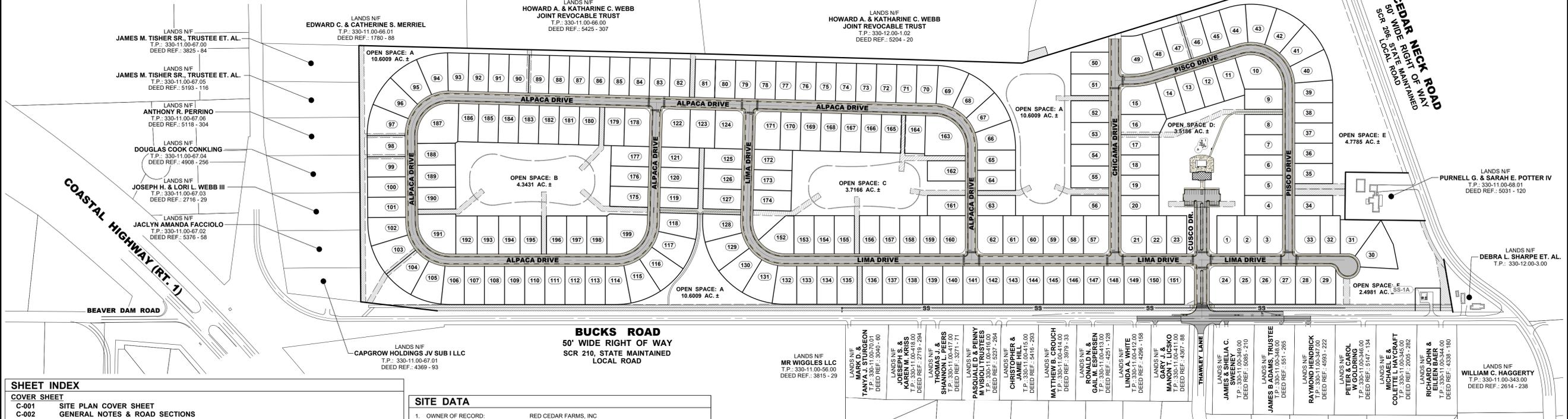
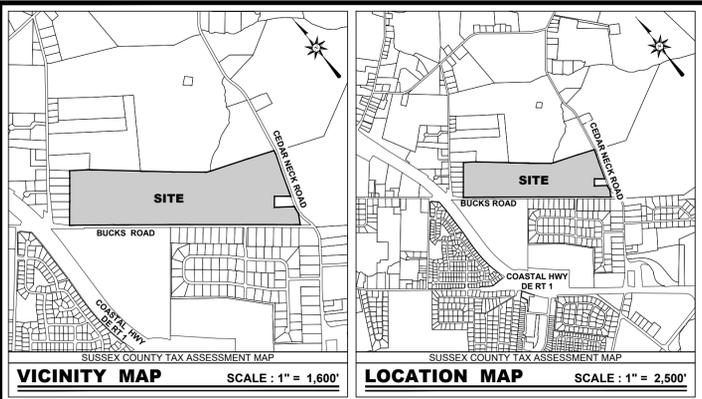


Drawn by: WRP Date: 02/03/22

Title:

Final Major Subdivision
Red Cedar Farms
 Location & Zoning Map

Filepath: PreliminaryMajor_RedCedarFarms.mxd



SHEET INDEX table listing various sheets including Cover Sheet, Subdivision Plat, Site Plans, Utility & Grading Plans, Erosion & Sediment Control Plans, Entrance Plans, and Road/Utility Plans.

SITE DATA table providing project details such as owner (Red Cedar Farms, Inc.), engineer (Becker Morgan Group Inc.), location (6367 Bucks Road), and site area summary.

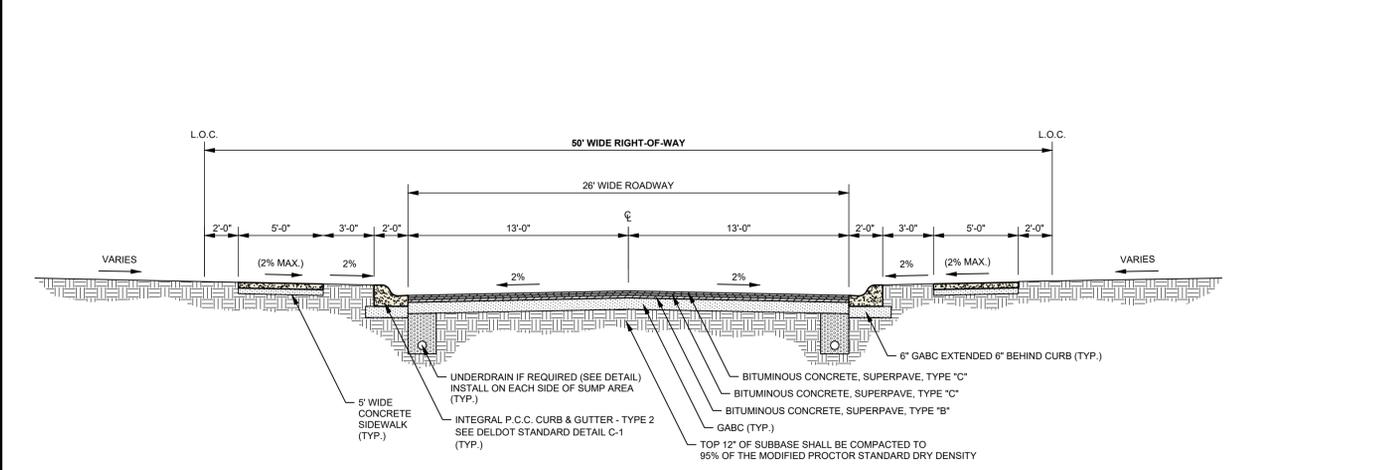
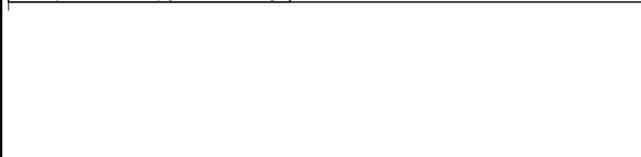
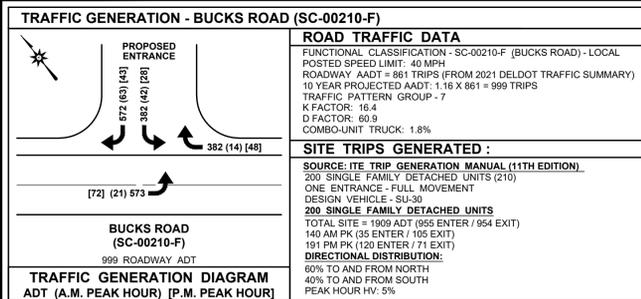
LEGEND table defining symbols for existing and proposed infrastructure like sewer lines, water mains, fire hydrants, and utility poles.

Approval blocks for City of Milford, City Planning Department, City Engineer, and Owners/Engineers Certification.

OPEN SPACE SUMMARY table showing total square feet and acres for Open Spaces A through F.

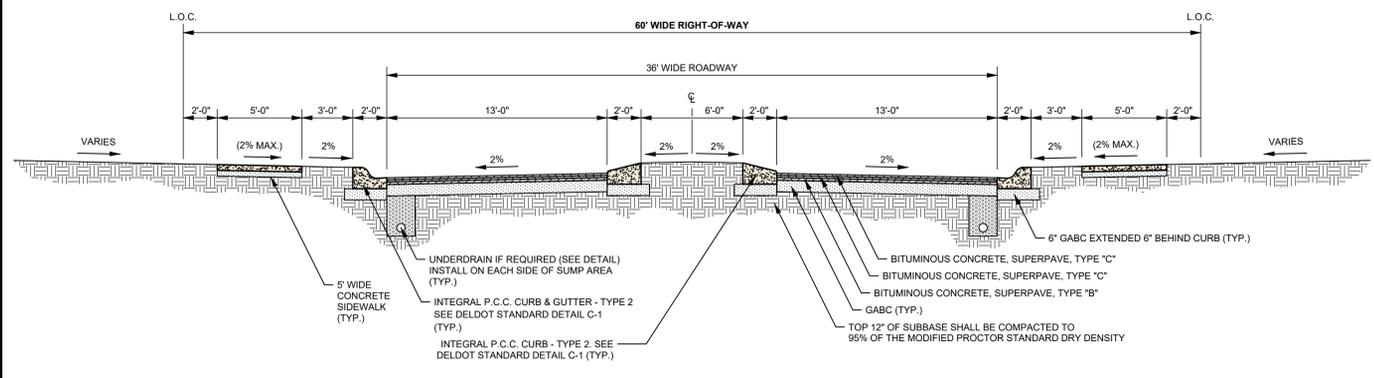
Becker Morgan Group logo, contact information for Architecture, Engineering, and Surveying in Delaware, Maryland, and North Carolina, and project title 'RED CEDAR FARMS, INC'.

Scale bar (1" = 200'), Issue Block table, and Project Information including Project No. 2021161.00, Date 2023-10-13, and Scale 1" = 200'.



TYPICAL 50' ROW ROADWAY SECTION

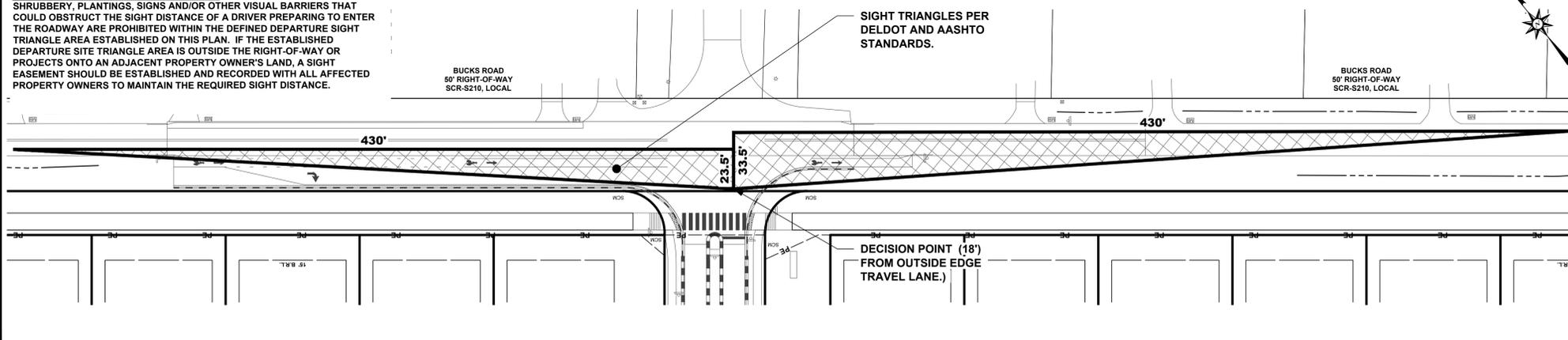
SCALE: 1" = 5'



TYPICAL 60' ROW ROADWAY SECTION

SCALE: 1" = 5'

DELDOT STANDARD SIGHT DISTANCE NOTE:
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.



BUCKS ROAD - SIGHT DISTANCE TRIANGLE

SCALE: 1" = 40'

GENERAL NOTES

1. TOPOGRAPHIC AND BOUNDARY RETRACEMENT SURVEY WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE, IN AUGUST OF 2021.
2. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR BY REGULATION OF ANY PUBLIC AGENCY.
4. PARCEL IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, BASED ON FEMA FIRM MAP 10005C0044K, EFFECTIVE DATE MARCH 16, 2015.
5. THIS PROPERTY DOES NOT LIE WITHIN A SOURCE WATER PROTECTION AREA.
6. BECKER MORGAN GROUP CERTIFIES THAT THERE ARE NO FRESH WATER WETLANDS LOCATED IN THE IMPROVED AREA.
7. THE 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 HISHER 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 OF DELMARVA SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
8. 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.
9. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACK FILLING TRENCHES.
10. 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.
11. 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.
12. 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.
13. 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 FITS, CLEANOUTS, AND AIR RELEASE VALVES.
14. PRIOR TO ISOLATION AND CUT-IN PROCEDURES, CONTRACTOR SHALL EXCAVATE, LOCATE, AND OBSERVE FUNCTION OF ALL EXISTING VALVES TO ASSIST IN THE SYSTEM ISOLATION.
15. SHOP DRAWINGS FOR ANY ITEM(S) WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION OF THE ITEM(S).
16. ALL SANITARY SEWER MAINS AND FORCEMANS 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.
17. THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND FORCEMANS 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 FORCEMANS 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.
18. 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 ENGAGING THE PIPE IN CONCRETE.
19. ALL ROADWAYS ARE TO BE SWEEPED FREE OF SEDIMENT ON A DAILY BASIS.
20. 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, CURBS, 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. THE COST SHALL BE INCLUDED IN THE COST OF ITEMS BID.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER WILL OCCUR AT DRIVEWAYS.
22. ALL FIRE LANES, FIRE HYDRANTS, EXITS, AND STANDPIPES WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
23. THE STORM DRAINAGE SYSTEM HAS BEEN DESIGNED USING THE CRITERIA OF THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION DEVELOPMENT COORDINATION MANUAL, LATEST EDITION.
24. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY DEBRIS 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.
25. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.
26. 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.
27. A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF DELAWARE SHALL BE RESPONSIBLE FOR PERMANENTLY RE-ESTABLISHING ANY PROPERTY MARKERS OR MONUMENTS DISTURBED DURING CONSTRUCTION. A SURVEY AND METES AND BOUNDS THAT INCLUDES THE RE-ESTABLISHED MARKER(S) OR MONUMENT(S) SHALL BE PRESENTED TO THE PROPERTY OWNER FOR COMPARISON WITH THE ORIGINAL PLAT, FOR VERIFICATION.
28. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF DELAWARE TO PLACE PERMANENT MONUMENTS ON EACH CORNER OF ANY BUILDING LOT AND ALONG THE PROJECT BOUNDARY AND THE RIGHT-OF-WAY AT ALL CORNERS AND TANGENT POINTS PRIOR TO FINAL SETTLEMENT FOR THE PROPERTY.
29. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SHORT TERM (DURING CONSTRUCTION) MAINTENANCE OF THE STORMWATER MANAGEMENT AND STORM SEWER SYSTEMS.
30. RED CEDAR FARMS, INC. WILL BE RESPONSIBLE FOR THE LONG TERM (AFTER FINAL ACCEPTANCE BY THE CITY) MAINTENANCE OF THE STORMWATER MANAGEMENT AND STORM SEWER SYSTEMS.
31. 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, 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.
32. 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.
33. PRELIMINARY APPROVAL FROM PLANNING COMMISSION SHALL BE VOID TWENTY-FOUR (24) MONTHS, UNLESS AN EXTENSION IS REQUESTED BY THE OWNER AND APPROVED, FOR GOOD CAUSE, BY THE PLANNING COMMISSION PRIOR TO THE DATE OF EXPIRATION.
34. 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. PRELIMINARY APPROVAL FROM THE CITY SHALL BE VOID IF THE IMPROVEMENTS AS ESTIMATED OR APPROVED BY THE DATE OF PLANNING COMMISSION'S GRANTING OF FINAL APPROVAL. IF CONSTRUCTION OF THE APPROVED IMPROVEMENTS IS NOT SUBSTANTIALLY UNDERTAKEN WITHIN ONE (1) YEAR OF FINAL SITE PLAN APPROVAL, THE SITE PLAN APPROVAL SHALL BE VOID. THE APPLICANT MAY REQUEST A ONE (1) YEAR EXTENSION FROM THE PLANNING COMMISSION FOR GOOD CAUSE.
35. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CITY AND/OR AGENCY CONSTRUCTION PERMIT APPLICATIONS HAVE BEEN COMPLETED, SUBMITTED, AND ALL APPLICABLE FEES HAVE BEEN PAID PRIOR TO COMMENCING CONSTRUCTION. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR AN ANTICIPATED CONSTRUCTION START DATE THAT IS NOT MET DUE TO THE APPLICANT OR HISHER CONTRACTOR NOT HAVING MET THE CONSTRUCTION PERMITTING REQUIREMENTS.
36. AS A CONDITION OF THE APPROVAL OF THE CONSTRUCTION DRAWINGS, AND PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT WILL BE REQUIRED TO ENTER INTO A FORMAL DEVELOPMENT AGREEMENT WITH THE CITY AND TO POST A COMPLETION GUARANTEE 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.
37. A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE AMOUNT OF THE COMPLETION GUARANTY PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS AND RELEASE OF THE COMPLETION GUARANTY. THE MAINTENANCE PERIOD SHALL BE A MINIMUM OF ONE YEAR. AN AGREEMENT REVIEWED AND APPROVED BY THE CITY SOLICITOR SHALL ACCOMPANY THE BOND AND SHALL DESCRIBE THE TERMS OF THE BOND.
38. UPON COMPLETION AND PRIOR TO THE RELEASE OF THE 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 PLAN INFORMATION SHALL INCLUDE SURVEYED AS-BUILT ELEVATIONS AND HORIZONTAL LOCATIONS OF ALL PROPERTY MONUMENTS, SEWER MANHOLE RIMS, PIPE SIZES & INVERTS, PUMP STATIONS, FORCE MAINS (INVERTS EVERY 50 FEET), CLEANOUTS, AIR RELEASE VALVES, AND GREASE TRAPS, ALL WATER VALVES, HYDRANTS, VAULTS, METER PITS, AND CURB STOPS; ALL STORM SEWER CATCH BASINS, MANHOLE RIMS, PIPE SIZES & INVERTS, AND ANY OTHER ITEM WHICH WILL BE TAKEN OVER BY THE TOWN. 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, SEALED AND SIGNED BY THE OWNER'S ENGINEER. A CD SHALL ALSO 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.
39. THE CONTRACTOR SHALL NOTIFY THE CITY OF MILFORD A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING. THE SITE CONTRACTOR AND THE OWNER, OR HISHER REPRESENTATIVE SHALL BE ATTENDING. CITY ENGINEER, CITY SOLICITOR, AND CITY MANAGER SHALL BE INVITED.
40. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
41. THE CITY OF MILFORD CITY COUNCIL GRANTED A WAIVER FROM CHAPTER 200-8(D)(3) ALLOWING AN INCREASE IN THE MAXIMUM BLOCK WIDTHS WITHIN THE DEVELOPMENT AS FOLLOWS: 595 FEET FOR BLOCK 'A', 599 FEET FOR BLOCK 'B' AND 640 FEET FOR BLOCK 'C'. THIS WAS RECORDED ON OCT. 24, 2022 WITH PRELIMINARY MAJOR SUBDIVISION APPROVAL.
42. HYDRIC SOILS ARE NOT INDICATED AS BEING PRESENT ACCORDING TO THE SUSSEX COUNTY SOIL SURVEY. SOILS BEEN INSPECTED BY GTA, A LICENSED WETLANDS SCIENTIST.

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING
Delaware

309 South Governors Avenue
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
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Maryland

312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina

3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE

MISPILLION RIVER &
RED CEDAR HUNDRED

GENERAL NOTES & ROAD SECTIONS

SHEET TITLE

ISSUE	BLOCK	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW	
3.	01/15/24	REVISED PER AGENCY REVIEW	
2.	12/22/23	REVISED PER AGENCY REVIEW	
1.	11/17/23	REVISED PER AGENCY REVIEW	

MARK DATE DESCRIPTION

LAYER/STATE COLOR

PROJECT NO.: 2021161.00

DATE: 2023-10-13

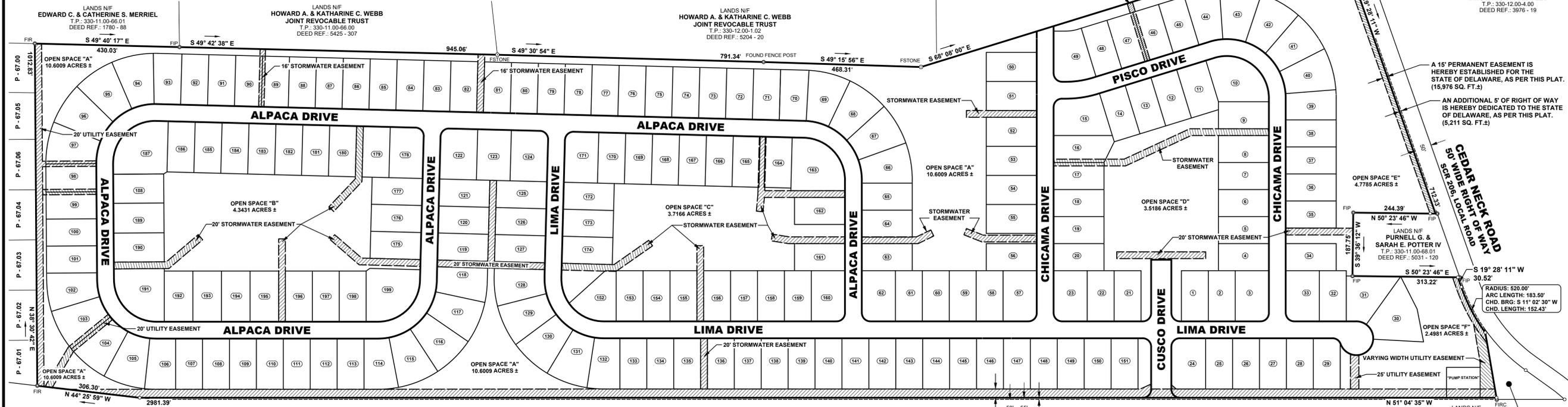
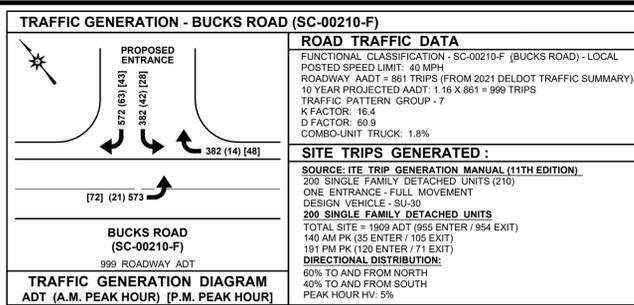
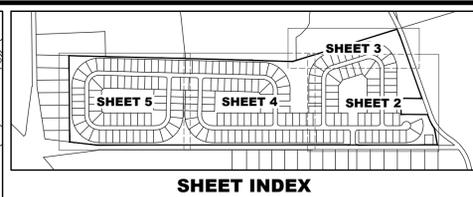
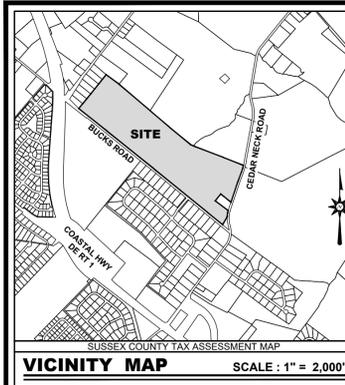
SCALE: AS SHOWN

DRAWN BY: S.L.G. PROJ. MGR.: J.S.F.

SHEET

C-002

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SURVEY LEGEND		
ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	□ FCM	■ SCM
IRON PIPE	⊕ FIP	⊕ SIP
IRON PIPE W/ CAP	⊕ FIPC	⊕ SIPC
IRON ROD	⊕ FIR	⊕ SIR
IRON ROD W/ CAP	⊕ FIRC	⊕ SIRC
DRILL HOLE	⊕ FDH	⊕ SDH
STONE	⊕ FSTONE	⊕ SSTONE
PK NAIL	⊕ FPK	⊕ SPK

PARCEL OWNER TABLE		
TAX PARCEL	LANDS NOW OR FORMERLY OF	DEED REFERENCE
330-11.00-56.00	MR WIGGLES LLC	3815 - 29
330-11.00-67.00	JAMES M. TISHER SR., TRUSTEE ET. AL.	3825 - 84
330-11.00-67.01	CAPGROW HOLDINGS JV SUB I LLC	4369 - 93
330-11.00-67.02	JACLYN AMANRA FACCIOLLO	5376 - 58
330-11.00-67.03	JOSEPH H. & LORI L. WEBB III	2716 - 29
330-11.00-67.04	DOUGLAS COOK CONKLING	4908 - 256
330-11.00-67.05	JAMES M. TISHER SR., TRUSTEE ET. AL.	5193 - 116
330-11.00-67.06	ANTHONY R. PERRINO	5118 - 304
330-11.00-70.01	MARK D. & TANYA J. STURGEON	3040 - 60
330-11.00-343.00	WILLIAM C. HAGGERTY	2614 - 238
330-11.00-344.00	RICHARD JOHN & EILEEN BAER	4338 - 180
330-11.00-345.00	MICHAEL E. & COLETTE L. HAYCRAFT	2005 - 282
330-11.00-346.00	PETER & CAROL W. GOLDRING	5147 - 134
330-11.00-347.00	RAYMOND HENDRICK	4593 - 222
330-11.00-348.00	JAMES B. ADAMS, TRUSTEE	551 - 265
330-11.00-349.00	JAMES & SHEILA C. SWEENEY	5055 - 210
330-11.00-411.00	GARY J. & MANON T. LICSKO	4238 - 88
330-11.00-412.00	LINDA A. WHITE	4296 - 158
330-11.00-413.00	RONALD N. & GAIL M. ESPERSEN	4251 - 128
330-11.00-414.00	MATTHEW B. CROUCH	3979 - 33
330-11.00-415.00	CHRISTOPHER & JAIME HILL	5416 - 293
330-11.00-416.00	PASQUALE D. & PENNY M. VISIOLI, TRUSTEES	5237 - 264
330-11.00-417.00	THOMAS J. & SHANNON L. PEERS	3271 - 71
330-11.00-418.00	JOSEPH S. & KAREN M. KRISS	2719 - 294

SITE DATA	
1. OWNER OF RECORD:	RED CEDAR FARMS, INC. 2160 NW 65TH TERRACE MARGATE, FLORIDA 33063
2. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302-734-7950
3. PROPERTY LOCATION:	6367 BUCKS ROAD LATITUDE N 38° 54' 10.70" GR580 - NAD83 LONGITUDE W 075° 23' 18.90" GR580 - NAD83
4. TAX PARCEL NUMBER:	330-11.00-68.00
5. DEED REFERENCE:	3497 - 199
6. SITE AREA SUMMARY:	101.4166 ACRES ± LOTS: 59 2786 ACRES ± OPEN SPACE: + 29 6588 ACRES ± ROW - MILFORD: + 12.1018 ACRES ± ROW - DELDOT: + 25.283 SQ. FT. / 0.5804 ACRES ± 101.4166 ACRES ±
7. ZONING CLASSIFICATION:	PRESENT: R-2 RESIDENTIAL DISTRICT PROPOSED: R-2 RESIDENTIAL DISTRICT
8. PRESENT USE:	RESIDENTIAL / AGRICULTURE
9. PROPOSED USE:	RESIDENTIAL
10. ROAD CLASSIFICATION:	BUCKS ROAD - LOCAL ROAD (40 MPH) CEDAR NECK ROAD - LOCAL ROAD (50 MPH)
11. SURVEY DATUM:	NGS MONUMENTS VERTICAL: NAVD 88 - GPS S6a HORIZONTAL: NAD 83 (2011) - DEMI 11 FOUND / 17 SET
12. MONUMENTATION:	LINEAR: US SURVEY FOOT ANGULAR: DEGREES MINUTES SECONDS (DMS) COORDINATE: GROUND
13. SURVEY UNIT:	EXISTING: 1 PROPOSED: 199
14. TOTAL NUMBER OF LOTS:	

15. MIN. LOT AREA:	REQUIRED: 8,000 SFT (INTERIOR LOT) PROPOSED: 12,000 SFT (INTERIOR LOT) 13,000 SFT (CORNER LOT)
16. MIN. LOT DIMENSIONS:	REQUIRED: WIDTH: 80' LENGTH: N/A WIDTH: 80' PROPOSED: LENGTH: 150'
17. SETBACKS:	R-2 RESIDENTIAL DISTRICT: FRONT: 30' SIDE: 8' REAR: 15' PERMITTED: 35'
18. BUILDING HEIGHT:	MIN. REQUIRED: 25% PROVIDED: 29.4558 AC ± / 88.7344 AC ± = 33.2%
19. OPEN SPACE:	MAX ALLOWABLE: 40% MAX PROPOSED: 59.2786 AC ± x 0.40 = 23.7114 AC ±
20. LOT COVERAGE:	REQUIRED: 2.5 SPACES PER DWELLING UNIT PROPOSED: 80' WIDTH LOT - 20' WIDE DRIVEWAY = 67 FOR PARKING / 120' PARKING SPACE = 3 PARKING SPACES / DWELLING UNIT
21. PARKING:	SEWER: CITY OF MILFORD WATER: CITY OF MILFORD GAS: CHEESAPEAKE UTILITIES SINGLE FAMILY DWELLING = 1 EDU TOTAL: 199 SINGLE FAMILY * 1 = 199 EDUs SINGLE FAMILY DWELLING - 199 DWELLING UNITS MAX ALLOWED: 8 DU PER ACRE PROPOSED: 199 DU / 101.41 AC = 1.96 PER ACRE PARCEL IS LOCATED WITHIN THE MILFORD TRANSPORTATION IMPROVEMENT DISTRICTS INVESTMENT LEVEL II
22. UTILITY PROVIDERS:	
23. TOTAL EDUs:	
24. DWELLING UNIT TOTAL:	
25. MAX DWELLING PER ACRE:	
26. DELDOT TID:	
27. INVESTMENT LEVEL AREA:	

BUCKS ROAD 50' WIDE RIGHT OF WAY SCR 210, LOCAL ROAD		VARYING WIDTH PERMANENT EASEMENT HEREBY ESTABLISHED FOR THE STATE OF DELAWARE, AS PER THIS PLAT. (2,4568 AC. ±)		AN ADDITIONAL 5' OF RIGHT OF WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE, AS PER THIS PLAT. (20,072 SQ. FT. ±)	
P - 56.00	P - 70.01	P - 418.00	P - 417.00	P - 413.00	P - 412.00
P - 349.00	P - 348.00	P - 347.00	P - 346.00	P - 345.00	P - 344.00
P - 343.00					

CITY OF MILFORD APPROVAL	
CITY MANAGER: MARK WHITFIELD	DATE
OWNERS CERTIFICATION	
WE, RED CEDAR FARMS, INC., HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.	
SIGNATURE	DATE
SURVEYOR CERTIFICATION	
I, JEFFREY C. DODD, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.	
JEFFREY C. DODD	P.L.S. NO. 782
SIGNATURE	DATE

DELDOT RECORD PLAN GENERAL NOTES:		DELDOT ISSUED 03/21/19	
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. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.			
3. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.			
4. PARCEL IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOODING HAZARD, BASED ON FEMA FIRM MAP 1000SC0044K, EFFECTIVE DATE MARCH 16, 2015.			
5. 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.			
6. 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.			
7. 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.			
8. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.			
9. SB RED CEDAR FARM, LLC ("DEVELOPER"), ISAOA, WILL BE PARTICIPATING IN THE SOUTHEAST MILFORD TID. THE INFRASTRUCTURE RECOUPMENT AGREEMENT ("IRA") SHALL BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR SUSSEX COUNTY. NO ENTRANCE OR CONSTRUCTION PERMIT(S) SHALL BE ISSUED BY DELDOT PRIOR TO EXECUTION AND RECORDATION OF THE IRA.			

LEGEND	
CONCRETE CURB & GUTTER	SANITARY GRAVITY SEWER LINE (S)
CONCRETE SIDEWALK, SLAB / PAVING	SIZE & FLOW DIRECTION
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT	SANITARY SEWER FORCE MAIN (F.M.)
INDIVIDUAL TREE OR BUSH	SIZE & FLOW DIRECTION
WIRE FENCE	SANITARY SEWER MANHOLE (S.S.M.H.)
CHAINLINK FENCE	SANITARY SEWER CLEANOUT (C.O.)
STOCKADE FENCE	WATER MAIN & SIZE
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	FIRE HYDRANT (F.H.)
DRAINAGE DITCH OR SWALE	WATER VALVE (W.V.) OR METER (W.M.)
WETLAND BOUNDARY LINE	STORM DRAIN MANHOLE (S.D.M.H.)
CONTOUR	STORM DRAIN LINE (CMP, RCP, HDPE)
ELEVATION SPOT SHOT	CATCH BASIN (C.B.)
BENCH MARK	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.))
PROPERTY OR RIGHT-OF-WAY LINE	UNDERGROUND ELECTRIC (U.E.)
CENTERLINE	UNDERGROUND TELEPHONE (U.T.)
LIGHT POLE	UNDERGROUND GAS MAIN (G)

BECKER MORGAN GROUP

ARCHITECTURE ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE

MISPILLION RIVER & RED CEDAR HUNDRED

SHEET TITLE

MAJOR SUBDIVISION PLAN

SCALE: 1" = 150'

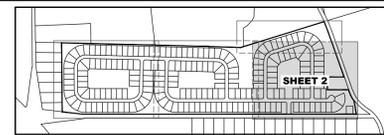
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MARK	DATE	DESCRIPTION

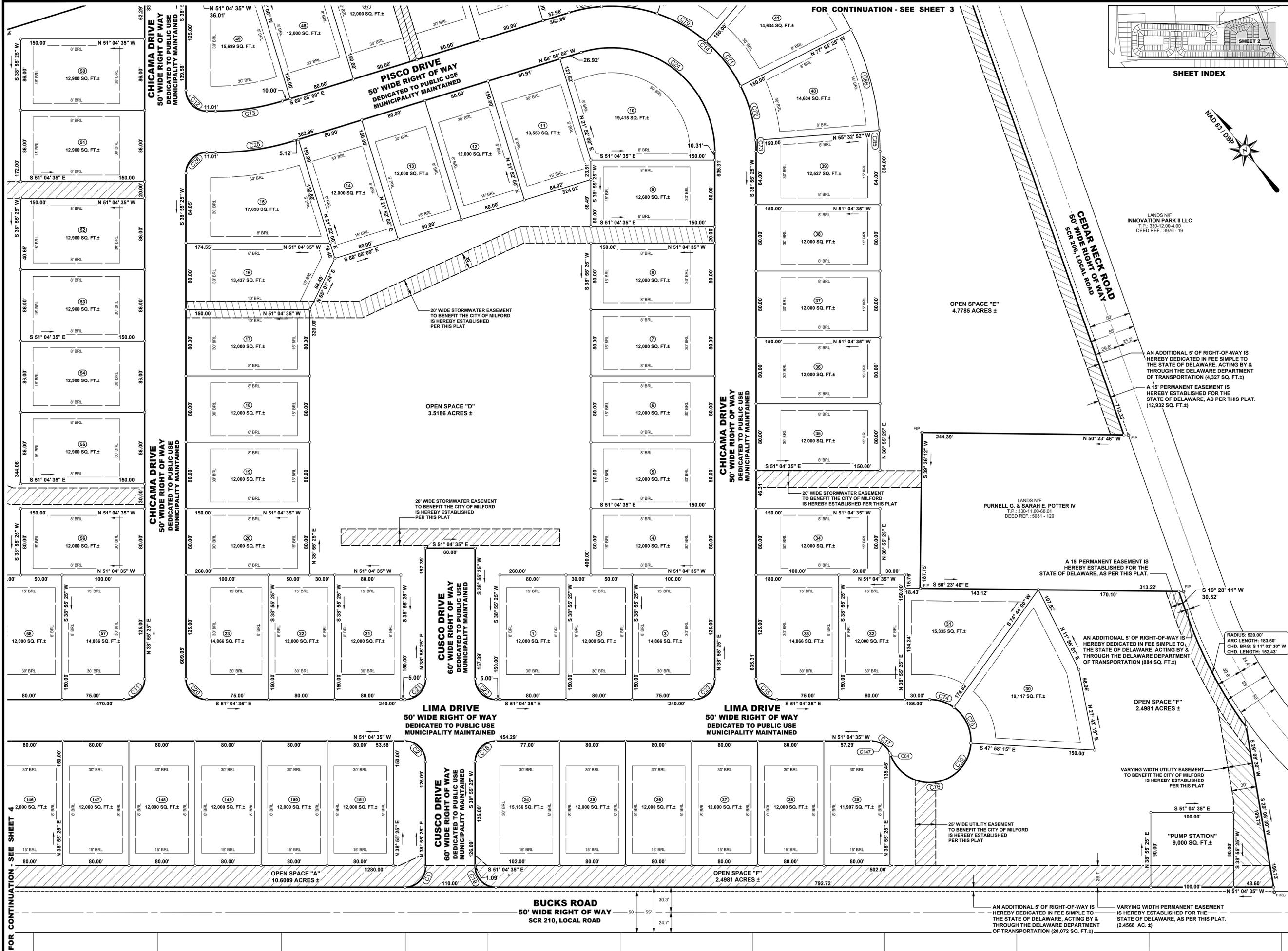
PROJECT NO.: 2021161.00
DATE: 2024-01-25
SCALE: 1" = 150'
DRAWN BY: J.H.K. / PROJ. MGR.: J.C.D.

1 OF 5

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SHEET INDEX



PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE

MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE

MAJOR SUBDIVISION PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE SHEET 2		

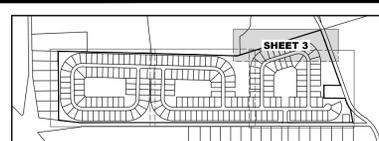
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DATE: 2024-01-25

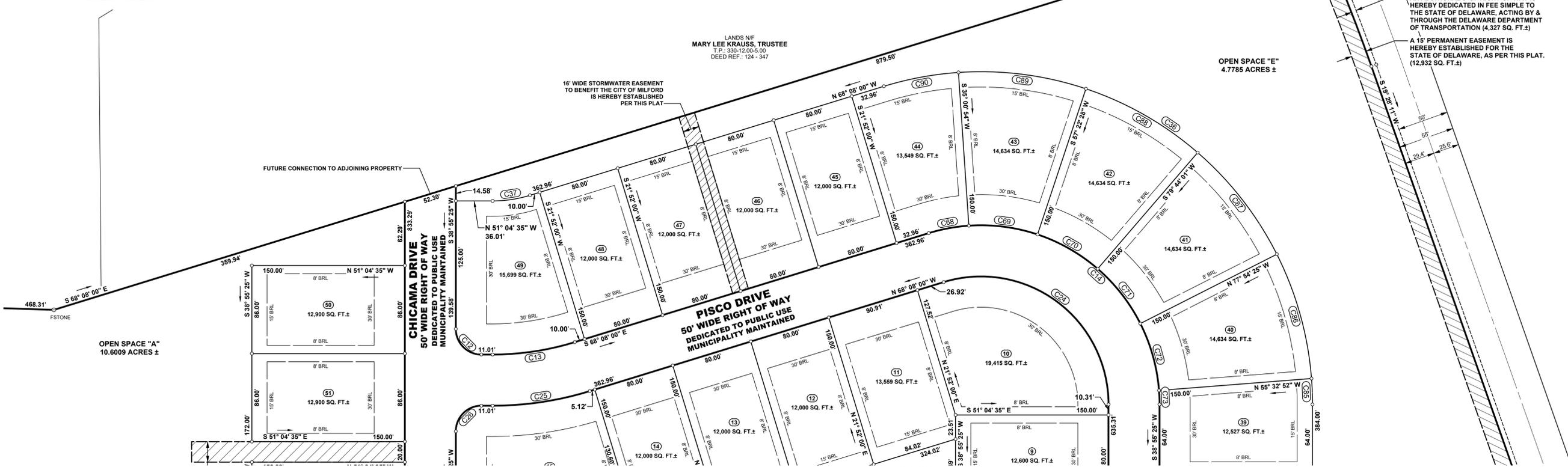
SCALE: 1" = 50'

DRAWN BY: J.H.K. PROJ. MGR.: J.C.D.

SHEET



SHEET INDEX



LANDS N/F
INNOVATION PARK II LLC
T.P.: 330-12.00-4.00
DEED REF.: 3976 - 19

RADIUS: 1726.00'
ARC LENGTH: 152.21'
CHD. BRG.: S 16° 56' 04" W
CHD. LENGTH: 162.16'

AN ADDITIONAL 5' OF RIGHT-OF-WAY IS HEREBY DEDICATED IN FEE SIMPLE TO THE STATE OF DELAWARE, ACTING BY & THROUGH THE DELAWARE DEPARTMENT OF TRANSPORTATION (4,327 SQ. FT.)

A 15' PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE, AS PER THIS PLAT. (12,932 SQ. FT.)

OPEN SPACE "E"
4.7785 ACRES ±

LANDS N/F
MARY LEE KRAUSS, TRUSTEE
T.P.: 330-12.00-5.00
DEED REF.: 124 - 347

FUTURE CONNECTION TO ADJOINING PROPERTY

CHICAMA DRIVE
50' WIDE RIGHT OF WAY
DEDICATED TO PUBLIC USE
MUNICIPALITY MAINTAINED

PISCO DRIVE
50' WIDE RIGHT OF WAY
DEDICATED TO PUBLIC USE
MUNICIPALITY MAINTAINED

FOR CONTINUATION - SEE SHEET 2

CURVE	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C1	25.00'	39.27'	N83° 55' 25"E	35.36'
C2	25.00'	39.27'	N06° 04' 35"W	35.36'
C3	175.00'	279.42'	S05° 20' 07"E	250.67'
C4	25.00'	39.27'	N04° 35' 39"W	35.36'
C5	25.00'	39.27'	S85° 24' 21"W	35.36'
C6	175.00'	270.36'	N84° 39' 53"E	244.27'
C7	175.00'	273.63'	S06° 16' 57"E	246.60'
C8	175.00'	280.35'	S84° 24' 22"W	251.32'
C9	175.00'	268.99'	N05° 06' 41"W	243.28'
C10	25.00'	39.27'	S06° 04' 35"E	35.36'
C11	25.00'	39.27'	N83° 55' 25"E	35.36'
C12	25.00'	39.27'	S06° 04' 35"E	35.36'
C13	275.00'	81.87'	S59° 36' 18"E	81.56'
C14	175.00'	326.99'	N14° 36' 18"W	281.45'
C15	25.00'	39.27'	S06° 04' 35"E	35.36'
C16	50.00'	218.63'	N74° 11' 16"E	81.65'
C17	25.00'	30.77'	N15° 48' 44"W	28.87'
C18	25.00'	39.27'	S83° 55' 25"W	35.36'
C19	25.00'	39.27'	S06° 04' 35"E	35.36'
C20	25.00'	39.27'	S06° 04' 35"E	35.36'

CURVE	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C21	25.00'	39.27'	N83° 55' 25"E	35.36'
C22	25.00'	39.27'	S06° 04' 35"E	35.36'
C23	25.00'	39.27'	N83° 55' 25"E	35.36'
C24	125.00'	233.56'	N14° 36' 18"W	201.04'
C25	325.00'	96.75'	N59° 36' 18"W	96.39'
C26	25.00'	39.27'	S83° 55' 25"W	35.36'
C27	25.00'	39.27'	N83° 55' 25"E	35.36'
C28	125.00'	191.96'	N05° 04' 13"W	173.65'
C29	25.00'	39.27'	S85° 24' 21"W	35.36'
C30	125.00'	199.58'	S05° 20' 07"E	179.05'
C31	25.00'	39.27'	N04° 35' 39"W	35.36'
C32	125.00'	193.12'	N84° 39' 53"E	174.48'
C33	125.00'	195.45'	S06° 16' 57"E	176.14'
C34	125.00'	200.48'	S84° 27' 32"W	179.67'
C36	325.00'	607.26'	N14° 36' 18"W	522.70'
C37	125.00'	37.21'	N59° 36' 18"W	37.07'
C38	325.00'	500.24'	N05° 10' 15"W	452.30'
C39	325.00'	520.81'	S84° 25' 12"W	466.85'
C40	325.00'	508.17'	S06° 16' 57"E	457.96'
C41	325.00'	502.10'	N84° 39' 53"E	453.64'

CURVE	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C42	325.00'	518.92'	S05° 20' 07"E	465.53'
C43	175.00'	26.48'	N46° 44' 32"W	26.45'
C44	175.00'	68.29'	N31° 13' 42"W	67.86'
C45	175.00'	68.29'	N08° 52' 08"W	67.86'
C46	175.00'	68.29'	N13° 29' 25"E	67.86'
C47	175.00'	48.06'	N32° 32' 16"E	47.91'
C48	175.00'	32.33'	N45° 41' 55"E	32.29'
C49	175.00'	68.29'	S62° 10' 15"W	67.86'
C50	175.00'	68.29'	S84° 31' 49"W	67.86'
C51	175.00'	68.29'	N73° 06' 37"W	67.86'
C52	175.00'	33.15'	N56° 30' 13"W	33.10'
C53	175.00'	18.35'	S48° 04' 20"E	18.34'
C54	175.00'	68.29'	S33° 53' 18"E	67.86'
C55	175.00'	68.29'	S11° 31' 44"E	67.86'
C56	175.00'	68.29'	S10° 49' 49"W	67.86'
C57	175.00'	50.40'	S30° 15' 39"W	50.23'
C58	175.00'	68.29'	N49° 41' 29"E	67.86'
C59	175.00'	68.29'	N72° 03' 03"E	67.86'
C60	175.00'	68.29'	S85° 35' 24"E	67.86'
C61	175.00'	68.29'	S63° 13' 50"E	67.86'

RECORD PLAN NOTES

- 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.
- HYDRIC SOILS ARE NOT INDICATED AS BEING PRESENT ACCORDING TO THE SUSSEX COUNTY SOIL SURVEY. SOILS BEING INSPECTED BY GTA, A LICENSED WETLANDS SCIENTIST.
- THE APPLICANT IS RESPONSIBLE FOR ENSURING 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.
- AS A CONDITION OF THE APPROVAL OF THE CONSTRUCTION DRAWINGS, AND PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT, THE APPLICANT SHALL POST A COMPLETION GUARANTY IN THE AMOUNT OF 125% OF THE COST OF INSTALLATION FOR THE CONSTRUCTION OF RECREATIONAL AND OPEN SPACE AMENITIES, INCLUDING BUT NOT LIMITED TO COMMUNITY BUILDINGS, PLAYGROUNDS, WALKING PATHS, LANDSCAPING AND LANDSCAPE SCREENING. THE GUARANTY SHALL BE IN THE FORM OF A BOND OR FUNDS DEPOSITED IN AN ESCROW ACCOUNT.
- A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE CONSTRUCTION VALUE FOR ANY COMPLETED WORK SHALL BE PROVIDED IN ORDER TO OBTAIN CERTIFICATES OF OCCUPANCY AND 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.
- 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 NAVD83 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.
- 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.



CURVE	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C62	175.00'	7.18'	S50° 52' 31"E	7.18'
C63	175.00'	3.84'	S48° 31' 04"E	3.84'
C64	175.00'	68.29'	S36° 42' 35"E	67.86'
C65	175.00'	68.29'	S14° 21' 01"E	67.86'
C66	175.00'	68.29'	S08° 00' 32"W	67.86'
C67	175.00'	60.28'	N29° 03' 22"E	59.98'
C68	175.00'	40.16'	S61° 33' 33"E	40.07'
C69	175.00'	68.29'	S43° 48' 19"E	67.86'
C70	175.00'	68.29'	S21° 26' 46"E	67.86'
C71	175.00'	68.29'	S00° 54' 48"W	67.86'
C72	175.00'	68.29'	S23° 16' 22"W	67.86'
C73	175.00'	13.66'	S36° 41' 17"W	13.65'
C74	50.00'	31.25'	N33° 10' 18"W	30.74'
C75	50.00'	50.00'	N13° 22' 53"E	47.94'
C76	50.00'	137.38'	N59° 15' 33"W	98.07'
C81	125.00'	79.77'	S22° 07' 26"W	78.42'
C82	125.00'	119.81'	S23° 37' 02"E	115.28'
C84	25.00'	2.29'	N16° 49' 56"E	2.29'
C85	325.00'	25.36'	N36° 41' 17"E	25.36'
C86	325.00'	126.83'	N23° 16' 22"E	126.03'

CURVE	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C87	325.00'	126.83'	N00° 54' 48"E	126.03'
C88	325.00'	126.83'	N21° 26' 46"W	126.03'
C89	325.00'	126.83'	N43° 48' 19"W	126.03'
C90	325.00'	74.58'	N61° 33' 33"W	74.42'
C91	325.00'	111.94'	N29° 03' 22"E	111.39'
C92	325.00'	126.83'	N08° 00' 32"E	126.03'
C93	325.00'	126.83'	N14° 21' 01"W	126.03'
C94	325.00'	126.83'	N36° 42' 35"W	126.03'
C95	325.00'	7.81'	N48° 34' 39"W	7.81'
C96	325.00'	13.50'	N50° 51' 40"W	13.50'
C97	325.00'	126.83'	N63° 13' 50"W	126.03'
C98	325.00'	126.83'	N85° 35' 24"W	126.03'
C99	325.00'	126.83'	S72° 03' 03"W	126.03'
C100	325.00'	126.83'	S49° 41' 29"W	126.03'
C101	325.00'	93.60'	S30° 15' 39"W	93.28'
C102	325.00'	126.83'	S10° 49' 49"W	126.03'
C103	325.00'	126.83'	S11° 31' 44"E	126.03'
C104	325.00'	126.83'	S33° 53' 18"E	126.03'
C105	325.00'	34.08'	S48° 04' 20"E	34.07'
C106	325.00'	61.57'	S56° 30' 13"E	61.48'

CURVE	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C107	325.00'	126.83'	S73° 06' 37"E	126.03'
C108	325.00'	126.83'	N84° 31' 49"E	126.03'
C109	325.00'	126.83'	N62° 10' 15"E	126.03'
C110	325.00'	60.04'	N45° 41' 55"E	59.96'
C111	325.00'	89.26'	S32° 32' 16"W	88.98'
C112	325.00'	126.83'	S13° 29' 25"W	126.03'
C113	325.00'	126.83'	S08° 52' 08"E	126.03'
C114	325.00'	126.83'	S31° 13' 42"E	126.03'
C115	325.00'	49.17'	S46° 44' 32"E	49.12'
C147	25.00'	28.49'	S18° 25' 55"E	28.97'

BECKER MORGAN GROUP

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ENGINEERING

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309 South Governors Avenue
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North Carolina
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910.341.7600

www.beckermorgan.com

PROJECT TITLE
RED CEDAR FARMS, INC
6367 BUCKS ROAD (SCR-210) CITY OF MILFORD SUSSEX COUNTY, DE
MISPILLION RIVER & RED CEDAR HUNDRED
SHEET TITLE
MAJOR SUBDIVISION PLAN
ISSUE BLOCK
MARK DATE DESCRIPTION
PROJECT NO.: 2021161.00
DATE: 2024-01-25
SCALE: 1" = 50'
DRAWN BY: J.H.K. PROJ. MGR.: J.C.D.
SHEET
3 OF 5
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0 25 50 100

SCALE: 1" = 50'

PROJECT NO.: 2021161.00

DATE: 2024-01-25

SCALE: 1" = 50'

DRAWN BY: J.H.K. | PROJ. MGR.: J.C.D.

SHEET

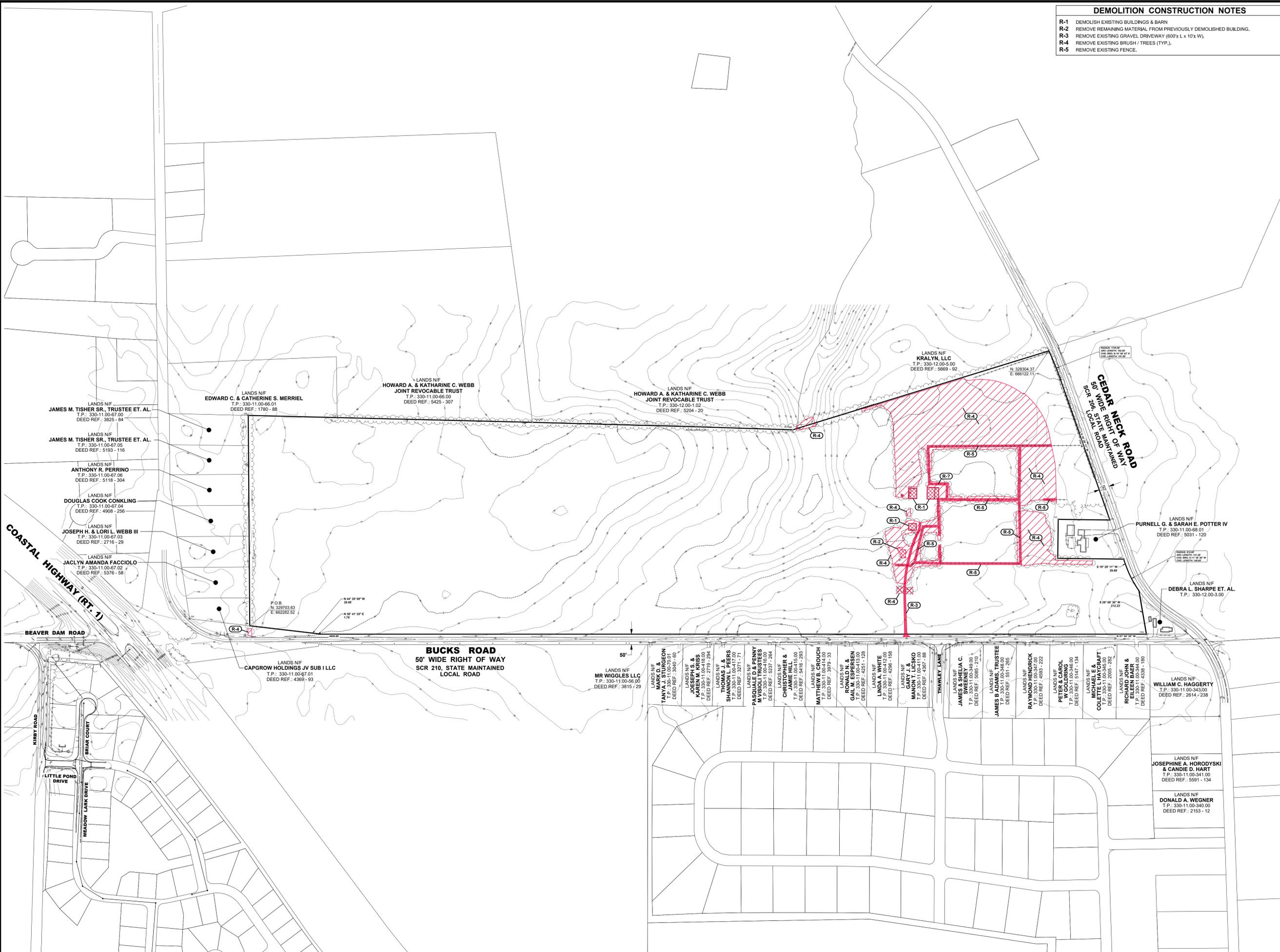
3 OF 5

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DEMOLITION CONSTRUCTION NOTES	
R-1	DEMOLISH EXISTING BUILDINGS & BARN
R-2	REMOVE REMAINING MATERIAL FROM PREVIOUSLY DEMOLISHED BUILDING.
R-3	REMOVE EXISTING GRAVEL DRIVEWAY (600' L x 10' W).
R-4	REMOVE EXISTING BRUSH / TREES (TYP.).
R-5	REMOVE EXISTING FENCE.



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PROJECT TITLE
RED CEDAR FARMS, INC
6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE
MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE
EXISTING CONDITIONS & OVERALL DEMOLITION PLAN

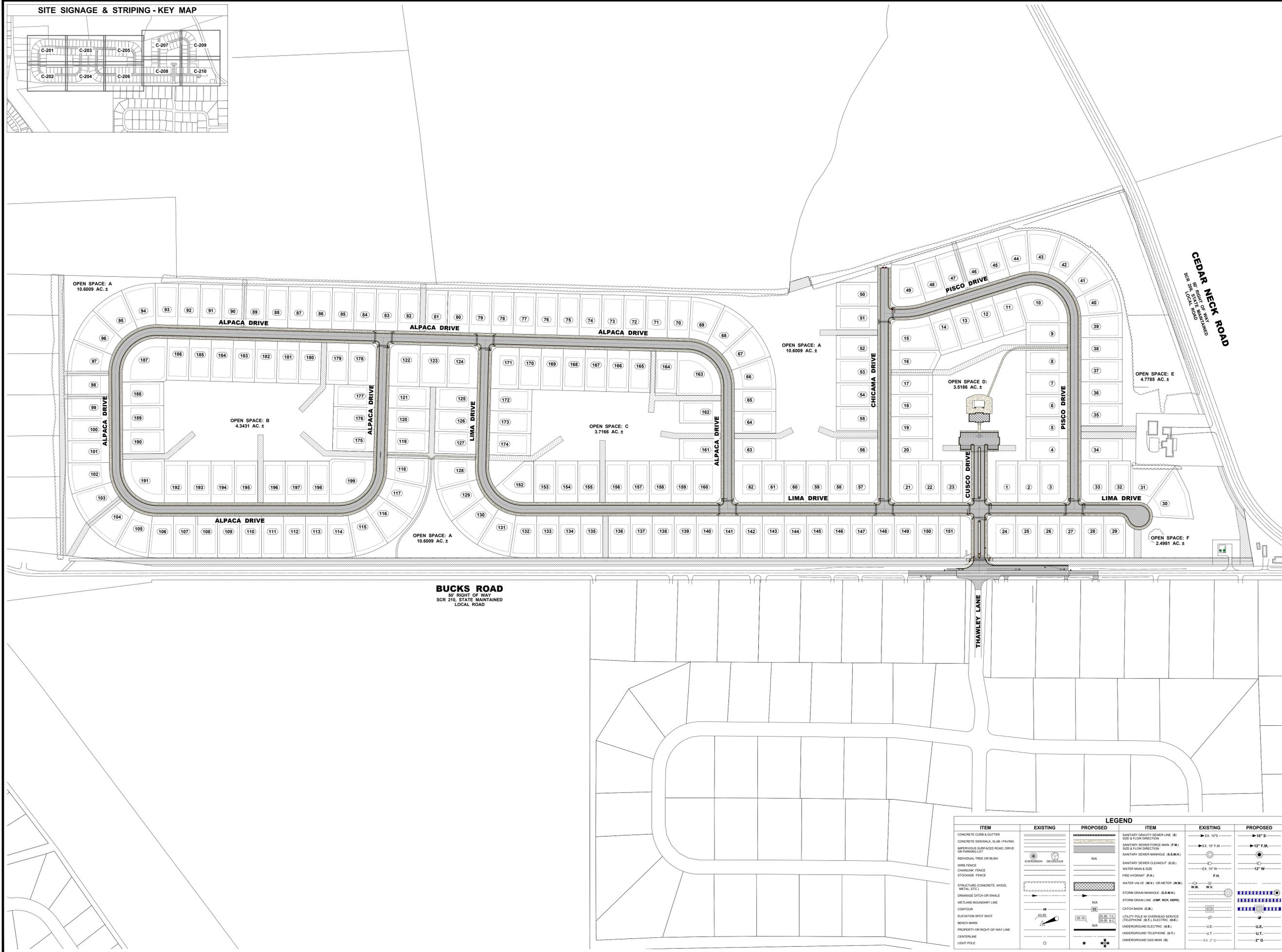
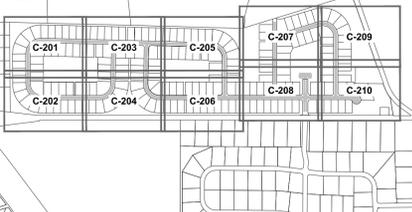


ISSUE	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW
3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW

PROJECT NO.: 2021161.00
DATE: 2023-10-13
SCALE: 1" = 200'
DRAWN BY: S.L.G. / PROJ. MGR.: J.S.F.

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C-101
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SITE SIGNAGE & STRIPING - KEY MAP



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PROJECT TITLE
RED CEDAR FARMS, INC
 6367 BUCKS ROAD (SCR-210)
 CITY OF MILFORD
 SUSSEX COUNTY, DE
 MISPILLION RIVER &
 RED CEDAR HUNDRED

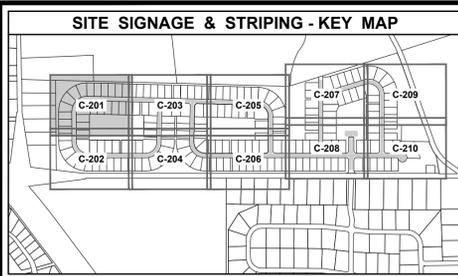
SHEET TITLE
OVERALL SITE SIGNAGE & STRIPING PLAN



MARK	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW
3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW

PROJECT NO.: 2021161.00
 DATE: 2023-10-13
 SCALE: 1" = 150'
 DRAWN BY: S.L.G. / PROJ. MGR.: J.S.F.

ITEM		LEGEND	
EXISTING	PROPOSED	EXISTING	PROPOSED
CONCRETE CURB & GUTTER	CONCRETE SIDEWALK (SLAB) / PAVING	PERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT	INDIVIDUAL TREE OR BUSH
WIRE FENCE	CHAINLINK FENCE	STOCKADE FENCE	STRUCTURE (CONCRETE, WOOD, METAL, ETC.)
DRAINAGE DITCH OR SWALE	WETLAND BOUNDARY LINE	CONTOUR	ELEVATION SPOT SHOT
BENCH MARK	PROPERTY OR RIGHT-OF-WAY LINE	CENTERLINE	LIGHT POLE
SANITARY GRAVITY SEWER LINE (S) SIZE & FLOW DIRECTION	SANITARY SEWER FORCE MAIN (F.M.) SIZE & FLOW DIRECTION	SANITARY SEWER MANHOLE (S.S.M.H.)	SANITARY SEWER CLEANOUT (S.C.O.)
WATER MAIN & SIZE	FIRE HYDRANT (F.H.)	WATER VALVE (W.V.) OR METER (W.M.)	STORM DRAIN MANHOLE (S.D.M.H.)
STORM DRAIN LINE (CMP, RCP, HDPE)	CATCH BASIN (C.B.)	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (T.), ELECTRIC (E.))	UNDERGROUND ELECTRIC (U.E.)
UNDERGROUND TELEPHONE (U.T.)	UNDERGROUND GAS MAIN (G.)		



LANDS N/F
EDWARD C. & CATHERINE S. MERRIEL
 T.P.: 330-11-00-66.01
 DEED REF.: 1780 - 88

LANDS N/F
HOWARD A. & KATHARINE C. WEBB
 JOINT REVOCABLE TRUST
 T.P.: 330-11-00-66.00
 DEED REF.: 5425 - 307

- GENERAL CONSTRUCTION NOTES**
- G-1 INSTALL INTEGRAL P.C.C. CURB AND GUTTER TYPE 2 (TYP.) SEE DELDOT STANDARD "P.C.C. CURBS" DETAIL C-1 (2021).
 - G-2 INSTALL 4" THICK, 5' WIDE CONCRETE SIDEWALK (TYP.). SEE CITY OF MILFORD CONCRETE SIDEWALK DETAIL DS-1.
 - G-3 INSTALL DELDOT TYPE 3 CONCRETE CURB RAMP (12:1 MAXIMUM SLOPE) SEE DELDOT STANDARD DETAIL C-2. CONTRACTOR TO OBTAIN MOST CURRENT DELDOT AND ADA STANDARDS.
 - G-4 INSTALL BITUMINOUS PAVEMENT PER PAVEMENT SECTION DETAILS. SEE SHEET C-901.
 - G-5 PROPOSED DRIVEWAY ENTRANCE (TYP.) SEE DELDOT STANDARD "ENTRANCES" DETAIL C-3.

- STRIPING & SIGNAGE CONSTRUCTION NOTES**
- T-1 PROPOSED 24" WIDE PAINTED STOP BAR.
 - T-2 PROPOSED PAINTED "PIANO KEY" PEDESTRIAN CROSSWALK - 24" WIDE SOLID WHITE LINES WITH 24" SPACING.
 - T-3 INSTALL "STOP" SIGN (R1-1) IN COMBINATION WITH STREET BLADE (D3-1) IN ACCORDANCE WITH LATEST "DE MUTCD". SEE DETAIL SHEET C-901.
 - T-4 INSTALL "SPEED LIMIT" SIGN (R2-1) IN COMBINATION WITH "WATCH CHILDREN" (W21-11-DE) IN ACCORDANCE WITH LATEST "DE MUTCD".
 - T-5 INSTALL "KEEP RIGHT" SIGN (R4-7) IN ACCORDANCE WITH LATEST "DE MUTCD".
 - T-6 INSTALL "FUTURE CONNECTION TO ADJOINING PROPERTY" SIGN IN ACCORDANCE WITH LATEST "DE MUTCD".

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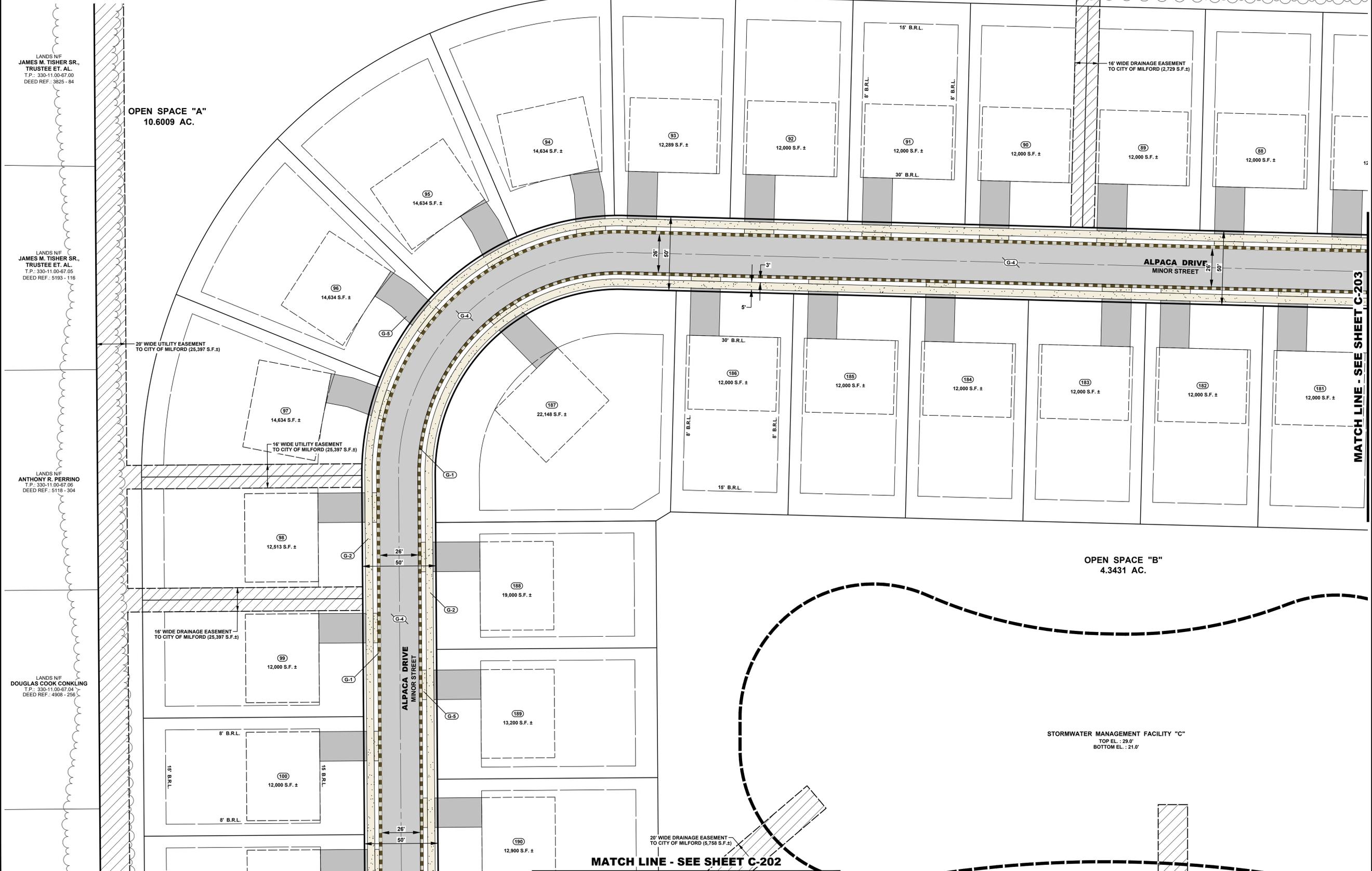
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JAMES M. TISHER SR., TRUSTEE ET. AL.
 T.P.: 330-11-00-67.00
 DEED REF.: 3825 - 84

LANDS N/F
JAMES M. TISHER SR., TRUSTEE ET. AL.
 T.P.: 330-11-00-67.05
 DEED REF.: 5193 - 116

LANDS N/F
ANTHONY R. PERRINO
 T.P.: 330-11-00-67.06
 DEED REF.: 5116 - 304

LANDS N/F
DOUGLAS COOK CONKLING
 T.P.: 330-11-00-67.04
 DEED REF.: 4908 - 256



PROJECT TITLE

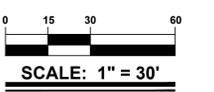
RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
 CITY OF MILFORD
 SUSSEX COUNTY, DE

MISPILLION RIVER &
 RED CEDAR HUNDRED

SHEET TITLE

SITE SIGNAGE & STRIPING PLAN



ISSUE	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW
3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW

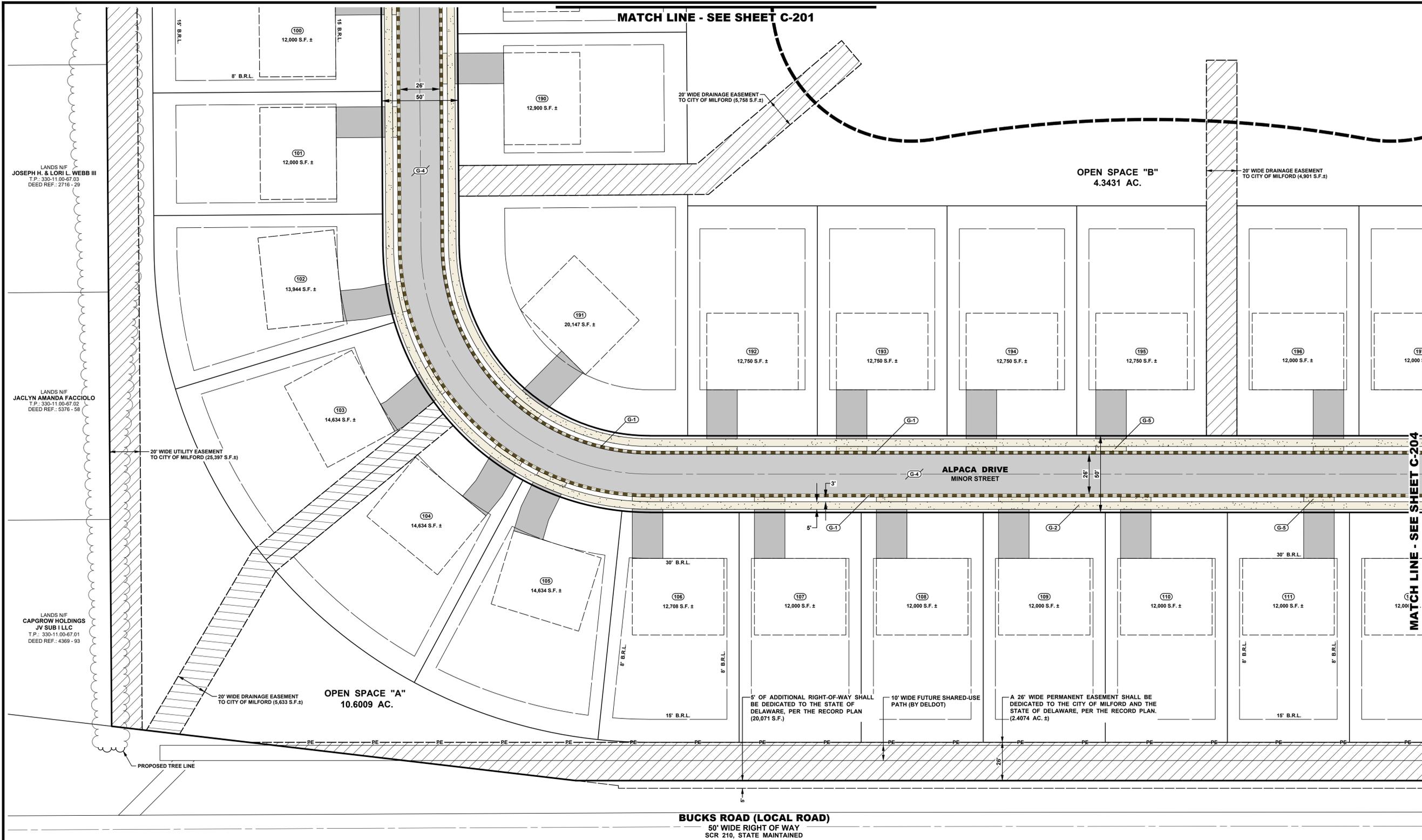
MARK DATE DESCRIPTION

LAYER/STATE: C-201/C-202

PROJECT NO.: 2021161.00
 DATE: 2024-01-26
 SCALE: 1" = 30'
 DRAWN BY: S.L.G. PROJ. MGR.: J.S.F.

C-201

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MATCH LINE - SEE SHEET C-204

PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE
MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE

SITE SIGNAGE & STRIPING PLAN



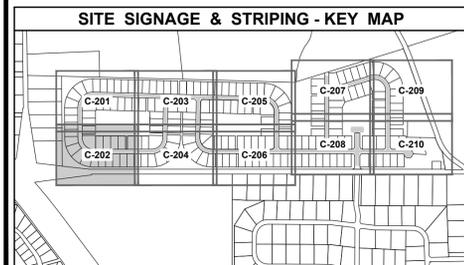
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NO.	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW
3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW

PROJECT NO.: 2021161.00
DATE: 2024-01-26
SCALE: 1" = 30'
DRAWN BY: S.L.G. PROJ. MGR.: J.S.F.

C-202

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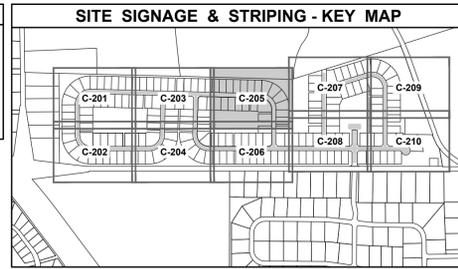


- GENERAL CONSTRUCTION NOTES**
- G-1 INSTALL INTEGRAL P.C.C. CURB AND GUTTER TYPE 2 (TYP.). SEE DELDOT STANDARD "P.C.C. CURB" DETAIL C-1 (2021).
 - G-2 INSTALL 4" THICK, 5' WIDE CONCRETE SIDEWALK (TYP.). SEE CITY OF MILFORD CONCRETE SIDEWALK DETAIL, D5-1.
 - G-3 INSTALL DELDOT TYPE 3 CONCRETE CURB RAMP (12:1 MAXIMUM SLOPE) SEE DELDOT STANDARD DETAIL C-2. CONTRACTOR TO OBTAIN MOST CURRENT DELDOT AND ADA STANDARDS.
 - G-4 INSTALL BITUMINOUS PAVEMENT PER PAVEMENT SECTION DETAILS. SEE SHEET C-901.
 - G-5 PROPOSED DRIVEWAY ENTRANCE (TYP.). SEE DELDOT STANDARD "ENTRANCES" DETAIL C-3.

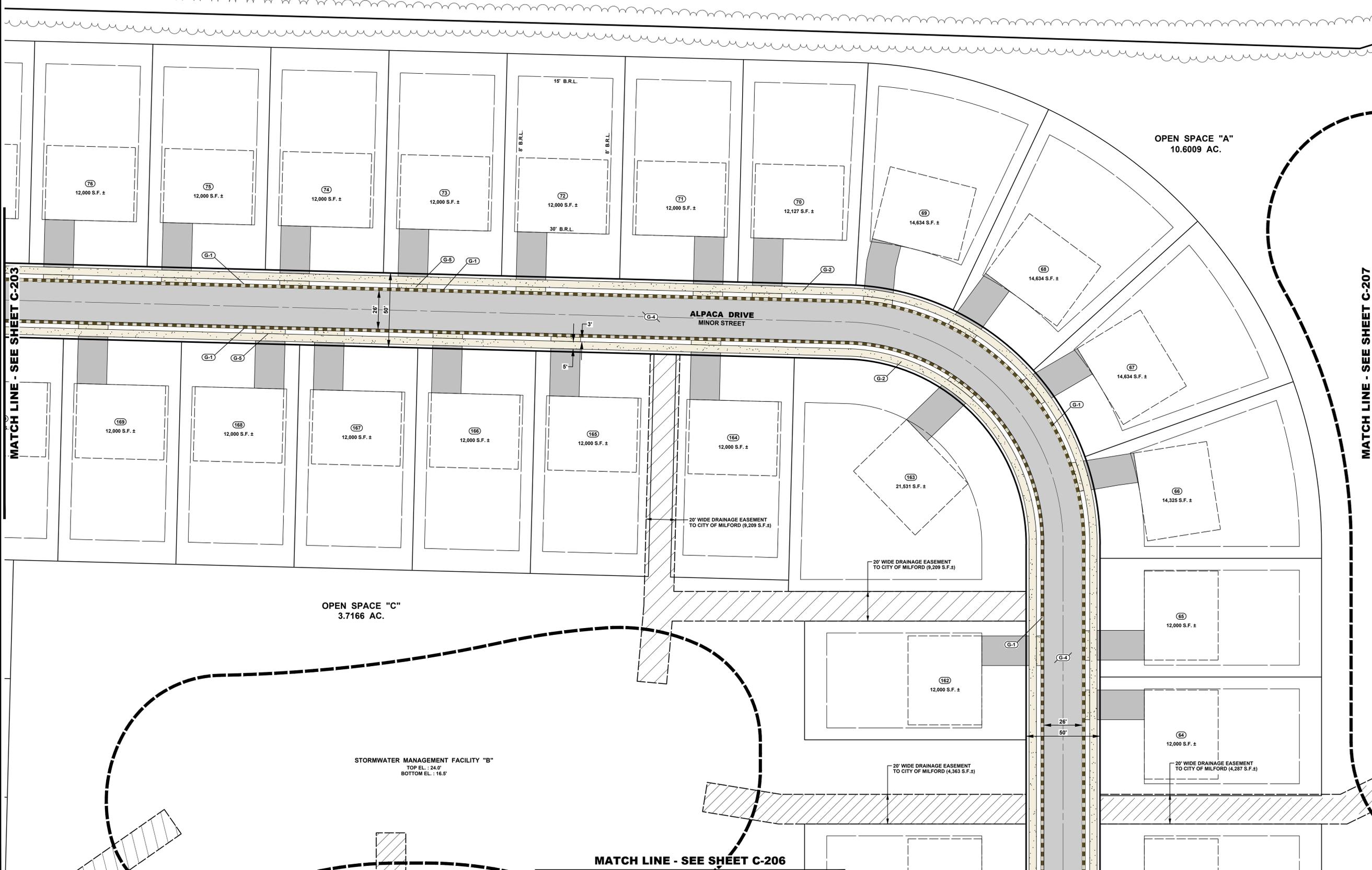
- STRIPING & SIGNAGE CONSTRUCTION NOTES**
- T-1 PROPOSED 24" WIDE PAINTED STOP BAR.
 - T-2 PROPOSED PAINTED "PIANO KEY" PEDESTRIAN CROSSWALK - 24" WIDE SOLID WHITE LINES WITH 24" SPACING.
 - T-3 INSTALL "STOP" SIGN (R1-1) IN COMBINATION WITH STREET BLADE (D3-1) IN ACCORDANCE WITH LATEST "DE MUTCD". SEE DETAIL SHEET C-901.
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 - T-6 INSTALL "FUTURE CONNECTION TO ADJOINING PROPERTY" SIGN IN ACCORDANCE WITH LATEST "DE MUTCD".

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LANDS N/F
HOWARD A. & KATHARINE C. WEBB
 JOINT REVOCABLE TRUST
 T.P.: 330-12.00-1.02
 DEED REF.: 5204 - 20



BECKER MORGAN GROUP

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 410.546.9100

North Carolina
 3333 Jaeckle Drive, Suite 120
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PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
 CITY OF MILFORD
 SUSSEX COUNTY, DE

MISPILLION RIVER &
 RED CEDAR HUNDRED

SHEET TITLE

SITE SIGNAGE & STRIPING PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW
3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW

MARK DATE DESCRIPTION

PROJECT NO.: 2021161.00

DATE: 2024-01-26

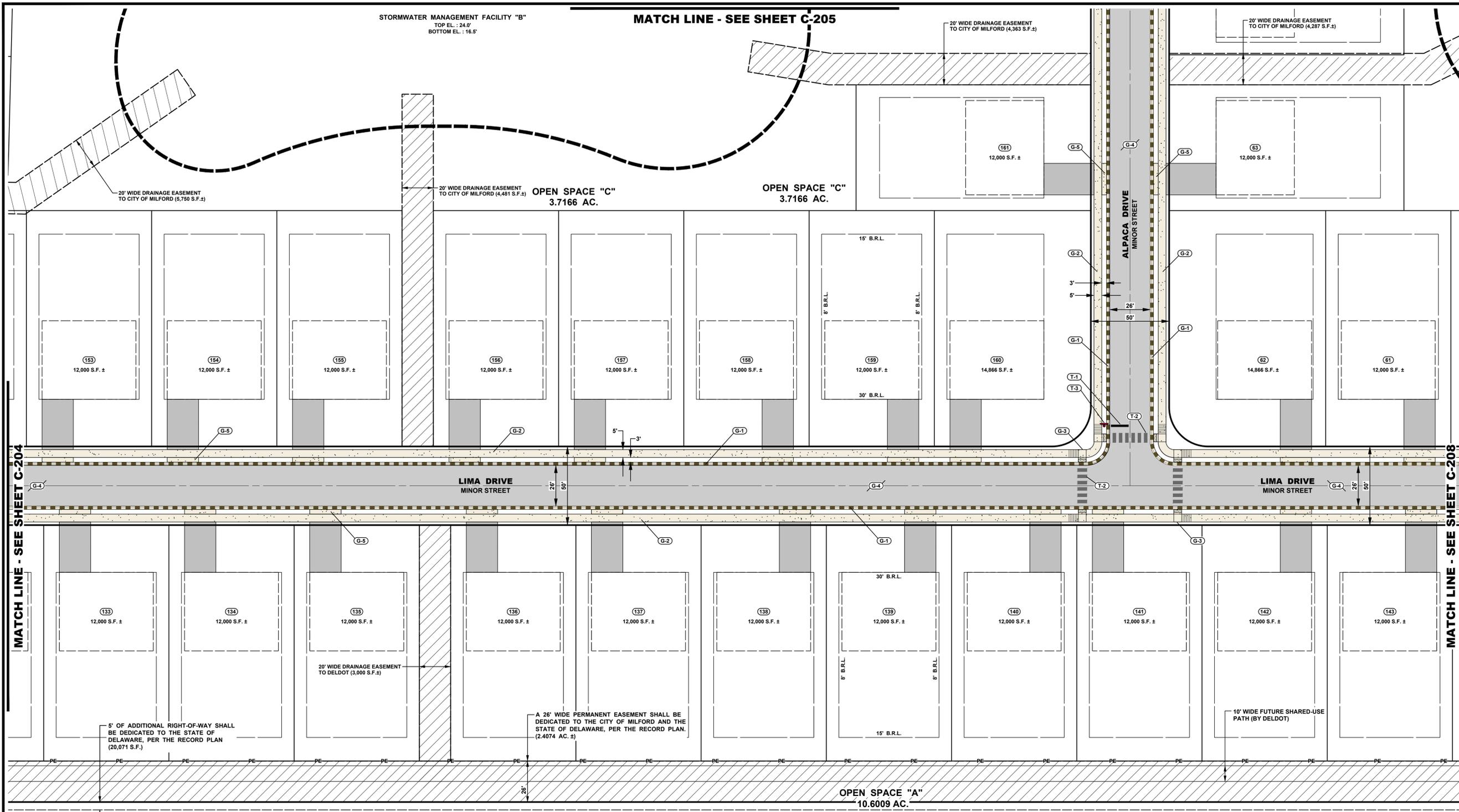
SCALE: 1" = 30'

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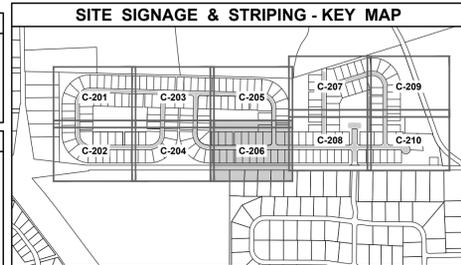
SHEET

C-205

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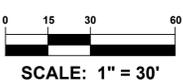


- GENERAL CONSTRUCTION NOTES**
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 - G-5 PROPOSED DRIVEWAY ENTRANCE (TYP.). SEE DELDOT STANDARD "ENTRANCES" DETAIL C-3.
- STRIPING & SIGNAGE CONSTRUCTION NOTES**
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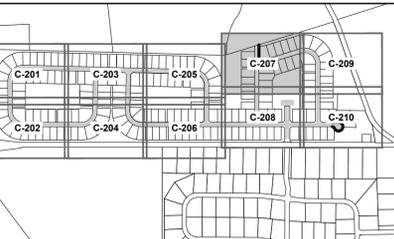
PROJECT TITLE
RED CEDAR FARMS, INC
6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE
MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE
SITE SIGNAGE & STRIPING PLAN



ISSUE BLOCK	NO.	DATE	DESCRIPTION
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	3.	01/15/24	REVISED PER AGENCY REVIEW
	2.	12/22/23	REVISED PER AGENCY REVIEW
	1.	11/17/23	REVISED PER AGENCY REVIEW
MARK	DATE	DESCRIPTION	
LAYER/STATE: C-201-C-209			
PROJECT NO.:		2021161.00	
DATE:		2024-01-26	
SCALE:		1" = 30'	
DRAWN BY:		S.L.G. / PROJ. MGR.: J.S.F.	
SHEET			
C-206			
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SITE SIGNAGE & STRIPING - KEY MAP



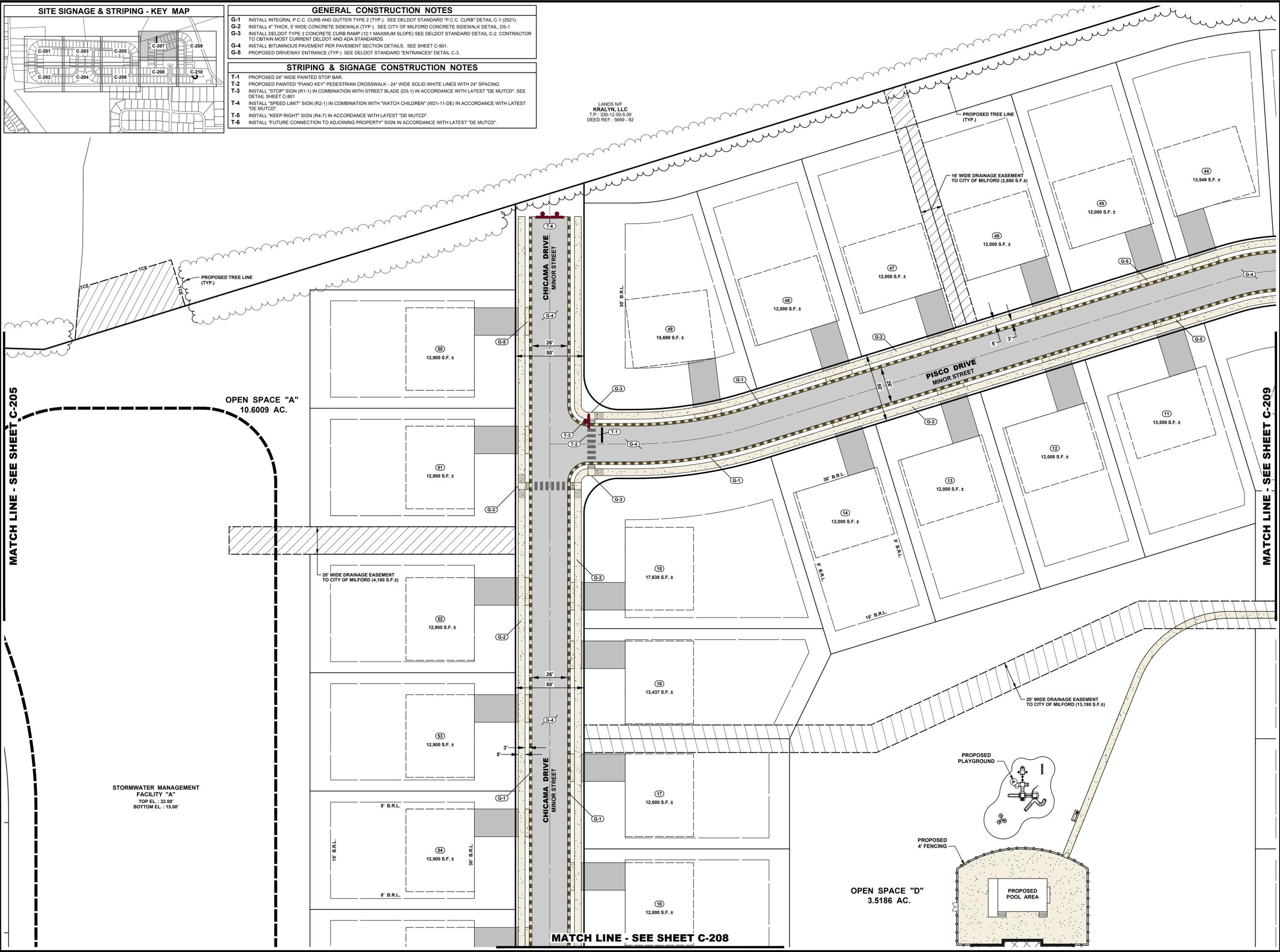
GENERAL CONSTRUCTION NOTES

- G-1 INSTALL INTEGRAL P.C.C. CURB AND GUTTER TYPE 2 (TYP.) SEE DELDOT STANDARD "P.C.C. CURB" DETAIL C-1 (2021).
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STRIPING & SIGNAGE CONSTRUCTION NOTES

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LANDS N/F
KRALYN, LLC
T.P.: 330-12.00-5.00
DEED REF.: 5699 - 92



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PROJECT TITLE

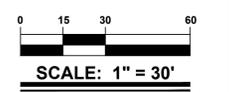
RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE

MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE

**SITE SIGNAGE &
STRIPING PLAN**



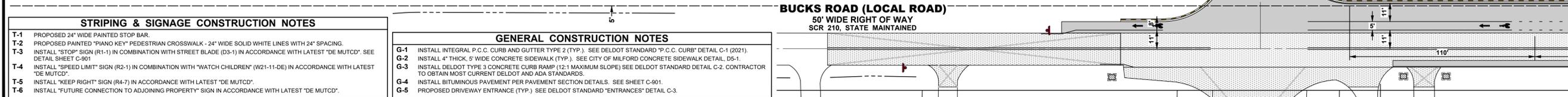
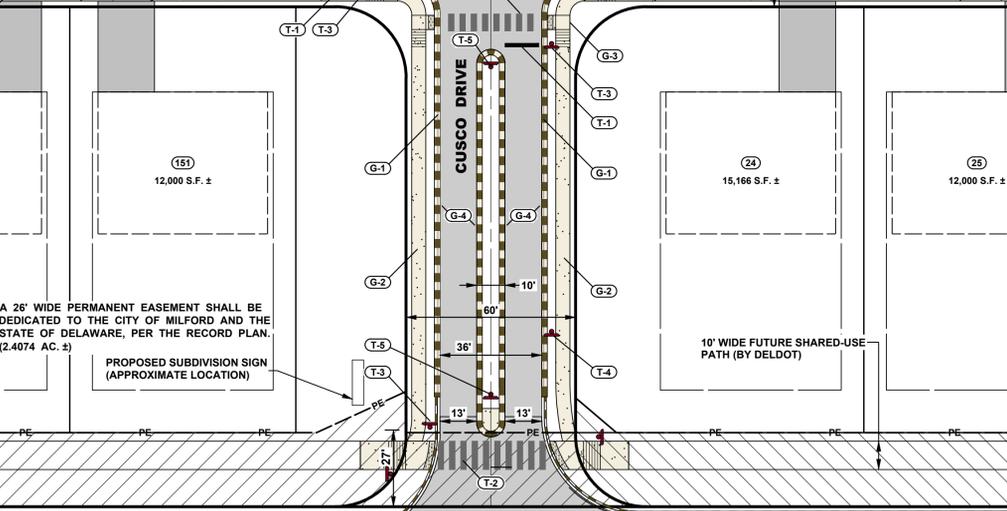
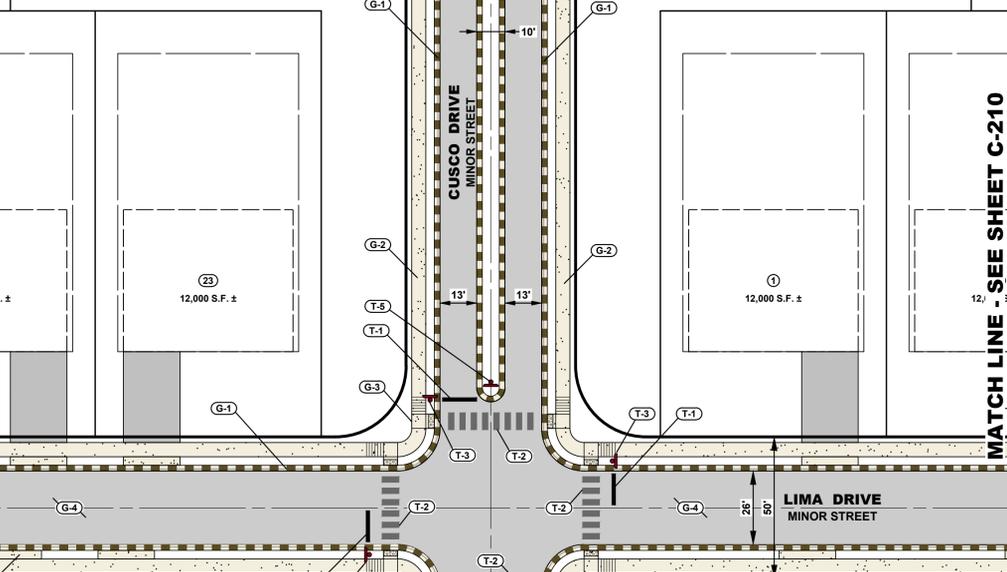
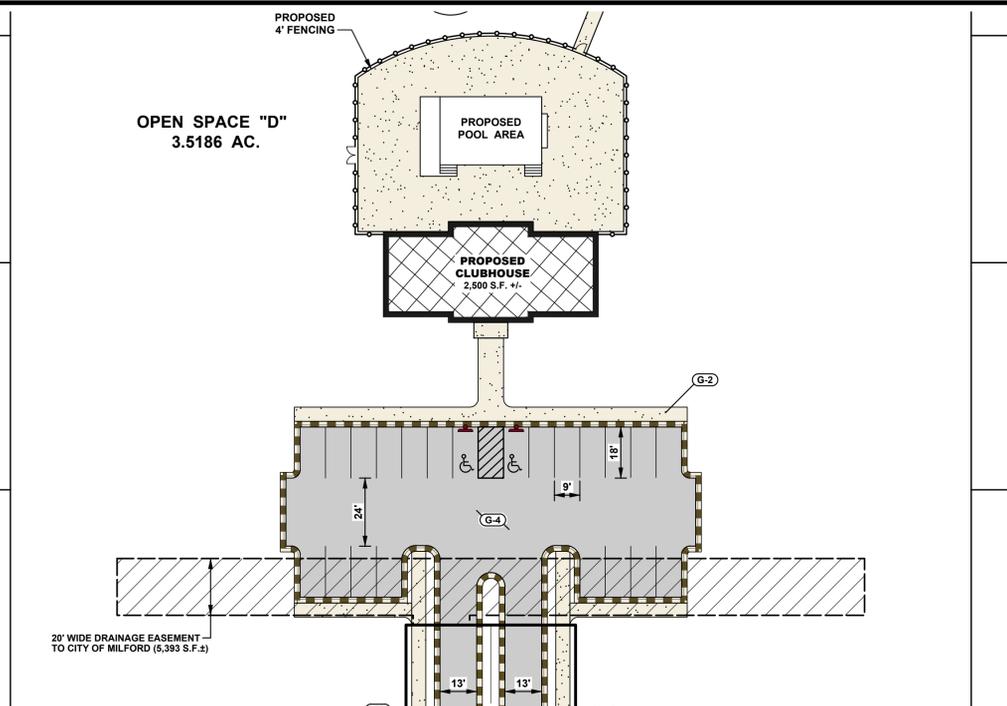
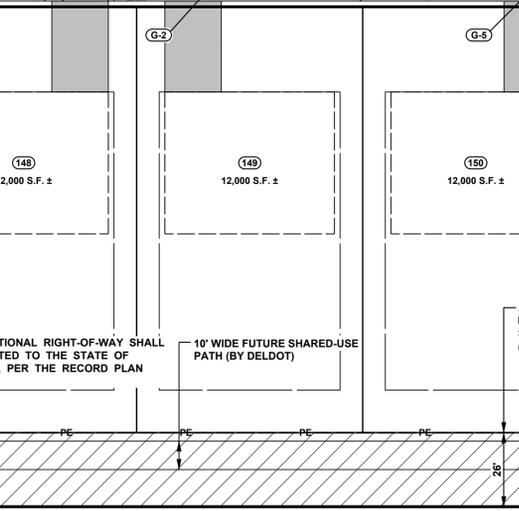
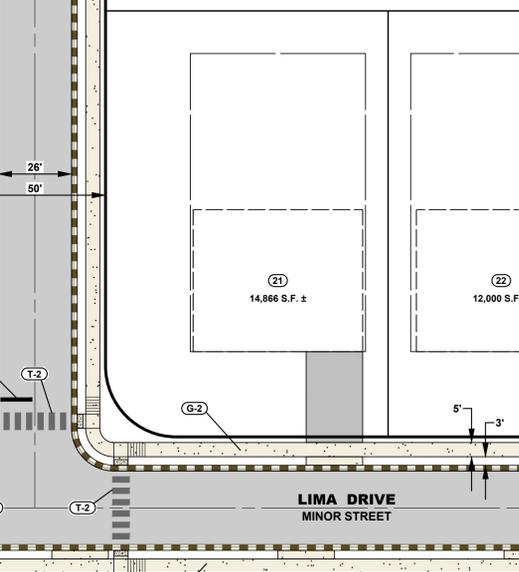
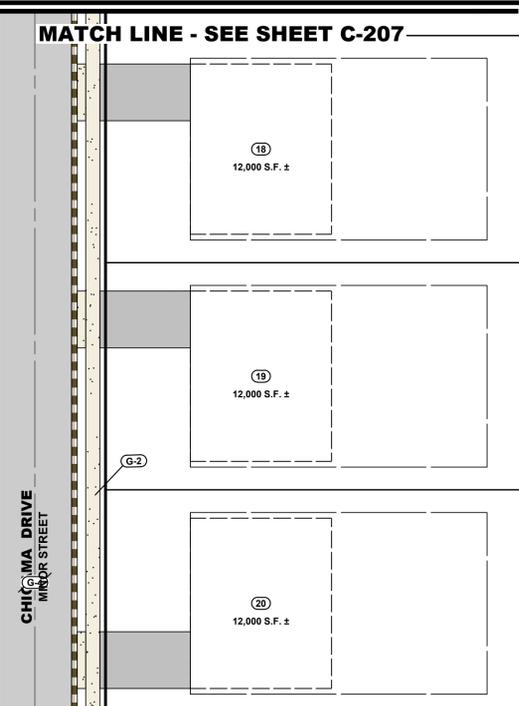
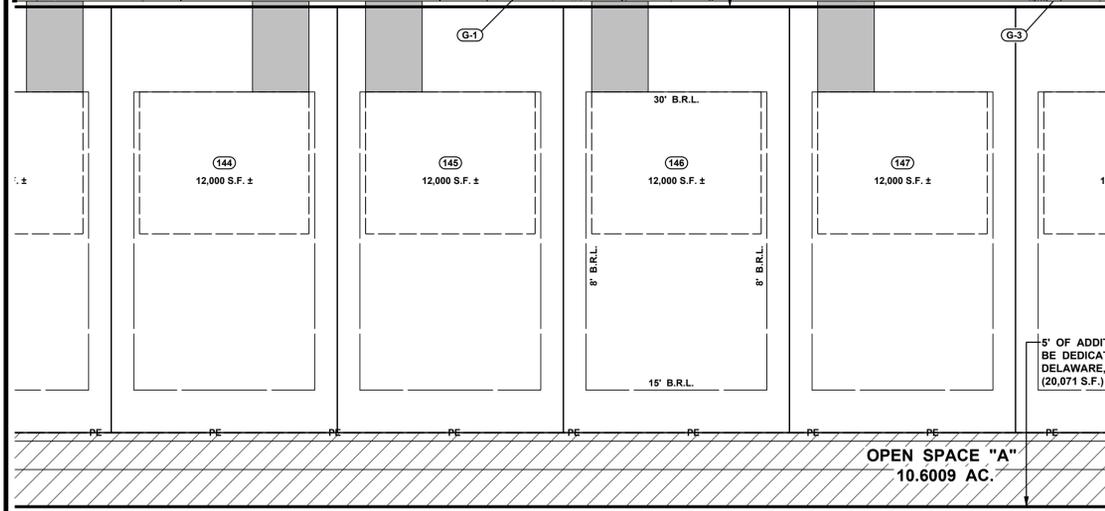
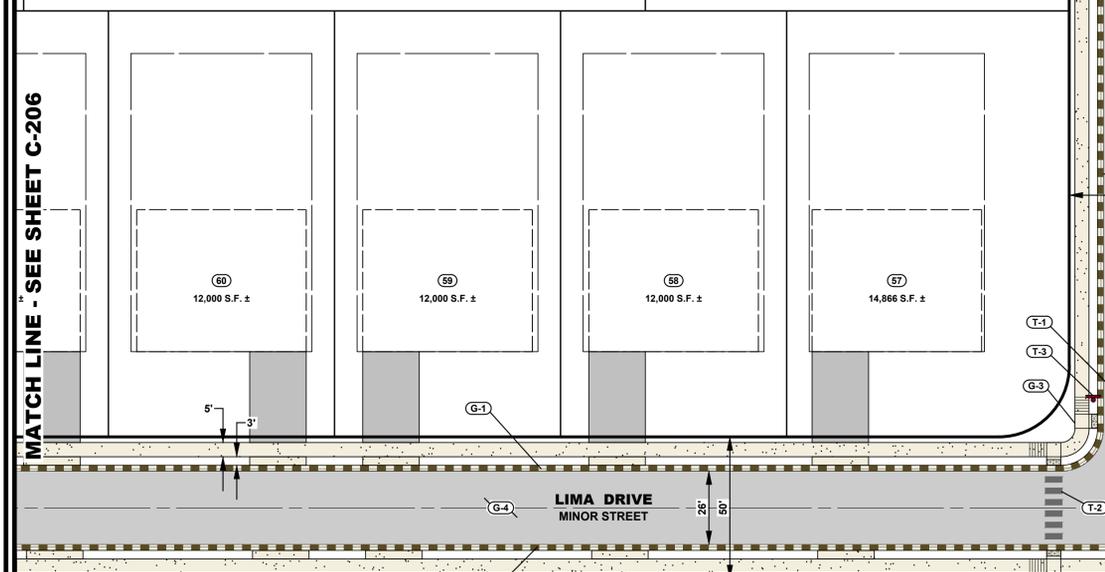
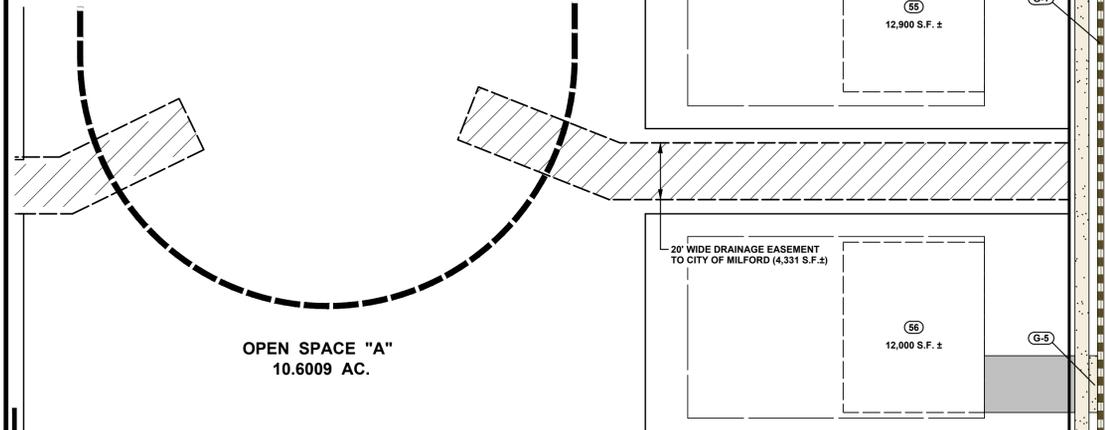
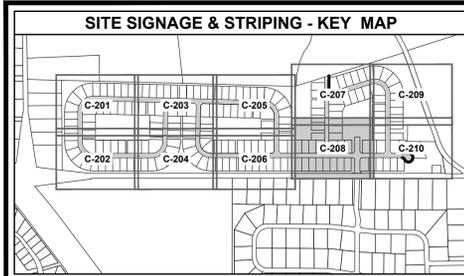
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3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW

MARK DATE DESCRIPTION

LAYER/STATE: C-201-C-210

PROJECT NO.: 2021161.00
DATE: 2024-01-26
SCALE: 1" = 30'
DRAWN BY: PROJ. MGR.:
SHEET

C-207
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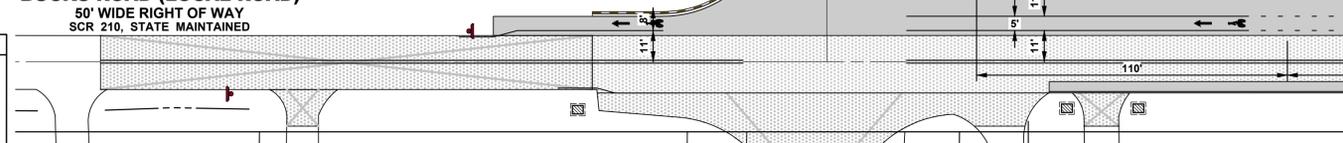


STRIPING & SIGNAGE CONSTRUCTION NOTES

- T-1 PROPOSED 24" WIDE PAINTED STOP BAR.
- T-2 PROPOSED PAINTED "PIANO KEY" PEDESTRIAN CROSSWALK - 24" WIDE SOLID WHITE LINES WITH 24" SPACING.
- T-3 INSTALL "STOP" SIGN (R1-1) IN COMBINATION WITH STREET BLADE (D3-1) IN ACCORDANCE WITH LATEST "DE MUTCD". SEE DETAIL SHEET C-301.
- T-4 INSTALL "SPEED LIMIT" SIGN (R2-1) IN COMBINATION WITH "WATCH CHILDREN" (W21-11-DE) IN ACCORDANCE WITH LATEST "DE MUTCD".
- T-5 INSTALL "KEEP RIGHT" SIGN (R4-7) IN ACCORDANCE WITH LATEST "DE MUTCD".
- T-6 INSTALL "FUTURE CONNECTION TO ADJOINING PROPERTY" SIGN IN ACCORDANCE WITH LATEST "DE MUTCD".

GENERAL CONSTRUCTION NOTES

- G-1 INSTALL INTEGRAL P.C.C. CURB AND GUTTER TYPE 2 (TYP.). SEE DELDOT STANDARD "P.C.C. CURB" DETAIL C-1 (2021).
- G-2 INSTALL 4" THICK, 5' WIDE CONCRETE SIDEWALK (TYP.). SEE CITY OF MILFORD CONCRETE SIDEWALK DETAIL D5-1.
- G-3 INSTALL DELDOT TYPE 3 CONCRETE CURB RAMP (12:1 MAXIMUM SLOPE) SEE DELDOT STANDARD DETAIL C-2. CONTRACTOR TO OBTAIN MOST CURRENT DELDOT AND ADA STANDARDS.
- G-4 INSTALL BITUMINOUS PAVEMENT PER PAVEMENT SECTION DETAILS. SEE SHEET C-301.
- G-5 PROPOSED DRIVEWAY ENTRANCE (TYP.). SEE DELDOT STANDARD "ENTRANCES" DETAIL C-3.



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 410.546.9100
 North Carolina
 3333 Jaeckle Drive, Suite 120
 Wilmington, NC 28403
 910.341.7600
 www.beckermorgan.com



PROJECT TITLE
RED CEDAR FARMS, INC
 6367 BUCKS ROAD (SCR-210)
 CITY OF MILFORD
 SUSSEX COUNTY, DE
 MSPILLION RIVER &
 RED CEDAR HUNDRED

SHEET TITLE
SITE SIGNAGE & STRIPING PLAN

SCALE: 1" = 30'

ISSUE BLOCK	NO.	DATE	DESCRIPTION
	4.	01/26/24	REVISED PER AGENCY REVIEW
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MARK	DATE	DESCRIPTION	
PROJECT NO.: 2021161.00			
DATE: 2024-01-26			
SCALE: 1" = 30'			
DRAWN BY: S.L.G. PROJ. MGR.: J.S.F.			
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PROJECT TITLE

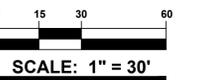
RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE

MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE

**SITE SIGNAGE &
STRIPING PLAN**



ISSUE BLOCK

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MARK	DATE	DESCRIPTION
LAYER:STATE	C-201-C-210	

PROJECT NO.: 2021161.00

DATE: 2024-01-26

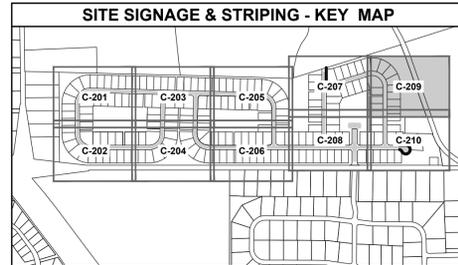
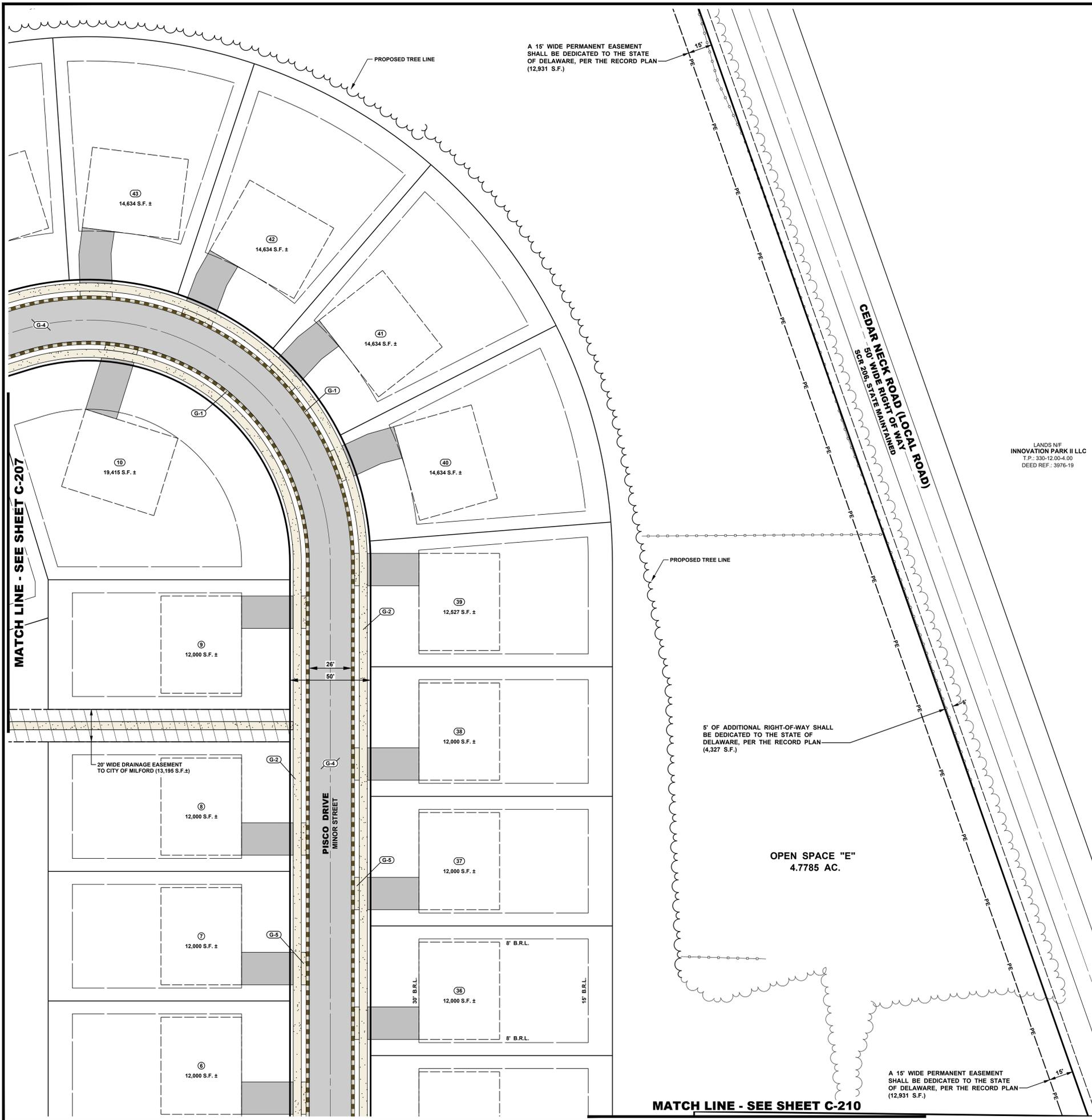
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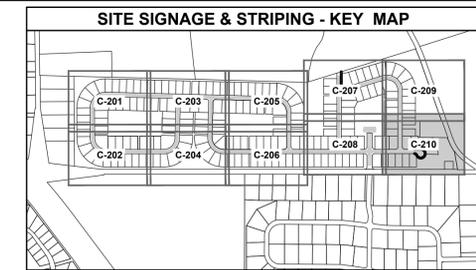
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C-209

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PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE
MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE

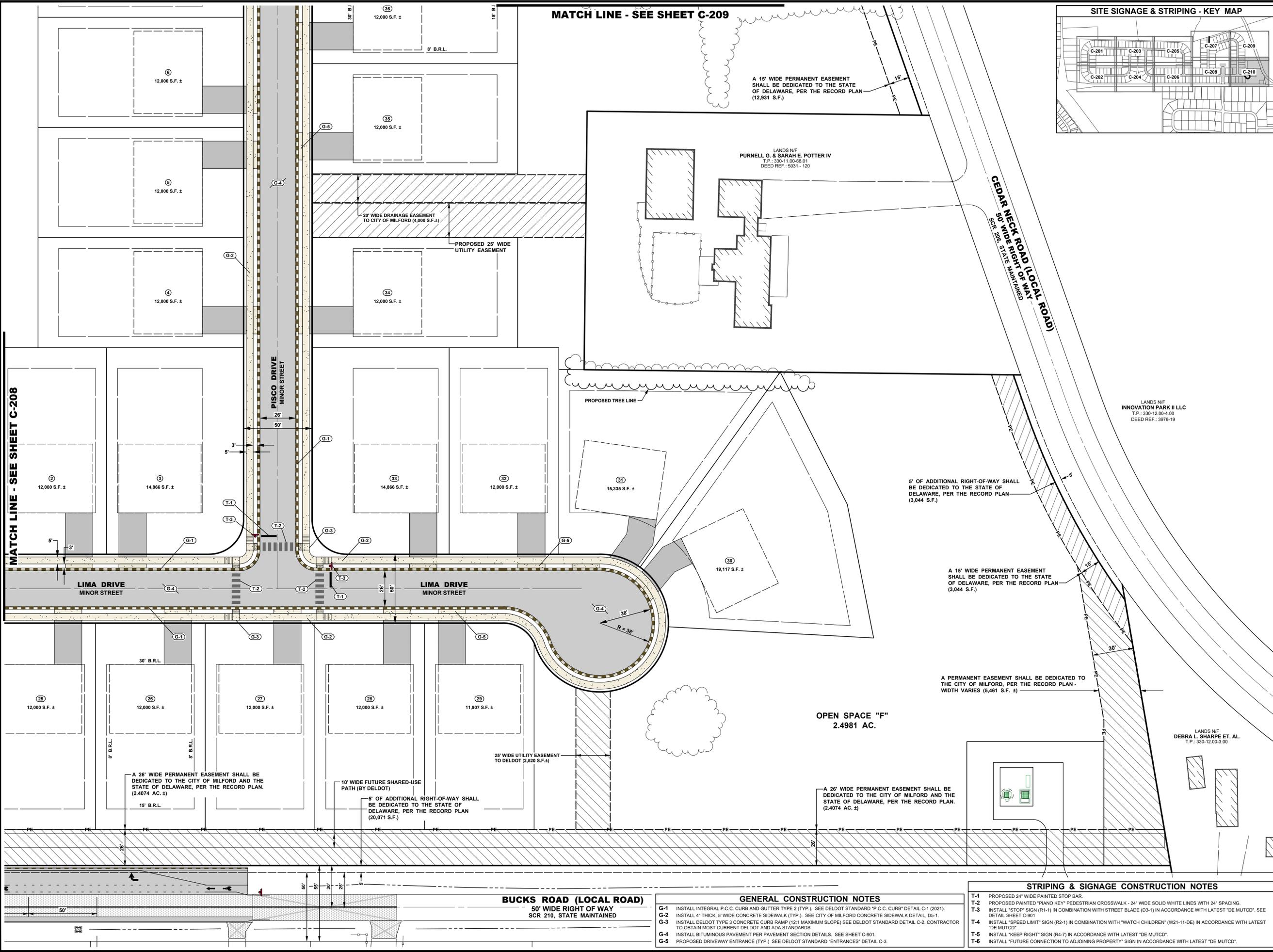
SITE SIGNAGE & STRIPING PLAN



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C-210



MATCH LINE - SEE SHEET C-209

A 15' WIDE PERMANENT EASEMENT SHALL BE DEDICATED TO THE STATE OF DELAWARE, PER THE RECORD PLAN (12,931 S.F.)

LANDS N/F
PURNELL G. & SARAH E. POTTER IV
T.P.: 330-11.00-68.01
DEED REF.: 5031 - 120

CEEDAR NECK ROAD (LOCAL ROAD)
50' WIDE STATE MAINTAINED RIGHT OF WAY

LANDS N/F
INNOVATION PARK II LLC
T.P.: 330-12.00-4.00
DEED REF.: 3976-19

5' OF ADDITIONAL RIGHT-OF-WAY SHALL BE DEDICATED TO THE STATE OF DELAWARE, PER THE RECORD PLAN (3,044 S.F.)

A 15' WIDE PERMANENT EASEMENT SHALL BE DEDICATED TO THE STATE OF DELAWARE, PER THE RECORD PLAN (3,044 S.F.)

A PERMANENT EASEMENT SHALL BE DEDICATED TO THE CITY OF MILFORD, PER THE RECORD PLAN - WIDTH VARIES (5,461 S.F.)

OPEN SPACE "F"
2.4981 AC.

LANDS N/F
DEBRA L. SHARPE ET. AL.
T.P.: 330-12.00-3.00

A 26' WIDE PERMANENT EASEMENT SHALL BE DEDICATED TO THE CITY OF MILFORD AND THE STATE OF DELAWARE, PER THE RECORD PLAN. (2,4074 AC. ±)

5' OF ADDITIONAL RIGHT-OF-WAY SHALL BE DEDICATED TO THE STATE OF DELAWARE, PER THE RECORD PLAN (20,071 S.F.)

A 26' WIDE PERMANENT EASEMENT SHALL BE DEDICATED TO THE CITY OF MILFORD AND THE STATE OF DELAWARE, PER THE RECORD PLAN. (2,4074 AC. ±)

BUCKS ROAD (LOCAL ROAD)
50' WIDE RIGHT OF WAY
SCR 210, STATE MAINTAINED

GENERAL CONSTRUCTION NOTES

- G-1 INSTALL INTEGRAL P.C.C. CURB AND GUTTER TYPE 2 (TYP.). SEE DELDOT STANDARD "P.C.C. CURB" DETAIL C-1 (2021).
- G-2 INSTALL 4" THICK, 5' WIDE CONCRETE SIDEWALK (TYP.). SEE CITY OF MILFORD CONCRETE SIDEWALK DETAIL DS-1.
- G-3 INSTALL DELDOT TYPE 3 CONCRETE CURB RAMP (12:1 MAXIMUM SLOPE) SEE DELDOT STANDARD DETAIL C-2. CONTRACTOR TO OBTAIN MOST CURRENT DELDOT AND ADA STANDARDS.
- G-4 INSTALL BITUMINOUS PAVEMENT PER PAVEMENT SECTION DETAILS. SEE SHEET C-901.
- G-5 PROPOSED DRIVEWAY ENTRANCE (TYP.) SEE DELDOT STANDARD "ENTRANCES" DETAIL C-3.

STRIPING & SIGNAGE CONSTRUCTION NOTES

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- T-2 PROPOSED PAINTED "PIANO KEY" PEDESTRIAN CROSSWALK - 24" WIDE SOLID WHITE LINES WITH 24" SPACING.
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PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE

MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE

**CLUBHOUSE
SITE PLAN**



SCALE: 1" = 20'

ISSUE BLOCK

NO.	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW
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1.	11/17/23	REVISED PER AGENCY REVIEW

MARK DATE DESCRIPTION

PROJECT NO.: 2021161.00

DATE: 2023-10-13

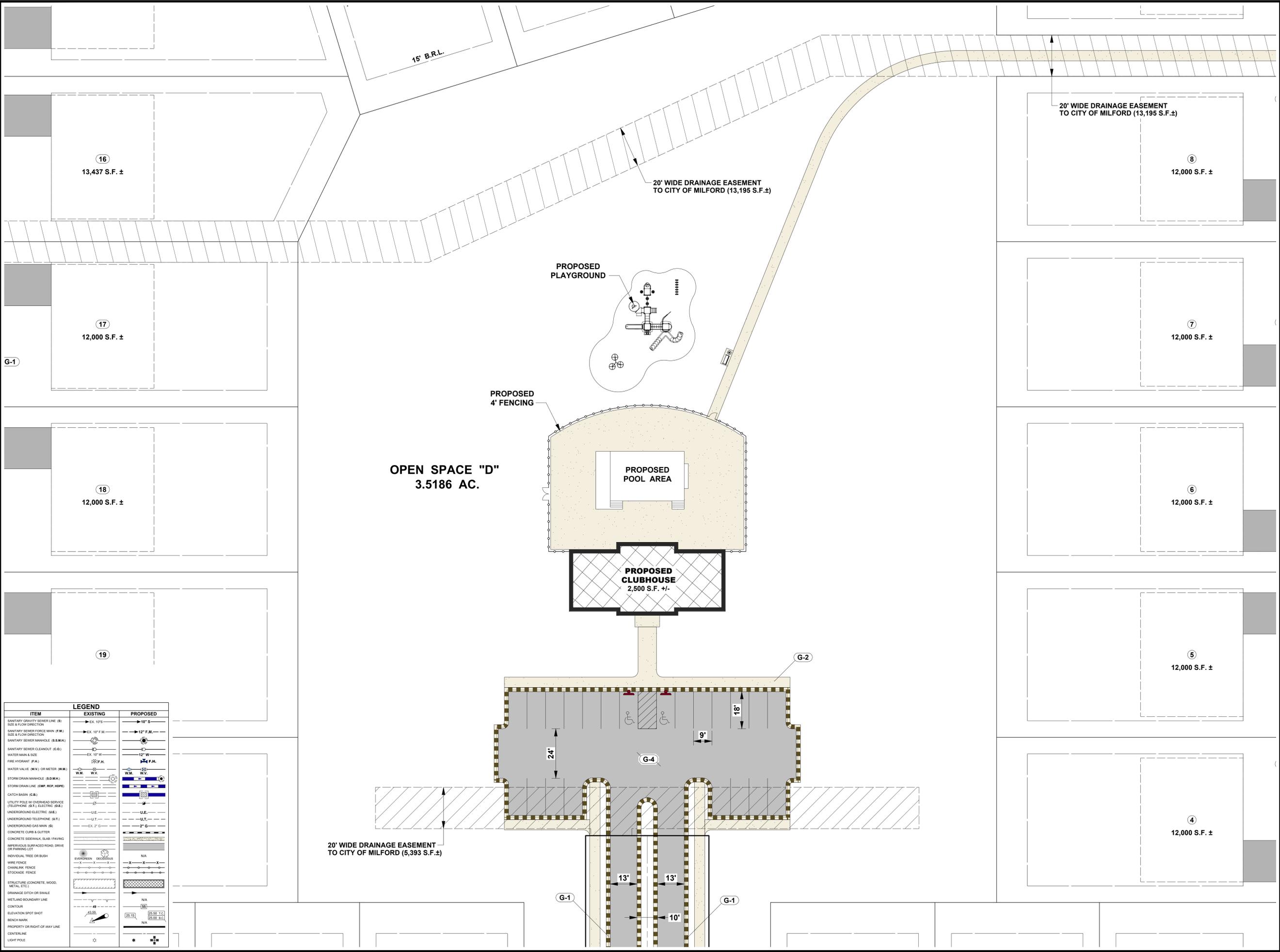
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DRAWN BY: S.L.G. PROJ. MGR.: J.S.F.

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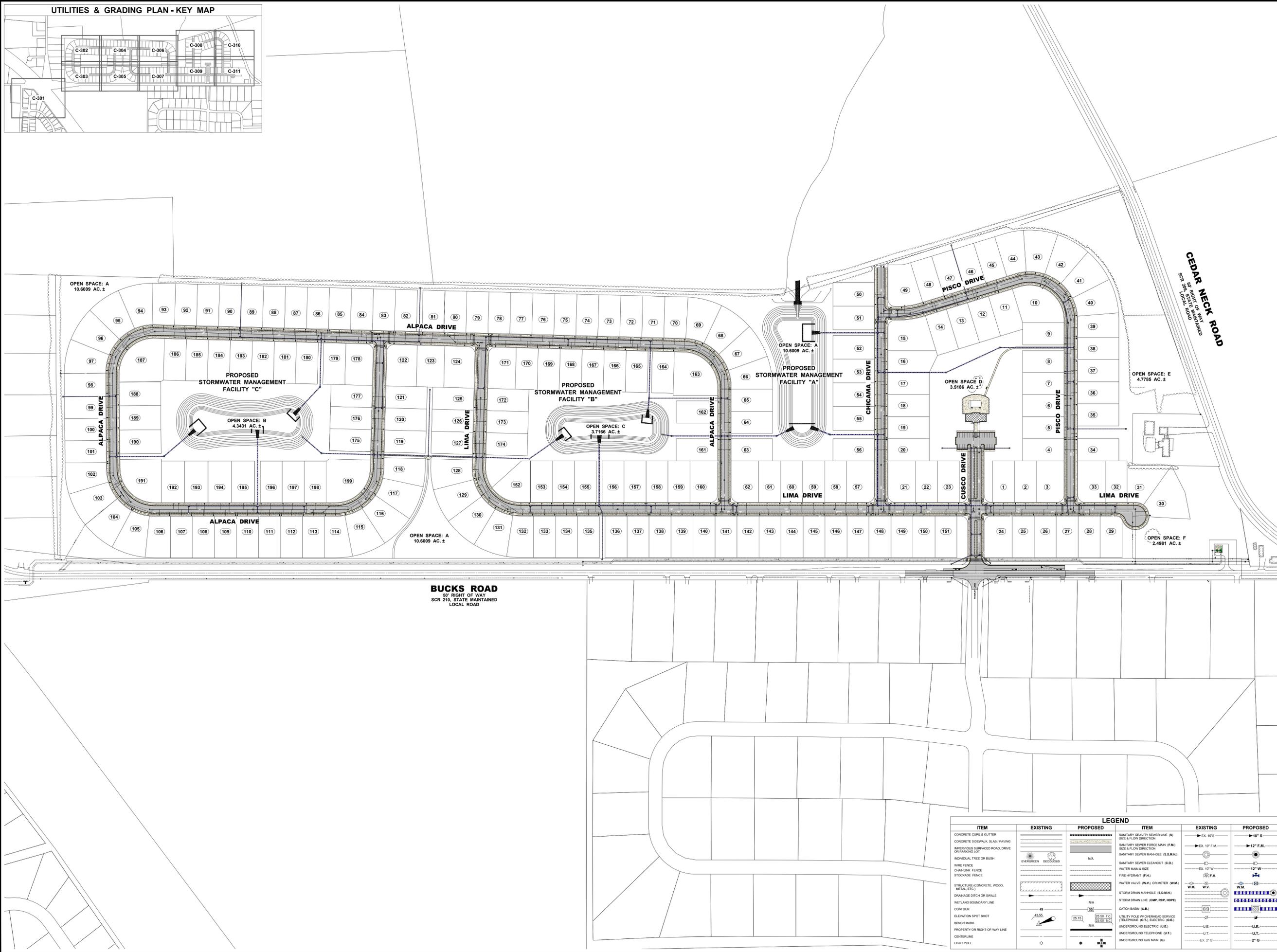
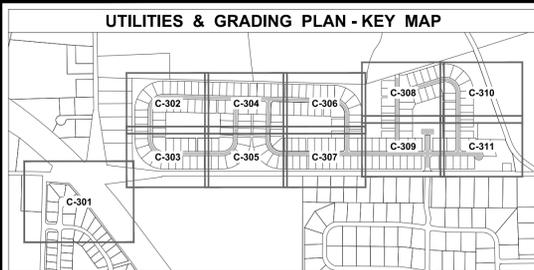
C-211

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ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE (S)	EX. 10" S	10" S
SIZE & FLOW DIRECTION		
SANITARY SEWER FORCE MAIN (F.M.)	EX. 10" F.M.	12" F.M.
SIZE & FLOW DIRECTION		
SANITARY SEWER MANHOLE (S.S.M.H.)		
SANITARY SEWER CLEANOUT (C.O.)	EX. 10" W.	12" W.
WATER MAIN & SIZE		
FIRE HYDRANT (F.H.)		
WATER VALVE (W.V.) OR METER (W.M.)		
STORM DRAIN MANHOLE (S.D.M.H.)		
STORM DRAIN LINE (CMP. REP. HDPE)		
CATCH BASIN (C.B.)		
UTILITY POLE W/ OVERHEAD SERVICE (T.E.P.)		
UTILITY POLE (T.E.P.)		
UNDERGROUND ELECTRIC (U.E.)		
UNDERGROUND TELEPHONE (U.T.)		
UNDERGROUND GAS MAIN (U.G.M.)		
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		
INDIVIDUAL TREE OR BUSH		
WIRE FENCE		
CHAINLINK FENCE		
STOCKADE FENCE		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		
DRAINAGE DITCH OR SWALE		
WETLAND BOUNDARY LINE		
CONTOUR		
ELEVATION SPOT SHOT		
BENCH MARK		
PROPERTY OR RIGHT-OF-WAY LINE		
CENTERLINE		
LIGHT POLE		

UTILITIES & GRADING PLAN - KEY MAP

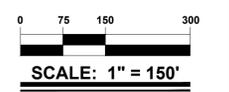


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PROJECT TITLE
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 6367 BUCKS ROAD (SCR-210)
 CITY OF MILFORD
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 MISPILLION RIVER &
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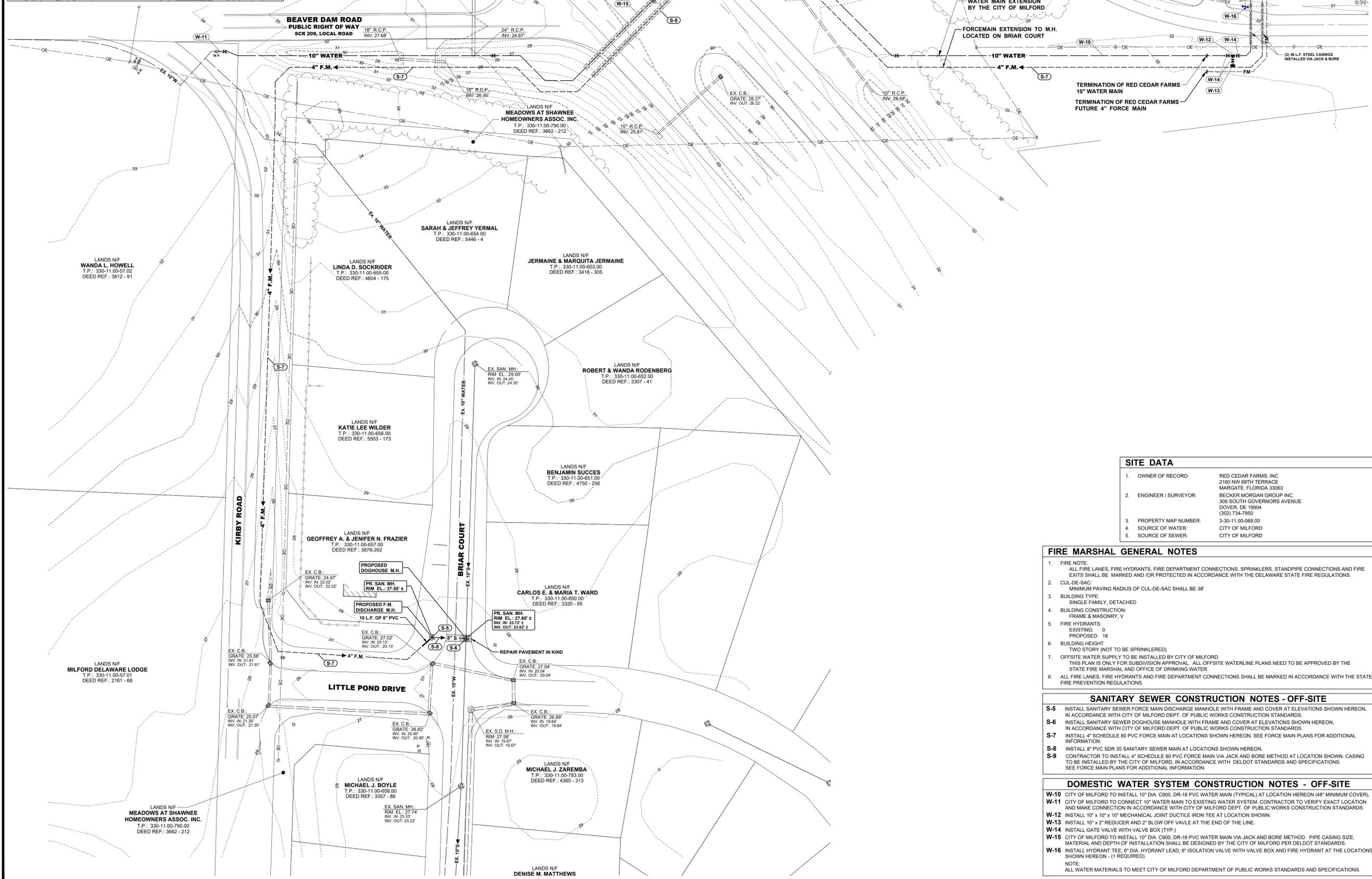
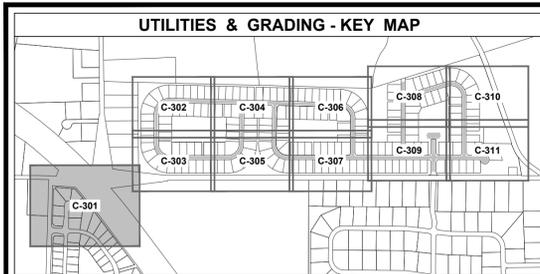
SHEET TITLE
OVERALL UTILITY PLAN



MARK	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW
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PROJECT NO.: 2021161.00
 DATE: 2023-10-13
 SCALE: 1" = 150'
 DRAWN BY: S.L.G. / PROJ. MGR.: J.S.F.

ITEM		LEGEND	
EXISTING	PROPOSED	EXISTING	PROPOSED
CONCRETE CURB & GUTTER	CONCRETE SIDEWALK (SLAB) PAVING	PERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT	INDIVIDUAL TREE OR BUSH
WIRE FENCE	CHAINLINK FENCE	STOCKADE FENCE	STRUCTURE (CONCRETE, WOOD, METAL, ETC.)
DRAINAGE DITCH OR SWALE	WETLAND BOUNDARY LINE	CONTOUR	ELEVATION SPOT SHOT
BENCH MARK	PROPERTY OR RIGHT-OF-WAY LINE	CENTERLINE	LIGHT POLE
SANITARY GRAVITY SEWER LINE (S) SIZE & FLOW DIRECTION	SANITARY SEWER FORCE MAIN (F.M.) SIZE & FLOW DIRECTION	SANITARY SEWER MANHOLE (S.S.M.H.)	SANITARY SEWER CLEANOUT (S.C.O.)
WATER MAIN & SIZE	FIRE HYDRANT (F.H.)	WATER VALVE (W.V.) OR METER (W.M.)	STORM DRAIN MANHOLE (S.D.M.H.)
STORM DRAIN LINE (CMP, RCP, HDPE)	CATCH BASIN (C.B.)	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (B.T.), ELECTRIC (E.E.))	UNDERGROUND ELECTRIC (U.E.)
UNDERGROUND TELEPHONE (U.T.)	UNDERGROUND GAS MAIN (G.)		



SITE DATA	
1. OWNER OF RECORD:	RED CEDAR FARMS, INC 2160 NW 69TH TERRACE MARGATE, FLORIDA 33063
2. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVENUE DOVER, DE 19904 (302) 734-7950
3. PROPERTY MAP NUMBER:	3-30-11.00-068.00
4. SOURCE OF WATER:	CITY OF MILFORD
5. SOURCE OF SEWER:	CITY OF MILFORD

FIRE MARSHAL GENERAL NOTES	
1. FIRE NOTE:	ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATIONS.
2. CUL-DE-SAC:	MINIMUM PAVING RADIUS OF CUL-DE-SAC SHALL BE 38'
3. BUILDING TYPE:	SINGLE FAMILY, DETACHED
4. BUILDING CONSTRUCTION:	FRAME & MASONRY, V
5. FIRE HYDRANTS:	EXISTING: 0 PROPOSED: 18
6. BUILDING HEIGHT:	TWO STORY (NOT TO BE SPRINKLERED)
7. OFFSITE WATER SUPPLY:	TO BE INSTALLED BY CITY OF MILFORD. THIS PLAN IS ONLY FOR SUBDIVISION APPROVAL. ALL OFFSITE WATERLINE PLANS NEED TO BE APPROVED BY THE STATE FIRE MARSHAL AND OFFICE OF DRINKING WATER.
8. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS:	SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.

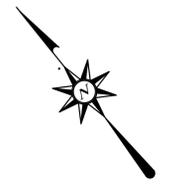
SANITARY SEWER CONSTRUCTION NOTES - OFF-SITE	
S-5	INSTALL SANITARY SEWER FORCE MAIN DISCHARGE MANHOLE WITH FRAME AND COVER AT ELEVATIONS SHOWN HEREON, IN ACCORDANCE WITH CITY OF MILFORD DEPT. OF PUBLIC WORKS CONSTRUCTION STANDARDS.
S-6	INSTALL SANITARY SEWER DOGHOUSE MANHOLE WITH FRAME AND COVER AT ELEVATIONS SHOWN HEREON, IN ACCORDANCE WITH CITY OF MILFORD DEPT. OF PUBLIC WORKS CONSTRUCTION STANDARDS.
S-7	INSTALL 4" SCHEDULE 80 PVC FORCE MAIN AT LOCATIONS SHOWN HEREON. SEE FORCE MAIN PLANS FOR ADDITIONAL INFORMATION.
S-8	INSTALL 8" PVC SDR 35 SANITARY SEWER MAIN AT LOCATIONS SHOWN HEREON.
S-9	CONTRACTOR TO INSTALL 4" SCHEDULE 80 PVC FORCE MAIN VIA JACK AND BORE METHOD AT LOCATION SHOWN. CASING TO BE INSTALLED BY THE CITY OF MILFORD, IN ACCORDANCE WITH DELDOT STANDARDS AND SPECIFICATIONS. SEE FORCE MAIN PLANS FOR ADDITIONAL INFORMATION.

DOMESTIC WATER SYSTEM CONSTRUCTION NOTES - OFF-SITE	
W-10	CITY OF MILFORD TO INSTALL 10" DIA. C900, DR-18 PVC WATER MAIN (TYPICAL) AT LOCATION HEREON (48" MINIMUM COVER).
W-11	CITY OF MILFORD TO CONNECT 10" WATER MAIN TO EXISTING WATER SYSTEM. CONTRACTOR TO VERIFY EXACT LOCATION AND MAKE CONNECTION IN ACCORDANCE WITH CITY OF MILFORD DEPT. OF PUBLIC WORKS CONSTRUCTION STANDARDS.
W-12	INSTALL 10" x 10" MECHANICAL JOINT DUCTILE IRON TEE AT LOCATION SHOWN.
W-13	INSTALL 10" x 2" REDUCER AND 2" BLOW OFF VALVE AT THE END OF THE LINE.
W-14	INSTALL GATE VALVE WITH VALVE BOX (TYP.)
W-15	CITY OF MILFORD TO INSTALL 10" DIA. C900, DR-18 PVC WATER MAIN VIA JACK AND BORE METHOD. PIPE CASING SIZE, MATERIAL AND DEPTH OF INSTALLATION SHALL BE DESIGNED BY THE CITY OF MILFORD PER DELDOT STANDARDS.
W-16	INSTALL HYDRANT TEE, 6" DIA. HYDRANT LEAD, 6" ISOLATION VALVE WITH VALVE BOX AND FIRE HYDRANT AT THE LOCATIONS SHOWN HEREON - (1 REQUIRED).

NOTE:
ALL WATER MATERIALS TO MEET CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.



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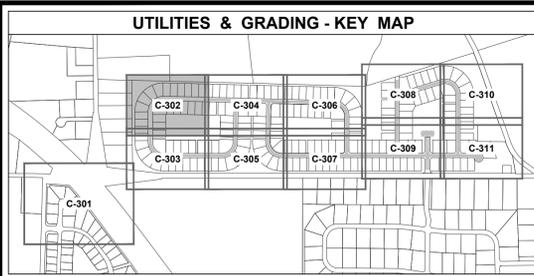
SHEET TITLE
UTILITIES AND GRADING PLAN

0 20 40 80
SCALE: 1" = 40'

ISSUE BLOCK	
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MARK	DATE	DESCRIPTION
LAYER/STATE	C-301/C-311	

PROJECT NO.: 2021161.00
DATE: 2024-01-26
SCALE: 1" = 40'
DRAWN BY: S.L.G. / PROJ. MGR.: J.S.F.
SHEET
C-301
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STORM SEWER CONSTRUCTION NOTES

D-1 INSTALL STORM DRAIN PIPE IN LOCATIONS SHOWN HEREON (TYP.). ALL JOINTS SHALL BE WATER TIGHT. SEE STORM DRAIN PIPE SCHEDULE, SHEET C-312.

D-2 INSTALL CONCRETE FLARED END SECTION CORRESPONDING TO PIPE SIZE.

D-3 PROPOSED CONCRETE YARD BASIN STRUCTURE. SEE CATCH BASIN SCHEDULE, SHEET C-312.

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D-5 PROPOSED ROCK GABION FOREBAY TO BE CONSTRUCTED GABION FENCE. TOP OF FOREBAY SHALL BE 1' BELOW THE PERMANENT POOL ELEVATION.

D-6 INSTALL EMBEDDED STONE RIP-RAP OUTLET PROTECTION PLACED ON FILTER CLOTH (MIRAFI 140N OR EQUAL).

D-7 INSTALL CATCH BASIN STRUCTURE IN LOCATIONS SHOWN HEREON (TYP.). SEE CATCH BASIN SCHEDULE, SHEET C-312.

D-8 INSTALL MANHOLE IN LOCATIONS SHOWN HEREON (TYP.). SEE STORM DRAIN MANHOLE SCHEDULE, SHEET C-312.

SANITARY SEWER CONSTRUCTION NOTES

S-1 INSTALL SANITARY SEWER MANHOLE WITH FRAME AND COVER AT THE INVERTS AND ELEVATIONS SHOWN HEREON (TYP.) - 47 MANHOLES REQUIRED.

S-2 INSTALL 8" PVC SANITARY SEWER MAIN AT LOCATIONS SHOWN HEREON. SEE SANITARY SEWER PIPE SCHEDULE FOR TYPE. SEE SHEET C-313.

S-3 INSTALL 4" (FORCE MAIN) PVC SCHEDULE 80 SANITARY SEWER FORCE MAIN AT LOCATIONS SHOWN HEREON. SEE SANITARY SEWER PIPE SCHEDULE. SEE SHEET C-313.

S-4 INSTALL 6" PVC SDR 35 SANITARY SEWER LATERAL (2% MINIMUM SLOPE) WITH CLEANOUTS SHOWN AT THE LOCATIONS HEREON. SEE CITY OF MILFORD STANDARD LATERAL CLEANOUT DETAIL, SHEET C-903.

S-5 INSTALL A 6" SANITARY SEWER ENCASEMENT AROUND PIPE AT AREA SHOWN. ENCASEMENT SHOULD EXTEND 10 FEET ON EITHER SIDE OF CROSSED UTILITY.

DOMESTIC WATER SYSTEM CONSTRUCTION NOTES

W-1 INSTALL 8" DIA. C900, DR-18 PVC WATER MAIN (TYPICAL) AT THE LOCATION SHOWN HEREON (48" MINIMUM COVER).

W-2 INSTALL 10" DIA. C900, DR-18 PVC WATER MAIN (TYPICAL) AT THE LOCATION SHOWN HEREON (48" MINIMUM COVER).

W-3 INSTALL 10" x 10" x 10" D.I. TEE AT LOCATION SHOWN HEREON.

W-4 INSTALL 8" x 8" x 8" D.I. TEE AT LOCATION SHOWN HEREON.

W-5 INSTALL 10" x 8" REDUCER AT LOCATION SHOWN HEREON.

W-6 INSTALL 1" SDR-9 COPPER WATER SERVICE ASSEMBLY WITH A CORPORATION STOP AT THE WATER MAIN, CURB STOP TO BE LOCATED 6" OUTSIDE OF THE RIGHT OF WAY LINE. SEE 1" COPPER WATER SERVICE ASSEMBLY DETAIL, SHEET C-902.

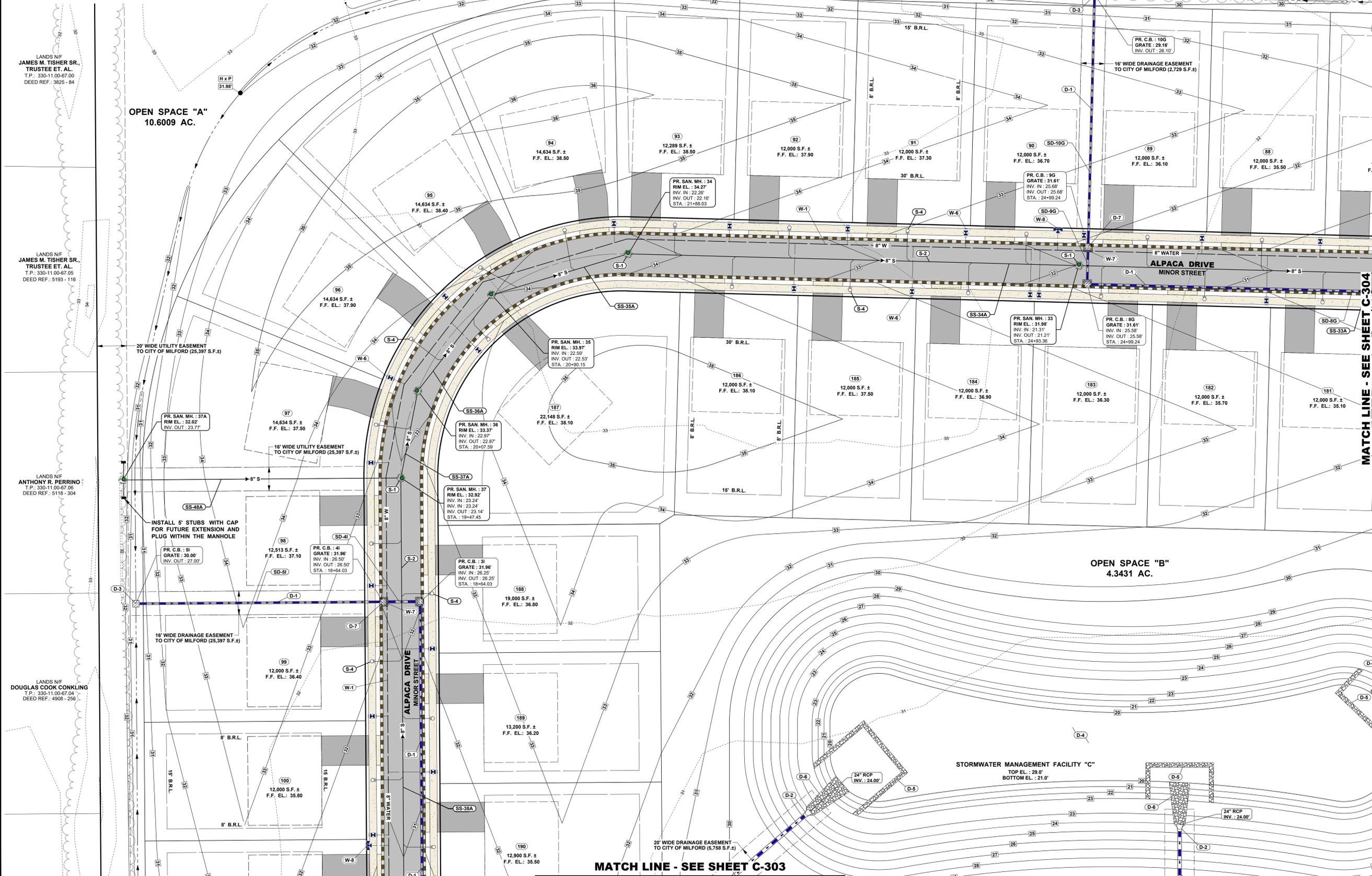
W-7 UTILITY CROSSING: DEFLECT WATER MAIN AS NECESSARY TO MAINTAIN MIN. COVER AND 18" MIN. VERTICAL SEPARATION.

W-8 INSTALL HYDRANT TEE, 6" DIA. HYDRANT LEAD, 6" ISOLATION VALVE WITH VALVE BOX AND FIRE HYDRANT AT THE LOCATIONS SHOWN HEREON - (17 REQUIRED). SEE FIRE HYDRANT DETAIL, SHEET C-902.

W-9 INSTALL 8" x 2" REDUCER AND 2" BLOW OFF VALVE AT THE END OF THE LINE. CAP FOR FUTURE EXPANSION.

NOTE: ALL WATER MATERIALS TO MEET CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

JOINT REVOCABLE TRUST
T.P.: 330-11-00-66-00
DEED REF.: 5425 - 307



LANDS N/F JAMES M. TISHER SR. TRUSTEE ET. AL. T.P.: 330-11-00-67-00 DEED REF.: 3825 - 84

LANDS N/F JAMES M. TISHER SR. TRUSTEE ET. AL. T.P.: 330-11-00-67-05 DEED REF.: 5193 - 116

LANDS N/F ANTHONY R. PERRINO T.P.: 330-11-00-67-06 DEED REF.: 5116 - 304

LANDS N/F DOUGLAS COOK CONKLING T.P.: 330-11-00-67-04 DEED REF.: 4908 - 266

BECKER MORGAN GROUP

ARCHITECTURE ENGINEERING

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302.734.7950

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Newark, DE 19713
302.369.3700

Maryland
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Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com



PROJECT TITLE

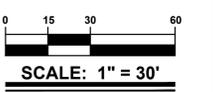
RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE

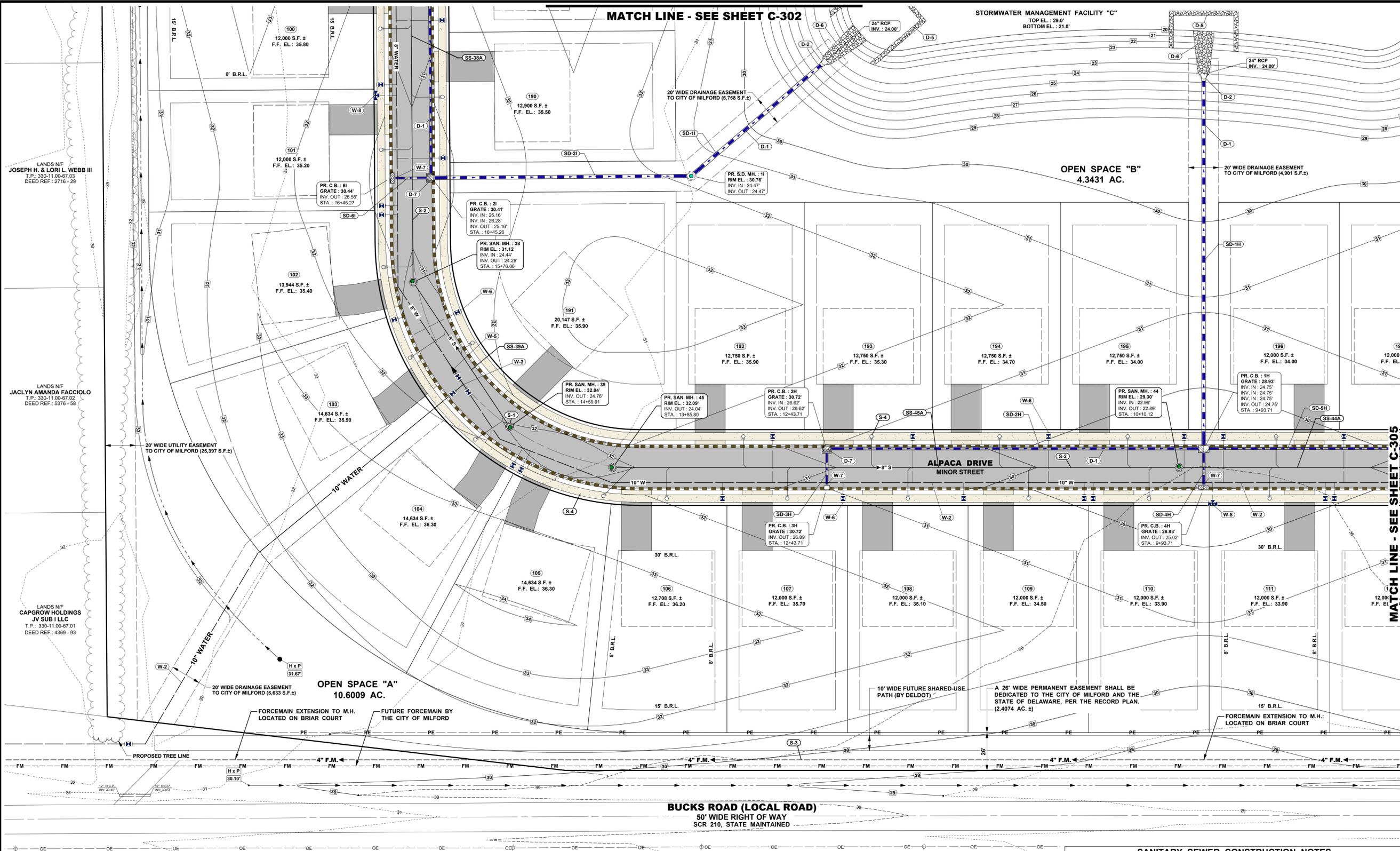
MISPILLION RIVER & RED CEDAR HUNDRED

SHEET TITLE

UTILITIES AND GRADING PLAN



ISSUE	BLOCK	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW	
3.	01/15/24	REVISED PER AGENCY REVIEW	
2.	12/22/23	REVISED PER AGENCY REVIEW	
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MARK	DATE	DESCRIPTION	
PROJECT NO.: 2021161.00			
DATE: 2024-01-26			
SCALE: 1" = 30'			
DRAWN BY: S.L.G PROJ. MGR.: J.S.F.			
SHEET			
C-302			
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2) 36 L.F. STEEL CASINGS
INSTALLED VIA JACK & BORE

LANDS N/F
MR WIGGLES LLC
T.P. 330-11.00-56.00
DEED REF. 3815 - 29

STORM SEWER CONSTRUCTION NOTES

D-1 INSTALL STORM DRAIN PIPE IN LOCATIONS SHOWN HEREON (TYP.). ALL JOINTS SHALL BE WATER TIGHT. SEE STORM DRAIN PIPE SCHEDULE, SHEET C-312.

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W-5 INSTALL 10" x 8" REDUCER AT LOCATION SHOWN HEREON.

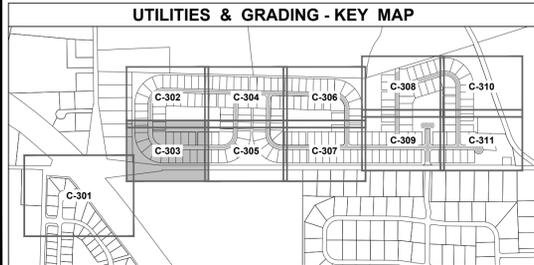
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W-7 UTILITY CROSSING. DEFLECT WATER MAIN AS NECESSARY TO MAINTAIN MIN. COVER AND 18" MIN. VERTICAL SEPARATION.

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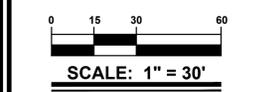
W-9 INSTALL 8" x 2" REDUCER AND 2" BLOW OFF VALVE AT THE END OF THE LINE. CAP FOR FUTURE EXPANSION.

NOTE:
ALL WATER MATERIALS TO MEET CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.



PROJECT TITLE
RED CEDAR FARMS, INC
6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE
MISPILLION RIVER &
RED CEDAR HUNDRED

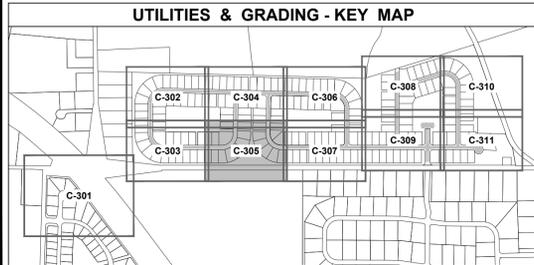
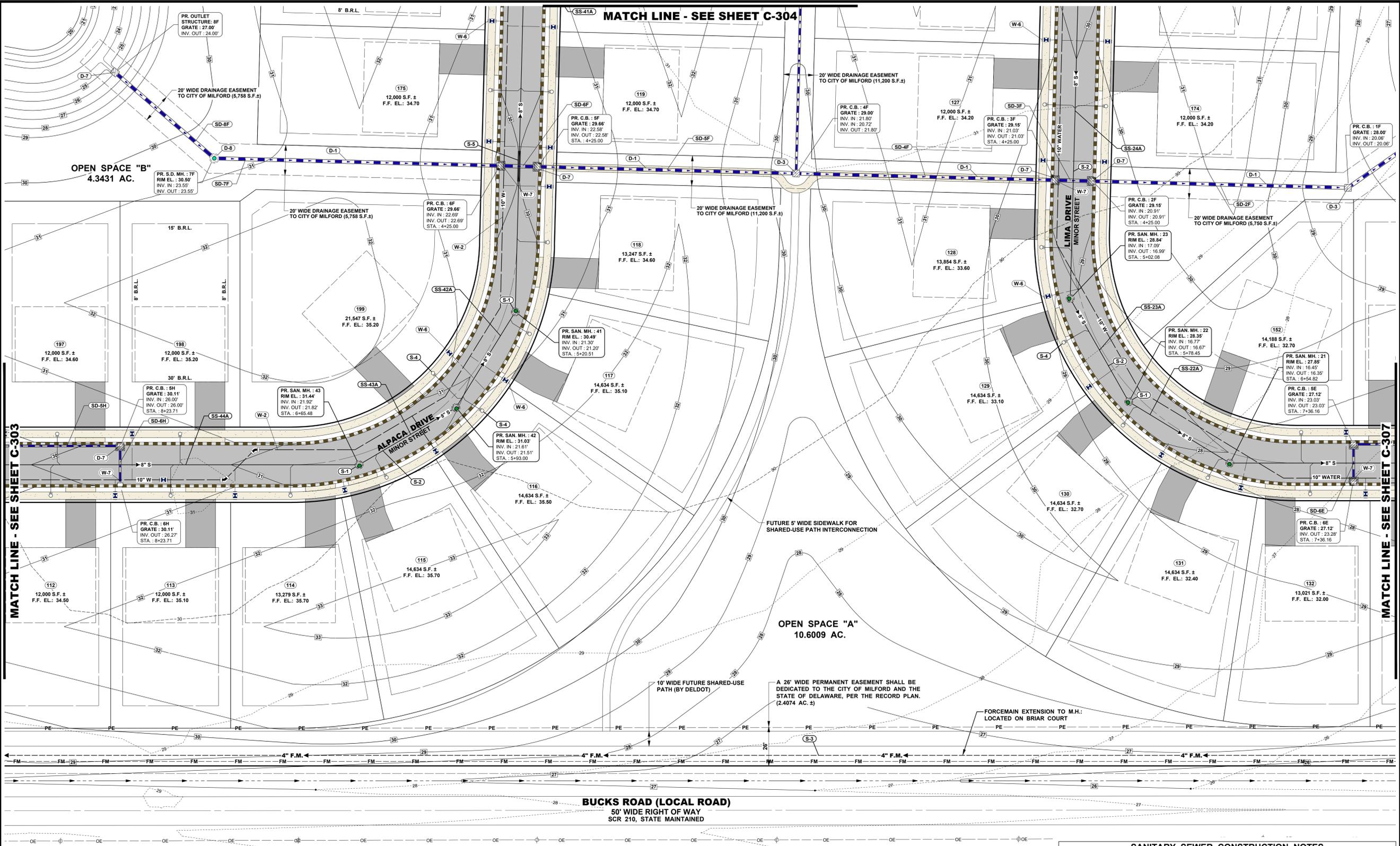
SHEET TITLE
UTILITIES AND GRADING PLAN



ISSUE	DATE	DESCRIPTION
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MARK DATE DESCRIPTION
LAYER/STATE: C-303/C-311

PROJECT NO.: 2021161.00
DATE: 2024-01-26
SCALE: 1" = 30'
DRAWN BY: S.L.G. PROJ. MGR.: J.S.F.
SHEET
C-303
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LANDS N/F
MR WIGLES LLC
T.P.: 330-11.00-56.00
DEED REF.: 3815 - 29

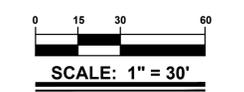
- STORM SEWER CONSTRUCTION NOTES**
- D-1 INSTALL STORM DRAIN PIPE IN LOCATIONS SHOWN HEREON (TYP.). ALL JOINTS SHALL BE WATER TIGHT. SEE STORM DRAIN PIPE SCHEDULE, SHEET C-312.
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- NOTE:
ALL WATER MATERIALS TO MEET CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

PROJECT TITLE
RED CEDAR FARMS, INC
6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE
MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE
UTILITIES AND GRADING PLAN



ISSUE	DATE	DESCRIPTION
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3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW

MARK DATE DESCRIPTION
LAYER/STATE C-305/C-311

PROJECT NO.: 2021161.00
DATE: 2024-01-26
SCALE: 1" = 30'
DRAWN BY: S.L.G. PROJ. MGR.: J.S.F.
SHEET
C-305
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STORM SEWER CONSTRUCTION NOTES

- D-1 INSTALL STORM DRAIN PIPE IN LOCATIONS SHOWN HEREON (TYP.). ALL JOINTS SHALL BE WATER TIGHT. SEE STORM DRAIN PIPE SCHEDULE, SHEET C-312.
- D-2 INSTALL CONCRETE FLARED END SECTION CORRESPONDING TO PIPE SIZE.
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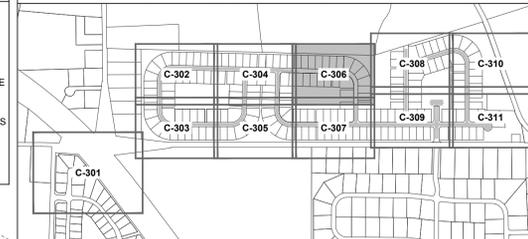
SANITARY SEWER CONSTRUCTION NOTES

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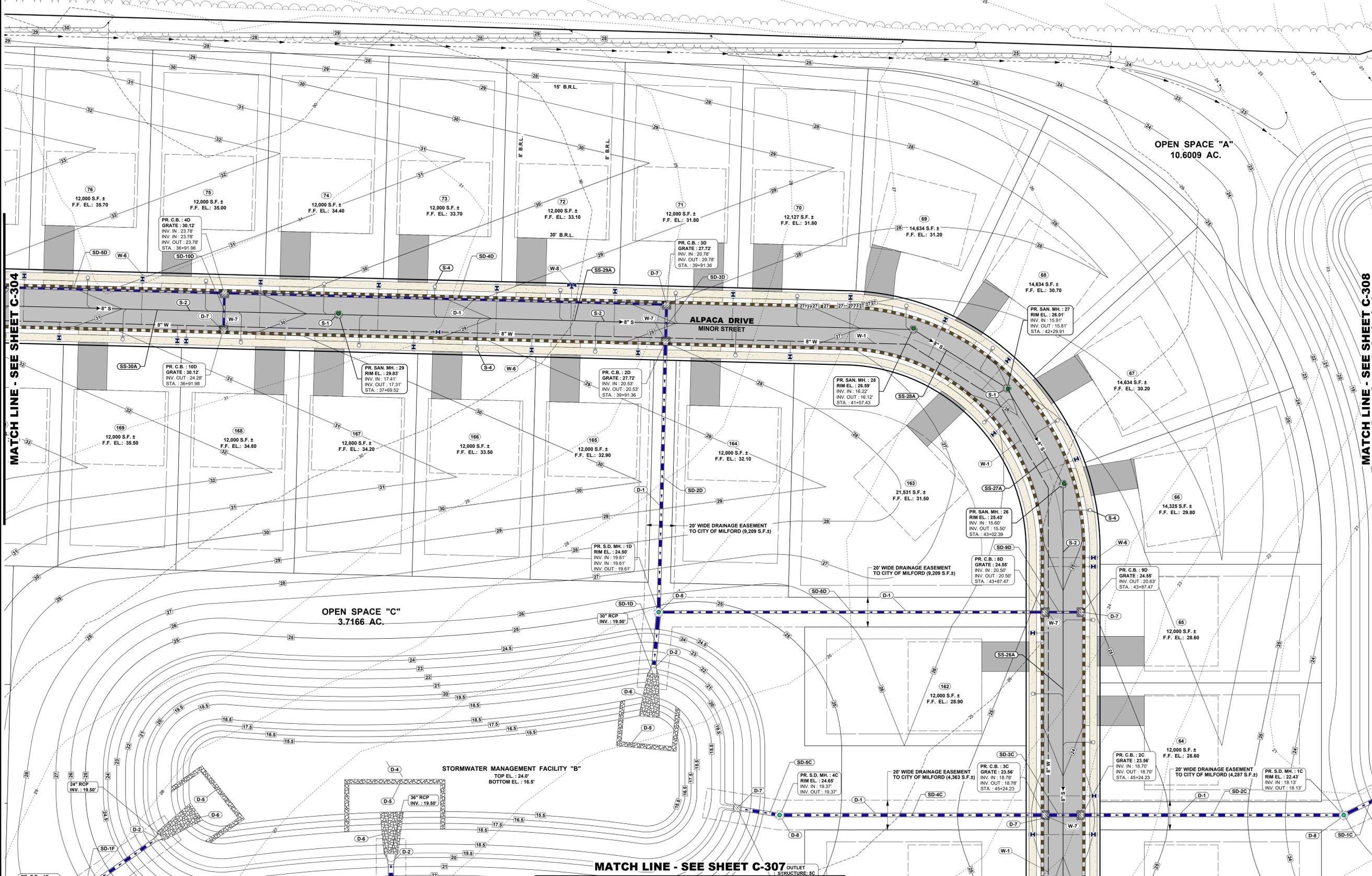
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- NOTE:
ALL WATER MATERIALS TO MEET CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

UTILITIES & GRADING - KEY MAP



LANDS N/F
HOWARD A. & KATHARINE C. WEBB
JOINT REVOCABLE TRUST
T.P. 330-12.00-1.02
DEED REF.: 5204 - 20



BECKER MORGAN GROUP

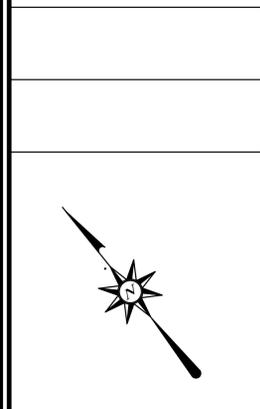
ARCHITECTURE
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Delaware
309 South Governors Avenue
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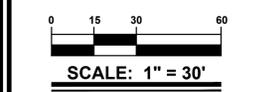
North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com



PROJECT TITLE
RED CEDAR FARMS, INC
6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE
MISPILLION RIVER &
RED CEDAR HUNDRED

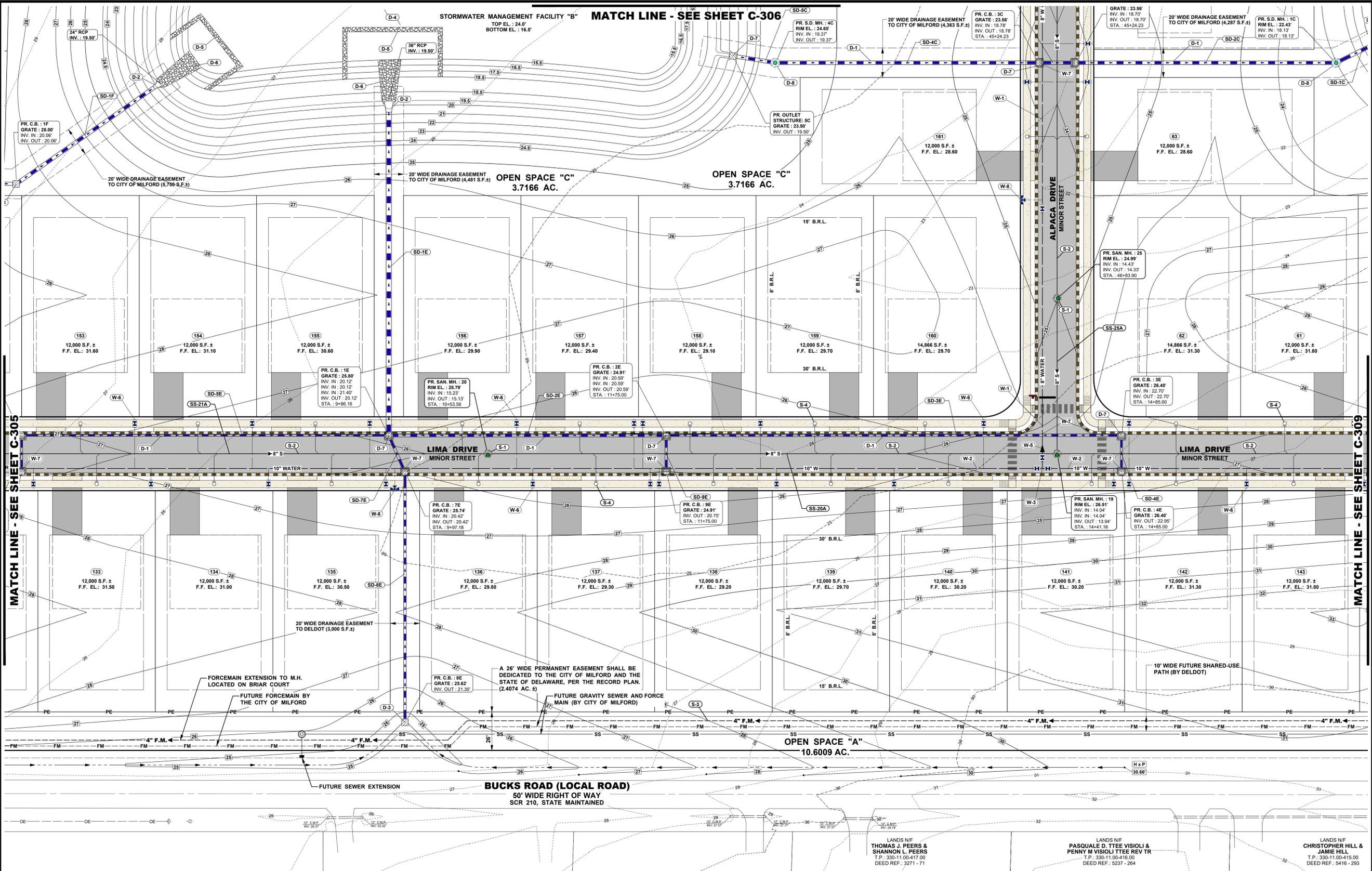
SHEET TITLE
UTILITIES AND GRADING PLAN



ISSUE	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW
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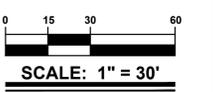
PROJECT NO.: 2021161.00
DATE: 2024-01-26
SCALE: 1" = 30'
DRAWN BY: S.L.G. PROJ. MGR.: J.S.F.

C-306
SHEET



PROJECT TITLE
RED CEDAR FARMS, INC
6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE
MISPILLION RIVER &
RED CEDAR HUNDRED

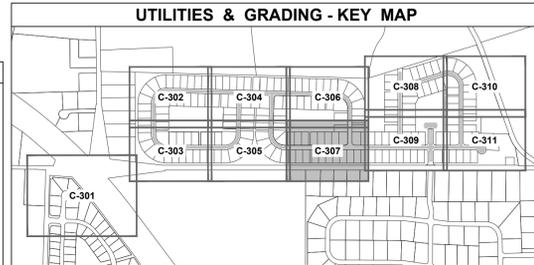
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ISSUE	BLOCK

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STORM SEWER CONSTRUCTION NOTES

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D-8 INSTALL MANHOLE IN LOCATIONS SHOWN HEREON (TYP.). SEE STORM DRAIN MANHOLE SCHEDULE, SHEET C-312.

SANITARY SEWER CONSTRUCTION NOTES

S-1 INSTALL SANITARY SEWER MANHOLE WITH FRAME AND COVER AT THE INVERTS AND ELEVATIONS SHOWN HEREON (typ.) - 47' MANHOLES REQUIRED.

S-2 INSTALL 8" PVC SANITARY SEWER MAIN AT LOCATIONS SHOWN HEREON. SEE SANITARY SEWER PIPE SCHEDULE FOR TYPE. SEE SHEET C-313.

S-3 INSTALL 4" (FORCE MAIN) PVC SCHEDULE 80 SANITARY SEWER FORCE MAIN AT LOCATIONS SHOWN HEREON. SEE SANITARY SEWER PIPE SCHEDULE. SEE SHEET C-313.

S-4 INSTALL 6" PVC SDR 35 SANITARY SEWER LATERAL (2% MINIMUM SLOPE) WITH CLEANOUTS SHOWN AT THE LOCATIONS HEREON. SEE CITY OF MILFORD STANDARD LATERAL CLEANOUT DETAIL, SHEET C-903.

S-5 INSTALL A 6" SANITARY SEWER ENCASUREMENT AROUND PIPE AT AREA SHOWN. ENCASUREMENT SHOULD EXTEND 10 FEET ON EITHER SIDE OF CROSSED UTILITY.

DOMESTIC WATER SYSTEM CONSTRUCTION NOTES

W-1 INSTALL 8" DIA. C900, DR-18 PVC WATER MAIN (TYPICAL) AT THE LOCATION SHOWN HEREON (48" MINIMUM COVER).

W-2 INSTALL 10" DIA. C900, DR-18 PVC WATER MAIN (TYPICAL) AT THE LOCATION SHOWN HEREON (48" MINIMUM COVER).

W-3 INSTALL 10" x 10" x 10" D.I. TEE AT LOCATION SHOWN HEREON.

W-4 INSTALL 8" x 8" x 8" D.I. TEE AT LOCATION SHOWN HEREON.

W-5 INSTALL 10" x 8" REDUCER AT LOCATION SHOWN HEREON.

W-6 INSTALL 1" SDR-9 COPPER WATER SERVICE ASSEMBLY WITH A CORPORATION STOP AT THE WATER MAIN. CURB STOP TO BE LOCATED 6" OUTSIDE OF THE RIGHT OF WAY LINE. SEE 1" COPPER WATER SERVICE ASSEMBLY DETAIL, SHEET C-902.

W-7 UTILITY CROSSING. DEFLECT WATER MAIN AS NECESSARY TO MAINTAIN MIN. COVER AND 18" MIN. VERTICAL SEPARATION.

W-8 INSTALL HYDRANT TEE, 6" DIA. HYDRANT LEAD, 6" ISOLATION VALVE WITH VALVE BOX AND FIRE HYDRANT AT THE LOCATIONS SHOWN HEREON - (17 REQUIRED). SEE FIRE HYDRANT DETAIL, SHEET C-902.

W-9 INSTALL 8" x 2" REDUCER AND 2" BLOW OFF VALVE AT THE END OF THE LINE. CAP FOR FUTURE EXPANSION.

NOTE:
ALL WATER MATERIALS TO MEET CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

LANDS N/F
MR WIGGLES LLC
T.P.: 330-11.00-56.00
DEED REF.: 3815 - 29

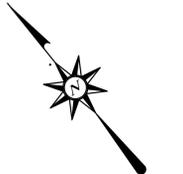
LANDS N/F
MARK D. STURGEON &
TANYA J.
T.P.: 330-11.00-70.01
DEED REF.: 3040 - 60

LANDS N/F
JOSEPH MRRIS &
KAREN M.
T.P.: 330-11.00-418.00
DEED REF.: 2719 - 294

LANDS N/F
THOMAS J. PEERS &
SHANNON L. PEERS
T.P.: 330-11.00-416.00
DEED REF.: 3271 - 71

LANDS N/F
PASQUALE D. TTEE VISIOLI &
PENNY M VISIOLI TTEE REV TR
T.P.: 330-11.00-415.00
DEED REF.: 5237 - 264

LANDS N/F
CHRISTOPHER HILL &
JAMIE HILL
T.P.: 330-11.00-415.00
DEED REF.: 5416 - 293



PROJECT TITLE

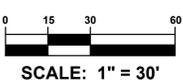
RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE

MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE

UTILITIES AND GRADING PLAN



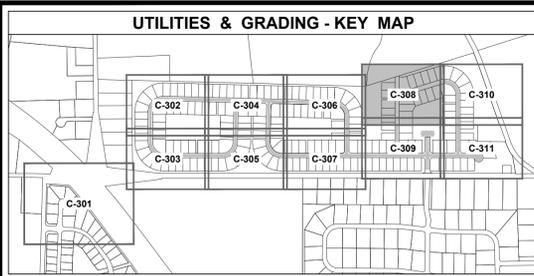
ISSUE BLOCK

NO.	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW
3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW

MARK DATE DESCRIPTION
LAYER/STATE C-301/C-311
PROJECT NO.: 2021161.00
DATE: 2024-01-26
SCALE: 1" = 30'
DRAWN BY: S.L.G. **PROJ. MGR.:** J.S.F.

C-308

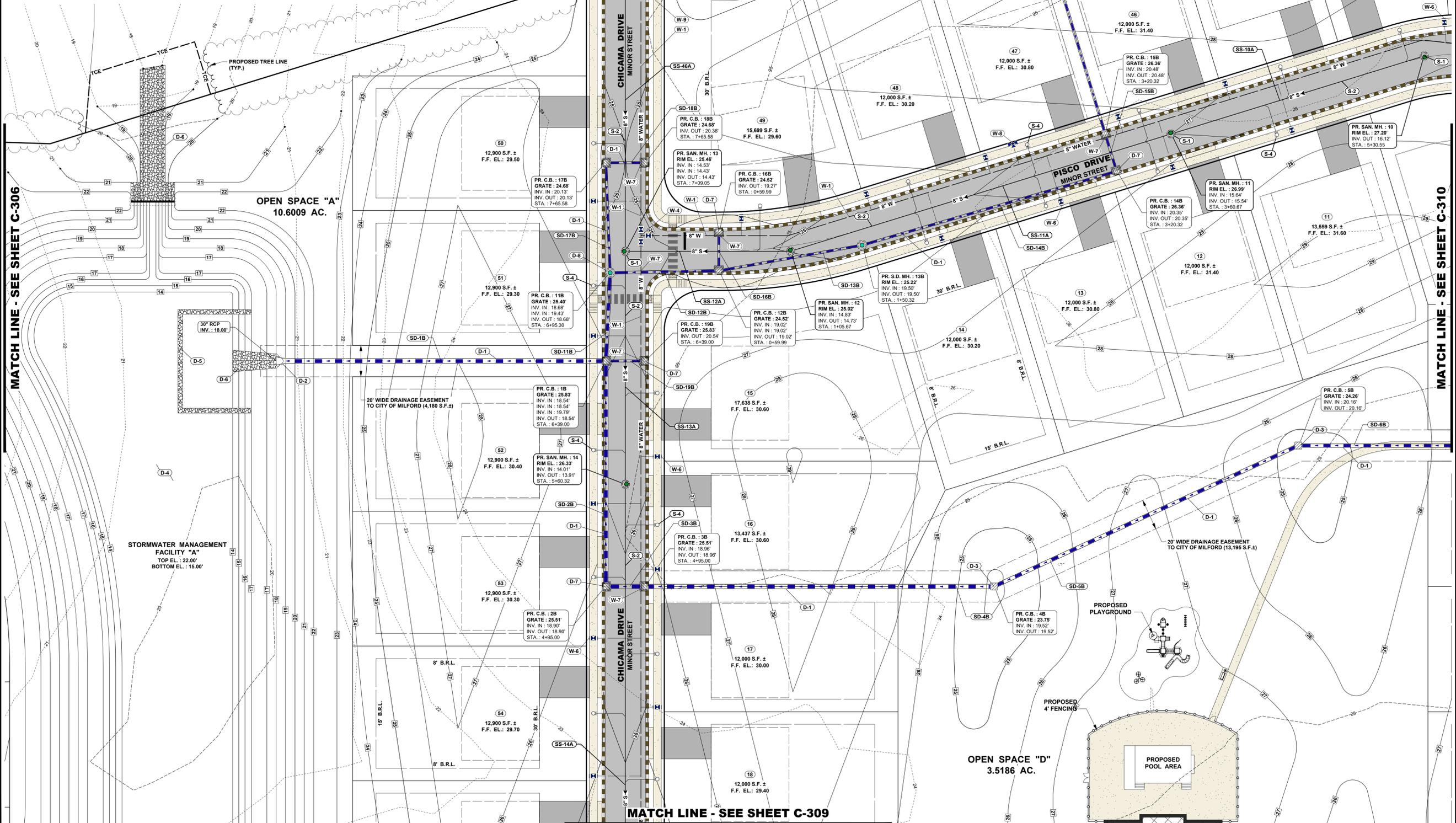
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- DOMESTIC WATER SYSTEM CONSTRUCTION NOTES**
- W-1 INSTALL 8" DIA. C900, DR-18 PVC WATER MAIN (TYPICAL) AT THE LOCATION SHOWN HEREON (48" MINIMUM COVER).
 - W-2 INSTALL 10" DIA. C900, DR-18 PVC WATER MAIN (TYPICAL) AT THE LOCATION SHOWN HEREON (48" MINIMUM COVER).
 - W-3 INSTALL 10" x 10" x 10" D.I. TEE AT LOCATION SHOWN HEREON.
 - W-4 INSTALL 8" x 8" x 8" D.I. TEE AT LOCATION SHOWN HEREON.
 - W-5 INSTALL 10" x 8" REDUCER AT LOCATION SHOWN HEREON.
 - W-6 INSTALL 1" SDR-9 COPPER WATER SERVICE ASSEMBLY WITH A CORPORATION STOP AT THE WATER MAIN. CURB STOP TO BE LOCATED 6" OUTSIDE OF THE RIGHT OF WAY LINE. SEE 1" COPPER WATER SERVICE ASSEMBLY DETAIL, SHEET C-902.
 - W-7 UTILITY CROSSING. DEFLECT WATER MAIN AS NECESSARY TO MAINTAIN MIN. COVER AND 18" MIN. VERTICAL SEPARATION.
 - W-8 INSTALL HYDRANT TEE, 8" DIA. HYDRANT LEAD, 8" DIA. ISOLATION VALVE WITH VALVE BOX AND FIRE HYDRANT AT THE LOCATIONS SHOWN HEREON - (17 REQUIRED). SEE FIRE HYDRANT DETAIL, SHEET C-902.
 - W-9 INSTALL 8" x 2" REDUCER AND 2" BLOW-OFF VALVE AT THE END OF THE LINE. CAP FOR FUTURE EXPANSION.
- NOTE:
ALL WATER MATERIALS TO MEET CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

- SANITARY SEWER CONSTRUCTION NOTES**
- S-1 INSTALL SANITARY SEWER MANHOLE WITH FRAME AND COVER AT THE INVERTS AND ELEVATIONS SHOWN HEREON (TYP.) - 47 MANHOLES REQUIRED.
 - S-2 INSTALL 8" PVC SANITARY SEWER MAIN AT LOCATIONS SHOWN HEREON. SEE SANITARY SEWER PIPE SCHEDULE FOR TYPE. SEE SHEET C-313.
 - S-3 INSTALL 4" (FORCE MAIN) PVC SCHEDULE 80 SANITARY SEWER FORCE MAIN AT LOCATIONS SHOWN HEREON. SEE SANITARY SEWER PIPE SCHEDULE. SEE SHEET C-313.
 - S-4 INSTALL 6" PVC SDR 35 SANITARY SEWER LATERAL (2% MINIMUM SLOPE) WITH CLEANOUTS SHOWN AT THE LOCATIONS HEREON. SEE CITY OF MILFORD STANDARD LATERAL CLEANOUT DETAIL, SHEET C-903.
 - S-5 INSTALL A 6" SANITARY SEWER ENCASEMENT AROUND PIPE AT AREA SHOWN. ENCASEMENT SHOULD EXTEND 10 FEET ON EITHER SIDE OF CROSSED UTILITY.

- STORM SEWER CONSTRUCTION NOTES**
- D-1 INSTALL STORM DRAIN PIPE IN LOCATIONS SHOWN HEREON (TYP.). ALL JOINTS SHALL BE WATER TIGHT. SEE STORM DRAIN PIPE SCHEDULE, SHEET C-312.
 - D-2 INSTALL CONCRETE FLARED END SECTION CORRESPONDING TO PIPE SIZE.
 - D-3 PROPOSED CONCRETE YARD BASIN STRUCTURE. SEE CATCH BASIN SCHEDULE, SHEET C-312.
 - D-4 PROPOSED STORMWATER MANAGEMENT FACILITY TO BE CONSTRUCTED IN ACCORDANCE WITH THE SUSSEX CONSERVATION DISTRICT REGULATIONS.
 - D-5 PROPOSED ROCK GABION FOREBAY TO BE CONSTRUCTED GABION FENCE. TOP OF FOREBAY SHALL BE 1' BELOW THE PERMANENT POOL ELEVATION.
 - D-6 INSTALL EMBEDDED STONE RIP-RAP OUTLET PROTECTION PLACED ON FILTER CLOTH (MIRAFI 140N OR EQUAL).
 - D-7 INSTALL CATCH BASINS STRUCTURE IN LOCATIONS SHOWN HEREON (TYP.). SEE CATCH BASIN SCHEDULE, SHEET C-312.
 - D-8 INSTALL MANHOLE IN LOCATIONS SHOWN HEREON (TYP.). SEE STORM DRAIN MANHOLE SCHEDULE, SHEET C-312.



MATCH LINE - SEE SHEET C-306

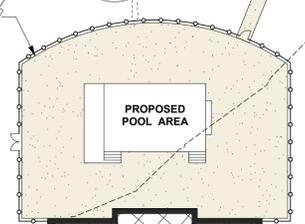
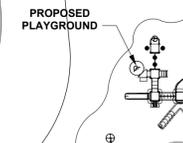
MATCH LINE - SEE SHEET C-310

MATCH LINE - SEE SHEET C-309

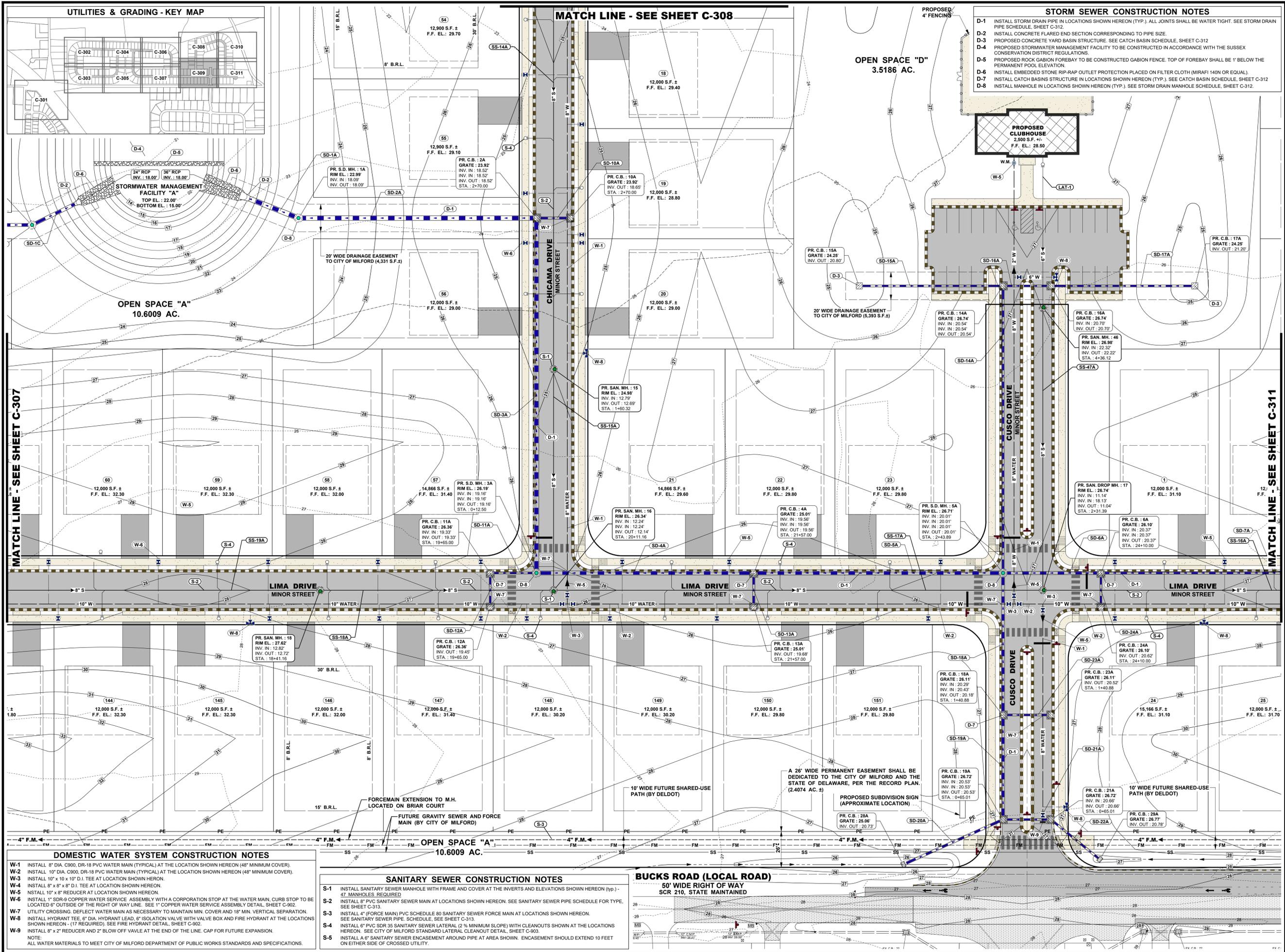
OPEN SPACE "D"
3.5186 AC.

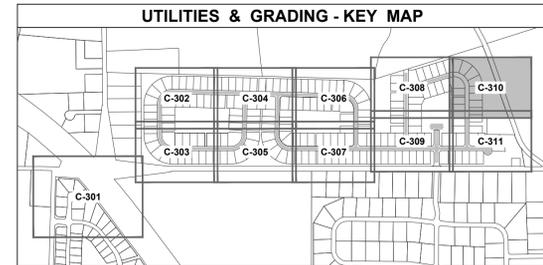
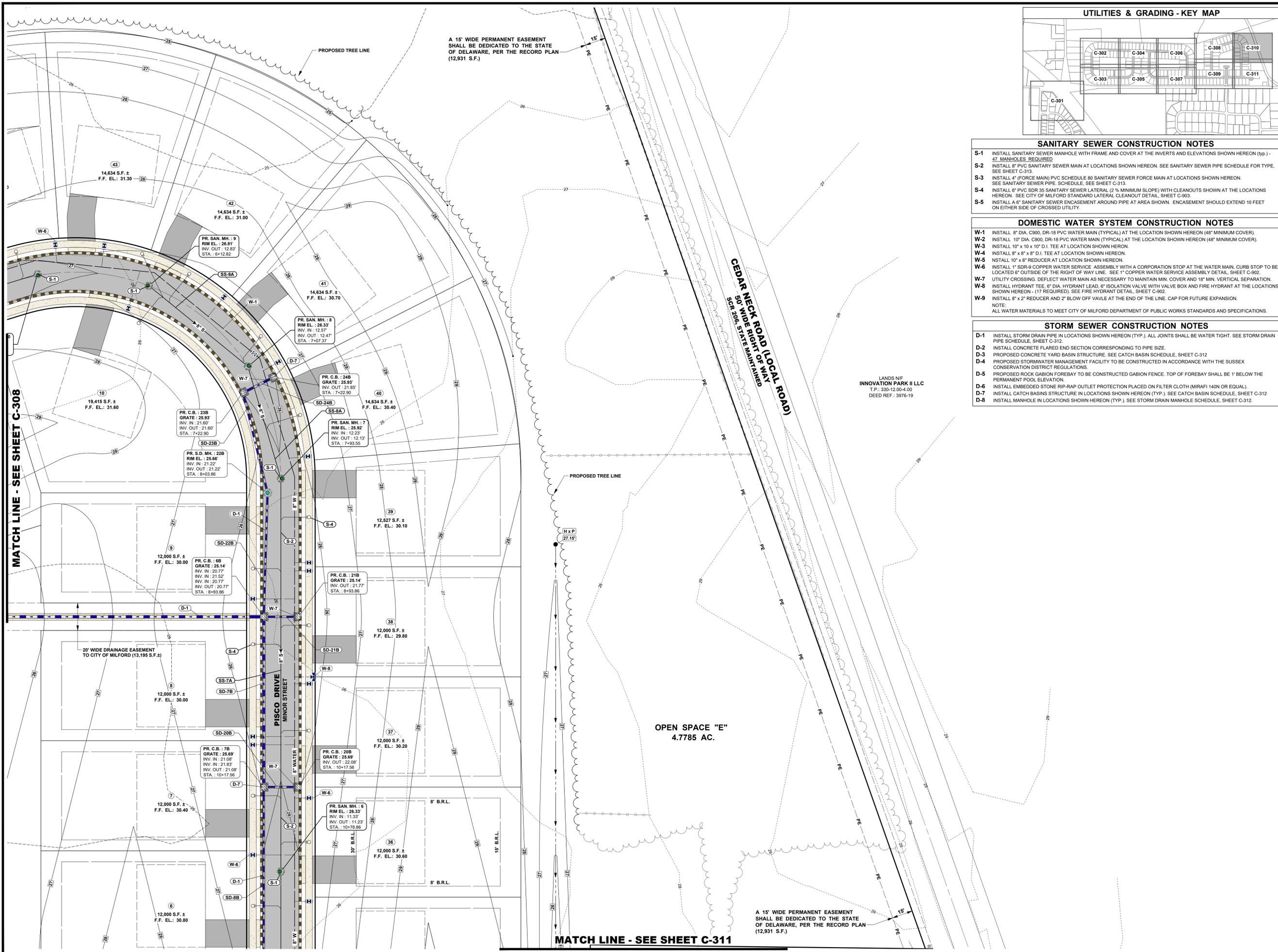
OPEN SPACE "A"
10.6009 AC.

STORMWATER MANAGEMENT FACILITY "A"
TOP EL.: 22.00'
BOTTOM EL.: 15.00'



LANDS N/F
KRALYN, LLC
T.P.: 330-12.00-5.00
DEED REF.: 5669 - 92





- SANITARY SEWER CONSTRUCTION NOTES**
- S-1 INSTALL SANITARY SEWER MANHOLE WITH FRAME AND COVER AT THE INVERTS AND ELEVATIONS SHOWN HEREON (TYP.) - 47 MANHOLES REQUIRED
 - S-2 INSTALL 8" PVC SANITARY SEWER MAIN AT LOCATIONS SHOWN HEREON. SEE SANITARY SEWER PIPE SCHEDULE FOR TYPE, SEE SHEET C-313.
 - S-3 INSTALL 4" (FORCE MAIN) PVC SCHEDULE 80 SANITARY SEWER FORCE MAIN AT LOCATIONS SHOWN HEREON. SEE SANITARY SEWER PIPE SCHEDULE. SEE SHEET C-313.
 - S-4 INSTALL 6" PVC SDR 35 SANITARY SEWER LATERAL (2% MINIMUM SLOPE) WITH CLEANOUTS SHOWN AT THE LOCATIONS HEREON. SEE CITY OF MILFORD STANDARD LATERAL CLEANOUT DETAIL, SHEET C-903.
 - S-5 INSTALL A 6" SANITARY SEWER ENCASEMENT AROUND PIPE AT AREA SHOWN. ENCASEMENT SHOULD EXTEND 10 FEET ON EITHER SIDE OF CROSSED UTILITY.

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 - W-6 INSTALL 1" SDR-9 COPPER WATER SERVICE ASSEMBLY WITH A CORPORATION STOP AT THE WATER MAIN, CURB STOP TO BE LOCATED 6" OUTSIDE OF THE RIGHT OF WAY LINE. SEE "COPPER WATER SERVICE ASSEMBLY DETAIL, SHEET C-902.
 - W-7 UTILITY CROSSING. DEFLECT WATER MAIN AS NECESSARY TO MAINTAIN MIN. COVER AND 18" MIN. VERTICAL SEPARATION.
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 - W-9 INSTALL 8" x 2" REDUCER AND 2" BLOW OFF VALVE AT THE END OF THE LINE. CAP FOR FUTURE EXPANSION.
- NOTE:
ALL WATER MATERIALS TO MEET CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

- STORM SEWER CONSTRUCTION NOTES**
- D-1 INSTALL STORM DRAIN PIPE IN LOCATIONS SHOWN HEREON (TYP.). ALL JOINTS SHALL BE WATER TIGHT. SEE STORM DRAIN PIPE SCHEDULE, SHEET C-312.
 - D-2 INSTALL CONCRETE FLARED END SECTION CORRESPONDING TO PIPE SIZE.
 - D-3 PROPOSED CONCRETE YARD BASIN STRUCTURE. SEE CATCH BASIN SCHEDULE, SHEET C-312.
 - D-4 PROPOSED STORMWATER MANAGEMENT FACILITY TO BE CONSTRUCTED IN ACCORDANCE WITH THE SUSSEX CONSERVATION DISTRICT REGULATIONS.
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 - D-8 INSTALL MANHOLE IN LOCATIONS SHOWN HEREON (TYP.). SEE STORM DRAIN MANHOLE SCHEDULE, SHEET C-312.



ARCHITECTURE
ENGINEERING

Delaware

309 South Governors Avenue
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

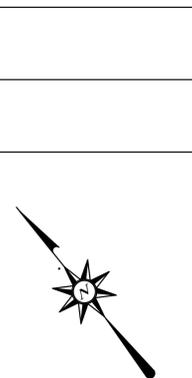
Maryland

312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina

3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com



PROJECT TITLE

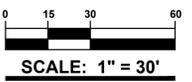
RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE

MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE

UTILITIES AND GRADING PLAN



ISSUE BLOCK

NO.	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW
3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW

MARK DATE DESCRIPTION

PROJECT NO.: 2021161.00

DATE: 2024-01-26

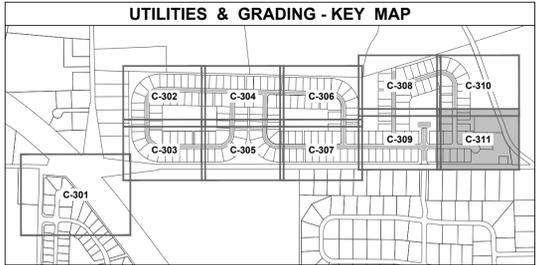
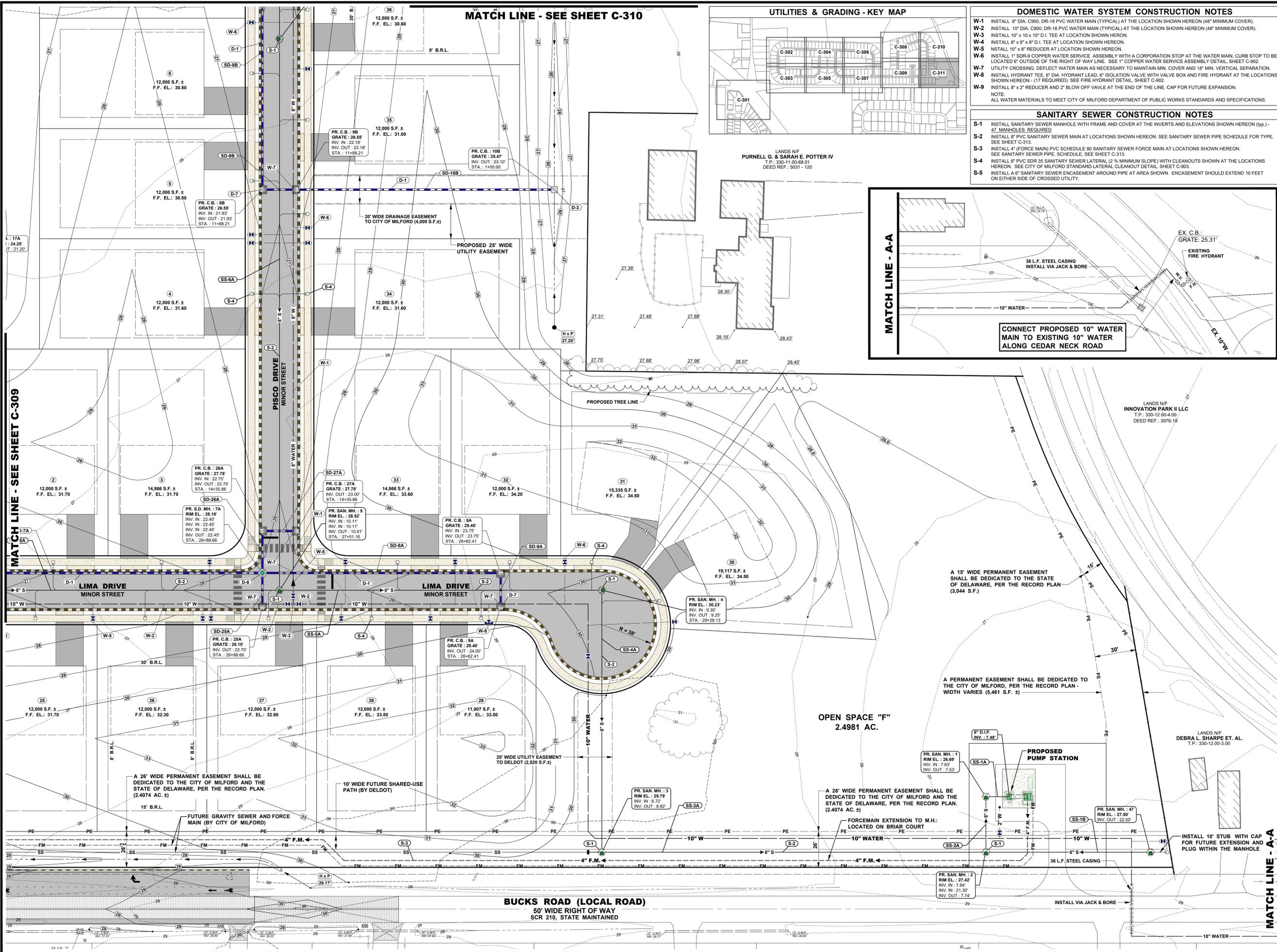
SCALE: 1" = 30'

DRAWN BY: S.L.G. PROJ. MGR.: J.S.F.

SHEET

C-310

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DOMESTIC WATER SYSTEM CONSTRUCTION NOTES

W-1 INSTALL 8" DIA. C900, DR-18 PVC WATER MAIN (TYPICAL) AT THE LOCATION SHOWN HEREON (48" MINIMUM COVER).

W-2 INSTALL 10" DIA. C900, DR-18 PVC WATER MAIN (TYPICAL) AT THE LOCATION SHOWN HEREON (48" MINIMUM COVER).

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W-5 INSTALL 10" x 8" REDUCER AT LOCATION SHOWN HEREON.

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W-7 UTILITY CROSSING: DEFLECT WATER MAIN AS NECESSARY TO MAINTAIN MIN. COVER AND 18" MIN. VERTICAL SEPARATION.

W-8 INSTALL HYDRANT TEE, 6" DIA. HYDRANT VALVE, 6" ISOLATION VALVE WITH VALVE BOX AND FIRE HYDRANT AT THE LOCATIONS SHOWN HEREON - (17 REQUIRED). SEE FIRE HYDRANT DETAIL, SHEET C-902.

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NOTE: ALL WATER MATERIALS TO MEET CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

SANITARY SEWER CONSTRUCTION NOTES

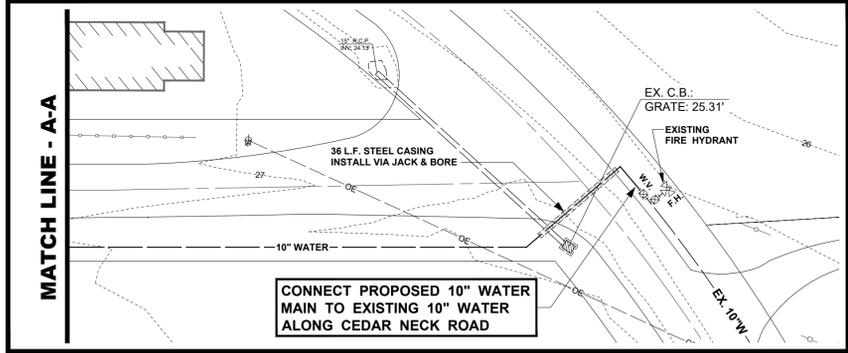
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S-4 INSTALL 6" PVC SDR 35 SANITARY SEWER LATERAL (2% MINIMUM SLOPE) WITH CLEANOUTS SHOWN AT THE LOCATIONS HEREON. SEE CITY OF MILFORD STANDARD LATERAL CLEANOUT DETAIL, SHEET C-903.

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ARCHITECTURE
ENGINEERING

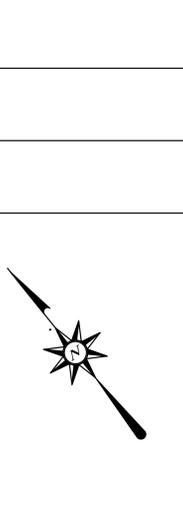
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North Carolina
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910.341.7600

www.beckermorgan.com



PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE

MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE

UTILITIES AND GRADING PLAN

ISSUE BLOCK

NO.	DATE	DESCRIPTION
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3.	01/15/24	REVISED PER AGENCY REVIEW
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1.	11/17/23	REVISED PER AGENCY REVIEW

MARK	DATE	DESCRIPTION
LAYER/STATE	C-313/C-311	

PROJECT NO.: 2021161.00
DATE: 2024-01-26
SCALE: 1" = 30'
DRAWN BY: S.L.G. PROJ. MGR.: J.S.F.

C-311
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STORM DRAIN PIPE SCHEDULE							
PIPE NO.	SIZE	PIPE TYPE	PIPE CLASS	LENGTH	SLOPE	INV. IN	INV. OUT
SD-1A	36"	RCP	CLASS III	46'	0.20%	18.09'	18.00'
SD-2A	36"	H.D.P.E.	-	173'	0.25%	18.52'	18.09'
SD-3A	36"	H.D.P.E.	Corrugated HDPE Pipe	257'	0.25%	19.16'	18.52'
SD-4A	30"	H.D.P.E.	-	158'	0.25%	19.56'	19.16'
SD-5A	30"	H.D.P.E.	-	182'	0.25%	20.01'	19.56'
SD-6A	24"	H.D.P.E.	-	71'	0.50%	20.37'	20.01'
SD-7A	18"	H.D.P.E.	-	279'	0.75%	22.45'	20.37'
SD-8A	15"	H.D.P.E.	-	174'	0.75%	23.75'	22.45'
SD-9A	15"	H.D.P.E.	-	25'	1.00%	24.00'	23.75'
SD-10A	18"	H.D.P.E.	-	25'	0.52%	18.65'	18.52'
SD-11A	15"	H.D.P.E.	-	34'	0.50%	19.33'	19.16'
SD-12A	15"	H.D.P.E.	-	25'	0.48%	19.45'	19.33'
SD-13A	18"	H.D.P.E.	-	25'	0.48%	19.68'	19.56'
SD-14A	18"	H.D.P.E.	-	208'	0.25%	20.54'	20.01'
SD-15A	15"	H.D.P.E.	-	105'	0.25%	20.80'	20.54'
SD-16A	15"	H.D.P.E.	-	35'	0.46%	20.70'	20.54'
SD-17A	15"	H.D.P.E.	-	105'	0.48%	21.20'	20.70'
SD-18A	24"	H.D.P.E.	-	103'	0.17%	20.18'	20.01'
SD-19A	24"	H.D.P.E.	-	76'	0.32%	20.53'	20.29'
SD-20A	18"	H.D.P.E.	-	80'	0.25%	20.73'	20.53'
SD-21A	15"	H.D.P.E.	-	35'	0.38%	20.66'	20.53'
SD-22A	15"	H.D.P.E.	-	46'	0.25%	20.68'	20.66'
SD-23A	15"	H.D.P.E.	-	35'	0.25%	20.52'	20.43'
SD-24A	15"	H.D.P.E.	-	25'	1.00%	20.62'	20.37'
SD-25A	15"	H.D.P.E.	-	25'	1.00%	22.70'	22.45'
SD-26A	15"	H.D.P.E.	-	30'	0.98%	22.75'	22.45'
SD-27A	15"	H.D.P.E.	-	25'	1.00%	23.00'	22.75'

STORM DRAIN PIPE SCHEDULE							
PIPE NO.	SIZE	PIPE TYPE	PIPE CLASS	LENGTH	SLOPE	INV. IN	INV. OUT
SD-1B	30"	RCP	CLASS III	211'	0.26%	18.54'	18.00'
SD-2B	30"	H.D.P.E.	-	144'	0.25%	18.90'	18.54'
SD-3B	30"	H.D.P.E.	-	25'	0.25%	18.96'	18.90'
SD-4B	30"	H.D.P.E.	-	224'	0.25%	19.52'	18.96'
SD-5B	24"	H.D.P.E.	-	215'	0.30%	20.16'	19.52'
SD-6B	24"	H.D.P.E.	-	246'	0.25%	20.77'	20.16'
SD-7B	24"	H.D.P.E.	-	124'	0.25%	21.08'	20.77'
SD-8B	15"	H.D.P.E.	-	171'	0.50%	21.93'	21.08'
SD-9B	15"	H.D.P.E.	-	25'	1.00%	22.18'	21.93'
SD-10B	15"	H.D.P.E.	-	188'	0.49%	23.10'	22.18'
SD-11B	24"	H.D.P.E.	-	56'	0.25%	18.68'	18.54'
SD-12B	18"	H.D.P.E.	-	70'	0.49%	19.02'	18.68'
SD-13B	15"	H.D.P.E.	-	93'	0.51%	19.50'	19.02'
SD-14B	15"	H.D.P.E.	-	170'	0.50%	20.35'	19.50'
SD-15B	15"	H.D.P.E.	-	25'	0.52%	20.48'	20.35'
SD-16B	15"	H.D.P.E.	-	25'	1.00%	19.27'	19.02'
SD-17B	15"	H.D.P.E.	-	70'	1.00%	20.13'	19.43'
SD-18B	15"	H.D.P.E.	-	25'	1.00%	20.38'	20.13'
SD-19B	15"	H.D.P.E.	-	25'	3.00%	20.54'	19.79'
SD-20B	15"	H.D.P.E.	-	25'	1.00%	22.08'	21.83'
SD-21B	15"	H.D.P.E.	-	25'	1.00%	21.77'	21.52'
SD-22B	15"	H.D.P.E.	-	90'	0.50%	21.22'	20.77'
SD-23B	15"	H.D.P.E.	-	75'	0.50%	21.60'	21.22'
SD-24B	18"	H.D.P.E.	Corrugated HDPE Pipe	25'	1.00%	21.85'	21.60'
SD-25B	15"	RCP	CLASS III	179'	0.50%	21.37'	20.48'

STORM DRAIN PIPE SCHEDULE							
PIPE NO.	SIZE	PIPE TYPE	PIPE CLASS	LENGTH	SLOPE	INV. IN	INV. OUT
SD-1C	24"	RCP	CLASS III	39'	0.33%	18.13'	18.00'
SD-2C	24"	H.D.P.E.	-	178'	0.32%	18.70'	18.13'
SD-3C	24"	H.D.P.E.	-	25'	0.32%	18.78'	18.70'
SD-4C	24"	RCP	CLASS III	179'	0.33%	19.37'	18.78'
SD-5C	24"	RCP	CLASS III	29'	0.45%	19.50'	19.37'

STORM DRAIN PIPE SCHEDULE							
PIPE NO.	SIZE	PIPE TYPE	PIPE CLASS	LENGTH	SLOPE	INV. IN	INV. OUT
SD-1D	30"	RCP	CLASS III	42'	0.26%	19.61'	19.50'
SD-2D	24"	H.D.P.E.	-	182'	0.50%	20.53'	19.61'
SD-3D	18"	H.D.P.E.	-	25'	1.00%	20.78'	20.53'
SD-4D	15"	H.D.P.E.	-	299'	1.00%	23.78'	20.78'
SD-5D	15"	H.D.P.E.	-	299'	0.50%	25.28'	23.78'
SD-6D	15"	H.D.P.E.	-	188'	0.49%	26.20'	25.28'
SD-7D	15"	H.D.P.E.	-	25'	2.00%	26.70'	26.20'
SD-8D	18"	H.D.P.E.	-	261'	0.34%	20.50'	19.61'
SD-9D	15"	H.D.P.E.	-	25'	0.52%	20.63'	20.50'
SD-10D	15"	H.D.P.E.	-	25'	2.00%	24.28'	23.78'

STORM DRAIN PIPE SCHEDULE							
PIPE NO.	SIZE	PIPE TYPE	PIPE CLASS	LENGTH	SLOPE	INV. IN	INV. OUT
SD-1E	36"	RCP	Concrete Pipe	227'	0.27%	20.12'	19.50'
SD-2E	24"	H.D.P.E.	-	189'	0.25%	20.59'	20.12'
SD-3E	18"	H.D.P.E.	-	310'	0.68%	22.70'	20.59'
SD-4E	15"	H.D.P.E.	-	25'	1.00%	22.95'	22.70'
SD-5E	15"	H.D.P.E.	-	250'	0.65%	23.03'	21.40'
SD-6E	15"	H.D.P.E.	-	25'	1.00%	23.28'	23.03'
SD-7E	18"	H.D.P.E.	-	27'	1.10%	20.42'	20.12'
SD-8E	18"	H.D.P.E.	-	170'	0.55%	21.35'	20.42'
SD-9E	18"	H.D.P.E.	-	25'	0.65%	20.75'	20.59'

STORM DRAIN PIPE SCHEDULE							
PIPE NO.	SIZE	PIPE TYPE	PIPE CLASS	LENGTH	SLOPE	INV. IN	INV. OUT
SD-1F	24"	RCP	CLASS III	119'	0.47%	20.06'	19.50'
SD-2F	24"	H.D.P.E.	-	171'	0.50%	20.91'	20.06'
SD-3F	24"	H.D.P.E.	-	25'	0.48%	21.03'	20.91'
SD-4F	24"	H.D.P.E.	-	173'	0.45%	21.80'	21.03'
SD-5F	24"	H.D.P.E.	-	172'	0.45%	22.58'	21.80'
SD-6F	24"	H.D.P.E.	-	25'	0.44%	22.69'	22.58'
SD-7F	24"	H.D.P.E.	-	191'	0.45%	23.55'	22.69'
SD-8F	24"	H.D.P.E.	-	87'	0.51%	24.00'	23.55'
SD-9F	15"	H.D.P.E.	-	240'	0.25%	21.32'	20.72'

STORM DRAIN PIPE SCHEDULE							
PIPE NO.	SIZE	PIPE TYPE	PIPE CLASS	LENGTH	SLOPE	INV. IN	INV. OUT
SD-1G	24"	RCP	CLASS III	108'	0.30%	24.32'	24.00'
SD-2G	24"	H.D.P.E.	-	172'	0.30%	24.84'	24.32'
SD-3G	24"	H.D.P.E.	-	227'	0.25%	25.42'	24.84'
SD-4G	15"	H.D.P.E.	-	128'	0.25%	25.74'	25.42'
SD-5G	15"	H.D.P.E.	-	25'	0.24%	25.80'	25.74'
SD-6G	15"	H.D.P.E.	-	170'	0.25%	26.23'	25.80'
SD-7G	15"	H.D.P.E.	-	25'	1.00%	25.09'	24.84'
SD-8G	18"	H.D.P.E.	-	295'	0.25%	25.58'	24.84'
SD-9G	15"	H.D.P.E.	-	25'	0.40%	25.68'	25.58'
SD-10G	15"	H.D.P.E.	-	170'	0.25%	26.10'	25.68'
SD-11G	15"	H.D.P.E.	-	80'	0.50%	25.82'	25.42'
SD-12G	15"	H.D.P.E.	-	162'	0.50%	26.63'	25.82'
SD-13G	15"	H.D.P.E.	-	25'	1.00%	26.88'	26.63'
SD-14G	15"	H.D.P.E.	-	25'	1.00%	26.07'	25.82'

STORM DRAIN PIPE SCHEDULE							
PIPE NO.	SIZE	PIPE TYPE	PIPE CLASS	LENGTH	SLOPE	INV. IN	INV. OUT
SD-1H	24"	RCP	CLASS III	248'	0.30%	24.75'	24.00'
SD-2H	18"	H.D.P.E.	-	250'	0.75%	26.62'	24.75'
SD-3H	15"	RCP	CLASS III	27'	1.00%	26.89'	26.62'
SD-4H	18"	H.D.P.E.	-	27'	1.00%	25.02'	24.75'
SD-5H	15"	H.D.P.E.	-	170'	0.74%	26.00'	24.75'
SD-6H	15"	H.D.P.E.	-	27'	1.00%	26.27'	26.00'

STORM DRAIN PIPE SCHEDULE							
PIPE NO.	SIZE	PIPE TYPE	PIPE CLASS	LENGTH	SLOPE	INV. IN	INV. OUT
SD-1I	24"	RCP	CLASS III	118'	0.40%	24.47'	24.00'
SD-2I	24"	H.D.P.E.	-	173'	0.40%	25.16'	24.47'
SD-3I	18"	H.D.P.E.	-	219'	0.50%	26.25'	25.16'
SD-4I	18"	H.D.P.E.	-	25'	1.00%	26.50'	26.25'
SD-5I	15"	H.D.P.E.	-	168'	0.30%	27.00'	26.50'
SD-6I	15"	H.D.P.E.	-	27'	1.00%	26.55'	26.28'

STORM DRAIN MANHOLE SCHEDULE					
MH NO.	RIM EL.	DIA.	DEPTH	INV. IN	INV. OUT
1A	22.99'	48"	4.90'	18.09' (SD-2A)	18.09' (SD-1A)
3A	26.19'	48"	7.03'	19.16' (SD-4A) 19.16' (SD-11A)	19.16' (SD-3A)
5A	26.71'	48"	6.70'	20.01' (SD-18A) 20.01' (SD-14A) 20.01' (SD-6A)	20.01' (SD-5A)
7A	28.18'	48"	5.73'	22.45' (SD-8A) 22.45' (SD-26A) 22.45' (SD-25A)	22.45' (SD-7A)

STORM DRAIN MANHOLE SCHEDULE					
MH NO.	RIM EL.	DIA.	DEPTH	INV. IN	INV. OUT
11B	25.40'	48"	6.72'	18.68' (SD-12B) 19.43' (SD-17B)	18.68' (SD-11B)
13B	25.22'	48"	5.73'	19.50' (SD-14B)	19.50' (SD-13B)

STORM DRAIN MANHOLE SCHEDULE					
MH NO.	RIM EL.	DIA.	DEPTH	INV. IN	INV. OUT
1C	22.43'	48"	4.30'	18.13' (SD-2C)	18.13' (SD-1C)
4C	24.65'	48"	5.28'	19.37' (SD-5C)	19.37' (SD-4C)

STORM DRAIN MANHOLE SCHEDULE					
MH NO.	RIM EL.	DIA.	DEPTH	INV. IN	INV. OUT
1D	24.50'	48"	4.89'	19.61' (SD-2D) 19.61' (SD-8D)	19.61' (SD-1D)

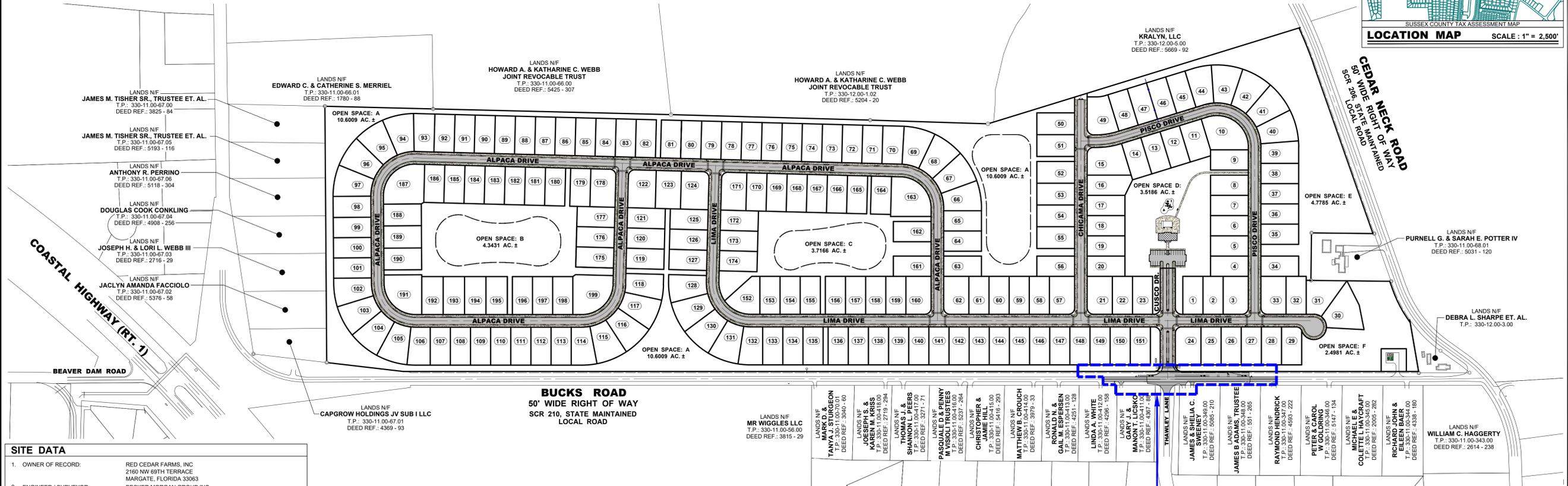
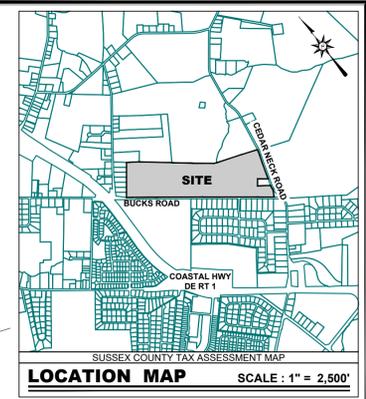
STORM DRAIN MANHOLE SCHEDULE					
MH NO.	RIM EL.	DIA.	DEPTH	INV. IN	INV. OUT
7F	30.50'	48"	6.95'	23.55' (SD-8F)	23.55' (SD-7F)

STORM DRAIN MANHOLE SCHEDULE					
MH NO.	RIM EL.	DIA.	DEPTH	INV. IN	INV. OUT
1G	29.15'	48"	4.83'	24.32' (SD-2G)	24.32' (SD-1G)
3G	31.19'	48"	5.77'	25.42' (SD-4G) 25.42' (SD-11G)	25.42' (SD-3G)

STORM DRAIN MANHOLE SCHEDULE					
MH NO.	RIM EL.	DIA.	DEPTH	INV. IN	INV. OUT
1I	30.76'	48"	6.29'	24.47' (SD-2I)	24.47' (SD-1I)

CATCH BASIN SCHEDULE							
CB NO.	INLET BOX	COVER SLAB	TOP UNIT	FRAME/GRATE	GRATE EL.	INV. IN	INV. OUT
2A	72" X 48"	84" X 60"	TYPE D	TYPE 1	23.92'	18.52' (SD-3A) 18.52' (SD-10A)	18.52' (SD-2A)
4A	72" X 48"	84" X 60"	TYPE D	TYPE 1	25.01'	19.56' (SD-5A) 19.56' (SD-13A)	19.56' (SD-4A)
6A	72" X 48"	84" X 60"	TYPE D	TYPE 1	26.10'	20.37' (SD-7A) 20.37' (SD-24A)	20.37' (SD-6A)
8A	34" X 24"	-	TYPE D	TYPE 1	29.40'	23.75' (SD-9A)	23.75' (SD-8A)
9A	34" X 24"	-	TYPE D	TYPE 1	29.40'		24.00' (SD-9A)
10A	72" X 24"	84" X 36"	TYPE D	TYPE 1	23.92'		18.65' (SD-10A)
11A	34" X 24"	-	TYPE D	TYPE 1	26.36'	19.33' (SD-12A)	19.33' (SD-11A)
12A	34" X 24"	-	TYPE D	TYPE 1	26.36'		19.45' (SD-12A)
13A	72" X 24"	84" X 36"	TYPE D	TYPE 1	25.01'		19.68' (SD-13A)
14A	72" X 48"	84" X 60"	TYPE D	TYPE 1	26.74'	20.54' (SD-15A) 20.54' (SD-16A)	20.54' (SD-14A)
15A	34" X 24"	-	TYPE A	TYPE 1	24.25'		20.80' (SD-15A)
16A	72" X 24"	84" X 36"	TYPE D	TYPE 1</			

REVIEWED FOR GENERAL CONFORMITY WITH CURRENT REGULATIONS, STANDARD SPECIFICATIONS AND STANDARD DETAILS. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR ACCURACY OF CONTENT.
Wendy J. Delasko 01/22/2024
 SUBDIVISION ENGINEER
 DELAWARE DEPARTMENT OF TRANSPORTATION



SITE DATA

- OWNER OF RECORD: RED CEDAR FARMS, INC. 2160 NW 69TH TERRACE, MARGATE, FLORIDA 33063
- ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302-734-7950
- PROPERTY LOCATION: 6367 BUCKS ROAD. LATITUDE: N 38° 54' 10.70" GR80 - NAD83. LONGITUDE: W 075° 23' 18.90" GR80 - NAD83
- TAX PARCEL NUMBER: 330-11-00-68-00
- DEED REFERENCE: 3497 - 199
- SITE AREA SUMMARY: 101.4166 ACRES ±. LOTS: 59 2786 ACRES ±. OPEN SPACE: + 29 4558 ACRES ±. ROW - MILFORD: + 12 1018 ACRES ±. ROW - DELDOT: + 25,283 SQ. FT. / 0.5804 ACRES ±. **101.4166 ACRES ±**
- PRESENT USE: RESIDENTIAL / AGRICULTURE
- PROPOSED USE: RESIDENTIAL
- ZONING CLASSIFICATION: PRESENT: R-2 RESIDENTIAL DISTRICT. PROPOSED: R-2 RESIDENTIAL DISTRICT
- DWELLING UNIT TOTAL: SINGLE FAMILY DWELLINGS: 199 DWELLING UNITS
- MAX DWELLING PER ACRE: MAX ALLOWED: 8 DU PER ACRE. PROPOSED: 199 DU / 100.8362 AC = 1.97 PER ACRE
- MIN. LOT AREA: REQUIRED: 8,000 SFT (INTERIOR LOT), 13,000 SFT (CORNER LOT). PROPOSED: 13,000 SFT (CORNER LOT)
- MIN. LOT DIMENSIONS: REQUIRED: WIDTH: 80', LENGTH: N/A. PROPOSED: WIDTH: 80', LENGTH: 150'
- SETBACKS: R-2 RESIDENTIAL DISTRICT. FRONT: 30', SIDE: 8', REAR: 15'. PERMITTED: 35'
- BUILDING HEIGHT: MIN. REQUIRED: 25%. PROVIDED: 29-4558 AC / 88.7344 AC ± = 33.2%
- OPEN SPACE: MAX ALLOWABLE: 30%. MAX PROPOSED: 56.9731 AC ± x 0.30 = 17.0919 AC ±
- LOT COVERAGE: R-2 RESIDENTIAL DISTRICT. REQUIRED: 2.5 SPACES PER DWELLING UNIT. PROPOSED: 80' WIDTH LOT / 20' WIDE DRIVEWAY = 60' FOR PARKING / 20' PARKING SPACE = 3 PARKING SPACES / DWELLING UNIT
- UTILITY PROVIDERS: SEWER: CITY OF MILFORD. WATER: CITY OF MILFORD. ELECTRIC: CITY OF MILFORD. GAS: CHESAPEAKE UTILITIES
- TOTAL EDUs: SINGLE FAMILY DWELLING = 1 EDU. TOTAL: 199 SINGLE FAMILY = 199 EDUs
- SURVEY DATUM: NGS MONUMENTS. VERTICAL: NAVD 88 - GPS SGA. HORIZONTAL: NAD 83 (2011) - DEMI
- MONUMENTATION: 11 FOUND / 7 SET
- SURVEY UNIT: LINEAR: US SURVEY FOOT. ANGULAR: DEGREES MINUTES SECONDS (DMS). COORDINATE: GROUND
- DELDOT TID: PARCEL IS LOCATED WITHIN THE MILFORD TRANSPORTATION IMPROVEMENT DISTRICTS
- ROAD CLASSIFICATION: BUCKS ROAD (50 MPH) - LOCAL ROAD. SCR-00210. CEDAR NECK ROAD (50 MPH) - LOCAL ROAD. SCR-00206
- JURISDICTION: CITY OF MILFORD (APPLICATION # 22-004)
- DELDOT PROJECT ID No.: TBD

LEGEND

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE (S) SIZE & FLOW DIRECTION	EX. 10" S	10" S
SANITARY SEWER FORCE MAIN (F.M.) SIZE & FLOW DIRECTION	EX. 10" F.M.	12" F.M.
SANITARY SEWER MANHOLE (S.S.M.H.)	Symbol	Symbol
SANITARY SEWER CLEANOUT (C.O.)	EX. 10" W	12" W
WATER MAIN & SIZE	EX. 10" W	12" W
FIRE HYDRANT (F.H.)	Symbol	Symbol
WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (S.D.M.H.)	Symbol	Symbol
STORM DRAIN LINE (CMP, RCP, HDPE)	Symbol	Symbol
CATCH BASIN (C.B.)	Symbol	Symbol
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.))	Symbol	Symbol
UNDERGROUND ELECTRIC (U.E.)	U.E.	U.E.
UNDERGROUND TELEPHONE (U.T.)	U.T.	U.T.
UNDERGROUND GAS MAIN (G)	EX. 2" G	2" G
CONCRETE CURB & GUTTER	Symbol	Symbol
CONCRETE SIDEWALK, SLAB / PAVING	Symbol	Symbol
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT	Symbol	Symbol
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A
WIRE FENCE	Symbol	Symbol
CHAINLINK FENCE	Symbol	Symbol
STOCKADE FENCE	Symbol	Symbol
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	Symbol	Symbol
DRAINAGE DITCH OR SWALE	Symbol	Symbol
WETLAND BOUNDARY LINE	Symbol	Symbol
CONTOUR	43.55	55
ELEVATION SPOT SHOT	25.15	26.50 T.C. 25.00 B.C.
BENCH MARK	Symbol	Symbol
PROPERTY OR RIGHT-OF-WAY LINE	Symbol	Symbol
CENTERLINE	Symbol	Symbol
LIGHT POLE	Symbol	Symbol

LIMITS OF DELDOT ENTRANCE IMPROVEMENTS

OWNERS CERTIFICATION
 WE, RED CEDAR FARMS, INC., HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
Wendy J. Delasko 1/22/2024
 SIGNATURE DATE

ENGINEERS CERTIFICATION
 I, JONATHAN S. FALKOWSKI, P.E., HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON WAS PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICE AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.
Jonathan S. Falkowski 01-15-2024
 SIGNATURE DATE

SHEET INDEX

ENTRANCE PLANS	DESCRIPTION
C-600	ENTRANCE PLANS: COVER SHEET
C-600A	ENTRANCE PLANS: DELDOT NOTES AND DETAILS
C-601	ENTRANCE PLANS: EXISTING CONDITIONS AND DEMO PLAN
C-602	ENTRANCE PLANS: SITE, STRIPING & SIGNAGE PLAN
C-603	ENTRANCE PLANS: CONSTRUCTION PLAN
C-604	ENTRANCE PLANS: GRADING PLAN
C-605	ENTRANCE PLANS: PRE-CONSTRUCTION EROSION & SEDIMENT CONTROL PLAN
C-606	ENTRANCE PLANS: POST-CONSTRUCTION EROSION & SEDIMENT CONTROL PLAN
C-607 - 611	ENTRANCE PLANS: TYPICAL SECTIONS / CROSS SECTIONS

BECKER MORGAN GROUP
 ARCHITECTURE ENGINEERING
 Delaware
 309 South Governors Avenue
 Dover, DE 19904
 302.734.7950
 The Tower at STAR Campus
 100 Discovery Boulevard, Suite 102
 Newark, DE 19713
 302.369.3700
 Maryland
 312 West Main Street, Suite 300
 Salisbury, MD 21801
 410.546.9100
 North Carolina
 3333 Jaeckle Drive, Suite 120
 Wilmington, NC 28403
 910.341.7600
 www.beckermorgan.com

PROJECT TITLE
RED CEDAR FARMS, INC
 6367 BUCKS ROAD (SCR-210)
 CITY OF MILFORD
 SUSSEX COUNTY, DE
 MISPILLION RIVER & RED CEDAR HUNDRED

SHEET TITLE
ENTRANCE PLANS: COVER SHEET

SCALE: 1" = 200'

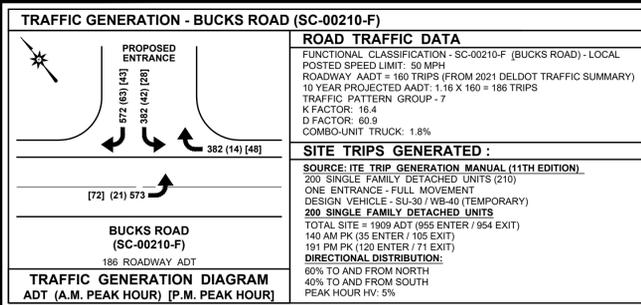
ISSUE BLOCK

MARK	DATE	DESCRIPTION
3.	01/15/23	AGENCY SUBMISSION
2.	12/22/23	AGENCY SUBMISSION
1.	11/17/23	AGENCY SUBMISSION

PROJECT NO.: 2021161.00
DATE: 2023-10-13
SCALE: 1" = 200'
DRAWN BY: J.D.K. / PROJ. MGR.: J.S.F.
C-600
 COPYRIGHT: 2023

PROPOSED IMPROVEMENTS

0 100 200 400
SCALE: 1" = 200'



ALLOWABLE LANE CLOSURE HOURS
BUCKS ROAD

	12:00 AM	1:00 AM	2:00 AM	3:00 AM	4:00 AM	5:00 AM	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
SUNDAY	X	X	X	X	X	X															X	X	X	X
MONDAY	X	X	X	X	X	X				X	X	X	X	X							X	X	X	X
TUESDAY	X	X	X	X	X	X				X	X	X	X	X							X	X	X	X
WEDNESDAY	X	X	X	X	X	X				X	X	X	X	X							X	X	X	X
THURSDAY	X	X	X	X	X	X				X	X	X	X	X							X	X	X	X
FRIDAY	X	X	X	X	X	X				X	X	X	X	X							X	X	X	X
SATURDAY	X	X	X	X	X	X															X	X	X	X

X FLAGGING OPERATION PERMITTED
 NO LANE CLOSURES (ALL LANES OPEN)

- DELDOT MAINTENANCE OF TRAFFIC NOTES** DELDOT ISSUED 12/08/22
- ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE LATEST VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DE MUTCD), CURRENT STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND STANDARD CONSTRUCTION DETAILS, INCLUDING ALL REVISIONS AS OF THE DATE OF THE ENTRANCE PERMIT APPROVAL. TEMPORARY TRAFFIC CONTROL DEVICES USED ON THE PROJECT SHALL ONLY BE THOSE LISTED ON THE APPROVED PRODUCTS LIST (APL). IF A CATEGORY OF DEVICES DOES NOT HAVE AN APL, THE DEVICE SHALL BE COMPLIANT WITH THE DE MUTCD.
 - CONTRACTOR SHALL SUPPLY MESSAGE BOARDS THAT ARE TO BE PLACED TEN (10) DAYS PRIOR TO THE START OF CONSTRUCTION AND/OR TRAFFIC PATTERN CHANGES. THE MESSAGE BOARDS MUST REMAIN IN PLACE FIVE (5) DAYS AFTER WORK HAS STARTED AND/OR AFTER TRAFFIC PATTERN CHANGES HAVE BEEN IMPLEMENTED. THE NUMBER OF MESSAGE BOARDS, LOCATIONS, AND WORDING ON THE MESSAGE BOARDS SHALL BE COORDINATED WITH THE DISTRICT SAFETY OFFICER.
 - IN ACCORDANCE WITH SECTION 105.1.C OF THE STANDARD SPECIFICATIONS, THE DEPARTMENT RESERVES THE RIGHT TO SUSPEND THE CONTRACTOR'S OPERATIONS, IF, IN THE OPINION OF THE DEPARTMENT'S REPRESENTATIVE, THE CONTRACTOR'S OPERATIONS ARE NOT IN COMPLIANCE WITH THE DE MUTCD, THE SPECIFICATIONS OR THE PLANS OR IF THE CONTRACTOR'S OPERATIONS ARE DEEMED UNSAFE IN ACCORDANCE WITH SECTION 801.3.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LOCAL 911 CENTER, LOCAL SCHOOLS AND DELDOT COMMUNITY RELATIONS OF ALL ROADS AND LANES TO BE CLOSED A MINIMUM OF SEVEN (7) CALENDAR DAYS BEFORE THE CLOSURE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE TRANSPORTATION MANAGEMENT CENTER (TMC) IS NOTIFIED DAILY BEFORE ROADWAY ACTIVITY IS BEING PERFORMED IN STATE RIGHT-OF-WAY. THE CONTRACTOR SHALL IDENTIFY THE TYPE OF WORK, ANY LANE(S) OR SHOULDER(S) CLOSED, THE LENGTH OF TIME FOR WORK, WHEN THE LANE RESTRICTIONS ARE IN PLACE AND WHEN LANE RESTRICTIONS ARE LIFTED. CONTACT PERSON/PHONE NUMBER AND STATE INSPECTOR. THE TRANSPORTATION MANAGEMENT CENTER CAN BE REACHED AT (302) 650-4600.
 - WHEN SIDE ROADS INTERSECT THE WORK ZONE, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE ERECTED INCLUDING PERMANENT WARNING SIGNS (SEE NOTE 11).
 - ALL STORAGE OF EQUIPMENT AND MATERIAL SHALL COMPLY WITH THE DE MUTCD, SECTION 6G.21.
 - ALL PAVEMENT MARKINGS THAT ARE NO LONGER IN USE AND CONFLICT WITH TEMPORARY PAVEMENT MARKINGS SHALL BE REMOVED AND COMPLETELY OBLITERATED BY A METHOD APPROVED BY THE ENGINEER. PAINTING OVER THE CONFLICTING PAVEMENT MARKINGS WILL NOT BE ACCEPTED AS A METHOD OF REMOVAL.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF EXISTING PAVEMENT WITHIN THE PROJECT LIMITS FOR THE DURATION OF THE CONTRACT OR AS DIRECTED BY THE ENGINEER.
 - TYPICAL APPLICATIONS PER THE DE MUTCD SHALL BE INCORPORATED TO ACHIEVE REQUIRED TEMPORARY TRAFFIC CONTROL AND SAFETY REQUIREMENTS. THIS PROJECT IS SUBJECT TO THE FOLLOWING TYPICAL APPLICATIONS UNLESS DIRECTED OTHERWISE BY THE DELDOT DISTRICT SAFETY OFFICER.
- BUCKS ROAD (SC-210)**
 TA-3 - (WORK ON THE SHOULDER OF A TWO-LANE ROAD)
 TA-10 - (LANE CLOSURE ON A TWO-LANE ROAD USING FLAGGERS)
 TA-27 - (CLOSURE AT THE SIDE OR CENTER OF AN INTERSECTION)
- WITHIN THE MAINLINE WORK AREA, PERMANENT ADVANCE WARNING SIGNS WITH THE LEGENDS ROAD WORK AHEAD SHALL BE INSTALLED IN ADVANCE OF THE WORK AREA IN BOTH DIRECTIONS. AN END ROAD WORK SIGN SHALL BE LOCATED 500 FEET DOWNSTREAM FROM THE WORK AREA IN EACH DIRECTION. ON INTERSECTING ROADWAYS WITHIN THE PROJECT LIMITS, A ROAD WORK AHEAD SIGN SHALL BE PLACED AT A DISTANCE NOT LESS THAN 500 FEET IN ADVANCE OF THE WORK AREA AND AN END ROAD WORK SIGN SHALL BE PLACED ON THE OPPOSITE SIDE OF THE ROADWAY OF THE ROAD WORK AHEAD SIGN. ALL PERMANENT ADVANCE WARNING SIGNS SHALL BE GROUND MOUNTED ON TWO APPROVED BREAKAWAY SIGN POSTS AND SHALL BE INSTALLED IN COMPLIANCE WITH THE DE MUTCD. PERMANENT ADVANCE WARNING SIGNS SHALL BE MOUNTED AT A HEIGHT OF 7 FEET, MEASURED FROM THE NEAREST EDGE OF ROADWAY TO THE BOTTOM OF THE SIGN. THE USE OF APPROVED SKID MOUNTED SIGN SUPPORTS IS NOT ALLOWED UNLESS THE CONTRACTOR CAN DEMONSTRATE THAT A UTILITY CONFLICT EXISTS, WHICH SHALL BE VERIFIED BY THE DISTRICT SAFETY OFFICER, OR CONCRETE MEDIANS PREVENT THE INSTALLATION OF THE PERMANENT ADVANCE WARNING SIGNS IN THE APPROPRIATE LOCATION. ALL SIGN SUPPORTS SHALL BE AS APPROVED IN THE MOST RECENT VERSION OF THE TEMPORARY TRAFFIC CONTROL DEVICES APL.
 - THE USE OF MILLINGS AND GRADED AGGREGATE BASE COURSE (GABC) IN THE TRAVEL WAY, TEMPORARY TRAVEL WAY, HIGH VOLUME ENTRANCES AND ACCESS RAMP FOR THE PURPOSE OF PROVIDING A TEMPORARY ROADWAY SURFACE, POTHOLE REPAIR, TAPERED EDGE FOR UTILITIES, BUTT JOINTS, AND LONGITUDINAL DROP-OFFS (MILLING AND PAVING OPERATIONS) IS PROHIBITED UNLESS IT IS OTHERWISE DESIGNATED TO BE USED IN THE CONTRACT PLANS. USE COLD PATCH, BITUMINOUS CONCRETE, BITUMINOUS CONCRETE WEDGE, OR TAPER MILL, AS NOTED IN THE CONTRACT DOCUMENTS OR APPROVED BY THE ENGINEER.
 MILLINGS OR GABC SHALL BE USED AT THE FOLLOWING LOCATIONS WHERE ACCESS TO A BUSINESS, RESIDENCE, OR EDGE DROP OFF NEEDS TO BE MAINTAINED UNLESS OTHERWISE NOTED IN THE PLANS OR DIRECTED BY THE ENGINEER TO USE BITUMINOUS CONCRETE OR COLD PATCH. ALL MILLINGS AND GABC WILL BE ROLLED AND COMPACTED TO HELP PREVENT THE MATERIAL FROM UNRAVELLING:
 12.1. DRIVEWAYS
 12.2. ENTRANCES
 12.3. LOW VOLUME ACCESS RAMPS (IDENTIFIED IN THE CONTRACT DOCUMENTS)
 12.4. EDGE DROP-OFFS ADJACENT TO LIVE ROADWAY (LANES AND SHOULDER) AND THE PROPOSED ROAD CONSTRUCTION
 12.5. EDGE OF ROADWAY DROP-OFF
 THE BASE COURSE MATERIAL SHALL BE PLACED AT NO GREATER THAN THE SLOPE SPECIFIED IN THE DE MUTCD, TABLE 6G-1 AND SHALL BE COMPACTED.
 VERTICAL DIFFERENCES SHALL BE CORRECTED IN ACCORDANCE WITH THE DE MUTCD, TABLE 6G-1.
 - ACCEPTABLE MATERIALS FOR TEMPORARY PEDESTRIAN PATHS SHALL BE AS DEFINED IN STANDARD CONSTRUCTION DETAIL M-13. TYPE 2 TEMPORARY SIDEWALKS (PLYWOOD WALKWAY STRUCTURES) SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD CONSTRUCTION DETAIL M-13. TEMPORARY PEDESTRIAN PATHS SHALL BE DETECTABLE AS DEFINED IN SECTION 6F.73 OF THE DE MUTCD.
 - CLOSURES OF TRAVEL LANES AND TURN LANES WITHIN THE PROJECT LIMITS SHALL OCCUR IN ACCORDANCE WITH THE ALLOWABLE LANE CLOSURE HOURS MATRIX SHOWN IN THE PLANS. THE PROJECT IS SUBJECT TO ADDITIONAL RESTRICTIONS IN ACCORDANCE WITH SECTION 801.3.5 OF THE STANDARD SPECIFICATIONS.

DelDOT
REVIEWED FOR
GENERAL
CONFORMITY
Jan. 22, 2024

- DELDOT GENERAL NOTES:** DELDOT ISSUED 03/14/22
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
 - AS OF THE ISSUANCE OF THE NOTICE TO PROCEED (NTP) ALL MATERIALS AND WORKMANSHIP WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SUPPLEMENTAL SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS, SPECIAL PROVISIONS, PAS MANUAL AND DESIGN GUIDANCE MEMORANDUMS.
 - ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN THE PAVEMENT, SHALL BE TOP-SOLED (8" MINIMUM), FERTILIZED, SEEDED AND MULCHED. IF SOIL IS USED NEXT TO SIDEWALK OR SHARED-USE PATH, CONTRACTOR SHALL GRADE TOPSOIL ADJACENT TO THE SIDEWALK OR SHARED-USE PATH PRIOR TO PLACEMENT OF SOIL TO ENSURE THAT SOIL IS PLACED FLUSH OR JUST BELOW EDGE OF SIDEWALK OR SHARED-USE PATH TO AVOID WATER PONDING ON THE SIDEWALK OR SHARED-USE PATH.
 - A 72-HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DELDOT DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
 - MISS UTILITY OF DELAWARE SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
 - THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
 - AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED, NON-COMPLIANT OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.
 - AS OF THE ISSUANCE OF THE NOTICE TO PROCEED (NTP), ALL SIGNING, STRIPING, AND MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DELAWARE MUTCD) FOR STREETS AND HIGHWAYS. THE DEVELOPER OR PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL SIGNS INSTALLED AS PART OF THIS PROJECT.
 - PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE DELDOT INSPECTOR.
 - A COPY OF THE UP-TO-DATE APPROVED CONSTRUCTION DOCUMENTS AND DELDOT APPROVAL LETTERS SHALL BE MAINTAINED ON THE PROJECT SITE AT ALL TIMES AND BE AVAILABLE FOR INSPECTION BY DELDOT PERSONNEL.
 - 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 BEGUN 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 OF DELAWARE (SEE NOTE #6).
 - SHOULD UTILITY RELOCATION BE REQUIRED, THE DEVELOPER MUST SUBMIT A UTILITY RELOCATION PLAN FOR DELDOT REVIEW. ALONG WITH CORRESPONDENCE FROM THE UTILITY COMPANIES STATING PRELIMINARY APPROVAL OF THE RELOCATION AND DESIGN OF THE UTILITIES PRIOR TO THE DELDOT PRE-CONSTRUCTION MEETING. NO PHYSICAL CONSTRUCTION CAN OCCUR UNTIL THE UTILITY PLANS ARE APPROVED, THE INDIVIDUAL UTILITY COMPANIES ISSUE FINAL APPROVAL, AND A DELDOT UTILITY PERMIT IS ISSUED TO THE UTILITY COMPANY.
 - 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. THESE DISTURBED AREAS SHALL BE TOP-SOLED (8" MINIMUM), FERTILIZED, SEEDED AND MULCHED. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH THE DEVELOPMENT COORDINATION MANUAL.
 - DELDOT WILL NOT PROVIDE THE RESPECTIVE LOCAL LAND USE AGENCY WITH A NO OBJECTION TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY NOTICE UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.
 - DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DELAWARE MUTCD.
 - DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DELAWARE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS:
 16a. EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING.
 16b. THERMO PLASTIC (EXTRUDED OR PREFORMED MATERIAL) WILL BE REQUIRED ON ASPHALT SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
 16c. PERMANENT PAVEMENT MARKING TAPE (PER DELDOT'S APPROVED MATERIALS LIST) WILL BE REQUIRED ON CONCRETE SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
 - REMOVAL OF PAVEMENT MARKING PAINT OR TAPE SHALL COMPLY WITH SECTION 5.11.2 OF THE DEVELOPMENT COORDINATION MANUAL.
 - BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT'S STANDARD CONSTRUCTION DETAILS, SECTION VIII - TRAFFIC, T-15.
 - 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.
 20. INCLUDE ALL THAT APPLY:
 20a. THE ENDS OF ALL CURBS SHALL BE TRANSITIONED TO BE FLUSH WITH THE PAVEMENT AT A RATIO OF TWELVE TO ONE (12:1).
 20b. ALL APPROACH AND EXIT ENDS OF MEDIAN ISLAND AND CURB SHALL ALSO BE TRANSITIONED FLUSH WITH THE PAVEMENT AT A RATIO OF TWELVE TO ONE (12:1).
 20c. WHERE CURB TYPE AND/OR HEIGHT IS BEING VARIED, TAPER CURB PER THE DELDOT INSPECTOR (TYPICAL FOR BOTH SIDES OF THE ENTRANCE).
 21. A DOUBLE YELLOW CENTERLINE WILL BE REQUIRED ALONG THE PAVED PORTION OF BUCKS ROAD. STRIPING OF THE CENTERLINE SHALL BE 6-INCH WIDE LINE SEPARATED BY A 6-INCH SPACE.
 - ALL FIXED OBJECTS ARE TO BE A MINIMUM OF 10-FEET FROM THE EDGE OF TRAVEL LANE AND 6-FEET FROM THE EDGE OF PAVEMENT. REFERENCE SECTION 5.5.5 OF THE DEVELOPMENT COORDINATION MANUAL. ANY FIXED OBJECT THAT DOES NOT MEET THIS REQUIREMENT SHALL BE RELOCATED.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL PAVING WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY IS INSTALLED TO THE ELEVATIONS SHOWN AND NO PONDING OF WATER EXISTS AFTER PAVING IS COMPLETE.
 - ALL STORM DRAIN PIPING DESIGNATED AS REINFORCED CONCRETE PIPE IS TO BE REINFORCED CONCRETE PIPE, MEETING ASHTO M-170 SPECIFICATIONS. SEE PLANS FOR SPECIFIC CLASS OF PIPE.
 - ALL PROPOSED CLOSED STORM DRAIN SYSTEMS SHALL BE VIDEO INSPECTED, REPAIRED AS NECESSARY AND APPROVED PRIOR TO THE INSTALLATION OF FINAL PAVING. IF REPAIRS ARE NEEDED, THE REPAIRED PIPE SECTIONS WILL NEED TO BE VIDEO INSPECTED AGAIN BEFORE THE REPAIR CAN BE APPROVED.
 - THE DEVELOPER AND EXISTING/FUTURE OWNER OF NON-STATE-MAINTAINED ROADWAYS SHALL ENSURE THAT THE TRAFFIC CONTROL DEVICES ON SAID ROADWAYS OPEN TO PUBLIC TRAVEL ARE IN COMPLIANCE WITH THE LATEST VERSION OF THE DELAWARE MUTCD.
 - ALL SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD T-99 DRY DENSITY.
 - THE CONTRACTOR SHALL NOTIFY DART FIRST STATE AT DOT_DETOURS@DELAWARE.GOV AT LEAST 14 DAYS PRIOR TO THE START OF ANY DETOURS OR CONSTRUCTION, AND DOT_DTO_PROJECTDEVELOPMENT@DELAWARE.GOV AT SUCH TIME THE FACILITY IS COMPLETED AND OPERABLE FOR TRANSIT OPERATIONS. FOR EMERGENCY DETOUR INFORMATION ONLY PLEASE CONTACT DTC'S CHIEF SCHEDULER AT 302-576-6019.
 - FOR INFORMATION ON OBTAINING A UTILITY PERMIT IN SUSSEX COUNTY CONTACT M&O-SOUTH DISTRICT-PUBLIC WORKS AT (302) 853-1345.
 - FOR INFORMATION ON GETTING APPROVAL FOR PROPOSED OUTDOOR ADVERTISING IN SUSSEX COUNTY CONTACT M&O-SOUTH DISTRICT-OUTDOOR ADVERTISING/ROADSIDE CONTROL AT (302) 853-1327.
 - MAINTENANCE OF ALL LANDSCAPING SHOWN ON THIS PLAN WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE HOMEOWNERS ASSOCIATION OR BOTH. THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE LANDSCAPING. DELDOT MUST REVIEW AND APPROVE ANY PLANTINGS PROPOSED WITHIN THE RIGHT-OF-WAY PRIOR TO INSTALLATION. IF ANY PLANTINGS ARE PLANTED WITHOUT DELDOT'S KNOWLEDGE AND/OR APPROVAL, THEN DELDOT HAS THE RIGHT TO HAVE THE DEVELOPER REMOVE THE PLANTINGS, WITH ALL COSTS BEING PAID FOR BY THE DEVELOPER.
 - DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT DRAINAGE INLET LOCATIONS.
 - SB RED CEDAR FARM, LLC (DEVELOPER), ISAOA, WILL BE PARTICIPATING IN THE SOUTHEAST MILFORD TID. THE INFRASTRUCTURE RECOUPMENT AGREEMENT (IRA) SHALL BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR SUSSEX COUNTY. NO ENTRANCE OR CONSTRUCTION PERMIT(S) SHALL BE ISSUED BY DELDOT PRIOR TO EXECUTION AND RECORDED OF THE IRA.

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John Falshawski

PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
 CITY OF MILFORD
 SUSSEX COUNTY, DE

MISPILLION RIVER &
 RED CEDAR HUNDRED

SHEET TITLE

DELDOT NOTES AND DETAILS

ISSUE BLOCK

NO.	DATE	DESCRIPTION
3.	01/15/23	AGENCY SUBMISSION
2.	12/22/23	AGENCY SUBMISSION
1.	11/17/23	AGENCY SUBMISSION

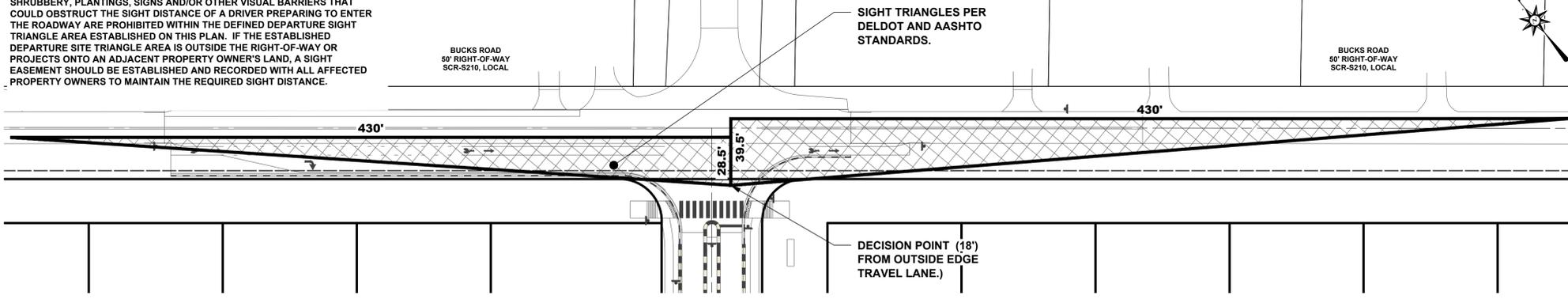
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 LAYER STATE COLOR

PROJECT NO.: 2021161.00
 DATE: 2023-10-13
 SCALE: AS SHOWN
 DRAWN BY: J.D.K. PROJ. MGR.: J.S.F.

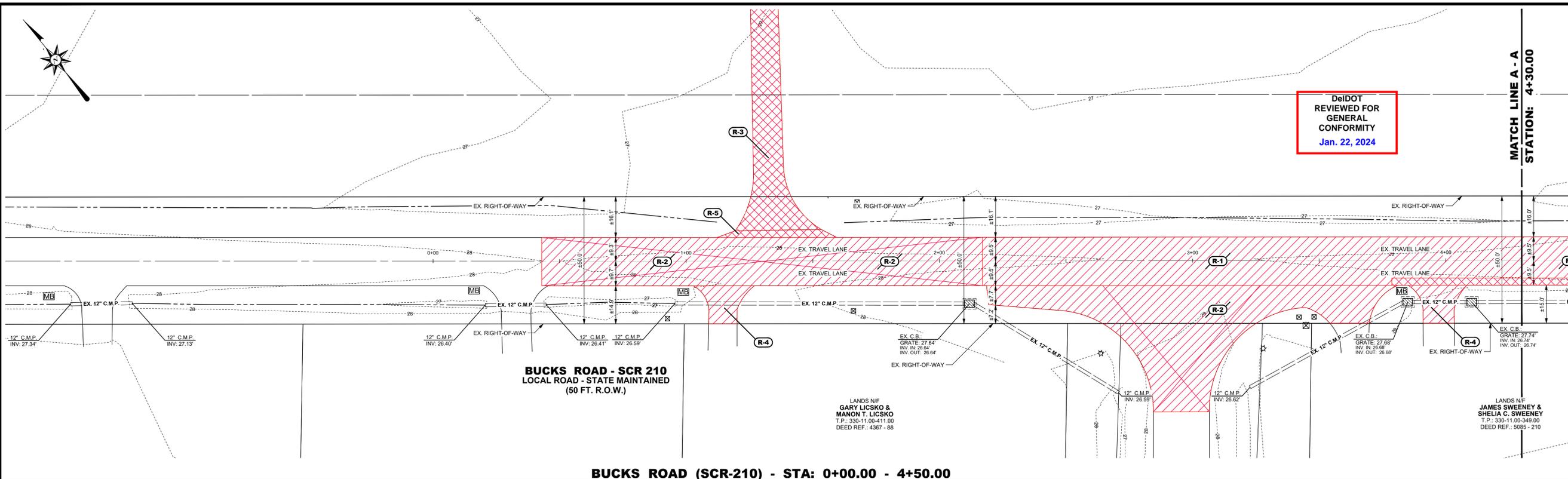
SHEET

C-600A
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DELDOT STANDARD SIGHT DISTANCE NOTE:
 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.

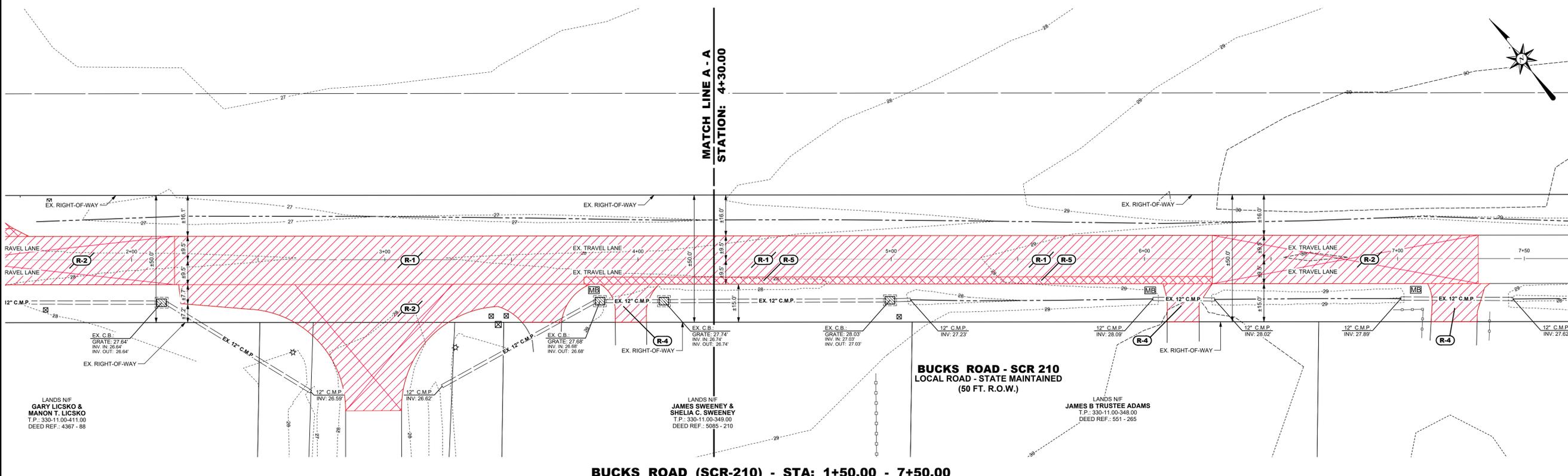


BUCKS ROAD - SIGHT DISTANCE TRIANGLE



BUCKS ROAD (SCR-210) - STA: 0+00.00 - 4+50.00

SCALE: 1" = 20'



BUCKS ROAD (SCR-210) - STA: 1+50.00 - 7+50.00

SCALE: 1" = 20'

PAVEMENT DEMO LEGEND

	OVERLAY / BUTT-JOINT PREP AREA
	FULL-DEPTH PAVEMENT DEMO

DELDOT ENTRANCE DEMOLITION CONSTRUCTION NOTES

- R-1** EXISTING ROADWAY PAVEMENT TO BE PREPARED FOR BITUMINOUS PAVEMENT OVERLAY IN ACCORDANCE WITH DELDOT STANDARDS AND SPECIFICATIONS. EDGES TO BE SAW CUT.
- R-2** TAPER MILL TO PREPARE FOR BUTT JOINT IN ACCORDANCE WITH DELDOT STANDARD DETAIL P-3.
- R-3** REMOVE EXISTING GRAVEL AREAS AS SHOWN HEREON.
- R-4** EXISTING DRIVEWAY OVERLAY, SAW CUT DRIVEWAY AT LIMITS OF REMOVAL. STORM DRAIN PIPE AND EXISTING INVERTS TO REMAIN.
- R-5** REMOVE EXISTING BITUMINOUS PAVEMENT IN ACCORDANCE WITH DELDOT STANDARDS AND SPECIFICATIONS. EDGES TO BE SAW CUT.



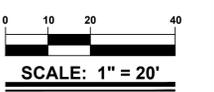
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John S. Falshawski

PROJECT TITLE
RED CEDAR FARMS, INC
 6367 BUCKS ROAD (SCR-210)
 CITY OF MILFORD
 SUSSEX COUNTY, DE
MISPILLION RIVER & RED CEDAR HUNDRED

SHEET TITLE
ENTRANCE PLANS: EXISTING CONDITIONS AND DEMO PLAN



ISSUE BLOCK

NO.	DATE	DESCRIPTION
3.	01/15/23	AGENCY SUBMISSION
2.	12/22/23	AGENCY SUBMISSION
1.	11/17/23	AGENCY SUBMISSION

PROJECT NO.: 2021161.00
DATE: 2023-10-13
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DRAWN BY: J.D.K. | **PROJ. MGR.:** J.S.F.
 SHEET
C-601
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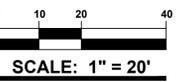
PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE
MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE

**ENTRANCE PLANS:
CONSTRUCTION
PLAN**

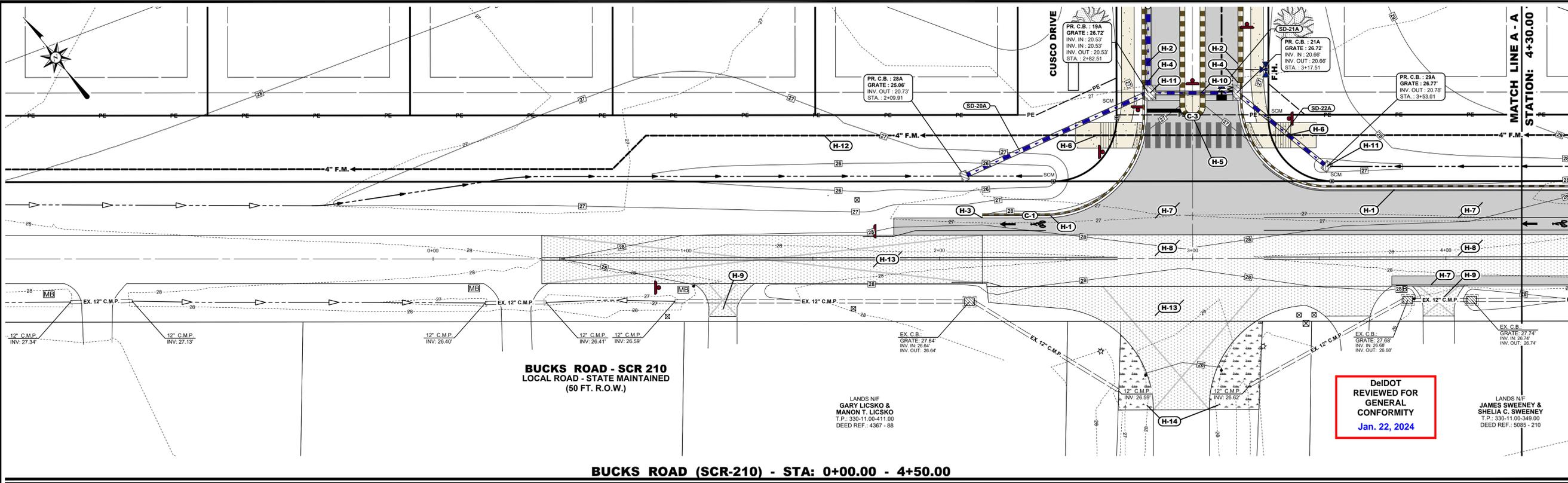


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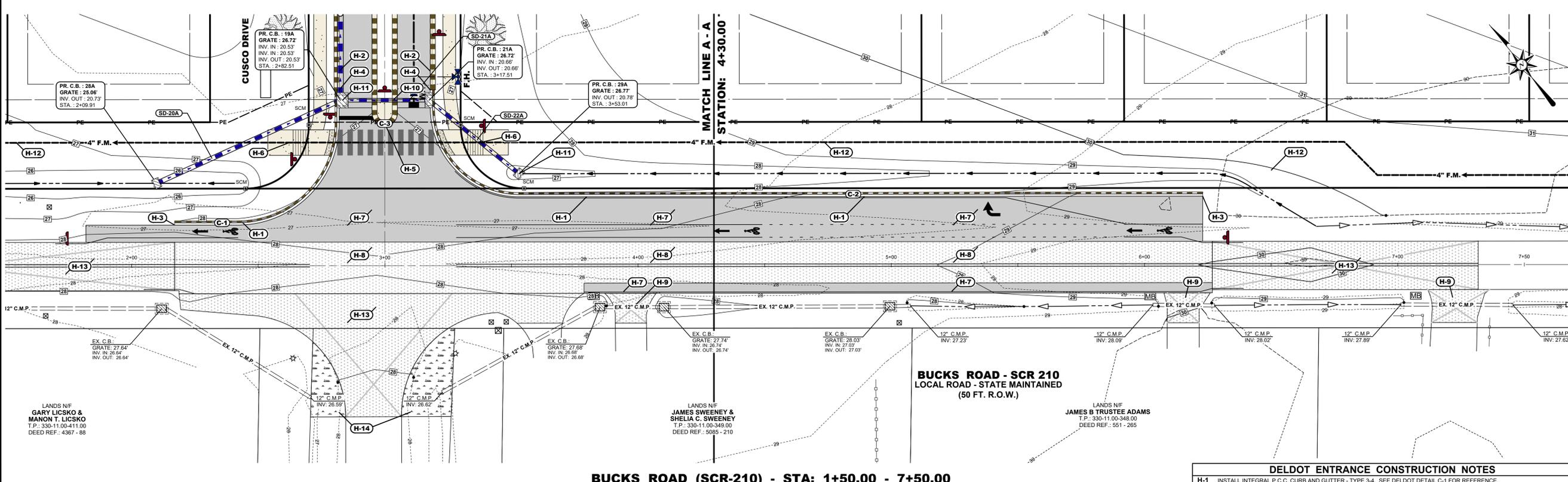
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PROJECT NO.: 2021161.00
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DRAWN BY: J.D.K. / PROJ. MGR.: J.S.F.

C-603



BUCKS ROAD (SCR-210) - STA: 0+00.00 - 4+50.00



BUCKS ROAD (SCR-210) - STA: 1+50.00 - 7+50.00

SCALE: 1" = 20'

CATCH BASIN SCHEDULE

CB NO.	INLET BOX	COVER SLAB	TOP UNIT	FRAME/GRATE	GRATE EL.	INV. IN	INV. OUT
19A	48" X 48"	60" X 60"	TYPE D	TYPE 1	26.72	20.53' (SD-20A) 20.53' (SD-21A)	20.53' (SD-19A)
21A	48" X 30"	60" X 42"	TYPE D	TYPE 1	26.72	20.66' (SD-22A)	20.66' (SD-21A)
28A	34" X 24"	NA	TYPE A	TYPE 1	25.06	20.73' (SD-20A)	
29A	34" X 24"	N/A	TYPE A	TYPE 1	26.77	20.78' (SD-22A)	

STORM DRAIN PIPE SCHEDULE

PIPE NO.	SIZE	PIPE TYPE	PIPE CLASS	LENGTH	SLOPE	INV. IN	INV. OUT
SD-20A	18"	H.D.P.E.		80'	0.25%	20.73'	20.53'
SD-21A	15"	H.D.P.E.		35'	0.38%	20.66'	20.53'
SD-22A	15"	H.D.P.E.		46'	0.25%	20.78'	20.66'

PAVEMENT SECTIONS LEGEND

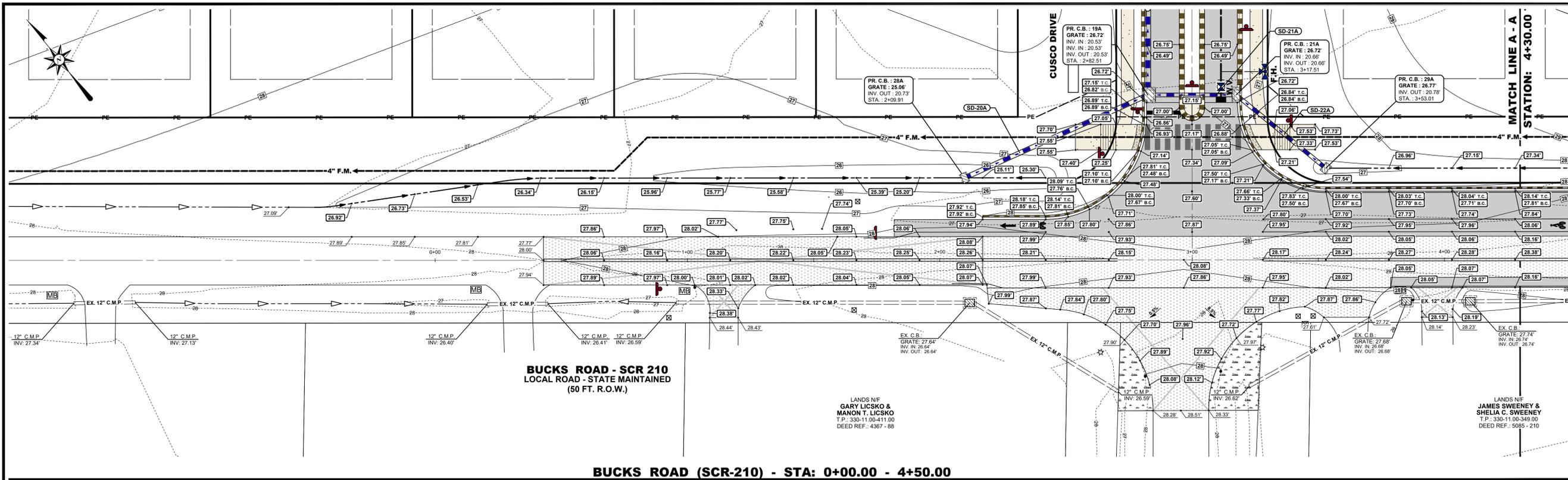
PROPOSED BITUMINOUS CONCRETE PAVEMENT FULL DEPTH PAVEMENT SECTION REPLACEMENT	
PROPOSED BITUMINOUS CONCRETE PAVEMENT 2" OVERLAY REPLACEMENT (USE TYPE "C" BITUMINOUS CONCRETE - PG 64-22 CARBONATE STONE)	

CURB SCHEDULE

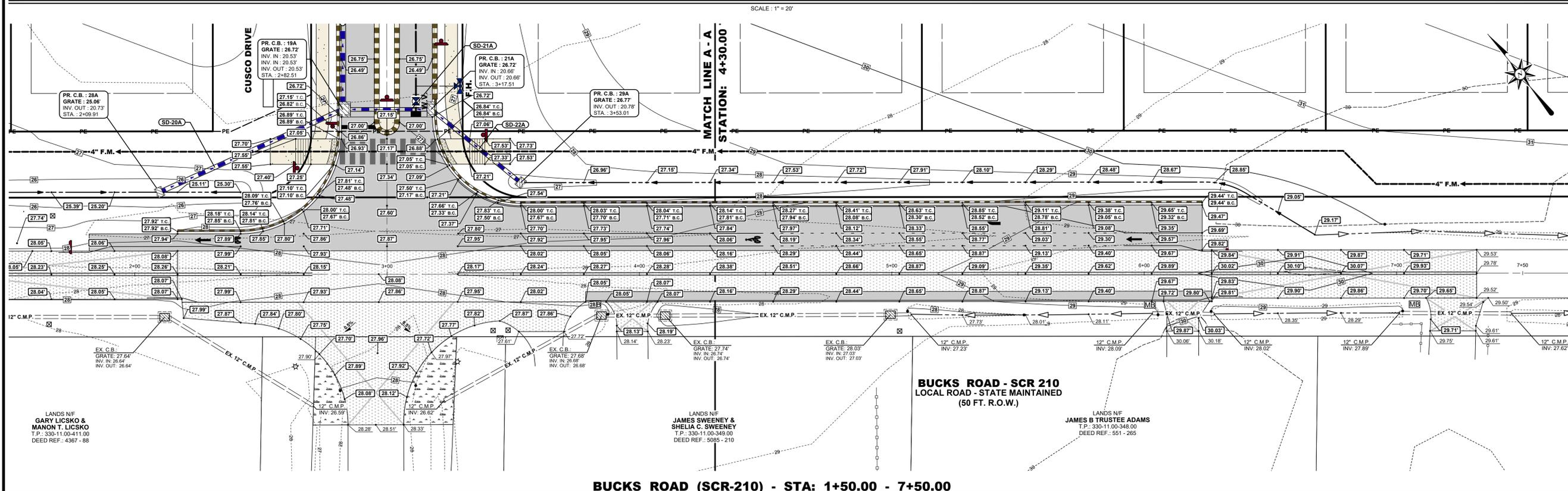
NO.	ITEM DESCRIPTION / TYPE	LENGTH
C-1	P.C.C. CURB, TYPE 3-8	100'
C-2	P.C.C. CURB, TYPE 3-8	331'
C-3	P.C.C. CURB, TYPE 2	20'

DELDOT ENTRANCE CONSTRUCTION NOTES

- H-1 INSTALL INTEGRAL P.C.C. CURB AND GUTTER - TYPE 3-4. SEE DELDOT DETAIL C-1 FOR REFERENCE.
- H-2 INSTALL P.C.C. CURB - TYPE 2. SEE DELDOT DETAIL C-1 FOR REFERENCE.
- H-3 TAPER CURB DOWN AT 12:1 SLOPE TO MEET EXISTING / PROPOSED GRADE. SEE DELDOT STANDARD DETAIL C-1.
- H-4 TRANSITION FROM DELDOT'S INTEGRAL P.C.C. CURB AND GUTTER - TYPE 3-4 TO P.C.C. CURB AND GUTTER - TYPE 2 IN LOCATION SHOWN.
- H-5 PROVIDE MINIMUM 10' LONG TAPER AT NOSE OF MEDIAN. SEE DELDOT STANDARD C-1.
- H-6 INSTALL PROPOSED DELDOT HANDICAP RAMP TYPE 1 AT LOCATION SHOWN. FOR DETAIL, SEE DELDOT STANDARD DETAIL No. C-2.
- H-7 INSTALL FULL DEPTH PAVEMENT SECTION. SEE DETAIL SHEET C-607. CONNECT TO EXISTING PAVEMENT USING PAVEMENT TIE IN DETAIL. WHERE PAVING IS PROPOSED IN UNCURBED EDGE OF PAVEMENT AREAS, CONTRACTOR TO PROVIDE THE PAVEMENT SAFETY EDGE PER DELDOT STANDARD No. P-6. FOR DETAIL, SEE DELDOT STANDARD DETAIL No. P-6.
- H-8 2" OVERLAY WITH TYPE "C" BITUMINOUS PAVEMENT AS SHOWN. EDGES TO BE SAW CUT.
- H-9 CONTRACTOR SHALL SAW CUT EXISTING DRIVEWAY AT THE LIMITS OF PAVEMENT MILLING. THE DRIVEWAY APRON SHALL BE RESTORED TO 2" FROM THE EDGE OF THE PROPOSED RIGHT-OF-WAY PER DELDOT STANDARD DETAIL C-3.
- H-10 INSTALL STORM DRAIN PIPE AT LOCATIONS SHOWN HEREON. SEE PIPE SCHEDULE, THIS SHEET, FOR TYPE, SIZE, AND INVERTS.
- H-11 INSTALL STORM DRAIN CATCH BASIN AT LOCATIONS SHOWN. SEE CATCH BASIN SCHEDULE, THIS SHEET, FOR TYPE, SIZE, GRATE, AND INVERTS.
- H-12 PROPOSED OFFSITE SANITARY SEWER FORCE MAIN EXTENSION. INSTALLATION SUBJECT TO FUTURE DELDOT UTILITY CONSTRUCTION PERMIT SUBMISSION.
- H-13 INSTALL PAVEMENT BUTT JOINT PER DELDOT STANDARD No. P-3. FOR DETAIL, SEE DELDOT STANDARD DETAIL No. P-6. EDGES TO BE SAW CUT.
- H-14 CONTRACTOR TO RE-GRADE AREA TO ENSURE POSITIVE DRAINAGE TO THE NEAREST SWALE/STORM DRAIN PIPES.
- H-15 CONTRACTOR SHALL ENSURE THAT 12" OF VERTICAL SEPARATION IS PROVIDED BETWEEN PROPOSED FORCE MAIN AND STORM DRAIN PIPES.



BUCKS ROAD (SCR-210) - STA: 0+00.00 - 4+50.00



BUCKS ROAD (SCR-210) - STA: 1+50.00 - 7+50.00



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910.341.7600

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Jan. 22, 2024



John S. Falshawski

PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE

MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE

**ENTRANCE PLANS:
GRADING PLAN**



ISSUE BLOCK

NO.	DATE	DESCRIPTION
3.	01/15/23	AGENCY SUBMISSION
2.	12/22/23	AGENCY SUBMISSION
1.	11/17/23	AGENCY SUBMISSION

MARK DATE DESCRIPTION

PROJECT NO.: 2021161.00

DATE: 2023-10-13

SCALE: 1" = 20'

DRAWN BY: J.D.K. / PROJ. MGR.: J.S.F.

SHEET

C-604

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Jan. 22, 2024



John Falhowski

PROJECT TITLE

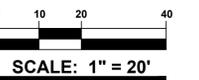
RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE

MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE

**ENTRANCE PLANS:
POST-
CONSTRUCTION
EROSION
& SEDIMENT
CONTROL PLAN**



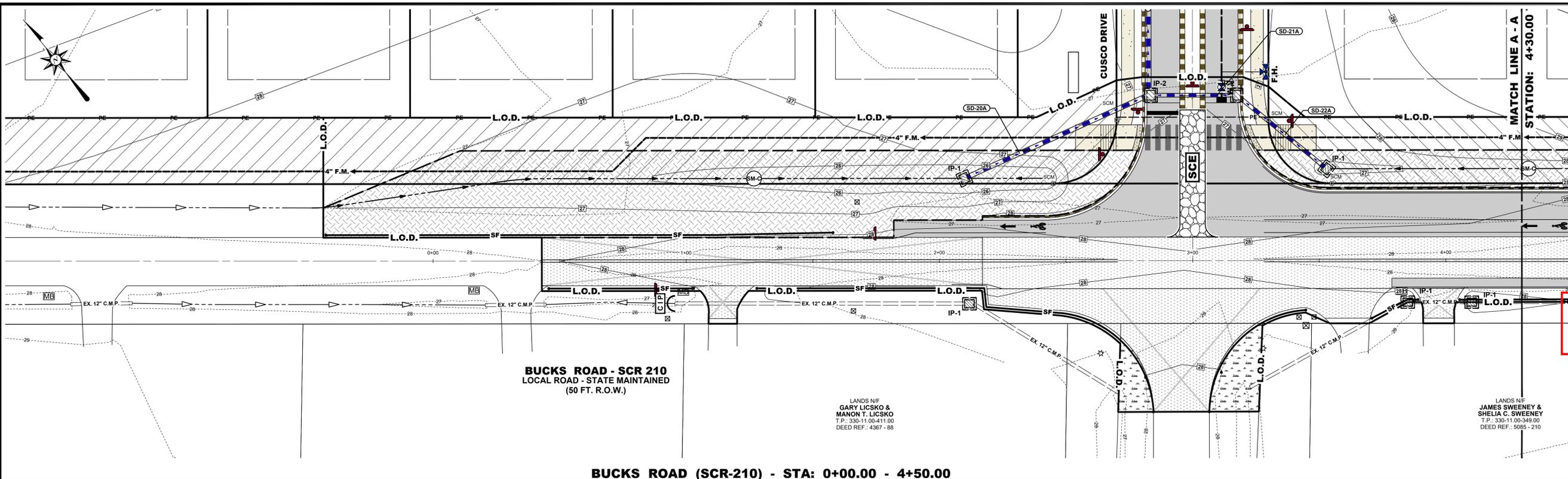
ISSUE BLOCK

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2.	12/22/23	AGENCY SUBMISSION
1.	11/17/23	AGENCY SUBMISSION

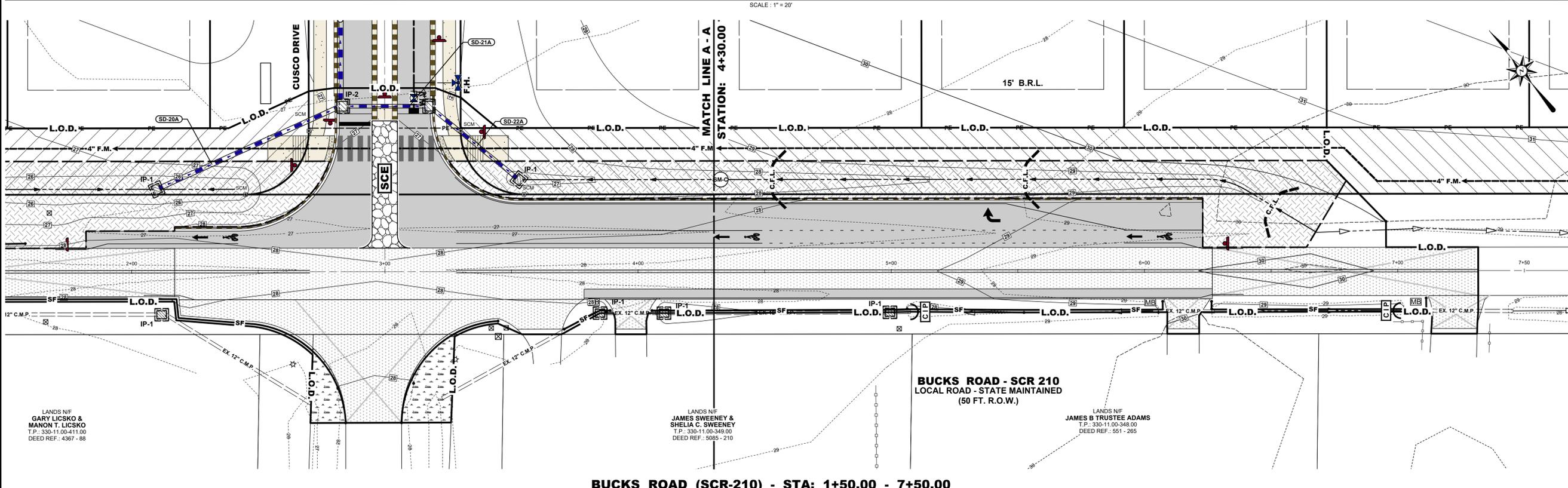
MARK DATE DESCRIPTION
LAYER STATE C-600

PROJECT NO.: 2021161.00
DATE: 2023-10-13
SCALE: 1" = 20'
DRAWN BY: J.D.K. PROJ. MGR.: J.S.F.

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BUCKS ROAD (SCR-210) - STA: 0+00.00 - 4+50.00



BUCKS ROAD (SCR-210) - STA: 1+50.00 - 7+50.00

SEQUENCE OF CONSTRUCTION: BUCKS ROAD

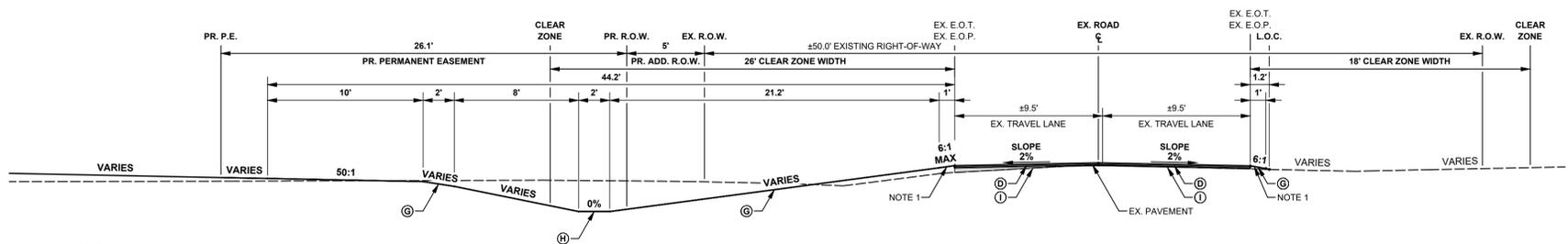
1. NOTIFY DELDOT TO HOLD A PRE-CONSTRUCTION MEETING AT LEAST TEN (10) DAYS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST STRICTLY ADHERE TO SEQUENCE. ANY CHANGES MUST BE APPROVED BY THE DELDOT PRIOR TO IMPLEMENTATION. THE LIMITS IN THE FIELD WILL BE MARKED.
2. OBTAIN ALL COUNTY AND STATE PERMITS PRIOR TO THE START OF CONSTRUCTION.
3. INSTALL STONE CONSTRUCTION ENTRANCE, PERIMETER CONTROLS, INLET PROTECTION ASSOCIATED WITH ENTRANCE IMPROVEMENTS AT THE LOCATIONS SHOWN ON THE SITE PLAN. NOTIFY THE DELDOT FOR INSPECTION BEFORE PROCEEDING TO STEP NO. 4.
4. CLEAR AND GRUB AREAS NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
5. PLACE MAINTENANCE OF TRAFFIC DEVICES AS NECESSARY THROUGHOUT CONSTRUCTION.
6. BEGIN PROPOSED ENTRANCE IMPROVEMENTS.
7. CONSTRUCT SWALES AS SHOWN. ENSURE POSITIVE DRAINAGE IS MAINTAINED THROUGHOUT CONSTRUCTION.
8. CONSTRUCT CURB AND GUTTER AS SHOWN.
9. CONSTRUCT SHARED-USE PATH RAMP AS SHOWN.
10. PLACE PROPOSED PAVEMENT UP TO TOP OF TYPE-B LAYER IN LIMITS SHOWN.
11. PREPARE BUTT-JOINT IN ACCORDANCE WITH DELDOT STANDARDS.
12. PLACE PROPOSED PAVEMENT UP TO TOP OF TYPE-C LAYER IN LIMITS SHOWN.

SEQUENCE OF CONSTRUCTION: BUCKS ROAD - CONTINUED

13. INSTALL PERMANENT SIGNING AND STRIPING IN AREAS SHOWN.
 14. STABILIZE ALL DISTURBED AREAS WITH TOPSOIL, SEED, AND MULCH. REMOVAL OF EROSION AND SEDIMENT DEVICES SHALL BE AS PER THE DIRECTION OF THE ENGINEER.
 15. REMOVE MAINTENANCE OF TRAFFIC AND PEDESTRIAN MAINTENANCE OF TRAFFIC DEVICES.
- NOTE: CONTRACTOR TO ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION.

EROSION & SEDIMENT CONTROL LEGEND

INLET PROTECTION	IP-1	IP-2	ROCK CHECK DAM	R.C.D.
CONCRETE WASHOUT	CWS		STABILIZATION MATTING (SLOPE / CHANNEL)	SMS, SMC
CONCRETE MIXING OPERATION	CMO		STABILIZED CONSTRUCTION ENTRANCE	SCE
ROCK OUTLET PROTECTION	ROP		LIMIT OF DISTURBANCE	L.O.D.
CULVERT INLET PROTECTION	CIP		SILT FENCE	S.F.
GEO-TEXTILE DEWATERING BAG	GB			



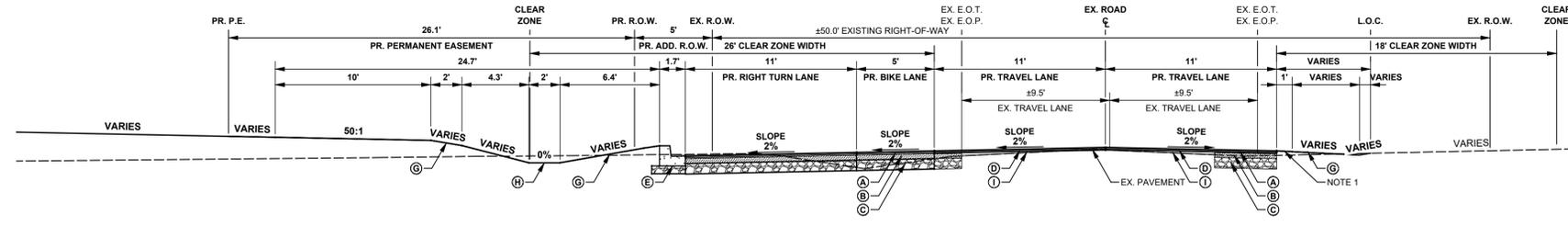
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IDENTIFIER	MATERIAL
(A)	401005: 3" SUPERPAVE TYPE "C" NON-CARBONATE STONE, PG 64-22
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(C)	301001: 8" GABC OVER APPROVED SUBGRADE
(D)	760006: 2" OVERLAY SUPERPAVE TYPE "C" NON-CARBONATE STONE, PG 64-22 (401045)
(E)	DELDOT P.C.C. CURB & GUTTER TYPE 3-4 (701016) ON MIN. 6" GABC (301003)
(F)	DELDOT P.C.C. CURB TYPE 2 (701016) ON MIN. 6" GABC (301003)
(G)	PROVIDE 6" TOPSOIL (908010), PERMANENT GRASS SEEDING-DRY GROUND (PS-DG) (908014) AND MULCHING STRAW (908020) PER DELDOT SPECIFICATIONS.
(H)	PROVIDE SOIL STABILIZATION MATTING ALONG THE BOTTOM AND SIDE SLOPES OF CHANNEL. SEE DETAIL DE-ESC-3.4.6.2.
(I)	401037: MAX. 3" TYPE "C" SUPERPAVE WEDGE COURSE, PG 64-22. ANY WEDGING GREATER THAN 3" SHALL BE DONE IN MULTIPLE LIFTS.

NOTES:
 1. WHERE PAVING IS PROPOSED IN UNCURBED EDGE OF PAVEMENT AREAS, CONTRACTOR TO PROVIDE THE PAVEMENT SAFETY EDGE PER DELDOT STANDARD No. P-6. FOR DETAIL, SEE DELDOT STANDARD DETAIL No. P-6.

BUCKS ROAD - TYPICAL ROADWAY SECTION A-A (STAT: 0+43 - 2+17 & 6+27 - 7+32)

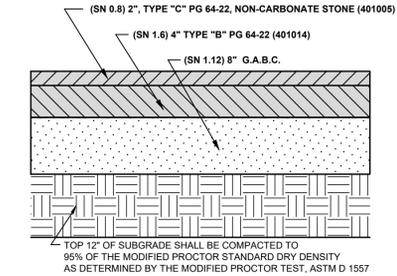
SCALE: 1" = 5'



NOTES:
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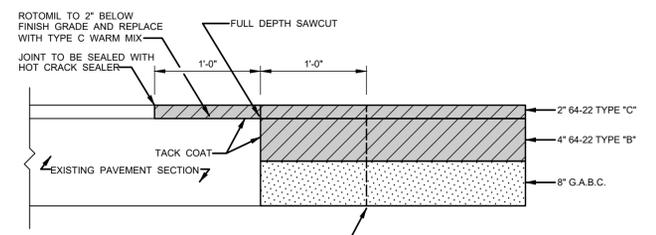
BUCKS ROAD - TYPICAL ROADWAY SECTION B-B (STAT: 3+50 - 5+50)

SCALE: 1" = 5'



**PAVEMENT SECTION - SN 3.52
 BUCKS ROAD
 PAVEMENT SECTION DETAIL**

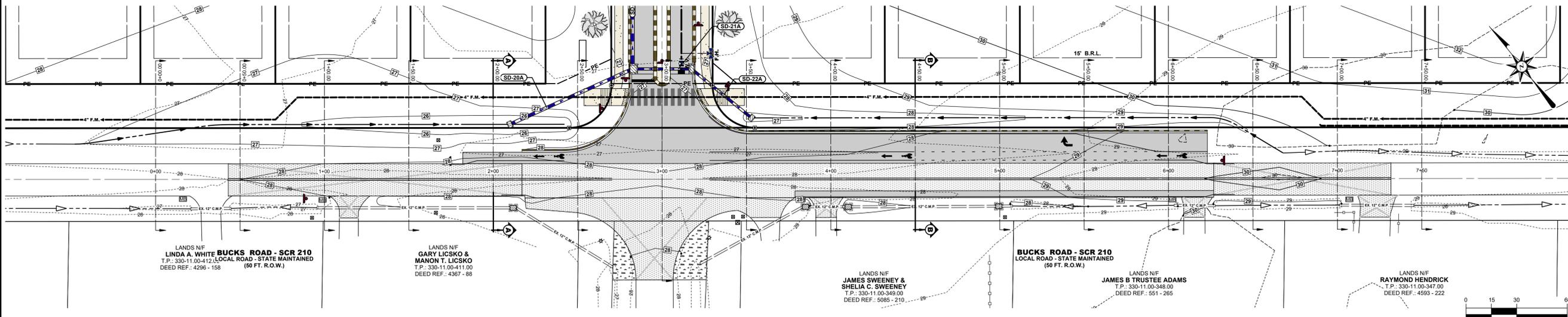
NO SCALE



PAVEMENT TIE-IN SECTION

NO SCALE

BMG NO.: SW-20



BUCKS ROAD (SCR-210) - ENTRANCE CROSS SECTION PLAN

SCALE: 1" = 30'

LANDS N/F
 LINDA A. WHITE
 T.P.: 330-11.00-412; LOCAL ROAD - STATE MAINTAINED
 DEED REF.: 4296 - 158
 (60 FT. R.O.W.)

LANDS N/F
 GARY LICSKO &
 MARION T. LICSKO
 T.P.: 330-11.00-411.00
 DEED REF.: 4367 - 88

LANDS N/F
 JAMES SWEENEY &
 SHELIA C. SWEENEY
 T.P.: 330-11.00-348.00
 DEED REF.: 5085 - 210

BUCKS ROAD - SCR 210
 LOCAL ROAD - STATE MAINTAINED
 (60 FT. R.O.W.)

LANDS N/F
 JAMES B. TRUSTEE ADAMS
 T.P.: 330-11.00-347.00
 DEED REF.: 551 - 265

LANDS N/F
 RAYMOND HENDRICK
 T.P.: 330-11.00-347.00
 DEED REF.: 4593 - 222



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 3333 Jaeckle Drive, Suite 120
 Wilmington, NC 28403
 910.341.7600
 www.beckermorgan.com



J. Falhowski

PROJECT TITLE
RED CEDAR FARMS, INC
 6367 BUCKS ROAD (SCR-210)
 CITY OF MILFORD
 SUSSEX COUNTY, DE
 MISPELLION RIVER &
 RED CEDAR HUNDRED

SHEET TITLE
**ENTRANCE PLANS:
 TYPICAL SECTIONS**

MARK	DATE	DESCRIPTION
3.	01/15/23	AGENCY SUBMISSION
2.	12/22/23	AGENCY SUBMISSION
1.	11/17/23	AGENCY SUBMISSION
LAYER STATE: C-607		
PROJECT NO.:		2021161.00
DATE:		2023-10-13
SCALE:		AS SHOWN
DRAWN BY:		J.D.K. PROJ. MGR.: J.S.F.
SHEET		
C-607		
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PROJECT TITLE

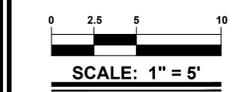
RED CEDAR FARMS, INC

6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE

MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE

**ENTRANCE PLANS:
CROSS SECTIONS**



ISSUE	DATE	DESCRIPTION
3.	01/15/23	AGENCY SUBMISSION
2.	12/22/23	AGENCY SUBMISSION
1.	11/17/23	AGENCY SUBMISSION

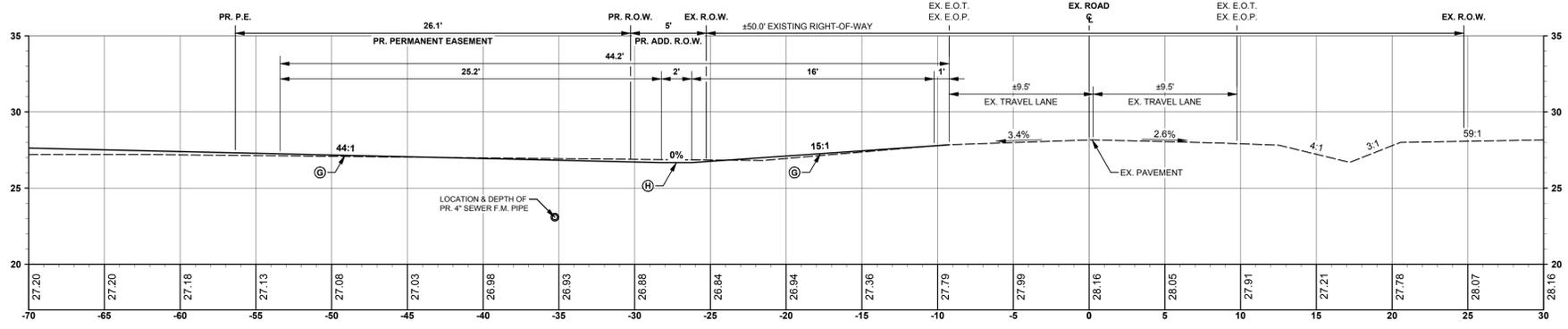
PROJECT NO.: 2021161.00
DATE: 2023-10-13
SCALE: 1" = 5'
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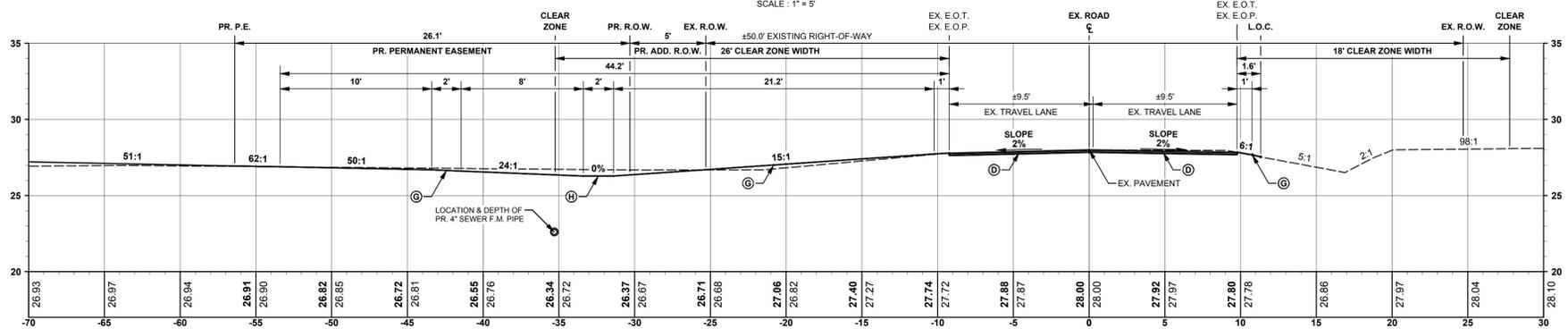
TYPICAL SECTION LABELS

IDENTIFIER	MATERIAL
(A)	401005: 3" SUPERPAVE TYPE "C" NON-CARBONATE STONE, PG 64-22
(B)	401014: 4" SUPERPAVE TYPE "B", PG 64-22
(C)	301001: 6" GABC OVER APPROVED SUBGRADE
(D)	760006: 2" OVERLAY SUPERPAVE TYPE "C" NON-CARBONATE STONE, PG 64-22 (401045).
(E)	DELDOT P.C.C. CURB & GUTTER TYPE 3-4 (701016) ON MIN. 6" GABC (301003).
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(H)	PROVIDE SOIL STABILIZATION MATTING ALONG THE BOTTOM AND SIDE SLOPES OF CHANNEL. SEE DETAIL DE-ESC-3.4.6.2.
(I)	401037: MAX. 3" TYPE "C" SUPERPAVE WEDGE COURSE, PG 64-22. ANY WEDGING GREATER THAN 3" SHALL BE DONE IN MULTIPLE LIFTS.

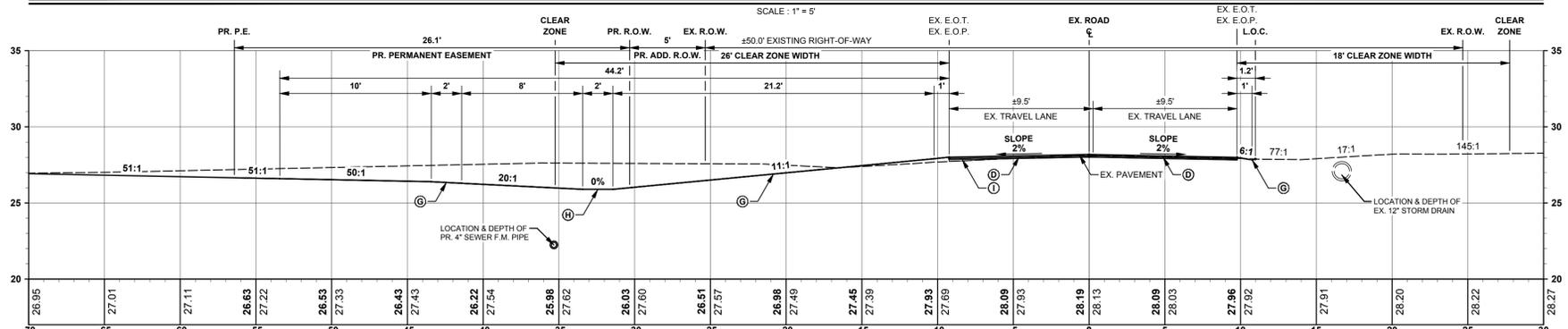
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Jan. 22, 2024



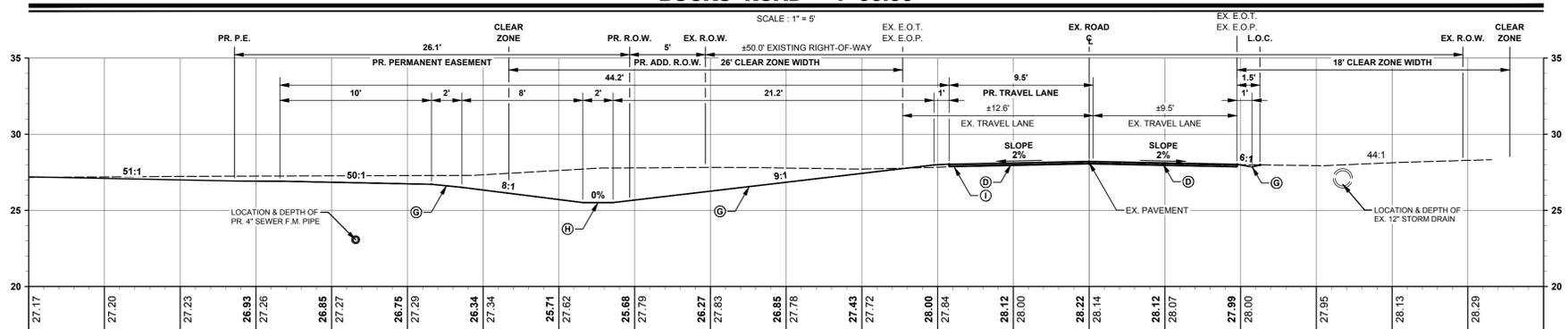
BUCKS ROAD - 0+00.00
SCALE: 1" = 5'



BUCKS ROAD - 0+50.00
SCALE: 1" = 5'



BUCKS ROAD - 1+00.00
SCALE: 1" = 5'



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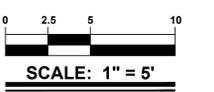
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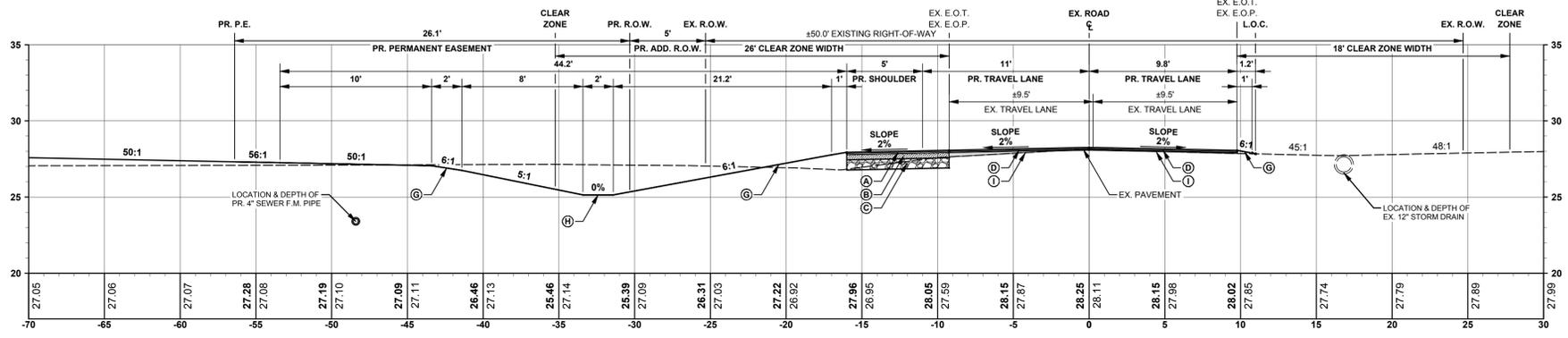
J. Falowski

PROJECT TITLE
RED CEDAR FARMS, INC
 6367 BUCKS ROAD (SCR-210)
 CITY OF MILFORD
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 MISPELLION RIVER &
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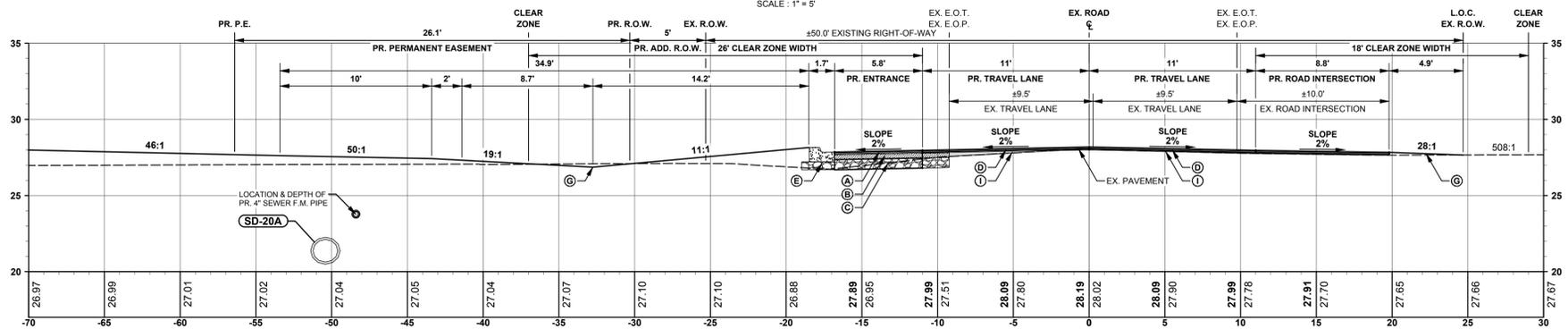
SHEET TITLE
**ENTRANCE PLANS:
CROSS SECTIONS**



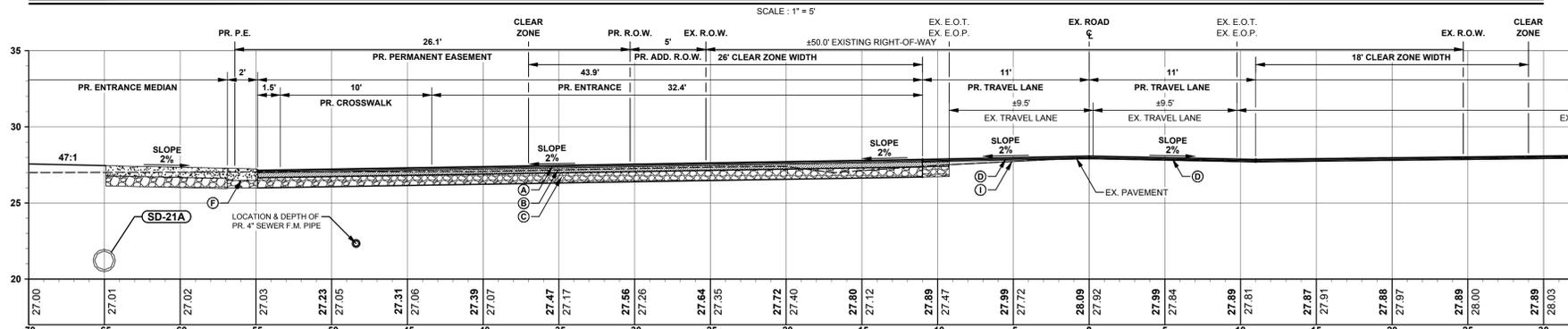
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	2.	12/22/23	AGENCY SUBMISSION
	1.	11/17/23	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION	
LAYER STATE: C-609			
PROJECT NO.:		2021161.00	
DATE:		2023-10-13	
SCALE:		1" = 5'	
DRAWN BY:		J.D.K. PROJ. MGR.: J.S.F.	
SHEET			
C-609			
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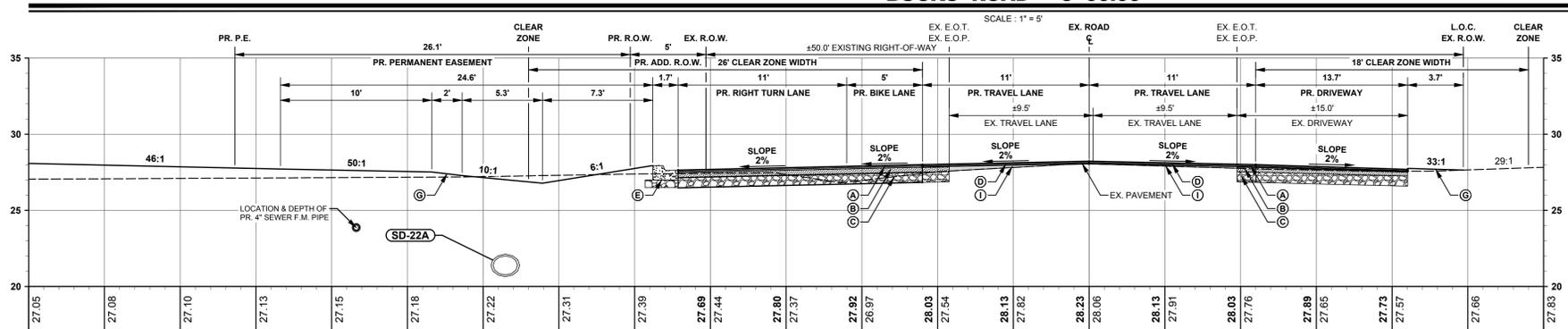
BUCKS ROAD - 2+00.00



BUCKS ROAD - 2+50.00



BUCKS ROAD - 3+00.00



BUCKS ROAD - 3+50.00

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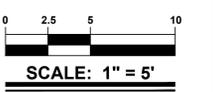
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MISPILLION RIVER &
RED CEDAR HUNDRED

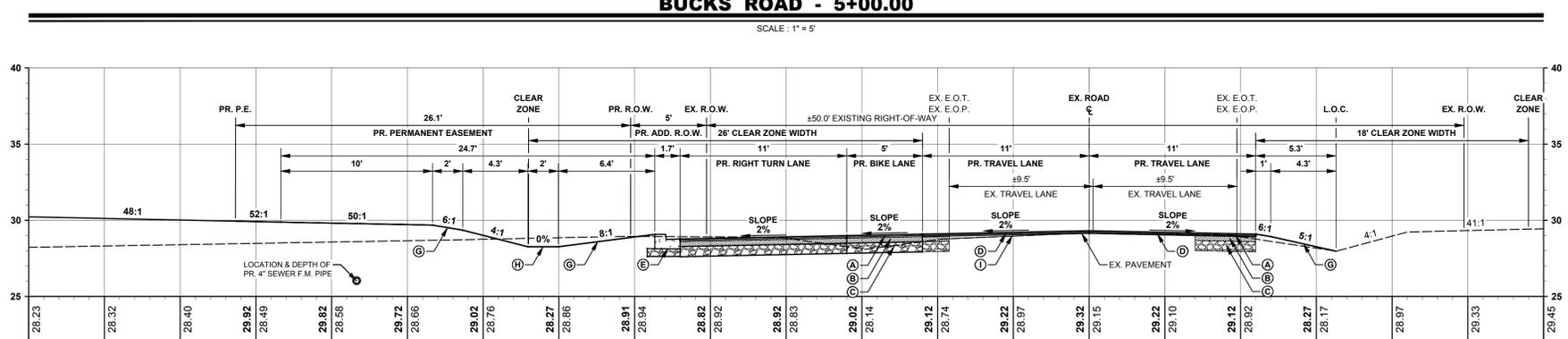
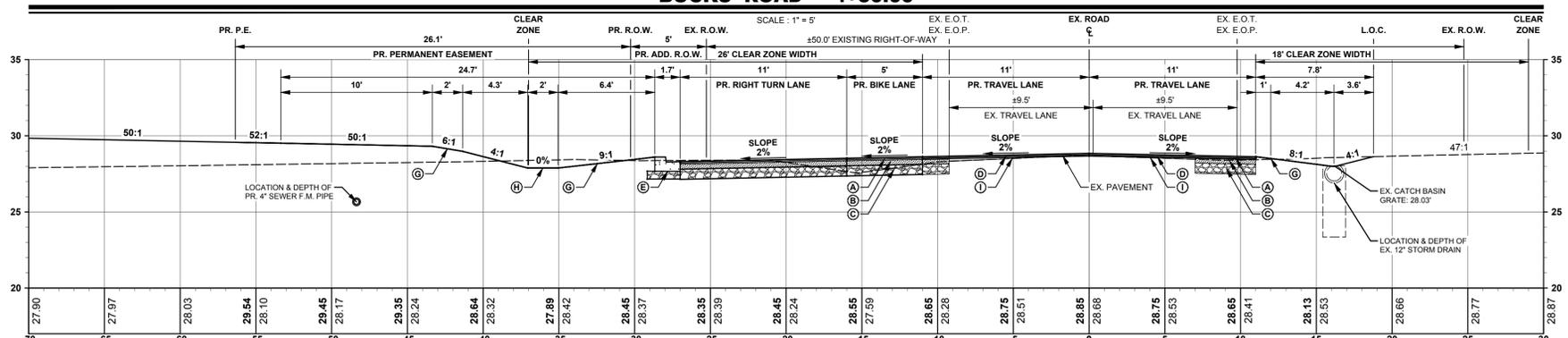
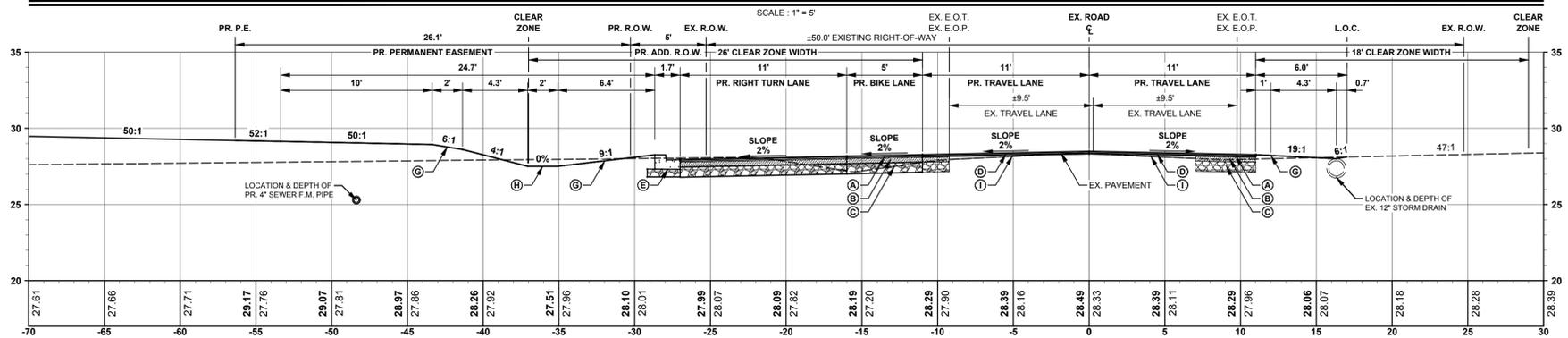
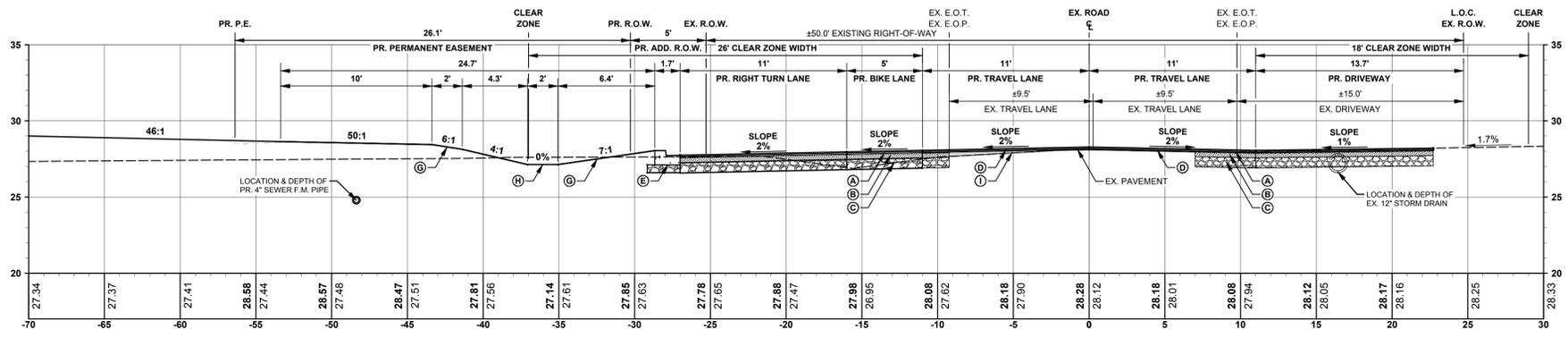
SHEET TITLE
**ENTRANCE PLANS:
CROSS SECTIONS**



ISSUE	DATE	DESCRIPTION
3.	01/15/23	AGENCY SUBMISSION
2.	12/22/23	AGENCY SUBMISSION
1.	11/17/23	AGENCY SUBMISSION

PROJECT NO.: 2021161.00
DATE: 2023-10-13
SCALE: 1" = 5'
DRAWN BY: J.D.K. | PROJ. MGR.: J.S.F.

C-610

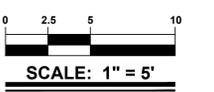




John Falowski

PROJECT TITLE
RED CEDAR FARMS, INC
6367 BUCKS ROAD (SCR-210)
CITY OF MILFORD
SUSSEX COUNTY, DE
MISPILLION RIVER &
RED CEDAR HUNDRED

SHEET TITLE
**ENTRANCE PLANS:
CROSS SECTIONS**



ISSUE	DATE	DESCRIPTION
3.	01/15/23	AGENCY SUBMISSION
2.	12/22/23	AGENCY SUBMISSION
1.	11/17/23	AGENCY SUBMISSION

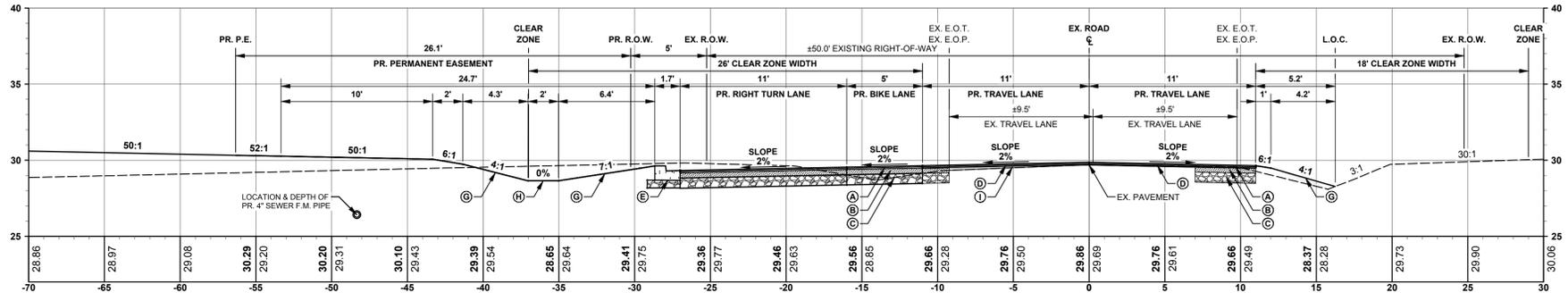
PROJECT NO.: 2021161.00
DATE: 2023-10-13
SCALE: 1" = 5'
DRAWN BY: J.D.K. | PROJ. MGR.: J.S.F.

C-611

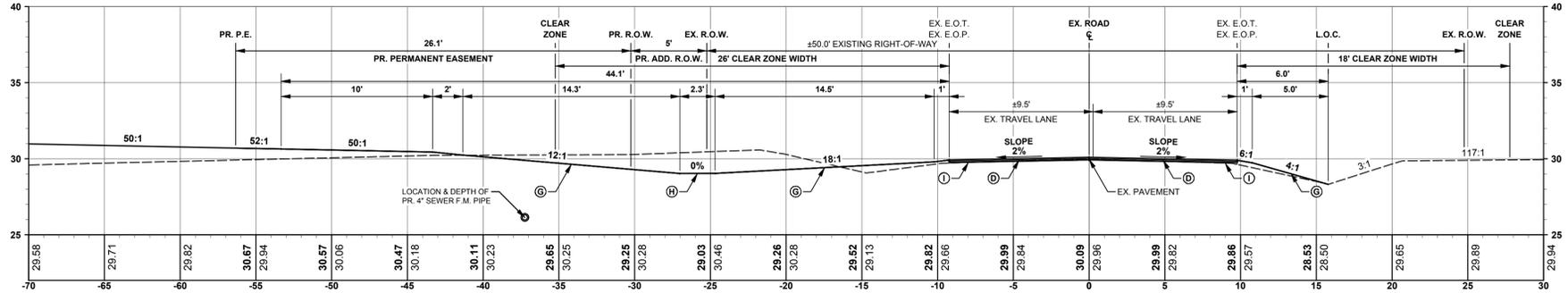
TYPICAL SECTION LABELS

IDENTIFIER	MATERIAL
(A)	401005: 3" SUPERPAVE TYPE "C" NON-CARBONATE STONE, PG 64-22
(B)	401014: 4" SUPERPAVE TYPE "B", PG 64-22
(C)	301001: 8" GABC OVER APPROVED SUBGRADE
(D)	760006: 2" OVERLAY SUPERPAVE TYPE "C" NON-CARBONATE STONE, PG 64-22 (401045)
(E)	DELDOT P.C.C. CURB & GUTTER TYPE 3-4 (701016) ON MIN. 6" GABC (301003).
(F)	DELDOT P.C.C. CURB TYPE 2 (701016) ON MIN. 6" GABC (301003).
(G)	PROVIDE 6" TOPSOIL (908010), PERMANENT GRASS SEEDING-DRY GROUND (PS-DG) (908014) AND MULCHING STRAW (908020) PER DELDOT SPECIFICATIONS.
(H)	PROVIDE SOIL STABILIZATION MATTING ALONG THE BOTTOM AND SIDE SLOPES OF CHANNEL. SEE DETAIL DE-ESC-3.4.6.2.
(I)	401037: MAX. 3" TYPE "C" SUPERPAVE WEDGE COURSE, PG 64-22. ANY WEDGING GREATER THAN 3" SHALL BE DONE IN MULTIPLE LIFTS.

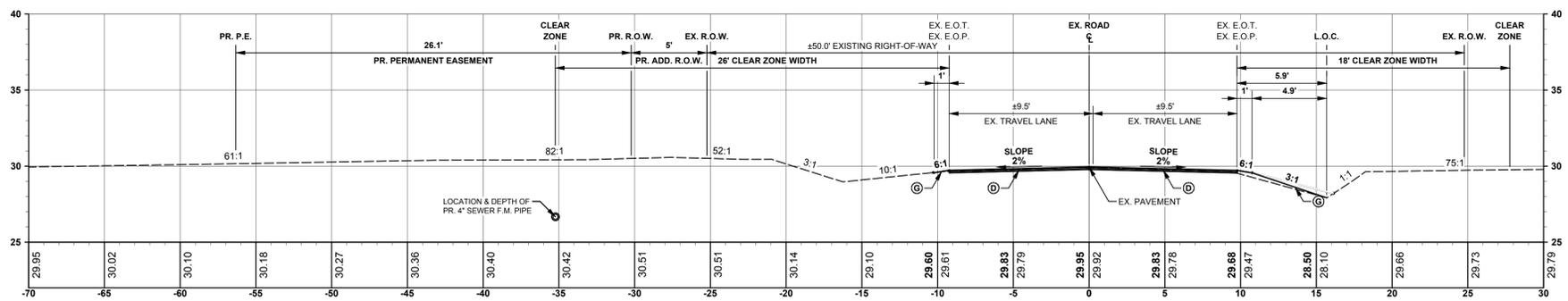
DeIDOT
REVIEWED FOR
GENERAL
CONFORMITY
Jan. 22, 2024



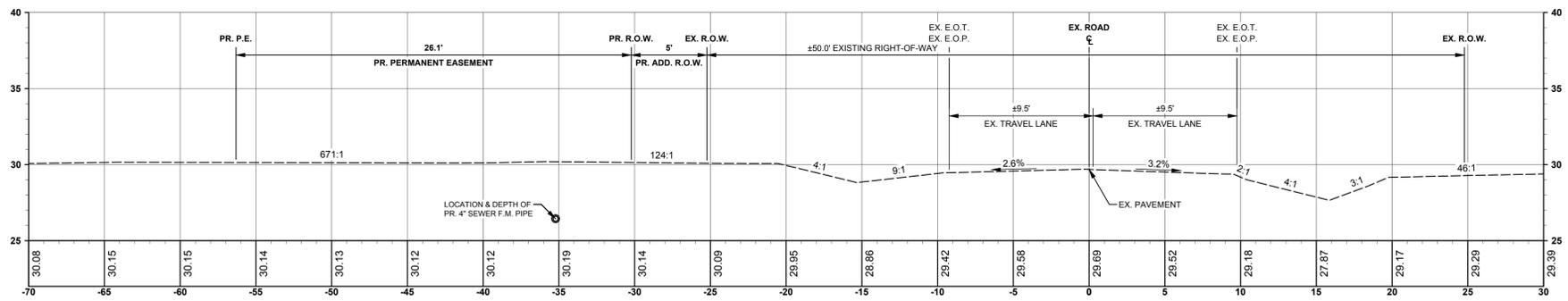
BUCKS ROAD - 6+00.00
SCALE: 1" = 5'



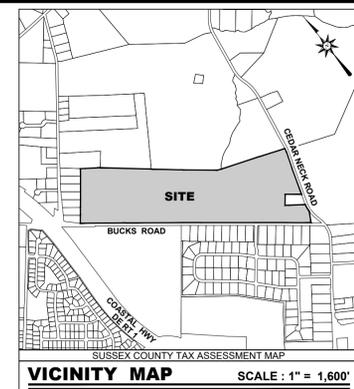
BUCKS ROAD - 6+50.00
SCALE: 1" = 5'



BUCKS ROAD - 7+00.00
SCALE: 1" = 5'



BUCKS ROAD - 7+50.00
SCALE: 1" = 5'



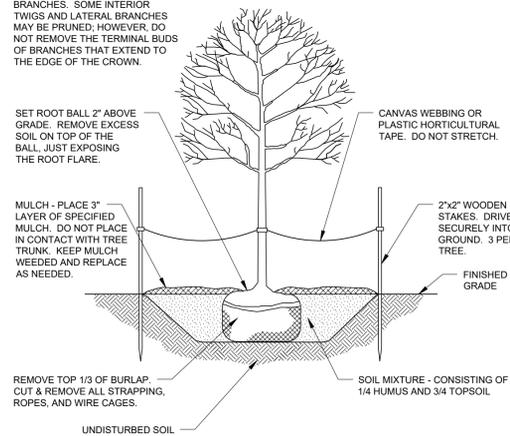
PLANT LIST						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
STREET TREES						
AR	40	ACER RUBRUM 'SUNSET RED'	RED MAPLE	2 1/2" CAL	B&B	FHV
BN	10	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	2 1/2" CAL	B&B	FHV
GB	32	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	2 1/2" CAL	B&B	FHV
NS	32	NYSSA SYLVATICA	BLACK GUM	2 1/2" CAL	B&B	FHV
QR	78	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" CAL	B&B	FHV
TT	77	TILIA TOMENTOSA 'GREEN MOUNTAIN'	GREEN MOUNTAIN LINDEN	2 1/2" CAL	B&B	FHV
TOTAL: 269 STREET TREES						
CANOPY TREES						
GB	25	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	2 1/2" CAL	B&B	FHV
TOTAL: 25 CANOPY TREES						
EVERGREEN TREES						
IO	14	ILEX OPACA 'JERSEY PRINCESS'	AMERICAN HOLLY	5' - 6' HT	B&B	FHV
JV	21	JUNIPERUS VIRGINIANA	RED CEDAR	5' - 6' HT	B&B	FHV
TG	8	THUJA STANDISHII X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5' - 6' HT	B&B	FHV
TOTAL: 43 EVERGREEN TREES						
TOTAL: 294 CANOPY TREES, 43 EVERGREEN TREES						

DELAWARE LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA S1-499 DATE

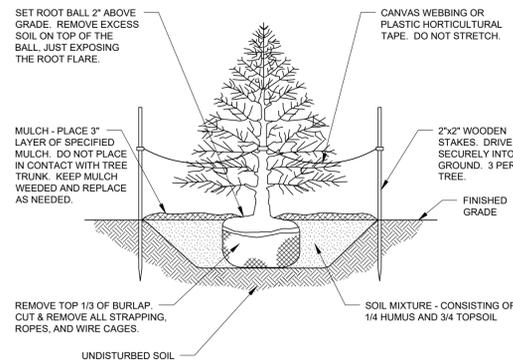
NOTE:
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



DECIDUOUS TREE PLANTING DETAIL

NO SCALE

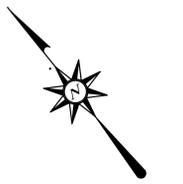
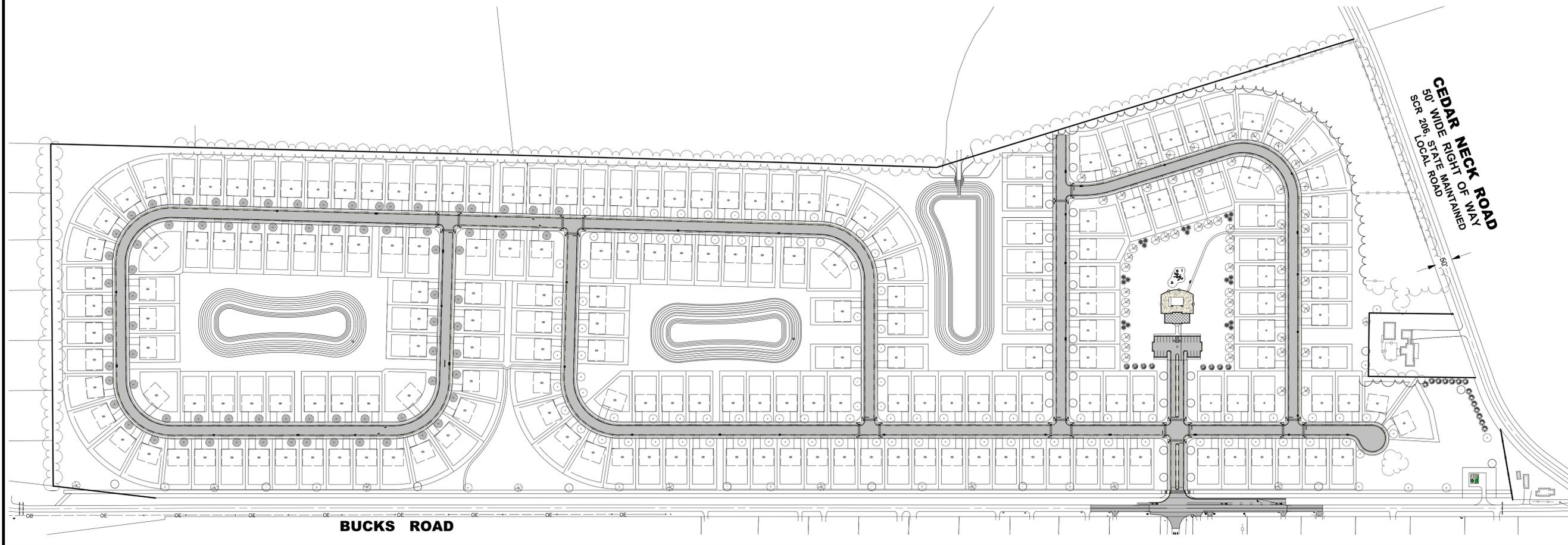
BMG NO. : L-01



EVERGREEN TREE PLANTING DETAIL

NO SCALE

BMG NO. : L-02



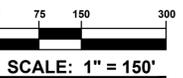
PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD
CITY OF MILFORD
SUSSEX COUNTY, DE

SHEET TITLE

OVERALL LANDSCAPE PLAN



ISSUE BLOCK

NO.	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW
3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW

MARK DATE DESCRIPTION

PROJECT NO.: 2021161.00

DATE: 2024-01-26

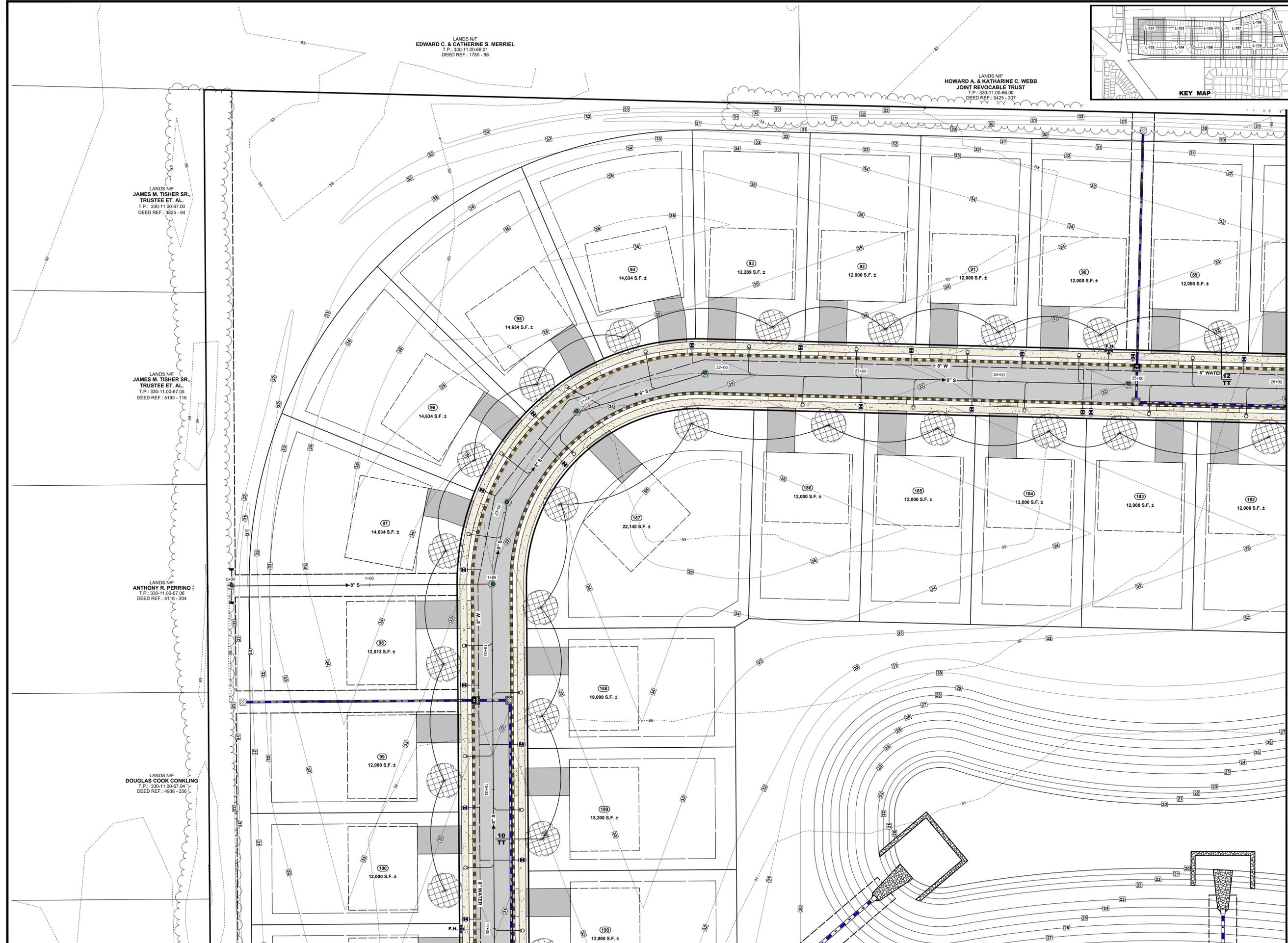
SCALE: 1" = 150'

DRAWN BY: A.J.D. PROJ. MGR.: J.S.F.

SHEET

L-001

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JAMES M. TISHER SR.
 TRUSTEE ET. AL.
 T.P.: 330-11.00-67.00
 DEED REF.: 3825 - 84

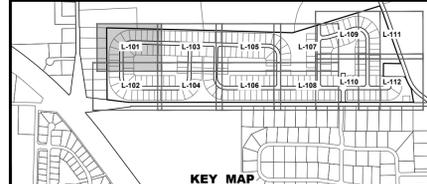
LANDS N/F
JAMES M. TISHER SR.
 TRUSTEE ET. AL.
 T.P.: 330-11.00-67.05
 DEED REF.: 5193 - 116

LANDS N/F
ANTHONY R. PERRINO
 T.P.: 330-11.00-67.06
 DEED REF.: 5116 - 304

LANDS N/F
DOUGLAS COOK CONKLING
 T.P.: 330-11.00-67.04
 DEED REF.: 4908 - 256

LANDS N/F
EDWARD C. & CATHERINE S. MERRIEL
 T.P.: 330-11.00-66.01
 DEED REF.: 1780 - 88

LANDS N/F
HOWARD A. & KATHARINE C. WEBB
 JOINT REVOCABLE TRUST
 T.P.: 330-11.00-66.00
 DEED REF.: 5425 - 307



ARCHITECTURE
 ENGINEERING

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 309 South Governors Avenue
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 The Tower at STAR Campus
 100 Discovery Boulevard, Suite 102
 Newark, DE 19713
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Maryland
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 Salisbury, MD 21801
 410.546.9100

North Carolina
 3333 Jaeckle Drive, Suite 120
 Wilmington, NC 28403
 910.341.7600

www.beckermorgan.com



PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD
 CITY OF MILFORD
 SUSSEX COUNTY, DE

SHEET TITLE

LANDSCAPE PLAN



ISSUE BLOCK

NO.	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW
3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW

MARK DATE DESCRIPTION

PROJECT NO.: 2021161.00

DATE: 2024-01-26

SCALE: 1" = 30'

DRAWN BY: A.J.D. PROJ. MGR.: J.S.F.

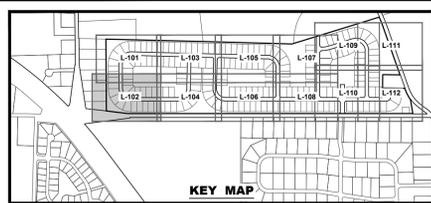
SHEET

L-101

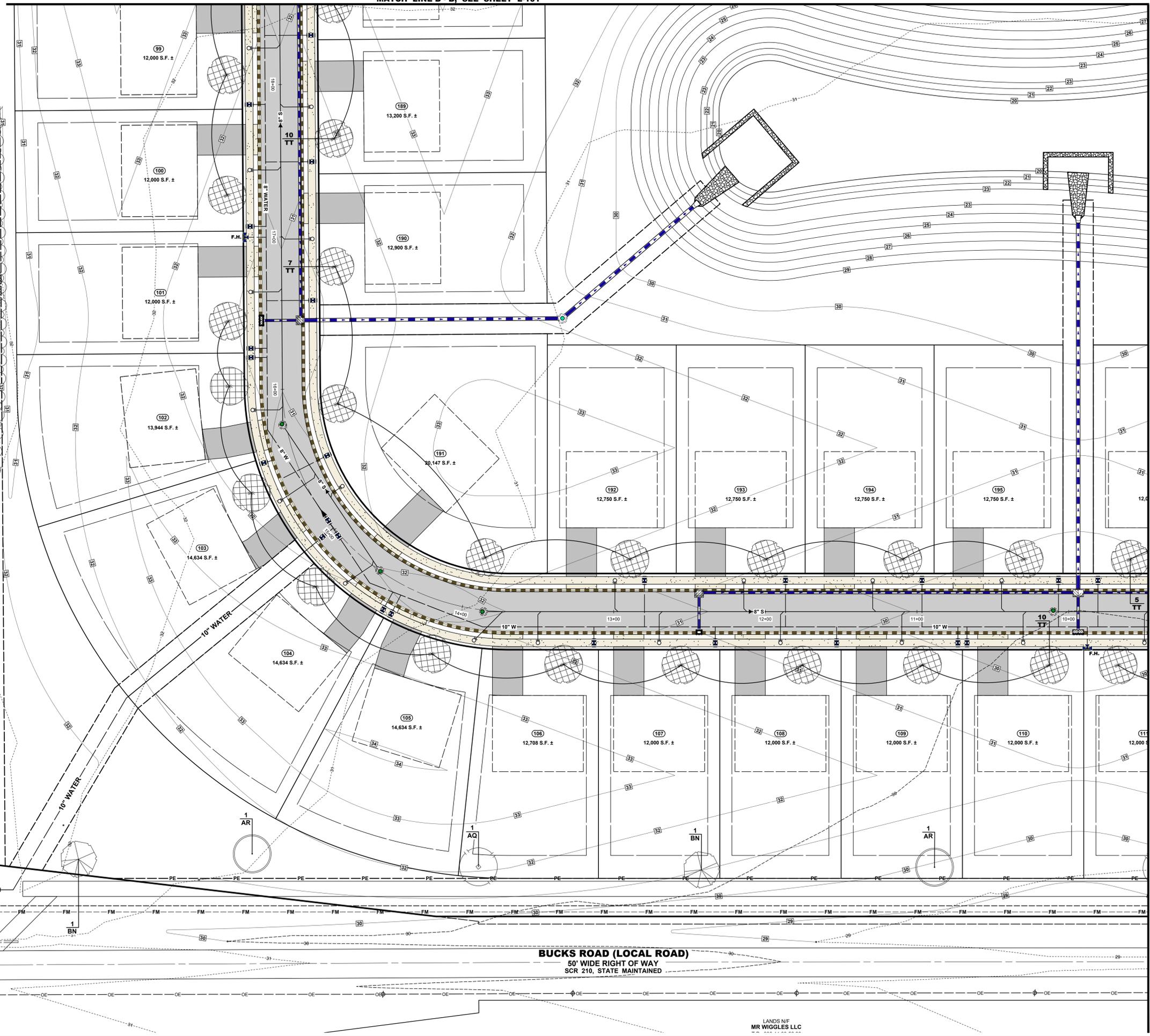
COPYRIGHT 2023

MATCH LINE B - B, SEE SHEET L-102

MATCH LINE A - A, SEE SHEET L-103



MATCH LINE B - B, SEE SHEET L-101



LANDS N/F
JOSEPH H. & LORI L. WEBB III
T.P.: 330-11.00-67.03
DEED REF.: 2716 - 29

LANDS N/F
JACLYN AMANDA FACCILO
T.P.: 330-11.00-67.02
DEED REF.: 5376 - 58

LANDS N/F
CAPGROW HOLDINGS
JV SUB I LLC
T.P.: 330-11.00-67.01
DEED REF.: 4369 - 93

BUCKS ROAD (LOCAL ROAD)
50' WIDE RIGHT OF WAY
SCR 210, STATE MAINTAINED

(2) 36 L.F. STEEL CASINGS
INSTALLED VIA JACK & BORE

LANDS N/F
MR WIGGLES LLC



ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
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Newark, DE 19713
302.369.3700

Maryland
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410.546.9100

North Carolina
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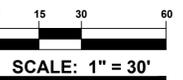
PROJECT TITLE

**RED CEDAR
FARMS, INC**

6367 BUCKS ROAD
CITY OF MILFORD
SUSSEX COUNTY, DE

SHEET TITLE

LANDSCAPE PLAN



ISSUE BLOCK

NO.	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW
3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW

MARK DATE DESCRIPTION

LAYER STATE: L-100-L-112

PROJECT NO.: 2021161.00

DATE: 2024-01-26

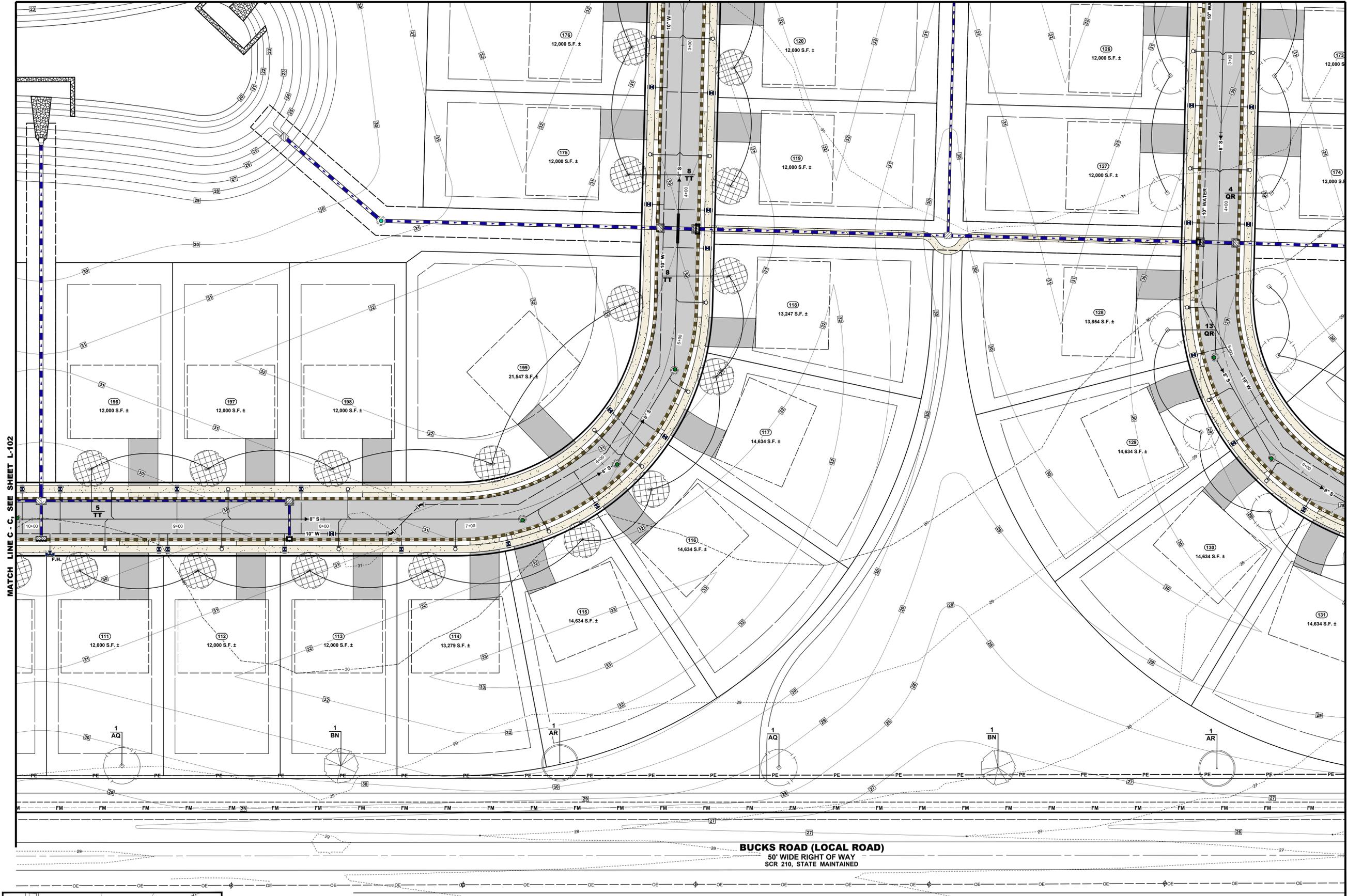
SCALE: 1" = 30'

DRAWN BY: A.J.D. / PROJ. MGR.: J.S.F.

SHEET

L-102

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MATCH LINE C - C, SEE SHEET L-102

MATCH LINE F - F, SHEET L-106



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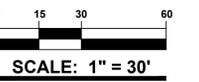
PROJECT TITLE

**RED CEDAR
FARMS, INC**

6367 BUCKS ROAD
CITY OF MILFORD
SUSSEX COUNTY, DE

SHEET TITLE

LANDSCAPE PLAN



ISSUE BLOCK

NO.	DATE	DESCRIPTION
4.	01/26/24	REVISED PER AGENCY REVIEW
3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW

MARK DATE DESCRIPTION

PROJECT NO.: 2021161.00

DATE: 2024-01-26

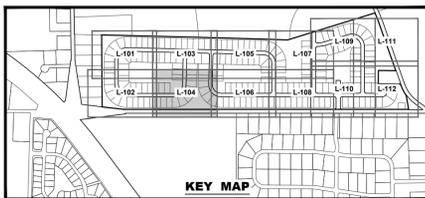
SCALE: 1" = 30'

DRAWN BY: A.J.D. PROJ. MGR.: J.S.F.

SHEET

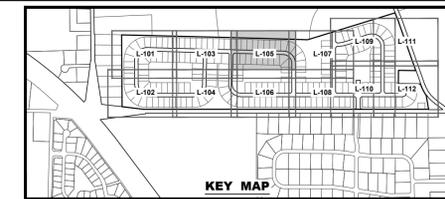
L-104

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KEY MAP

LANDS N/F
 HOWARD A. & KATHARINE C. WEBB
 JOINT REVOCABLE TRUST
 T.P. 330-12.00-1.02
 DEED REF.: 5204 - 20



**BECKER
 MORGAN**
 GROUP

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 ENGINEERING

Delaware
 309 South Governors Avenue
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 Salisbury, MD 21801
 410.546.9100

North Carolina
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 Wilmington, NC 28403
 910.341.7600

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MATCH LINE E - E, SHEET L-103

MATCH LINE H - H, L-107

MATCH LINE G - G, SHEET L-106

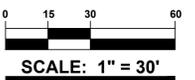
PROJECT TITLE

**RED CEDAR
 FARMS, INC**

6367 BUCKS ROAD
 CITY OF MILFORD
 SUSSEX COUNTY, DE

SHEET TITLE

LANDSCAPE PLAN



ISSUE BLOCK

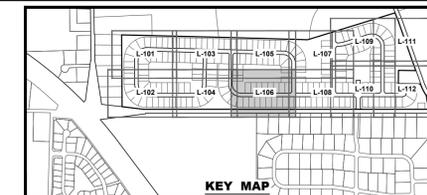
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3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW

MARK	DATE	DESCRIPTION
L-105-113		

PROJECT NO.: 2021161.00
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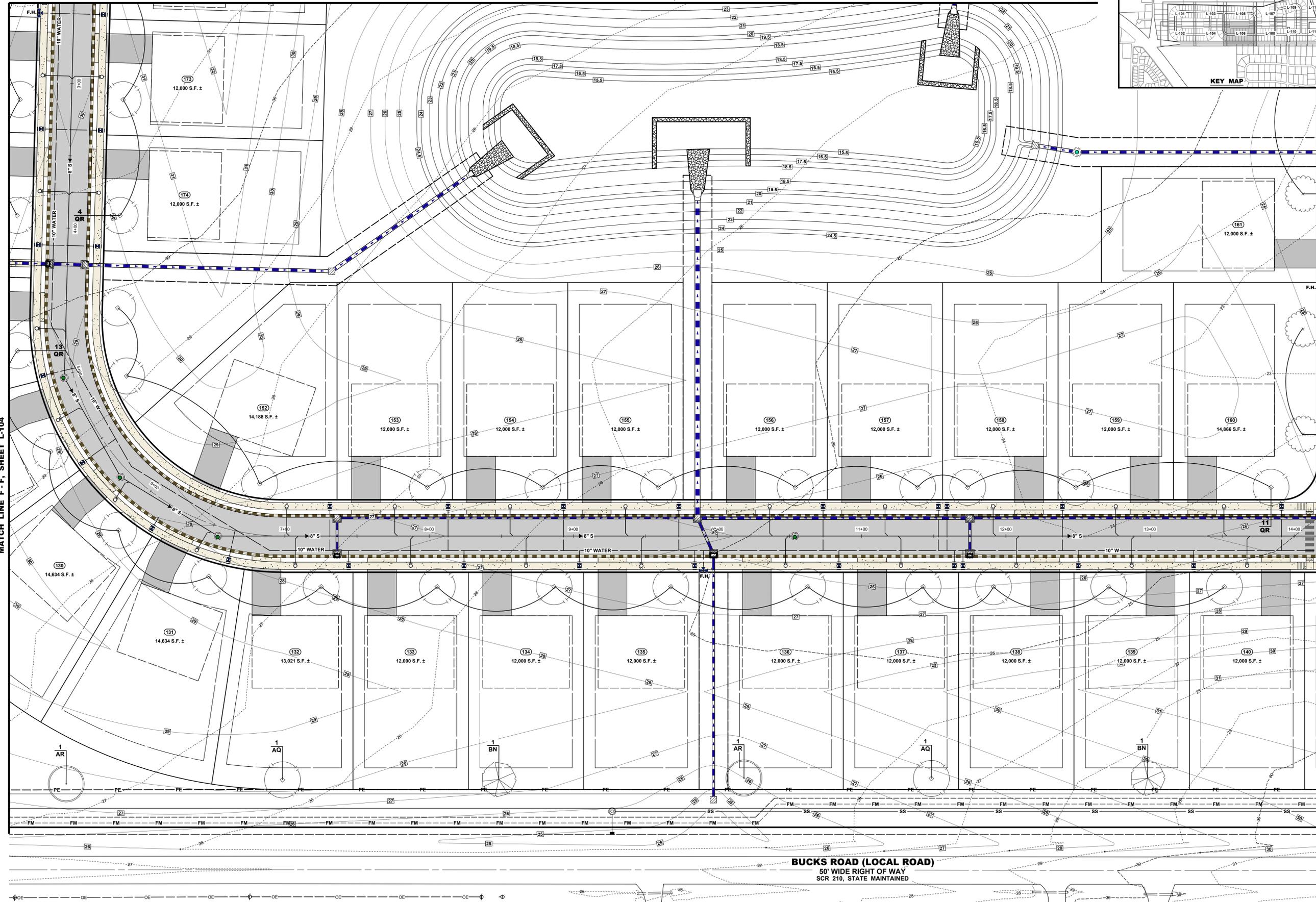
SHEET
L-105

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MATCH LINE F - F, SHEET L-104

MATCH LINE I - I, SHEET L-108



PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD
CITY OF MILFORD
SUSSEX COUNTY, DE

SHEET TITLE

LANDSCAPE PLAN



SCALE: 1" = 30'

ISSUE BLOCK

4.	01/26/24	REVISED PER AGENCY REVIEW
3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW
MARK	DATE	DESCRIPTION

PROJECT NO.: 2021161.00

DATE: 2024-01-26

SCALE: 1" = 30'

DRAWN BY: A.J.D. PROJ. MGR.: J.S.F.

L-106

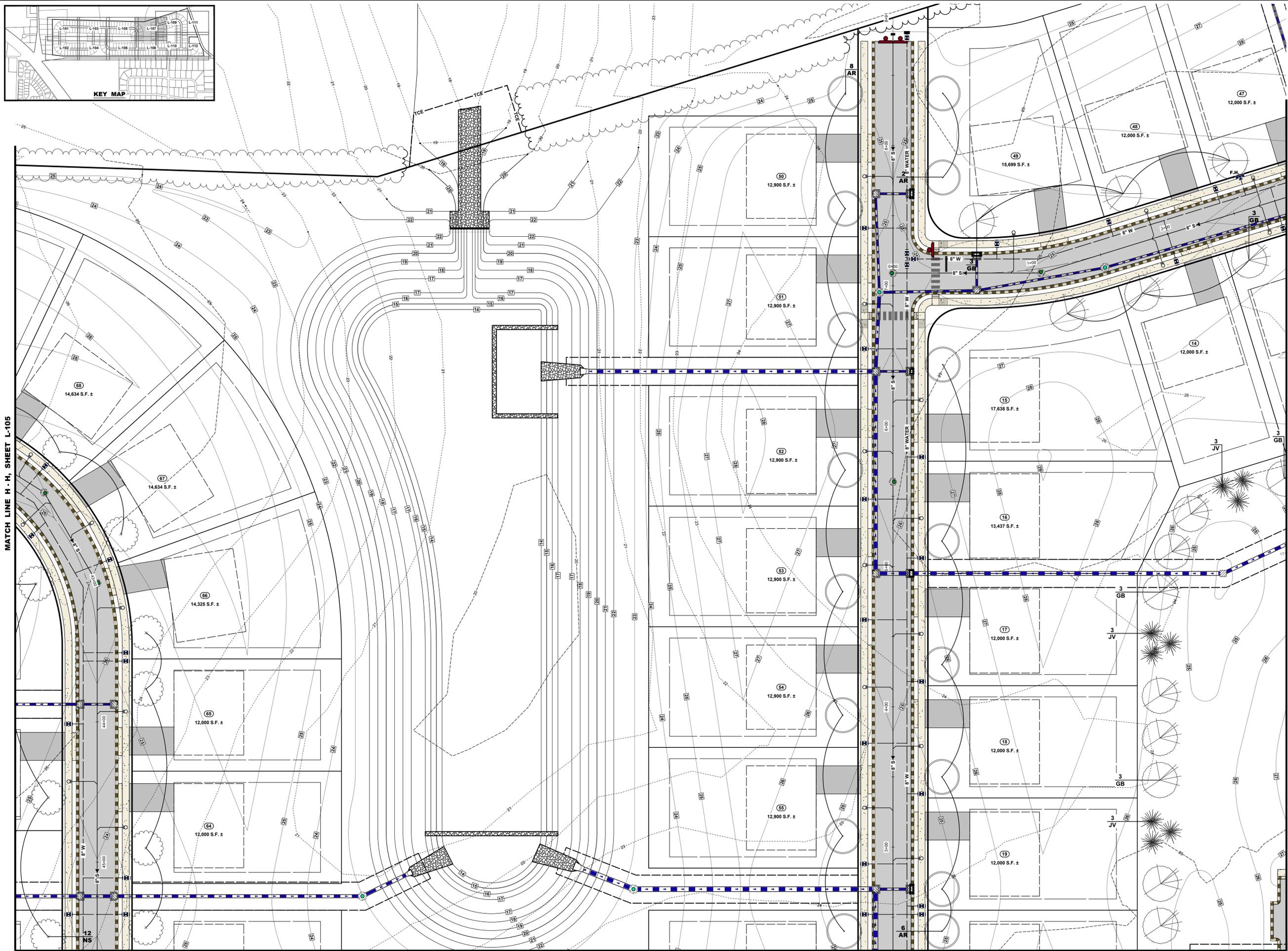
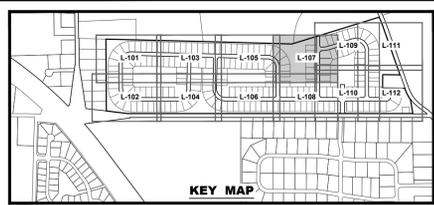
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MR WIGGLES LLC
T.P.: 330-11.00-56.00

LANDS N/F
MARK D. STURGEON &
TANYA J.
T.P.: 330-11.00-70.01

LANDS N/F
JOSEPH MRUSS &
KAREN M.
T.P.: 330-11.00-418.00

LANDS N/F
THOMAS J. PEERS &
SHANNON L. PEERS
T.P.: 330-11.00-417.00
DEED REF.: 3271 - 71



MATCH LINE H - H, SHEET L-105

MATCH LINE K - K, SHEET L-109

MATCH LINE J - J, SHEET L-108

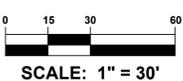


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PROJECT TITLE
**RED CEDAR
FARMS, INC**
6367 BUCKS ROAD
CITY OF MILFORD
SUSSEX COUNTY, DE

SHEET TITLE
LANDSCAPE PLAN

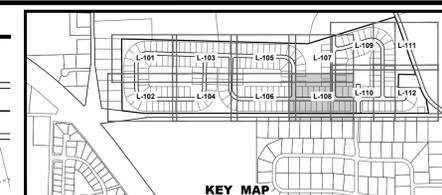


ISSUE BLOCK	NO.	DATE	DESCRIPTION
	4.	01/26/24	REVISED PER AGENCY REVIEW
	3.	01/15/24	REVISED PER AGENCY REVIEW
	2.	12/22/23	REVISED PER AGENCY REVIEW
	1.	11/17/23	REVISED PER AGENCY REVIEW

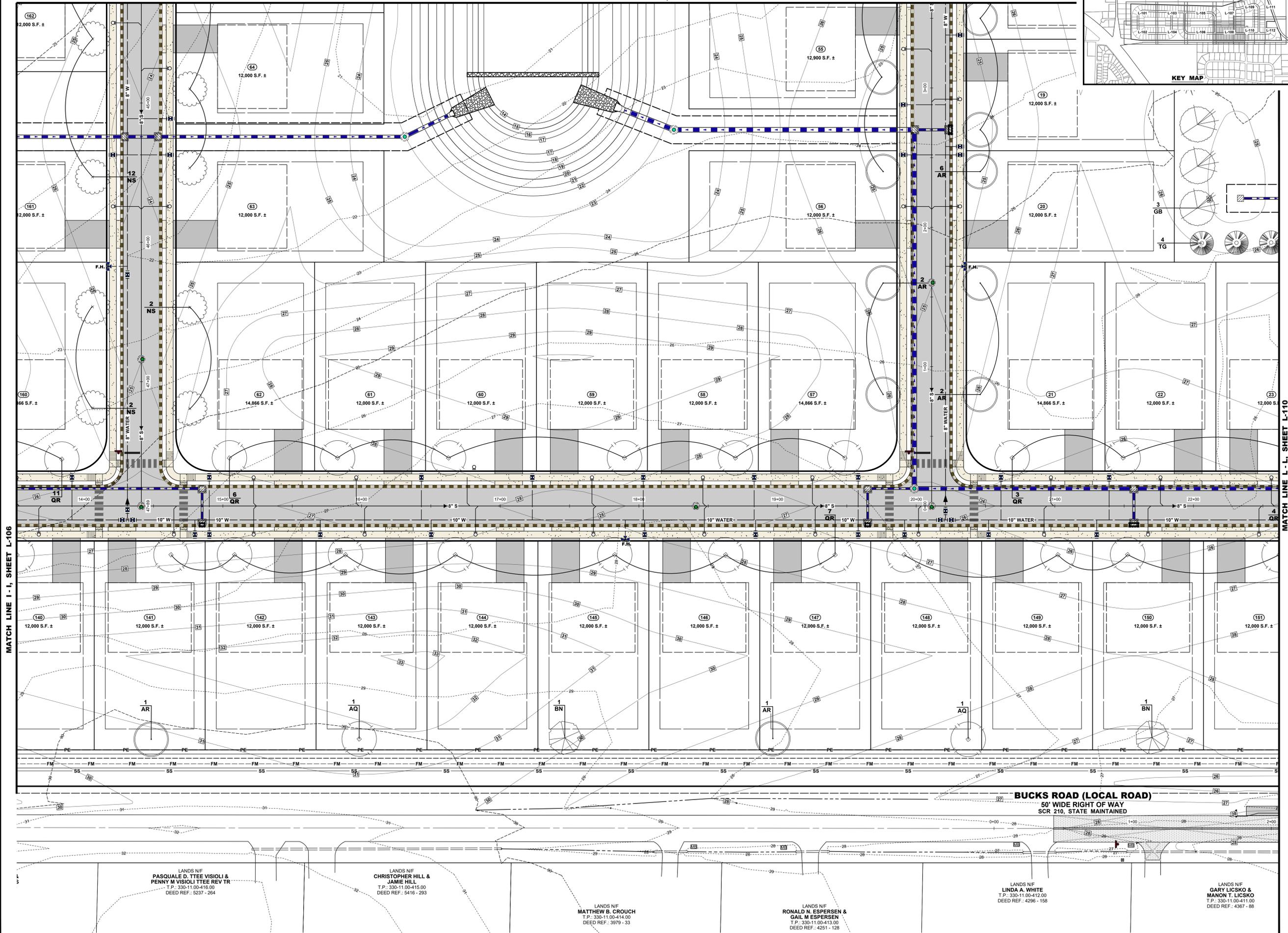
PROJECT NO.: 2021161.00
DATE: 2024-01-26
SCALE: 1" = 30'
DRAWN BY: A.J.D. PROJ. MGR.: J.S.F.
SHEET

L-107

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Maryland
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Salisbury, MD 21801
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MATCH LINE I - I, SHEET L-106

MATCH LINE L - L, SHEET L-110

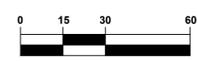
PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD
CITY OF MILFORD
SUSSEX COUNTY, DE

SHEET TITLE

LANDSCAPE PLAN



SCALE: 1" = 30'

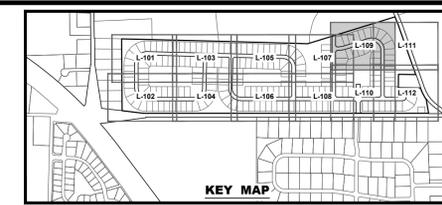
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NO.	DATE	DESCRIPTION
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3.	01/15/24	REVISED PER AGENCY REVIEW
2.	12/22/23	REVISED PER AGENCY REVIEW
1.	11/17/23	REVISED PER AGENCY REVIEW

MARK	DATE	DESCRIPTION
PROJECT NO.:	2021161.00	
DATE:	2024-01-26	
SCALE:	1" = 30'	
DRAWN BY:	A.J.D. / PROJ. MGR.: J.S.F.	

L-108

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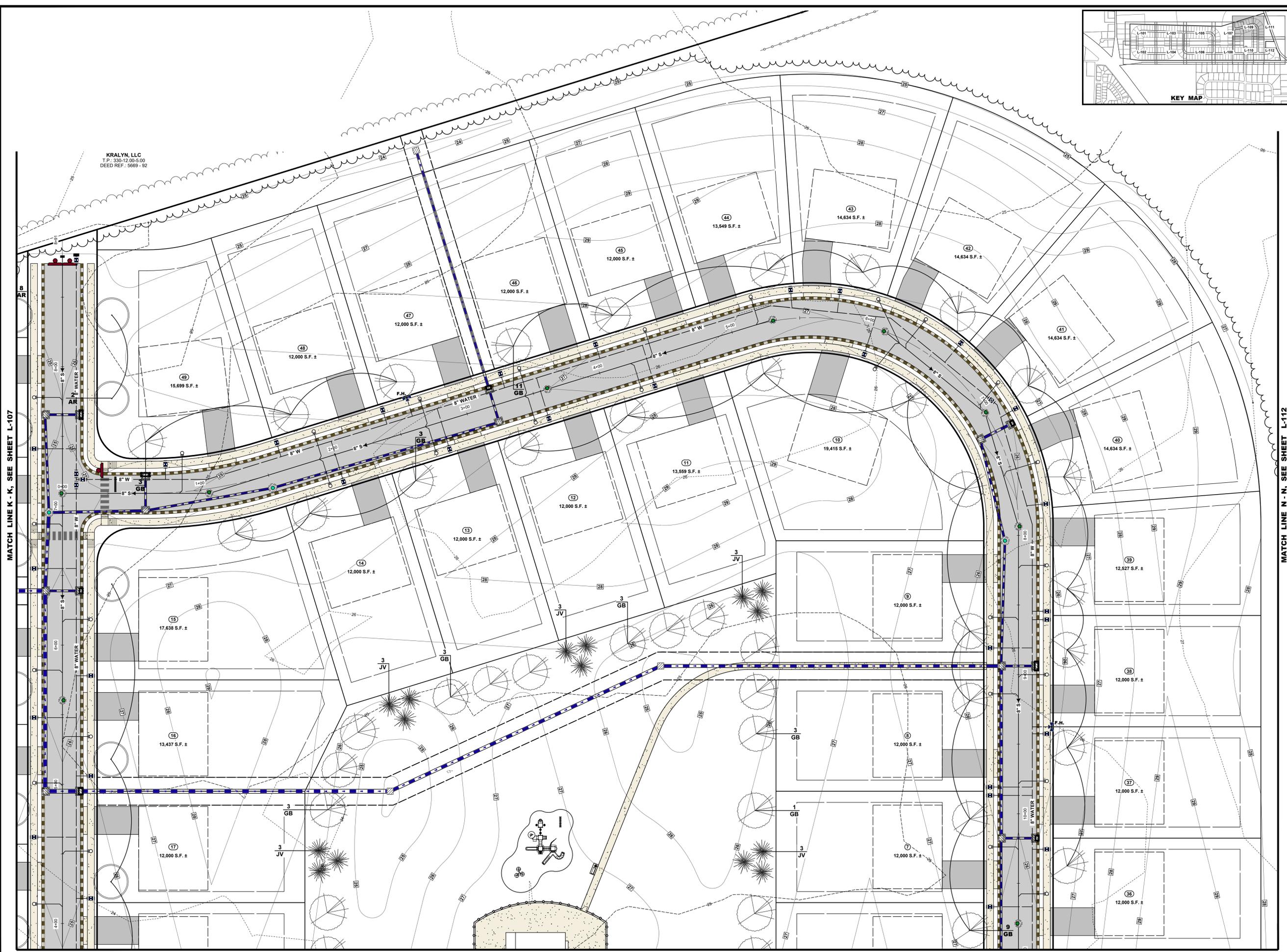
ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com



MATCH LINE K - K, SEE SHEET L-107

MATCH LINE N - N, SEE SHEET L-112

MATCH LINE M - M, SEE SHEET L-110

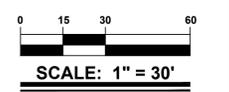
PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD
CITY OF MILFORD
SUSSEX COUNTY, DE

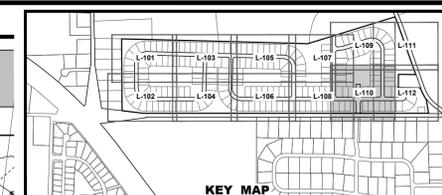
SHEET TITLE

LANDSCAPE PLAN



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	1.	11/17/23	REVISED PER AGENCY REVIEW
MARK	DATE	DESCRIPTION	
LAYER STATE: L-105-L-112			
PROJECT NO.:	2021161.00		
DATE:	2024-01-26		
SCALE:	1" = 30'		
DRAWN BY:	A.J.D.	PROJ. MGR.:	J.S.F.
SHEET			

L-109



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ENGINEERING

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100 Discovery Boulevard, Suite 102
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302.369.3700

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312 West Main Street, Suite 300
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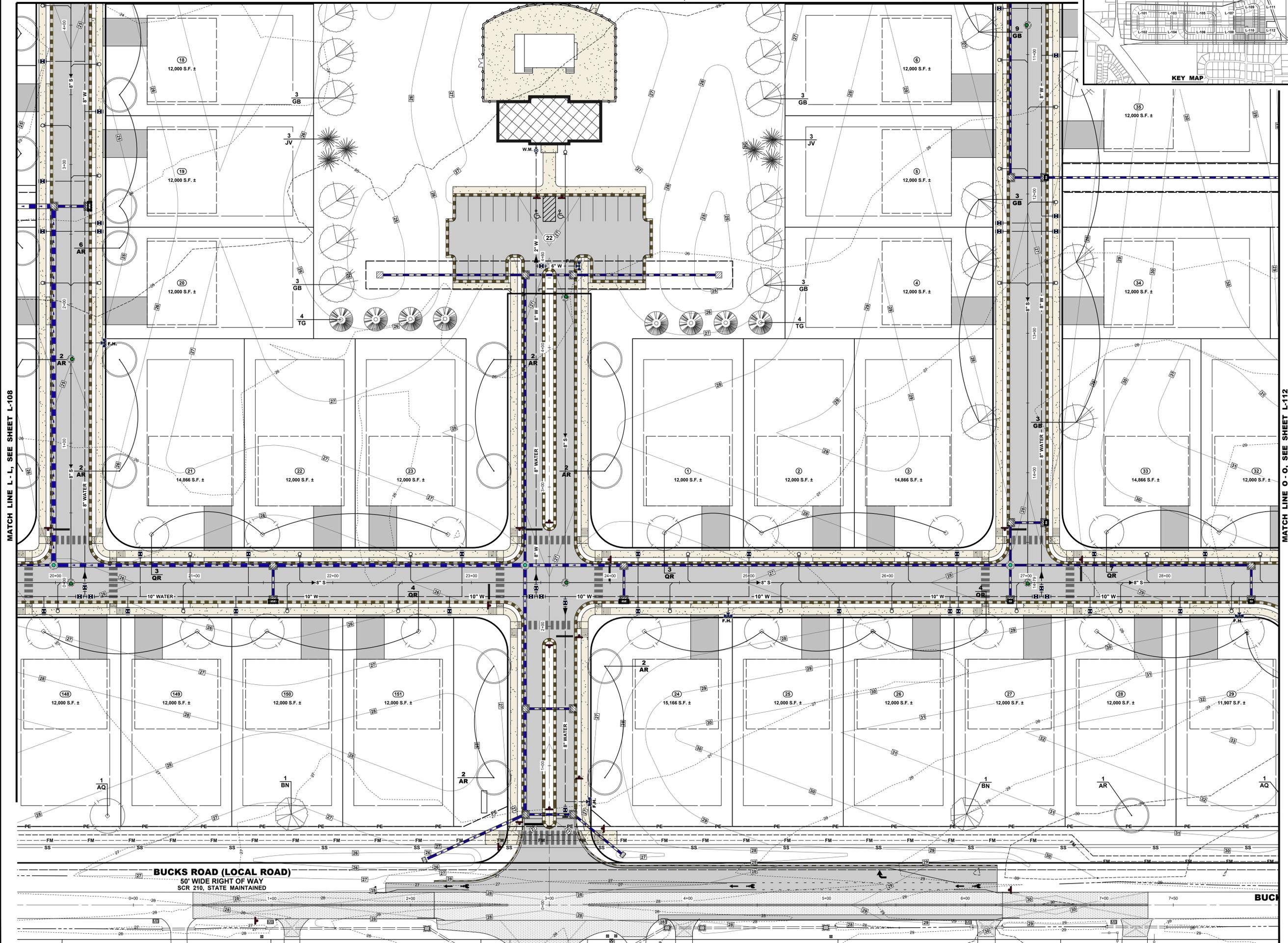
North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

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MATCH LINE L - L, SEE SHEET L-108

MATCH LINE O - O, SEE SHEET L-112



PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD
CITY OF MILFORD
SUSSEX COUNTY, DE

SHEET TITLE

LANDSCAPE PLAN



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PROJECT NO.: 2021161.00
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SCALE: 1" = 30'
DRAWN BY: A.J.D. PROJ. MGR.: J.S.F.

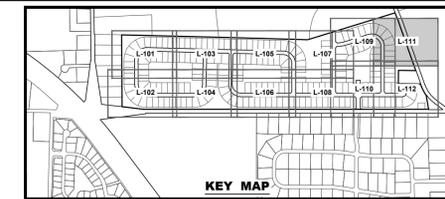
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BUCKS ROAD (LOCAL ROAD)
50' WIDE RIGHT OF WAY
SCR 210, STATE MAINTAINED

BUCK



PROJECT TITLE

**RED CEDAR
FARMS, INC**

6367 BUCKS ROAD
CITY OF MILFORD
SUSSEX COUNTY, DE

SHEET TITLE

LANDSCAPE PLAN



SCALE: 1" = 30'

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MARK DATE DESCRIPTION

LAYER/STATE: L-109-L-112

PROJECT NO.: 2021161.00

DATE: 2024-01-26

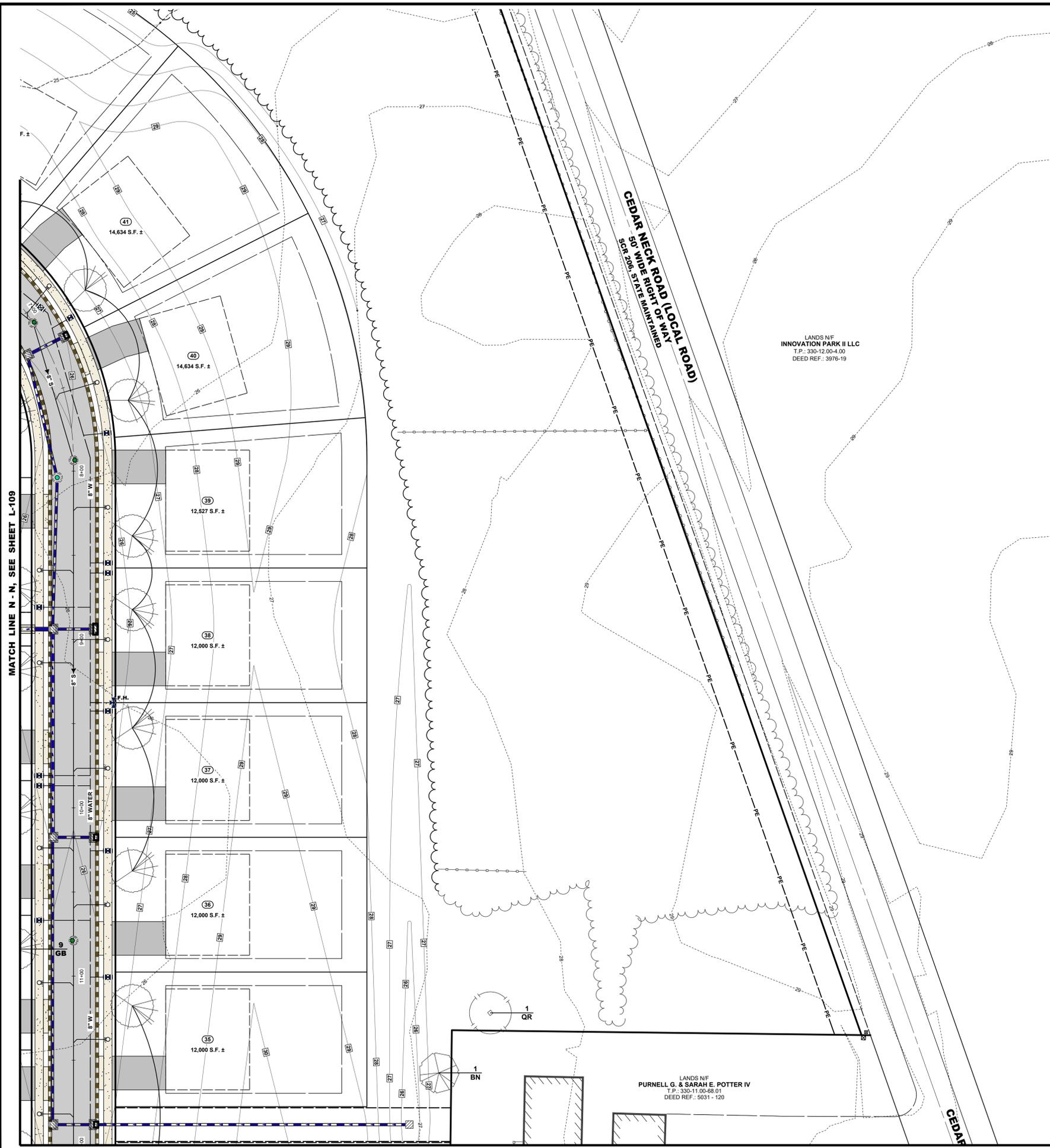
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SHEET

L-111

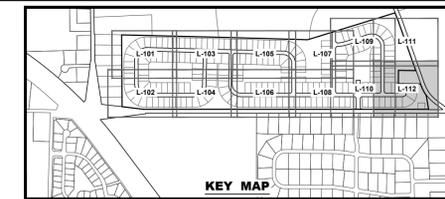
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MATCH LINE P - P, SEE SHEET L-112

MATCH LINE P-P, SEE SHEET L-111



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PROJECT TITLE

RED CEDAR FARMS, INC

6367 BUCKS ROAD
CITY OF MILFORD
SUSSEX COUNTY, DE

SHEET TITLE

LANDSCAPE PLAN



SCALE: 1" = 30'

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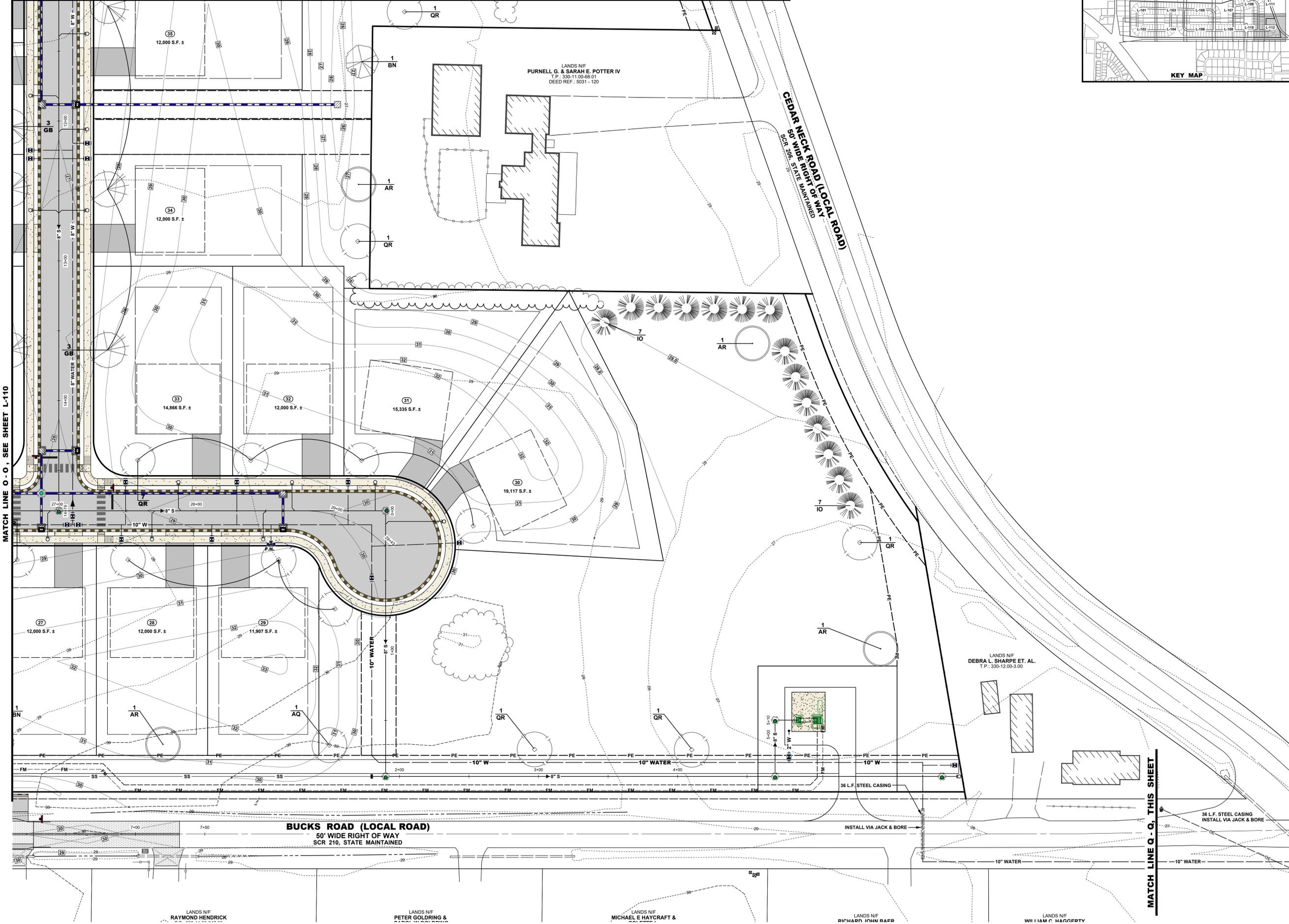
SCALE: 1" = 30'

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SHEET

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MATCH LINE O-O, SEE SHEET L-110

MATCH LINE Q-Q, THIS SHEET

LANDS N/F
RAYMOND HENDRICK

LANDS N/F
PETER GOLDRING &
STEVE HARRIS

LANDS N/F
MICHAEL E HAYCRAFT &
DAVID HARRIS

LANDS N/F
RICHARD JOHN RAER

LANDS N/F
WILLIAM C. HARGREY



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

NICOLE MAJESKI
SECRETARY

January 22, 2024

Mr. Mark Whitfield, City Manager
City of Milford
201 South Walnut Street
Milford, Delaware 19963

**SUBJECT: Letter of No Objection to Recordation
Red Cedar Farms, Inc.**
Tax Parcel # 330-11.00-68.00
Bucks Road (SCR 210)
Milford, Cedar Creek Hundred, Sussex County

Dear Mr. Whitfield:

The Department of Transportation has reviewed the Site Plan, dated January 12, 2024 (signed and sealed January 15, 2024), 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. The Southeast Milford TID Infrastructure Recoupment Agreement shall be recorded and Entrance plans shall be developed in accordance with DelDOT's [Development Coordination Manual](#) and submitted to the Development Coordination Section for review and approval.

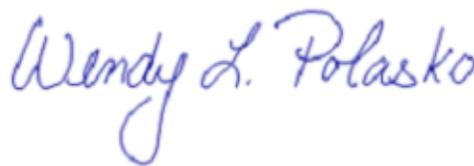
This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective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

Red Cedar Farms, Inc.
Mr. Mark Whitfield
Page 2
January 22, 2024

may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DeIDOT 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,



Wendy L. Polasko, P.E.
Subdivision Engineer
Development Coordination

cc: Timothy Green, Schell Brothers
Jonathan Falkowski, Becker Morgan Group, Inc.
Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
Les Mannering, South District Subdivision Manager
Jennifer Pinkerton, Chief Materials & Research Engineer
Linda Osiecki, Pedestrian Coordinator
John Fiori, Bicycle Coordinator
Sean Humphrey, Traffic Development Coordination Engineer
Tim Phillips, Maintenance Support Manager
Dan Thompson, Safety Officer North District
Jared Kauffman, DTC Planner
Shiny Mathew, JMT
John Pietrobono, Sussex County Review Coordinator
Brian Yates, Sussex County Reviewer



**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION

Plan Review Number: 2023-04-215334-MJS-02

Tax Parcel Number: 330-11.00-68.00

Status: Approved as Submitted

Date: 01/26/2024

Project

Red Cedar Farms Subdivision
Red Cedar Farms Inc.

6367 Bucks Road
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:

Applicant

Jon S. Falkowski
309 South Governors Avenue
Dover, DE 19904

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:

Desiree McCall
Fire Protection Specialist II

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2023-04-215334-MJS-02

Tax Parcel Number: 330-11.00-68.00

Status: Approved as Submitted

Date: 01/26/2024

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. The Office of the State Fire Marshal recommends the installation of fire sprinkler systems in all residential occupancies, including one- and two-family dwellings, duplexes, and townhomes. For additional information on residential sprinkler systems, please see here: https://statefiremarshal.delaware.gov/wp-content/uploads/sites/110/2017/07/Home_Sprinkler_Brochure.pdf

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.

1004 Plans are approved as submitted. Please email a PDF of the approved version to:

desiree.mccall@delaware.gov

9999

this site review is for the residential section only. The proposed clubhouse/amenity area will require its own site review.

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.

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 Reg 701, Chap 4 and Reg 703, 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, Reg 703, Chap 3. 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 Reg 703, Chap 1

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)

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.



February 13, 2024

Mr. Timothy Green
Red Cedar Farms, Inc.
tgreem@schellbrothers.com

RE: Red Cedar Farms

Dear Mr. Green:

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



CONDITIONS OF APPROVAL

NOTIFICATION

1. This approved plan will remain valid for 5 years from the date of this approval. If construction does not begin within five years, 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 stormwater 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

1. 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.
2. 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

1. 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.
2. Keep available onsite, during all phases of construction, a copy of the approved Sediment and Stormwater Management Plan.
3. Keep available onsite, during all phases of construction, copies of the Developers weekly self-inspection reports and/or the CCR Reports.
4. 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.
5. Grading shall not impair surface drainage, create an erosion hazard, or create a source of sediment to any



adjacent watercourse or property owner.

6. 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.
7. 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.



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

February 23, 2024

City of Milford
201 South Walnut Street
Milford, Delaware 19963

Attention: Rob Pierce

Subject: Red Cedar Farm – Final Plan
KCI Job No. 131803632.23 – Task 35

Dear Mr. Pierce,

As requested, KCI Technologies reviewed the Final Plans for Red Cedar Farms per the City of Milford's Standard Specifications, codes, and general engineering best practices. These plans were submitted by the Becker Morgan Group and are dated October 13, 2023 with the latest revision date of January 26, 2024.

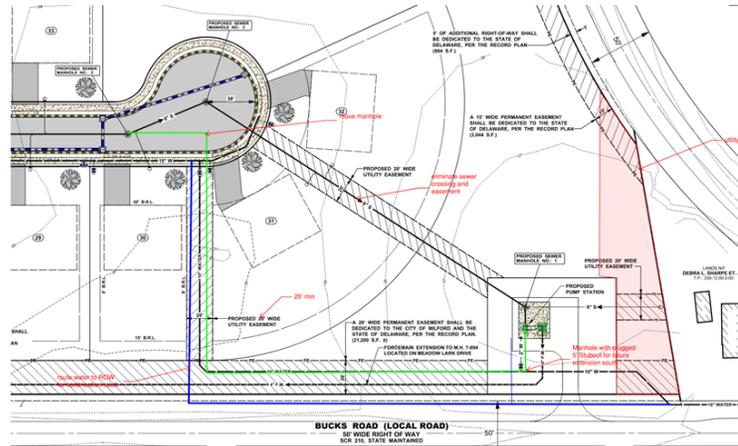
We offer the following comments for your consideration:

1. Address the following to the record plan:
 - a. Verify if this site will be serviced by gas and if so, add the gas provider to the Site Data. Addressed with Comment – Add the gas provider to the Record Plan. Comment Remains. **Addressed.**
 - b. Provide match line for the plans and revise plans accordingly. **Addressed.**
 - c. Provide City of Milford Record plan general notes. **Addressed.**
2. Address the following to the Title Sheet:
 - a. Revise note 4 of General Notes to have the correct Zone based on FEMA Flood Map. **Addressed.**
 - b. Verify if this site will be serviced by gas and add the gas provider to the Site Data. **Addressed.**
3. Provide Bearing and Distances on the Overall Preliminary Site Plan. **Addressed.**
4. Provide match-lines for the Preliminary Site Plans. **Addressed.**
5. Provide the proposed location of subdivision sign and verify that it meets the sign requirements as listed in the City's Zoning Code. A sign plan can be submitted as part of next submission for consideration to avoid any future variances/meetings that may be required. **Addressed.**

Employee-Owned Since 1988

6. Provide preliminary entrance plan for Bucks Road. Comment Remains – Show the road widening and shared use path on the plans. Comment Remains – Show shared use path along the entire site on Bucks Road and Cedar Neck Road and revise the plans accordingly. **Addressed.**
7. Water meters and cleanouts must be placed within the sidewalk. Comment Remains - This comment can be addressed during the final Plans. **Addressed**
8. Road names must meet the requirements of Chapter 200-8. A.17 and will require approval from Sussex County 911 addressing. Comment Remains – Provide Road name approvals from Sussex County 911 prior to Final Approval. Comment Remains. **Comment Remains – Provide approval once obtained.**
9. Currently, the 8” waterline is running under the proposed sidewalk. Revise the plans to show the waterline within the roadway. Comment Remains - This comment can be addressed during the final plans. **Addressed**
10. Per Chapter 200-8. D, block widths shall not be less than 275 feet nor more than 450’. Revise the plan accordingly to meet this requirement or a waiver will need to be requested. Comment Remains – This waiver will require approval from City Council during the preliminary major subdivision hearing. In addition, the waiver shall be noted on the cover sheet. Comment Remains. **Addressed.**
11. Sewer laterals shall connect directly to the main and shall not be connected to a manhole. Revise the plans as required. Comment Remains – Lot 27, 59, 131, 126, and 173 appears to be connected to manholes. Revise the plans accordingly. **Addressed.**
12. Revise the plan accordingly so that the maximum length of pipe between sanitary sewer manholes is 400’. Comment Remains – There are still instances that the maximum length between the sanitary sewer manholes is more than 400’. For example, the sanitary sewer pipe run between lots 99 and 103. Revise the plans accordingly. Comment Remains. **Addressed.**
13. Clarify how drainage will be handled along the rear yards of the residential lots. **Addressed.**
14. Add a stop-signs to the all the exits of the site. **Addressed.**
15. Provide buffer yards along Bucks Road and Neck Cedar Road and revise the plans accordingly. in addition, Chapter 200-8(H)(1)(f) requires street trees to be spaced 150 LF on center on both sides of the street. Adjust the plans or request a waiver in writing and add the waiver request to the cover sheet of the plans on your next submission. **Addressed.**
16. Provide a shared use path along Bucks Road. The City recommends connecting the shared use path into the community sidewalks along the north side of the property. Comment Remains – Provide confirmation from DelDOT that the project is participating in the TID. In addition, the City recommends connecting the future shared use path for the property frontage at the northern edge of the community so residents in this area don’t have to walk or ride their bikes to the southern entrance to access. **Addressed with Comment – Provide confirmation that this project is participating in TID.**

17. Extend the water main on the north end of the subdivision across Bucks Road and provide a stub to the north for future connection by the City. The City will design and construct the 10” water main across Route 1, connecting from this proposed stub to Beaverdam Road on the west side of Route 1. Addressed with Comment – Extend water connection across Bucks Road. Provide a tee, valve with cap to the west of Mr. Wiggles, LLC property and valve with cap to the north for future connection by the city along the west side of Bucks Road. In addition, the sewer force main will cross Bucks Road in the same location as the water main and continue to the north along the west side of Bucks Road to the SR 1 crossing. Comment Remains – Add labels to the plan that denote which portions of the water main are to be constructed by others and which are to be constructed because of this project (Red Cedar Farms). The City agreed to design and install the two casing pipes and extend the water from Beaverdam Road, across Route 1 to the west side of Bucks Road. **Addressed**
18. Show the 4” force main alignment from the north end of the development, across Route 1, and connection to manhole within Meadows at Shawnee subdivision. Label proposed Route 1 Jack and Bore Casing as “by others.” Comment Remains – Add labels to the plan that denote which portions of the force main are to be constructed by others and which are to be constructed by Red Cedar Farms. **Addressed**
19. Provide a road stub to parcel 3-30-12.00-005.00 to the east. Water and sewer utility stubs should be provided within the proposed right of way area for this parcel as well. **Addressed.**
20. Provide an 8” gravity sewer extension between lots 97 & 98 and provide a manhole with stubs to the east and west in the open space area. Provide a 20’ wide utility easement along the entire length of the northern limits of the site in order to serve parcels 66.01 through 67.06 with sewer in the future. Ensure there is enough depth in the gravity design to serve these homes if need in the future. **Addressed.**
21. Label the proposed road classification for each road based on Chapter 200 Subdivision of Land. Comment Remains – The proposed road classifications appear to have been removed from the plan between the preliminary and final submission. Revise the plans to provide this information like what was completed for the Preliminary submission. **Addressed.**
22. Provide required landscape screening between the proposed development and the existing farms to the east. Comment Remains. Comment Remains. **Addressed.**
23. The proposed 26’ easement north of Bucks Road is not sufficient for FM, Water Main, and future gravity main. See recommended routing change below. **Addressed.**



24. The developer shall provide a permanent utility easement (min width 30') across open space "E" to Cedar Neck Road east of parcel 3-30-12.00-003.00. See the sketch for comment 46. **Addressed.**
25. The Clubhouse site plan will require a separate site plan application and review if the applicant is seeking approval for the building and amenities. Comment Remains. Comment Remains. Comment Remains – Provide a separate set of plans for the Clubhouse. **Comment Remains – All utilities are turned-off in the Clubhouse Plan sheet. In addition, sheet C-211 is not listed in the Index of Sheets.**
26. Submit the following for final approval:
 - a. Sussex Conservation District Approval for the Stormwater and Erosion & Sediment Control Plans. Comment Remains. **Comment Remains.**
 - b. Fire Marshal Approval. **Addressed**
 - c. DelDOT Approval. **Addressed**
27. Provide a response letter with your next submission. **Comment Remains**
28. Currently, the general notes on sheet C-002 are missing some notes. Provide the complete City of Milford Site Plan Notes (attached) on sheet C-002 and revise the plan accordingly. **Comment Remains – replace note 38 with the below.**

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.

- 29. Provide Minimum Cover/ Maximum Angle Worksheet for Storm Drain Pipes. In addition, provide the spread calculations for review. **Addressed.**
- 30. Provide flow calculations and water surface elevations for 10-year storm for each proposed grass swale. Comment Remains. **Addressed.**
- 31. Label existing and proposed ground in the road plan profiles. **Addressed.**
- 32. Provide the 10-year HGL (Hydraulic Grade Line) for the storm drain profiles. **Addressed.**
- 33. Currently, there are drainage easements (for example on sheet C-302) that are less than 20' wide. All easements shall be 20' wide throughout the plan, revise accordingly. **Addressed.**
- 34. Provide a minimum of 18" vertical clearance between the sanitary sewer and storm sewer on sheet C-711 station 4+25 or provide concrete encasement. **Addressed**
- 35. Although the City will be designing and installing the casing pipes shown on Sheet C-301, the water and sewer utility installations across Coastal Highway must be perpendicular to the longitudinal alignment of the highway as specified by DELDOT requirements. Revise the alignment to meet this requirement. **Addressed**
- 36. Provide a profile view of the Horizontal Directional Drill installation. **Addressed**
- 37. Add a note to the plan that states the casing pipe size, material, and depth of installation beneath Coastal Highway will be designed by the City. **Comment remains. New note should state, "City of Milford to install 10" dia. C900, DR-18 PVC water main in casing pipe to be installed via jack and bore method. Pipe casing size, material and depth of installation shall be designed by the City of Milford per DelDOT standards."**
- 38. Provide an energy dissipator before the 4" force main discharges into the gravity MH. **Addressed**

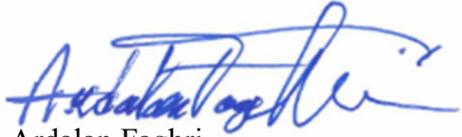
39. Sheet C-308 notes that Sewer Pipe SS-46A must be capped within the MH. The nearest MH is MH12; however, the sewer line between the end and the MH has a house lateral connection from Lot 50. Clarify the exact location of the plug. **Addressed**
40. For sewer pipe buried at depths up to 14', SDR-35 pipe is acceptable. Install SDR-26 for sewer mains with bury depths ranging from 14' to 24'. Deeper installations can utilize C-900 or ductile iron pipe. **Addressed**
41. Provide water service connection to all lots, for instance, Lot 52 lacks a service connection, whereas Lot 53 has 2 services shown. **Addressed**
42. Correct the drawing on Sheet C-303 for water main fitting at STA 15+00 on Road E, it currently displays a cross, while Note W-3 specifies a Tee. Ensure the drawing matches the provided note. **Addressed**
43. Maintain consistent identification of fittings. There is no note identifying 8"x8"x8" Tee at STA 7+30 on Road D near the intersection with Road C. **Addressed**
44. Note W-3 calls for installation of a 10" x 10" x 8" Tee, but a Tee with a 10" run and 8" branch won't suffice for certain connections, such as Sheet C-304 STA 33+58. Consider using a 10"x 10" x 10" in conjunction with a 10 x 8 Reducer for such cases. **Addressed.**
45. The Tailwater condition for the hydraulic gradeline analysis of the pipe runs that drain to the SWM facilities should be the routed water surface elevation within the facility for the respective storm. Revise the calculations accordingly. **Addressed.**
46. There are numerous locations throughout the site where the hydraulic gradeline elevation is above the requirement of 1' below the grate elevation. There are also locations where the system surcharges in the 25-year event. Reevaluate the system to achieve a compliant design. **Addressed.**
47. There are numerous locations around the perimeter of the site where flows that exceed the capacity of the system will overflow off-site. Provide modifications to the drainage network and/or the grading to ensure that runoff from all design storms is maintained on-site and directed to the appropriate stormwater management facility. **Comment Remains – This comment is less about the HGL design standards and more about compliance with the Sediment and Stormwater Regulations requirement to manage the flooding event. No calculations or analysis is provided for the drainage network for the flooding event. I understand that the design standards for the system don't require this, however it must be shown that the runoff from the flooding event is safely conveyed to the stormwater management facility. At each of the locations listed below, if the system surcharges enough, runoff will not be directed to the stormwater management facility based on the grading currently provided. Without revised grading to provide overflow opportunities that keep the runoff on-site, or an analysis of the system in the flooding event showing that the system functions and the grading doesn't need to be revised, the drainage network cannot be deemed compliant. Please provide an analysis of the drainage network in the flooding event showing that it functions as required or provide revised grading that directs runoff to the stormwater management facility if the system fails.**
 - a. **PR CB 5I – if the capacity of the system is exceeded flows will be directed off the property to the northwest across the adjoining residential lots.**

- b. **PR CB 10G – if the capacity of the system is exceeded flows will be directed off the property to the east across lands of Webb.**
 - c. **PR CB 6G – if the capacity of the system is exceeded flows will be directed off the property to the east across lands of Webb.**
 - d. **PR CB 8E – if the capacity of the system is exceeded flows will be directed onto Bucks Road.**
 - e. **PR CB 10B – if the capacity of the system is exceeded flows will be directed east across the adjoining residential lots to Cedar Neck Road.**
48. Provide plans and calculations for the pump station. **Addressed**
49. Provide profiles for all utilities not located within the roadways, including gravity sewer from Road B to the pump station and all future stubs into open space and between lots. **Addressed**
50. Provide a plan for the offsite water extension from the site to Cedar Neck Road. **Addressed**
51. The easement that leaves from Road ‘D’ to the adjacent parcel 68.01 between lots 34 and 35 shown on major subdivision sheet 2 of 5 is for utilities not stormwater. Revise the plans accordingly. **Addressed**
52. Provide profiles for the force main, force main connection manhole, and the gravity sewer connection onto Briar Court. Additionally, provide a pavement repair detail and note. **Addressed**
53. Clarify why stormwater management easements are being proposed in the open space? This area will already be owned and maintained by the HOA. Verify with the City who is expected to maintain the stormwater management facilities and revise the plans accordingly. **Addressed. Easements can stay how they are shown in the plan. City of Milford’s responsibility ends before the outfall. HOA shall be responsible for the SWM facilities.**
54. There are locations where fire hydrants are proposed directly on top of property lines. For example, between lots 110 and 111 & lots 37 and 38. These hydrants and any others that are on property lines will need to be relocated. Revise the plans accordingly. **Addressed**
55. Currently, the sewer service for the clubhouse is proposed at 15 feet deep. What is the reason for this? We recommend starting the service at minimum depth and slope and revising sanitary sewer manhole ‘SMH-16’ to be a proposed drop structure. Update the plans as necessary. **Addressed**
56. Revise note for the southern stub from MH-1 to include 8” PVC @ 0.28% AWAY from “MH”. **Comment removed.**
57. Please show future 8” gravity sewer from in easement along Bucks Road from MH 2 north to Lot 134. 5’ stub out from MH 2 with cap shall be constructed as part of the development. Please show future 8” FM parallel with 4” FM from PS to Crossing at Route 1. **Comment remains Change note on Sheet 301 to read, “Termination of Red Cedar Farms Future 8” Force Main.”**

58. Proposed steel casing pipe under Bucks Rd for 4” Force main should be sized to accommodate future installation of 8” Force main in same casing pipe.

If you have any questions or comments regarding this letter, please do not hesitate to contact Ardalan Faghri any time at (302) 318-1108.

Sincerely,



Ardalan Faghri,
Senior Design Engineer



Thomas Fruehstorfer
Senior Project Manager

October 26, 2022

Jonathan S. Falkowski, P.E.
Becker Morgan Group
309 S. Governors Avenue
Dover, DE 19904

RE: Application Number: 22-004
Application Name: Red Cedar Farms
Application Type: Preliminary Major Subdivision
Tax Parcel Number(s): 3-30-11.00-068.00

Mr. Falkowski,

According to our records, City of Milford City Council granted Preliminary Major Subdivision approval for the Red Cedar Farms development on October 24, 2022. As part of the preliminary approval, City Council granted a waiver from Chapter 200-8(D)(3) allowing an increase in the maximum block widths within the development as follows; 595 feet for Block 'A', 559 feet for Block 'B' and 640 feet for Block 'C'.

Per Chapter 200-4(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 October 24, 2023 in order to avoid expiration of the preliminary approval.

Please contact me at 302-424-8396 or via email at rpierce@milford-de.gov should you have any questions and to coordinate final construction plan and final major subdivision review for the development.

Sincerely,



Rob Pierce, AICP
Planning Director

cc: James Puddicombe, P.E. – City Engineer
Tony Chipola – Electric Director

November 30, 2023

Jonathan S. Falkowski, P.E.
Becker Morgan Group
309 S. Governors Avenue
Dover, DE 19904

RE: Application Number: 22-004
Application Name: Red Cedar Farms
Application Type: Preliminary Major Subdivision
Tax Parcel Number(s): 3-30-11.00-068.00

Mr. Falkowski,

According to our records, City Council granted a one-year extension of the Preliminary Major Subdivision approval for the Red Cedar Farms subdivision on November 27, 2023. Final Major Subdivision Approval or an extension must be obtained prior to November 27, 2024 in order to avoid expiration of the preliminary approvals.

Please contact me at 302-424-8396 or via email at rpierce@milford-de.gov should you have any questions.

Sincerely,



Rob Pierce, AICP
Planning Director

cc: *James Puddicombe, P.E. – City Engineer*
Tony Chipola – Electric Director

CITY OF MILFORD

NOTICE OF PUBLIC HEARINGS

Planning Commission Hearing: Tuesday, March 19, 2024 @ 6:00 p.m.

City Council Hearing: Monday, March 25, 2024 @ 6:00 p.m.

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 2024-05

Application of Red Cedar Farms for a Final Major Subdivision

101.42 +/- acres of land located along the

east side of Bucks Road north of Cedar Neck Road

Comprehensive Plan Designation: Low Density Residential

Zoning District: R-2 (Residential District)

Present use: Vacant Proposed Use: Single-family Detached

Dwelling Subdivision

Tax Parcel: 3-30-11.00-068

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

WHEREAS, the City of Milford Planning Commission will consider the application at a Public Hearing on March 19, 2024, whereby public comment will be taken and a recommendation will be made; and

WHEREAS, Milford City Council will hold a Public Hearing on March 25, 2024 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 Red Cedar Farms 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 Red Cedar Farms 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: March 11, 2024

Planning Commission Review & Public Hearing: March 19, 2024

City Council Public Hearing: March 25, 2024

Effective: Ten Days following Adoption

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* 02/28/2024

Peter & Carol Goldring
6436 Bucks Road
Milford, DE 19963
pgarcollage@gmail.com

March 18, 2024

RE: City of Milford, Delaware
Zoning for Red Cedar Farm Development - Ordinance 2024-05

After reviewing the current plans for the Red Cedar Development and DelDot proposals related to the Bucks Road area we have the following concerns.

- Current development plans show a 4" sewage force main serving this development. We are aware that there are plans for future development across Cedar Neck Road that may require increased services and understand that the planners have reviewed this issue and decided against any increase in the size of this main at this time. Will any future development in the area require further excavation along Bucks Road to provide additional sewage capacity? If so, can the planners reconsider increasing the size of this line with the initial development?
- When the Red Cedar Development is completed, will there be a visual barrier from the road to the rear of the new housing that will line Bucks Road? If not, we would like to request that a planted screen be provided.
- As per the initial review for this project, we are concerned that the single site entry opposite Thawley Road will be insufficient for the potential traffic load and limit access in terms of emergency services to the project. This site is not close to the nearest fire station and any increase in response times could be detrimental.
- As we understand the DelDot plans, there will be an increase in the Bucks Road cartway width plus bike pedestrian paths added on each side of Bucks Road. Could the authorities please mark the limits of the planned road and pathways so that residents can better understand the overall plans? Please confirm that that completed work for both the Red Cedar Development and related DelDot work will include restoration of the adjacent landscape, mailboxes and drives along the west side of the roadway.
- Please make sure that the residents along Bucks Road are directly informed about DelDot planning for the area including Bucks and Cedar Neck Roads. We previously asked to be notified about these items and were not.
- There is a home at the intersection of Bucks and Cedar Neck roads that was formerly an area schoolhouse. Are there efforts to preserve this property? We noted that some of DelDot's proposals appear to eliminate portions of it in order to improve the intersection at Bucks and Cedar Neck Road.



Financial Reporting Package
As of and For the Period Ended February 29, 2024

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: Milford Police Facility Project Spending vs Budget

Legacy Revenue Report with MTD & YTD vs Annual Budget

Legacy Expenditure Report with MTD & YTD vs Annual Budget

Legacy Interservice Department Cost Allocation

City of Milford, Delaware
 Net Cash and Funding Availability Summary (in thousands)¹
 For the Period Ended February 29, 2024

1 **Operating Cash Balances**

▼ Marks Ref Closing Bal³

Description	Opening Balance (Jan 31, 2024)	Closing Balance (Feb 29, 2024)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
General Fund	\$ 3,162	\$ 2,256	\$ 29	\$ (452)	\$ (1,509)	\$ 325
Electric Fund	3,880	4,073	56	(1,083)	(1,652)	1,394
Water Fund	2,760	2,783	40	(2,159)	(294)	370
Sewer Fund	2,332	2,246	24	(1,563)	(205)	503
Solid Waste Fund	675	743	4	(132)	(190)	425
Operating Cash Totals³	\$ 12,809	\$ 12,101	\$ 153	\$ (5,388)	\$ (3,849)	\$ 3,017

9 **Federal, State and Other Special Purpose Cash Balances**

Description	Opening Balance (Jan 31, 2024)	Closing Balance (Feb 29, 2024)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
General Improvement	\$ 1,314	\$ 1,317	\$ -	\$ (1,317)	\$ -	\$ -
Municipal Street Aid (MSA)	812	817	-	(817)	-	-
Realty Transfer Tax (RTT)	1,023	1,078	5,239	(3,944)	(1,280)	1,093
Economic Development	515	515	89	(419)	-	185
Lodging Tax Fund	687	688	99	(787)	-	-
ARPA Grant Fund	380	380	-	(380)	-	-
Special Purpose Cash Totals³	\$ 4,732	\$ 4,795	\$ 5,427	\$ (7,664)	\$ (1,280)	\$ 1,279

18 **Reserve Fund Cash Balances¹**

Description	Opening Balance (Jan 31, 2024)	Closing Balance (Feb 29, 2024)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
General Fund Capital Reserves	\$ 4,092	\$ 3,986	\$ 2,876	\$ (3,967)	\$ (249)	\$ 2,646
Water Fund Capital Reserves	3,974	3,996	2,159	(1,280)	(2,758)	2,117
Sewer Fund Capital Reserves	4,534	4,546	1,563	(1,747)	(3,887)	474
Solid Waste Fund Capital Reserves	130	131	136	(227)	(40)	0
Electric Fund Capital Reserves ²	13,019	13,068	3,583	(7,563)	(7,018)	2,070
Operating Cash Totals³	\$ 25,749	\$ 25,726	\$ 10,316	\$ (14,784)	\$ (13,952)	\$ 7,307

26 **Impact Fees and Police/General Facilities Cash Balances**

Description	Opening Balance (Jan 31, 2024)	Closing Balance (Feb 29, 2024)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
Police & General Gov't Facilities	\$ 580	\$ 512	\$ 11	\$ (524)	\$ -	\$ -
Carlisle Fire Co Permit Fund	760	261	4	(264)	-	-
Parks & Recreation Facilities	160	160	-	(160)	-	-
Water Impact Fee Reserves	6,082	6,082	-	(6,082)	-	-
Sewer Impact Fee Reserves	3,439	3,439	-	(3,439)	-	-
Electric Impact Fee Reserves	1,255	1,256	2	(1,258)	-	-
Impact Fees & Police/GF Totals³	\$ 12,275	\$ 11,710	\$ 17	\$ (11,727)	\$ -	\$ -

Grand Totals³	\$ 55,564	\$ 54,333	\$ 15,913	\$ (39,563)	\$ (19,081)	\$ 11,602
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¹New report merges Cash Roll (p.2) and Restricted Reserves (p.3) into one single reference for net funds available after commitments & restrictions.

²Realty Transfer Taxes (RTT) and Electric Fund Reserves totaling \$7.5 million are being temporarily consumed to offset interest costs associated with the PD Facility construction. The recovery of the funds through project financing is reflected in the Projected Cashflows columns for RTT and Electric (\$5 million and \$2.5 million, respectively).

³Closing Balance Indicator sets **Red**, **Yellow** and **Green** signify month-to-month cash variance as follows:



-10% ≤ Variance ≤ 10%



-5% ≤ Variance ≤ 5%



-2.5% ≤ Variance ≤ 2.5%

City of Milford, Delaware
Cash and Investment Balance¹ Rollforward
For the Period Ended February 29, 2024

▼ Marks Ref Closing Bal⁴

1 **Operating Cash Balances**

Description	Opening Balance (Jan 31, 2024)	Receipts	Interest Earned	Disbursements	Closing Balance (Feb 29, 2024)
General Fund	\$ 3,161,657	\$ 1,598,509	\$ 1,977	\$ (2,505,944) ↓	\$ 2,256,199
Electric Fund	3,880,221	3,102,085	2,972	(2,912,497) →	4,072,781
Water Fund	2,759,525	234,061	2,071	(212,512) →	2,783,145
Sewer Fund	2,331,947	321,837	1,711	(409,341) →	2,246,154
Solid Waste Fund	675,173	159,486	530	(92,278) ↑	742,911
Operating Cash Totals⁴	\$ 12,808,523	\$ 5,415,978	\$ 9,261	\$ (6,132,571) ⬛	\$ 12,101,191

9 **Federal, State and Other Special Purpose Cash Balances**

Description	Opening Balance (Jan 31, 2024)	Receipts	Interest Earned	Disbursements ²	Closing Balance (Feb 29, 2024)
General Improvement	\$ 1,313,880	\$ -	\$ 7,279	\$ (3,770) →	\$ 1,317,389
Municipal Street Aid (MSA)	812,057	-	4,505	- →	816,563
Realty Transfer Tax (RTT)	1,023,204	65,979	5,814	(16,667) →	1,078,330
Economic Development	515,247	-	-	- →	515,247
Lodging Tax Fund	687,175	431	-	- →	687,606
ARPA Grant Fund ²	380,247	-	-	- →	380,247
Special Purpose Cash Totals^{3,4}	\$ 4,731,811	\$ 66,410	\$ 17,598	\$ (20,437) ⬛	\$ 4,795,382

18 **Reserve Fund Cash Balances**

Description	Opening Balance (Jan 31, 2024)	Receipts	Interest Earned	Disbursements ²	Closing Balance (Feb 29, 2024)
General Fund Capital Reserves	\$ 4,091,811	\$ -	\$ 22,345	\$ (128,622) ↑	\$ 3,985,534
Water Fund Capital Reserves	3,974,376	-	22,050	- →	3,996,426
Sewer Fund Capital Reserves	4,533,957	-	25,118	(13,315) →	4,545,760
Solid Waste Fund Capital Reserves	129,817	-	720	- →	130,538
Electric Fund Capital Reserves	13,018,619	-	72,165	(22,583) →	13,068,202
Reserve Fund Cash Totals^{3,4}	\$ 25,748,580	\$ -	\$ 142,398	\$ (164,520) ⬛	\$ 25,726,458

26 **Impact Fees and Police/General Facilities Cash Balances**

Description	Opening Balance (Jan 31, 2024)	Receipts	Interest Earned	Disbursements ²	Closing Balance (Feb 29, 2024)
Police & General Gov't Facilities	\$ 579,698	2,794	\$ -	\$ (70,036) ↓	\$ 512,456
Carlisle Fire Co Permit Fund	759,656	931	-	(500,000) ↓	260,588
Parks & Recreation Facilities	159,575	-	-	- →	159,575
Water Impact Fee Reserves	6,082,262	-	-	- →	6,082,262
Sewer Impact Fee Reserves	3,439,293	-	-	- →	3,439,293
Electric Impact Fee Reserves	1,254,990	600	-	- →	1,255,590
Impact Fees & Police/GF Totals^{3,4}	\$ 12,275,475	\$ 4,325	\$ -	\$ (570,036) ⬛	\$ 11,709,764

Grand Totals⁴	\$ 55,564,389	\$ 5,486,713	\$ 169,257	\$ (6,887,564) ▲	\$ 54,332,794
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¹Balances are not indicative of funding availability; see enclosed Restricted Cash Reserves and Net Cash & Funding Availability Reports for detail.

²\$164k disbursed from reserves (lines 20-24) is attributable to the ERP project, EV charging stations, ongoing parks & rec projects, the City Hall Plaza and other budgeted CIP projects. \$500k disbursed from Fire Co reserves (line 29) per Council approval of February 2024 request for capital funding; \$70k disbursed from Facilities fund (line 28) in support of the PD HQ project.

³Investments with PFM total \$35.7 million and consist of total reserves (line 25), impact fees (lines 31-33), and special purpose funds (lines 14-15).

⁴Closing 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 February 29, 2024

General Fund Capital Reserves		Amount
Cash/Investment Balance (2/29/24)	\$	3,985,534
Expected Contributions & Interest		875,577
Restricted Funds:		
Vehicle & Equipment Replacement		(511,908)
Street Repair		(1,080,399)
Parking Enhancements		(320,000)
Parkland, Trails & Recreation		(811,628)
Other Proj, Incl MCC Design		(244,621)
OpEx Support (PD R/M)		(998,036)
Support Policy with RTT ¹		2,000,000
Reserve (MCR) Policy ⁶		-
Equipment Replacement Reserve ²		(248,870)
Uncommitted Reserve Balance	\$	2,645,649

Electric Fund Capital Reserves		Amount
Cash/Investment Balance (2/29/24)	\$	13,068,202
Expected Contributions & Interest		3,582,952
Restricted Funds:		
Electric Vehicles & Equipment		(359,306)
Lighting & System Improvements		(584,637)
Traffic Signal Upgrades		(289,464)
Citywide Projects		(2,269,124)
Investment Policy/Rate Stability ⁷		(4,060,000)
Reserve (MCR) Policy ^{3,6}		(6,623,223)
Equipment Replacement Reserve ³		(395,237)
Uncommitted Reserve Balance	\$	2,070,164

Water Fund Capital Reserves		Amount
Cash/Investment Balance (2/29/24)	\$	3,996,426
Expected Contributions & Interest		2,159,178
Restricted Funds:		
Vehicle & Equipment Replacement		(136,859)
Street-Utility Engineering/Infra		(606,000)
		-
Milford Business Campus		-
Reserve-Funded Projects		(537,530)
Reserve (MCR) Policy ^{3,6}		(2,607,752)
Equipment Replacement Reserve ³		(150,545)
Uncommitted Reserve Balance	\$	2,116,917

Solid Waste Reserves		Amount
Cash/Investment Balance (2/29/24)	\$	130,538
Expected Contributions & Interest		135,924
Restricted Funds:		
Solid Waste Vehicles & Equipment ⁴		(150,760)
Solid Waste Alloc of PW Projects		(76,063)
		-
Reserve (MCR) Policy ⁴		-
Equipment Replacement Reserve ⁴		(39,582)
Uncommitted Reserve Balance	\$	57

Sewer Fund Capital Reserves		Amount
Cash/Investment Balance (2/29/24)	\$	4,545,760
Expected Contributions & Interest		1,562,539
Restricted Funds:		
Sewer Vehicles & Equipment		(40,117)
Citywide Projects & Engineering		(2,869)
Utility Engineering		-
Reserve-Funded Projects		(1,704,314)
Reserve (MCR) Policy ^{3,6}		(3,834,077)
Equipment Replacement Reserve ³		(52,923)
Uncommitted Reserve Balance	\$	473,999

MSA & RTT Reserves		Amount
RTT Balance (2/29/24)		1,078,330
MSA Balance (2/29/24)		816,563
MSA & RTT Est Receipts thru FY24:		5,239,207
MSA: Street & Bridge Improvements		(1,190,958)
RTT: Transfer to Police Dept		(66,667)
RTT: Sidewalk Project Funding		(632,170)
MSA & RTT: 2020 Combined St-Util		(871,000)
		-
RTT: Support GF Policies ¹		(2,000,000)
RTT: Reserve Policy ⁵		(1,280,031)
Uncommitted Reserve Balance	\$	1,093,275

¹Approved GF Reserve Policies permit support from an eligible funding source; portion of RTT balance pledged to support GF Reserves for foreseeable future

²Approved GF Reserve Policies recommend MCR of 45 days OpEx & Equip Repl Res minimum of 110% of upcoming CIP budget

³Approved Reserve Policies split Minimum Cash Req'd from COS study into new MCR & Equip Repl Reserve (20% of CIP)

⁴Solid Waste Reserves initiated in FY22 with seed funding from interfund loan forgiveness. Funds accumulated through FY23 used for collection equipment; 100% being reserved in FY24+.

⁵Approved Reserve Policies recommend dynamic MCR based on average of trailing-three-year RTT receipts; FY24 increase related to strong FY23 vs FY20, which fell out of T3 Avg

⁶The Days Operating Expenditures (Days OpEx) piece of MCRs reclassified from Reserve balances here to Operating Cash; the Total MCR has not changed

⁷This funding has been deployed pursuant to the City's Investment Policy to achieve rate stability and structured returns. Interest rate increases and land investments prompted a revised strategy to benefit both the electric and sewer funds over a 13-year investment horizon.

City of Milford, Delaware
Enterprise Funds: Statement of Revenues & Expenditures
For the YTD Period Ended February 29, 2024 vs Prior FYTD & Current Budget (in thousands)

Enterprise Funds Profit & Loss (P&L) Statement		Electric		Water		Sewer		Solid Waste		Total	FY24 Total (as % of Rev)	FY23 Total (as % of Rev)	
1	Operating Revenue	\$	20,095	\$	2,397	\$	3,900	\$	1,145	\$	27,537	100.0%	100.0%
2	Cost of Revenue ¹		(14,594)		(260)		(1,704)		(237)		(16,795)	-61.0%	-62.4%
3	Gross Margin		5,501		2,137		2,196		907		10,741	39.0%	37.6%
4	Operating Expenses												
5	Operations & Maintenance		(1,850)		(807)		(1,083)		(557)		(4,297)	-15.6%	-14.6%
6	Personnel		(1,178)		(243)		(237)		(310)		(1,968)	-7.1%	-6.4%
7	Total Operating Expenses		(3,028)		(1,050)		(1,321)		(867)		(6,265)	-22.8%	-21.0%
8	Operating Income	\$	2,473	\$	1,087	\$	875	\$	41	\$	4,476	16.3%	16.7%
9	Non-Operating Revenue (Expense)		389		2		8		18		418	1.5%	2.8%
10	Surplus (Deficit) for debt service & capital		2,863		1,089		884		59		4,894	17.8%	19.4%
11	Debt Service - Principal & Interest		(282)		(319)		(383)		-		(985)	-3.6%	-3.4%
12	Capital Spending / Contributions from (to) Reserves		(618)		(263)		(220)		-		(1,101)	-4.0%	-3.8%
13	Surplus (deficit) available for transfers		1,963		507		280		59		2,808	10.2%	12.3%
14	Transfers Out		(2,167)		(200)		(200)		-		(2,567)	-9.3%	-7.3%
15	Net Surplus (Deficit) - FYTD through Feb 2024	\$	(204)	\$	307	\$	80	\$	59	\$	242	0.9%	5.0%
16	Net Surplus (Deficit) - FYTD through Feb 2023	\$	57	\$	655	\$	575	\$	3	\$	1,291	5.0%	
17	Current vs Prior - Favorable (Unfavorable)²	↓	\$ (261)	↓	\$ (349)	↓	\$ (495)	↑	\$ 55	↓	\$ (1,049)	↓	-4.2%
18	Net Surplus (Deficit) - Current FYTD Budget	\$	(178)	\$	(300)	\$	(839)	\$	69	\$	(1,248)	-4.7%	
19	Current vs Budget - Favorable (Unfavorable)²	↓	\$ (26)	↑	\$ 607	↑	\$ 920	↓	\$ (11)	↑	\$ 1,490	↑	5.6%

¹Cost 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.

²Comparative 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 & Expenditures¹

For the YTD Period Ended February 29, 2024 vs Prior FYTD & Current Budget (in thousands)

General Fund Sources and Uses of Funding	Admin & Council	Public Safety	Parks & Rec	Planning & All Other	Total	FY24 Total (as % of Rev)	FY23 Total ² (as % of Rev)
Sources of Funding:							
Real Estate (Property) Taxes	\$ 5,691	\$ -	\$ -	\$ -	\$ 5,691	54.3%	59.3%
Permits, Licensing & Franchise Fees	352	-	-	347	699	6.7%	8.2%
Fines, Fees & Misc Revenue	55	517	-	-	572	5.5%	5.6%
General Revenue Subtotal	6,098	517	0	347	6,962	66.5%	73.1%
Utility Transfers & Cost Allocation	2,567	-	-	-	2,567	24.5%	24.5%
Grant Revenue	-	-	-	-	-	0.0%	0.1%
Application of Reserve Balances	814	133	-	-	947	9.0%	2.4%
General Fund Operating Support	3,380	133	0	0	3,514	33.5%	26.9%
Total Sources of Funding	\$ 9,478	\$ 651	\$ -	\$ 347	\$ 10,476	100.0%	100.0%
Uses of Funding:							
Operations & Maintenance	633	833	363	496	2,325	22.2%	27.6%
Personnel	665	4,055	517	1,586	6,824	65.1%	63.2%
Total Operating Expenses	1,298	4,888	880	2,083	9,148	87.3%	90.8%
Surplus (Deficit) for Debt Svc & Capital	\$ 8,180	\$ (4,237)	\$ (880)	\$ (1,735)	\$ 1,328	12.7%	9.2%
Debt Service - Principal & Interest	-	-	-	-	-	0.0%	0.0%
Capital Spending / Transfers from (to) Reserves	237	391	632	189	1,449	13.8%	6.2%
Net Surplus (Deficit) - FYTD through Feb 2024	\$ 7,943	\$ (4,628)	\$ (1,511)	\$ (1,924)	\$ (122)	-1.2%	3.0%
Net Surplus (Deficit) - FYTD through Feb 2023	\$ 6,166	\$ (3,662)	\$ (972)	\$ (1,280)	\$ 252	36.6%	
Current vs Prior - Favorable (Unfavorable)²	↑ \$ 1,776	↓ \$ (966)	↓ \$ (539)	↓ \$ (644)	↓ \$ (373)	↓ -37.8%	
Net Surplus (Deficit) - Current FYTD Budget	\$ 8,020	\$ (5,664)	\$ (1,221)	\$ (2,242)	\$ (1,107)	-11.0%	
Current vs Budget - Favorable (Unfavorable)³	→ \$ (78)	↑ \$ 1,036	↓ \$ (290)	↑ \$ 318	↑ \$ 985	↑ 9.9%	

¹This 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.

²This format presents expenditures in the context of funding sources while comparing subtotals (rightmost column) and the net surplus (deficit) to the prior YTD period (rows 19 & 20)

³Comparative 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: Milford Police Facility Project Spending vs Budget
Project Inception through February 29, 2024

Actual Spending by Category & Subcategory vs Budget									
Bid Category	Awarded Contracts / Budget	Project Activity	Less: Retainage	Total Payable	PNC BAN Payments	Facility Fund Payments	General Fund Payments	Notes	
Pre-Construction	\$ 835,265	\$ 835,265	\$ -	\$ 835,265	\$ -	\$ (805,594)	\$ (29,671)		
Design / Architecture ³	805,594	805,594	-	805,594	-	(805,594)	-	FY19-FY24 (Complete)	
Referendum / Administrative	29,671	29,671	-	29,671	-	-	(29,671)	FY19-FY22 (Complete)	
Construction Management	\$ 649,392	\$ 631,173	\$ -	\$ 631,173	\$ (590,227)	\$ -	\$ -		
Fixed/On-Stie Construction Mgmt: RYJ	266,260	359,186	-	359,186	(335,241)	-	-	FY23-FY24	
Variable Const Mgmt Fees: RYJ	383,132	271,986	-	271,986	(254,986)	-	-	FY23-FY24	
Construction: 16 Core Contracts	\$ 13,365,590	\$ 13,184,039	\$ 148,031	\$ 13,061,417	\$ (13,059,042)	\$ -	\$ -		
Sitework: Zack Excavating	1,976,508	1,878,165	93,908	1,784,257	(1,784,257)	-	-	FY23 - Current	
Concrete: Gullwing	293,000	293,000	-	293,000	(293,000)	-	-	Complete	
Masonry: L. Wilson	790,000	790,000	-	790,000	(790,000)	-	-	Complete	
Steel Work: R.C. Fabricators	868,000	856,207	2,375	858,582	(856,207)	-	-	June (FY22) - Current	
Carpentry & Gen: Conventional	1,076,360	1,042,253	-	1,042,253	(1,042,253)	-	-	Complete	
Roofing: Quality Exteriors	933,252	917,597	15,655	917,597	(917,597)	-	-	June (FY22) - Current	
Hardware: Precision	232,231	232,078	11,604	220,474	(220,474)	-	-	Jan (FY23) - Current	
Glasswork: Walker & LaBarge	183,600	183,600	-	183,600	(183,600)	-	-	Complete	
Drywall/Stud: Peninsula	1,317,000	1,317,000	-	1,317,000	(1,317,000)	-	-	Complete	
Acoustical: Master Interiors	259,080	249,080	12,454	236,626	(236,626)	-	-	June (FY22) - Current	
Floor Covering: Tri-State	492,124	490,624	1,500	490,624	(490,624)	-	-	June (FY22) - Current	
Caulk & Paint: M&S Painting	66,570	66,570	3,504	66,570	(66,570)	-	-	Feb (FY23) - Current	
Casework: Modular Concepts	116,465	116,465	2,592	113,873	(113,873)	-	-	Sept (FY23)	
Mechanical: J.F Sobieski	2,081,649	2,081,649	-	2,081,649	(2,081,649)	-	-	Complete	
Fire Sprinkler: Bear Industries	98,780	88,780	4,439	84,341	(84,341)	-	-	FY23 / Current	
Electrical: Filec Services	2,580,971	2,580,971	-	2,580,971	(2,580,971)	-	-	Complete	
Construction: Other Activity	\$ 600,000	\$ 543,953	\$ -	\$ 543,953	\$ (543,953)	\$ -	\$ -		
Technology	150,000	96,988	-	96,988	(96,988)	-	-	FY23 / Current	
Furniture, Fixtures & Equip	450,000	446,965	-	446,965	(446,965)	-	-	FY23 / Current	
Post-Construction / Contingencies	\$ 1,101,194	\$ 1,068,194	\$ 196,737	\$ 871,457	\$ (350,732)	\$ -	\$ -		
Builder's Contingency ¹	520,062	520,062	169,330	350,732	(350,732)	-	-	Jan/Feb (FY23) - Current	
Owner's Contingency ²	581,132	548,132	27,407	520,725	-	-	-	FY22 - Current	
Grand Total	\$ 16,551,441	\$ 16,262,624	\$ 344,767	\$ 15,943,265	\$ (14,543,954)	\$ (805,594)	\$ (29,671)		

^{1,2}Builder's and Owner's Contingency were established to account for anticipated but unknown project expenditures arising at the site as construction unfolded (Builder's) and a mix of known and unknown project expenditures related to project financing, permitting and administration. About \$270k of Builder's Contingency arose from Jan-Feb 2023 and was presented to Council February 27, 2023.

¹About \$270k of Builder's Contingency was related to the facility's electric service emerging in Jan-Feb 2023 and was presented to Council February 27, 2023.

²\$160k of Owner's Contingency consists primarily of interest on temporary financing and is paid monthly with loan proceeds, while about \$429k is the estimated cost of the communications upgrade.

³BMG Contract Reconciliation reflects amounts billed against architectural contract - full design services tasks 6 & 9 only.

City of Milford, Delaware
 Legacy Revenue Report: MTD and YTD Actual vs Annual Budget
 For the YTD Period Ended February 29, 2024

66.7% of Year Elapsed

Account / Function	FY24 Budget, as Approved	MTD Actual	YTD Actual	YTD Actual as % of Annual Budget
General Fund:				
Economic Development Fund	\$ 105,860	\$ 8,822	\$ 70,573	66.7%
General Fund Reserves	1,114,525	92,877	743,017	66.7%
ARPA Funding - Operating Support	21,245	-	-	0.0%
Realty Transfer Tax - Police	200,000	16,667	133,333	66.7%
Real Estate Tax	5,732,358	4,364	5,691,289	99.3%
Business License	67,000	113,065	140,990	210.4%
Rental License	120,000	-	9,875	8.2%
Building Permits	250,000	-	122,515	49.0%
Planning & Zoning	65,000	-	63,361	97.5%
Leases and Franchise Fees	430,069	17,920	351,740	81.8%
Grasscutting Revenue	20,000	1,333	10,667	53.3%
Police Revenues	523,680	-	517,464	98.8%
Misc. Revenues	20,500	1,590	54,583	266.3%
Transfers In	5,221,976	320,833	2,566,667	49.2%
Total General Fund Revenue	\$ 13,892,213	\$ 577,471	\$ 10,476,074	75.4%
Enterprise Funds:				
Water Fund Revenues	3,601,227	307,695	2,396,944	66.6%
Sewer Fund Revenues	3,271,974	285,977	2,114,390	64.6%
Kent County Sewer	2,533,811	203,106	1,527,756	60.3%
Solid Waste Fund Revenues	1,710,494	163,873	1,144,778	66.9%
Electric Fund Revenues	28,893,293	2,878,492	20,095,302	69.6%
Total Enterprise Fund Revenue	\$ 40,010,799	\$ 3,839,143	\$ 27,279,170	68.2%
Other Enterprise Revenue ¹	-	13,416	46,666	
Other Enterprise Expense	-	(1,174)	(39,271)	
Total General & Enterprise Fund Revenue	\$ 53,903,012	\$ 4,428,856	\$ 37,762,639	70.1%

¹Estimated

City of Milford, Delaware
 Legacy Expenditure Report: MTD and YTD Actual vs Annual Budget
 For the YTD Period Ended February 29, 2024

66.7% of Year Elapsed

Fund / Account / Divisional Groupings	FY24 Budget, as Approved	MTD Actual	YTD Actual	YTD Actual as % of Annual Budget	Unexpended Balance
General Fund					
City Administration					
Personnel	\$ 621,570	\$ 66,416	\$ 432,671	69.6%	\$ 188,899
Operation & Maintenance (O&M)	137,511	3,082	85,748	62.4%	51,763
Capital	-	-	-	-	-
Subtotal: City Administration	759,081	69,497	518,419	68.3%	240,661
City Clerks					
Personnel	337,869	32,973	206,295	61.1%	\$ 131,574
Operation & Maintenance (O&M)	81,851	17,794	37,762	46.1%	44,089
Capital	-	-	-	-	-
Subtotal: City Clerks	419,720	50,767	244,057	58.1%	175,663
Planning & Zoning					
Personnel	\$ 676,580	82,132	466,232	68.9%	210,348
O&M	154,432	3,831	73,239	47.4%	81,193
Capital	70,000	-	47,314	67.6%	22,686
Subtotal: Planning & Zoning	901,012	85,964	586,785	65.1%	314,227
Council					
Personnel	54,990	2,508	26,374	48.0%	28,616
Legal	30,150	12,562	20,100	66.7%	10,050
City Hall Building Expense	38,961	15,160	21,654	55.6%	17,307
Insurance	17,650	5,492	5,936	33.6%	11,714
Council Expense	40,000	9,288	17,112	42.8%	22,888
Codification	18,000	1,792	5,409	30.1%	12,591
Carlisle Fire Company	205,000	205,000	205,000	100.0%	-
Museum	40,000	40,000	40,000	100.0%	-
Downtown Milford, Inc.	50,000	-	50,000	100.0%	-
Milford Public Library	28,000	28,000	28,000	100.0%	-
Armory Expenses	25,000	6,961	8,115	32.5%	16,885
Community Festivals	70,000	-	40,000	57.1%	30,000
Election Expense	13,500	3,027	3,027	22.4%	10,473
Other O&M	79,890	17,574	57,437	71.9%	22,453
Emergency Operations	50,000	-	7,500	15.0%	42,500
Subtotal: Council	761,141	347,364	535,666	70.4%	225,475

City of Milford, Delaware
 Legacy Expenditure Report: MTD and YTD Actual vs Annual Budget
 For the YTD Period Ended February 29, 2024

66.7% of Year Elapsed

Fund / Account / Divisional Groupings	FY24 Budget, as Approved	MTD Actual	YTD Actual	YTD Actual as % of Annual Budget	Unexpended Balance
29 Finance					
30 Personnel	643,770	77,673	\$ 453,557	70.5%	190,213
31 O&M	35,080	566	26,057	74.3%	9,023
32 Capital	-	-	-		-
33 Subtotal: Finance	678,850	78,238	479,614	70.7%	199,236
34 Information Technology					
35 Personnel	482,545	56,009	341,354	70.7%	141,191
36 O&M	524,445	2,562	246,067	46.9%	278,378
37 Capital	973,743	8,247	229,638	23.6%	744,105
38 Subtotal: Information Technology	1,980,733	66,819	817,059	41.3%	1,163,674
39 Police Department					
40 Personnel	5,530,716	632,507	4,054,669	73.3%	1,476,047
41 O&M	1,388,456	85,781	833,202	60.0%	555,254
42 Capital	441,442	3,245	391,317	88.6%	50,125
43 Subtotal: Police Department	7,360,614	721,533	5,279,189	71.7%	2,081,425
44 Streets & Grounds Division					
45 Personnel	425,400	47,906	325,246	76.5%	100,154
46 O&M	565,968	14,463	150,839	26.7%	415,129
47 Capital	182,330	17,637.19	141,823	77.8%	40,507
48 Subtotal: Streets & Grounds Division	1,173,699	80,006	617,909	52.6%	555,790
49 Parks & Recreation					
50 Personnel	790,970	76,096	517,143	65.4%	273,826
51 O&M	701,910	18,466	362,693	51.7%	339,217
52 Capital	1,034,676	18,757	631,822	61.1%	402,855
53 Subtotal: Parks & Recreation	2,527,556	113,319	1,511,658	59.8%	1,015,897
54 Total General Fund Expenditures	\$ 16,142,684	\$ 1,613,508	\$ 10,590,356	65.6%	\$ 5,552,329

City of Milford, Delaware
 Legacy Expenditure Report: MTD and YTD Actual vs Annual Budget
 For the YTD Period Ended February 29, 2024

66.7% of Year Elapsed

Fund / Account / Divisional Groupings	FY24 Budget, as Approved	MTD Actual	YTD Actual	YTD Actual as % of Annual Budget	Unexpended Balance
Enterprise Funds:					
Water Division					
Personnel	\$ 412,740	\$ 37,099	\$ 243,118	58.9%	\$ 169,622
O&M	1,787,676	117,067	806,608	45.1%	981,068
Transfer to General Fund	300,000	25,000	200,000	66.7%	100,000
Capital	735,536	-	263,238	35.8%	472,298
Debt Service	365,275	136,137	136,137	37.3%	229,138
Subtotal: Water Division	3,601,227	315,303	1,649,101	45.8%	1,952,126
Sewer Division					
Personnel	\$ 402,430	36,077	237,373	59.0%	165,057
O&M	1,928,765	128,323	1,083,353	56.2%	845,412
Transfer to General Fund	300,000	25,000	200,000	66.7%	100,000
Capital	231,927	-	220,020	94.9%	11,907
Debt Service	408,853	318,424	331,159	81.0%	77,694
Subtotal: Sewer Division (excl. Kent County)	3,271,974	507,824	2,071,904	63.3%	1,200,070
Kent County Sewer	2,533,811	215,112	1,737,400	68.6%	796,411
Subtotal: Sewer Division (Comprehensive)	5,805,785	722,936	3,809,304	65.6%	1,996,482
Solid Waste Division					
Personnel	403,570	45,851	309,569	76.7%	94,001
O&M	1,306,924	45,348	557,168	42.6%	749,756
Capital	-	-	-	-	-
Subtotal: Solid Waste Division	1,710,494	91,199	866,737	50.7%	843,757
Subtotal: Water, Sewer & Solid Waste	11,117,506	1,129,438	6,325,142	56.9%	4,792,364
Electric Division					
Personnel	\$ 1,803,070	216,934	1,178,041	65.3%	625,029
O&M	3,018,229	370,415	1,849,616	61.3%	1,168,613
Transfer to General Fund	3,250,000	270,833	2,166,667	66.7%	1,083,333
Capital	993,014	1,389	617,844	62.2%	375,170
Debt Service	322,590	282,308	282,308	87.5%	40,283
Subtotal: Electric Division (excl. Power)	9,386,904	1,141,879	6,094,476	64.9%	3,292,428
Power Purchased	20,492,823	1,895,412	14,594,164	71.2%	5,898,659
Subtotal: Electric Division (Comprehensive)	29,879,727	3,037,291	20,688,639	69.2%	9,191,087
Total Enterprise Fund Expenditures	\$ 40,997,232	\$ 4,166,730	\$ 27,013,781	65.9%	\$ 13,983,452
Grand Total Operating Budget	\$ 57,139,917	\$ 5,780,237	\$ 37,604,137	65.8%	\$ 19,535,781

City of Milford, Delaware
 Legacy Interservice Department Expenditures: MTD and YTD Actual vs Annual Budget
 For the YTD Period Ended February 29, 2024

66.7% of Year Elapsed

Account / Divisional Groupings	FY24 Budget, as Approved	MTD Actual	YTD Actual	YTD Actual as % of Annual Budget	Unexpended Balance
Interservice Departments					
Garage					
Personnel	\$ 178,430	\$ 21,224	\$ 130,402	73.1%	\$ 48,028
Operation & Maintenance (O&M)	134,410	120	64,803	48.2%	69,607
Capital	-	-	-		-
Subtotal: Garage	312,840	21,344	195,204	62.4%	117,636
Public Works					
Personnel	921,530	79,184	642,505	69.7%	279,025
O&M	265,540	5,039	194,907	73.4%	70,633
Capital	-	-	-		-
Subtotal: Public Works	1,187,070	84,223	837,412	70.5%	349,658
Tech Services					
Personnel	304,930	35,732	223,470	73.3%	81,460
O&M	509,816	372	253,506	49.7%	256,310
Capital	-	-	-		-
Subtotal: Tech Services	814,746	36,104	476,976	58.5%	337,770
Billing & Collections					
Personnel	800,480	98,209	579,710	72.4%	220,770
O&M	451,020	9,396	288,436	64.0%	162,584
Capital	-	-	-		-
Subtotal: Billing & Collections	1,251,500	107,605	868,146	69.4%	383,354
City Hall Cost Allocation					
O&M	83,600	3,340	50,950	60.9%	32,650
Capital	-	-	-		-
Subtotal: City Hall Cost Allocation	83,600	3,340	50,950	60.9%	32,650
Interdepartmental Cost Allocation	\$ (3,649,757)	\$ (252,615)	\$ (2,428,689)	66.5%	\$ (1,221,067)
Net Interdepartmental Costs¹	\$ -	\$ -	\$ -		\$ -

¹All costs reported here are allocated to and entirely funded by the various departments that use the services provided internally by these shared departments.

CITY OF MILFORD
SUSSEX/KENT COUNTY, DELAWARE
2024 UTILITIES AND STREET REHABILITATION PROJECT
ADVERTISEMENT FOR BIDS

Sealed Bids, in duplicate, for the construction of the 2024 UTILITIES AND STREET REHABILITATION Project will be received by the City of Milford, Attn: City Clerk's Office, City Hall, 201 South Walnut Street, Milford, Delaware 19963, until 2:00 PM local time on Friday, March 1, 2024, at which time the bids will be publicly opened and read. Bids received after that time will not be considered.

The scope of work on the proposed project includes test pitting for the removal of lead water services, replacement of the water service connection lines, water main realignment and abandonment, new water services, minor sewer repairs, and associated work. Project also includes road milling and paving as well as ADA improvements.

The contract documents may be obtained digitally, free of charge, for both the plans and specifications. Please email ilopez@milford-de.gov to obtain bidding documents.

Bidding Documents must be obtained from the City to be eligible to submit a bid. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office.

A mandatory pre-bid conference will be held at 2:00 PM local time on Tuesday, February 5, 2024, via video conferencing. Interested parties shall contact Ismael Lopez, City Engineering Tech, at (302) 500-0089 for details.

Bid security shall be furnished in accordance with the Instructions to Bidders.

Owner: City of Milford
By: Arthur J. Campbell
Title: Mayor
Date: 1/19/2024

To: City Council and Mayor
Through: Mark A. Whitfield, City Manager
From: James Puddicombe, City Engineer
Subject: 2024 Streets Project
Date: March 21, 2024

Subject: Bid Award for 2024 Streets Project

The 2024 Streets and Utilities Project Consists of the following City improvements:

- Investigation and replacement of 307 potential lead services.
- Milling and repaving of nearly 2.1 miles of city streets including Caulk Rd, SE 3rd St, S Maple Ave, S Church St, S Washington St, N Washington St, NW 2nd St, NW 4th St, NE 4th St, NW 5th St, NW 6th St, N Church St, and NE 8th St. A map is attached below.
- Replacement of 800 square feet of sidewalk and 80 non-compliant ADA ramps.
- Replacement of 2,047 linear feet of asbestos water main and 2,078 linear feet of ductile iron pipe suspected of being in poor shape and undersized.
- City Hall parking lot entrance improvements.

The city noticed the bid in the Delaware State News on January 26, 28 and 31, 2024. A mandatory pre-bid conference was held on February 5, 2024, with nine contractors in attendance. Of those contractors, only two submitted a bid prior to the bid opening deadline of 2:00 PM on March 1, 2024.

The City Engineer reviewed the bid received by Eastern States Construction Service, Inc. in the amount of \$6,237,051.00 and found it to be complete, accurate and within the range expected when compared to previous City projects. We recommend awarding the contract to Eastern States Construction Service, Inc. in the amount of \$6,166,163.00 as the firm is the apparent low bidder and has earned a strong reputation for local work consistent with the various components making up this project.

To improve efficiency and reduce costs, lines 52, 54, 55, 57, 99, 120, 121, 139, 151, from the Capital Improvement Plan (CIP) were combined within this project. Utility system repairs required additional funding, which staff recommend sourcing from eligible utility reserves and impact fee reserves to cover the additional utility work. A summary of the previously approved items by CIP Line Item and their proposed funding follows on the next page.

CIP Line	Description	CIP Budgeted	Requested Amount	Remaining
52	Water Street Rehab	\$642,091	\$1,222,718	(\$580,627)
54	Water Asbestos Pipe Removal	231,000	300,000	(69,000)
55	Valve and Hydrant Replacement	350,000	130,000	220,000
57	Lead Service Line Removal	479,725	1,072,282	(592,557)
99	Sewer Street Rehab	198,779	420,000	(221,221)
120	ADA Plan & Improvements	300,499	225,000	75,499
121	Annual Street Rehab	1,744,913	1,856,779	(111,866)
139	Sidewalk Connectivity Initiative	300,000	85,360	214,640
151	City Hall Parking Lot	30,000	90,804	(60,804)

In addition to the programmed CIP funding, staff recommend the use of \$650,000 of Water Impact Funds to offset the growth-driven size upgrades for several pipes to improve pressure and supply issues that have emerged in some areas of the City. Staff also recommends the use of \$470,000 from remaining ARPA funds.

Council previously approved \$4,277,007 in funding for the applicable CIP projects, \$3,766,868 of which is available for the project components in the bid. Staff recommends Council approve the application of the \$3,766,868 in previously-approved CIP funding for the project with the remainder of \$2,286,075 recommended through a mix of water reserves, sewer reserves, water impact fees and ARPA funds as follows:

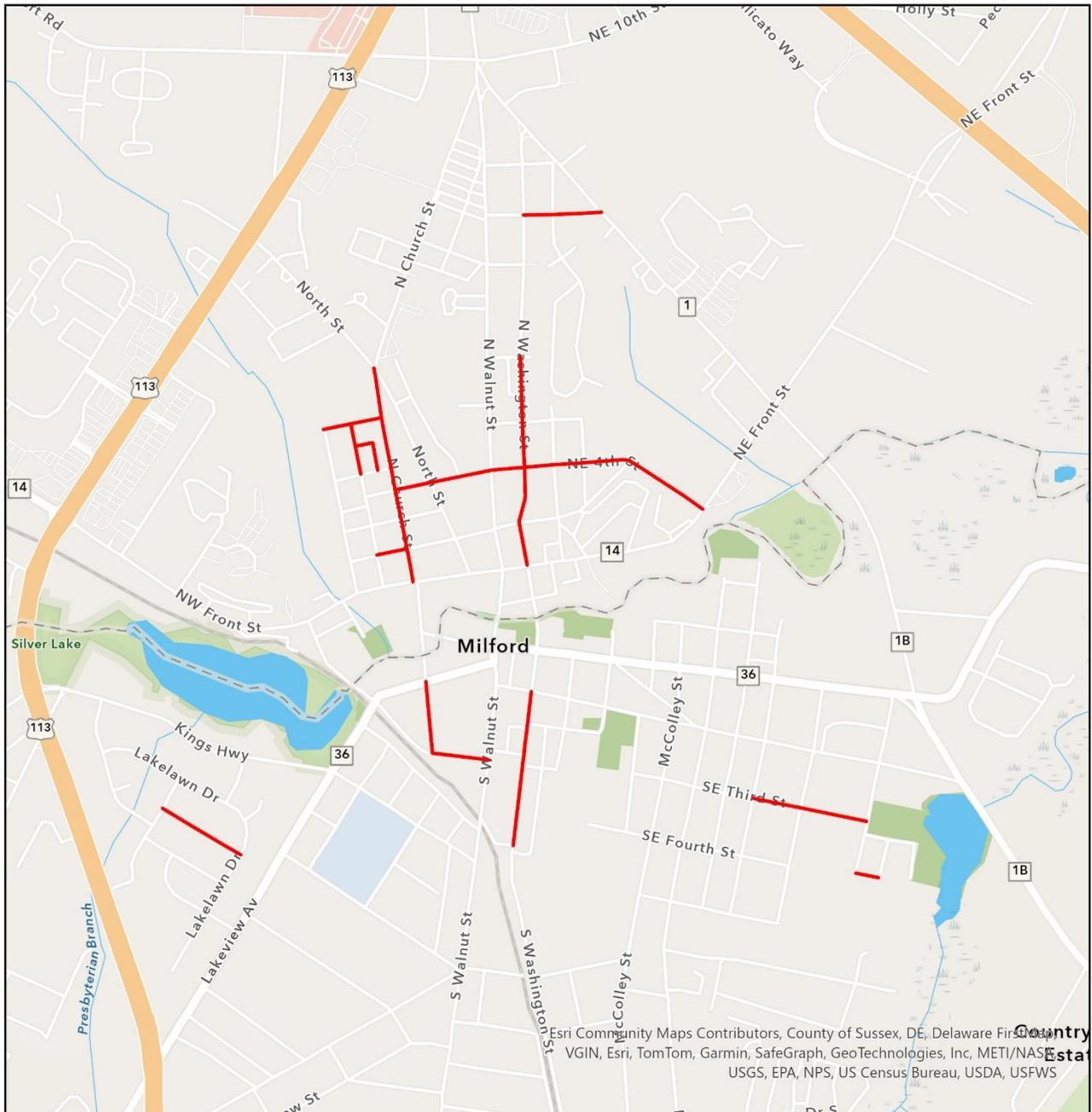
- \$ 3,766,868 from existing Capital Project Lines
- \$ 1,058,074 from Water Reserves
- \$ 221,221 from Sewer Reserves
- \$ 470,000 from ARPA Funds
- \$ 650,000 from Water Impact Fees

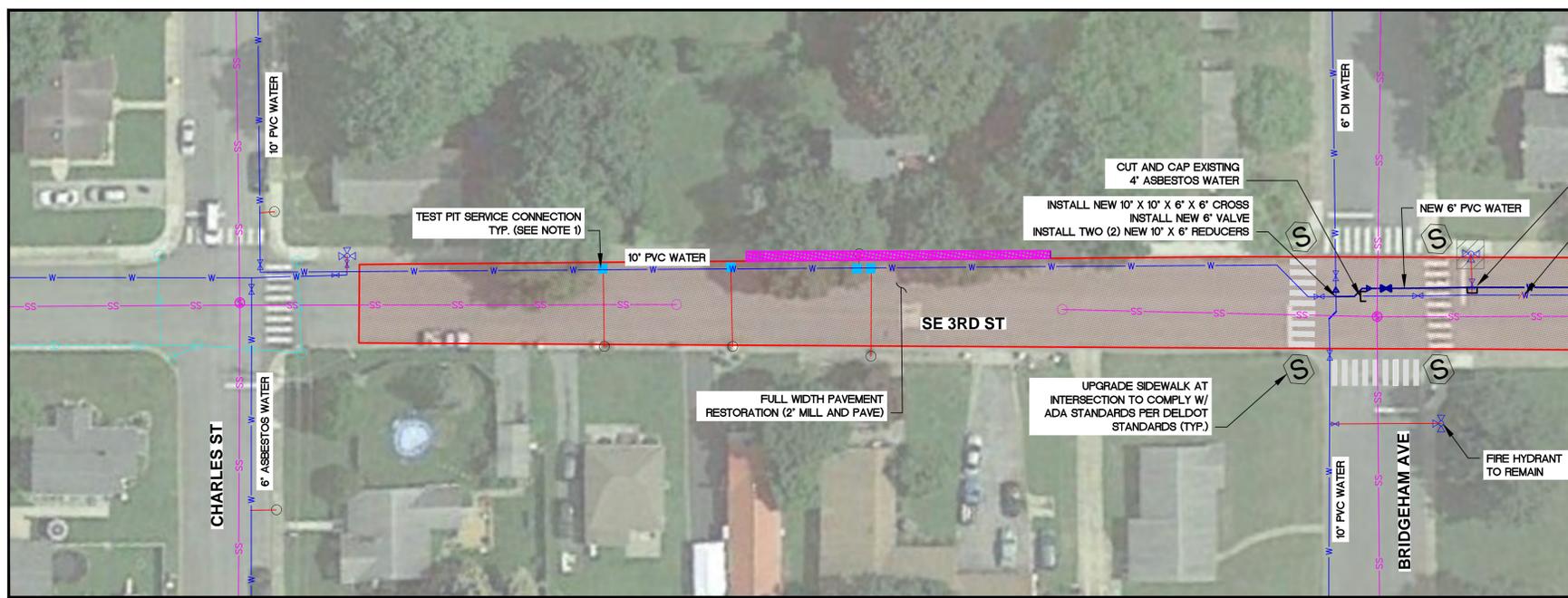
Staff reviewed the total amount of linear road repaving proposed and compared it with the previous streets project and found that the project is slightly larger than the previous project but contains a significantly larger number of services and water main to be replaced. Water main upgrades and service replacements account for approximately \$2.3 million of the total cost of the project. If removed from the project and compared to the previous project, the cost per linear foot is similar and the total project cost is in line with inflationary increases.

As an alternative, staff reviewed changes to project scope, but any reduction in scope raised concerns about keeping up with street maintenance as indicated in the most recent street inventory to improve or maintain roadways within the City.

Recommendation: Staff recommends City Council authorize the Mayor to execute the contract with Eastern States Construction Service Inc. in the amount of \$6,166,163, with the funds coming from the following accounts and amounts:

- \$ 3,766,868 of funding from those existing Capital Project Lines
- \$ 1,058,074 from Water Reserves
- \$ 221,221 from Sewer Reserves
- \$ 470,000 from ARPA Funds
- \$ 650,000 from Water Impact Fees



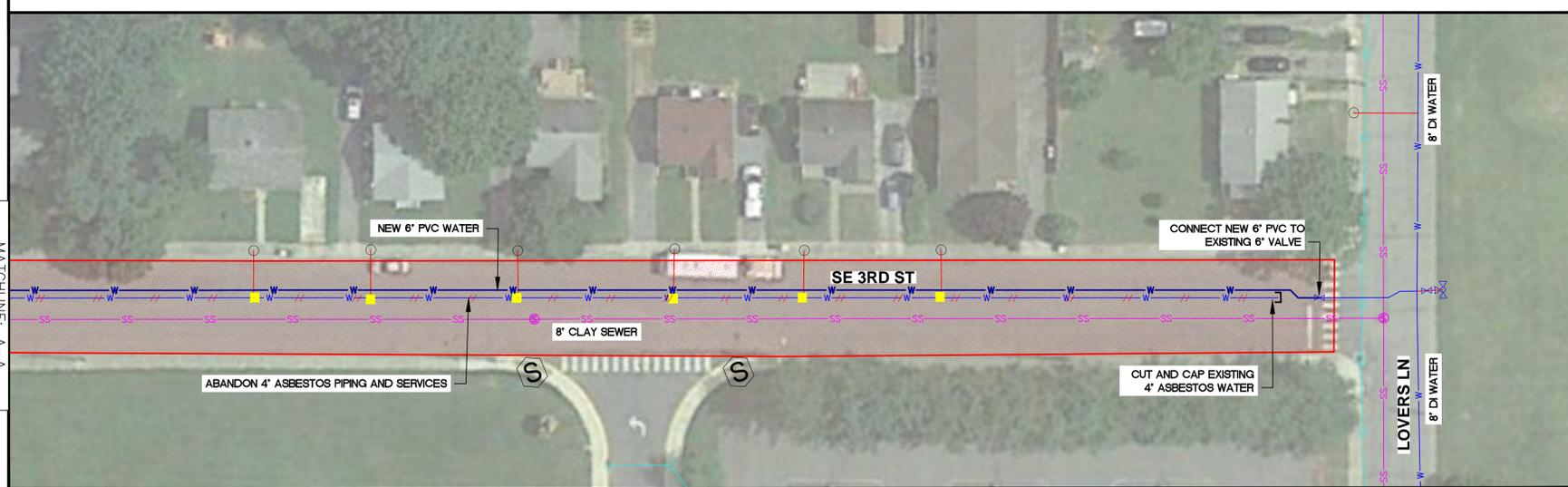


PLAN VIEW
SCALE: 1"=30'

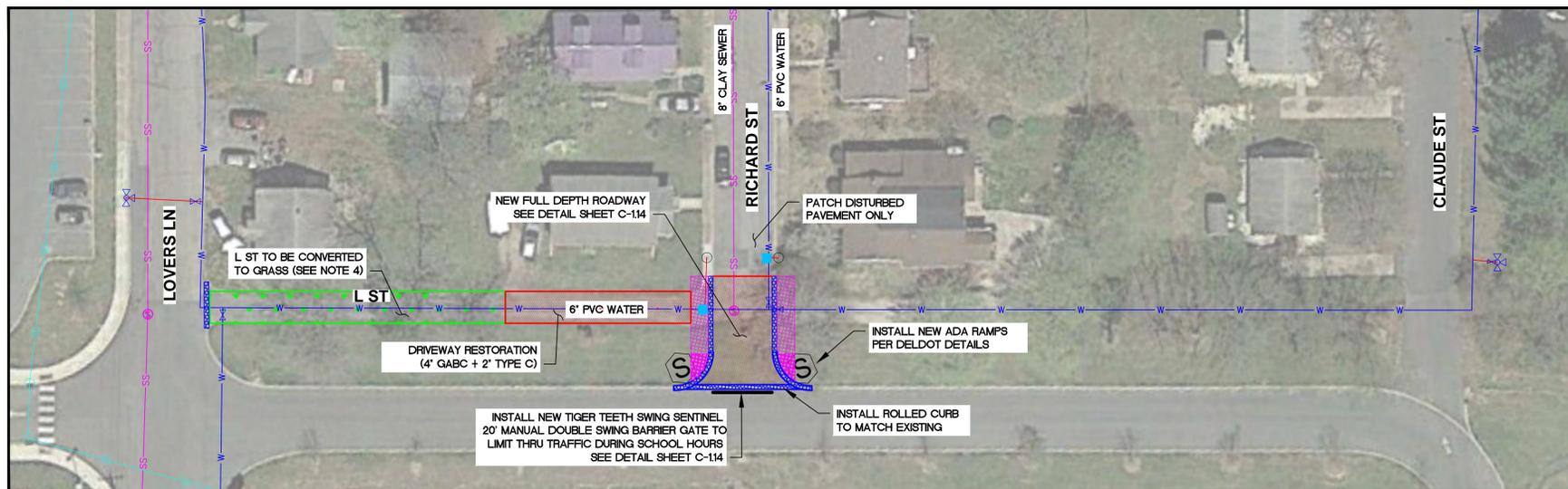
REMOVE VALVE AND FIRE HYDRANT
CUT AND CAP EXISTING FIRE
HYDRANT WATER MAIN
ABANDON 4" ASBESTOS
PIPING AND SERVICES

NOTES:

- A 3' X 3' SAW CUT OPENING SHALL BE MADE FOR EACH WATER SERVICE REPLACEMENT. REFER TO 'TRENCH BACKFILL AND PERMANENT PAVEMENT RESTORATION DETAIL' ON SHEET C-1.15. THE CONTRACTOR SHALL VERIFY THE EXISTING WATER SERVICE PIPE MATERIAL AND REPLACE THE SERVICE IF REQUIRED. REFER TO THE 'MOLED WATER SERVICE AND RESTORATION DETAIL' ON SHEET C-1.14 AND THE PROJECT SPECIFICATIONS, SECTION 01010, FOR A DETAILED SCOPE OF WORK.
- HOT MIX DETAIL IS THE MINIMUM PAVEMENT SECTION IF THE EXISTING PAVEMENT SECTION IS GREATER, MATCH EXISTING.
- RESTORE DISTURBED SIDEWALK & CURB AS REQUIRED TO PERFORM CONNECTION.
- A PORTION OF L STREET TO BE REMOVED AND REPLACED WITH GRASS COVER. CONTRACTOR TO EXCAVATE MINIMUM OF 12" BACKFILL WITH 6" BORROW AND 6" TOPSOIL, SEED, AND STABILIZE.
- BASED ON A KCI REPORT TITLED 'PAVEMENT CONDITION ASSESSMENT AND PAVEMENT MANAGEMENT SYSTEM IMPLEMENTATION FOR CITY OF MILFORD, DE,' SEGMENTS OF RICHARD STREET CALL FOR AC SHALLOW PATCHING, CRACK SEALING, AND MICROSURFACING.



PLAN VIEW
SCALE: 1"=30'



PLAN VIEW
SCALE: 1"=30'

LEGEND

	WATER MAIN		SANITARY SEWER CLEANOUT
	NEW WATER MAIN		NEW WATER SERVICE CONNECTION, ABANDON EX. SERVICE CONNECTION
	SANITARY SEWER MAIN		WATER CONNECTION TEST PIT
	NEW SANITARY SEWER MAIN		HYDRANT CONNECTION TEST PIT
	STORM DRAIN		NEW SERVICE CONNECTION FOR EX. HYDRANT. REMOVE & REPLACE EX. CONNECTION
	NEW STORM DRAIN		NEW WATER SERVICE CONNECTION, REMOVE & REPLACE EX. CONNECTION.
	ABANDON IN PLACE		NEW CURB
	SANITARY SEWER MANHOLE		NEW SIDEWALK
	NEW SANITARY SEWER MANHOLE		PERMANENT LIMITS OF PAVING
	STORM DRAIN MANHOLE/INLET		ABANDON / REMOVE STRUCTURE
	NEW STORM DRAIN MANHOLE/INLET		ADA RAMP
	FIRE HYDRANT		FLOW DIRECTION
	WATER VALVE		
	WATER METER		
	WATER LATERAL SERVICE CONNECTION		

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF DELAWARE.
LICENSE NO. 13532 EXP. DATE: 6-30-24

DANIEL R. STRINDO
LICENSED PROFESSIONAL ENGINEER
No. 13532

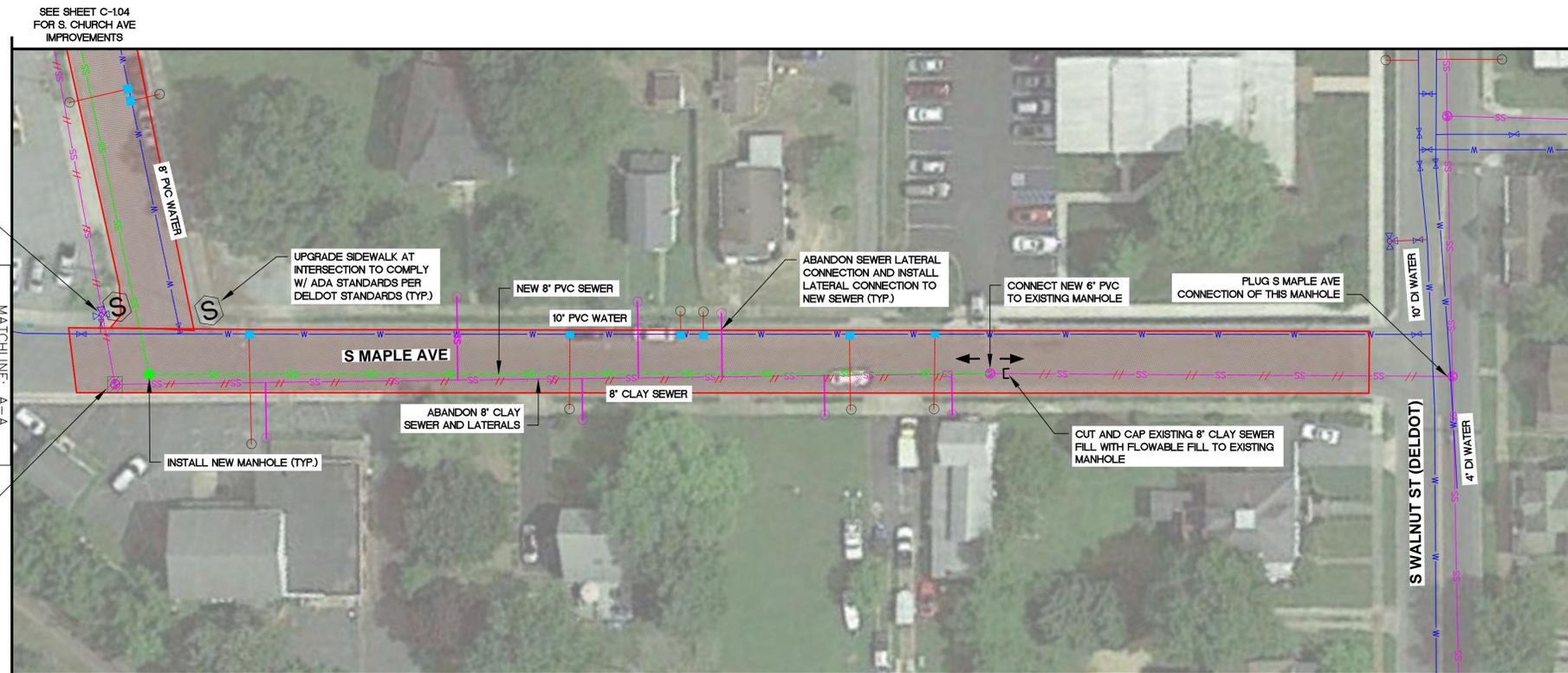
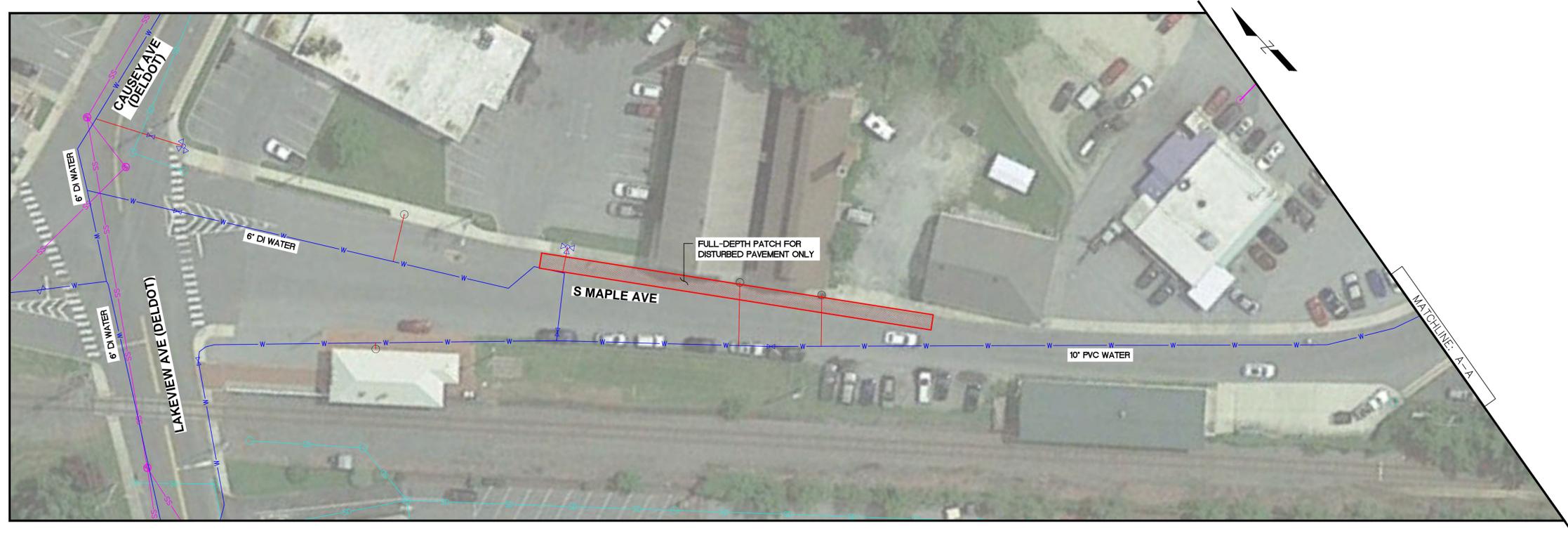
OWNER/DEVELOPER:
CITY OF MILFORD
PUBLIC WORKS DEPARTMENT
180 VICKERS DRIVE
MILFORD, DE 19963
PH: (302) 742-1110

KCI TECHNOLOGIES, INC.
ENGINEERS - PLANNERS - SURVEYORS
1352 MARRON RD. - SUITE 100 - NEWARK, DELAWARE 19711
PHONE: (302) 731-9176 FAX: (302) 731-7807 Website: www.kci.com

PLAN SHEET
MILFORD 2024 UTILITIES AND STREETS
REHABILITATION PROJECT
SUSSEX COUNTY
DELAWARE
MILFORD

Drafting: JWC Check: DS
Design: JWC Check: DS
SCALE: AS NOTED
DATE: 01-11-2024
KCI JOB #: 131803632.21U
SHEET: C-1.02

PLN: JWC, DWG: JWC, DATE: 01/11/2024 11:52 AM
LOCATION: C:\temp\user\delaware\131803632.21U\UTILITIES & STREETS SERIES.rvt



PLAN VIEW
SCALE: 1"=30'

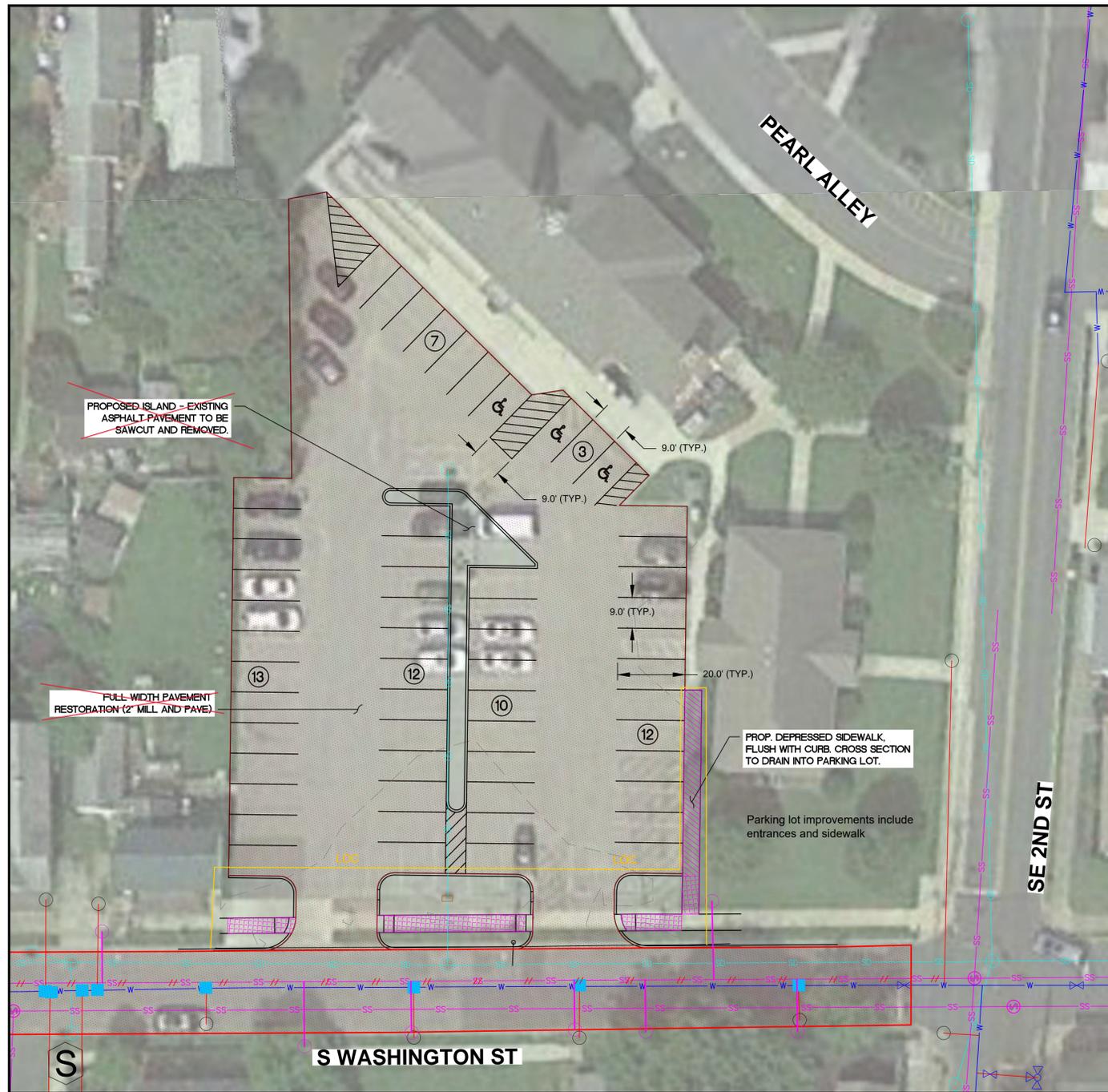
LEGEND

	WATER MAIN		SANITARY SEWER CLEANOUT
	NEW WATER MAIN		NEW WATER SERVICE CONNECTION, ABANDON EX. SERVICE CONNECTION
	SANITARY SEWER MAIN		WATER CONNECTION TEST PIT
	NEW SANITARY SEWER MAIN		HYDRANT CONNECTION TEST PIT
	STORM DRAIN		NEW SERVICE CONNECTION FOR EX. HYDRANT, REMOVE & REPLACE EX. CONNECTION
	NEW STORM DRAIN		NEW WATER SERVICE CONNECTION, REMOVE & REPLACE EX. CONNECTION
	ABANDON IN PLACE		NEW CURB
	SANITARY SEWER MANHOLE		NEW SIDEWALK
	NEW SANITARY SEWER MANHOLE		PERMANENT LIMITS OF PAVING
	STORM DRAIN MANHOLE/INLET		ABANDON / REMOVE STRUCTURE
	NEW STORM DRAIN MANHOLE/INLET		ADA RAMP
	FIRE HYDRANT		FLOW DIRECTION
	WATER VALVE		
	WATER METER		
	WATER LATERAL SERVICE CONNECTION		

- NOTES:**
- A 3' X 3' SAW CUT OPENING SHALL BE MADE FOR EACH WATER SERVICE REPLACEMENT. REFER TO 'TRENCH BACKFILL AND PERMANENT PAVEMENT RESTORATION DETAIL' ON SHEET C-1.15. THE CONTRACTOR SHALL VERIFY THE EXISTING WATER SERVICE PIPE MATERIAL AND REPLACE THE SERVICE IF REQUIRED. REFER TO THE 'MOLDED WATER SERVICE AND RESTORATION DETAIL' ON SHEET C-1.14 AND THE PROJECT SPECIFICATIONS, SECTION 01010, FOR A DETAILED SCOPE OF WORK.
 - HOT MIX DETAIL IS THE MINIMUM PAVEMENT SECTION IF THE EXISTING PAVEMENT SECTION IS GREATER, MATCH EXISTING.
 - RESTORE DISTURBED SIDEWALK & CURB AS REQUIRED TO PERFORM CONNECTION.

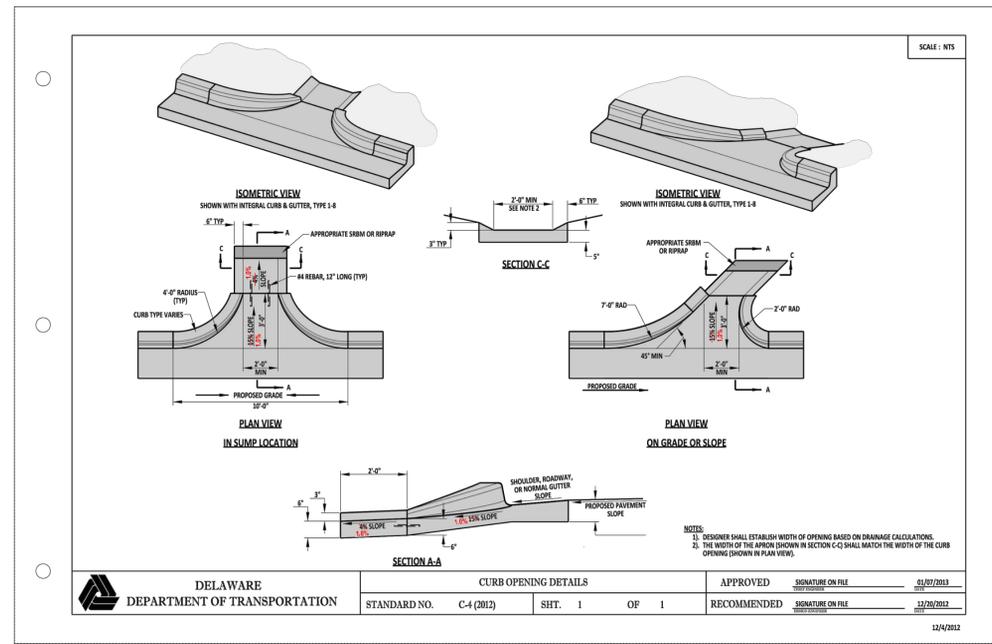
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF DELAWARE.
LICENSE NO. 13532 EXP. DATE: 6-30-24

OWNER/DEVELOPER:	CITY OF MILFORD PUBLIC WORKS DEPARTMENT 180 VICKERS DRIVE MILFORD, DE 19963 PH: (302) 742-1110
ENGINEERS - PLANNERS - SURVEYORS	KCI TECHNOLOGIES, INC. 1352 MARROWIS RD., SUITE 100 - NEWARK, DELAWARE 19711 PHONE: (302) 731-9176 FAX: (302) 731-7807 Website: www.kci.com
DATE	
REVISION	
 PLAN SHEET MILFORD 2024 UTILITIES AND STREETS REHABILITATION PROJECT SUSSEX COUNTY DELAWARE	
Drafting: JWC	Check: DS
Scale: AS NOTED	Check: DS
DATE: 01-11-2024	
KCI JOB #: 131903632.21U	
SHEET: C-1.03	

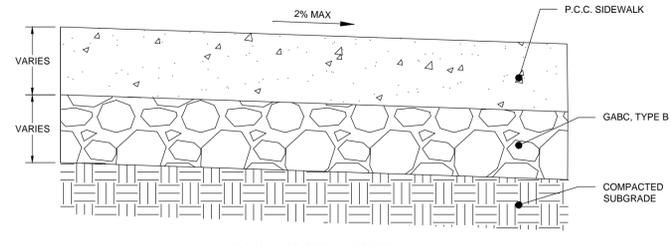


PLAN VIEW
SCALE: 1"=20'

- NOTES:**
- SEE SHEET 1.05 FOR WASHINGTON ST. UTILITY & STREET REHABILITATION.
 - SEE SHEET 1.06A FOR PARKING LOT ENTRANCE DETAILS.



DELAWARE DEPARTMENT OF TRANSPORTATION	CURB OPENING DETAILS		APPROVED	SIGNATURE ON FILE	02/27/2013
	STANDARD NO.	C-4 (2012)	SHT.	1	OF
			RECOMMENDED	SIGNATURE ON FILE	12/20/2012



- NOTES:**
- SCORE MARK IN 5-FOOT SQUARES, USE PREMOLDED EXPANSION JOINTS AT INTERVALS NOT GREATER THAN 15 FEET.
 - CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER DELDOT SPECIFICATIONS.
 - MINIMUM SIDEWALK CROSS SLOPE = 1%
 - MAXIMUM SIDEWALK CROSS SLOPE = 2%
 - TYPICAL SIDEWALK CROSS SLOPE = 1.5%
 - STANDARD SIDEWALK SHALL BE 4 INCHES THICK. DEPRESSED AND TRANSITION SIDEWALK SHALL BE 6 INCHES THICK.
 - STONE AGGREGATE BELOW CONCRETE SIDEWALK SHALL BE TYPE B GABC. THICKNESS OF GABC SHALL BE 4 INCHES FOR STANDARD SIDEWALK AND 6 INCHES FOR DEPRESSED AND TRANSITION SIDEWALK.
 - PROOF ROOF SUBGRADE, COMPACT TO 95% DENSITY (ASTM D-1557).

- LEGEND**
- Water Main
 - New Water Main
 - Sanitary Sewer Main
 - New Sanitary Sewer Main
 - Storm Drain
 - New Storm Drain
 - Abandon in Place
 - Sanitary Sewer Manhole
 - New Sanitary Sewer Manhole
 - Storm Drain Manhole/Inlet
 - New Storm Drain Manhole/Inlet
 - Fire Hydrant
 - Water Valve
 - Water Meter
 - Water Lateral Service Connection
 - Sanitary Sewer Cleanout
 - New Water Service Connection, Abandon Ex. Service Connection
 - Water Connection Test Pit
 - Hydrant Connection Test Pit
 - New Service Connection for Ex. Hydrant, Remove & Replace Ex. Connection
 - New Water Service Connection, Remove & Replace Ex. Connection
 - New Curb
 - New Sidewalk
 - Permanent Limits of Paving
 - Abandon / Remove Structure
 - ADA Ramp
 - Flow Direction

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF DELAWARE.
LICENSE NO. 13532 EXP. DATE: 6-30-24

OWNER/DEVELOPER:

CITY OF MILFORD
PUBLIC WORKS DEPARTMENT
180 VICKERS DRIVE
MILFORD, DE 19963
PH: (302) 762-1110

KCI TECHNOLOGIES, INC.
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PHONE: (302) 731-9176 FAX: (302) 731-7807 Website: www.kci.com

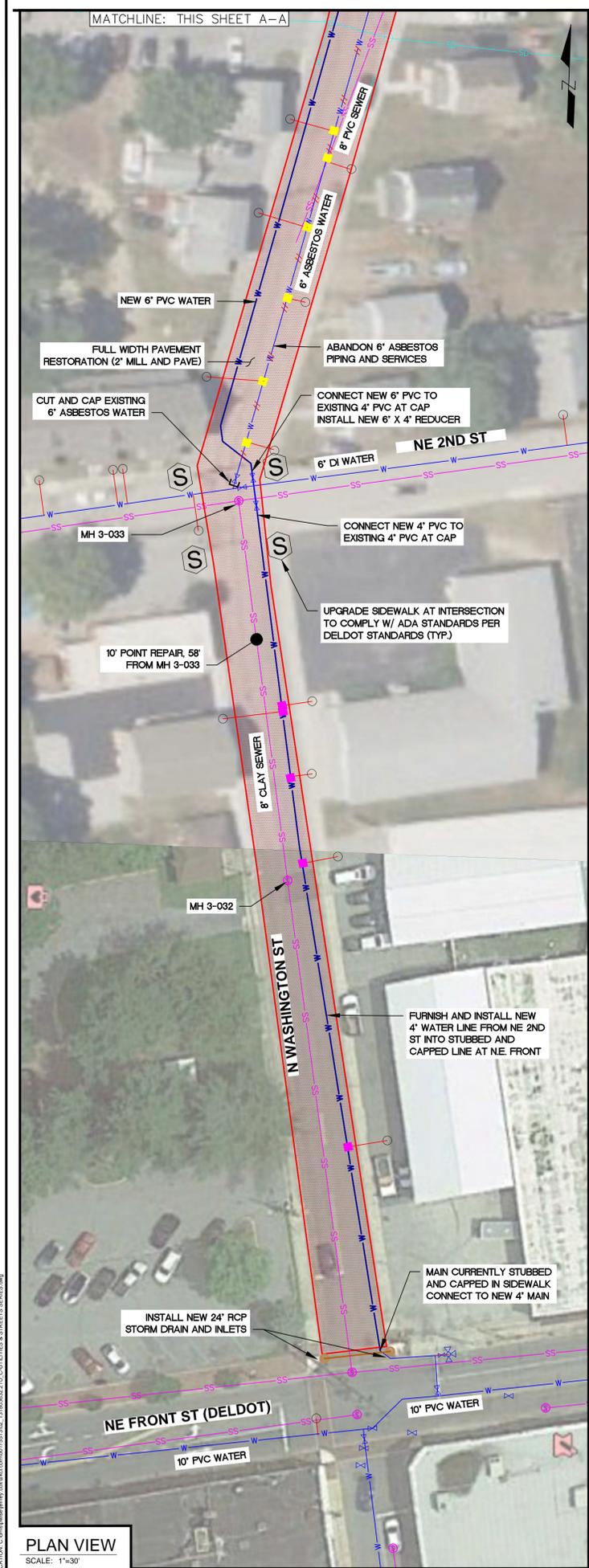
PLAN SHEET

MILFORD 2024 UTILITIES AND STREETS REHABILITATION PROJECT

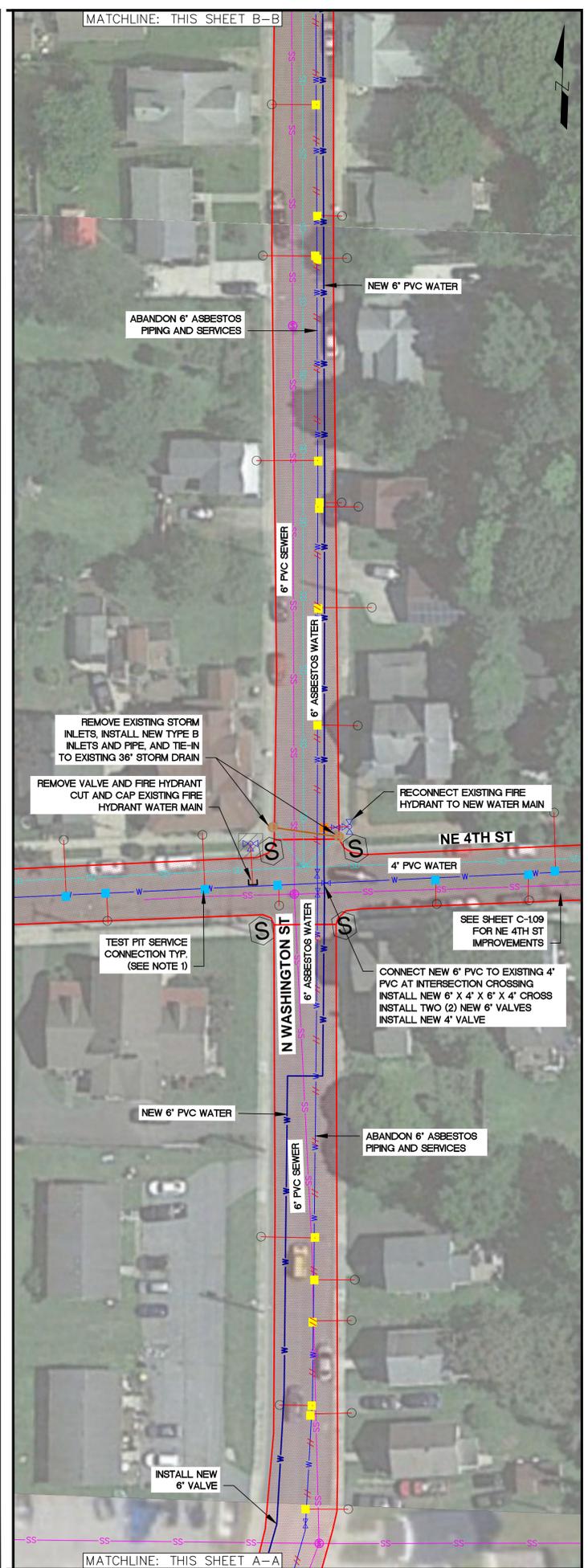
SUSSEX COUNTY DELAWARE

MILFORD

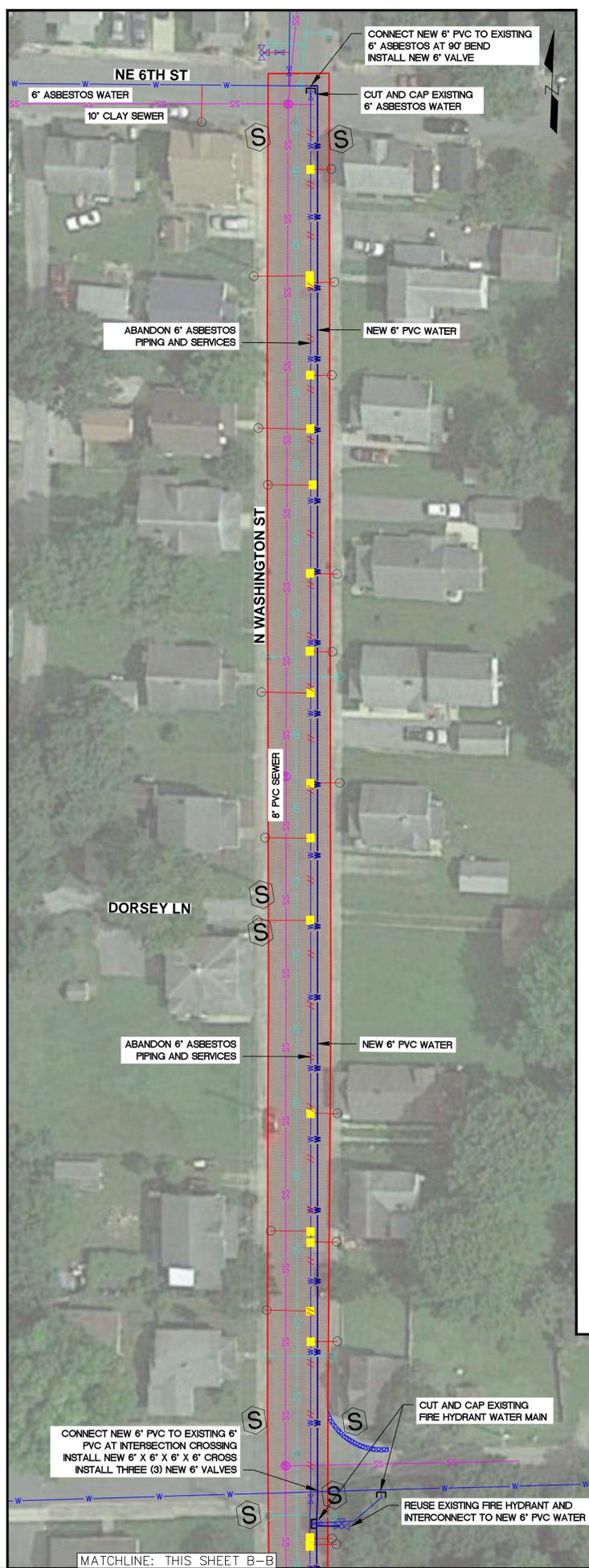
Drafting:	JWC	Check:	DS
Design:	JWC	Check:	DS
SCALE:	1"=20'		
DATE:	01-11-2024		
KCI JOB #:	131803632.21U		
SHEET:	C-1.06		



PLAN VIEW
SCALE: 1"=30'



MATCHLINE: THIS SHEET A-A



MATCHLINE: THIS SHEET B-B

- NOTES:
1. A 3' X 3' SAW CUT OPENING SHALL BE MADE FOR EACH WATER SERVICE REPLACEMENT. REFER TO 'TRENCH BACKFILL AND PERMANENT PAVEMENT RESTORATION DETAIL' ON SHEET C-1.15. THE CONTRACTOR SHALL VERIFY THE EXISTING WATER SERVICE PIPE MATERIAL AND REPLACE THE SERVICE IF REQUIRED. REFER TO THE 'MISLED WATER SERVICE AND RESTORATION DETAIL' ON SHEET C-1.14 AND THE PROJECT SPECIFICATIONS, SECTION 01010, FOR A DETAILED SCOPE OF WORK.
 2. HOT MIX DETAIL IS THE MINIMUM PAVEMENT SECTION IF THE EXISTING PAVEMENT SECTION IS GREATER, MATCH EXISTING.
 3. RESTORE DISTURBED SIDEWALK & CURB AS REQUIRED TO PERFORM CONNECTION.
 4. ABANDON ALL VALVES ASSOCIATED WITH THE EXISTING 6" ASBESTOS WATER MAIN. ABANDONMENT INCLUDES TURNING THE VALVES CLOSED, REMOVING THE VALVE STEMS, AND BURYING THE VALVES IN-PLACE.

LEGEND

	WATER MAIN		SANITARY SEWER CLEANOUT
	NEW WATER MAIN		NEW WATER SERVICE CONNECTION, ABANDON EX. SERVICE CONNECTION
	SANITARY SEWER MAIN		WATER CONNECTION TEST PIT
	NEW SANITARY SEWER MAIN		HYDRANT CONNECTION TEST PIT
	STORM DRAIN		NEW SERVICE CONNECTION FOR EX. HYDRANT, REMOVE & REPLACE EX. CONNECTION
	NEW STORM DRAIN		NEW WATER SERVICE CONNECTION, REMOVE & REPLACE EX. CONNECTION
	ABANDON IN PLACE		NEW CURB
	SANITARY SEWER MANHOLE		NEW SIDEWALK
	NEW SANITARY SEWER MANHOLE		PERMANENT LIMITS OF PAVING
	STORM DRAIN MANHOLE/INLET		ABANDON / REMOVE STRUCTURE
	NEW STORM DRAIN MANHOLE/INLET		ADA RAMP
	FIRE HYDRANT		FLOW DIRECTION
	WATER VALVE		
	WATER METER		
	WATER LATERAL SERVICE CONNECTION		



OWNER/DEVELOPER:

CITY OF MILFORD
PUBLIC WORKS DEPARTMENT
180 VICKERS DRIVE
MILFORD, DE 19963
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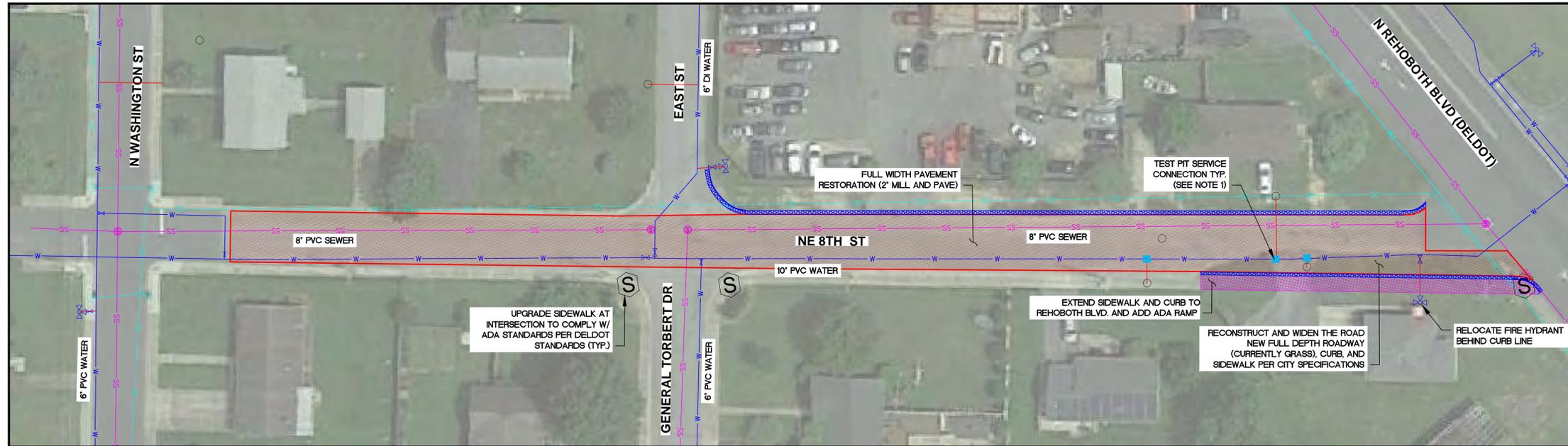
PLAN SHEET

MILFORD 2024 UTILITIES AND STREETS REHABILITATION PROJECT

SUSSEX COUNTY DELAWARE

MILFORD

Drafting: JWC	Check: DS
Design: JWC	Check: DS
SCALE: AS NOTED	
DATE: 01-11-2024	
KCI JOB #: 131903632.21U	
SHEET: C-1.08	



PLAN VIEW
SCALE: 1"=30'

NOTES:

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2. HOT MIX DETAIL IS THE MINIMUM PAVEMENT SECTION IF THE EXISTING PAVEMENT SECTION IS GREATER, MATCH EXISTING.
3. RESTORE DISTURBED SIDEWALK & CURBS AS REQUIRED TO PERFORM CONNECTION. W/ TEMPORARY PATCH.

LEGEND

	WATER MAIN		SANITARY SEWER CLEANOUT
	NEW WATER MAIN		NEW WATER SERVICE CONNECTION, ABANDON EX. SERVICE CONNECTION
	SANITARY SEWER MAIN		WATER CONNECTION TEST PIT
	NEW SANITARY SEWER MAIN		HYDRANT CONNECTION TEST PIT
	STORM DRAIN		NEW SERVICE CONNECTION FOR EX. HYDRANT, REMOVE & REPLACE EX. CONNECTION
	NEW STORM DRAIN		NEW WATER SERVICE CONNECTION, REMOVE & REPLACE EX. CONNECTION
	ABANDON IN PLACE		NEW CURB
	SANITARY SEWER MANHOLE		NEW SIDEWALK
	NEW SANITARY SEWER MANHOLE		PERMANENT LIMITS OF PAVING
	STORM DRAIN MANHOLE/INLET		ABANDON / REMOVE STRUCTURE
	NEW STORM DRAIN MANHOLE/INLET		ADA RAMP
	FIRE HYDRANT		FLOW DIRECTION
	WATER VALVE		
	WATER METER		
	WATER LATERAL SERVICE CONNECTION		

PROFESSIONAL CERTIFICATION
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LICENSE NO. 13532 EXP. DATE: 6-30-24



NO.	DATE	REVISION

OWNER/DEVELOPER:
CITY OF MILFORD
PUBLIC WORKS DEPARTMENT
180 VICKERS DRIVE
MILFORD, DE 19963
PH: (302) 742-1110

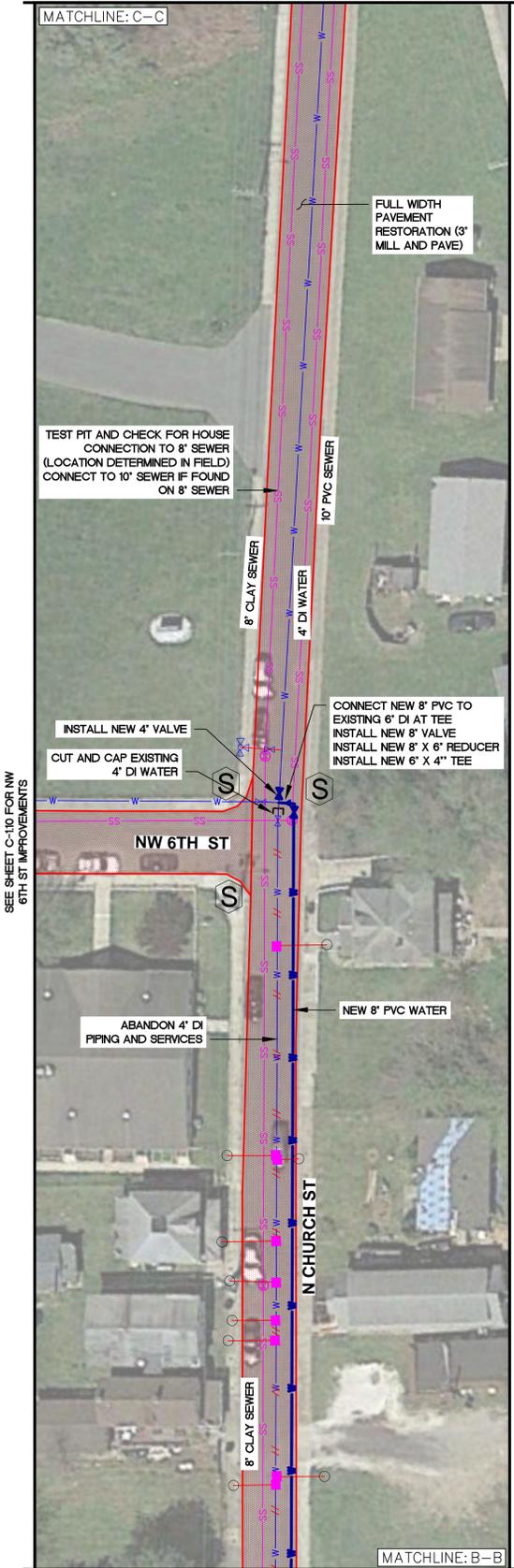
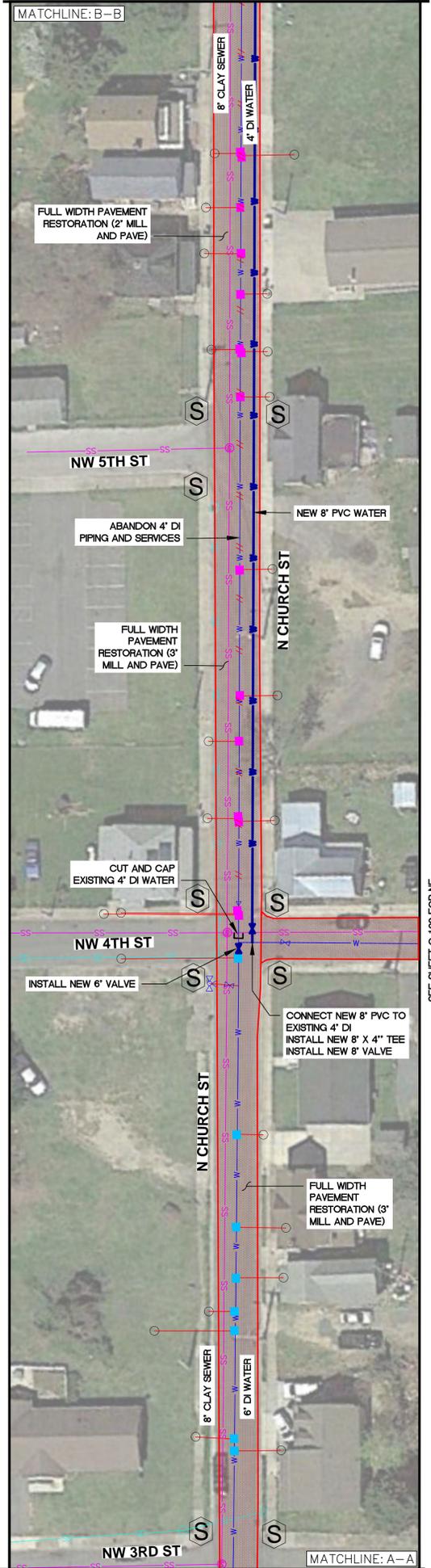
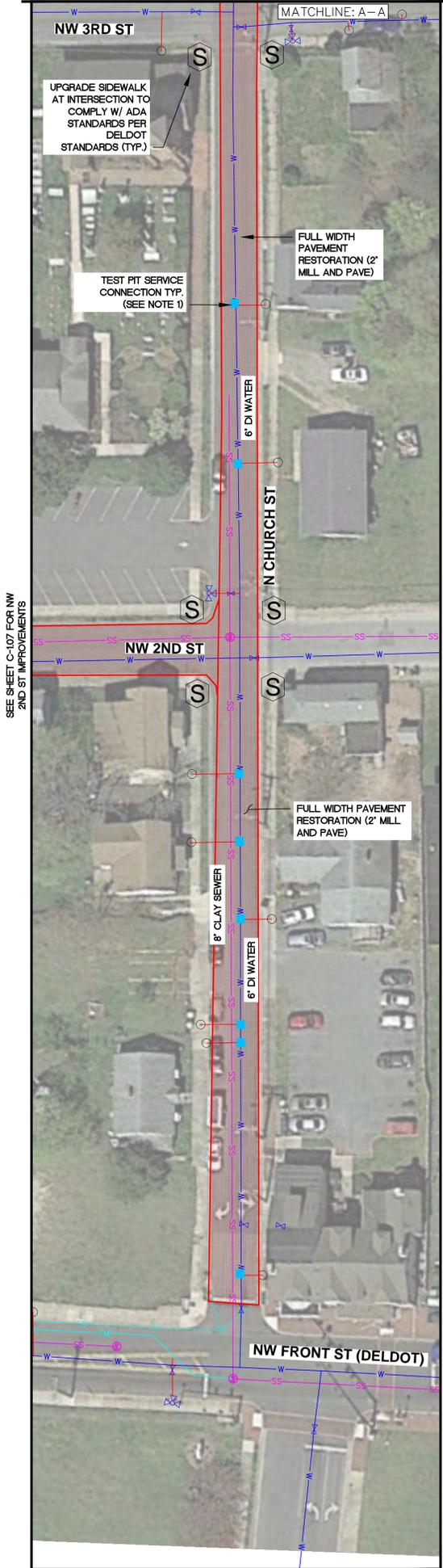
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PLAN SHEET
MILFORD 2024 UTILITIES AND STREETS REHABILITATION PROJECT
SUSSEX COUNTY DELAWARE
MILFORD

Drafting: JWC	Check: DS
Design: JWC	Check: DS
SCALE: AS NOTED	
DATE: 01-11-2024	
KCI JOB #: 131803632.21U	
SHEET: C-1.11	

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 LOCATION: C:\temp\user\delaware\111825\111825.dwg
 DATE: 07/15/2024 11:11 AM



- NOTES:**
- A 3' X 3' SAW CUT OPENING SHALL BE MADE FOR EACH WATER SERVICE REPLACEMENT. REFER TO "TRENCH BACKFILL AND PERMANENT PAVEMENT RESTORATION DETAIL" ON SHEET C-1.15. THE CONTRACTOR SHALL VERIFY THE EXISTING WATER SERVICE PIPE MATERIAL AND REPLACE THE SERVICE IF REQUIRED. REFER TO THE "MOLED WATER SERVICE AND RESTORATION DETAIL" ON SHEET C-1.14 AND THE PROJECT SPECIFICATIONS, SECTION 01010, FOR A DETAILED SCOPE OF WORK.
 - HOT MIX DETAIL IS THE MINIMUM PAVEMENT SECTION IF THE EXISTING PAVEMENT SECTION IS GREATER, MATCH EXISTING.
 - RESTORE DISTURBED SIDEWALK & CURB AS REQUIRED TO PERFORM CONNECTION.
 - FOR MANHOLE ABANDONMENT, SEE THE "ABANDONED MANHOLE AND PIPE" DETAIL ON SHEET C-1.15.
 - BASED ON A KCI REPORT TITLED "PAVEMENT CONDITION ASSESSMENT AND PAVEMENT MANAGEMENT SYSTEM IMPLEMENTATION FOR CITY OF MILFORD, DE.", THREE (3) SECTIONS OF NORTH CHURCH STREET (BETWEEN NORTH STREET AND NW 6TH STREET, BETWEEN NW 5TH STREET AND NW 4TH STREET, AND BETWEEN NW 4TH STREET AND NW 3RD STREET) CALL FOR 3" MILL AND PAVE. PLEASE SEE THE ASSOCIATED CALLOUTS SHOWN ON THIS SHEET.

LEGEND

	WATER MAIN		SANITARY SEWER CLEANOUT
	NEW WATER MAIN		NEW WATER SERVICE CONNECTION, ABANDON EX. SERVICE CONNECTION
	SANITARY SEWER MAIN		WATER CONNECTION TEST PIT
	NEW SANITARY SEWER MAIN		HYDRANT CONNECTION TEST PIT
	STORM DRAIN		NEW SERVICE CONNECTION FOR EX. HYDRANT, REMOVE & REPLACE EX. CONNECTION
	NEW STORM DRAIN		NEW WATER SERVICE CONNECTION, REMOVE & REPLACE EX. CONNECTION
	ABANDON IN PLACE		NEW CURB
	SANITARY SEWER MANHOLE		NEW SIDEWALK
	NEW SANITARY SEWER MANHOLE		PERMANENT LIMITS OF PAVING
	STORM DRAIN MANHOLE/INLET		ABANDON / REMOVE STRUCTURE
	NEW STORM DRAIN MANHOLE/INLET		ADA RAMP
	FIRE HYDRANT		FLOW DIRECTION
	WATER VALVE		
	WATER METER		
	WATER LATERAL SERVICE CONNECTION		

OWNER/DEVELOPER:

CITY OF MILFORD
 PUBLIC WORKS DEPARTMENT
 180 VICKERS DRIVE
 MILFORD, DE. 19963
 P.O. BOX 1422-1110

KCI TECHNOLOGIES, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 1352 MARROW RD., SUITE 100 - NEWARK, DELAWARE 19711
 PHONE: (302) 731-9176 FAX: (302) 731-7807 Website: www.kci.com

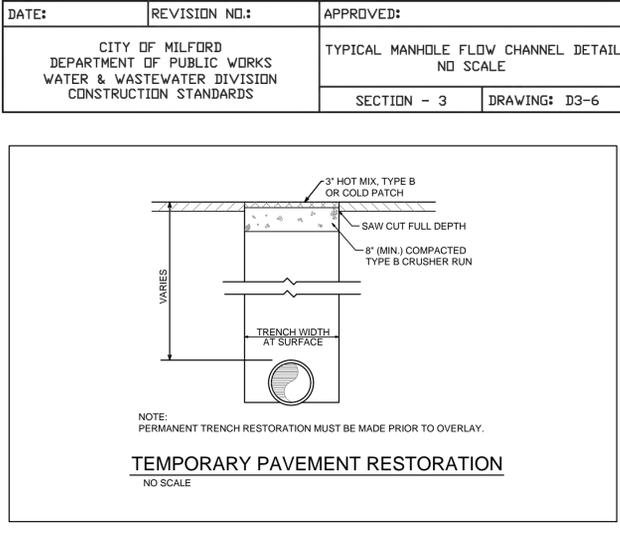
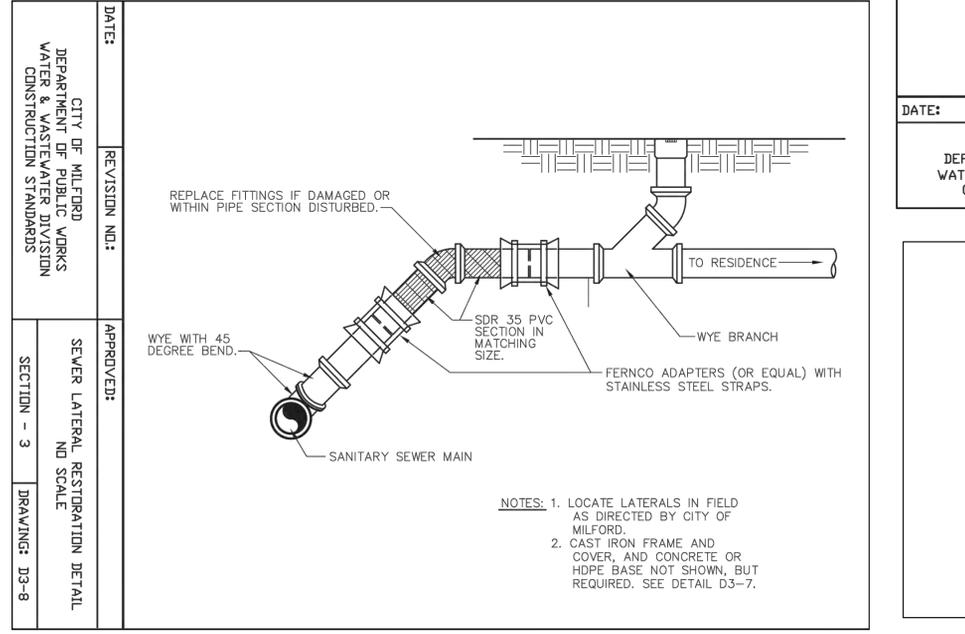
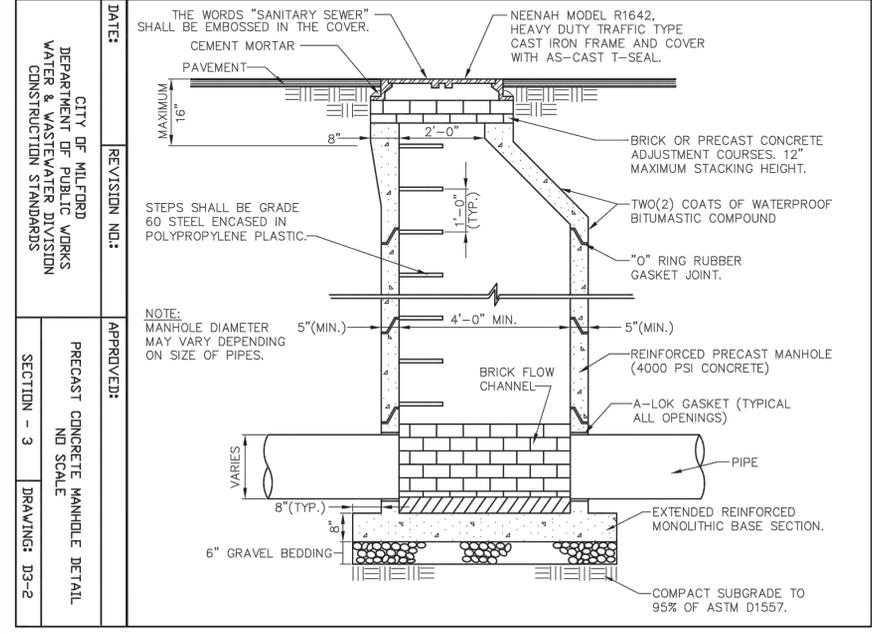
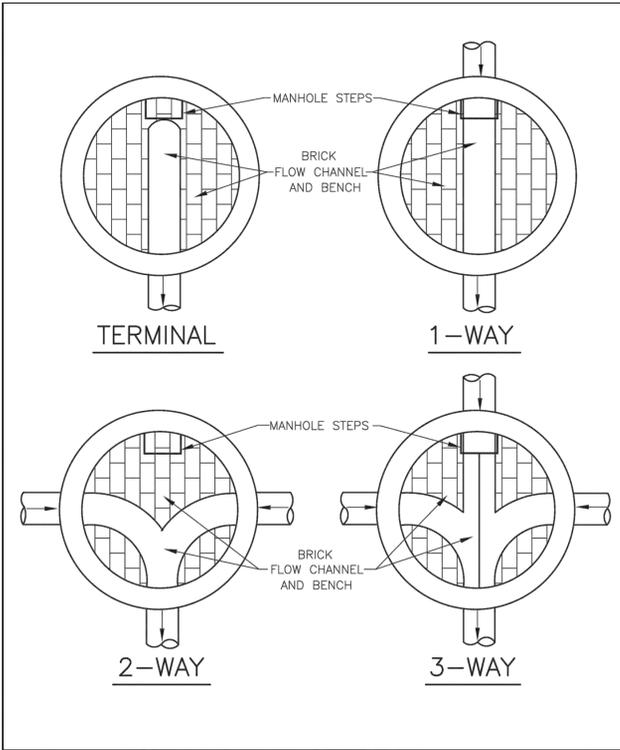
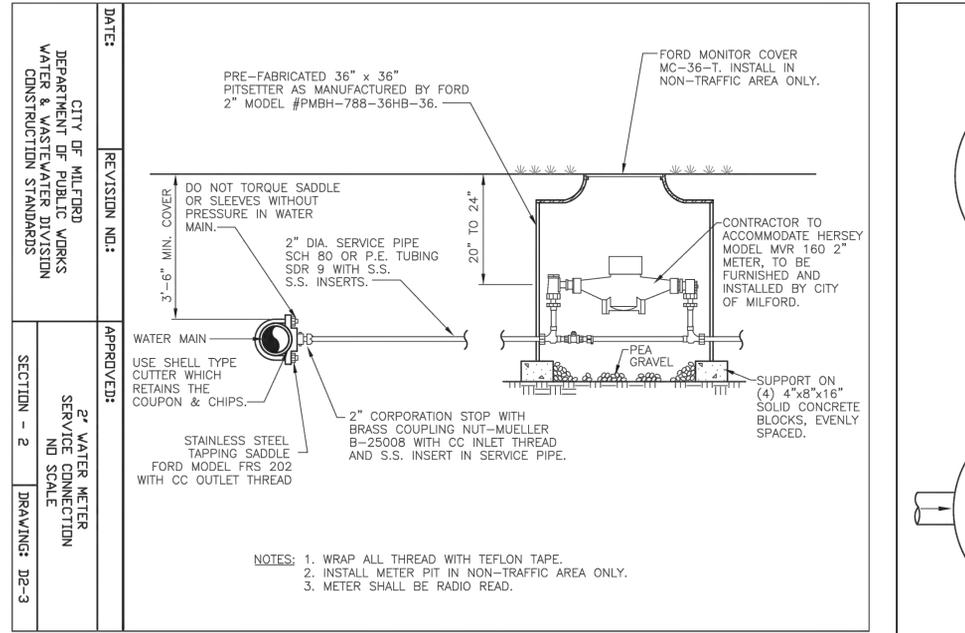
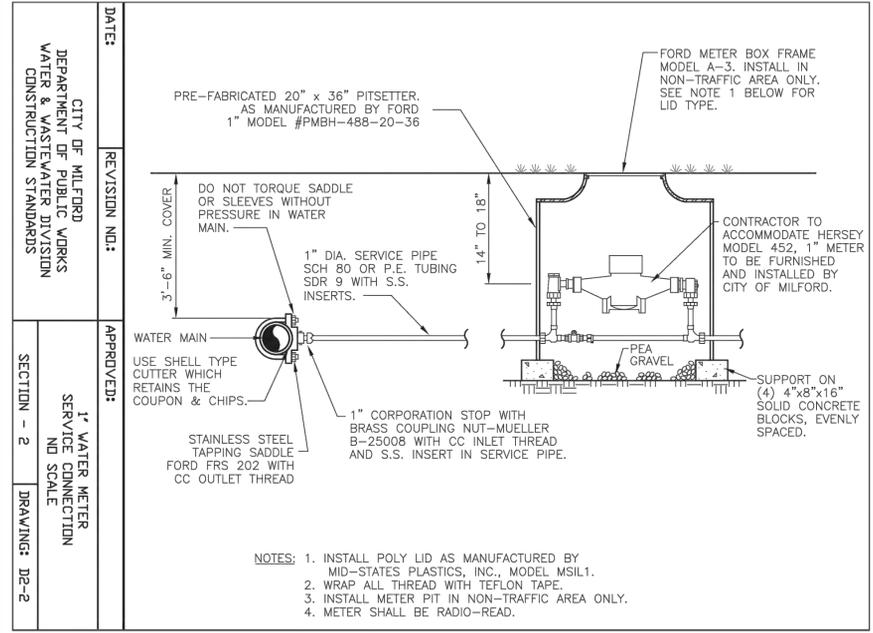
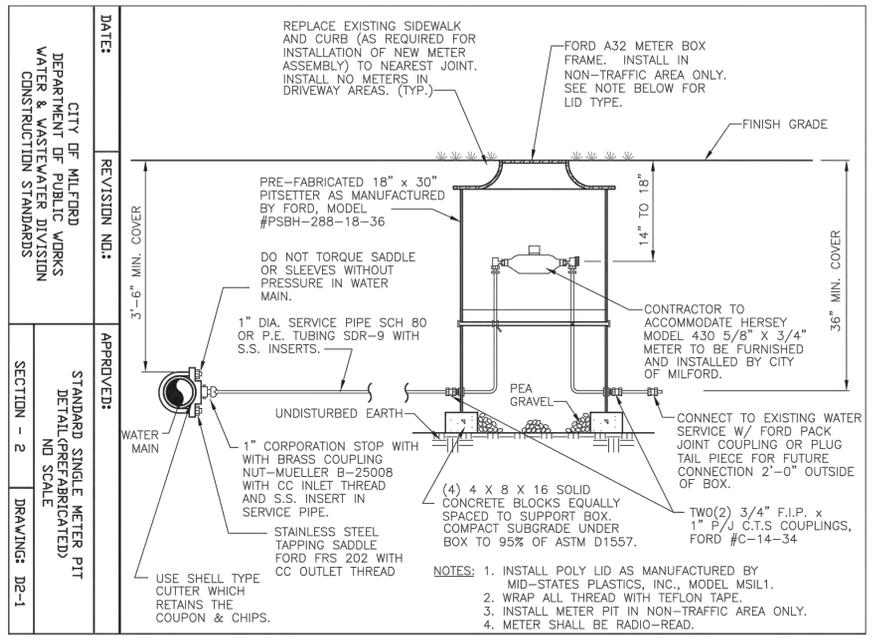
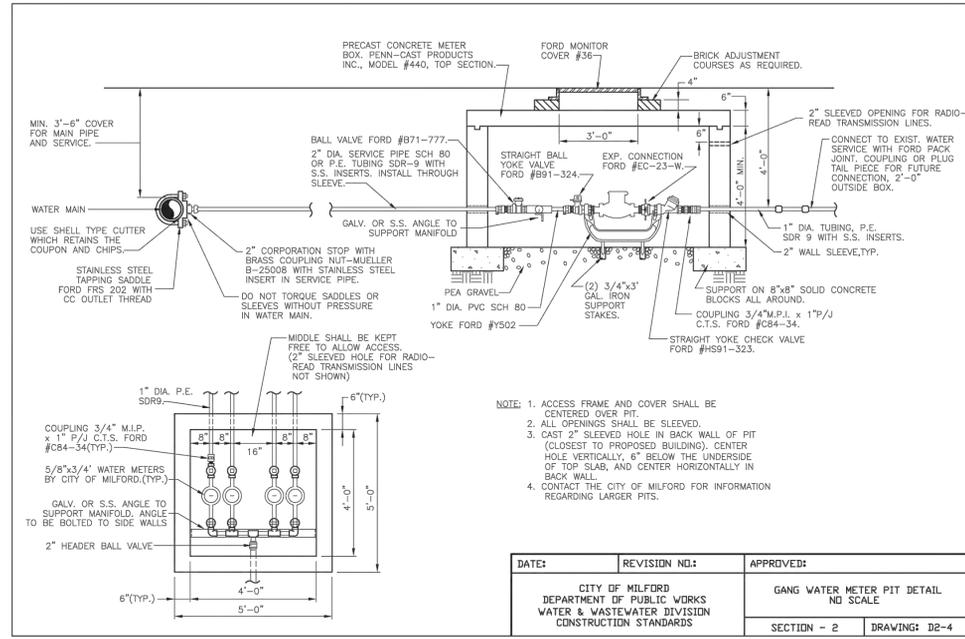
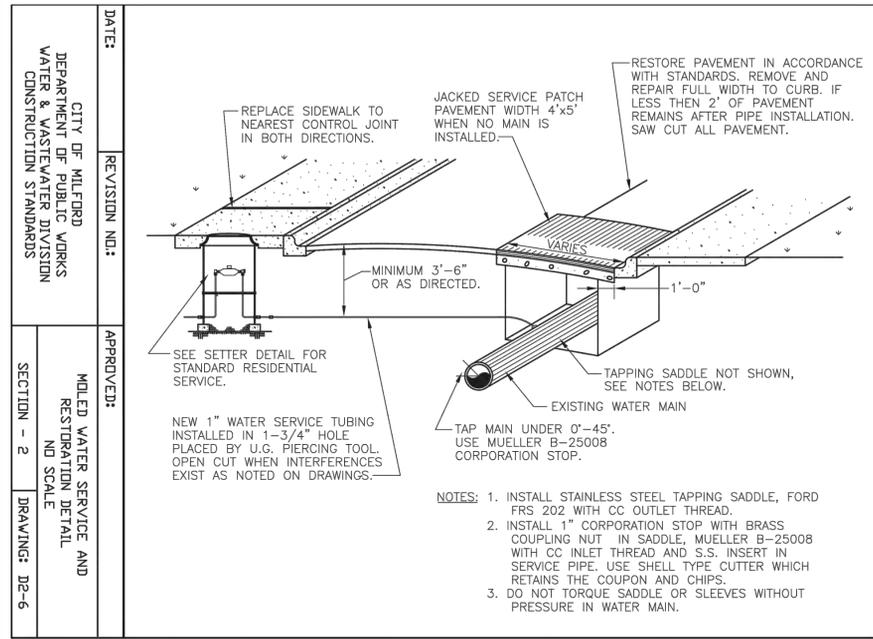
PLAN SHEET
 MILFORD 2024 UTILITIES AND STREETS
 REHABILITATION PROJECT
 SUSSEX COUNTY

DELAWARE

MILFORD

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF DELAWARE.
 LICENSE NO. 13532 EXP. DATE: 6-30-24

Drafting: JWC Check: DS
 Design: JWC Check: DS
 SCALE: AS NOTED
 DATE: 01-11-2024
 KCI JOB #: 131803632.21U
 SHEET: C-1.12

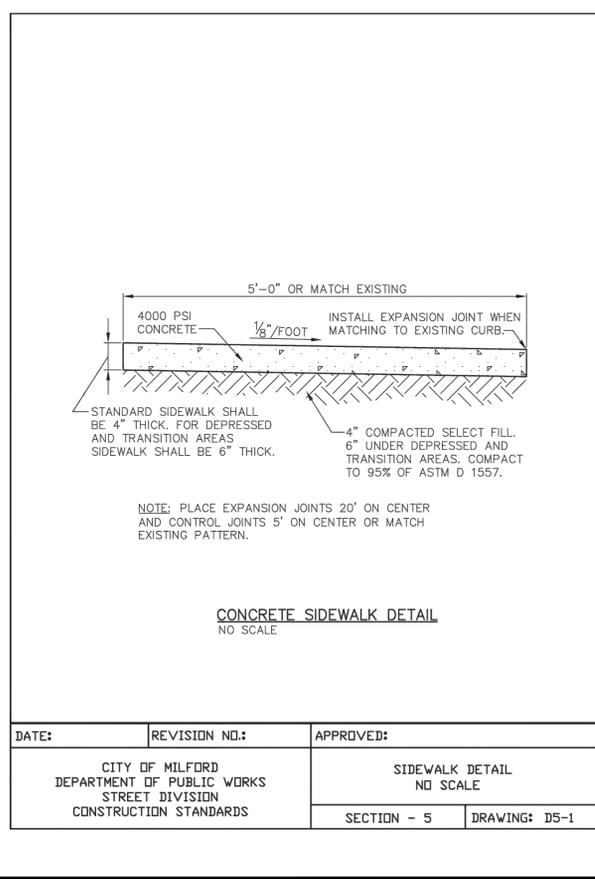
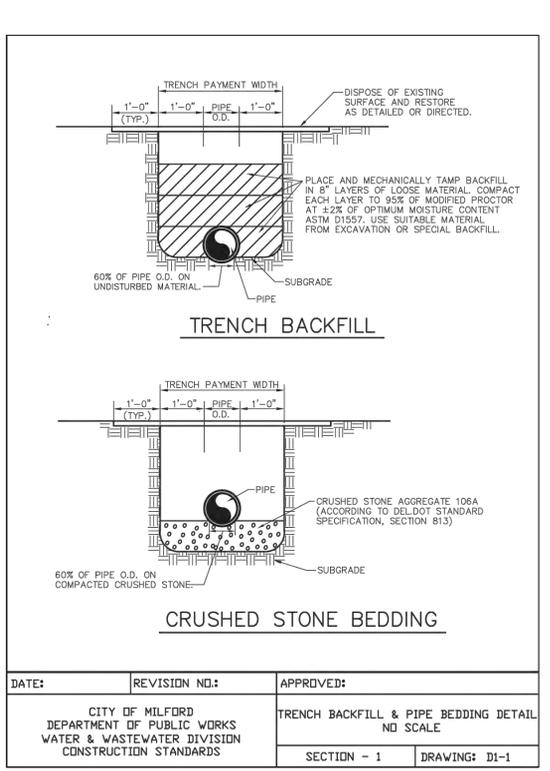
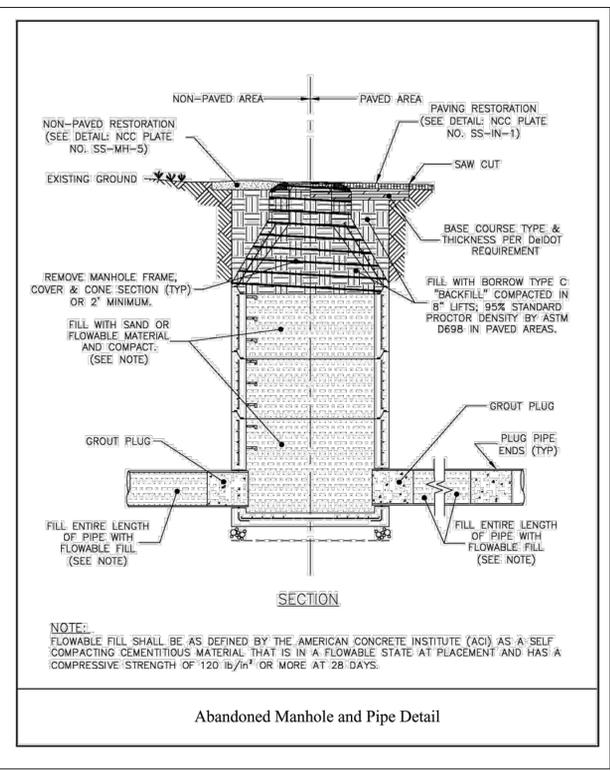
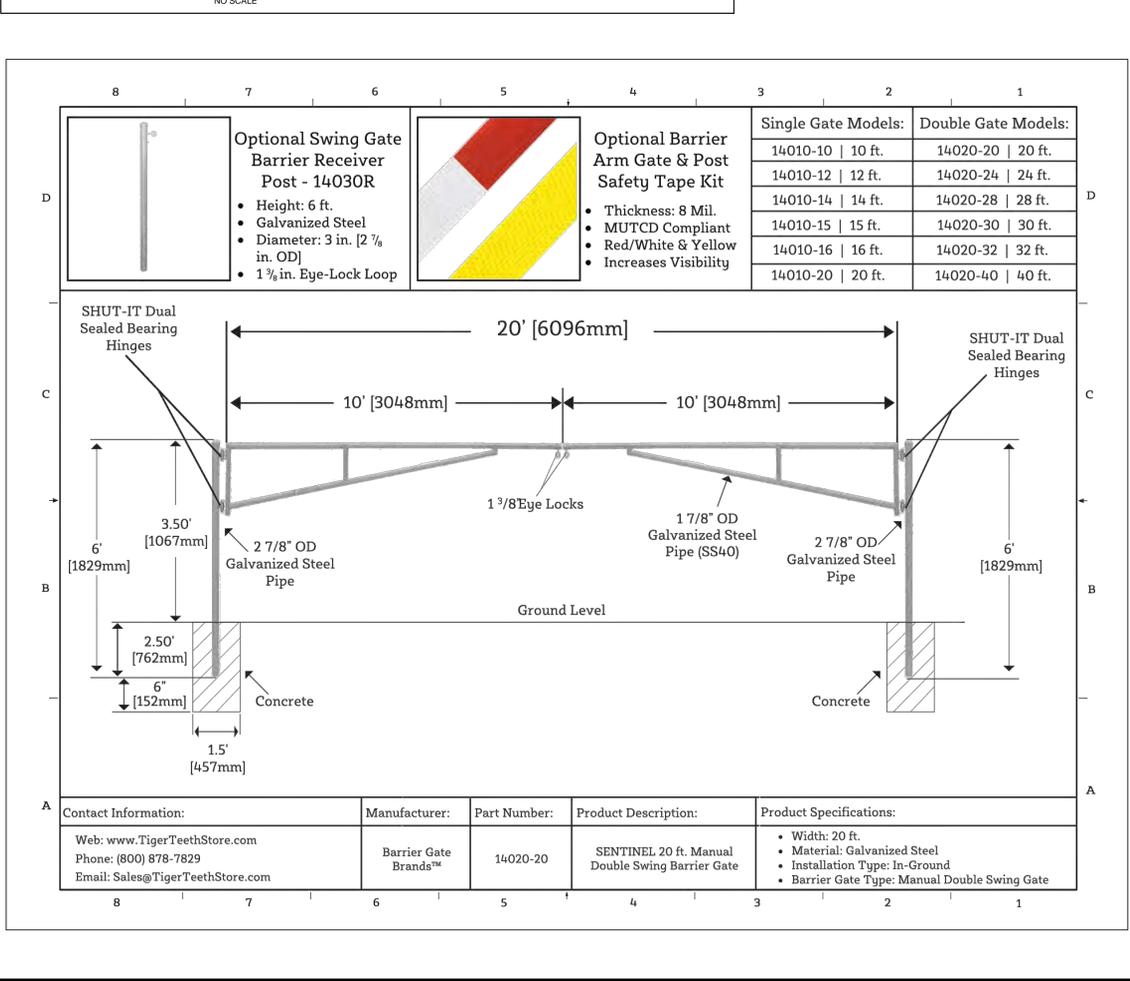
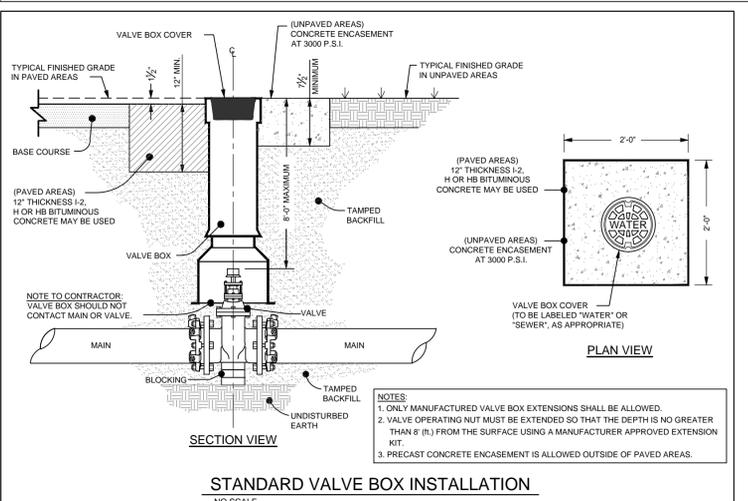
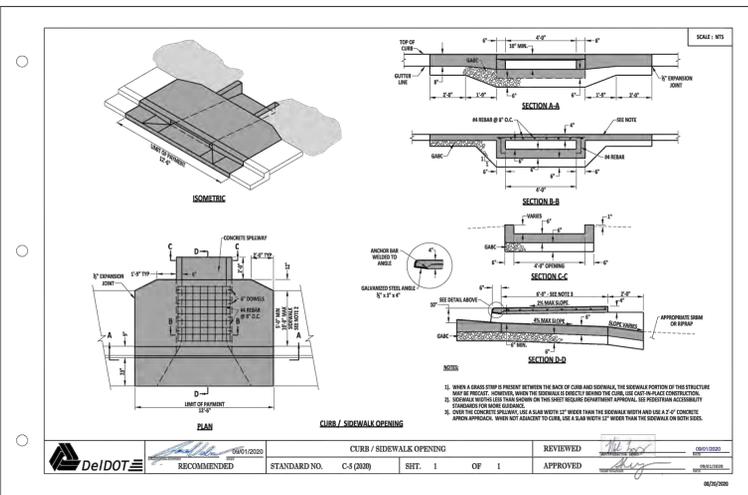
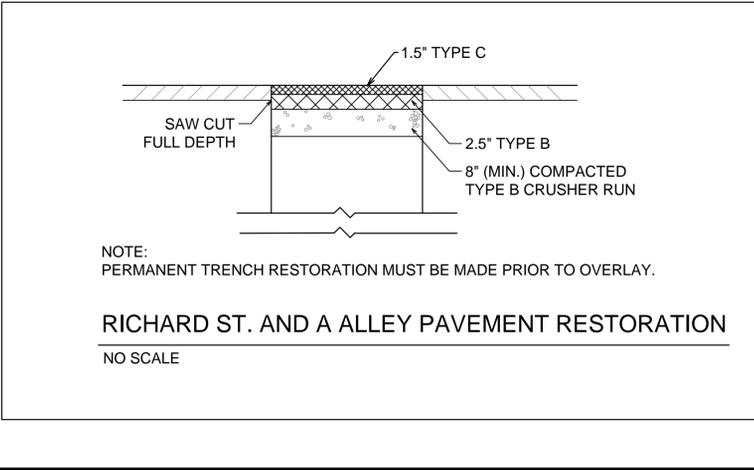
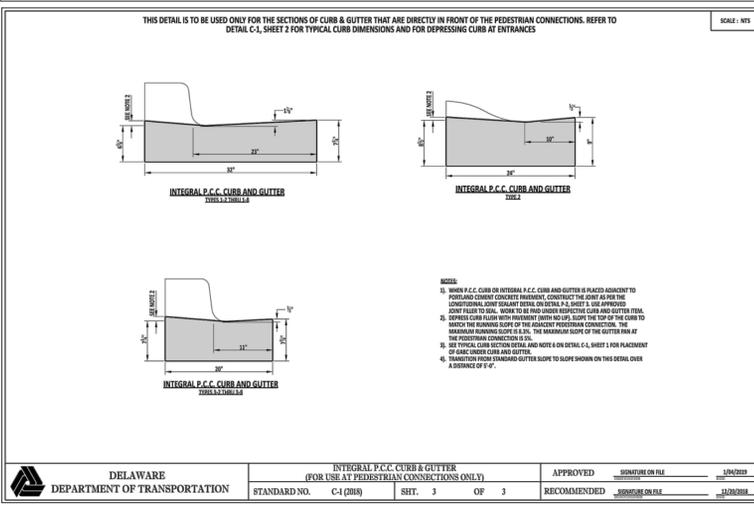
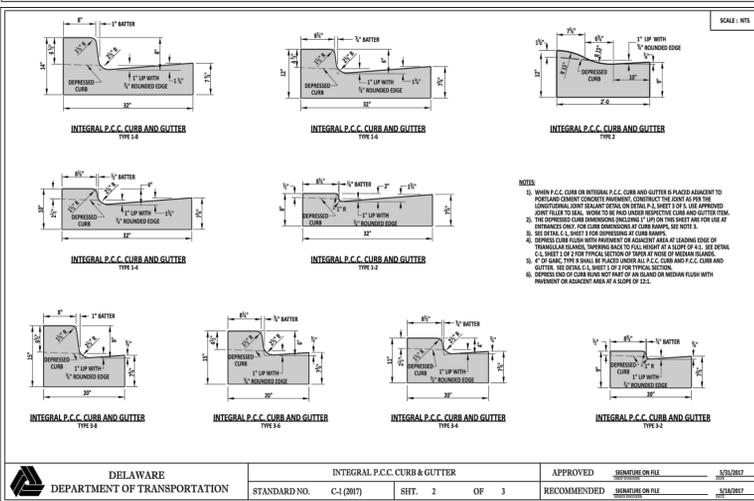
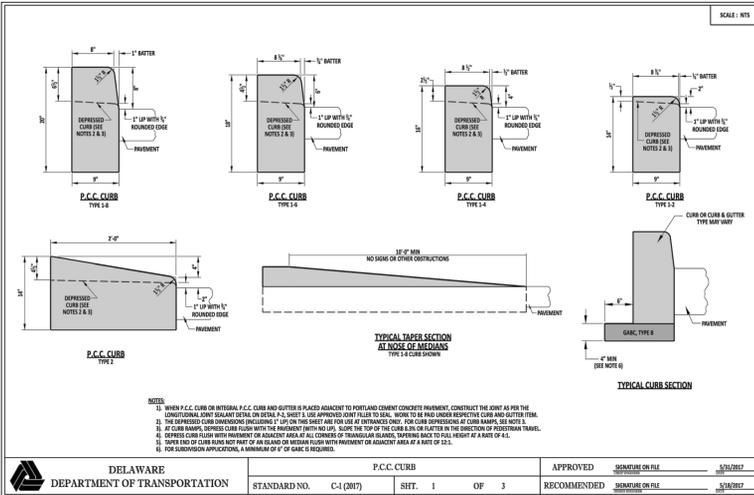


PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF DELAWARE.

LICENSE NO. 13532 EXP. DATE: 6-30-24

DANIEL R. STANLEY
LICENSED PROFESSIONAL ENGINEER
No. 13532



DETAILED PROJECT INFORMATION

MILFORD 2024 UTILITIES AND STREETS REHABILITATION PROJECT
SUSSEX COUNTY

OWNER/DEVELOPER: CITY OF MILFORD, PUBLIC WORKS DEPARTMENT, 180 VICKERS DRIVE, MILFORD, DE 19963, PH: (302) 422-1170

ENGINEER: KCI TECHNOLOGIES, INC., 1352 MARRIOTT SUITE 100, MILFORD, DE 19963, PHONE: (302) 731-9176, FAX: (302) 731-9807, Website: www.kci.com

DESIGNER: T.J.G. | **CHECKER:** D.S.

DATE: 01-11-2024 | **SHEET:** C-1.14

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF DELAWARE.
LICENSE NO. 13532, EXP. DATE: 6-30-24

DRAWING INFORMATION:
DATE: [] | REVISION NO.: [] | APPROVED: []
CITY OF MILFORD, DEPARTMENT OF PUBLIC WORKS, STREET DIVISION, CONSTRUCTION STANDARDS
SECTION - 5 | DRAWING: D5-1

SECTION 00300

BID FORM

Proposal of Eastern States Construction Service, Inc. (hereafter called "BIDDER"), organized and existing under the laws of the State of Delaware doing business as a Corporation (*Insert "a corporation", "a partnership", or "an individual" as applicable*) to the City of Milford (hereinafter called "OWNER").

In compliance with the INVITATION TO BIDDERS, BIDDER hereby proposes to perform all WORK for **MILFORD 2024 UTILITIES AND STREETS REHAB, CONTRACT NO. 2023-EN/ST-002**, in strict accordance with the CONTRACT DOCUMENTS, within the time set forth herein, and at the prices stated below.

By submission of this BID, each BIDDER certifies that this BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this BID with any other BIDDER or with any competitor.

BIDDER hereby agrees to commence WORK under this CONTRACT on or before a date to be specified in the NOTICE TO PROCEED and to fully complete the PROJECT in accordance with a mutually agreed upon schedule and no later than 180 calendar days. BIDDER further agrees to pay, as liquidated damages, an amount of **\$500.00 PER CALENDAR DAY** as defined in the GENERAL CONDITIONS.

BIDDER acknowledges receipt of the following ADDENDA:

#1 _____

BIDDER'S ACKNOWLEDGEMENT OF CITY'S ABILITY TO ADJUST QUANTITIES	INITIAL BELOW
BIDDER acknowledges the estimated quantities listed below may be increased or decreased at the sole discretion of the City.	

This BID includes sales tax and all other applicable taxes and fees. BIDDER agrees to perform all the WORK described in the CONTRACT DOCUMENTS for the following unit prices or lump sum:

Milford 2024 Utilities and Streets Rehabilitation Project

Bid Form:

Item No.	Description	Unit	Quantity	Unit Price	Total Price
1	Mobilization/Demobilization (Max 3% of Total Bid)	LS	1	\$180,000.00	\$180,000 -.00
2	Maintenance of Traffic	LS	1	\$509,000.00	\$ 509,000 -.00
3	Excavate Existing Water Service Connection at Main (test pit)	EA	184	\$1,093.00	\$201,112 -.00
4	Re-use Existing Corp. Stop, Furnish & Install New Water Service via Bore Method, including Backfill and Compact	LF	100	\$55.00	\$5,500 -.00
5	Furnish and Install New Service Tap, Including Tapping Saddle and Corp. Stop, and Abandon and/or Remove Existing Connection as Needed	EA	123	\$1,020.00	\$125,460 -.00
6	Connect to New Corp. Stop, Furnish & Install New Water Service via Bore Method, including Backfill and Compact	LF	2,124	\$33.00	\$70,092 -.00
7	Sewer Point Repair	LF	10	\$500.00	\$5,000 -.00
8	Replace Manhole Frame and Cover	EA	5	\$1,980.00	\$9,900 -.00
9	Cut and Cap Existing Water Main (Abandon Line)	EA	11	\$1,320.00	\$14,520 -.00

10	Cut and Cap Existing FH Water Main (Abandon Line)	EA	4	\$1,570.00	\$ 6,280 -.00
11	Connect Existing Hydrant to New Main and Remove Existing Connection (DIP)	LF	20	\$107.00	\$2,140 -.00
12	Abandon or Remove as Necessary Existing 8" Gravity Sewer	LF	2,110	\$13.00	\$27,430 -.00
13	Abandon or Remove as Necessary Existing 12" Gravity Sewer	LF	300	\$18.00	\$5,400 -.00
14	Abandon Existing Gravity Sewer Manhole	EA	7	\$3,110.00	\$21,770 -.00
15	Remove Existing Gravity Sewer Manhole	EA	1	\$2,680.00	\$2,680 -.00
16	Furnish and Install New 8" Gravity Sewer	LF	1,040	\$150.00	\$156,000 -.00
17	Abandon Gravity Sewer Lateral Connection and Install New Gravity Sewer Lateral Connection to New Gravity Sewer Main	LF	450	\$134.00	\$60,300 -.00
18	Furnish and Install New Gravity Sewer Manhole	EA	3	\$8,435.00	\$25,305 -.00
19	Furnish and Install 4" Water Main	LF	650	\$100.00	\$65,000 -.00
20	Furnish and Install 6" Water Main	LF	4,700	\$105.00	\$493,500 -.00
21	Furnish and Install 8" Water Main	LF	710	\$120.00	\$85,200 -.00
22	Abandon or Remove as Necessary Existing Water Main	LF	5,170	\$5.00	\$25,850 -.00
23	Relocate Existing Fire Hydrant	EA	2	\$4,700.00	\$9,400 -.00
24	Furnish and Install New Fire Hydrant	EA	1	\$12,000.00	\$12,000 -.00
25	Furnish and Install 4" Valve	EA	5	\$2,000.00	\$10,000 -.00
26	Furnish and Install 6" Valve	EA	11	\$2,320.00	\$25,520 -.00
27	Furnish and Install 8" Valve	EA	8	\$3,330.00	\$26,640 -.00
28	Replace Existing Valve and Box	EA	2	\$5,800.00	\$11,600 -.00
29	Remove Existing Valve Box / Bury Valve	EA	11	\$750.00	\$ 8,250 -.00
30	Furnish, Install & Compact Permanent and Temporary GABC, including Maintenance and Removal of Temporary GABC Prior to Asphalt Paving (15")	CY	1,980	\$98.00	\$194,040 -.00

31	Pavement Milling Operations (2")	SY	34,120	\$2.30	\$78,476 -.00
32	Pavement Milling Operations (3")	SY	2,510	\$3.70	\$9,287 -.00
33	Furnish & Install Hot Mix Asphalt Paving, Type "B" (3")	Ton	6,200	\$115.50	\$716,100 -.00
34	Furnish and Install Hot Mix Asphalt Paving, Type "C" (2")	Ton	4,200	\$123.50	\$518,700 -.00
35	Remove & Replace Existing Concrete Curb	LF	1,500	\$90.00	\$135,000 -.00
36	Remove & Replace Existing Concrete Sidewalk, Including Select Base	SF	800	\$27.00	\$21,600 -.00
37	Install 5" Wide Permanent Roadway Striping	LF	70	\$27.00	\$1,890 .00
38	Install Stop Bars	SF	300	\$14.00	\$4,200 -.00
39	Install Crosswalk Striping	SF	720	\$14.00	\$10,080 .00
40	Remove and Replace ADA Ramps to be Compliant	EA	80	\$1,720.00	\$137,600 -.00
41	Install New Gate	EA	1	\$3,200.00	\$3,200 -.00
42	Furnish and Install Storm Drain Inlet	EA	10	\$7,800.00	\$78,000 -.00
43	Furnish and Install Storm Drain Piping	LF	160	\$140.00	\$22,400 -.00
				TOTAL BASE BID:	\$4,131,422 -.00

CONTINGENT ITEMS					
(TO BE COMPLETED AT DIRECTION OF ENGINEER)					
Item No. & Description		Unit	Quantity	Unit Price	Total Price
44	Re-Use Existing Corp. Stop, Furnish & Install New Water service via Open Cut Method, including Backfill and Compact	LF	100	\$54.00	\$5,400 .00
45	Remove Existing Corp. Stop and Tapping Saddle, Re-Use Existing Tap and Furnish & Install New Tapping Saddle & Corp Stop	EA	184	\$1,130.00	\$207,920 .00
46	Connect to New Corp. Stop, Furnish & Install New Water service via Open Cut Method, including Backfill and Compact	LF	100	\$55.00	\$5,500 .00
47	Remove Existing Corp. Stop and Tapping Saddle, and Furnish & Install Full Circle Repair Clamp	EA	184	\$700.00	\$ 128,800 .00
48	Furnish and Install New Service Tap, Including Tapping Saddle & Corp. Stop	EA	184	\$1,130.00	\$ 207,920 .00
49	Remove Existing Meter Pit Assembly	EA	307	\$489.00	\$ 150,123 .00
50	Furnish & Install New Meter Pit Assembly	EA	307	\$1,920.00	\$589,440 .00
51	Furnish & Install Blank in Existing Meter Pit	EA	307	\$154.00	\$47,278 .00
52	Remove & Replace Existing Curb Box and Curb Stop	EA	307	\$1,084.00	\$ 332,788 .00
53	Undercut, Furnish, Install & Compact GABC (#57 Stone)	CY	50	\$116.00	\$ 5,800 .00
54	Undercut, Furnish, Install & Compact Select Fill	CY	50	\$96.00	\$ 4,800 .00
55	Hot Mix Patching (6" Depth)	SY	250	\$45.00	\$ 11,250 .00
56	Hot Mix Patching (12" Depth)	SY	100	\$84.00	\$ 8,400 .00
57	Furnish & Install "Cold Patch" Temporary Pavement, including Maintenance and Removal of "Cold Patch" Prior to Permanent Asphalt Paving	SF	200	\$28.00	\$ 5,600 .00
58	Furnish & Install C-900, DR 18, PVC Water Main	LF	150	\$120.00	\$18,000 .00

59	Test Pitting, Including Temporary Restoration	CY	600	\$104.00	\$62,400 -.00
60	Secure Modified Proctor Tests	EA	10	\$124.00	\$1,240 -.00
61	Secure Field Density Tests	EA	10	\$124.00	\$1,240 -.00
62	Furnish and Install New Curb	LF	1,700	\$82.00	\$139,400 -.00
63	Furnish and Install New Sidewalk	SF	3,000	\$13.00	\$39,000 -.00
64	Adjust Broken Valve/Manhole Lids	EA	10	\$1,200.00	\$12,000 -.00
65	Repair Catch Basins	EA	10	\$1,800.00	\$18,000 -.00
66	DelDOT Concrete Collars (Manholes)	EA	42	\$1,400.00	\$58,800 -.00
67	DelDOT Concrete Collars (Valves)	EA	61	\$730.00	\$44,530 -.00
				TOTAL CONTINGENT BID:	\$2,105,629.00
				TOTAL BID:	\$6,237,051.00

SUBCONTRACTOR and SUPPLIER LIST

In accordance with Title 29, Chapter 69, §6962 (d) (10) b. of the Delaware Code, the following SUBCONTRACTOR and SUPPLIER listing must accompany the BID submittal. The name and address (City and State only) of all major material SUPPLIERS and SUBCONTRACTORS must be listed for each category where the BIDDER intends to use a SUPPLIER or SUBCONTRACTOR to perform that category of WORK. In order to provide full disclosure and acceptance of the BID by the OWNER, it is required that BIDDERS list themselves as being the SUBCONTRACTOR or SUPPLIER for all categories where he/she is qualified and intends to perform such WORK.

SUBCONTRACTORS				
	CATEGORY	COMPANY NAME	ADDRESS (CITY, STATE)	DBE (Y/N)
1.	Sanitary	Eastern States Construction Service, Inc.	Wilmington, DE	N
2.	Water	Eastern States Construction Service, Inc.	Wilmington, DE	N
3.	Storm	Eastern States Construction Service, Inc.	Wilmington, DE	N
4.	Paving	Eastern States Construction Service, Inc.	Wilmington, DE	N
5.				

SUPPLIERS				
	CATEGORY	COMPANY NAME	ADDRESS (CITY, STATE)	DBE (Y/N)
1.	Pipe and Fitting	Core & Main	Milton, DE	N
2.	Pipe and Fitting	Ferguson Waterworks	Wilmington, DE	N
3.	Asphalt	Tri County Materials	Dover DE	N
4.				
5.				

BIDDER Please Note:

The OWNER reserves the right to accept or reject any or all BIDS. The OWNER may elect to delete some or all portions of any BID item, shown above and described in the CONTRACT DOCUMENTS, or accept any or all alternate BID items, in any order, such that the best interests of the OWNER are served.

By submission of this BID, BIDDER certifies that: (1) he is licensed, or has initiated the license application, as required by Title 30, Chapter 25, §2502 of the Delaware Code; (2) he has not, either directly or indirectly, entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this submitted proposal; and (3) he comprehends the bidding requirements set forth in the CONTRACT DOCUMENTS and herein and is thoroughly familiar with the provisions of the CONTRACT DOCUMENTS.

BIDDER agrees that this BID shall be good and may not be withdrawn for a period of **one-hundred twenty (120) days** after the scheduled closing time for receiving BIDS. Upon receipt of written notice of the acceptance of this BID, BIDDER will execute the formal CONTRACT, attached to said notice, within twenty (20) days and deliver a Surety BOND or BONDS as required by the INFORMATION FOR BIDDER.

The BID security attached in the sum of \$ 623,705.10, representing ten percent (10%) of the total Project BID, is to become the property of the OWNER in the event the CONTRACT and BONDS are not executed within the time above set forth, as liquidated damages for the delay and additional time expense to the OWNER caused thereby.

Respectfully submitted:

 Terence T. Gleason
Signature

03/01/2024
Date

Vice President
Title

702 First State Street
Address

1989022813
License Number (If applicable)

Wilmington, DE 19804
Address (cont'd)

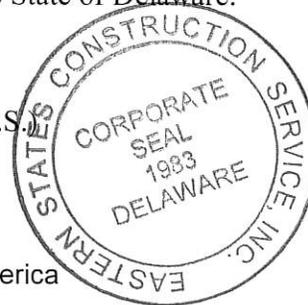


END OF SECTION

In WITNESS WHEREOF, the PRINCIPAL and the SURETY have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above. SURETY executing BONDS shall be a licensed agent in the State of Delaware.

Eastern States Construction Service, Inc.

Terence T. Gleason (L.S.)
Principal Terence T. Gleason, Vice President



Travelers Casualty and Surety Company of America
Surety

By: *Gina M. Semonelle*
Gina M. Semonelle, Attorney-in-Fact

IMPORTANT – SURETY companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

END OF SECTION

CONSENT OF SURETY

We, the undersigned surety, Travelers Casualty and Surety Company of America

a corporation organized and existing under the State of Connecticut
are hereby authorized to do business in the State of Delaware
do hereby consent and agree with City of Milford

that if the foregoing proposal of Eastern States Construction Service, Inc.

for Milford 2024 Utilities and Streets Rehabilitation
Contract No. 2023-EN/ST-002

be accepted and the contract timely awarded and executed by the Obligee and Principal,
that we will, as surety, upon its being so awarded and entered into, become surety for
the said project in the sum not to exceed 100% for the faithful performance of said
contract.

Signed and dated: March 1, 2024

Travelers Casualty and Surety Company of America

(Surety)



Gina M. Semonelle

Attorney-in-Fact



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **GINA M SEMONELLE** of **WILMINGTON** Delaware, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, 2021.



State of Connecticut

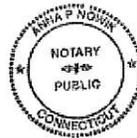
City of Hartford ss.

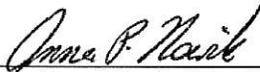
By: 
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2026




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

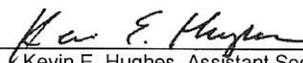
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **1st** day of **March**, 2024




Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**

SECTION 00530

AGREEMENT

THIS AGREEMENT, made this 6th day of March, 2024, by and between the City of Milford, hereinafter called "OWNER", and Eastern States Construction Service inc., doing business as Eastern States Construction Service inc., hereinafter called "Contractor".

WITNESSETH; that for and in consideration of the payments and agreements herein after mentioned:

- A. The CONTRACTOR will commence and complete the **MILFORD 2024 UTILITIES AND STREETS REHABILITATION, CONTRACT NO. 2023-EN/ST-002.**
- B. The CONTRACTOR will furnish all of the materials, supplies, tools, equipment, labor and any other services necessary for the construction and completion of the PROJECT described herein.
- C. The CONTRACTOR will commence the WORK required by the CONTRACT DOCUMENTS within 10 calendar days after the date of the NOTICE TO PROCEED and will complete all work within in accordance with the attached schedule.
- D. The CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and comply with the terms therein for the sum of \$6,166,163.
- E. The term " CONTRACT DOCUMENTS " means and includes the following:
 - 1. INVITATION TO BIDDERS
 - 2. INFORMATION FOR BIDDERS
 - 3. BID FORM
 - 4. BID BOND
 - 5. AGREEMENT
 - 6. NOTICE OF AWARD
 - 7. NOTICE TO PROCEED
 - 8. PAYMENT BOND
 - 9. PERFORMANCE BOND
 - 10. GENERAL CONDITIONS
 - 11. CHANGE ORDER
 - 12. INSURANCE CERTIFICATES
 - 13. DRAWINGS PREPARED BY THE CITY OF MILFORD
 - 14. SPECIFICATIONS PREPARED OR ISSUED BY THE CITY OF MILFORD
 - 15. APPENDICES
 - 16. ADDENDA
 - 17. PROPOSED SCHEDULE (ATTACHED)
- F. The OWNER will pay to the CONTRACTOR in the manner and at such times as set forth in the General Conditions such amounts as required by the CONTRACT DOCUMENTS.
- G. This Agreement shall be bonding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed or caused to be executed by their duly authorized official, this Agreement in three (3) copies, each of which shall be deemed an original on the date first above written.

OWNER:

City of Milford

BY: _____

NAME: Arthur J. Campbell

(Please Type)

TITLE: _____

(SEAL)

ATTEST: _____

NAME: _____

(Please Type)

TITLE: _____

CONTRACTOR:

BY: _____

NAME: _____

(Please Type)

TITLE: _____

(SEAL)

ADDRESS: _____

EMPLOYER IDENTIFICATION NUMBER: _____

ATTEST: _____

NAME: _____

(Please Type)

TITLE: _____

END OF SECTION



RESOLUTION

A RESOLUTION APPROVING A LETTER OF COMMITMENT TO AMERICAN MUNICIPAL POWER FOR ITS GRID RESILIENCE AND INNOVATION PARTNERSHIP INCENTIVE APPLICATION; AND AUTHORIZING OTHER MATTERS RELATED THERETO.

WHEREAS, the City of Milford ("Municipality") is a municipality, duly organized and validly existing under the laws of the State of Delaware (the "State"); and

WHEREAS, The Delaware Municipal Electric Corporation ("DEMEC") is a municipal electric company and joint action agency ("Member") incorporated in the State, established by certain cities and towns, and formed pursuant to Chapter 13 of Title 22 of the Delaware Code (the "Act"); and

WHEREAS, American Municipal Power, Inc. ("AMP") is an Ohio nonprofit corporation, organized to own and operate facilities, or to provide otherwise, for the generation, transmission or distribution of electric power and energy, or any combination thereof, and to furnish technical services on a cooperative, nonprofit basis, for the mutual benefit of its members ("Members"), such Members, including Municipality, being, as of the date hereof, political subdivisions that operate, or whose members operate, municipal electric utility systems in Delaware, Ohio, Indiana, Kentucky, Michigan, Pennsylvania, Maryland, Virginia and West Virginia; and

WHEREAS, seeking to bring projects at the lowest viable cost to their members, DEMEC and AMP have identified a funding opportunity in the Bipartisan Infrastructure Law that may serve to reduce a portion of the cost of an Advanced Metering Infrastructure ("AMI") Capital Project ("Project"); and

WHEREAS, as part of the Bipartisan Infrastructure Law, the Grid Deployment Office as part of the United States Department of Energy (DOE) is administering a \$10.5 billion Grid Resilience and Innovation Partnerships (GRIP) Program to enhance grid flexibility and improve the resilience of the power system against growing threats of extreme weather and climate change; and

WHEREAS, this program will accelerate the deployment of transformative projects that will help to ensure the reliability of the power sector's infrastructure, so all American communities have access to affordable, reliable, clean electricity anytime, anywhere; and

WHEREAS, American Municipal Power (AMP) has responded to the GRIP funding opportunity announcement by sending a concept paper to the DOE which includes AMI as a GRIP option for Bipartisan Infrastructure Law (BIL) funds; and

WHEREAS, AMP is preparing a Grid Resilience and Innovation Partnerships ("GRIP") grant application for submission to the Department of Energy ("DOE") for funding relating to AMP's Smart Grid: Using Edge and DERMS Computing to Build Grid Resiliency project (the "Project"); and

WHEREAS, in light of the benefits the Project can be expected to provide to Municipality and its utility customers, Municipality desires to confirm to the DOE its intended participation in the Project; and

WHEREAS, AMP's application will be enhanced if it includes a Letter of Commitment from the Municipality expressing their commitment to participating in AMP's GRIP incentive option; and

WHEREAS, such a letter shall be duly authorized by resolution of the Municipality's local regulatory body; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the Municipality as follows:

Section 1. Authorization of Letter of Commitment. This resolution authorizes the City of Milford Mayor to prepare and submit a Letter of Commitment to AMP expressing the Municipality's commitment to participating in AMP's GRIP option.

Section 2. DEMEC Assistance. This resolution authorizes the City of Milford staff to support DEMEC with any additional actions necessary to assist AMP with its GRIP application including but not limited to providing any necessary data.

Section 3. Formal Action. That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in conformance with applicable open meetings laws and that all deliberations of this Council and of any committees that resulted in those formal actions were in compliance with all legal requirements including any applicable open meetings requirements.

Section 4. Adjudication. If any section, subsection, paragraph, clause or provision or any part thereof of this Resolution shall be finally adjudicated by a court of competent jurisdiction to be invalid, the remainder of this Resolution shall be unaffected by such adjudication and all the remaining provisions of this Resolution shall remain in full force and effect as though such section, subsection, paragraph, clause or provision or any part thereof so adjudicated to be invalid had not, to the extent of such invalidity, been included herein.

Section 5. Final Review. The Municipality reserves the right after review of final pricing from AMP and prior to any binding commitment to AMP or DEMEC to either continue forward with participation by executing agreements with AMP or DEMEC or elect to decommit from the AMI Project.

Section 6. Effective Date. This Resolution shall take effect immediately upon the passage.

This certifies that this is a true and correct copy of the Resolution duly adopted by the City Council of the City of Milford at its meeting on March 25, 2024.

Mayor Arthur J. Campbell

Attest: _____
City Clerk Teresa K. Hudson

March 25, 2024

Department of Energy
Grid Deployment Office
1000 Independence Ave. SW
Washington, DC 20585

RE: ***Grid Resilience and Innovation Partnerships (GRIP) Topic 2 Commitment Letter***

As a committed partner/end-user in American Municipal Power's Smart Grid: Using Edge Computing to Build Grid Resiliency project, this letter serves as the City of Milford's commitment to participating in the project.

Our community, like so many in the country, requires new and innovative solutions to ensure that our residents can access technology that will improve their health, safety, and economic vitality. Currently, our grid system lacks substantial "smart grid edge" technology/capabilities, which could affect our system's reliability and power distribution capability. We face pressing challenges as demand on our infrastructure increases, including:

- We currently lack the capability to support any material increase in electric vehicle charging; distributed renewable energy integration; and grid edge technology, all of which can allow for more efficient energy usage and a reduction of Greenhouse Gas (GHG) emissions.
- Our community is susceptible to events that increase our system's vulnerability, including extreme inclement weather (droughts, storms, tornadoes, blizzards, etc.) and vegetation overgrowth.
- Constrained budgets requiring innovative solutions and strong partnerships to overcome cost barriers to implementation of grid-advancing technologies.

AMP's project to enhance service capabilities by incorporating a Smart Grid - Edge Computing Solution will have a direct improvement upon our current operations. Completion of this project will enable the City of Milford and AMP, working together, to maximize existing generation, transmission, and distribution assets; minimize inefficiencies and mitigate rising demands in our distribution grid; access and manage distributed energy resources, better match energy resources with load; serve as a foundation for further enhancement of the grid; and maintain overall grid stability and resiliency.

The City of Milford looks forward to the opportunity to be part of the implementation of this exciting project and a collaborative partner with AMP and its team.

Respectfully,

Arthur J. Campbell
Mayor

4862-4123-6047, v. 1



The governing body has recessed to Executive Session. The regular meeting will resume shortly.