



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

CITY COUNCIL AGENDA

August 26, 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*

All interested parties are invited to speak during the public comment portion of the Meeting. Discussion of those items appearing on the agenda as a public hearing is prohibited during the Public Comment Period, as an opportunity will be provided at the time it is being considered. Virtual attendees must register prior to start time of the meeting by calling 302-422-1111 Extension 1142 or 1303, or by sending an email to cityclerk@milford-de.gov and providing their 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 Meeting. Citizen comments are limited to three (3) minutes. Council and Committee Members are prohibited from responding or taking action since this is not an official session; however, items may be considered for placement on a future agenda.

COUNCIL MEETING

Call to Order - Mayor F. Todd Culotta

Invocation

Pledge of Allegiance

Roll Call

Recognition

New City Employee Introduction

Public Comments/Final Determination ®

Ordinance 2024-08

Application of Ribera Development, LLC on behalf of Westwood Subdivision
for Final Major Subdivision

130.5 +/- acres of land located on the north side of Williamsville Road
approximately 2,300 west of the Route 14 intersection

Comprehensive Plan Designation: Low Density Residential

Zoning District: R-2 (Residential District)

Present use: Vacant Proposed Use: Planned Unit Development

Tax Parcel: MD-16-182.00-01-11.00 thru 21.00

Monthly Finance Report

Unfinished Business

New Business

Resolution 2024-14/Endorsement/SS4A Grant

Authorization/Purchase/Police/Replacement Vehicles

Resolution 2024-13/Milford Ponds/Streets Acceptance³

Discussion/City Council Retreat¹

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 (3)

Pursuant to 29 Del. C. §10004(b)(9) Personnel matters in which the names, competency and abilities of individual employees or students are discussed²

Return to Open Session

Potential Vote-Real Estate

Potential Vote-Personnel

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 PAPER 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 SHALL BE FROM THE COUNCIL PACKET AND REFERENCED BY PRESENTER USING AUDIO AND VISUAL MEANS TO ENSURE VIRTUAL PARTICIPATION BY ALL IN ATTENDANCE.

*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.

081924

¹082024 Late Addition by City Manager

²082124 Late Addition by Mayor

082324 Item Removed

³ 082324 Late Addition by City Manager



CITY OF MILFORD
CITY COUNCIL MEETING MINUTES
August 12, 2024

The City Council of the City of Milford met in the Joseph Ronnie Rogers Council Chambers in Regular Session on Monday, August 12, 2024.

PRESIDING: Mayor F. Todd Culotta

IN ATTENDANCE: Councilmembers Daniel Marabello, Nadia Zychal, Lori Connor,
Michael Stewart, Nirmala Samaroo, Katrina Wilson and Jason James Sr.

ABSENT: Councilmember Madula Kalesis

STAFF: City Manager Mark Whitfield, Police Chief Cecilia Ashe, and
Interim City Clerk Katrina White

COUNSEL: Solicitor David Rutt, Esquire

PUBLIC COMMENT

The Public Comment Period commenced at 6:00 p.m. after which Solicitor Rutt read the public comment rules into record.

Neyda Albarran, The Culture Club PR, 216 NW Front Street Milford, DE 19963, was present and expressed her gratitude to the Parks and Recreation Department for allowing a StoryWalk to be installed in downtown Milford. She explained that it is a book that will be displayed on several plaques so that children and families can walk along the Riverwalk and enjoy a book, translated in English, Spanish and Haitian Creole. The book is about celebrating community and those who work hard at making the community the best it can be. She further explained that The Culture Club PR is a multicultural club for kids that meets in Milford, Seaford and Georgetown that teaches kids about different cultures in hope of promoting peace, understanding and celebration of diversity. There will be a Ribbon Cutting and Unveiling of the StoryWalk event on Friday, September 6, 2024 at 6:00 pm starting at the North Pole Creamery and ending at the Memorial Park Playground.

CALL TO ORDER

Mayor Culotta called the regular meeting to order at 6:03 p.m. Roll Call showed that there were eight members present.

INVOCATION AND PLEDGE

The invocation was given by Councilmember Wilson, followed by the Pledge of Allegiance.

APPROVAL OF PREVIOUS MINUTES

Councilmember Wilson made the motion to approve the July 22, 2024 Council meeting minutes and July 22, 2024 Finance & Audit Committee meeting minutes. Councilmember Connor seconded. The motion carried unanimously.

RECOGNITION

Introduction New City Employees:

Brian Jester, Building Operations & Refuse Supervisor, introduced new Public Works intern, Mason Watkins who began his two-year internship on July 16, 2024 and will be rotating through several departments, including Solid Works, Streets, Parks & Recreation and Water & Sewer.

City Engineer James Puddicombe introduced new University of Delaware summer intern, Kylie Short who is an environmental engineer. She will be working in the Engineering Department.

IT Director Bill Pettigrew introduced new IT intern, Nicolas Jones, who has brought specific IT skills to the Milford IT team such as Python Programming and knowledge of Tableau. He has been working with the recording of meetings and instrumental in the kickoff of the new document management software. Through the internship program he will receive a bachelor's degree with Wilmington College in Computer Science.

Special Recognition:

Finance Director Lou Vitola recognized Lucas David, Customer Service Cash Operations Clerk I, for completing the requirements of Wilmington University to earn a bachelor's degree in accounting with a major in finance through the city's Tuition Reimbursement Program.

STAFF REPORTS

All reports were included in the Council packet.

Police Department

Chief Cecilia Ashe deferred to Jenna Haines, Behavioral Health Unit Director, who gave a report on the Behavioral Health Unit activities for the month of July. Chief Ashe commended her on the work she has done and reported that she is being recognized on a national level for the work and commitment that she has put forth in the program.

Councilmember James thanked Ms. Haines for all she has done and for the growth of the department. He also thanked Chief Ashe for elevating and making the department great.

Councilmember Wilson moved to accept the Monthly Police Report. Councilmember James seconded. The motion carried unanimously.

City Clerk

Interim City Clerk Katrina White provided a recap of activities that occurred during the month of July, as well as an update on special events. She gave special thanks to Nicolas Jones who has kicked off the scanning for the new Docuware system.

Councilmember Katrina Wilson gave recognition to Interim City Clerk White for the packets and minutes being done in a way that Council has asked for in the past.

Councilmember James asked for an update on the new Diligent meeting software. Interim City Clerk White stated that the progress is moving forward. Users for the software were being added and she had a meeting the next day, July 23, 2024 with the Diligent representative. Councilmember James thanked her for the seamless transition from having a long-time serving city clerk.

Councilmember Zychal moved to accept the City Clerk Report, seconded by Councilmember Wilson. The motion carried unanimously.

City Manager

City Manager Whitfield highlighted a few of the monthly activities from the report that was included in the packet.

Councilmember Wilson asked if there was a timeline for the construction on Church Street. City Engineer James Puddicombe answered that they are going through the process with the utilities right now. So, it will probably be two or three weeks before they are done with that. Then they are going to come back and mill out then get into the paving. He said it is a pretty large section of road so it's going to be under construction for a few more weeks at least.

Director Brad Dennehy reported that Milford has been voted as having the Best Dog Park in downstate Delaware in Delaware Today magazine.

Councilmember James moved to accept the City Manager's report and his staff reports, seconded by Councilmember Zychal. The motion carried unanimously.

COMMUNICATIONS & CORRESPONDENCE

Councilmember Stewart reported that he had a complaint from resident about the condition of the rental property next door that had trash outside and uncut grass for a long period of time. There was also the complaint of a tree that hangs over onto the resident's property. He stated that he would like to see some assistance for her on these issues.

City Manager Whitfield stated that he thought the proper way to handle this was to take it to the Code Committee because there are some suggestions with regard to rental housing permits. The committee should take a look at what opportunities are there to change the code.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Authorization/ Purchase Replacement Equipment/Public Works/Backhoe-2024 Caterpillar

Public Works Director Willis Shafer reviewed the memo and proposal that was included in the packet. (Pages 46-50) He stated that staff recommended City Council to authorize a purchase order in the amount of \$175,383 to acquire the backhoe through Carter Cat pursuant to the Sourcewell/Delaware State Contract.

Councilmember Samaroo made a motion to authorize a purchase order in the amount of \$175,383 to acquire a backhoe through Carter Cat pursuant to the Sourcewell/Delaware State Contract GSS23750-EQUIPMENT. Councilmember Stewart seconded. The motion carried unanimously.

Authorization/Purchase Replacement Vehicle/Public Works/101-E/2024 Ford F150 Lightning Electric Vehicle

Electric Director Tony Chipola reviewed the memo that was included in the packet. (Page 51) He stated that staff recommends City Council to authorize a purchase order to Hertrich Fleet Services, Inc, in accordance with the State of Delaware contract, with funding coming from Electric Operating funds, specifically Capital Vehicle Replacement.

Councilmember Wilson made the motion to accept the recommendation of the staff to purchase the vehicle from Hertrich Fleet Services, Inc, in accordance with the State of Delaware contract, with funding coming from Electric Operating funds, specifically Capital Vehicle Replacement in the amount of \$59,394. Councilmember James seconded. The motion carried unanimously.

Authorization/Utility Bill Inserts/Milford Community Parade/Solicitation Flyer

City Manager Whitfield stated that each year the city receives a request from the Milford Community Parade to put an insert for monetary sponsorship into the utility bills. This has been done for a number of years.

Councilmember Zychal made a motion to accept the request for the insert seeking sponsorship to be placed in the utility bills. Councilmember Wilson seconded. The motion carried unanimously.

Introduction/Ordinance 2024-08

*Application of Ribera Development, LLC on behalf of Westwood Subdivision
for Final Major Subdivision*

130.5 +/- acres of land located on the north side of Williamsville Road

approximately 2,300 west of the Route 14 intersection

Comprehensive Plan Designation: Low Density Residential

Zoning District: R-2 (Residential District)

Present use: Vacant Proposed Use: Planned Unit Development

Tax Parcel: MD-16-182.00-01-11.00 thru 21.00

City Manager Whitfield introduced Ordinance 2024-08 which will be reviewed by the Planning Commission on August 20, 2024, after which it will return to Council for a final public hearing and determination at the August 26th meeting.

EXECUTIVE SESSION

Councilmember James made a motion to go into Executive Session reference the below statutes. Councilmember Samaroo seconded. The motion carried unanimously.

Pursuant to 29 Del. C. §10004(b)(9) Personnel matters in which the names, competency and abilities of individual employees or students are discussed

Mayor Culotta recessed the Council Meeting at 7:33 pm for the purposes as permitted by the Delaware Freedom of Information Act. Council relocated to the Conference Room for the closed session discussion.

Return to Open Session

At 7:46 p.m., Councilmember James moved to return to Open Session. Councilmember Zychal seconded. The motion carried unanimously.

Potential Vote-Personnel Matter/City Clerk

Mayor Culotta stated that no action was taken in Executive Session.

Adjournment

Councilmember Marabello made the motion to adjourn. Councilmember Zychal seconded. The motion carried unanimously.

Mayor Culotta adjourned the meeting at 7:47 pm.

Respectfully submitted,

Katrina L. White, MMC
Interim City Clerk/Recorder

DATA SHEET FOR WESTWOOD

Planning Commission Meeting: August 20, 2024

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

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

STAFF ANALYSIS REPORT July 17, 2024

Application Number / Name : 21-031 / Westwood Subdivision

Property Identification Numbers : MD-16-182.00-01-11.00 thru 21.00

Area and Location : 130.5 +/- acres of land located along the north side of Williamsville Road approximately 2,300 feet west of the Route 14 intersection.

I. BACKGROUND INFORMATION:

- The applicant received Preliminary Major Subdivision and Conditional Use approval from City Council on April 25, 2022. See attached for a copy of the approval letter outlining the approved Planned Unit Development (PUD) conditions.
- The applicant proposes to construct a 329 unit Planned Unit Development consisting of 175 single-family detached dwellings and 154 single-family semi-detached dwellings as shown on the provided final major subdivision plans.

II. STAFF ANALYSIS:

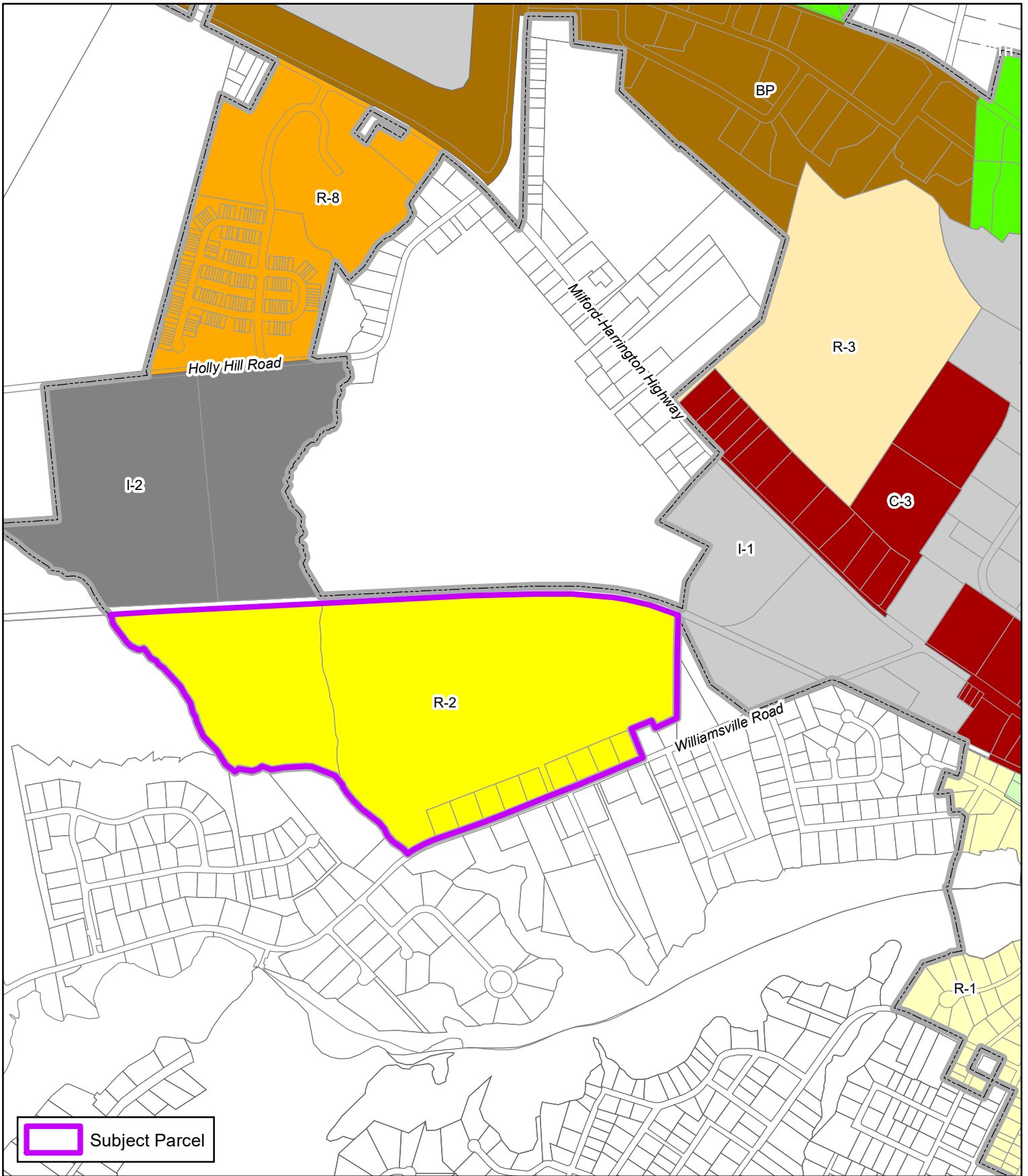
Based on the information presented, the City of Milford Code and the Comprehensive Plan, staff submits the following regarding the request for a Final Major Subdivision approval:

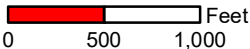
- The final major subdivision plans are consistent with Chapter 230 Zoning and Chapter 200 Subdivision of Land.
- The construction plans have been reviewed and approved by the City Engineer for compliance with the City's Construction Standards and Specifications.

III. AGENCY & DEPARTMENT COMMENTS:

- **DelDOT Planning, Development Coordination**
Letter of No Objection to Recordation dated May 16, 2023.
- **Delaware Health and Social Services – Division of Public Health**
Approval to Construct dated May 30, 2023

- **Kent Conservation District**
See attached approval letter dated July 16, 2024.
- **Delaware State Fire Marshal's Office**
Approval letter dated March 6, 2023.
- **City Engineer – Construction Plan Review**
See attached construction plan review contingent approval dated July 17, 2024.



	Scale:  0 500 1,000 Feet	Title: Final Major Subdivision Westwood Subdivision Location & Zoning Map
	Drawn by: WRP Date: 04/01/22	
Filepath: PreMajorSubdivision_Westwood.mxd		

CITY OF MILFORD GENERAL MAJOR SUBDIVISION AND SITE PLAN NOTES:

- THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY PENNONI ASSOCIATES ON MARCH 2021.
- A TOPOGRAPHIC SURVEY HAS BEEN PERFORMED BY AXIS GEOSPATIAL ON MARCH 2021. ELEVATION ARE BASED ON CONTROL MONUMENT, WITH AN ELEVATION OF 26.60 NVG88.
- HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID, NAD83/91.
- HYDRIC SOILS ARE (OR ARE NOT) INDICATED AS BEING PRESENT ACCORDING TO THE KENT COUNTY SOIL SURVEY. SOILS HAVE BEEN INSPECTED BY EDWARD M. LAUNAY, SENIOR PWS NO. 875, A LICENSED WETLANDS SCIENTIST.
- 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 DUE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY DELMARVA (800-282-8555) A MINIMUM OF THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO ANY EXCAVATION.
- 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.
- USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACKFILLING TRENCHES.
- 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.
- 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.
- 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 LATERALS, AND WATER SERVICES.
- CONDUCTIVE TRACER WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC WATER PIPE AND SERVICES, AND ALONG ALL SEWER LATERALS AND FORCEMAIN. WIRE SHALL BE SECURED TO THE PIPE AND SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH APPROVED WATERTIGHT CONNECTORS. TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES, METER PITS, CLEANOUTS, AND AIR RELEASE VALVES.
- PRIOR TO ISOLATION AND CUT-IN PROCEDURES, CONTRACTOR SHALL EXCAVATE, LOCATE, AND OBSERVE FUNCTION OF ALL EXISTING VALVES TO ASSIST IN THE SYSTEM LOCATION.
- 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 AREAS.
- ALL SANITARY SEWER MAINS AND FORCEMAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42 INCHES AS MEASURED FROM THE TOP OF PIPE TO PROPOSED GRADE. SEWER LATERALS SHALL HAVE A MINIMUM DIAMETER OF SIX (6) INCHES AND HAVE A MINIMUM COVER OF 36 INCHES.
- THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND FORCEMAINS OF 10 FEET, AS MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCEMAINS AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE AT CROSSINGS.
- 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 SHALL BE MAINTAINED. THE CITY OF MILFORD FOR PROPERLY ENCASE THE PIPE IN CONCRETE.
- THE PROPERTY IS LOCATED IN ZONE X UNSHADED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C03037J MAP REVISED JANUARY 8, 2005; AND MAP NUMBER 10001C0362J MAP REVISED JULY 7, 2014.
- ALL ROADWAYS ARE TO BE SWEPT FREE OF ANY SEDIMENT ON A DAILY BASIS.
- THE CONTRACTOR SHALL IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER WILL OCCUR AFTER PAVING IS COMPLETE.
- THE STORM DRAINAGE SYSTEM HAS BEEN DESIGNED USING THE CRITERIA OF THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION DEVELOPMENT COORDINATION MANUAL, LATEST EDITION.
- ALL FIRE LANES, FIRE HYDRANTS, EXITS, AND STANDPIPES WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- CONTRACTOR SHALL DISTURBED AREAS OF CONSTRUCTION INCLUDING PIPE INSTALLATION OR DITCH CONSTRUCTION. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 3:1.
- THE OWNER AND/OR THEIR CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF DELAWARE FOR THE PERMANENTLY RE-ESTABLISHING OF ANY PROPERTY MARKERS OR MONUMENTS DISTURBED DURING CONSTRUCTION. A SURVEY AND METES AND BOUNDS THAT INCLUDES THE RE-ESTABLISHED MARKER(S) OR MONUMENT(S) SHALL BE PRESENTED TO THE PROPERTY OWNER FOR COMPARISON WITH THE ORIGINAL PLAT FOR VERIFICATION.
- THE OWNER SHALL BE RESPONSIBLE FOR THE SHORT-TERM MAINTENANCE OF THE ANY AND ALL STORMWATER MANAGEMENT FACILITIES AND STORM SEWER SYSTEMS UNTIL SUCH TIME THAT THE LONG-TERM MAINTENANCE RESPONSIBILITIES CAN BE TRANSFERRED TO A LEGALLY-ESTABLISHED HOMEOWNERS ASSOCIATION OR OTHER RESPONSIBLE ENTITY.
- 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;
 - THE CITY HAS RECEIVED AND APPROVED DIGITAL AND HARD COPIES OF THE RECORD DRAWINGS;
 - THE RIGHTS-OF-WAY AND/OR EASEMENTS HAVE BEEN DEEDED TO THE CITY AND RECORDED WITH THE RECORDER OF DEEDS.
- 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.
- PRELIMINARY APPROVAL FROM PLANNING COMMISSION SHALL BE VOID AFTER ONE (1) YEAR, UNLESS AN EXTENSION IS REQUESTED BY THE OWNER AND APPROVED FOR GOOD CAUSE BY THE PLANNING COMMISSION PRIOR TO THE DATE OF EXPIRATION.
- THE APPROVAL FOR A CONDITIONAL USE IS VALID FOR ONE YEAR. UNLESS PERMITS ARE OBTAINED OR CONSTRUCTION OR USE IS SUBSTANTIALLY UNDERWAY, ALL PROVISIONS OF THE CONDITIONAL USE ARE AUTOMATICALLY RESCINDED.
- WITHIN 90 DAYS OF FINAL APPROVAL FROM CITY COUNCIL, THE SUBDIVIDER SHALL RECORD THE PLAT AT THE COUNTY RECORDER OF DEEDS OFFICE. FAILURE TO RECORD THE APPROVED PLAT WITHIN ONE YEAR FROM THE DATE OF CITY COUNCIL APPROVAL SHALL VOID THE FINAL APPROVAL. IN ORDER TO OBTAIN FINAL APPROVAL AFTER IT HAS BEEN VOIDED, THE SUBDIVIDER MUST MAKE APPLICATION FOR AND RECEIVE PRELIMINARY APPROVAL. THEN MAKE APPLICATION FOR AND RECEIVE FINAL APPROVAL.
- IF CONSTRUCTION OF IMPROVEMENTS SHOWN ON THE RECORDED SUBDIVISION PLANS DO NOT COMMENCE WITHIN FIVE YEARS OF THE ORIGINAL RECORDATION DATE, AND CONTINUE PROGRESS TOWARD COMPLETION OF THE PROJECT, THE CITY ENGINEER SHALL RE-EVALUATE THE PROJECT AND THE CITY ENGINEER SHALL RE-EVALUATE THE PROJECT.
- FINAL APPROVAL FROM THE CITY SHALL BECOME VOID IF THE FINAL RECORD PLAN IS NOT RECORDED WITHIN 90 DAYS OF THE DATE OF PLANNING COMMISSIONS 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 BECOME VOID. THE APPLICANT MAY REQUEST A ONE (1) YEAR EXTENSION FROM THE PLANNING COMMISSION FOR GOOD CAUSE.
- THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CITY AND/OR AGENCY CONSTRUCTION PERMIT APPLICATIONS HAVE BEEN COMPLETED, SUBMITTED, AND ALL APPLICABLE FEES HAVE BEEN PAID PRIOR TO COMMENCING CONSTRUCTION. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR AN ANTICIPATED CONSTRUCTION START DATE THAT IS NOT MET DUE TO THE APPLICANT AND/OR HIS/HER CONTRACTOR NOT HAVING MET THE CONSTRUCTION PERMITTING REQUIREMENTS.
- AS A CONDITION OF THE APPROVAL OF THE PROJECT, THE APPLICANT SHALL BE REQUIRED TO ENTER INTO A FORMAL PUBLIC WORKS AGREEMENT WITH THE CITY AND TO POST A COMPLETION GUARANTY FOR ANY IMPROVEMENTS WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY. THE GUARANTY SHALL BE IN AN AMOUNT EQUAL TO 150% OF THE COST OF THE IMPROVEMENTS AS ESTIMATED OR APPROVED BY THE CITY ENGINEER. THE GUARANTY SHALL BE IN THE FORM OF A BOND OR FUNDS DEPOSITED IN AN ESCROW ACCOUNT. THE PUBLIC WORKS AGREEMENT AND GUARANTY SHALL BE REVIEWED AND APPROVED BY THE CITY SOLICITOR. THE COMPLETION GUARANTEE SHALL NOT BE RELEASED UNTIL A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE IMPROVEMENTS HAS BEEN SUBMITTED.
- 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.
- 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 OWNERS 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:
 - ALL PROPERTY MONUMENTS/MARKERS;
 - SEWER MANHOLE RIM AND INVERT ELEVATIONS, WITH ASSOCIATED PIPE SIZES AND MATERIALS NOTED, PUMP STATION RIM, BOTTOM AND INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES AND MATERIALS NOTED, FORCEMAIN INVERT ELEVATIONS EVERY 50 FEET, FORCEMAIN AIR RELEASE VALVE RIM AND INVERT ELEVATIONS, SEWER CLEANOUT RIM AND INVERT ELEVATIONS, AND GREASE TRAP RIM, BOTTOM AND INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES AND MATERIALS NOTED;
 - WATER VALVES, FIRE HYDRANTS, METER VALVES, METER PITS, AND CURB STOPS;
 - STORM SEWER CATCH BASIN AND/OR MANHOLE GRATE, RIM AND INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES AND MATERIALS NOTED; AND
 - 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.
- THE SUBJECT PROPERTY IS LOCATED WITHIN A SOURCE WATER PROTECTION AREA WITH EXCELLENT RECHARGE. THE PROPERTY SHALL CONFORM TO THE ZONE 3 REQUIREMENTS INDICATED ON THE CITY OF MILFORD ZONE 3 MAP. THE PROPOSED PROJECT SHALL BE DESIGNED TO PROTECT THE SOURCE WATER PROTECTION AREA. THE PROTECTED AREA IMPERVIOUS AREA CAN BE INCREASED TO 60% IF THE APPLICANT DEMONSTRATES THROUGH A REPORT PREPARED BY A REGISTERED PROFESSIONAL GEOLOGIST OR PROFESSIONAL ENGINEER WITH THE HYDRO-GEOLOGIC CHARACTERISTIC OF THE CITY OF MILFORD USING CLIMATIC WATER BUDGET THAT POST-DEVELOPMENT RECHARGE QUANTITY WILL MEET OR EXCEED THE EXISTING PRE-DEVELOPMENT RECHARGE QUANTITY. THESE PRACTICES SHALL ADDRESS WATER QUALITY AS WELL AS OVERALL QUANTITY AN INCREASE OF 60% IMPERVIOUS AREA IS NOT PERMITTED.
- THE PROPOSED PROJECT DOES NOT EXCEED THE 35% THRESHOLD AND IS BELOW THE 60% THRESHOLD SO A SEPARATE ANALYSIS WAS DONE TO SHOW HOW THE CITY ZONE 3 REQUIREMENTS ARE MET. WE HAVE DELINEATED THE EXCELLENT RECHARGE LIMITS ON THE RECORD PLANS AND THERE ARE TWO ISOLATED AREAS WITHIN THE PROPERTY. RECHARGE AREA 1 IS LOCATED IN THE NORTHWEST CORNER OF THE SITE AND MEASURES 317.5 SQ. FT. (7.36 AC). RECHARGE AREA 2 IS LOCATED ALONG THE EAST PORTION OF THE SITE AND MEASURES 1,338,420 SF (44.50 AC). REFER TO CLIMATIC WATER BUDGET ANALYSIS FOR THE 2-YEAR STORM INCLUDED IN THE OVERALL STORMWATER MANAGEMENT REPORT, PREPARED BY PENNONI ASSOCIATED, DATED AUGUST 15, 2022. FOR ADDITIONAL INFORMATION AND RECHARGE DRAINAGE AREA MAPS.
- 8.82 ACRES NON-TIDAL WETLANDS EXIST ON THIS SITE. DELINEATED BY ENVIRONMENTAL RESOURCES, INC.
- ALL RIGHT-OF-WAYS SHOWN ON THIS PLAT SHALL BE DEDICATED TO THE PUBLIC USE UPON RECORDATION OF THESE PLATS.
- ALL SUBDIVISION LOTS SHALL HAVE A 5 FOOT PUBLIC EASEMENT ALONG LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN FEET ALONG A LOT LINE COMMON TO TWO LOTS AND A TEN FOOT WIDE EASEMENT ALONG FRONT PROPERTY LINES WITHIN THE SUBDIVISION. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.
- NO PLANTINGS OR IMPROVEMENTS MAY BE PLACED IN THE DEDICATED EASEMENT AREAS, EXCEPT FOR FENCES.

CITY OF MILFORD ROAD AND STORMWATER GENERAL NOTES:

- HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID, NAD83/91; CONTROL IRON PIPE.
- USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACKFILLING TRENCHES.
- 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.
- SHOP DRAWINGS FOR ANY ITEM(S) WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE ORDERING OF AND/OR INSTALLATION OF THE ITEM(S).
- 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 SHALL BE MAINTAINED. THE CITY OF MILFORD FOR PROPERLY ENCASE THE PIPE IN CONCRETE.
- ALL ROADWAYS ARE TO BE SWEPT FREE OF SEDIMENT ON A DAILY BASIS.
- THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER WILL OCCUR AFTER PAVING IS COMPLETE.
- THE STORM DRAINAGE SYSTEM HAS BEEN DESIGNED USING THE CRITERIA OF THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION DEVELOPMENT COORDINATION MANUAL, LATEST EDITION.
- ALL FIRE LANES, FIRE HYDRANTS, EXITS, AND STANDPIPES WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.
- 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.
- 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;
 - THE CITY HAS RECEIVED AND APPROVED DIGITAL AND HARD COPIES OF THE RECORD DRAWINGS; AND
 - THE RIGHTS-OF-WAY AND/OR EASEMENTS HAVE BEEN DEEDED TO THE CITY AND RECORDED WITH THE RECORDER OF DEEDS.
- THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CITY AND/OR AGENCY CONSTRUCTION PERMIT APPLICATIONS HAVE BEEN COMPLETED, SUBMITTED, AND ALL APPLICABLE FEES HAVE BEEN PAID PRIOR TO COMMENCING CONSTRUCTION. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR AN ANTICIPATED CONSTRUCTION START DATE THAT IS NOT MET DUE TO THE APPLICANT OR HIS/HER CONTRACTOR NOT HAVING MET THE CONSTRUCTION PERMITTING REQUIREMENTS.
- 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.

CITY OF MILFORD UTILITY PLAN GENERAL NOTES:

- THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT (302) 422-1110 A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING. THE SITE CONTRACTOR AND THE OWNER, OR HIS/HER REPRESENTATIVE SHALL BE IN ATTENDANCE. (GN37)
- ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACKFILLING TRENCHES. (GN6)
- 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.
- 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.
- 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.
- 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.
- CONDUCTIVE TRACER WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC WATER PIPE AND SERVICES, AND ALONG ALL SEWER LATERALS AND FORCEMAIN. WIRE SHALL BE SECURED TO THE PIPE AND SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH APPROVED WATERTIGHT CONNECTORS. TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES, METER PITS, CLEANOUTS, AND AIR RELEASE VALVES.
- PRIOR TO ISOLATION AND CUT-IN PROCEDURES, CONTRACTOR SHALL EXCAVATE, LOCATE, AND OBSERVE FUNCTION OF ALL EXISTING VALVES TO ASSIST IN THE SYSTEM ISOLATION.
- SHOP DRAWINGS FOR ANY ITEM(S) WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE ORDERING OF AND/OR INSTALLATION OF THE ITEM(S).
- ALL SANITARY SEWER MAINS AND FORCEMAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42 INCHES AS MEASURED FROM THE TOP OF PIPE TO PROPOSED GRADE. SEWER LATERALS SHALL HAVE A MINIMUM DIAMETER OF SIX (6) INCHES AND HAVE A MINIMUM COVER OF 36 INCHES.
- THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND FORCEMAINS OF 10 FEET, AS MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCEMAINS AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE AT CROSSINGS.
- 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 ENCASE THE PIPE IN CONCRETE.
- ALL ROADWAYS ARE TO BE SWEPT FREE OF SEDIMENT ON A DAILY BASIS.
- THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
- ALL FIRE LANES, FIRE HYDRANTS, EXITS, AND STANDPIPES WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.
- 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.
- 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;
 - THE CITY HAS RECEIVED AND APPROVED DIGITAL AND HARD COPIES OF THE RECORD DRAWINGS; AND
 - THE RIGHTS-OF-WAY AND/OR EASEMENTS HAVE BEEN DEEDED TO THE CITY AND RECORDED WITH THE RECORDER OF DEEDS.
- 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.
- THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CITY AND/OR AGENCY CONSTRUCTION PERMIT APPLICATIONS HAVE BEEN COMPLETED, SUBMITTED, AND ALL APPLICABLE FEES HAVE BEEN PAID PRIOR TO COMMENCING CONSTRUCTION. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR AN ANTICIPATED CONSTRUCTION START DATE THAT IS NOT MET DUE TO THE APPLICANT OR HIS/HER CONTRACTOR NOT HAVING MET THE CONSTRUCTION PERMITTING REQUIREMENTS.

GENERAL NOTES:

- 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.
- STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED THROUGH THE DESIGN OF BEST MANAGEMENT PRACTICE FACILITIES THAT WILL BE LOCATED ON SITE. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C03037J, MAP REVISED JANUARY 8, 2005. ZONE X: UNSHADED.
- 8.82 ACRES NON-TIDAL WETLANDS EXIST ON THIS SITE. DELINEATED BY ENVIRONMENTAL RESOURCES, INC.
- THE DEVELOPMENT WILL BE BUILT IN THREE PHASES.
- ALL SINGLE-FAMILY DETACHED LOTS SHALL HAVE A TEN-FOOT WIDE PUBLIC UTILITY EASEMENTS ALONG LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN FEET ALONG A LOT LINE COMMON TO TWO LOTS. ALL SINGLE-FAMILY ATTACHED LOTS SHALL HAVE A TOTAL EASEMENT WIDTH OF 10' ALONG SHARED SIDE LOT LINES. LOT LINES WITH A COMMON SHARED WALL WILL NOT HAVE AN EASEMENT ALONG THE LOT LINE.
- EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY. NO EASEMENTS SHALL BE LOCATED ON ANY EASEMENT TO THE ADJACENT PROPERTY.
- THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.
- PROPOSED EROSION PREVENTION MEASURES ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
- MISUSE OF UTILITY SHALL BE PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DUE 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 DELMARVA.
- NO EASEMENTS WERE VERIFIED PER THE CITY.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- THE PROJECT IS LOCATED WITHIN A SOURCE WATER PROTECTION AREA WITH EXCELLENT RECHARGE. THE PROPERTY SHALL CONFORM TO THE ZONE 3 REQUIREMENTS INDICATED ON THE CITY OF MILFORD ZONE 3 MAP. THE PROPOSED PROJECT SHALL BE DESIGNED TO PROTECT THE SOURCE WATER PROTECTION AREA. THE PROTECTED AREA IMPERVIOUS AREA CAN BE INCREASED TO 60% IF THE APPLICANT DEMONSTRATES THROUGH A REPORT PREPARED BY A REGISTERED PROFESSIONAL GEOLOGIST OR PROFESSIONAL ENGINEER WITH THE HYDRO-GEOLOGIC CHARACTERISTIC OF THE CITY OF MILFORD USING CLIMATIC WATER BUDGET THAT POST-DEVELOPMENT RECHARGE QUANTITY WILL MEET OR EXCEED THE EXISTING PRE-DEVELOPMENT RECHARGE QUANTITY. THESE PRACTICES SHALL ADDRESS WATER QUALITY AS WELL AS OVERALL QUANTITY AN INCREASE OF 60% IMPERVIOUS AREA IS NOT PERMITTED.
- THE PROPOSED PROJECT DOES NOT EXCEED THE 35% THRESHOLD AND IS BELOW THE 60% THRESHOLD SO A SEPARATE ANALYSIS WAS DONE TO SHOW HOW THE CITY ZONE 3 REQUIREMENTS ARE MET. WE HAVE DELINEATED THE EXCELLENT RECHARGE LIMITS ON THE RECORD PLANS AND THERE ARE TWO ISOLATED AREAS WITHIN THE PROPERTY. RECHARGE AREA 1 IS LOCATED IN THE NORTHWEST CORNER OF THE SITE AND MEASURES 317.5 SQ. FT. (7.36 AC). RECHARGE AREA 2 IS LOCATED ALONG THE EAST PORTION OF THE SITE AND MEASURES 1,338,420 SF (44.50 AC). REFER TO CLIMATIC WATER BUDGET ANALYSIS FOR THE 2-YEAR STORM INCLUDED IN THE OVERALL STORMWATER MANAGEMENT REPORT, PREPARED BY PENNONI ASSOCIATED, DATED AUGUST 15, 2022. FOR ADDITIONAL INFORMATION AND RECHARGE DRAINAGE AREA MAPS.
- 8.82 ACRES NON-TIDAL WETLANDS EXIST ON THIS SITE. DELINEATED BY ENVIRONMENTAL RESOURCES, INC.
- ALL RIGHT-OF-WAYS SHOWN ON THIS PLAT SHALL BE DEDICATED TO THE PUBLIC USE UPON RECORDATION OF THESE PLATS.
- ALL SUBDIVISION LOTS SHALL HAVE A 5 FOOT PUBLIC EASEMENT ALONG LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN FEET ALONG A LOT LINE COMMON TO TWO LOTS AND A TEN FOOT WIDE EASEMENT ALONG FRONT PROPERTY LINES WITHIN THE SUBDIVISION. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.
- NO PLANTINGS OR IMPROVEMENTS MAY BE PLACED IN THE DEDICATED EASEMENT AREAS, EXCEPT FOR FENCES.

DELDOT RECORD PLAN GENERAL NOTES (3/21/2019):

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATIONS (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- 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 PROTECTED ONLY BY A CURB OR BUFFER, THE CURB OR BUFFER SHALL BE INSTALLED WITHIN THE SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE, A 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 AND/OR ADJACENT PROPERTY PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- 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.
- 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.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING. RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
- TO MINIMIZE PUTTING AND EROSION OF THE ROADSIDE DUE TO TRUCK TRAILING, 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.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 3.2.4.1 OF THE DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINE, AT A MINIMUM OF 10 FEET FROM THE PROPERTY LINE, AND CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.
- 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.

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

REFERENCE ZONING CODE (230-48.1)

NOTES:

- * REFER TO CITY OF MILFORD GENERAL MAJOR SUBDIVISION NOTE 38, SHEET RP002.
- ** LOTS 15, 14, 19, 20, 25, 26, 122, 141, 142, 190, 180, 238, 243, 324, AND 325 HAVE A 10' WIDE SIDE YARD SETBACK ON ONE OR BOTH SIDES, TO ALLOW A 20' WIDE DRAINAGE EASEMENT AND NOT OVERLAP WITH BUILDABLE AREA. REFER TO PLAN VIEW FOR NOTED INFORMATION.

CITY OF MILFORD 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 (OR ARE NOT) INDICATED AS BEING PRESENT ACCORDING TO THE KENT COUNTY SOIL SURVEY. SOILS HAVE BEEN INSPECTED BY EDWARD M. LAUNAY, SENIOR PWS NO. 875, A LICENSED WETLANDS SCIENTIST.
- 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 START OF CONSTRUCTION, THE APPLICANT MAY BE REQUIRED TO ENTER INTO A FORMAL PUBLIC WORKS AGREEMENT WITH THE CITY AND/OR TO POST A COMPLETION GUARANTY FOR ANY IMPROVEMENTS WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY. THE GUARANTY SHALL BE IN AN AMOUNT EQUAL TO 150% OF THE COST OF THE IMPROVEMENTS AS ESTIMATED OR APPROVED BY THE CITY ENGINEER. THE GUARANTY SHALL BE IN THE FORM OF A BOND OR FUNDS DEPOSITED IN AN ESCROW ACCOUNT. THE PUBLIC WORKS AGREEMENT AND THE GUARANTY SHALL BE REVIEWED AND APPROVED BY THE CITY SOLICITOR. THE COMPLETION GUARANTEE SHALL NOT BE RELEASED UNTIL A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE IMPROVEMENTS HAS BEEN SUBMITTED. (GN34)
- A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE CONSTRUCTION VALUE FOR ANY CONSTRUCTED IMPROVEMENTS AND A PERFORMANCE BOND IN THE AMOUNT OF 125% OF THE CONSTRUCTION VALUE FOR ANY UNCOMPLETED WORK SHALL BE PROVIDED IN ORDER TO ACHIEVE FINAL COMPLETION OF THE IMPROVEMENTS AND RELEASE OF ANY COMPLETION GUARANTY. THE MAINTENANCE BOND 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. (GN35)
- 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:
 - SEWER MANHOLE RIM AND 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.
 - WATER VALVES, FIRE HYDRANTS, METER VALVES, METER PITS, AND CURB STOPS.
 - STORM SEWER CATCH BASIN AND/OR MANHOLE GRATE, RIM & INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES & MATERIALS NOTED; AND
 - ANY OTHER ITEM WHICH WILL BE TAKEN OVER BY THE CITY. (GN36)
- THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT (302) 422-1110 A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING. THE SITE CONTRACTOR AND THE OWNER, OR HIS/HER REPRESENTATIVE SHALL BE IN ATTENDANCE. (GN37)

DELDOT TRAFFIC IMPACT STUDY RECOMMENDATIONS (DATED 4/14/2022):

- THE DEVELOPER SHALL IMPROVE THE STATE MAINTAINED ROAD(S) ON WHICH THEY FRONT (WILLIAMSV

U:\Account\BIBER\BIBER20002 - Design\Final\DESIGN_SHEET\RP1002.dwg PLOTTED: 4/23/24 2:20 PM BY: Tawar Uthman PROJECT STATUS: — PLOT STYLE: Pennoni V02.ctb

SITE KEYED NOTES

- G1 PROPOSED STORMWATER FACILITY, TYP.
- G2 SINGLE FAMILY DETACHED LOT
- G3 SINGLE FAMILY ATTACHED LOT
- G4 EXISTING RAILROAD
- G5 PROP. TREE LINE
- G6 25' WETLANDS BUFFER
- G7 30' BUFFER ADJACENT RAIL ROAD
- G8 WETLANDS AREA
- G14 PROP. STOP SIGN WITH ROADWAY STREET BLADE, TYP., REFER TO DETAIL 4/ CS6001
- G16 PROP. ADA CURB RAMP, DELDOT TYPE 2, TYP.
- G21 PROP. 6" CROSS WALK, TYP. REFER TO DETAIL 5/CS6001
- G22 INTEGRAL PCC CURB, TYPE 2, TYP. REFER TO DELDOT STANDARD CONSTRUCTION DETAILS
- G23 PROP. 5" CONCRETE SIDEWALK, REFER TO DETAIL 12/ CS6001

MATCHLINE: PLAN SHEET RP1006

MATCHLINE: PLAN SHEET RP1003

WESTWOOD SUBDIVISION
WILLIAMSVILLE ROAD (KCR443)
MILFORD, DE 19963

RECORD SUBDIVISION PLAN

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

NO.	DATE	REVISIONS	BY
5	2024-02-09	REVISED PER KCD COMMENTS	EOC
4	2023-10-06	REVISED PER CITY COMMENTS	EOC
3	2023-07-21	REVISED PER CITY COMMENTS	LFS
2	2023-05-09	REVISED PER CITY COMMENTS	LFS
1	2023-03-13	REVISED PER DELDOT COMMENTS	LFS

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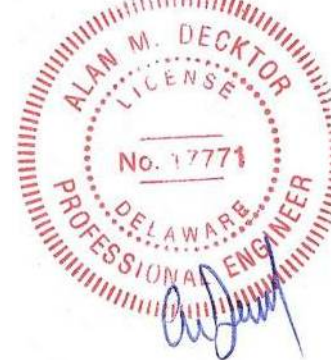
PROJECT RIBER20002
DATE 2022-07-25
DRAWING SCALE 1"=50'
DRAWN BY EWW
APPROVED BY AMD

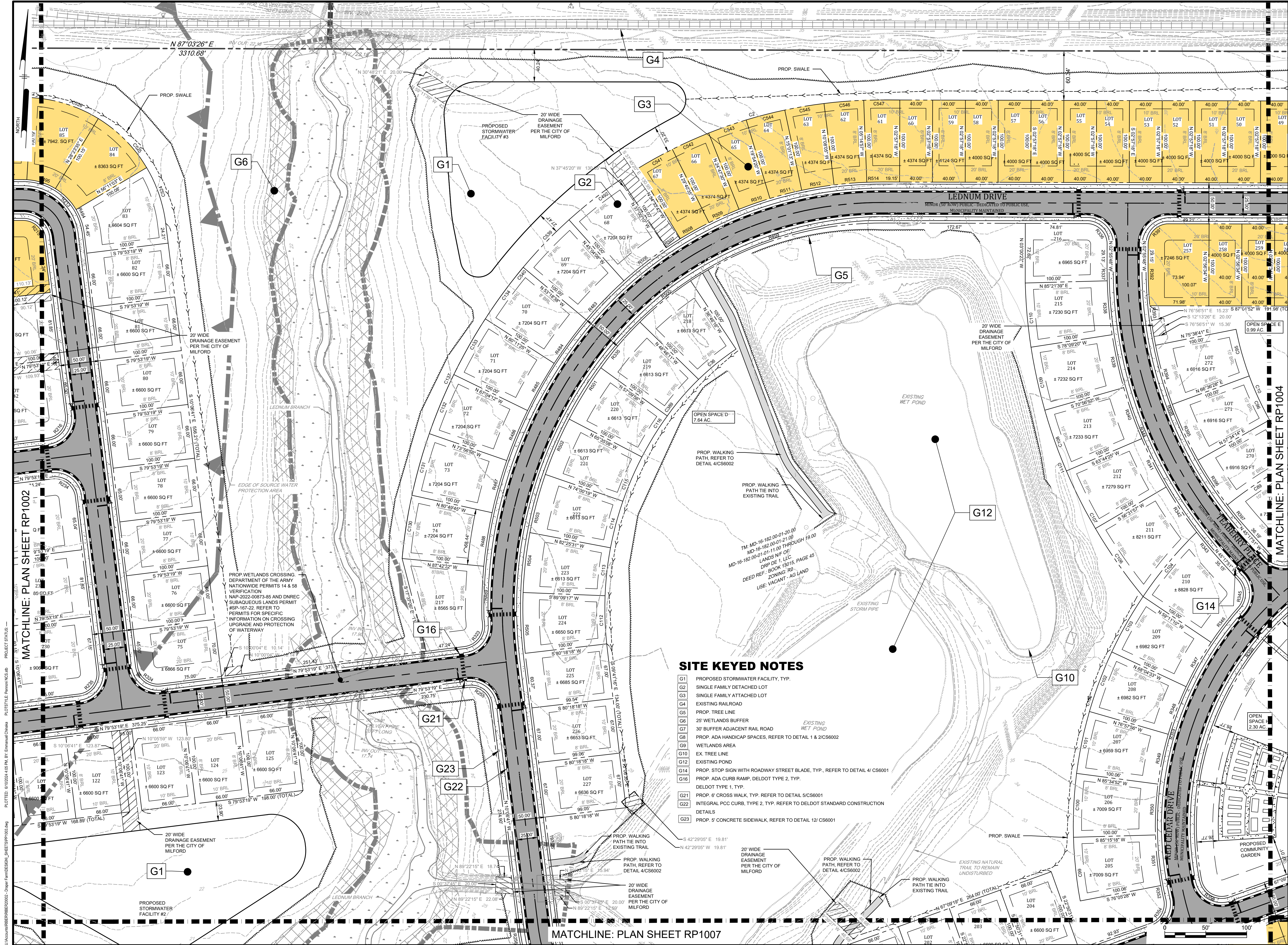
RP1002
SHEET 4 OF 19

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



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.884.8054





SITE KEYED NOTES

- G1 PROPOSED STORMWATER FACILITY, TYP.
- G2 SINGLE FAMILY DETACHED LOT
- G3 SINGLE FAMILY ATTACHED LOT
- G4 EXISTING RAILROAD
- G5 PROP. TREE LINE
- G6 25' WETLANDS BUFFER
- G7 30' BUFFER ADJACENT RAIL ROAD
- G8 PROP. ADA HANDICAP SPACES, REFER TO DETAIL 1 & 2/CS6002
- G9 WETLANDS AREA
- G10 EX. TREE LINE
- G11 EXISTING POND
- G12 PROP. STOP SIGN WITH ROADWAY STREET BLADE, TYP., REFER TO DETAIL 4/ CS6001
- G13 PROP. ADA CURB RAMP, DELDOT TYPE 2, TYP.
- G14 DELDOT TYPE 1, TYP.
- G15 PROP. 6' CROSS WALK, TYP. REFER TO DETAIL 5/CS6001
- G16 INTEGRAL PCC CURB, TYPE 2, TYP. REFER TO DELDOT STANDARD CONSTRUCTION DETAILS
- G21 PROP. 5' CONCRETE SIDEWALK, REFER TO DETAIL 12/ CS6001
- G22
- G23

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19668
T 302.684.9030 F 302.884.8054

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

WESTWOOD SUBDIVISION
WILLIAMSVILLE ROAD (KCR43)
MILFORD, DE 19863

RECORD SUBDIVISION PLAN

RIBERA DEVELOPMENT, LLC
8884 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

		DOC	REVISED PER KCD COMMENTS	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	REVISED PER DELDOT COMMENTS	REVISIONS	DATE	NO.	BY
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		4									
		3									
		2									
		1									

PROJECT **RIBER20002**

DATE 2022-07-25

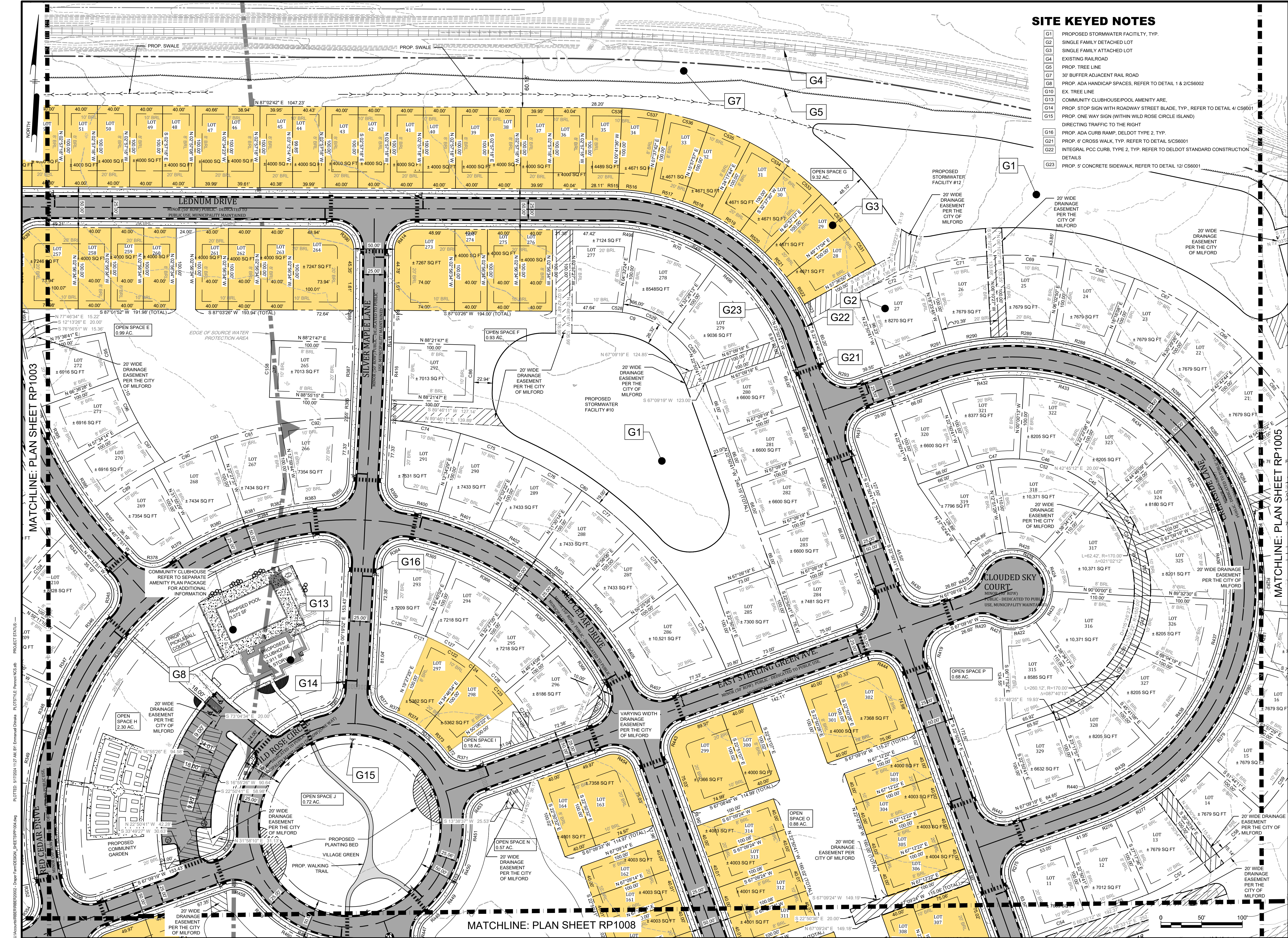
DRAWING SCALE 1"=50'

DRAWN BY EWW

APPROVED BY AMD

RP1003

SHEET 5 OF 19



SITE KEYED NOTES

- G1 PROPOSED STORMWATER FACILITY, TYP.
- G2 SINGLE FAMILY DETACHED LOT
- G3 SINGLE FAMILY ATTACHED LOT
- G4 EXISTING RAILROAD
- G5 PROP. TREE LINE
- G6 30' BUFFER ADJACENT RAIL ROAD
- G7 PROP. ADA HANDICAP SPACES, REFER TO DETAIL 1 & 2/CS6002
- G8 EX. TREE LINE
- G9 COMMUNITY CLUBHOUSE/POOL AMENITY ARE.
- G10 PROP. STOP SIGN WITH ROADWAY STREET BLADE, TYP., REFER TO DETAIL 4/ CS6001
- G11 PROP. ONE WAY SIGN (WITHIN WILD ROSE CIRCLE ISLAND) DIRECTING TRAFFIC TO THE RIGHT
- G12 PROP. ADA CURB RAMP, DELDOT TYPE 2, TYP.
- G13 PROP. 6' CROSS WALK, TYP. REFER TO DETAIL 5/CS6001
- G14 INTEGRAL PCC CURB, TYPE 2, TYP. REFER TO DELDOT STANDARD CONSTRUCTION DETAILS
- G15 PROP. 5' CONCRETE SIDEWALK, REFER TO DETAIL 12/ CS6001

Pennoni

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Milton, DE 19668
T 302.684.9030 F 302.684.8054

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ALAN W. DECKERT
No. 17771
Professional Engineer

WESTWOOD SUBDIVISION
WILLIAMSVILLE ROAD (KCR43)
MILFORD, DE 19863

RECORD SUBDIVISION PLAN

RIBERA DEVELOPMENT, LLC
8884 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
1	2024-03-13	REVISED PER DELDOT COMMENTS	
2	2023-05-09	REVISED PER CITY COMMENTS	
3	2023-07-21	REVISED PER CITY COMMENTS	
4	2023-10-06	REVISED PER CITY COMMENTS	
5	2024-02-09	REVISED PER KCD COMMENTS	
6	2024-05-07	REVISED PER KCD COMMENTS	

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PROJECT **RIBER20002**

DATE 2022-07-25

DRAWING SCALE 1"=50'

DRAWN BY EWW

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RP1004

SHEET 6 OF 19



PENNONI ASSOCIATES INC.
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WESTWOOD SUBDIVISION
WILLIAMSVILLE ROAD (KCR443)
MILFORD, DE 19963

RECORD SUBDIVISION PLAN

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

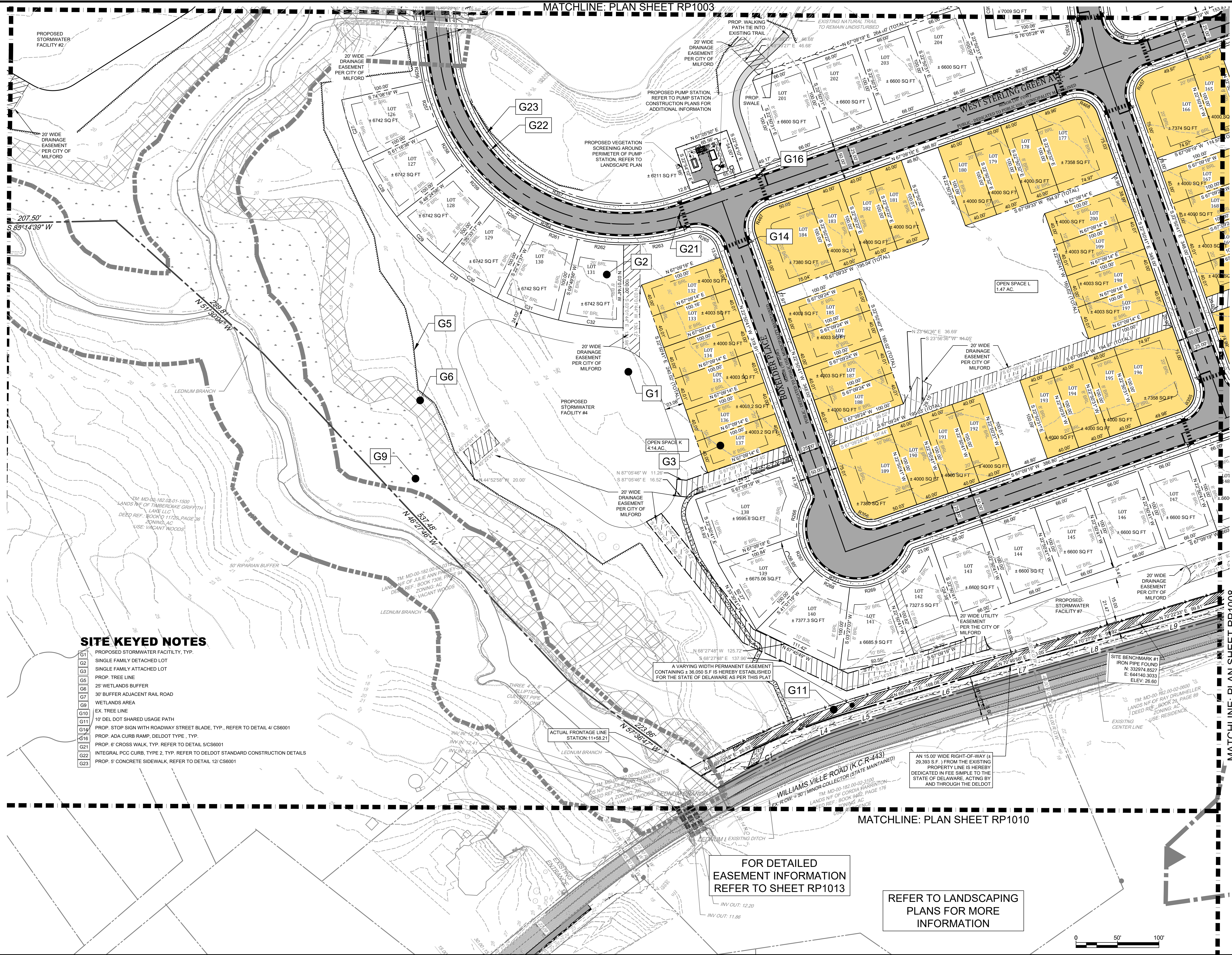
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PROJECT	RIBER20002
DATE	2022-07-25
DRAWING SCALE	1"=50'
DRAWN BY	EWV
APPROVED BY	AMD

RP1006

SHEET 8 OF 19



FOR DETAILED
EASEMENT INFORMATION
REFER TO SHEET RP1013

REFER TO LANDSCAPING
PLANS FOR MORE
INFORMATION

Pennoni

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
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**ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
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DISCREPANCIES BEFORE PROCEEDING WITH WORK**

A circular red ink seal for a professional engineer. The outer ring contains the text "ALAN M. DECKTOR" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the word "LICENSE" is at the top, "No. 17771" is in the center, and "DELAWARE" is at the bottom. A blue ink signature is written across the bottom of the seal.

WESTWOOD SUBDIVISION
WILLIAMSVILLE ROAD (KCR443)

RECORD SUBDIVISION PLAN

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

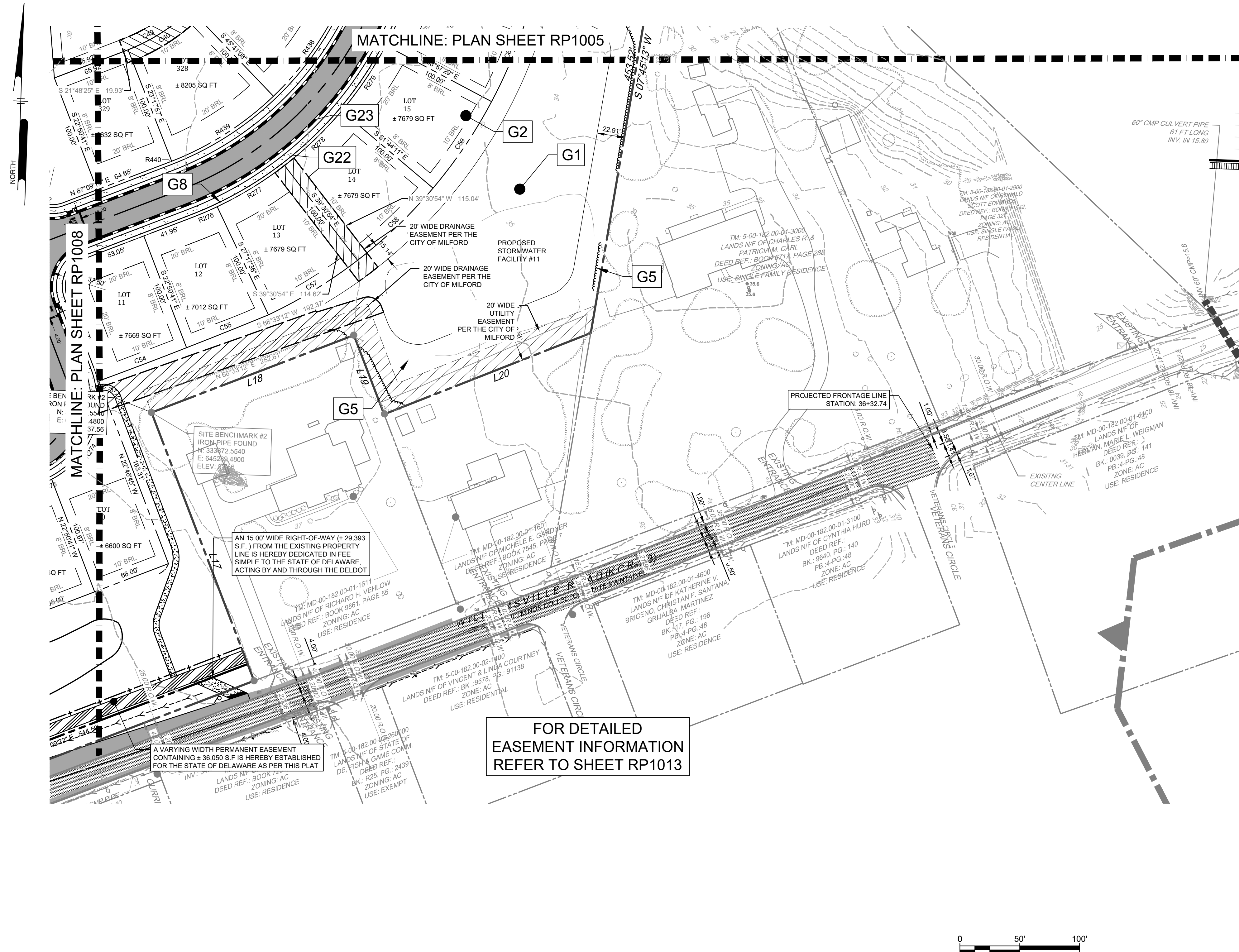
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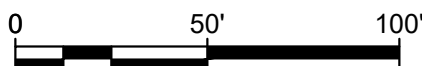
PROJECT	RIBER20002
DATE	2022-07-25
DRAWING SCALE	1"=50'
DRAWN BY	EWV
APPROVED BY	AMD

RP1007

SHEET 9 OF 19



FOR DETAILED
EASEMENT INFORMATION
REFER TO SHEET RP1013



SITE KEYED NOTES

- G1 PROPOSED STORMWATER FACILITY, TYP.
- G2 SINGLE FAMILY DETACHED LOT
- G5 PROP. TREE LINE
- G22 INTEGRAL PCC CURB, TYPE 2, TYP. REFER TO DELDOT STANDARD CONSTRUCTION DETAILS
- G23 PROP. 5' CONCRETE SIDEWALK, REFER TO DETAIL 12/ CS6001

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
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WESTWOOD SUBDIVISION
WILLIAMSVILLE ROAD (KCR443)
MILFORD, DE 19963

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

			BY
	EOC		
	EOC		
	LFS		
	LFS		
	LFS		
	REVISIONS		
DATE	NO.		
2024-02-09	5	REVISED PER KCD COMMENTS	
2023-10-06	4	REVISED PER CITY COMMENTS	
2023-07-21	3	REVISED PER CITY COMMENTS	
2023-05-09	2	REVISED PER CITY COMMENTS	
2023-03-13	1	REVISED PER DELDOT COMMENTS	

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OR ADAPTATION BY PENNONI ASSOCIATES FOR THE
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EXPOSURE TO PENNONI ASSOCIATES, AND OWNER
SHALL INDEMNIFY AND HOLD HARMLESS PENNONI
ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND
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PROJECT RIBER20002
DATE 2022-07-25
DRAWING SCALE 1"=50'
DRAWN BY EWW
APPROVED BY AMD

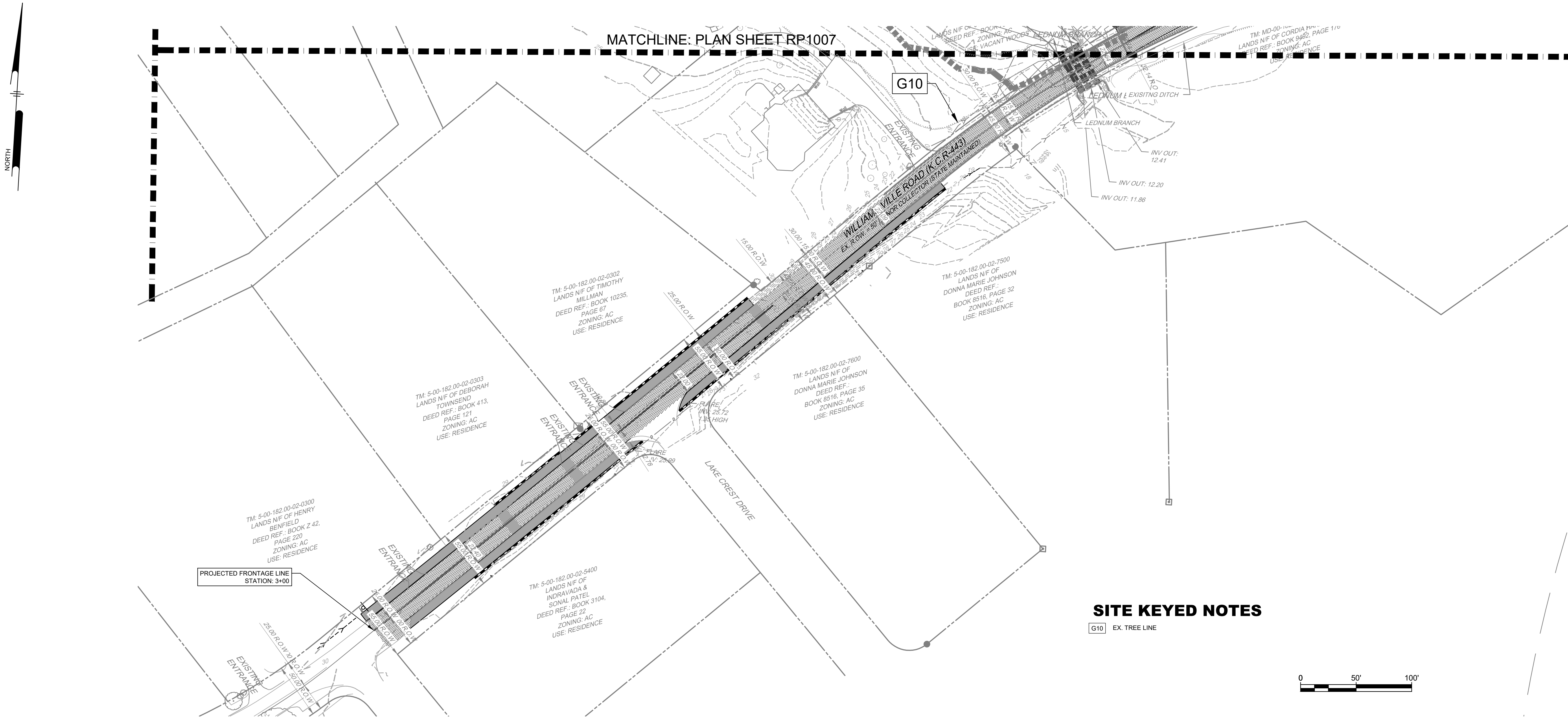
RP1009
SHEET 11 OF 19



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.9030 F 302.684.8054



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SITE KEYED NOTES

G10 EX. TREE LINE

WESTWOOD SUBDIVISION

WILLIAMSVILLE ROAD (KCR443)
MILFORD, DE 19863

RECORD SUBDIVISION PLAN

RIBERA DEVELOPMENT, LLC
8884 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

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PENNONI ASSOCIATES INC.
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T 302.684.8030 F 302.684.8054



DATE	NO.	REVISIONS	BY
2024-02-09	5	REVISED PER KCD COMMENTS	EOC
2023-10-06	4	REVISED PER CITY COMMENTS	EOC
2023-07-21	3	REVISED PER CITY COMMENTS	LFS
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PROJECT	RIBER20002
DATE	2022-07-25
DRAWING SCALE	1"=50'
DRAWN BY	EWV
APPROVED BY	AMD

RP1010

SHEET 12 OF 19

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PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	150.68'	040°26'04"	106.34'	55.49'	104.15'	S 68°42'29" W
C2	573.25'	033°30'27"	335.24'	172.57'	330.49'	S 72°14'38" W
C3	150.00'	040°30'26"	106.05'	55.35'	103.85'	S 33°50'06" E
C4	150.00'	042°58'47"	112.52'	59.06'	109.90'	S 75°34'42" E
C5	150.00'	042°58'47"	112.52'	59.06'	109.90'	N 61°26'31" E
C6	150.00'	042°53'42"	112.30'	58.93'	109.69'	N 18°30'17" E
C7	150.00'	169°21'41"	443.39'	1611.05'	298.71'	N 81°44'17" E
C8	375.35'	060°42'38"	397.72'	219.82'	379.37'	N 62°44'28" W
C9	125.35'	062°40'17"	137.11'	76.32'	130.38'	N 61°55'07" W
C10	375.00'	027°06'41"	177.44'	90.41'	175.79'	S 27°54'39" E
C11	542.79'	008°30'30"	80.60'	40.38'	80.53'	S 46°53'04" W
C12	542.79'	008°32'53"	80.98'	40.57'	80.91'	S 55°24'46" W
C13	542.79'	008°32'53"	80.98'	40.57'	80.91'	S 63°57'39" W
C14	522.10'	009°32'37"	86.97'	43.58'	86.87'	S 72°55'12" W
C15	541.24'	034°52'58"	329.52'	170.04'	324.45'	S 60°02'50" W
C16	503.87'	009°22'25"	82.43'	41.31'	82.34'	S 08°07'02" E
C17	503.87'	009°22'25"	82.43'	41.31'	82.34'	S 17°29'27" E
C18	503.87'	009°22'25"	82.43'	41.31'	82.34'	S 26°51'52" E
C19	503.87'	009°22'25"	82.43'	41.31'	82.34'	S 36°14'17" E
C20	503.87'	009°22'25"	82.43'	41.31'	82.34'	S 45°36'42" E

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C95	375.00'	009°02'14"	59.15'	29.64	59.09'	N 18°52'26" W
C96	375.00'	009°02'14"	59.15'	29.64	59.09'	N 27°54'39" W
C97	375.00'	009°02'14"	59.15'	29.64	59.09'	S 36°56'53" E
C99	513.00'	008°43'05"	78.06'	39.10	77.98'	S 09°10'14" E
C100	508.64'	008°47'34"	78.06'	39.11	77.98'	S 00°19'11" E
C101	510.08'	008°39'38"	77.10'	38.62	77.03'	S 08°39'52" W
C102	500.00'	008°53'23"	77.58'	38.87	77.50'	S 17°28'46" W
C103	500.00'	008°53'23"	77.58'	38.87	77.50'	S 26°22'09" W
C104	500.00'	011°42'59"	102.24'	51.30	102.07'	S 36°40'20" W
C105	500.00'	056°13'12"	490.61'	267.09	471.17'	S 14°25'13" W
C106	625.00'	009°17'27"	101.35'	50.79	101.24'	S 38°06'46" E
C107	625.00'	007°12'28"	78.62'	39.36	78.57'	S 29°51'49" E
C108	625.00'	007°12'28"	78.62'	39.36	78.57'	S 22°39'21" E
C109	613.59'	007°20'30"	78.62'	39.36	78.57'	S 15°24'40" W
C110	625.00'	007°12'19"	78.60'	39.35	78.56'	S 08°14'31" E
C111	625.00'	038°07'09"	415.82'	215.93	408.19'	S 23°41'56" E
C112	400.00'	008°25'12"	58.78'	29.44	58.73'	S 05°03'19" E
C113	400.00'	008°25'12"	58.78'	29.44	58.73'	S 03°21'53" W
C114	400.00'	008°25'12"	58.78'	29.44	58.73'	S 11°47'05" W
C115	400.07'	008°25'06"	58.78'	29.44	58.73'	S 20°12'16" W

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C524	175.00'	023°42'16"	72.40'	36.73	71.89'	S 21°57'49" E
C525	175.00'	027°45'04"	84.76'	43.23	83.93'	S 47°41'29" E
C526	175.00'	028°11'51"	86.12'	43.95	85.26'	S 75°39'56" E
C527	175.00'	003°10'42"	9.71'	4.86	9.71'	N 88°38'47" E
C528	125.35'	007°47'41"	17.05'	8.54	17.04'	S 89°21'25" E
C529	125.35'	027°55'48"	61.11'	31.17	60.50'	S 71°29'41" E
C530	125.35'	026°56'49"	58.95'	30.03	58.41'	S 44°03'23" E
C531	375.35'	008°19'47"	54.57'	27.33	54.52'	N 36°33'03" W
C532	375.35'	008°19'47"	54.57'	27.33	54.52'	N 44°52'50" W
C533	375.35'	008°19'47"	54.57'	27.33	54.52'	N 53°12'36" W
C534	375.35'	008°19'47"	54.57'	27.33	54.52'	N 61°32'23" W
C535	375.35'	008°19'47"	54.57'	27.33	54.52'	N 69°52'10" W
C536	375.35'	008°20'15"	54.62'	27.36	54.57'	N 78°12'10" W
C537	375.35'	008°19'18"	54.52'	27.31	54.47'	N 86°31'57" W
C538	374.06'	002°24'40"	15.74'	7.87	15.74'	S 88°06'11" W
C539	569.20'	008°05'49"	80.44'	40.29	80.37'	N 40°52'57" E
C540	650.00'	034°23'53"	390.23'	201.20	384.40'	S 19°29'25" W
C541	569.20'	004°53'08"	48.53'	24.28	48.52'	N 57°52'51" E
C542	569.20'	004°53'06"	48.53'	24.28	48.51'	N 62°45'57" E
C543	569.20'	004°53'10"	48.54'	24.28	48.52'	N 67°39'05" E

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 87°27'01" W	135.55'
L2	N 29°42'44" W	48.61'
L3	S 22°08'10" W	25.85'
L4	S 63°34'02" W	5.16'
L5	S 68°10'26" W	101.34'
L6	S 69°59'41" W	100.54'
L7	S 70°48'59" W	99.99'
L8	S 70°27'20" W	99.97'
L9	S 70°22'33" W	99.85'
L10	S 70°10'31" W	99.88'
L11	S 69°53'02" W	99.79'
L12	S 69°16'48" W	99.67'
L13	S 68°27'54" W	91.46'
L14	S 67°12'13" W	140.45'
L15	S 67°34'29" W	97.66'
L16	S 67°09'57" W	55.77'
L17	S 22°50'45" E	240.02'
L18	S 67°09'21" W	161.02'
L19	N 22°50'50" W	70.70'
L20	S 66°37'08" W	165.63'
L21	S 24°22'17" E	30.49'

MINOR ROAD - PAVEMENT STRUCTURAL NUMBER (SN) SUMMARY				
ITEM	DESCRIPTION	STRUCTURAL NUMBER	INCHES	TOTAL
401005	SUPERPAVE TYPE C, PG 64-22	0.40	1 ½	.60
401014	SUPERPAVE TYPE B, PG 64-22	0.40	3	1.20
301001	GRADED AGGREGATE BASE COURSE, TYPE B	0.14	8	1.12
TOTAL				2.92

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

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

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

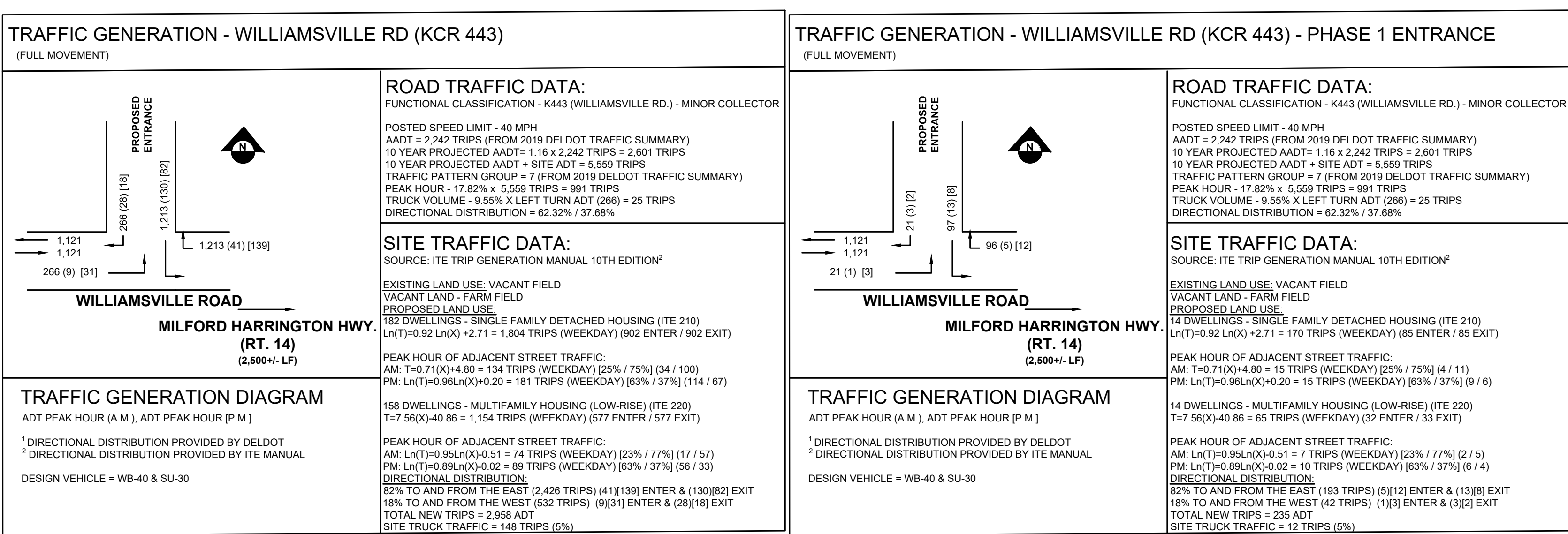
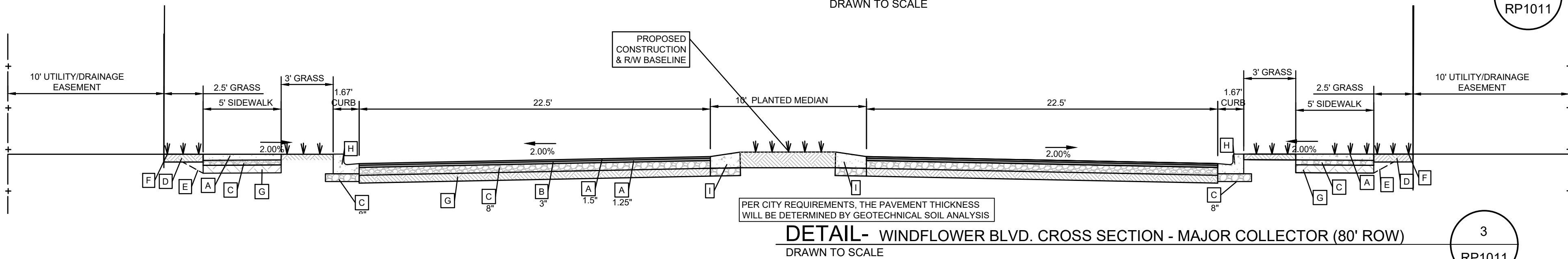
PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C21	503.87'	009°22'25"	82.43'	41.31'	82.34'	S 54°59'07" E
C22	503.87'	009°22'25"	82.43'	41.31'	82.34'	S 64°21'32" E
C23	503.87'	009°22'25"	82.43'	41.31'	82.34'	S 73°43'57" E
C24	503.87'	009°22'25"	82.43'	41.31'	82.34'	S 83°06'22" E
C25	503.87'	009°57'30"	87.58'	43.90'	87.47'	N 87°13'41" E
C26	503.87'	094°19'15"	829.48'	543.38'	738.94'	S 30°35'27" E
C27	350.00'	012°51'40"	78.56'	39.45'	78.40'	S 22°17'32" E
C28	350.00'	012°51'40"	78.56'	39.45'	78.40'	S 35°09'12" E
C29	342.74'	013°07'59"	78.56'	39.45'	78.39'	S 47°56'53" E
C30	350.00'	012°51'40"	78.56'	39.45'	78.40'	S 60°52'33" E
C31	350.00'	012°51'40"	78.56'	39.45'	78.40'	S 73°44'13" E
C32	350.00'	012°51'40"	78.56'	39.45'	78.40'	S 86°35'54" E
C33	350.00'	077°10'03"	471.39'	279.24'	436.56'	S 54°26'43" E
C40	160.00'	022°23'11"	62.51'	31.66'	62.12'	N 55°30'28" E
C41	160.00'	022°23'11"	62.51'	31.66'	62.12'	N 33°07'17" E
C42	160.00'	022°23'11"	62.51'	31.66'	62.12'	N 10°44'06" E
C43	160.02'	022°34'20"	63.04'	31.93'	62.63'	N 11°44'42" W
C44	160.05'	022°11'28"	61.99'	31.39'	61.60'	N 34°07'58" W
C45	160.00'	022°23'11"	62.51'	31.66'	62.12'	N 56°25'27" W
C46	160.00'	022°23'11"	62.51'	31.66'	62.12'	N 78°48'38" W

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C116	400.00'	008°25'12"	58.78'	29.44'	58.73'	S 28°37'28" W
C121	250.00'	056°00'30"	244.38'	132.95'	234.77'	N 56°35'16" W
C122	250.00'	015°19'28"	66.87'	33.63'	66.67'	N 62°52'50" W
C123	250.00'	015°19'28"	66.87'	33.63'	66.67'	N 47°33'22" W
C124	250.00'	030°38'56"	133.73'	68.51'	132.14'	N 55°13'06" W
C125	250.00'	011°18'37"	49.35'	24.76'	49.27'	N 34°14'20" W
C126	250.00'	013°15'33"	57.85'	29.06'	57.73'	N 77°57'45" W
C127	250.00'	013°47'03"	60.14'	30.22'	60.00'	N 64°26'26" W
C128	250.00'	013°47'03"	60.14'	30.22'	60.00'	N 50°39'23" W
C129	250.00'	015°10'50"	66.24'	33.31'	66.04'	N 36°10'27" W
C130	590.83'	007°34'11"	78.06'	39.09'	78.00'	S 05°43'52" W
C131	650.00'	006°52'47"	78.05'	39.07'	78.00'	S 12°36'38" W
C132	650.00'	006°52'47"	78.05'	39.07'	78.00'	S 19°29'25" W
C133	650.00'	006°52'47"	78.05'	39.07'	78.00'	S 26°22'12" W
C134	650.00'	006°52'47"	78.05'	39.07'	78.00'	S 33°14'58" W
C137	650.00'	034°23'53"	390.23'	201.20'	384.40'	S 19°29'25" W
C158	3016.35'	001°19'47"	70.01'	35.00'	70.00'	N 01°10'38" W
C206	410.00'	158°52'51"	1136.93'	2199.41'	806.11'	N 16°44'02" W
C389	319.94'	010°32'01"	58.82'	29.49'	58.74'	S 37°27'28" W
C492	569.20'	008°03'58"	80.13'	40.13'	80.07'	S 48°57'51" W

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C544	569.20'	004°53'08"	48.53'	24.28	48.52'	N 72°32'14" E
C545	569.20'	004°53'08"	48.53'	24.28	48.52'	N 77°25'21" E
C546	569.20'	004°53'08"	48.53'	24.28	48.52'	N 82°18'29" E
C547	1052.39'	002°23'44"	44.00'	22.00	44.00'	N 86°27'28" E

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

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



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ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R200	13.00'	078°05'29"	17.72'	10.54	16.38'	S 48°00'41" W
R201	50.00'	030°59'11"	27.04'	13.86	26.71'	N 24°27'32" E
R202	50.00'	042°58'47"	37.51'	19.69	36.63'	N 61°26'31" E
R203	50.00'	042°58'47"	37.51'	19.69	36.63'	S 75°34'42" E
R204	50.00'	042°58'32"	37.50'	19.68	36.63'	S 32°34'03" E
R205	50.17'	032°11'23"	28.19'	14.48	27.82'	S 31°21'33" W
R207	50.55'	044°08'52"	38.95'	20.50	37.99'	S 70°23'03" W
R208	50.00'	270°00'00"	235.62'	50.00	70.71'	S 77°52'34" E
R213	75.00'	027°39'13"	36.20'	18.46	35.85'	N 47°46'49" W
R214	25.00'	090°00'00"	39.27'	25.00	35.36'	S 42°03'28" W
R215	25.00'	082°49'53"	36.14'	22.05	33.08'	N 51°31'31" W
R216	25.00'	090°00'00"	39.27'	25.00	35.36'	N 34°53'19" E
R217	442.79'	008°32'53"	66.06'	33.09	66.00'	S 72°30'32" W
R218	442.79'	008°32'53"	66.06'	33.09	66.00'	S 63°57'39" W
R219	442.79'	008°32'53"	66.06'	33.09	66.00'	S 55°24'46" W
R220	410.02'	010°48'58"	77.40'	38.82	77.29'	S 45°55'51" W
R221	162.87'	005°52'35"	16.70'	8.36	16.70'	S 40°58'08" W
R222	442.79'	037°49'18"	292.29'	151.70	287.02'	S 67°52'19" W
R223	25.00'	098°44'41"	43.09'	29.14	37.95'	N 88°20'01" E
R224	353.87'	013°49'28"	85.38'	42.90	85.18'	S 35°22'55" E

ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R286	310.00'	012°13'18"	66.13'	33.19	66.00'	S 53°23'55" E
R287	310.00'	012°13'18"	66.13'	33.19	66.00'	S 65°37'13" E
R288	310.00'	012°13'18"	66.13'	33.19	66.00'	S 77°50'31" E
R289	310.00'	012°13'18"	66.13'	33.19	66.00'	N 89°56'11" E
R290	310.00'	012°13'18"	66.13'	33.19	66.00'	N 77°42'54" E
R291	310.00'	004°28'55"	24.07'	12.04	24.06'	N 69°22'48" E
R293	25.00'	090°00'00"	39.27'	25.00	35.36'	S 67°50'41" E
R323	25.00'	086°18'20"	37.66'	23.44	34.20'	N 36°44'09" E
R324	25.00'	090°00'00"	39.27'	25.00	35.36'	S 55°06'41" E
R335	500.00'	002°48'06"	24.01'	12.01	24.01'	S 34°12'37" W
R336	25.00'	090°00'00"	39.27'	25.00	35.36'	N 47°56'34" W
R337	525.00'	001°41'47"	15.54'	7.77	15.54'	N 03°47'28" W
R338	525.00'	007°12'19"	66.02'	33.05	65.98'	N 08°14'31" W
R339	525.00'	007°12'28"	66.04'	33.07	66.00'	N 15°26'54" W
R340	525.00'	008°10'00"	66.04'	33.07	66.00'	N 22°39'21" W
R341	525.00'	007°12'28"	66.04'	33.07	66.00'	N 29°51'49" W
R342	525.00'	007°14'50"	66.41'	33.25	66.36'	N 37°05'28" W
R343	525.00'	004°34'58"	41.99'	21.01	41.98'	N 43°00'22" W
R344	525.00'	042°21'17"	388.10'	203.40	379.32'	S 24°07'13" E
R345	25.00'	083°50'11"	36.58'	22.45	33.40'	N 03°22'45" W

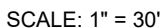
ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R407	25.00'	083°14'37"	36.32'	22.21	33.21'	S 71°13'22" E
R408	25.00'	090°00'00"	39.27'	25.00	35.36'	N 22°09'19" E
R414	25.00'	090°00'00"	39.27'	25.00	35.36'	S 42°03'28" W
R415	3525.00'	001°06'42"	68.39'	34.20	68.39'	S 02°23'13" E
R416	3525.00'	001°08'16"	69.99'	35.00	69.99'	S 01°15'44" E
R417	3525.00'	000°21'44"	22.28'	11.14	22.28'	N 00°30'44" E
R418	3525.00'	002°36'42"	160.67'	80.35	160.66'	N 01°38'13" W
R419	37.50'	089°59'57"	58.90'	37.50	53.03'	S 22°09'18" W
R420	25.00'	048°11'35"	21.03'	11.18	20.41'	N 88°44'57" W
R421	50.00'	012°29'25"	10.90'	5.47	10.88'	N 70°53'52" W
R422	50.00'	051°25'43"	44.88'	24.08	43.39'	S 77°08'34" E
R423	50.00'	051°25'43"	44.88'	24.08	43.39'	S 25°42'51" W
R424	50.00'	051°25'43"	44.88'	24.08	43.39'	S 25°42'51" E
R425	50.00'	051°25'43"	44.88'	24.08	43.39'	S 77°08'34" E
R426	50.00'	051°25'43"	44.88'	24.08	43.39'	N 57°10'41" E
R427	50.00'	006°44'55"	5.89'	2.95	5.89'	N 22°20'24" E
R428	50.00'	278°22'54"	241.19'	44.72	66.67'	N 22°50'38" W
R429	25.00'	048°11'23"	21.03'	11.18	20.41'	N 43°03'38" E
R430	37.50'	090°00'00"	58.90'	37.50	53.03'	S 67°50'41" E
R431	25.00'	090°00'00"	39.27'	25.00	35.36'	S 22°09'19" W

ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R505	499.95'	008°30'24"	74.23'	37.18	74.16'	S 05°05'53" E
R506	472.35'	007°55'44"	65.37'	32.74	65.31'	N 48°54'32" E
R507	503.21'	002°21'15"	20.68'	10.34	20.68'	N 54°13'04" E
R508	469.20'	004°53'08"	40.01'	20.02	40.00'	N 57°52'51" E
R509	469.20'	004°53'06"	40.00'	20.01	39.99'	N 62°45'57" E
R510	469.20'	004°53'10"	40.01'	20.02	40.00'	N 67°39'05" E
R511	469.20'	004°53'08"	40.01'	20.02	40.00'	N 72°32'14" E
R512	469.20'	004°53'08"	40.01'	20.02	40.00'	N 77°25'21" E
R513	469.20'	004°53'08"	40.01'	20.02	40.00'	N 82°18'29" E
R514	468.69'	002°32'54"	20.85'	10.42	20.84'	N 86°01'27" E
R515	275.35'	002°28'24"	11.89'	5.94	11.89'	N 88°04'12" E
R516	275.35'	008°19'18"	39.99'	20.03	39.96'	S 86°31'57" E
R517	275.35'	008°20'15"	40.07'	20.07	40.03'	S 78°12'10" E
R518	275.35'	008°19'47"	40.03'	20.05	40.00'	S 69°52'10" E
R519	275.35'	008°19'47"	40.03'	20.05	40.00'	S 61°32'23" E
R520	275.35'	008°19'47"	40.03'	20.05	40.00'	S 53°12'36" E
R521	275.35'	008°19'47"	40.03'	20.05	40.00'	S 44°52'50" E
R522	275.35'	008°19'47"	40.03'	20.05	40.00'	S 36°33'03" E
R523	260.36'	004°24'15"	20.01'	10.01	20.01'	S 30°16'11" E

ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R225	353.87'	014°56'15"	92.28'	46.39	92.00'	S 21°00'03" E
R226	353.87'	011°35'59"	71.64'	35.94	71.52'	S 07°43'56" E
R227	353.87'	040°21'42"	249.28'	130.07	244.16'	S 22°06'48" E
R228	25.00'	098°44'41"	43.09'	29.14	37.95'	S 10°24'41" E
R229	392.79'	010°27'58"	71.75'	35.98	71.65'	S 44°11'39" W
R230	392.79'	012°56'34"	88.73'	44.55	88.54'	S 55°53'55" W
R231	392.79'	014°06'34"	96.73'	48.61	96.48'	S 69°25'29" W
R232	392.79'	000°06'42"	0.77'	0.38	0.77'	S 76°32'07" W
R233	392.79'	037°37'48"	257.97'	133.83	253.36'	S 57°46'34" W
R234	25.00'	090°00'00"	39.27'	25.00	35.36'	N 55°06'41" W
R235	25.00'	090°00'00"	39.27'	25.00	35.36'	N 34°53'19" E
R236	352.52'	001°12'51"	7.47'	3.74	7.47'	N 80°29'36" E
R237	353.87'	014°55'52"	92.22'	46.37	91.96'	N 88°33'49" E
R238	353.87'	007°48'14"	48.20'	24.14	48.16'	S 80°04'08" E
R239	353.87'	016°23'00"	101.19'	50.94	100.84'	S 60°52'33" E
R241	25.00'	090°00'00"	39.27'	25.00	35.36'	N 47°56'34" W
R242	403.87'	001°26'00"	10.10'	5.05	10.10'	S 02°42'50" E
R243	403.87'	009°22'25"	66.07'	33.11	66.00'	S 08°07'02" E
R244	403.87'	009°22'25"	66.07'	33.11	66.00'	S 17°29'27" E
R245	403.87'	009°22'25"	66.07'	33.11	66.00'	S 26°51'52" E

ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R346	400.00'	007°43'30"	53.93'	27.01	53.89'	N 34°40'35" E
R347	400.00'	008°53'23"	62.06'	31.09	62.00'	N 26°22'09" E
R348	400.00'	008°53'23"	62.06'	31.09	62.00'	N 17°28'46" E
R349	400.00'	008°53'23"	62.06'	31.09	62.00'	N 08°35'22" E
R350	400.00'	008°53'23"	62.06'	31.09	62.00'	N 00°18'01" W
R351	400.00'	008°51'44"	61.87'	31.00	61.81'	N 09°10'34" W
R352	400.00'	002°28'52"	17.32'	8.66	17.32'	N 14°50'52" W
R353	400.00'	054°37'38"	381.37'	206.58	367.09'	S 11°13'31" W
R354	25.00'	083°14'37"	36.32'	22.21	33.21'	N 25°32'01" E
R355	25.00'	090°00'00"	39.27'	25.00	35.36'	S 22°09'19" W
R356	25.00'	089°58'33"	39.26'	24.99	35.35'	N 67°49'57" W
R357	200.00'	102°44'00"	358.61'	250.24	312.46'	S 61°28'41" E
R358	25.00'	098°51'00"	43.13'	29.19	37.98'	N 63°25'11" W
R359	350.00'	094°48'49"	579.18'	380.71	515.32'	N 33°24'44" E
R360	25.00'	098°51'00"	43.13'	29.19	37.98'	N 62°46'27" E
R361	25.00'	073°23'54"	32.03'	16.63	29.88'	S 36°22'05" W
R362	150.00'	079°18'37"	207.83'	124.33	191.45'	S 33°24'44" W
R363	25.00'	073°23'54"	32.03'	16.63	29.88'	S 30°27'22" W
R364	25.00'	098°51'00"	43.13'	29.19	37.98'	S 49°05'37" W
R365	350.00'	010°08'55"	61.99'	31.08	61.91'	N 76°24'25" W

ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R432	260.00'	022°50'27"	103.65'	52.52	102.96'	S 78°34'33" W
R433	260.00'	022°23'11"	101.59'	51.45	100.94'	N 78°48'38" W
R434	260.00'	022°23'11"	101.59'	51.45	100.94'	N 56°25'27" W
R435	260.00'	022°23'11"	101.59'	51.45	100.94'	N 34°02'16" W
R436	260.00'	022°23'11"	101.59'	51.45	100.94'	N 11°39'05" W
R437	260.00'	022°23'11"	101.59'	51.45	100.94'	N 10°44'06" E
R438	260.00'	022°23'11"	101.59'	51.45	100.94'	N 33°07'17" E
R439	260.00'	022°23'11"	101.59'	51.45	100.94'	N 55°30'28" E
R440	260.00'	000°27'16"	2.06'	1.03	2.06'	N 66°55'41" E
R441	260.00'	180°00'00"	816.81'	INFINITY	520.00'	N 22°50'41" W
R442	25.00'	090°00'00"	39.27'	25.00	35.36'	S 67°50'41" E
R443	25.00'	090°00'00"	39.27'	25.00	35.36'	S 22°09'19" W
R444	25.00'	090°00'00"	39.29'	25.02	35.37'	N 67°49'09" W
R445	25.00'	089°58'57"	39.25'	24.98	35.34'	N 22°10'51" E
R446	25.00'	090°00'00"	39.27'	25.00	35.36'	S 67°50'41" E
R447	25.00'	070°16'14"	30.66'	17.59	28.78'	S 12°17'2



A VARYING WIDTH PERMANENT EASEMENT
CONTAINING ± 36,050 S.F IS HEREBY ESTABLISHED
FOR THE STATE OF DELAWARE AS PER THIS PLAT

$L=41.80'$, $R=1055.00'$
 $CB=N59^{\circ}04'12"E$
 $CL=41.79'$
 $\Delta=002^{\circ}16'12"$
 $L=138.40'$
 $CB=N6^{\circ}04'12"E$
 $\Delta=002^{\circ}16'12"$

—N 60°12'18" E 26.33

THE TOP OF THE BANK OF ALL
STORMWATER FACILITIES ARE TO BE
BUILT 20' FROM THE RIGHT-OF-WAY.

PERMANENT EASEMENT CONTAINING 576 S.F. IS HEREBY
 GRANTED FOR THE STATE OF DELAWARE AS PER THIS PLAT, FOR
 ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM
 MAINTAINED ROADS AND/OR RIGHT-OF-WAY. THE PORTIONS OF
 EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSETTING AS
 SHOWN ON THIS PLAT ARE TO BE MAINTAINED BY THE STATE OF
 DELAWARE. RUNOFF OF THE PROPOSED STATE MAINTAINED ROAD,
 RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER,
 OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUME NO
 LIABILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED
 OF THE STORMDRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.

A VARYING WIDTH PERMANENT EASEMENT
CONTAINING ± 36,050 S.F IS HEREBY ESTABLISHED
FOR THE STATE OF DELAWARE AS PER THIS PLAT.

A 20'x16' PERMANENT EASEMENT CONTAINING 565 S.F. IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAN, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM THE STATE MAINTAINED ROADS AND/OR RIGHT-OF-WAY. THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFF-SITE AS SHOWN ON THIS PLAN SHALL BE CONVEYED TO THE STATE OF DELAWARE AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORMDRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.

THE TOP OF THE BANK OF ALL
STORMWATER FACILITIES ARE TO BE
BUILT 20' FROM THE RIGHT-OF-WAY.

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

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



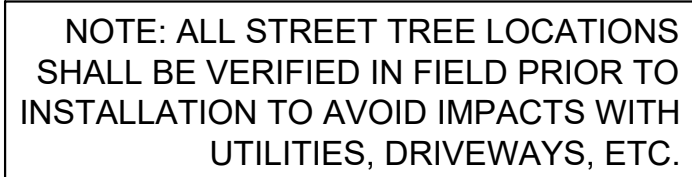
EASEMENT PLAN

8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

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PROJECT	RIBER20002
DATE	2022-07-25
DRAWING SCALE	1" = 50'
DRAWN BY	EOC/EWW
APPROVED BY	AMD

RP1013
SHEET 15 OF 19



KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	CONT.	CATEGORY
IV	13	ILEX VERTICILATTA	WINTERBERRY	4'-5' HGT	B&B	SHRUB
TO	12	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	7' HGT	B&B	EVERGREEN

KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	CONT.	CATEGORY
TREES						
AR	29	ACER RUBRUM	RED MAPLE	1.5" CAL	B&B	SHADE TREE
CD	3	CEDRUS DEODARA	DEODAR CEDAR	7' HGT	B&B	EVERGREEN
GB	44	GINKO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKO	1.5" CAL	B&B	SHADE TREE
MV	8	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	7' HGT	B&B	FLOWERING TREE
PO	23	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1.5" CAL	B&B	SHADE TREE
PY	7	PRUNUS X YOSHINO	YOSHINO CHERRY	7' HGT	B&B	FLOWERING TREE
QA	18	QUERCUS ALBA	WHITE OAK	1.5" CAL	B&B	SHADE TREE
QP	33	QUERCUS PHELLOS	WILLOW OAK	1.5" CAL	B&B	SHADE TREE
QPA	21	QUERCUS PALUSTRIS	PIN OAK	1.5" CAL	B&B	SHADE TREE
TC	30	TILIA CORDATA	LITTLE LEAF LINDEN	1.5" CAL	B&B	SHADE TREE
ZS	19	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	1.5" CAL	B&B	SHADE TREE

PROPOSED	DESCRIPTION
	<i>DECIDUOUS SHADE TREE</i>
	<i>DECIDUOUS FLOWERING TREE</i>
	<i>EVERGREEN TREE</i>

ERIC W. WAHL, (DE# S1-0000409)
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE MILTON, DE 19968

STREET TREE LANDSCAPE PLAN

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY SUITE 203

MILLERSVILLE, MD 21108

The Pennoni logo, featuring the word "Pennoni" in a bold, sans-serif font, enclosed within a thick, black, oval-shaped border.

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



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

DATE	NO	REVISIONS	RY
22-05-08	1	REVISED PER CITY COMMENTS	EWH
22-07-21	2	REVISED PER CITY COMMENTS	LFS
23-10-08	3	REVISED PER CITY COMMENTS	EOC
24-02-09	4	REVISED PER KID COMMENTS	EOC
24-05-07	5	REVISED PER KID COMMENTS	EOC

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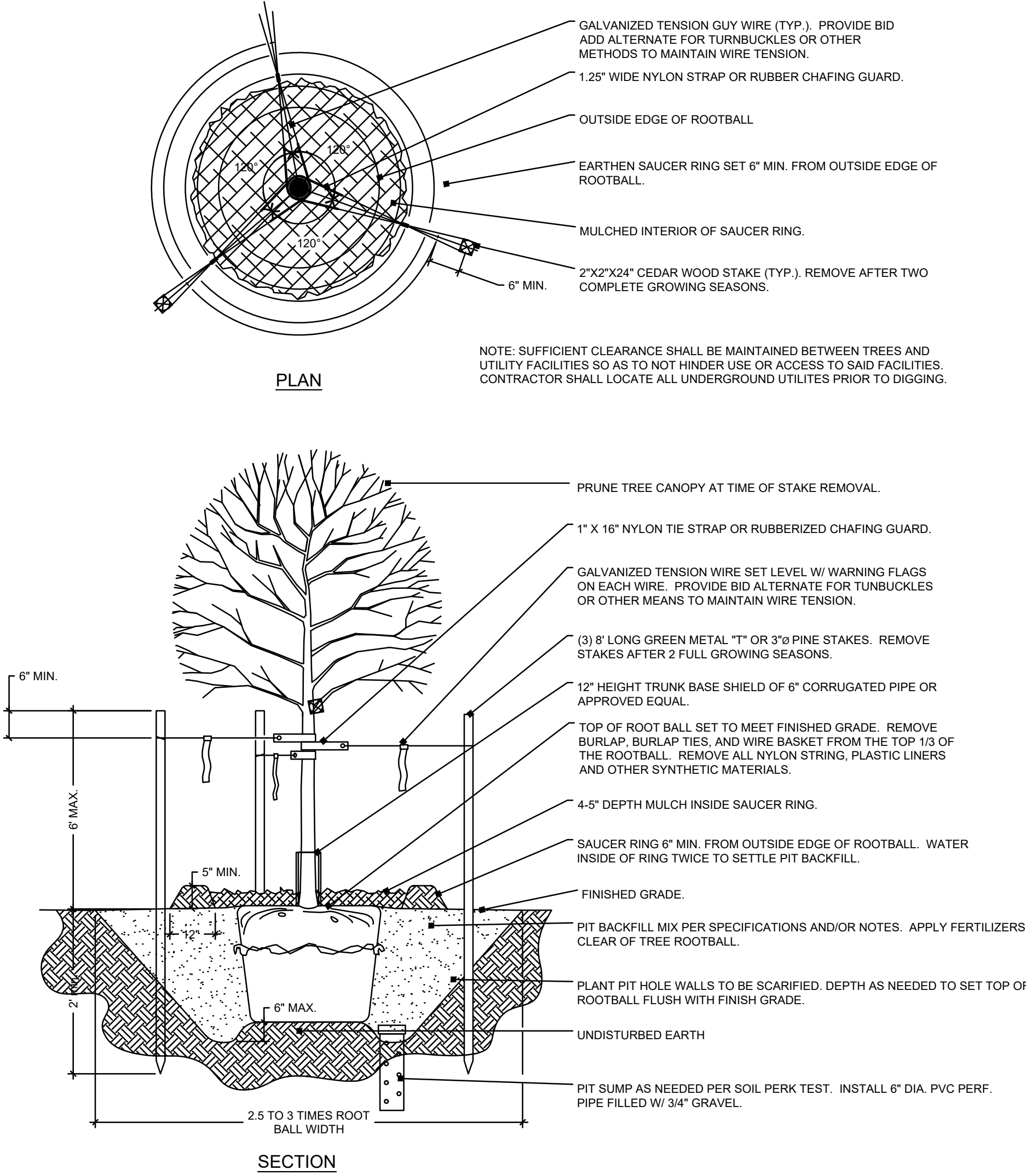
PROJECT	RIBER20002
DATE	2022-07-25
DRAWING SCALE	1"=10'
DRAWN BY	EWW
APPROVED BY	AMD

RP2001

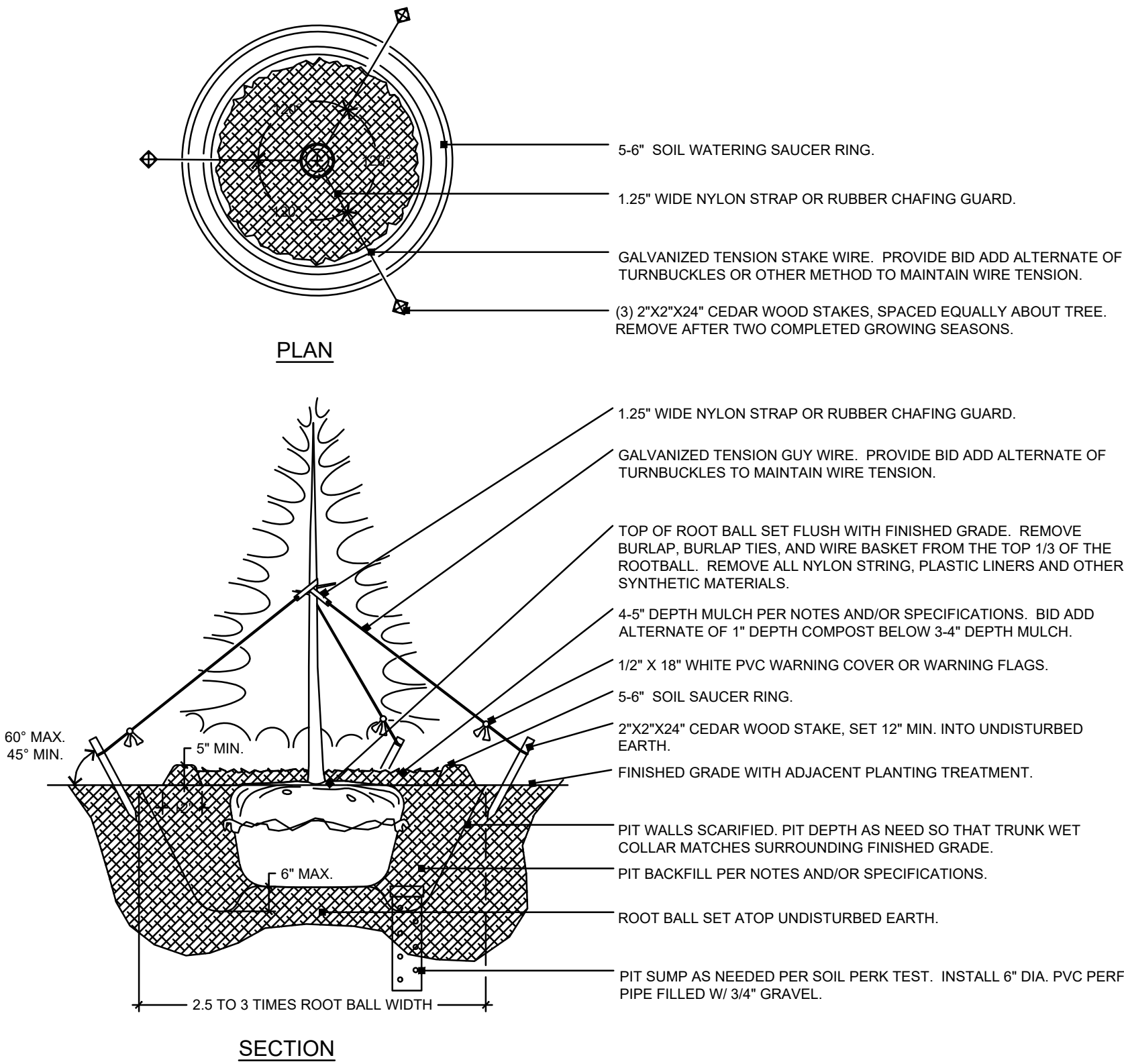
SHEET 16 OF 19

LANDSCAPE NOTES:

1. ALL PLANTS TO BE TRUE TO SPECIES, IN A RIGOROUS STATE OF GROWTH, MEET WITH THE LATEST STANDARDS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND BE FREE OF INSECTS, PESTS AND DISEASES. NO MATERIAL SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT
2. CONTRACTOR SHALL OBTAIN A DIGITAL FILE FROM LANDSCAPE ARCHITECT AS NEEDED TO PROPERLY STAKE OUT PROPOSED TREE LOCATIONS
3. REFER TO PROJECT SPECIFICATIONS FOR ALL REQUIREMENTS AND SUBMITTALS NOT COVERED IN THESE NOTES, DETAILS, AND DRAWINGS
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS, NOTES, AND SPECIFICATIONS.
5. MULCH:
- 5.1. NATIVE SHREDDED HARDWOOD MIXED WITH NATIVE LEAF LITTER. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
- 5.2. APPLY 1-2" DEPTH OF FINELY SHREDDED MULCH OVER GROUNDCOVER AND PERENNIAL BEDS.
- 5.3. APPLY 2-3" DEPTH MULCH OVER SHRUB BEDS AND INSIDE SHRUB SAUCER RINGS.
- 5.4. APPLY 4-5" DEPTH MULCH INSIDE TREE SAUCER RINGS.
6. FINE GRADING:
FINE GRADE ALL GROUNDCOVER AND SHRUB BED PRIOR TO PLANTING. HAND GRADE ALL PROPOSED LAWN AREAS PRIOR TO HYDRO SEEDING OR LAYING SOD. REMOVE ALL ROCKS, CLUMPS, AND FOREIGN DEBRIS GREATER THAN 4" DIAMETER.
7. TOPSOIL:
CONTRACTOR SHALL OBTAIN SOILS TESTS FROM THE DELAWARE DEPARTMENT OF AGRICULTURE EXTENSION OFFICE (OR EQUAL) AND FURNISH A COPY OF SAID REPORT TO LANDSCAPE ARCHITECT. PRE COUNTY REQUIREMENTS. 6" MINIMUM TOPSOIL SHALL BE PROVIDED THROUGHOUT THE SITE. PROVIDE 12" DEPTH TOP SOIL FOR ALL GROUNDCOVER PERENNIAL AND SEASONAL PLANTING BEDS. PROVIDE 18" DEPTH TOP SOIL FOR ALL TREE AND SHRUB BEDS.
8. PLANT PITS AND BACKFILL:
- 8.1. ALL TREE PITS TO BE A MINIMUM OF 2.5 TIMES THE WIDTH OF THE ROOT BALL AND SHRUB PITS TO BE A MINIMUM OF 2 TIMES THE WIDTH OF THE CONTAINER OR ROOT BALL
- 8.2. CONTRACTOR SHALL PERFORM A 24 HOUR PERK TEST ON TREE PITS. WATER SHOULD DRAIN FREELY FROM THE HOLE WITHIN A 24 HOUR PERIOD.
- 8.3. SET TREE AND PIT DEPTH SUCH THAT THE TRUNK COLLAR OR WET LINE MATCHES THAT OF THE PROPOSED FINISH GRADE. IN POOR DRAINING SOILS CONDITIONS, SET TOPS OF ROOT BALLS APPROXIMATELY 2" ABOVE PROPOSED FINISH GRADE.
- 8.4. FOR BALLED AND BURLAPPED TREES, REMOVE THE TOP 1/4 OF THE ROOT BALL CAGE PRIOR TO BACKFILL. REMOVE ALL TWINE AND TIES FROM THE TRUNK OF THE TREE.
- 8.5. STANDARD PIT BACKFILL SHALL CONSIST OF 1/2 NATIVE SOIL, 1/4 COMPOST, AND 1/4 SPHAGNUM PEAT MOSS MIXED LIBERALLY TOGETHER. FOR POORLY DRAINING NATIVE SOIL CONDITIONS, PIT BACKFILL SHALL CONSIST OF 1/2 NATIVE SOIL, 1/4 COMPOST, AND 1/4 SAND MIXED LIBERALLY. ADJUST STANDARD FILL MATERIAL MIX WHERE STRUCTURAL SOILS ARE REQUIRED.
- 8.6. AROUND EACH TREE SHAPE A 5-6" TALL SOIL SAUCER RING WITH THE INSIDE RING DIAMETER 12" WIDER THAN THE ROOT BALL. AROUND EACH SHRUB, SHAPE A 3-4" TALL SOIL SAUCER RING WITH AN INSIDE DIAMETER OF 8" WIDER THAN THE ROOT BALL.
- 8.7. SETTLE TREE AND SHRUB PIT BACKFILL BY WATERING THE INTERIOR OF SAUCER RING TWICE BEFORE MULCHING.
9. TREE STAKING AND GUYING:
ALL TREES GREATER THAN 1.75" IN CALIPER OR 6' IN HEIGHT SHALL BE STAKED OR GUYED AS SHOWN IN DETAILS. LASSO TIES SHALL BE OF 1-1/4" WIDE NYLON STRAPS OR OF FLEXIBLE PLASTIC THAT WILL NOT CHAFE, SCAR OR DAMAGE TREE LIMBS. STAKE AND GUY CHORDS SHALL BE FLAGGED OR COVERED WITH APPROPRIATE MATERIALS SO THAT THEY ARE READILY VISIBLE. PROVIDE THREE (3) STAKES OR GUY'S MINIMUM PER TREE, SPACED EQUALLY ABOUT THE TRUNK BASE. TWO (2) STAKES MAY BE USED IN NARROW, WIND-SHELTERED AREAS WHERE STANDARD STAKING OR GUYING WILL CANNOT FIT. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING MATERIALS AFTER ONE COMPLETE GROWING SEASON. ALTERNATIVE STAKING METHODS PROPOSED MUST BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.
10. FERTILIZERS:
FERTILIZERS FOR LAWNS, BEDS, AND TREE & SHRUB PITS SHALL BE DETERMINED THOUGH THIRD PARTY SOILS TESTING FURNISHED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT SOILS TEST RESULTS AND PROPOSED FERTILIZER PRODUCT(S) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
11. LANDSCAPE DRAINAGE:
THE LANDSCAPE PLAN HAS BEEN PREPARED WITH EXISTING AND PROPOSED GRADIENT DATA PER THE CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN EXISTING CONDITIONS OR PROPOSED GRADING THAT WOULD COMPROMISE THE PROPER INSTALLATION AND POSITIVE DRAINAGE OF PROPOSED LANDSCAPE PLANTINGS AND/OR SITE ELEMENTS.
12. SEEDED AREAS:
THE LIMIT OF SEEDING SHALL EXTEND TO ALL NON SODDED AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR SHALL SUBMIT APPROPRIATE NATIVE GRASS SEED MIXES) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL. AREA SEEDING SHALL BE AT A RATE OF APPROXIMATELY 1 LBS PER 2000 SF OR PER SEED MIX RECOMMENDATIONS TO ACHIEVE THE DESIRABLE PLS APPLICATION RATE. ALL SEED AREA SHALL APPLIED WITH HYDROMULCH OR WITH OTHER TACKIFYING METHODS TO ENSURE SOIL STABILITY THROUGH TO GERMINATION AND ESTABLISHMENT OF THE SEEDED AREA.
13. MAINTENANCE PERIOD AND GUARANTEE:
CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS THROUGH ONE COMPLETE GROWING SEASON AFTER INITIAL PLANTING. NURSERY PLANT SELECTION MAY BE COORDINATED WITH LANDSCAPE ARCHITECT, BUT SHALL NOT EXEMPT CONTRACTOR FROM MAINTENANCE PERIOD RESPONSIBILITIES AND GUARANTEES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 2 WEEKS IN ADVANCE TO SCHEDULE AN APPOINTMENT FOR FIELD SELECTION OF PLANT MATERIALS.
14. QUALIFICATIONS, INSPECTIONS, AND APPROVALS:
A STATEMENT OF QUALIFICATION SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT AND OWNER AT BID SUBMISSION. BONDING: AT OWNERS DISCRETION, BONDING MAY BE REQUIRED BY THE CONTRACTOR OR PROOF OF BONDABLE STATUS. REFER TO SPECIFICATIONS FOR LANDSCAPE INSPECTIONS SCHEDULE AND MATERIALS TESTING NOT COVERED IN THESE NOTES. RESULTS FROM ALL REQUIRED MATERIALS TESTING TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. A NOTICE OF FINAL ACCEPTANCE SHALL BE ISSUED TO CONTRACTOR BY THE LANDSCAPE ARCHITECT UPON LANDSCAPE ARCHITECT AND OWNER APPROVAL OF ALL REQUIRED TESTING, MOCK-UPS AND SAMPLES, AND THE SATISFACTORY COMPLETION OF ALL LANDSCAPE CONSTRUCTION PUNCH-LIST ITEMS AND SUBMISSION OF WRITTEN GUARANTEES. A NOTICE OF CONDITIONAL ACCEPTANCE MAY BE ISSUED IN LIEU OF A FINAL ACCEPTANCE NOTICE BY LANDSCAPE ARCHITECT AT THE OWNERS' DISCRETION AND UNDER THE OWNERS' TERMS.
15. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN 'AMERICAN STANDARDS FOR NURSERY STOCK'.
16. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
18. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
19. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
20. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
21. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 12'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
22. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
23. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
24. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS' ORIGINAL GRADE BEFORE DIGGING.
25. THE CONTRACTOR IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING WATERING ALL PLANTS ANY TIME FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL IS LESS THAN ONE INCH PER WEEK.
26. THE DEVELOPER OR HOME OWNERS ASSOCIATION SHALL BEAR THE RESPONSIBILITY OF REPLACING ANY LANDSCAPING WITHIN SEWER EASEMENTS THAT IS DESTROYED OR DAMAGED DUE TO SEWER SYSTEM MAINTENANCE, REPLACEMENT, OR EXTENSION.
27. THE BUFFER AREA SHALL HAVE A FINAL GRADE THAT CONTAINS A MINIMUM OF FOUR INCHES OF TOPSOIL AND A SUITABLE GRASS MIX PLANTED AS SACRIFICIAL COVER BETWEEN THE BUFFER TREES FOR SOIL STABILIZATION UNTIL THE NEWLY PLANTED TREES BECOME LARGER. THE PLAN MAY SUBSTITUTE WOOD CHIPS FOR PLANTED GRASS BETWEEN THE BUFFER TREES IN RESPECT TO BOTH NEWLY PLANTED AND EXISTING TREES, AS DETERMINED BY THE LANDSCAPE ARCHITECT.
28. THE LAND DEVELOPER SHALL BE HELD RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR NECESSARY WATERING FOR A MINIMUM OF TWO YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A HOMEOWNERS' ASSOCIATION. PROVIDED, HOWEVER, THAT THE DEVELOPER SHALL REPLACE ANY TREES THAT DIE DURING THE MINIMUM TWO-YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A HOMEOWNERS' ASSOCIATION.
29. THE PERPETUAL MAINTENANCE OF THE BUFFER PLANTINGS BY A HOMEOWNERS' ASSOCIATION SHALL BE ASSURED THROUGH THE RESTRICTIVE COVENANTS AND/OR HOMEOWNERS' ASSOCIATION DOCUMENTS WHICH ARE OBLIGATORY UPON THE PURCHASERS THROUGH ASSESSMENTS BY THE HOMEOWNERS' ASSOCIATION.

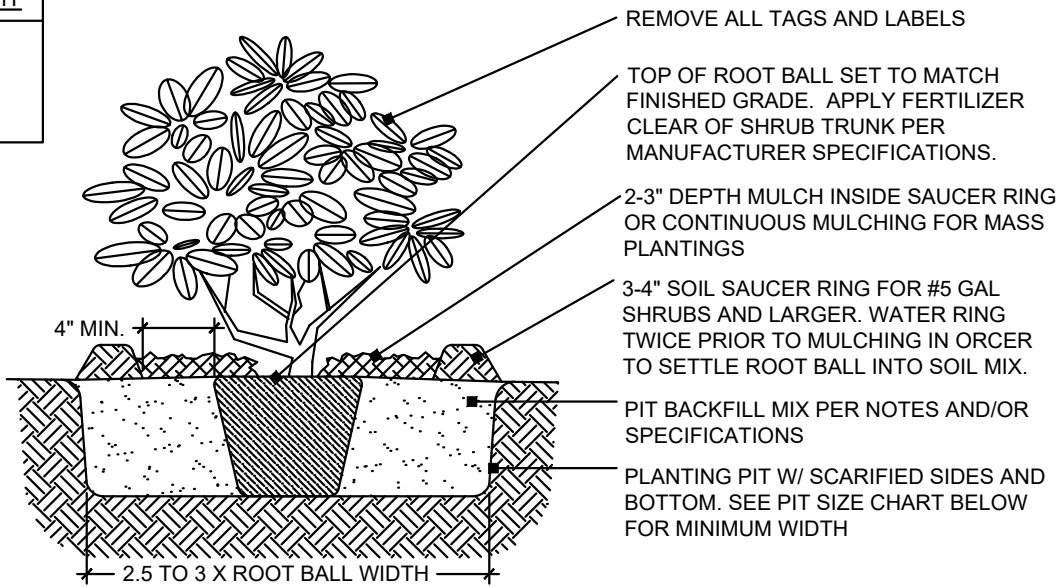


A CANOPY TREE PLANTING AND GUYING
N.T.S.



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

SHRUB SIZE	MIN. PIT WIDTH
#1 GALLON	18"
#3 GALLON	30"
#5 GALLON	42"



C SHRUB PLANTING
N.T.S.

LANDSCAPE CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE REGULATIONS AND LAWS OF THE STATE OF DELAWARE.

ERIC W. WAHL, (DE# S1-0000409)
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE MILTON, DE 19968

DATE



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

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



WESTWOOD SUBDIVISION

WILLIAMSVILLE ROAD (KCR443)
MILFORD, DE 19963

LANDSCAPE PLAN NOTES & DETAILS

RIBERA DEVELOPMENT, LLC
8694 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

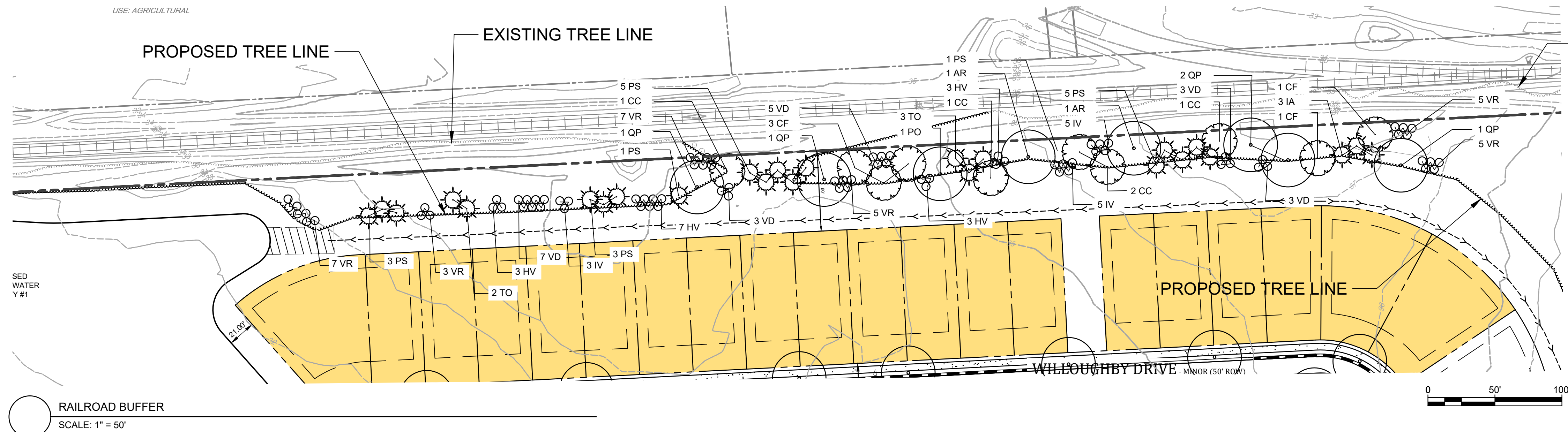
			EOC	EOC	LFS	LFS	BY
			REVISED PER VCD COMMENTS	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	REVISIONS
			4	3	2	1	NO.
			2024-02-09	2023-10-06	2023-07-21	2023-05-09	DATE

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

PROJECT	RIBER20002
DATE	2022-07-25
DRAWING SCALE	1"=10'
DRAWN BY	EWV
APPROVED BY	AMD

RP2002

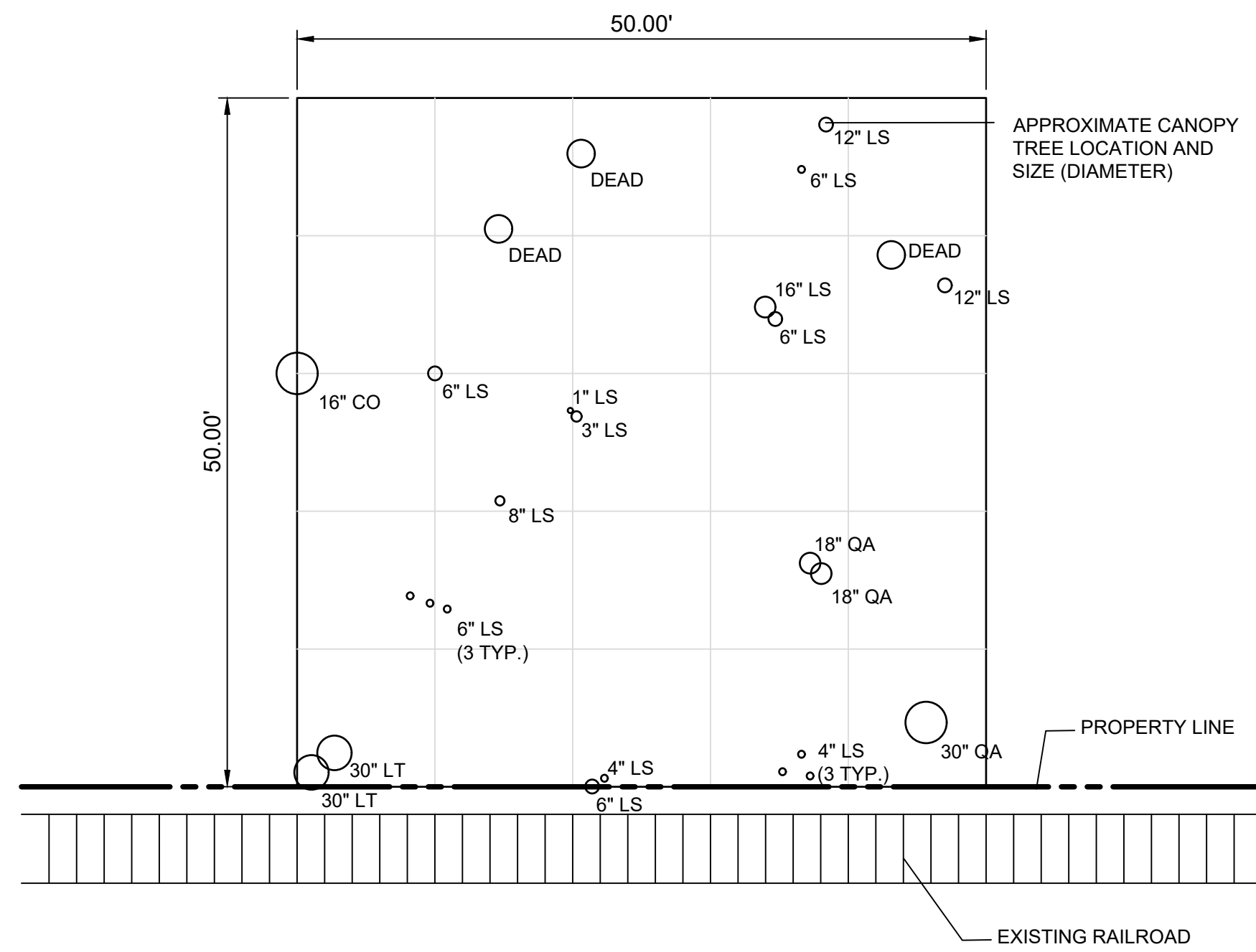
SHEET 17 OF 19



NOTE
A TYPICAL FOREST SAMPLE STUDY WAS PERFORMED ON-SITE WITH A CITY REPRESENTATIVE IN ORDER TO ESTABLISH THE CURRENT CONDITION OF THE EXISTING FORESTED AREA WITHIN AND IN CLOSE PROXIMITY TO THE PROPOSED BUFFER AREA. IN ADDITION TO THE EXISTING VEGETATION, A NOTICEABLE CHANGE IN ELEVATION WAS OBSERVED DUE TO THE PRESENCE OF AN EXISTING BERM.

KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	CONT.	CATEGORY
TREES						
QP	13	QUERCUS PHELLOS	WILLOW OAK	1.5" CAL	B&B	SHADE TREE
QA	7	QUERCUS ALBA	WHITE OAK	1.5" CAL	B&B	SHADE TREE
AR	10	ACER RUBRUM	RED MAPLE	1.5" CAL	B&B	SHADE TREE
PO	7	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1.5" CAL	B&B	SHADE TREE
AC	9	AMELENCHIER CANADENSIS	SERVICEBERRY	1.5" CAL	B&B	FLOWERING TREE
CF	14	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5" CAL	B&B	FLOWERING TREE
CC	12	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL	B&B	FLOWERING TREE
IA	12	ILEX X ATTENUATA 'FOSTERI'	FOSTER HOLLY	5' HGT	B&B	EVERGREEN
MG	6	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR SOUTHERN MAGNOLIA	5' HGT	B&B	EVERGREEN
PS	41	PINUS STROBUS	WHITE PINE	5' HGT	B&B	EVERGREEN
TO	30	THUJA OCCIDENTALIS GREEN GIANT	GREEN GIANT ARBORVITAE	5' HGT	B&B	EVERGREEN

KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	CONT.	CATEGORY
SHRUBS						
HV	88	HAMAMELIS VERNALIS	VERNAL WITCH-HAZEL	36" HGT	CONT.	SHRUB
IV	66	ILEX VERTICILLATA	WINTERBERRY	36" HGT	CONT.	SHRUB
VD	60	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	36" HGT	CONT.	SHRUB
VR	71	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	36" HGT	CONT.	SHRUB



LANDSCAPE CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY
SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH
THE APPLICABLE REGULATIONS AND LAWS OF THE STATE OF
DELAWARE.

ERIC W. WAHL, (DE# S1-0000409)
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE MILTON, DE 19968

DATE _____



WESTWOOD SUBDIVISION
WILLIAMSVILLE ROAD (KCR443)
MILFORD, DE 19663

**RAILROAD BUFFER
LANDSCAPE PLAN**

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

DATE	NO.	REVISIONS	BY
24-05-07	6	6	EOC
24-02-09	5	REVISED PER KCD COMMENTS	EOC
23-10-06	3	REVISED PER CITY COMMENTS	EOC
23-07-21	2	REVISED PER CITY COMMENTS	LFS
22-03-09	1	REVISED PER CITY COMMENTS	EWING

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

PROJECT	RIBER20002
DATE	2022-07-25
DRAWING SCALE	AS SHOWN
DRAWN BY	EWV
APPROVED BY	AMD

RP2003

SHEET 18 OF 19



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

NICOLE MAJESKI
SECRETARY

May 16, 2023

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

**SUBJECT: Letter of No Objection to Recordation
Westwood Subdivision
Tax Parcel # 5-16-18200-01-2000-00001, 5-16-18200-01-2100-00001,
5-16-18200-01-1700-00001, 5-16-18200-01-1100-00001, 5-16-18200-01-1200-
00001, 5-16-18200-01-1300-00001, 5-16-18200-01-1400-00001,
5-16-18200-01-1500-00001, 5-16-18200-01-1600-00001,
5-16-18200-01-1900-00001
KCR00443-WILLIAMSVILLE ROAD
Milford, Milford Hundred, Kent County**

Dear Mr. Pierce:

The Department of Transportation has reviewed the Site Plan, dated July 25, 2022 (last revised March 13, 2023), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

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

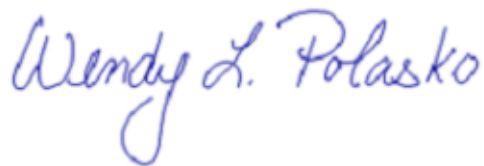
This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective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

Westwood Subdivision
Mr. Rob Pierce
Page 2
May 16, 2023

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

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

Sincerely,



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

Enclosure

cc: Mr. Kristopher Connelly, Kent County Supervisor
John C. Stamato, Ribera Development, LLC
Alan Decktor, Pennoni Associates, Inc.
Jared Adkins, Kent Conservation District
Steve McCabe, Central District Public Works Engineer
Jeff Steward, Central District Project Reviewer
Jennifer Pinkerton, Chief Materials & Research Engineer
Linda Osiecki, Pedestrian Coordinator
John Fiori, Bicycle Coordinator
Robert J. Johnson, Safety Officer Central District
Sean Humphrey, Traffic Development Coordination Engineer
Tremica Cherry, DTC Planner
Jason Reichert, JMT
Will Mobley III, Kent County Review Coordinator
Joshua Schwartz, Kent County Reviewer



May 30, 2023

CITY OF MILFORD

APPROVAL TO CONSTRUCT

Westwood Subdivision Connection

PWS #DE0000616

Approval #23W82

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

Dear Mr. Stamato:

As provided by Section 2.11 of the *State of Delaware Regulations Governing Public Drinking Water Systems*, you are granted approval to connect the Westwood Subdivision to the existing main in accordance with the plans submitted by Pennoni Associates, Inc. The plans consist of:

1. Transmittal letter dated May 23, 2023.
2. One copy of the plans entitled "Westwood Subdivision Construction Set" dated May 10, 2023.

These plans, as noted, are made a part of this approval. This approval is granted subject to the enclosed list of conditions. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction. Prior to receiving an Approval to Operate, the Office of Engineering requires one set of as-built drawings, including profile markups.

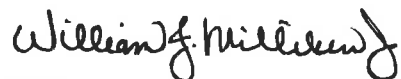
- A profile mark-up will be required showing at least a minimum 18- inch vertical separation where the proposed sanitary sewer crosses the proposed water main on Willoughby Drive between SMH-3 and SMH-4 on sheet CS1701, profile located on sheet CS5001.

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

Mr. John Stamato
Ribera Development, LLC
May 30, 2023
Page 2

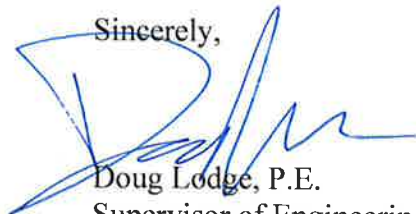
Should you have any questions regarding this matter, please feel free to contact Bill Milliken at (302) 741-8646.

Plans reviewed by:



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

Sincerely,



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

cc: Rob Pierce, City of Milford
Alan M. Decktor, PE, Pennoni Associates, Inc.
Steve Ellingsworth, City of Milford
Kevin Cottman, Office of Drinking Water

1. The project shall be constructed in accordance with the approved plans and all required conditions listed in this Approval to Construct. If any changes are necessary, revised plans shall be submitted and a supplemental approval issued prior to the start of construction. As-built plans including profile mark-ups must be submitted to the Office of Engineering after construction has been completed.
2. Representatives of the Division of Public Health may inspect this project at any time during the construction.
3. This approval does not cover the structural stability of any units or parts of this project.
4. The water system shall be operated in conformance with the *State of Delaware Regulations Governing Public Drinking Water Systems*.
5. All wells, pipes, tanks, and equipment which can convey or store potable water shall be disinfected in accordance with the current AWWA procedures. Plans or specifications shall outline the procedure and include the disinfectant dosage, contact time, and method of testing the results of the procedure. (Recommended Standards for Water Works 2022 Edition 2.17)
6. Water mains crossing sanitary and storm sewers should be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer, and the water main should be above the sewer. At crossings, one full length of water pipe should be located so both joints will be as far from the sewer as possible. Special structural support for the water and sewer pipes may be required. In cases where it is not practical to maintain an 18-inch separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
7. Water mains should be laid 10 feet horizontally from any existing or proposed sanitary or storm sewers. The distance should be measured edge to edge. In cases where it is not practical to maintain a 10-foot separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
8. All chemicals, materials, mechanical devices, and coatings in contact with potable water shall comply with National Sanitation Foundation/American National Standards Institute Standards (NSF/ANSI) 60 and 61 and shall be inert, nontoxic, and shall not import any taste, odor, or color to the water.
9. Sufficient valves should be provided so that inconvenience and sanitary hazards will be minimized during repairs. Valves should be located at not more than 500-foot intervals in commercial districts and at not more than one block or 800-foot intervals in other districts.

10. There shall be no connection between the distribution system and any pipes, pumps, hydrants, or tanks whereby unsafe water or other contaminating materials may be discharged or drawn into the system.
11. Fire hydrant drains shall not be connected to or located within 10 feet of sanitary sewers, storm sewers, or storm drains.
12. Prior to usage of water from this new well, water plant, storage plant, or distribution system, approval for the water quality must be obtained from the Division of Public Health.
13. The water system should be capable of providing at least 25 psi at ground level at all times throughout the distribution system.
14. All plastic pipe utilized in this drinking water system shall be approved for potable water use (NSF-pw). If any piping is joined with solder or flux, the solder and flux shall be lead free (less than or equal to 0.2 percent lead).
15. All water lines should be buried to a depth of at least 3 feet.
16. This approval is for the distribution system only. Plans and specifications for all well plumbing, pumps, storage (including any interior coatings), and treatment must be submitted to and approved by this office prior to their installation.
17. The approval is subject to immediate revocation upon violation of any of the preceding conditions.
18. All other local (county/city/town) approvals or permits needed must be obtained prior to beginning construction.
19. Upon completion of construction and before the system is placed into operation, a "Notice of Completion" must be submitted to the Office of Engineering. Before placing the system into operation, the following must be adhered to:
 - a. Submit a set of as-built plans with profile markups to the Office of Engineering.
 - b. Obtain an Approval to Operate from the Office of Engineering.



KENT CONSERVATION DISTRICT

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

July 16, 2024

Alan Decktor, P.E.
Pennoni Associates, Inc.
18072 Davidson Drive
Milton, DE 19904

Re: Westwood Subdivision

Dear Mr. Decktor:

The Kent Conservation District has reviewed the sediment and stormwater management plans submitted for the above referenced project and find them to be acceptable.

Please submit the following to Kent Conservation District for final approval:

- One (1) electronic copy of the full construction plan set with the final sediment and stormwater plan compiled as a single complete PDF file with design engineer signature/seal and signed Owners Certification.
- One (1) electronic copy (as PDF) of the final stormwater report with design engineer signature/seal.
- Two (2) printed copies of the final sediment and stormwater plan with design engineer signature/seal and signed Owners Certification.

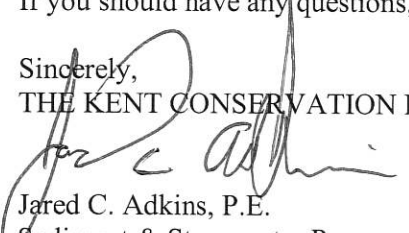
Upon final Kent Conservation District approval, a digitally stamped electronic copy will be provided. The digitally stamped plan is password protected but can be printed and is considered equivalent to a stamped hard copy for regulatory purposes under the Delaware Sediment and Stormwater Regulations.

Please note, the owner is responsible for ensuring copies of the approved plan are distributed to the contractor, Certified Construction Reviewer, and other individuals as appropriate. A printed copy of the stamped plans bearing all applicable signatures and seals must be kept on the site during construction.

The Kent Conservation District is required to verify that a Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under a NPDES General Permit has been received by DNREC prior to District approval. If the District does not receive a response within 6 months of the date of this letter, this application will be considered withdrawn and all new information and fees must be submitted for review.

If you should have any questions, please do not hesitate to contact the office at (302) 608-5370.

Sincerely,
THE KENT CONSERVATION DISTRICT


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

Cc: John Stamato, Ribera Development, LLC
Mark Davison, Pennoni Associates, Inc.
Rob Pierce, Planning & Zoning, City of Milford
Will Mobley, Planning Development Coordination, DelDOT
Michael Falkowski, P.E., Verdantas
John W. Paradee, Baird Mandalas Brockstedt & Federico, LLC



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: 2023-03-212858-MJS-03 **Tax Parcel Number:** 5-16-18200-01-2000-000
Status: Approved as Submitted **Date:** 03/06/2023

Project

Westwood Subdivision- Milford
Williamsville Rd- Milford- Westwood

Williamsville 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: 9601

Applicant

Alan Decktor
18072 Davidson Drive
Milton, DE 19968

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

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2023-03-212858-MJS-03 **Tax Parcel Number:** 5-16-18200-01-2000-000

Status: Approved as Submitted

Date: 03/06/2023

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

1040 A This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 1,000 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 800' on center.

1000 A The site plans have been approved as submitted. The Office of State Fire Marshal has no objection to recordation. 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

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.

BUILDING PLANS ARE REQUIRED FOR CLUBHOUSE AND A SITE PLAN FOR THE POOL AREA.

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

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)

1408 A All premises where emergency personnel may be called upon to provide emergency services, which are not readily accessible from streets, shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to emergency apparatus. (DSFPR Regulation 705, Chapter 5, Section 2).

1170 A The minimum paved radius of a cul-de-sac is 38 feet unobstructed as shown in Figure 5-1. (DSFPR Regulation 705, Chapter 5, Section 2.3.2).



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

July 17, 2024

City of Milford
201 South Walnut Street
Milford, Delaware 19963

Attention: Rob Pierce
Subject: Westwood – Final Plans
KCI Job No. 131803632.23 – Task 26

Dear Mr. Pierce,

As requested, KCI Technologies performed a review of the Final Plans for the Westwood Subdivision. This review was performed based on the City of Milford's Standard Specifications, Codes, and general engineering best practices. The plans were submitted by Pennoni and are dated March 18, 2021 with a latest revision dates of May 02, 2024 and May 9, 2024.

Verify that the cover sheet, which was not included with recent submissions, reflects the most recent revision date. Other than that, KCI has no further comments.

1. Address the following to the Cover Sheet:
 - a. Address the following to the Data Column:
 - i. The clubhouse will require a separate plan review by the Planning Commission. The clubhouse site plan should include all items for the Preliminary Site Plan. Comment Remains – A separate Preliminary Site Plan application and plan set will have to be submitted for the clubhouse. Comment Remains. **Comment Noted.**
 - ii. Add a note that there is a source water protection area on site. In addition, clarify in the note how the Zone 3 requirements specified in Chapter 230 of the City's Zoning Code will be achieved. Comment Remains – Specify the proposed amount of impervious coverage within the source water protection area with excellent recharge in note 38 (there are two note 38, revise numbering accordingly). Additionally provide the report if over 35% impervious coverage is being proposed. If this is the case provide report once completed. Verify proposed development conditions provide equal to or more recharge quantity than the pre-development conditions. Comment Remains – The source water protection area needs to be shown on the proposed condition sheets.

Additionally, per the engineer's response sheet PP0002 is supposed to be referred to for more information. However, this sheet hasn't been provided with this submission. Revise the plans accordingly. Addressed with Comment – Correct the numbering and revise the plan accordingly. In addition, see the comments at the end of this letter with regards to the water recharge report. Addressed with Comment – Correct the General Notes numbering and reorder the sheets so that they match the index on the cover sheet. **Addressed.**

2. Add any signage (i.e. stop signs) to the plan. Addressed with Comment – When final plans are submitted, submit a detailed signage plan. Comment Remains – Provide Stop lines and Pedestrian Crossing Ahead signs based on DEMUTCD Section 3B.16. In addition, provide four ways stop control at the intersections based on DEMUTCD and revise the plans accordingly. Comment Remains – Stop signs are missing on many legs of the proposed intersections. Provide and label stop signs. In addition, on sheet 'CS3506,' the stop bars are shown in gray as if it is existing, revise accordingly. **Addressed.**
3. Prior to Final Major Subdivision approval, the road names will have to be approved by Kent County 911. Comment Remains – Per the second page of the 'Proposed Road Names – for Westwood Development (revision 9)' letter, this letter is not final approval. It states the final LONO will be issued upon review of the proposed record plan. Provide the approval letter once received. **Addressed.**
4. Currently, many of the subdivision lots abut directly adjacent to a railroad. Clarify how noise mitigation and visual screening of these lots will be achieved. We recommend a heavily landscaped berm. Comment Noted – The landscaping along the railroad will have to be revised to be denser. All rear yards shall be entirely screened from the railroad. A landscape berm in this area may not be feasible but please look into installing a landscaped berm in between the lots and railroad for screening and noise mitigation. In addition, please consider installing a sound wall along the railroad. Comment Remains - Currently, the proposed landscaping does not cover the entire length of the railroad. Revise the plans so the proposed landscaping covers the entire length of railroad. Comment Remains – If existing vegetation is to be used as screening, the composition of trees needs to be confirmed. Existing trees used to count toward the buffer should have a minimum caliper dimension of two inches. **Addressed.**
5. Revise the plan accordingly to provide water and sanitary sewer stubs to the adjacent parcels. Addressed with Comment – Address the following regarding the water and sanitary sewer extensions:
 - a. Additional comments may be made when construction information is provided for the sanitary sewer main extension west and south of stormwater management facility #15 (Sheet PP1009). The sanitary sewer main extension should be deep enough to provide connection to the adjacent properties. Since the water main extension will be removed per the previous comment of this letter, the sanitary sewer main alignment should be revised to be approximately 5' north of the

adjacent parcels along Williamsville Road. A 20' easement shall be provided for the sanitary sewer main (this may need to be increased pending sanitary sewer depth provided on the construction plans). The easement shall be delineated 5' to the south of the main and 15' to the north of the main. Sewer stubs and cleanouts should be provided at the property lines of the adjacent properties. The storm drain pipe that empties into stormwater management facility #15 will need to be adjusted to provide adequate horizontal separation between the sanitary sewer and storm drain pipe. Comment Remains – Provide Sewer stubs and cleanouts for the adjacent properties. In addition, adjust the storm drain pipes so there is at least 10' horizontal separation between the storm drain pipes and sanitary sewer pipes. Comment Remains – The note, easement, and separation do not appear to have been updated on the plans. Revise accordingly to meet the requirements. **Addressed.**

6. Revise the plan accordingly so that all utilities are kept within the roadway where feasible while maintaining adequate horizontal separation between utilities. The minimum required horizontal separation between water and sanitary sewer is 10'. In addition, we recommend at least 5' of horizontal separation between water/storm sewer and sanitary/storm sewer where possible. The city prefers that the sanitary sewer main is offset from the centerline of road, in the middle of one of the drive lanes. Comment Remains – There are still areas where the sewer and storm drain are less than 5'. Comment Remains – There are locations that the horizontal distance between utilities is less than the 10' requirement by City of Milford. Revise the plans accordingly so the horizontal distance between utilities is at least a minimum of 10'. Comment Remains – Red Cedar drive does not meet the minimum separation between utilities of 10'. Revise accordingly to meet these minimum requirements. **Addressed.**

RP1001

7. Show all easements on the record plan and revise the plans accordingly. Comment Remains – A 20' wide easement (10' on either side of the utility) is to be provided anywhere a proposed utility is outside of the right-of-way. This cannot include the side yard building setbacks. Revise the plans to meet this requirement. Comment Remains – Record Plan sheet 4 of 19 lot 243, the note indicates a 16' wide drainage easement. The easement shall be a minimum 20', revise accordingly. In addition, the easement is encroaching to Lot 241. **Addressed.**
8. Line bearings on west side of Lot 243 has inconsistencies. One line is shown with two different bearings. Verify and correct bearings and lines the bearings are pointed at. **Addressed.**
9. Many lots do not show all BRL measurements. Add missing BRL measurements and verify they are placed without overlapping other information. **Addressed.**
10. Revise BRL line of Lot 241 so it does not cross the 20' drainage easement. **Addressed.**

RP1003

11. Adjust the lot layout so that the proposed 20' wide drainage easement is located within the side setbacks or within the open space between lots 123 & 124. Comment Remains - A 20' wide easement (10' on either side of the utility) is to be provided anywhere a proposed utility is outside of the right-of-way. This cannot include the side yard building setbacks. Revise the plans to meet this requirement. **Addressed.**

CS-1703 (PP1005 from submission date 01-11-2022)

12. Currently, there are only two catch basins proposed on Creek Side Lane. Spread calculations will have to be provided for the subdivision to ensure that the proposed storm drain system. Comment Noted – Calculations will be provided when final plans are submitted per response letter from Pennoni. Comment Remains – Spread calculations are not provided with this submission. Provide spread calculations with your next submission. Comment Remains – Although additional basins have been added to this roadway, spread calculations have still not been provided with the submission. **Addressed – See comments for spread calculations.**
13. When a site plan is submitted for the clubhouse, the following will need to be addressed to this area. Comment Remains – A separate application and plan will still have to be submitted for the clubhouse. Comment Remains. **Addressed – See comments for Westwood Subdivision Amenities Plan Set.**
14. Currently, the Hydraulic Grade Line (HGL) labeled on the storm drain profiles does not specify which rainfall intensity it is referring to (2-, 10-, 25-, or 100-year). The HGL shall be within the pipe for 10-year rainfall. Comment Remains – Per conversations with Kent Conservation District the pipes that are located below the pond levels need to be raised to the limit of the standing water inside the pipes in order to prevent standing water within the pipes. Comment Remains – Please submit KCD approval for SWM when it's available. Comment Remains. Comment Remains – Provide KCD approval to the City of Milford/KCI once obtained. Comment Remains. Comment Remains – Provide KCD approval once it is obtained. **Addressed.**
15. Verify that all storm pipes will have sufficient cover to be installed under the catch basin frame and catch basin cover slab. The amount of pipe cover required for the catch basins will be greater than the minimum pipe cover required for the road. Comment Noted – Provide the DelDOT pipe angle worksheet. Comment Remains – See comments below with regards to pipe angle worksheet:
 - a) For SD-32 and SD-33 the inlet numbers are different in the worksheet and in the plan. Revise the inlet numbers so they are the same in both plan and worksheet. **Addressed.**
 - b) Minimum pipe cover is not being met per the spreadsheet for some pipes. Minimum pipe cover for RCP pipe is 12" from the top of pipe to the top of paving. Minimum pipe cover for HDPE pipe is measured from the top of pipe to

the top of stone under the roadway (do not include the thickness of the asphalt paving). Revise the plans so there is minimum required cover. **Addressed.**

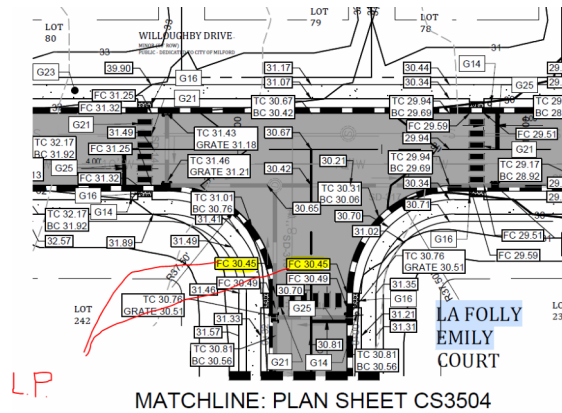
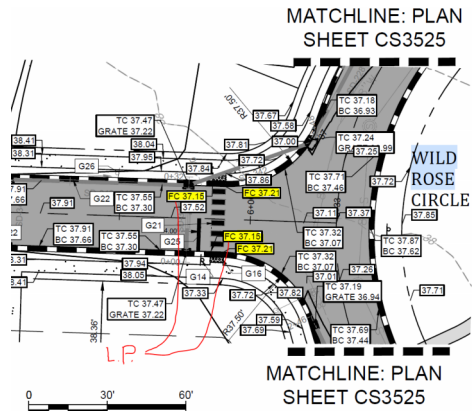
- c) Update the project name on the top left corner of the Angle Worksheet. **Addressed.**

16. Provide the material and size of the main water line on all water profiles. Comment Remains – Provide the material and line size in all water profiles. **Addressed.**

17. There are low points located at the ADA ramp in several locations throughout the road plans, for example sheet CS3511 north of the crosswalk, sheet CS 3513 north of the crosswalk on northwest of Sassafras Avenue, and sheet CS3520 northeast of the crosswalk at the intersection of Silver Maple Lane that will create ponding in front of the ADA ramp. Revise the plans so there a positive drainage in front of the ADA ramp. Comment Remains – See the response to comment 18. Comment Remains – The area in front of the ADA ramp northwest of Sassafras Avenue is flat and will create ponding in this area and into the ramp. Revise the grading in this area to promote positive drainage in all directions and eliminate any potential ponding. **Addressed.**

18. Sheet CS3514 – Provide elevations on both side of the road so the cross slopes can be verified. Comment Remains – The grading that is at the intersection of Windflower Boulevard and Sassafras Avenue creates low points at the crosswalk that is located on the north leg of the intersection. Revise the grading so all flows are positive and do not result in ponding. Comment Remains – See the below locations and verify if there is a positive drainage at these locations.

- a) LA Folly Emily Court and Willoughby Drive NW corner. **Addressed.**
- b) Creekside Lane and Lednum Drive NW corner. **Addressed.**
- c) Red Cedar drive at Sassafras Avenue NE corner. **Addressed.**
- d) West Sterling Green Avenue at Red Cedar Drive NW corner. **Addressed.**
- e) Red Cedar Drive at Silver Maple Lane NE corner. **Addressed.**
- f) Silver Maple Lane at Wild Rose Circle NW Corner. Comment Remains – The 36.68 spot grade for the curb depression adjacent to the north ADA ramp at this intersection is a relative low spot when compared to the rest of the grading in this area. Revise the grading to eliminate any potential ponding. Comment Remains – See the images below. **Addressed.**



19. The bulk grading sheets are missing contours, LOD, and a line denoting the limits of grading. Revise the plans so all this information is shown. All proposed contours should tie into existing. It is important to note until all grading issues are addressed additional comments may be made. Comment Remains – Some of the grading goes outside of the LOD and off the property (CS1503 – North Boundary of property). The LOD is not shown on sheet CS1501. Please provide additional contour labels. Comment Remains – The LOD is not shown on sheet CS-1501. **Addressed.**
20. Clarify the tie ins to the existing 35 contour that is north of lots 91-97 on sheet CS1501. Comment Remains – The proposed 35 contours overlap with each other. This area is still incorrect and requires revision. **Addressed.**
21. Many of the plantings listed in the table on sheet CS2001 do not match the plans. This includes “AR,” “CD,” and “TC.” Verify the proposed number of plantings and revise the plans and table as necessary. Comment Remains – Clarify where the “CD” plantings are located. **Addressed.**

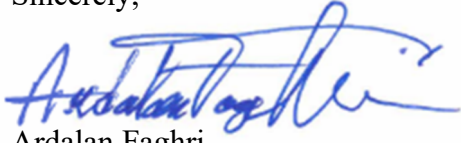
Address the Comments regarding the water recharge analysis:

22. Verify the recharge of 18.70 inches of rainfall per year for woods in soil group “B.” We did not come up with the same number when calculated. **Comment Noted.**
23. The Verdantas report concludes that there will be a surplus of post-development recharge water. However, the report implies that the stormwater will be managed directly in the subsurface. The Pennoni drawings implies that most or all the stormwater facilities are ponds. More detail needs to be provided to conclude that the designed stormwater facilities will infiltrate the required amount of water. If the apparent ponds can be changed to subsurface infiltration, perhaps some of the pond area can be used for pretreatment. **Comment Noted.**
24. It is not clear from the drawings which stormwater facilities are located within the subject Recharge Areas. **Comment Noted.**
25. The climatic water balance and the requirements for offsetting the impervious cover within the Source Water Protection District have been discussed with the Town and with the Kent Conservation District. An agreement has been reached on the volume of runoff to be recharged by the stormwater management facilities. Kent Conservation District will

be reviewing to ensure that the stormwater management design provides the recharge required. These comments can be considered to have been addressed.

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

Sincerely,



Ardalan Faghri,
Project Designer



Thomas Fruehstorfer
Senior Project Manager

April 27, 2022

Alan Decktor, P.E.
Pennoni Associates
18072 Davidson Drive
Milton, DE 19968

RE: Application Number: 21-031
Application Name: Westwood Subdivision
Application Type: Planned Unit Development & Preliminary Major Subdivision
Tax Parcel Number(s): MD-16-182.00-01-11.00 thru 21.00

Mr. Decktor,

According to our records, the City Council granted approval of the Planned Unit Development and Preliminary Major Subdivision known as Westwood on April 25, 2022. City Council approved the following deviations and waivers from Chapter 200 Subdivision of Land and Chapter 230 Zoning associated with the application;

- Chapter 230-10(G)(1)(a) – Reduction in the minimum lot area for single-family detached interior lots from 8,000 square feet to 6,600 square feet.
- Chapter 230-10(G)(1)(a) – Reduction in the minimum lot area for single-family detached corner lots from 13,000 square feet to 6,800 square feet.
- Chapter 230-10(G)(2)(a) – Reduction in the minimum lot area for single-family semi-detached corner lots from 6,500 square feet to 4,000 square feet.
- Chapter 230-10(G)(1)(c) – Reduction in the minimum lot width for single-family detached dwellings from 80 feet to 66 feet for standard lots and from 80 feet to 52 feet for pie shaped lots.
- Chapter 230-10(G)(1)(e) – Reduction in the front yard setback from 30 feet to 20 feet for single-family detached dwellings.
- Chapter 230-10(G)(1)(f) – Reduction in the rear yard setback from 15 feet to 10 feet for single-family detached dwellings.
- Chapter 230-10(G)(1)(b) – Increase the maximum lot coverage from 30% to 60% for single-family detached dwellings.
- Chapter 230-10(G)(2)(e) – Reduction in the front yard setback from 30 feet to 20 feet for single-family semi-detached dwellings.
- Chapter 230-10(G)(2)(f) – Reduction in the rear yard setback from 15 feet to 10 feet for single-family semi-detached dwellings.
- Chapter 230-10(G)(2)(b) – Increase the maximum lot coverage from 30% to 60% for single-family semi-detached dwellings.
- Chapter 200-8(D)(3) – Reduction of the minimum block width from 275 feet to 225 feet.

The City Council approval of the Planned Unit Development included the following conditions;

- Maintain the amount of open space shown on the preliminary major subdivision plans.
- Provide an enhanced buffer along the north side of the development between the proposed dwelling units and the railroad easement.
- No building shall exceed a height of 35 feet.
- Provide documentation prior to final major subdivision approval regarding any endangered species impacted by the development of the site, specifically any nesting birds.

Per the Code of the City of Milford, Chapter 200-4, Subdivision of Land, A (5), *“Preliminary approval from City Council shall be void after one year, unless an extension is requested by the owner and approved by City Council prior to the expiration.”* Final Major Subdivision Approval or an extension must be obtained prior to April 25, 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
John Stamato, Ribera Development, LLC – Developer
Michelle E. Gardener – Property Owner
Mark Davidson - Pennoni Associates
Eric Wahl, RLA - Pennoni Associates

CITY OF MILFORD
NOTICE OF PUBLIC HEARINGS

Planning Commission Hearing: Tuesday, August 20, 2024 @ 6:00 p.m.
City Council Hearing: Monday, August 26, 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 2024-08

Application of Ribera Development, LLC on behalf of Westwood Subdivision
for a Final Major Subdivision

130.5 +/- acres of land located on the north side of Williamsville Road
approximately 2,300 west of the Route 14 intersection

Comprehensive Plan Designation: Low Density Residential

Zoning District: R-2 (Residential District)

Present use: Vacant Proposed Use: Planned Unit Development

Tax Parcel: MD-16-182.00-01-11.00 thru 21.00

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

WHEREAS, the City of Milford Planning Commission will consider the application at a Public Hearing on August 20, 2024, whereby public comment will be taken and a recommendation will be made; and

WHEREAS, Milford City Council will hold a Public Hearing on August 26, 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 Ribera Development, LLC 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: August 12, 2024

Planning Commission Review & Public Hearing: August 20, 2024

City Council Public Hearing: August 26, 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* 07/26/2024



Financial Reporting Package
As of and For the Period Ended July 31, 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

Legacy Revenue Report with MTD & YTD vs Annual Budget

Legacy Expenditure Report with MTD & YTD vs Annual Budget

Legacy Interservice Department Cost Allocation

City of Milford, Delaware
Cash and Investment Balance¹ Rollforward
For the Period Ended July 31, 2024

Operating Cash Balances

▼ Marks Ref Closing Bal⁴

Description	Opening Balance (Jun 30, 2024)	Receipts	Interest Earned	Disbursements	Closing Balance (Jul 31, 2024)
General Fund	\$ 1,660,789	\$ 1,346,627	\$ 3,368	\$ (1,870,186) ↓	\$ 1,140,598
Electric Fund	2,871,679	3,400,976	6,966	(2,975,315) ↑	3,304,306
Water Fund	2,868,485	375,907	4,899	(167,335) →	3,081,955
Sewer Fund	1,978,729	556,543	3,519	(636,926) →	1,901,865
Solid Waste Fund	778,409	153,186	1,489	(92,504) →	840,581
Operating Cash Totals⁴	\$ 10,158,091	\$ 5,833,240	\$ 20,239	\$ (5,742,265) ●	\$ 10,269,304

Federal, State and Other Special Purpose Cash Balances

Description	Opening Balance (Jun 30, 2024)	Receipts	Interest Earned	Disbursements ²	Closing Balance (Jul 31, 2024)
General Improvement	\$ 1,274,435	\$ -	\$ 7,566	\$ - →	\$ 1,282,000
Municipal Street Aid (MSA)	903,689	-	5,246	(188,985) ↓	719,950
Realty Transfer Tax (RTT)	1,514,658	412,522	7,440	(8,333) ↑	1,926,287
Economic Development	515,247	-	-	- →	515,247
Lodging Tax Fund	748,762	8,087	-	- →	756,850
ARPA Grant Fund	273,890	-	-	- →	273,890
Special Purpose Cash Totals^{3,4}	\$ 5,230,681	\$ 420,609	\$ 20,252	\$ (197,318) ●	\$ 5,474,223

Reserve Fund Cash Balances

Description	Opening Balance (Jun 30, 2024)	Receipts	Interest Earned	Disbursements ²	Closing Balance (Jul 31, 2024)
General Fund Capital Reserves	\$ 3,435,815	\$ -	\$ 21,456	\$ (178,284) →	\$ 3,278,987
Water Fund Capital Reserves	4,040,663	-	23,684	(121,313) →	3,943,034
Sewer Fund Capital Reserves	4,599,468	-	26,942	(1,335) →	4,625,075
Solid Waste Fund Capital Reserves	116,159	-	774	- →	116,933
Electric Fund Capital Reserves	13,133,105	-	76,823	(2,105) →	13,207,823
Reserve Fund Cash Totals^{3,4}	\$ 25,325,209	\$ -	\$ 149,680	\$ (303,037) ●	\$ 25,171,852

Impact Fees and Police/General Facilities Cash Balances

Description	Opening Balance (Jun 30, 2024)	Receipts	Interest Earned	Disbursements ²	Closing Balance (Jul 31, 2024)
Police & General Gov't Facilities	\$ 635,680	17,207	\$ -	\$ - →	\$ 652,887
Carlisle Fire Co Permit Fund	301,881	5,736	-	- →	307,617
Parks & Recreation Facilities	159,575	-	-	- →	159,575
Water Impact Fee Reserves	6,138,438	39,009	-	(120,219) →	6,057,228
Sewer Impact Fee Reserves	3,508,805	20,612	-	- →	3,529,417
Electric Impact Fee Reserves	1,416,690	7,800	-	- →	1,424,490
Impact Fees & Police/GF Totals^{3,4}	\$ 12,161,070	\$ 90,364	\$ -	\$ (120,219) ●	\$ 12,131,215

Grand Totals⁴	\$ 52,875,051	\$ 6,344,213	\$ 190,171	\$ (6,362,840) ▲	\$ 53,046,595
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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\$303k disbursed from reserves (lines 20-24) driven by FY25 vehicle replacements and the ongoing ERP upgrade. \$189k disbursed from MSA reimbursed the general fund for FY24 budgeted street upgrades. \$120k disbursed from Water Impact Fees supported FY24 MCC costs.

³Investments with PFM total \$39 million and consist of total reserves (line 25), impact fees (lines 31-33), special purpose funds (lines 14-15), and on a short-term basis, a portion of the operating cash (line 8).

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
Net Cash and Funding Availability Summary (in thousands)¹
For the Period Ended July 31, 2024

Operating Cash Balances

▼ Marks Ref Closing Bal³

Description	Opening Balance (Jun 30, 2024)	Closing Balance (Jul 31, 2024)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
General Fund	\$ 1,661	\$ 1,141	\$ 1,250	\$ (604)	\$ (1,765)	\$ 21
Electric Fund	2,872	3,304	55	(1,109)	(1,187)	1,064
Water Fund	2,868	3,082	39	(674)	(330)	2,116
Sewer Fund	1,979	1,902	32	(337)	(236)	1,360
Solid Waste Fund	778	841	10	(515)	(201)	135
Operating Cash Totals³	\$ 10,158	\$ 10,269	\$ 1,385	\$ (3,239)	\$ (3,719)	\$ 4,697

Federal, State and Other Special Purpose Cash Balances

Description	Opening Balance (Jun 30, 2024)	Closing Balance (Jul 31, 2024)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
General Improvement	\$ 1,274	\$ 1,282	\$ -	\$ (1,282)	\$ -	\$ -
Municipal Street Aid (MSA)	904	720	281	(1,001)	-	-
Realty Transfer Tax (RTT)	1,515	1,926	5,723	(5,712)	(1,373)	565
Economic Development	515	515	89	-	-	604
Lodging Tax Fund	749	757	99	(856)	-	-
ARPA Grant Fund	274	274	-	(274)	-	-
Special Purpose Cash Totals³	\$ 5,231	\$ 5,474	\$ 6,192	\$ (9,124)	\$ (1,373)	\$ 1,169

Reserve Fund Cash Balances¹

Description	Opening Balance (Jun 30, 2024)	Closing Balance (Jul 31, 2024)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
General Fund Capital Reserves	\$ 3,436	\$ 3,279	\$ 2,604	\$ (5,546)	\$ (329)	\$ 9
Water Fund Capital Reserves	4,041	3,943	674	(2,231)	(2,229)	157
Sewer Fund Capital Reserves	4,599	4,625	337	(1,486)	(3,472)	4
Solid Waste Fund Capital Reserves	116	117	515	(494)	(126)	12
Electric Fund Capital Reserves ²	13,133	13,208	3,609	(7,055)	(7,045)	2,717
Operating Cash Totals³	\$ 25,325	\$ 25,172	\$ 7,739	\$ (16,812)	\$ (13,200)	\$ 2,899

Impact Fees and Police/General Facilities Cash Balances

Description	Opening Balance (Jun 30, 2024)	Closing Balance (Jul 31, 2024)	Projected Cashflows	Commitments & Restrictions	Minimum Cash Requirement/ERR	Uncommitted / Unrestricted
Police & General Gov't Facilities	\$ 636	\$ 653	\$ 189	\$ (842)	\$ -	\$ -
Carlisle Fire Co Permit Fund	302	308	63	(371)	-	-
Parks & Recreation Facilities	160	160	-	(160)	-	-
Water Impact Fee Reserves	6,138	6,057	429	(1,265)	-	5,221
Sewer Impact Fee Reserves	3,509	3,529	227	(550)	-	3,206
Electric Impact Fee Reserves	1,417	1,424	86	(1,510)	-	-
Impact Fees & Police/GF Totals³	\$ 12,161	\$ 12,131	\$ 994	\$ (4,698)	\$ -	\$ 8,427

Grand Totals³	\$ 52,875	\$ 53,047	\$ 16,310	\$ (33,872)	\$ (18,291)	\$ 17,193
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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:



City of Milford, Delaware
Restricted Cash Reserves Report
As of July 31, 2024

General Fund Capital Reserves	Amount
Cash/Investment Balance (7/31/24)	\$ 3,278,987
Expected Contributions & Interest	604,275
Restricted Funds:	
Vehicle & Equipment Replacement	(648,101)
Street Repair	(2,101,047)
Parking Enhancements	(620,000)
Parkland, Trails & Recreation	(1,377,248)
PD Projects	(199,260)
Support Policy with RTT ¹	2,000,000
Reserve (MCR) Policy ^{6,8}	(600,000)
Equipment Replacement Reserve ²	(329,000)
Uncommitted Reserve Balance	\$ 8,606
Electric Fund Capital Reserves	Amount
Cash/Investment Balance (7/31/24)	\$ 13,207,823
Expected Contributions & Interest	3,608,719
Restricted Funds:	
Electric Vehicles & Equipment	(135,000)
Substation Upgrades & Security	(479,944)
Traffic Signal Upgrades	(374,840)
Citywide Projects	(2,005,021)
Investment Policy/Rate Stability ⁷	(4,060,000)
Reserve (MCR) Policy ^{3,6}	(6,836,775)
Equipment Replacement Reserve ³	(208,000)
Uncommitted Reserve Balance	\$ 2,716,962

Water Fund Capital Reserves	Amount
Cash/Investment Balance (7/31/24)	\$ 3,943,034
Expected Contributions & Interest	674,267
Restricted Funds:	
Vehicle & Equipment Replacement	(218,393)
Reserve-Funded Projects	
Water System Improvements	(1,774,322)
Water Plant Upgrades	(238,376)
Reserve (MCR) Policy ^{3,6}	(2,182,680)
Equipment Replacement Reserve ³	(46,250)
Uncommitted Reserve Balance	\$ 157,280
Solid Waste Reserves	Amount
Cash/Investment Balance (7/31/24)	\$ 116,933
Expected Contributions & Interest	514,683
Restricted Funds:	
Solid Waste Vehicles & Equipment ⁴	(437,954)
Solid Waste Alloc of Citywide Projects	(55,744)
Reserve (MCR) Policy ⁴	-
Equipment Replacement Reserve ⁴	(125,500)
Uncommitted Reserve Balance	\$ 12,418

Sewer Fund Capital Reserves	Amount
Cash/Investment Balance (7/31/24)	\$ 4,625,075
Expected Contributions & Interest	337,083
Restricted Funds:	
Sewer Vehicles & Equipment	(125,424)
Reserve-Funded Projects	
Sewer System Improvements	(1,290,954)
8" Bypass Pump	(70,000)
Reserve (MCR) Policy ^{3,6}	(3,373,571)
Equipment Replacement Reserve ³	(98,000)
Uncommitted Reserve Balance	\$ 4,210
MSA & RTT Reserves	Amount
RTT Balance (7/31/24)	1,926,287
MSA Balance (7/31/24)	719,950
MSA & RTT Est Receipts thru FY25:	6,003,968
MSA: Street & Bridge Improvements	(1,169,501)
RTT: Transfer to Police Dept	(91,667)
RTT: Sidewalk Project Funding	(150,000)
MSA & RTT: Combined St-Util	(3,301,000)
RTT: Support GF Policies ¹	(2,000,000)
RTT: Reserve Policy ⁵	(1,373,000)
Uncommitted Reserve Balance	\$ 565,036

- 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.
- ⁸A portion of the GF Reserve balance supports GF OCF requirement due to seasonal cash consumption & surplus cash deployment into the investment program

City of Milford, Delaware
Enterprise Funds: Statement of Revenues & Expenditures
For the YTD Period Ended July 31, 2024 vs Prior FYTD & Current Budget (in thousands)

	Enterprise Funds Profit & Loss (P&L) Statement											FY25 Total <i>(as % of Rev)</i>	FY24 Total <i>(as % of Rev)</i>
	Electric		Water		Sewer		Solid Waste		Total				
1	Operating Revenue	\$ 3,065	\$ 357	\$ 506	\$ 151	\$ 4,079	100.0%	100.0%					
2	Cost of Revenue ¹	(2,488)	(39)	(320)	(31)	(2,878)	-70.5%	-67.5%					
3	Gross Margin	577	318	186	121	1,202	29.5%	32.5%					
4	Operating Expenses												
5	Operations & Maintenance	(139)	(100)	(157)	(114)	(511)	-12.5%	-3.9%					
6	Personnel	(124)	(31)	(31)	(25)	(211)	-5.2%	-2.3%					
7	Total Operating Expenses	(263)	(132)	(188)	(139)	(722)	-17.7%	-6.2%					
8	Operating Income	\$ 314	\$ 187	\$ (2)	\$ (19)	\$ 480	11.8%	26.3%					
9	Non-Operating Revenue (Expense)	-	-	-	-	-	0.0%	1.3%					
10	Surplus (Deficit) for debt service & capital	314	187	(2)	(19)	480	11.8%	27.6%					
11	Debt Service - Principal & Interest	-	-	-	-	-	0.0%	0.0%					
12	Capital Spending / Contributions from (to) Reserves	(2)	(121)	(1)	-	(125)	-3.1%	0.0%					
13	Surplus (deficit) available for transfers	312	65	(4)	(19)	355	8.7%	27.6%					
14	Transfers Out	(329)	(26)	(26)	-	(381)	-9.3%	-7.3%					
15	Net Surplus (Deficit) - FYTD through Jul 2024	\$ (17)	\$ 39	\$ (30)	\$ (19)	\$ (26)	-0.6%	20.4%					
16	Net Surplus (Deficit) - FYTD through Jul 2023	\$ 194	\$ 215	\$ 217	\$ 99	\$ 725	20.4%						
17	Current vs Prior - Favorable (Unfavorable) ²	\$ (210)	\$ (176)	\$ (247)	\$ (118)	\$ (751)	-21.0%						
18	Net Surplus (Deficit) - Current FYTD Budget	\$ 20	\$ (26)	\$ (41)	\$ (40)	\$ (87)	-2.2%						
19	Current vs Budget - Favorable (Unfavorable) ²	\$ (37)	\$ 65	\$ 12	\$ 21	\$ 61	1.5%						

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 July 31, 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		FY25 Total <i>(as % of Rev)</i>	FY24 Total ² <i>(as % of Rev)</i>	
1	Sources of Funding:													
2	Real Estate (Property) Taxes	\$	53	\$	-	\$	-	\$	-	\$	53	6.7%	0.2%	
3	Permits, Licensing & Franchise Fees		26		-		-		52		77	9.6%	10.6%	
4	Fines, Fees & Misc Revenue		9		33		-		-		42	5.2%	4.4%	
5	General Revenue Subtotal		88		33		-		52		173	21.5%	15.2%	
6	Utility Transfers & Cost Allocation		549		-		-		-		549	68.3%	47.1%	
7	Grant Revenue		3		-		-		-		3	0.4%	20.2%	
8	Application of Reserve Balances		70		8		-		-		79	9.8%	17.4%	
9	General Fund Operating Support		623		8		-		-		631	78.5%	84.8%	
10	Total Sources of Funding	\$	711		\$	41		\$	-		\$	804	100.0%	100.0%
11	Uses of Funding:													
12	Operations & Maintenance		76		54		46		140		316	39.4%	19.4%	
13	Personnel		68		551		59		197		876	109.0%	127.6%	
14	Total Operating Expenses		144		606		105		338		1,192	148.3%	147.0%	
15	Surplus (Deficit) for Debt Svc & Capital	\$	568		\$	(565)		\$	(105)		\$	(388)	-48.3%	-47.0%
16	Debt Service - Principal & Interest	-		-		-		-		-		0.0%	0.0%	
17	Capital Spending / Transfers from (to) Reserves		16		19		-		-		35	4.3%	17.0%	
18	Net Surplus (Deficit) - FYTD through Jul 2024	\$	552		\$	(584)		\$	(105)		\$	(423)	-52.6%	-63.9%
19	Net Surplus (Deficit) - FYTD through Jul 2023	\$	355		\$	(511)		\$	(127)		\$	(435)	-63.9%	
20	Current vs Prior - Favorable (Unfavorable) ²	⬆️	\$ 197	⬇️	\$ (72)	⬆️	\$ 22	⬇️	\$ (134)	⬆️	\$ 12	⬆️	11.3%	
21	Net Surplus (Deficit) - Current FYTD Budget	\$	594		\$	(599)		\$	(767)		\$	(2,250)	-283.7%	
22	Current vs Budget - Favorable (Unfavorable) ³	⬇️	\$ (42)	➡️	\$ 15	⬆️	\$ 662	⬆️	\$ 1,192	⬆️	\$ 1,827	⬆️	231.0%	

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.

City of Milford, Delaware
Legacy Revenue Report: MTD and YTD Actual vs Annual Budget
For the YTD Period Ended July 31, 2024

8.3% of Year Elapsed

Account / Function	FY25 Budget, as Approved	MTD Actual	YTD Actual	YTD Actual as % of Annual Budget
General Fund:				
Economic Development Fund	\$ 287,801	\$ 23,983	\$ 23,983	8.3%
General Fund Reserves	556,060	46,338	46,338	8.3%
Interest Income	35,269	3,368	3,368	9.5%
Realty Transfer Tax - Police	100,000	8,333	8,333	8.3%
Real Estate Tax	6,321,516	53,494	53,494	0.8%
Business License	67,000	12,795	12,795	19.1%
Rental License	120,000	10,440	10,440	8.7%
Building Permits	250,000	19,494	19,494	7.8%
Planning & Zoning	9,000	6,884	6,884	76.5%
Leases and Franchise Fees	441,814	25,547	25,547	5.8%
Grasscutting Revenue	24,000	2,000	2,000	8.3%
Police Revenues	570,285	32,558	32,558	5.7%
Misc. Revenues	12,000	9,355	9,355	78.0%
Transfers In	6,588,923	549,077	549,077	8.3%
Total General Fund Revenue	\$ 15,383,668	\$ 803,666	\$ 803,666	5.2%
Enterprise Funds:				
Water Fund Revenues	3,707,513	357,048	357,048	9.6%
Sewer Fund Revenues	3,308,391	310,858	310,858	9.4%
Kent County Sewer	2,332,578	194,677	194,677	8.3%
Solid Waste Fund Revenues	1,859,923	151,385	151,385	8.1%
Electric Fund Revenues	33,710,810	3,065,417	3,065,417	9.1%
Total Enterprise Fund Revenue	\$ 44,919,215	\$ 4,079,385	\$ 4,079,385	9.1%
Other Enterprise Revenue ¹	83,000	6,617	6,617	
Other Enterprise Expense ¹	(83,000)	(6,617)	(6,617)	
Total General & Enterprise Fund Revenue	\$ 60,302,883	\$ 4,883,051	\$ 4,883,051	8.1%

¹Estimated

City of Milford, Delaware
Legacy Expenditure Report: MTD and YTD Actual vs Annual Budget
For the YTD Period Ended July 31, 2024

8.3% of Year Elapsed

	Fund / Account / Divisional Groupings	FY25 Budget, as Approved	MTD Actual	YTD Actual	YTD Actual as % of Annual Budget	Unexpended Balance
1	General Fund					
2	City Administration					
3	Personnel	\$ 642,713	47,300	47,300	7.4%	\$ 595,413
4	Operation & Maintenance (O&M)	188,916	17,670	17,670	9.4%	171,246
5	Capital	-	-	-		-
6	Subtotal: City Administration	831,629	64,970	64,970	7.8%	766,659
7	City Clerks					
8	Personnel	285,163	17,484	17,484	6.1%	\$ 267,679
9	Operation & Maintenance (O&M)	86,846	15,321	15,321	17.6%	71,525
10	Capital	-	-	-		-
11	Subtotal: City Clerks	372,009	32,805	32,805	8.8%	339,204
7	Planning & Zoning					
8	Personnel	\$ 764,390	61,056	61,056	8.0%	703,334
9	O&M	165,112	12,004	12,004	7.3%	153,108
10	Capital	-	-	-		-
11	Subtotal: Planning & Zoning	929,502	73,060	73,060	7.9%	856,442
12	Council					
13	Personnel	54,990	3,122	3,122	5.7%	51,868
14	Legal	30,150	2,478	2,478	8.2%	27,672
15	City Hall Building Expense	38,961	-	-	0.0%	38,961
16	Insurance	17,650	322	322	1.8%	17,328
17	Council Expense	40,000	3,677	3,677	9.2%	36,323
18	Codification	18,000	-	-	0.0%	18,000
19	Carlisle Fire Company	205,000	-	-	0.0%	205,000
20	Museum	40,000	-	-	0.0%	40,000
21	Downtown Milford, Inc.	50,000	-	-	0.0%	50,000
22	Milford Public Library	28,000	-	-	0.0%	28,000
23	Armory Expenses	25,000	1,198	1,198	4.8%	23,802
24	Community Festivals	70,000	35,000	35,000	50.0%	35,000
25	Election Expense	13,500	-	-	0.0%	13,500
26	Other O&M	79,890	-	-	0.0%	79,890
27	Emergency Operations	50,000	-	-	0.0%	50,000
28	Subtotal: Council	761,141	45,796	45,796	6.0%	715,345

City of Milford, Delaware
Legacy Expenditure Report: MTD and YTD Actual vs Annual Budget
For the YTD Period Ended July 31, 2024

8.3% of Year Elapsed

	Fund / Account / Divisional Groupings	FY25 Budget, as Approved	MTD Actual	YTD Actual	YTD Actual as % of Annual Budget	Unexpended Balance
29	Finance					
30	Personnel	721,260	58,416	58,416	8.1%	662,844
31	O&M	57,705	6,148	6,148	10.7%	51,557
32	Capital	-	-	-		-
33	Subtotal: Finance	778,965	64,564	64,564	8.3%	714,401
34	Information Technology					
35	Personnel	536,570	43,762	43,762	8.2%	492,808
36	O&M	405,476	104,511	104,511	25.8%	300,965
37	Capital	-	15,590	15,590		(15,590)
38	Subtotal: Information Technology	942,046	163,864	163,864	17.4%	778,182
39	Police Department					
40	Personnel	6,733,520	551,411	551,411	8.2%	6,182,109
41	O&M	1,301,310	54,134	54,134	4.2%	1,247,176
42	Debt Service	640,048	18,918	18,918	3.0%	621,130
43	Subtotal: Police Department	8,674,878	624,462	624,462	7.2%	8,050,416
44	Streets & Grounds Division					
45	Personnel	441,620	33,870	33,870	7.7%	407,750
46	O&M	585,177	17,768	17,768	3.0%	567,409
47	Capital	-	-	-		-
48	Subtotal: Streets & Grounds Division	1,026,797	51,638	51,638	5.0%	975,159
49	Parks & Recreation					
50	Personnel	775,360	59,418	59,418	7.7%	715,942
51	O&M	709,070	46,043	46,043	6.5%	663,027
52	Capital	-	-	-		-
53	Subtotal: Parks & Recreation	1,484,430	105,461	105,461	7.1%	1,378,969
54	Total General Fund Expenditures	\$ 15,429,388	\$ 1,226,620	\$ 1,226,620	7.9%	\$ 14,202,768

City of Milford, Delaware
Legacy Expenditure Report: MTD and YTD Actual vs Annual Budget
For the YTD Period Ended July 31, 2024

8.3% of Year Elapsed

	Fund / Account / Divisional Groupings	FY25 Budget, as Approved	MTD Actual	YTD Actual	YTD Actual as % of Annual Budget	Unexpended Balance
55	Enterprise Funds:					
56	Water Division					
57	Personnel	\$ 467,340	\$ 31,384	\$ 31,384	6.7%	\$ 435,956
58	O&M	1,893,512	100,450	100,450	5.3%	1,793,062
59	Transfer to General Fund	315,000	26,250	26,250	8.3%	288,750
60	Capital	666,386	121,313	121,313	18.2%	545,073
61	Debt Service	365,275	-	-	0.0%	365,275
62	Subtotal: Water Division	3,707,513	279,398	279,398	7.5%	3,428,115
63	Sewer Division					
64	Personnel	\$ 457,370	30,890	30,890	6.8%	426,480
65	O&M	1,511,092	156,856	156,856	10.4%	1,354,236
66	Transfer to General Fund	315,000	26,250	26,250	8.3%	288,750
67	Capital	2,504,373	1,335	1,335	0.1%	2,503,038
68	Debt Service	416,977	-	-	0.0%	416,977
69	Subtotal: Sewer Division (excl. Kent County)	5,204,812	215,332	215,332	4.1%	4,989,481
70	Kent County Sewer	2,863,851	194,696	194,696	6.8%	2,669,155
71	Subtotal: Sewer Division (Comprehensive)	8,068,663	410,028	410,028	5.1%	7,658,636
72	Solid Waste Division					
73	Personnel	440,130	24,937	24,937	5.7%	415,193
74	O&M	1,419,793	114,336	114,336	8.1%	1,305,457
75	Capital	515,500	-	-	0.0%	515,500
76	Subtotal: Solid Waste Division	2,375,423	139,273	139,273	5.9%	2,236,150
77	Subtotal: Water, Sewer & Solid Waste	14,151,599	828,698	828,698	5.9%	13,322,901
78	Electric Division					
79	Personnel	\$ 1,931,680	123,727	123,727	6.4%	1,807,953
80	O&M	3,379,183	139,333	139,333	4.1%	3,239,850
81	Transfer to General Fund	3,942,000	328,500	328,500	8.3%	3,613,500
82	Capital	409,340	2,105	2,105	0.5%	407,235
83	Debt Service	320,315	-	-	0.0%	320,315
84	Subtotal: Electric Division (excl. Power)	9,982,518	593,665	593,665	5.9%	9,388,853
85	Power Purchased	24,137,632	2,488,467	2,488,467	10.3%	21,649,165
86	Subtotal: Electric Division (Comprehensive)	34,120,150	3,082,132	3,082,132	9.0%	31,038,018
87	Total Enterprise Fund Expenditures	\$ 48,271,749	\$ 3,910,830	\$ 3,910,830	8.1%	\$ 44,360,919
88	Grand Total Operating Budget	\$ 63,701,137	\$ 5,137,450	\$ 5,137,450	8.1%	\$ 58,563,687

City of Milford, Delaware
Legacy Interservice Department Expenditures: MTD and YTD Actual vs Annual Budget
For the YTD Period Ended July 31, 2024

8.3% of Year Elapsed

Account / Divisional Groupings	FY25 Budget, as Approved	MTD Actual	YTD Actual	YTD Actual as % of Annual Budget	Unexpended Balance
Interservice Departments					
Garage					
Personnel	\$ 194,220	\$ 7,957	\$ 7,957	4.1%	\$ 186,263
Operation & Maintenance (O&M)	126,444	13,984	13,984	11.1%	112,460
Capital	-	-	-		-
Subtotal: Garage	320,664	21,941	21,941	6.8%	298,723
Public Works					
Personnel	877,190	33,885	33,885	3.9%	843,305
O&M	296,460	18,350	18,350	6.2%	278,110
Capital	-	-	-		-
Subtotal: Public Works	1,173,650	52,235	52,235	4.5%	1,121,415
Tech Services					
Personnel	336,620	13,598	13,598	4.0%	323,022
O&M	501,615	23,448	23,448	4.7%	478,167
Capital	-	-	-		-
Subtotal: Tech Services	838,235	37,046	37,046	4.4%	801,189
Billing & Collections					
Personnel	917,260	35,730	35,730	3.9%	881,530
O&M	423,510	24,231	24,231	5.7%	399,279
Capital	-	-	-		-
Subtotal: Billing & Collections	1,340,770	59,961	59,961	4.5%	1,280,809
City Hall Cost Allocation					
O&M	83,440	23,135	23,135	27.7%	60,305
Capital	-	-	-		-
Subtotal: City Hall Cost Allocation	83,440	23,135	23,135	27.7%	60,305
Interdepartmental Cost Allocation	\$ (3,756,759)	\$ (194,317)	\$ (194,317)	5.2%	\$ (3,562,442)
Net Interdepartmental Costs ¹	\$ -	\$ -	\$ -		\$ -

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



RESOLUTION 2024-14

APPROVING TO SUPPORT AND APPROVE A SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT

WHEREAS, the Charter of the City of Milford vests power in the City Council to provide for and preserve the health, peace, safety, cleanliness, ornament, good order and public welfare of the City and its inhabitants; and

WHEREAS, the Bipartisan Infrastructure Law established the SS4A program for local initiatives to develop and complete a Comprehensive Safety Action Plan that well defines strategy to prevent roadway fatalities and serious injuries; and

WHEREAS, the City of Milford Comprehensive Plan includes transportation goals such as enabling the safe and efficient mobility of residents utilizing all modes of travel; and

WHEREAS, the City of Milford completed a bicycle Master Plan with the goal of providing residents with a dynamic active transportation system that is inclusive, safe, and functional for all levels of recreation and commuting; and

WHEREAS, the City wishes to formally complete a Comprehensive Safety Action Plan as a building block to significantly improve roadway safety for all users.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MILFORD, that we will follow the goals of the Action Plan, those being: 1) leadership commitment and goal setting; 2) planning structure; 3) safety analysis; 4) engagement and collaboration; 5) equity; 6) policy and process changes; 7) strategy and project selections; and 8) progress and transparency.

BE IT FURTHER RESOLVED that Milford City Council, by majority vote, authorize the Safe Streets and Roads For All (SS4A) Grant Application of the above grant and, if approved, the execution of the grant agreement in the amount of \$150,000 and the allocation of City matching funds of \$30,000.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Milford to be affixed this 26th day of August 2024.

Mayor F. Todd Culotta

Attest:

Interim City Clerk Katrina L. White



RESOLUTION 2024-13

WHEREAS, Chapter 200 provides that public roads and public utilities shall be accepted into the City of Milford's street system and public utility system by resolution of City Council; and

WHEREAS, the Public Works Director has determined the water distribution system, sewer system, easements, sidewalks and public streets included in Milford Ponds Phases 1-1 to 1-6 have been completed in accordance with City standards and requirements; and

WHEREAS, the portion of Milford Ponds

- Phase 1-1 to be accepted includes Clubhouse Road and Patchwork Drive, lots 314-322 and 355-366, 21 lots total.
- Phase 1-2 to be accepted includes Pinwheel Drive, lots 473-480 and 524-530, 15 lots total.
- Phase 1-3 to be accepted includes Attic Window Court and Patchwork Drive, lots 511-523, 13 lots total.
- Phase 1-4 A and B to be accepted includes Patchwork Drive, lots 280-284 and 261-264 and 266-279, 23 lots total.
- Phase 1-5 to be accepted includes Cannery Court, lots 285-313 and 323-334, 41 lots total.
- Phase 1-6 to be accepted includes Calico Place and Central Park Blvd and Nine Patch Way, lots 254-260 and 488-503 and 531-537 and 550-559, 40 lots total as depicted on the Milford Ponds Plan, recorded in Sussex County, Plat Book 271, Page 9, on September 21, 2018; and

WHEREAS, approval to operate those utilities has been obtained from the applicable State agencies; and

WHEREAS, Milford Ponds LLC has provided the City of Milford with a maintenance bond for 10% of the value of public improvements and public utilities warranting said improvements for one year from the date of acceptance; and

WHEREAS, said developer has provided as-built drawings of the utilities to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MILFORD, during a regular session of Council, by a favorable majority vote, accepts the water distribution system, sewer system, easements, sidewalks and public streets in Milford Ponds Phase 1-1, 1-2, 1-3, 1-4, 1-5, and 1-6, that are to be dedicated for public use into the City of Milford's street system and public utility system.

BE IT FURTHER RESOLVED that the City of Milford shall assume responsibility for the future maintenance and repair of the water distribution system, sewer system, easements, sidewalks and public streets in Milford Ponds, Phase 1-1, 1-2, 1-3, 1-4, 1-5, and 1-6, as noted in this resolution.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Milford to be affixed this 26th day of August 2024.

Mayor F. Todd Culotta

Attest:

Interim City Clerk Katrina L. White



OFFICE OF THE CHIEF OF POLICE
CECILIA E. ASHE
cecilia.ashe@cj.state.de.us



401 NE Front Street
Milford Delaware 19963
302.422.8081 Fax 302.424.2330

MEMORANDUM

DATE: August 23, 2024

TO: Mayor & City Council

FROM: Captain David W. Wells

RE: Purchase of Police Department Replacement Vehicles

The Milford Police Department is in the process of purchasing four replacement vehicles that were approved in the FY25 Budget. These four replacement vehicles will replace four of the oldest vehicles within our fleet, which all have over 100,000 miles. At this time, vehicles have been sourced and are ready for purchase from Hertrich of Milford. The cost breakdown for these four vehicles and emergency equipment is listed below.

We are requesting City Council's final approval to proceed with the purchase of these four replacement vehicles with funding approved in the FY25 Capital Vehicle Replacement Fund.

2025 Police Vehicles						
	Color	Veh cost	Equipment	Total Cost		
1- 2024 Dodge Durango	white	\$42,367	\$11,089	\$53,456		
1- 2024 Dodge Durango	black	\$42,367	\$11,089	\$53,456		
1- 2024 Dodge Durango	black	\$42,367	\$11,089	\$53,456		
1- 2024 Chevy Tahoe	black	\$51,988	\$14,875	\$66,863		
Totals		\$179,089	\$48,142	\$227,231		



The governing body has
recessed to Executive Session.
The regular meeting will
resume shortly.