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

CITY COUNCIL AGENDA
October 14, 2024

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Call 301 715 8592 Webinar ID: 991 5613 1279

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

Swearing In/City Clerk Katrina White

Roll Call

Approval of Previous Minutes

Recognition
- New City Employee Introduction
- Proclamation/Cyber Security Awareness Month
- Proclamation/Public Power Week
- Proclamation/National Customer Service Week

Staff Reports
- Police Department

City Clerk
City Manager
Public Works
Electric
Planning & Zoning
Parks & Recreation
Human Resources
Economic Development & Community Engagement
Information Technology
Finance

Communications & Correspondence

DEMEC MRPS Compliance Report

Unfinished Business

New Business

Presentation/Second Street/Marshall Street Signal Removal Study Summary
Authorization/Purchase Order/ Sewer By-Pass Pump
Presentation/Downtown Streetscapes 30% Plans
Authorization/Final Acceptance of Simpsons Crossing Phase 1
Authorization/DWSRF/Lead Service Line Remediation Project
Approval/Job Descriptions/Chief of Police and City Manager
Authorization/Salary/City Clerk
Adoption/ Resolution 2024-26/City Holidays 2025 Ⓟ

Ordinance Introductions:

Introduction/Ordinance 2024-09
Application of Milford Ponds, LLC
for Revised Planned Unit Development
178.03 +/- acres located along the east side of
Route 113 5,500 feet south of the Seabury Avenue intersection
Comprehensive Plan Designation: Moderate Density Residential
Zoning District: R-1, R-2 & R-3 with PUD
Present use: Planned Unit Development Proposed Use: Planned Unit Development
Tax Parcel: 1-30-3.00-264.00, 1-30-3.00-264.01, 1-30-6.00-
108.00, 1-30-6.00-167.00 thru 558.00, 1-30-6.00-601.00 thru 691.00

Introduction/Ordinance 2024-09
Application of Milford Ponds, LLC on behalf of Milford Ponds – Phase II
for Revised Preliminary Major Subdivision
27.572 +/- acres located at the southwest corner of
Flying Geese Drive and S. Walnut Street
Comprehensive Plan Designation: Moderate Density Residential
Zoning District: R-1, R-2 & R-3 with PUD
Present use: Planned Unit Development Proposed Use: Planned Unit Development
Tax Parcel: 1-30-3.00-264.01, 1-30-6.00-558.00, 1-30-6.00-
600.00 thru 688.00

EXECUTIVE SESSION

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

Pursuant to 29 Del. C. §10004(b)(4) Strategy sessions, including those involving legal advice or opinion from an attorney-at-law, with respect to collective bargaining or pending or potential litigation[1]

Return to Open Session

Potential Vote- Real Estate
Potential Vote-Legal Matters

Adjournment

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

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

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

100224 100724
[1] 100924 Late Addition/City Manager



CITY OF MILFORD
CITY COUNCIL MEETING MINUTES
September 23, 2024

The City Council of the City of Milford met in the Joseph Ronnie Rogers Council Chambers in Regular Session on Monday, September 23, 2024.

PRESIDING: Mayor F. Todd Culotta

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

STAFF: Police Chief Cecilia Ashe, Interim City Clerk Katrina White, Planning Director Rob Pierce

ABSENT: City Manager Mark Whitfield

COUNSEL: Solicitor David Rutt, Esquire

Councilmember Samaroo was present virtually.

PUBLIC COMMENT

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

Kim Wills, 8061 Shawnee Road, Milford, DE 19963, was present and stated that she continues working with the homeless in Milford. She stated that there are more coming to and through Milford from Georgetown because the money and food are drying up and they are headed up north.

Annette Billings, 22726 Cedar Beach Road, Milford, DE 19963, was present and stated that the citizens of Milford do not want to park outside of Milford city limits. The park cannot be policed by the City of Milford, there is no legal entrance, it is 50 feet one way in and one way out and DelDOT requires 60 feet for a public road. She stated that who's ever decision it was to purchase those 19 acres did not have the best interest of Milford in mind. The citizens of Milford would like the charter to be changed. She also stated that she has offered to buy the property back and the money could be used to better serve the community in a more positive way within the walls of the city.

CALL TO ORDER

Mayor Culotta called the regular meeting to order at 6:05 p.m. Roll Call showed that there were nine members present.

INVOCATION AND PLEDGE

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

RECOGNITION

Brian Jester, Building Operations & Refuse Supervisor, introduced Deron Lucas. He is from Philadelphia, PA and is a retired driver from Septa after 27 years of service. He jointed the Solid Waste Department on August 26, 2024.

Proclamation 2024-04/Law Enforcement Suicide Prevention Awareness Day

Chief Ashe read the Law Enforcement Suicide Prevention Awareness Day proclamation which was included in the packet.

Proclamation 2024-21/Suicide Prevention Awareness Month

City of Milford intern, Lance Tressler read the Suicide Prevention Awareness Month proclamation which was included in the packet.

Proclamation 2024-20/ Prostate Cancer Awareness Month

David Sauls read the Prostate Cancer Awareness Month proclamation that was included in the packet. He stated that he is a member of the Delaware Prostate Cancer Coalition out of Dover, Delaware and is 19-year survivor of prostate cancer.

STAFF REPORT
Milford Police Department/2024 Edward Byrne Memorial Justice Assistance Grant

Chief Cecilia Ashe stated that this is just a requirement of federal notification to the city that the Milford Police Department, along with other jurisdictions in the area, have applied for the 2024 Edward Byrne Memorial Justice Assistance Grant. They are required to put out public notice to the city that they are applying. She explained that the agencies collaborate with those funds and the application goes through the breakdown of not only Milford, but also the City of Seaford, Town of Laurel and the Town of Georgetown for the total allocation to Sussex County police departments in the total of about $55,619.

COMMUNICATIONS & CORRESPONDENCE

There were no reports of communications and correspondence.

MONTHLY FINANCE REPORT
Finance Director Lou Vitola reviewed the August 31, 2024 financial statement that was included in the packet. (Pages 10-20)

He reported that cash was as tight as it could be especially in the general fund. It's the 11th month away from last year's tax collections so that should rebound this month and on the October report, there should be a return to much stronger cash in the general fund. The utilities, just as predicted last month came through very strong in August and they're ahead of both, the first two periods last year and very strong against the seasonalized budget through August. He explained that it is too early in the fiscal year to extrapolate from that and project but the short-term predictions from last month are sound and proven this month.

Councilmember James made a motion to accept the monthly financial report. Councilmember Wilson seconded. The motion carried unanimously.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Presentation/Partners for Wellbeing/The Blue Project

Kimberly Blanche, Director of Community Outreach at Beebe Healthcare and a founder of Partners for Wellbeing gave a presentation on the Blue Zones Project that was included in the packet. (Pages 21-52)

Councilmember James stated that he and City Manager Whitfield saw this presentation at the SCAT meeting in Georgetown and that is why they wanted to invite them to come and present this to Milford. Many of the things that were listed in the presentation like connectivity, sidewalks, walkability, community gardens, and food establishments are things that the city has been working to enhance. He said that they assumed that this would be a great alignment and hoped that would be shown through the assessment.

Ms. Blanche stated that there was so much opportunity for alignment. The National Team does have the city’s Comprehensive Plan and the focus group is a perfect opportunity to emphasize all of those areas of alignment.

Discussion/The Willows Homeless Issue2

Chief Cecilia Ashe stated that some issues came to their attention in reference to The Willows based off of public comment from the previous Council meeting. She said they met with The Willows staff who they have a very good relationship with as well as some of the residents to address any concerns, rumors, or perception of what has been going on. She explained that there were about 2-4 individuals living in the wood line along The Willows property. One of the things that was discussed was the fact that the homeless were cutting through The Willows property. That was not a concern of management or the residents at the time. It was discovered that the adjacent properties were not owned by The Willows and there are very small parcels back there. She further explained that they met with each of the owners and none of those residents or property owners raised concern in reference to the homeless individuals living on their property. However, they did express concern about any potential liability to them being on the property.

She stated that the Milford Police Behavioral Health Unit works in concert with them to address any of the mental health or substance issues that any of these individuals face and offer services continuously. Once the property owner expresses that they don't want them on the property, they would issue them a Banning Notice.

That is not the department's Banning Notice, but it is the property owner's Banning Notice presented typically by their in-house counsel or their attorneys. Once it has been issued to the individual and if they return to the property, the owner can elect to prosecute for trespassing, depending on the circumstances.

She stated that it's important that the police department stays apolitical and doesn't take sides. Their job is to provide public safety for all. The police department can not be used as an enforcement tool by others and have to be very careful in the lines that are tread as far as borderline, harassing people who may choose or are not ready to get the help. As individuals and as a community, continue to support them when they need the support and so they know that we're there for them.

Councilmember Kalesis stated that when a resident sees the homeless in a park, they may wonder why the city isn't doing something.

Chief Ashe responded that when they are in public parks, they have the constitutional right, regardless of their housing status, to be in those parks as long as what they are doing in the parks is legal.

Adoption/Resolution 2024-15/Halloween Trick or Treat Observance ℗3

Solicitor Rutt explained the rules of the public hearing. There were no public comments.

Mayor Culotta stated that Trick or Treating in Milford would be on Thursday, October 31, 2024 between the hours of 6:00 PM. and 8:00 PM.

Councilmember Zychal made the motion to adopt Resolution 2024-15 Halloween Trick or Treat Observance. Councilmember Kalesis seconded. The motion carried unanimously.

Authorization/ NE Front Street Phase II – TAP Agreement

Director Pierce stated that the city applied to the State of Delaware Department Transportation TAP Program which is Transportation Alternatives Program for Phase II of the Northeast Front Street Streetscape Project. The scope for this project would include bicycle and pedestrian improvements and traffic calming measures on Northeast Front Street from Northeast 4th Street to North Rehoboth Boulevard. The project would be an extension of the Phase I work that is nearing completion that went from North Washington Street to Northeast 4th Street. He explained that The TAP program covers 80% of the construction and design costs associated with the project requiring the city to only fund 20%. So, the anticipated construction costs for Phase II would be around $1.75 million and the city would be responsible for $350,000 of that. Staff is recommending Council to authorize the Mayor to execute the agreement, allowing DelDOT to proceed with the preliminary design and engineering for Front Street Phase II.

Councilmember James made a motion to authorize the Mayor to execute the agreement allowing DelDOT to proceed with the preliminary design and engineering for Front Street Phase II. Councilmember Wilson seconded. The motion carried unanimously.

Authorization/ NW Front Street Phase I – TAP Agreement

Director Pierce stated that the scope of the work would include an extension of decorative brick sidewalks along the north side of Northwest Front Street from North Church Street to Truitt Avenue and decorative brick sidewalks along the south side of Northwest Front Street from North Church Street to Mill Street. The state would cover 80% of the construction and design costs and the city would fund 20%. They anticipate the same or very similar construction costs for this segment as well, which means the city would be responsible for around $350,000. Staff recommends City Council authorized Mayor to execute the agreement, allowing DelDOT to proceed with the preliminary design and engineering of the Northwest Front Street Phase I TAP Project.

Councilmember James made a motion that the City Council authorized the Mayor to execute the agreement, allowing DelDOT to proceed with the preliminary design engineering of Northwest Front Street Phase I TAP Plan with an anticipated funding of FY26 of $400,000 and anticipated funding in FY27 of $300,000 per the CIP summary. Councilmember Connor seconded. The motion carried unanimously.

Authorization/Tax Payment Deadline

Director Vitola stated that the tax bills were up and online in the ordinary course of business. It took another week to get them printed in the new system. And there have been a handful of issues. People are looking at a new bill and there are some bill presentment issues that affects a very small number of accounts. He stated that regardless of the timing of the bills or any of these issues, he thinks it is a good idea that the first month of penalties be deferred until the next month. It is a business and resident friendly move and staff recommends approval from Council.

Councilmember Connor made a motion to accept the memo to extend the deadline for the current tax year to November 1, 2024. Councilmember Zychal seconded. The motion carried unanimously.

Adjournment

Councilmember James made the motion to adjourn. Councilmember Wilson seconded. The motion carried unanimously.

Mayor Culotta adjourned the meeting at 7:24 pm.

Respectfully submitted,

Katrina L. White, MMC
City Clerk/Recorder

THE CITY of Milford DELAWARE

PROCLAMATION 2024-22

NATIONAL CYBER SECURITY AWARENESS MONTH

WHEREAS, the City of Milford recognizes the vital role technology has in our daily lives and the future of our Nation and State, whereby today many critical infrastructure sectors are increasingly reliant on information systems to support financial services, energy, telecommunications, transportation, utilities, healthcare, and emergency response systems; and

WHEREAS, internet users, citizens, and information infrastructure face an increasing threat of malicious cyber-attack, significant financial and personal privacy losses due to identity theft and fraud; and

WHEREAS, throughout October, in recognition of Cybersecurity Awareness Month, the Department of Homeland Security is committed to raising awareness about ways to combat the constant and ever-increasing danger from cyber threat actors; and

WHEREAS, Milford's IT Professionals maintain the security of cyberspace and is a shared responsibility in which all of us have a critical role; and

WHEREAS, by integrating cybersecurity into the overall cultures and operations of the City of Milford, the Department leads by example; and

WHEREAS, the Cybersecurity and Infrastructure Security Agency (CISA) a division of the U.S. Department of Homeland Security, and its Cybersecurity Advisor, and the Delaware Department of Technology and Information have declared October as National Cyber Security Awareness Month.

NOW THEREFORE, BE IT RESOLVED, that I, F. Todd Culotta, Mayor of the City of Milford, do hereby proclaim that all residents and businesses within the City of Milford support October 2024 as Cybersecurity Awareness Month; and

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Milford to be affixed this 14th day of October 2024.

Mayor F. Todd Culotta

Attest:
City Clerk Katrina L. White

PROCLAMATION 2024-23

RECOGNIZING PUBLIC POWER WEEK, OCTOBER 6-12

A WEEK-LONG CELEBRATION OF THE
CITY OF MILFORD'S YEAR-ROUND SERVICE TO ITS CUSTOMERS

WHEREAS, the utility customers of Milford, Delaware, place a high value on local choice over community services and therefore have chosen to operate a community-owned, not-for-profit electric utility and;

WHEREAS, City of Milford Electric Utility provides our homes, businesses, schools, and social service and local government agencies with reliable, efficient, and safe electricity employing sound business practices designed to ensure the best possible service at not-for-profit rates;

WHEREAS, the City of Milford Electric Staff, under the management of Electric Director Tony Chipola and his Professional Utility Team, is a valuable community asset that contributes to the well-being of local citizens through energy efficiency, customer service, environmental protection, economic development, and safety awareness;

WHEREAS, the City of Milford Electric Utility is a dependable and trustworthy institution whose local operation provides many consumer protections and continues to make our community a better place to live and work, and contributes to protecting the global environment;

NOW, THEREFORE, I, F. Todd Culotta, do hereby proclaim October 6 to 12, 2024, as "PUBLIC POWER WEEK" in our community as Milford City Council will continue to work to bring low-cost, safe, reliable, and sustainable electricity to community homes and businesses just as it has since the day when the utility was created to serve all customers within Milford's Electrical Service Territory.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Milford to be affixed this 14th day of October 2024.

Mayor F. Todd Culotta

Attest:

City Clerk Katrina L. White

PROCLAMATION 2024-24

NATIONAL CUSTOMER SERVICE WEEK

WHEREAS, National Customer Service Week was first championed by the International Customer Service Association in 1984, proclaimed a National Event by Congress in 1992, and is now celebrated the first full week of October every year; and

WHEREAS, Customer Service Professionals work the front lines and are often the first to meet new customers and make a positive impact on behalf of the City; and

WHEREAS, Through the use of responsive policies and procedures, and by demonstrating simple courtesy, Customer Service Professionals go a long way toward ensuring customer satisfaction; and

WHEREAS, Having the passion to serve Milford's customers by supporting the City's efforts to deliver safe and reliable power, clean drinking water, sanitary wastewater and solid waste collection and disposal by maintaining a positive attitude when facing adversity, are personal goals of every Customer Service Professional in the City of Milford; and

WHEREAS, We celebrate National Customer Service Week to recognize the phenomenal job that Cash Operations & Revenue Supervisor Suzannah Frederick and her Customer Service Professionals do fifty-two weeks a year and because they understand their significance to the residents and businesses in the City of Milford; and

WHEREAS, The theme of this year's National Customer Service Week is "Above & Beyond" to recognize the value of service and the contributions of our frontline team who pours their time, energy, and compassion into the work of servicing customers, most often without recognition; and

WHEREAS, We applaud the value of the friendly, face-to-face, personal service that the City of Milford Service Professionals Team eagerly provide to residents, property owners, businesses, and industries within our city by constantly looking for ways to assist and improve.

NOW, THEREFORE, BE IT RESOLVED, I, F. Todd Culotta, Mayor of the City of Milford, by the power vested in me, do hereby proclaim October 7-11, 2024 to be National Customer Service Week in the City of Milford.

IN WITNESS WHEREOF, I have hereunto set my and caused the Seal of the City of Milford to be affixed this 14th day of October 2024.

Mayor F. Todd Culotta

Attest:

City Clerk Katrina L. White

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

THE CITY of Milford DELAWARE

401 NE Front Street
Milford Delaware 19963
302.422.8081 Fax 302.424.2330

TO: Mayor and Members of City Council

FROM: Chief Cecilia E. Ashe

DATE: October 3, 2024

RE: Activity Report for September 2024

In the month of September, Milford PD responded to over 1234 calls for service.

<u>Chief and Police Command Staff</u>:

- Throughout the month of September, the Chief and Command Staff participated in numerous conference calls, virtual meetings, and in-person meetings including City Council and Workshop meetings, bi-weekly City Manager's meetings with Department Heads, and PD Staff meetings. Mayor and City Council are provided weekly updates on major incidents and activities within MPD throughout the month to ensure they stay informed of all activities.

- The Chief and Command Staff visited the Courageous Hearts LLC in Lincoln and learned about their equine therapy program as well as a host of other programs that they offer.



- During the month of September, department personnel took new departmental photos in our new uniforms and got a full staff photo in front of our new police headquarters.



MPD Activities for the Month

Community Engagement:

- PFC Simpson attended the Support First Responders Touch a Truck event. At the event, we were presented with many notes of encouragement from community members.



- Officers attended the First State BMX's 2nd Annual Back the Blue Race For Heroes.



- S/Cpl. Bloodsworth held a AAA Safety Patrol interest meeting for all 3 elementary schools to 4th and 5th graders. This year the schools will be opening the program up to 4th grade and having a Junior Safety Patrol to make this program available to students who might miss out when the new Milford Middle School opens due to building grade changes. There is discussion of having a Safety Patrol program in the new middle school for 6th grade. S/Cpl. Bloodsworth received very positive feedback from students interested in the program.

- Command Staff and Officers attended the Riverwalk Freedom Festival and enjoyed socializing with community members and sharing important public safety information. This annual outreach helps us stay connected with the community in a relaxed environment allowing people to approach and ask questions for which they might not otherwise have the opportunity.



- Chief Ashe participated in the ribbon cutting of the Milford Riverwalk Storywalk.




- S/Cpl. Bloodsworth and Sgt. Maloney met with Downtown Milford Incorporated to discuss their interest in assisting the Police Department with the annual holiday toy drive. DMI reported that they had several downtown businesses that have agreed to be drop-off locations for the toy drive. With the additional of DMI, we now have three local organizations that assist us with helping children in need during the holiday season.

- The Police Department collaborated with the Delaware Office of Highway Safety to offer a free car seat check at our police headquarters. Even with an overcast day, we had many residents stop by and have car seats checked and installed.



- Officers along with K9 Raven attended the Milford Moose Lodge's First State BBQ Bash and Festival. K9 Raven performed a demo. Also at the event, the Milford Moose Lodge donated Tommy Moose stuffed animals for us to provide to young children in crisis situations. We were able to interact with many community members/guests at the event as well as eat some great BBQ!





- Officers attended an open house event at the Greater Milford Boys and Girls Club. While there, they were able to play some basketball with the kids.



- Milford PD once again was a rest area for the annual Delaware Law Enforcement Thank You Ride as they travel through the state honoring fallen officers and thanking active law enforcement.







<u>Training and Professional Development</u>:

- S/Cpl. Bloodsworth and S/Cpl Golding attended an updates training for the Juvenile Civil Citation program. They brought the information back and shared with department personnel.

- One officer attended Street Gang Investigations training held in Myrtle Beach, SC.

- One officer attended the National Leadership Institute Conference hosted by IACP held in Madison WI.

- Two officers attended the National Association of School Resource Officers (NASRO) course held at the Milford Police Department.

- Personnel attended a department-wide resiliency training event held at Milford PD. The training was conducted by Dr. Lani Nelson-Zlupko.

Community Room:

- We had six (6) organizations use the community room in September.



Personnel:

- Ptlm. Dylan Connell graduated from the Dover Municipal Police Academy Class #7. Ptlm. Connell received the "Outstanding Recruit" Award and Firearms Proficiency Award. Ptlm. Benjamin Mitzel joined Milford PD from the Denton Police Department and has obtained his Delaware Police Officer Standards and Training (POST) Certification. Both Ptlm. Connell and Mitzel are now completing their Field Training Program.



Upcoming Event:

- 2024 Faith & Blue Weekend: October 11 through 14 (Check out our website and Facebook for more information).



Behavioral Health Unit:

Milford Police Department – September 2024 BHU Statistics
Jenna Haines, LCSW, MSW, DE-CMHS
Gregory Bisset, LCSW, C-AADC
Danielle Blackwell, LMSW

Dates	Hours Worked	Meetings Attended/Hosted	Trainings Attended	# of NEW Contacts	New Contact Notes	# of Diversions from Arrest	# of Diversions from ER	# of Follow-Up's
September 1-September 8, 2024	**111.75**	1. Rural Subcommittee Meeting 2. CJC/COSSUP Grant Meeting	N/A	**17**	**Referrals to Services:** Public Assistance Check the Welfare Homeless Resources 10-81 Homeless Resources	**2**	**2**	**11**
September 9-September 15, 2024	**92**	1. Opioid System of Care Meeting 2. CJC COSSUP Grant Peer Meeting	1. Domestic Violence Resource Training	**12**	**Referrals to Services:** Homeless Resources 10-81 Check the Welfare Public Assistance	**1**	**1**	**8**
September 16-September 22, 2024	**94**	1. Housing Alliance Meeting	1. MPD Resiliency Training	**14**	**Referrals to Services:** Victim Services 10-81 Check the Welfare Harassment	**2**	**3**	**9**
September 23-September 29, 2024	**102.25**	1. Domestic Violence Collaborative Meeting	N/A	**13**	**Referrals to Services:** Victim Services Domestic Check the Welfare Homeless Resources	**1**	**1**	**8**
September 30 ,2024	**11**	N/A	N/A	**2**	**Referrals to Services:** Homeless Resources Public Assistance	**0**	**0**	**2**
Totals:	**411**			**58**		**6**	**7**	**38**
Year to Date Totals:	**2769**			**358**		**44**	**57**	**267**
Overall Totals:	**9177.85**			**1572**		**137**	**192**	**1370**

Social Media/Public Information Update:

Our Facebook page had 260 new followers for a total following of 15,927. Currently our followers are 34% male and 66% female. Posts during the month reached 99,017 people. Our top reach post for September were the news releases related to the homicide investigation on Lakeview Ave. The total reach was 46,332. Our top engagement post for September at 17,030 was the news release of the multiple search warrant arrests from 09/27/2024.

Our Instagram account had 153 new followers for a total following 2,254. Currently our followers are 39% male and 61% female. Posts during the month reached 7,063 people.

Our Twitter followers are 1,467.

Our Nextdoor posts reached 633 people during the month. Nextdoor reaches 3,310 members according to statistics provided by the website.

MPD News Releases:

September 2, 2024: Milford Police Investigating a Shooting

https://www.milfordpolicede.org/news/Milford-Police-Investigating-a-Shooting.htm

September 8, 2024: **UPDATE** Milford Police Investigating a Shooting

https://www.milfordpolicede.org/news/UPDATE-Milford-Police-Investigating-a-Shooting.htm

September 10, 2024: Milford Man Arrested on Gun & Drug Charges

https://www.milfordpolicede.org/news/Milford-Man-Arrested-on-Gun--Drug-Charges.htm

September 18, 2024: Gun Fugitive Arrested in Milford

https://www.milfordpolicede.org/news/Gun-Fugitive-Arrested-In-Milford-.htm

September 22, 2024: Milford Man Arrested for Murder

https://www.milfordpolicede.org/news/Milford-Man-Arrested-for-Murder-.htm

September 24, 2024: **UPDATE** Milford Man Arrested for Murder

https://www.milfordpolicede.org/news/UPDATE-Milford-Man-Arrested-For-Murder.htm

September 27, 2024: Search Warrants lead to Multiple Arrests

https://www.milfordpolicede.org/news/Search-Warrants-Lead-to-Multiple-Arrests.htm

September 27, 2024: Two Juveniles Arrested on Robbery & Gun Charges

https://www.milfordpolicede.org/news/Two-Juveniles-Arrested-on-Robbery--Gun-Charges.htm

OFFICE of the City Clerk
201 South Walnut Street
Milford, DE 19963

THE CITY of Milford DELAWARE

Katrina L. White, MMC
O 302.422.1111 | F 302.424.3558
www.cityofmilford.com

DATE: October 1, 2024
TO: Mayor and Members of City Council
FROM: City Clerk Katrina White
RE: September 2024

The month of September, I have been working on getting the Diligent meeting software up and running and setting goals for the department. Some of the things that were accomplished this month are:

- Coordinated the Council Orientation with the City Manager for Council members Connor and Kalesis.
- Met with a Diligent Implementation Specialist on September 19th to follow up on the training I did through the training videos in the software.
- I also met with Nick Jones from IT on September 19th to discuss the best ways to begin to upload the incoming documents in the new Docuware program.
- Attended the staff meetings where council meeting agendas and departmental information were shared.
- This month, met with the Employee Rewards & Recognition Committee to continue making the preparations for the upcoming City of Milford Employee Service Awards event on October 11, 2024 and the Annual City of Milford Employee Holiday Party on December 13, 2024.
- On September 13, 2024, I spoke to the Delaware & Maryland Municipal Clerks that were attending the 2024 Delaware Municipal Clerks Institute at the Buena Vista Conference Center in New Castle, DE along with Stephanie Colbourne, Delaware Municipal Clerks Association (DMCA) President.
- Coordinated the City Council group photo on October 9th.
- On October 16th, I volunteered, along with other city employees, at the Food Bank Mobile Pantry at the Milford Armory.

Monthly Activities

Requests for information are still coming in and I continue to work with other Delaware municipalities assisting with policy, procedural, and related information.

- ❖ FOIA Requests to Date (80)
- ❖ Coordination of FOIA issues with City Departments to ensure Compliance
- ❖ Attended and Prepared Agendas & Packets for:

  Council Meetings – September 9, September 23 & September 25 Workshop

  Charter Review Committee – September 3

  Board of Adjustment – September 12

  Planning Commission September 17

  Parks & Recreation Advisory Board – September 18

Milford Community Cemetery Meeting – September 20

Special Meeting – September 30

- Prepared Public Notices (5)
- Transcribed and Proofread Minutes (4)

  Council Meetings

  Community Cemetery
- Executive Sessions Year to Date (17)
- Notary Public Services Provided (0) (Public)
- Proclamations Created Year to Date (21)
- Resolutions Created Year to Date (15)
- Special Event Submissions to Date (34)

Special event applications continue to be submitted for processing. The Clerk's office continues to work with applicants, other city departments and outside agencies to ensure proper preparation and direction. A list of upcoming events in 2024 follows:

Permit #	Organization	Event Name	Event Date
2024 34	Elevated Community Development	Community Fun Day, Yard Sale & Tricks and Treats	10/26/2024
2024 33	Milford Police Department	Faith & Blue: Prayer in the Park	10/11/2024
2024 32	Mispillion Art League	Run for the Arts	11/2/2024
2024 27	Milford Community Parades Inc	Milford Community Parade	10/16/2024

MARK A. WHITFIELD, CITY MANAGER
201 South Walnut Street
Milford, DE 19963

THE CITY of Milford DELAWARE

PHONE 302.422.1111
FAX 302.424.3553
www.cityofmilford.com

To: City Council and Mayor
From: Mark A. Whitfield, City Manager
Subject: September 2024 Monthly Report
Date: October 11, 2024

Lovers Lane and Lemuel Street

I received a call from a resident of Lemuel Street regarding traffic changes made by Milford School District for busses and parents going to Mispillion Elementary School The traffic change has posed a problem for residents in that area – anything from access their property by car to pedestrian crossings. I will be meeting with Jon LoBiondo from the school district to evaluate solutions.

6535 Shawnee Road

I met with the abutting property owner regarding this property. The property has open property maintenance violations, and a reinspection done on Friday the violations had not been corrected. Code Enforcement will be submitting the violations to the JP Court for the levying of fines. The interior was also inspected on Friday and a number of violations were noted. They were given 30 days to correct. Councilwoman Connor has also been contacted by the neighbor. This is another problem property that has had on going issues that Code Enforcement has been addressing.

517 N Washington

We received the second arborist report for the tree at 517 N. Washington that had similar recommendations as the previous arborist.

West Shores

I contacted Jeff Riley of Freedom Development regarding the West Shores roads as part of Council's agenda for Monday night. He also reiterated that the developers' plans are to complete the stormwater pond modifications, then complete the street work. He is presently working on obtaining quotes for the street work.

The Mayor signed the License Agreement for the easement and I hand delivered it to the Sussex County Soil Conservation District. David Baird signed for the SCSCD. I contacted Jeff Riley from Freedom Development. He will have a contract for the road work by the end of next week and expects to begin the storm water work by the end of this month or beginning of October. He has stated the roadway work will commence as soon as the storm water work is complete. I have asked Mr. Riley for copies of the signed contacts with the roadway contractors so I can verify that the work is indeed scheduled. He agreed to do so.

Chamber of Commerce

I attended the Chamber of Commerce Executive Board meeting.

Milford Corporate Center
Advertisement for construction bids will be in the newspaper (as required) on Wednesday. Bid opening is scheduled for October 16 with an award by Council on November 12. We anticipate a Notice to Proceed by mid-November. We should be on target for a groundbreaking mid to late November.

We also worked this week to complete the Master Development Agreement with Tsionas/Emory Hill. Once approved, we will work with Tsionas/Emory Hill to develop design criteria for the park, which will also need Council approval.

RAVE
Bill Pettigrew and I met as part of our monthly update meeting. He gave me an update on the work being done to use the RAVE system for notification of utility issues. His staff has managed to pull phone numbers from the utility accounts which will be used to build the notification system.

Old Milford Post Office
I met with Suzanne Savery and Michael Bauman regarding the potential City ownership of the old Milford Post Office. Ms Savery is with the Department of State, and will be working with State attorneys on the transfer and any preservation easement that may be required.

Sussex Association of Towns
Mayor Culotta, Councilwomen Wilson and Zychal (Craig), Councilman James and I attended the monthly SCAT dinner at Bear Trap Dunes in Ocean View Wednesday evening. The program consisted of hearing from candidates running for state offices. Each candidate was given four minutes to address the group.

Councilman James and I attended the SCAT Steering Committee breakfast on Friday morning. We heard a presentation from KCI Technologies and DEMA regarding FEMA's BRIC (Building Resilient Infrastructure and Communities) grant opportunities. We have been in contact with them regarding the 4th Street Flooding project. There may be an opportunity for the bulkhead wall construction at the former Carlisle Fire Hall on Church Street.

Property Records Search
Council and the public can now search properties for code violations. The website address is: EnerGovProd (tylerhost.net) Click on Property Records, enter the street address. Do not spell out Street or Road, use the two letter abbreviation only.

113 NE Front Street
We received a complaint from a downtown business regarding the parking arrangement at the laundromat/apartment building at 113 NE Front. Zoning does not require parking as part of the project. The property owner has placed signs restricting the use of the parking space to one of the tenants only. The business owner pointed out that the parking was not done in compliance with what the developer stated during the design approval process with the City. Rob has reached out to the developer regarding the issue and how it may be resolved.

City Manager's Association of Delaware
I attended the quarterly meeting of CMAD (City Managers Association of Delaware).

Council Orientation
We held our final orientation session for new council members. Councilwoman Kalesis and Councilwoman Connor both completed their tours.

Backwater Court Paving
The City holds a Irrevocable Letter of Credit for the paving of Backwater Court. The paving that was completed did not meet City and State specifications, and it will need to be milled off and repaved. It has been a year since the deficient paving was placed, and we sent a letter requiring the repaving to be complete this fall. The developer's attorney sent a letter to the City rejecting the City's claim, and asking for the bond to be released. However, when CO's were released for one of the houses on Backwater Court, another attorney sent an email stating the milling and paving would be completed by the developer. Solicitor Rutt has been advising us as well as dealing with the demands of the developer's attorney.

Red Cedar Farms
Tony Chipola and I met with Tim Green from Shell Brothers and Jon Falkowski from Becker Morgan regarding the phasing plan for Red Cedar Farms subdivision. We were not able to accommodate their phasing sequence with how the electric needed to be looped through the subdivision. Further complications had to do with sequencing of storm water facilities and drainage ponds. We were able to come to an agreement on how we could best serve the development, and how the phase layout had to work in order to accommodate all lots as they are built, without the need for service interruptions in the future.

DEMEC IT Roundtable
We hosted the DEMEC IT roundtable meeting this week. IT directors from all of the DEMEC communities came together to discuss common challenges and opportunities. Our intern, Nick Jones, works part time at Mission BBQ and was able to have "service drop" of BBQ for the group, at no cost to DEMEC. The DEMEC IT Director praised the City for hosting the roundtable at the DEMEC Executive Board meeting on Thursday, and other City/Town Managers chimed in on how well the group worked at helping each other out through various challenges.

DEMEC Executive Board Meeting
I attended the executive board meeting on Thursday. The Board took action to authorize $258,000 for the next study phase for the Milford battery storage project. The goal of the project is to have battery storage at the solar farm on Route 14 by the end of 2025. If found feasible, we will have the first large scale battery storage in the State of Delaware. The other DEMEC board members enthusiastically endorsed the project.

Museum Lease
We have finalized the lease of the old police station with the museum. I met with Charles Hammond to discuss timing of different elements of the renovations. The museum folks have tagged the furniture they would like to retain in the building, and the remaining furniture will be removed, taken to public works, and sold at auction (via web).

Willows
Chief Ashe and I discussed the homeless issue behind The Willows. The police department will be handling any calls for trespassing when notified by the property/busienss owners. There was some involvement by a 3rd party and Code Enforcement. Rob and I

discussed Code Enforcement's involvement, and I believe we have a path forward, and we have set parameters for Code Enforcement staff

Deep Creek Branch Park Open House
We had a good citizen turnout for the open house. We received quite a few comments and suggestions that we will be going through over the next week. We will then get them into a form to share with Council and the Parks & Rec Board.

Office of Marijuana Control
I have scheduled Rob Coupe from the Office of Marijuana Control to address council at the November 20 workshop meeting. We are beginning to get inquiries for the placement of recreational marijuana dispensaries in the City. If the City wishes to enact regulations to limit their placement, we will need to do an ordinance amendment early next year.

AMI Meters
I along with a number of public works and electric department staff met with Jared Price from AMP (American Municipal Power). We have a 10 year contract with AMP for our AMI meters that were purchased in 2017. We have had a number of ongoing issues with the water meters that have not been adequately resolved. Additionally, we expressed our frustration of not being able to fully utilize the software as it was originally described to us. Seaford, New Castle, and Middletown are having similar issues, and they also use AMP. AMP is aware we are looking at alternate AMI meter systems moving forward, and Mr. Price assured us that he would address each of our issues.

Southeast Pump Station east of Route 1
Mayor, Councilman James, Rob and I met with Key Properties regarding their interest in participating in the construction of infrastructure, including a cost share in the Red Cedar Farm pump station, east of route 1 which would service a number of their properties. Dan String, our engineer from KCI, will complete an analysis of what would be needed to upgrade the current plans from Red Cedar Farms, along with a cost estimate.

NE Front Street
James Puddicombe received word from DELDOT last week that work will soon commence again on NE Front Street. The project should be completed by the end of October.

Old Police Station
Public Works crews removed all the unwanted items at the old police station. Most of the items left were junk and disposed of. Some of the old lockers were offered for purchase to employees, as removing them and advertising for sale would have cost more than what we would have received from sale.

Cemetery
Mayor Culotta, Councilwoman Wilson, Brad and I attended a special meeting of the Milford Community Cemetery to discuss the perpetual fund held by PNC as well as adopting new cemetery rules.

ICMA Conference
I attended the ICMA Conference in Pittsburgh. One of the hot topics during the conference is the use of AI (artificial intelligence) in local governments. A number of cities and towns across the country have already started implementing AI technology in a number of ways. I will be

speaking with Bill Pettigrew when I return on how we can move forward on a number of initiatives, but it was repeated numerous times throughout the sessions I attended that we need to develop a policy first before you start implementation. There are a number of cities that have done that already, so finding a template should be rather easy. Other topic sessions I attended were on leadership, homelessness, workforce housing, crisis management, data-driven outcomes, climate action plans, and performance measurement.

Park Avenue/N Washington Intersection

We have contracted with Davis Bowen and Friedel to complete a Engineering Traffic Study for the possible installation of a 3-Way STOP at the intersection.

September 2024
Public Works Accomplishments

Building Maintenance / Solid Waste - Brian Jester

- Fixed access to front door at City Hall
- Had duct cleaning done at Parks & Recreation
- Had basement door fixed at City Hall
- Had air filters replaced city wide
- Had rear gate at Public Works replaced
- Had gutters replaced at well stations on Seabury & Front St
- Replaced HVAC unit at customer service
- Had doors fixed at well station 5 & on N.E front well station
- Made Badges for City Hall access for new Council Members

Engineering – James Puddicombe

- Attended WIAC Subcommittee and WIAC Committee to present Grant Application for Lead Services
- Performed Walk through and As-built Review of Wickersham (Windward Grove) Phase 2
- Held a Preconstruction Meeting for Red Cedar Farms
- Held a Preconstruction Meeting for Westwood
- Performed an initial upload to the state Department of Health for our Lead Service Inventory
- Met with the Streets Department and assisted them with GIS learning and setup
- Met with Planning and Electric to discuss ERP implementation and configuration
- Assisted the Water Department in troubleshooting

- Completed the steps to receive a $2.7 million dollar grant for lead service remediation

Fleet (Solid Waste) - Brian Jester

- SW-28 still out for repairs
- Sw-10 arrived but needs to be prepped with radio, fuel and safety stickers
- Sw-11 needs two new tires
- Sw-14 needs 4 new tires

Public Works Director - Willis Shafer

Streets/ Utilities - Charles Nordberg

- Replace 3 fire hydrants Dixie alley, Mississippi apartments, and Hearthstone.
- Shut down and got Walnut St. ready for first Fridays.
- Set up barricades and barrels cones for Riverwalk freedom festival, streets that were shut down was North and South walnut North and South Washington Denny's Rd. Parking lots shut down word Washington street pickleball court Park Place parking lot and part of arena's parking lot. We had to set barricades out on Fisher water St. and Marshall St. for fireworks.
- With crack sealed part of Marshall Commons.
- Cruise removed desk file cabinets air conditioning units from the old Milford PD
- Fix water leak at 14 Pennsylvania Ave.

Water/ Wastewater - Steve Ellingsworth

*Accomplishments attached.

Public Works Department - SEPT 2024	SEPT 2024	*SEPT 2023*	*FY24 YTD (07/01/23-06/30/24)*
Streets/Utility Division			
Signs Installed/Replaced	7 poles / 10 signs	*6 poles /3 signs*	25 poles/35 signs
Curb Miles Swept	1,000	*1,400*	5,500
Sewer Lines Flushed (in feet)	24,000	*25,000*	100,000
Sewer Back-up Response	2	*2*	6
Sewer Line Repaired	0	*0*	0
Water Hydrants Flushed	35	*5*	51
Fire Hydrants Replaced/Installed	3	*0*	4
Water Line Repair	1	*4*	10
Water Valves Exercised	24	*7*	61
De-icing Salt Used (tons)	0	*0*	0
Potholes Filled - Cold Patch	25	*12*	53
Potholes Filled/Spray Patch - Gallons Emulsion Used	1 plum alley	*0*	251
Leaves Collected (Tons)	0	*0*	0
After Hours Calls	Data Not Received	*Data Unavailable*	7
Crack Sealing (pounds of sealant used)	450	*0*	950
Work Orders Completed	Data Not Received	*Data Unavailable*	14
Storm Sewer Inlets Cleaned	70	*100*	330
Street Closures/Festivals	2	*4*	14
Engineering Division			
Utility Locates Completed	341	*209*	*550*
Infrastructure Work Orders Completed	Data Not Received	*Data Unavailable*	*Data Unavailable*
Backfill Inspection Work Orders Completed	Data Not Received	*Data Unavailable*	*Data Unavailable*
Operations Division			
Fleet Work Orders Completed	Data Not Received	Data Unavailable	*32*
Fuel Use-Diesel (Gallons)	Data Not Received	2,411	*11,201*
Fuel Use-Gas (Gallons)	Data Not Received	4,603	*13,955*
Blue Def (Gallons)	Data Not Received	86.48	*162*
Solid Waste & Facilities Division			
Refuse Collected (Tons)	319.8	288.55	*1,026*

Recycle Collected (Tons)	73.5	75.48	*212*
Yard Waste Collected (Tons)	56.7	54.05	*193.75*
Missed Collections	6	*75*	*98*
Bulk/Brush Collection Requests Completed	59	*51*	*274*
Containers Delivered	84	*28*	*233*
Containers Serviced (Swap, Replacement, Removed)	25	*12*	*72*
Facilities After Hours Calls	0	*Data Unavailable*	*4*
Facilities Work Orders Completed	0	*Data Unavailable*	*15*
Water & Waste Water Facilities Division			
Water Treated (Millions of Gallons) 8 Months	82,517,200	*80,781,400*	*750,821,800*
Waste water transfer(millions of Gallons.) 7 months	75,459,000	*94,837,000*	*653,383,000*
Work Orders Completed	63	*Data Unavailable*	*63*
Pump Stations Cleaned	2	*Data Unavailable*	*4*
After Hours Calls	5	*Data Unavailable*	*20*

September Monthly Accomplishments 2024

1. **SE 3 service truck with Crane arrived on Monday 9/16!**



2. **Kenton's treatment plant Rain Gutter repairs form grass cutting damage.**





3. **Replaced Fluoride injector at Tenth street treatment plant.**



4. **Attended APWA Conference in Atlanta Georgia September 7th thru September 12th.**



PUBLIC WORKS FACILITY
180 Vickers Drive
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THE CITY of Milford DELAWARE

Anthony J. Chipola III, Electric Director
PHONE 302.422.6616, Ext 1137
achipola@milford-de.gov

To: Mayor and City Council
From: Anthony Chipola, Electric Director
Subject: September 2024 Electric Dept Staff Report
Date: October 9, 2024

Director's Office

- Hosted council persons Kalesis and Connor for overview of Electric Department and toured Delivery 2 Substation
- Continued evaluating Load Flow Analysis Software
- Continued evaluating Fiber Network software
- Met w/ DEMA regarding potential grant opportunities
- Participated in EP&L post go live mtg
- Participated in DELDOT Monthly Project Update Mtg
- Attended monthly AMI call with AMP
- Attended DEMEC Regular Board Mtg
- Discussed potential layout and equipment needs for future DEMEC Substation Training Yard w/ Alex Asencio
- Met with developer and City Manager to discuss Red Cedar Farms phasing challenges
- Participated in discussions with DELDOT regarding several Bridge Projects
- Met w/ AMP VP to discuss current challenges with AMI system
- Attended Solar Hosting Webinar
- Worked w/ B Pettigrew and IT Team for Public WiFi Phase 2 deployment
- Investigated Solar Farm Breaker Operation

Electric Lines

- Participated in Touch a Truck event
- Isolated Solar Farm Circuits for customer's investigation
- Began Three phase extension project along Williamsville Rd
- Investigated various outages with unknown causes on the 150 circuit
- Continued construction activities for New Business
- Developed various estimates for new developments
- Responded to various outages

Technical Services and Engineering

- Assisted Customer Service in identifying and correcting a problem with the AMI demand reads
- Installed an updated version of SCADA software with a patch for a known time calculation issue
- Worked with Planning/Tyler Tech to develop online interconnection application
- Tested Demo Software for Fiber Mapping
- Repaired failed cameras at Delivery 1 Substation
- Adjusted SCADA Displays for Water Tower and Well Levels
    - Increased accuracy and consistency
- Reprogrammed Voltage Regulator Controllers and sent failed units for repair
- Began reviewing alternate options for Regulator controllers
- Processed multiple applications for solar panel interconnections

System Modernization Strategy Update:

Critical Path(s):

Finalization of Electrical Infrastructure Mapping

Continue auditing power quality issues identified through Meter Data Management tool (ie voltage events)

Next Steps:

Engage Engineering Consultant on leveraging current systems and infrastructure for CVR implementation and develop scope of work.

EV Charger Statistics	Previous Month	**Current Month**
Unique Drivers	**75**	**55**
# of Sessions	**184**	**175**
Energy Delivered (MWh)	**4.71**	**4.91**

Total Avoided Greenhouse Gas Emissions: 20,193kg

Other:

Thank you to **Shelly Muise** and **Amanda Lake** for supporting the Riverwalk Freedom Festival and representing all city utilities. They were able to pass out info to 350 adults and 125 children

Electric Department -September 2024	September 2023	**September 2024**	FY24 YTD *(07/01/23-09/30/23)*	**FY25 YTD *(07/01/24-09/30/24)***
Electric Division				
Trouble Service Call	17	**33**	*60*	**111**
Work Orders Completed	48	**76**	*143*	**208**
Outages	5	**6**	*25*	**30**
LED Street Lights Replaced	1	**2**	*10*	**3**
New Service Install	10	**18**	*24*	**37**
Poles Replaced	3	**2**	*6*	**4**
After Hours Calls	12	**14**	*41*	**54**
Vegetation Control (Days)	4	**Asplundh**	*4*	**Asplundh**
Technical Services Division				
New Electric Service Installed/Meter Set	11	**53**	*34*	**138**
New Water Service Installed/Meter Set	6	**24**	*20*	**79**
Electric Meter Replacement	5	**3**	*15*	**11**
Water Meter Replacement	50	**56**	*106*	**197**
Work Orders Completed	703	**342**	*2,100*	**1,039**
After Hours Calls	5	**7**	*8*	**25**

6 outages, 4 equipment fails, 1 unknown/possible weather, and 1 contractor hit

PUBLIC WORKS FACILITY
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THE CITY of Milford DELAWARE

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

TO: Mayor and City Council

FROM: Rob Pierce, AICP - Planning Director

DATE: October 7, 2024

RE: September 2024 – Planning Department Staff Report

- During the first nine months of the 2024 calendar year, the City issued 179 new residential dwelling construction permits.
- The City of Milford has seen 232 projects with a committed investment of over $36.9 million within the Downtown Development District (DDD) area since September 2016 (based on permit valuations from submitted applications). The State of Delaware has committed or awarded over $4.4 million in grant funds for both large and small commercial and residential projects in Milford. The City has waived over $1,061,000 in permit fees and taxes associated with these projects in accordance with Chapter 19 Economic Development and Redevelopment and DDD program guidelines (click the below link to see project locations).
  https://maps.milford-de.gov/portal/apps/webappviewer/index.html?id=4ae5fcb23f0c466b924cecc41fc1db46
- The Planning Commission will review two applications at the October Planning Commission meeting. Milford Ponds is seeking revision to the Planned Unit Development and a Preliminary Major Subdivision review of Phase II.
- The Board of Adjustment will review two applications at the October meeting. The first is for the widening of a driveway entrance within West Shores at New Milford and the second is for a rear yard setback variance for the construction of a residential addition in the Meadows of Shawnee Acres.
- The City reviewed a final site plan submission for Bayside Gymnastics, provided comments to the applicant, then received a second submission and is currently reviewing the plans.
- The City reviewed a resubmission of the proposed PUD revision and Phase II Preliminary Major Subdivision application for Milford Ponds and placed the item on the October Planning Commission and City Council agendas for review.
- The City received a resubmission of the Mispillion Apartments II preliminary site plan and is currently reviewing the submission.
- The City received a final site plan submission for the Sussex Campus Development, LLC (Bayhealth Daycare) and is currently reviewing the submission.
- The City received a final site plan resubmission for the Caliber Collision project and is currently reviewing the submission.
- The City received a final site plan submission for the Cascades – Phase II project and is currently reviewing the submission.

- The City reviewed a Utility Feasibility Study request and a Preliminary Major Subdivision application for the Carlisle Lane townhouse development on Truitt Avenue and provided comments to the applicant.
- The City received a preliminary major subdivision application for Cypress Hall Phase III and is currently reviewing the application.
- Milford Corporate Center Phase I Onsite and Offsite was advertised for bids and the City held a mandatory pre-bid meeting for contractors. Bids are due on October 16, 2024 with anticipated bid award at the first City Council meeting in November.
- Attended the Red Cedar Farms preconstruction meeting.
- Attended the Westwood subdivision preconstruction meeting.
- Staff assisted the Parks & Recreation Department with the Sharp Farm open house on September 12, 2024 at City Hall.
- Attended the Greater Milford Chamber of Commerce Affordable Housing Taskforce meeting to discuss the upcoming Affordable Housing Fair to be held at the Boys & Girls Club on October 12, 2024 from 10 am to 2 pm.
- Attended the bi-monthly Homebuilders Association of Delaware & City of Milford coordination meeting.
- Staff attended the weekly ERP Project update meetings.
- Planning Department staff attended 64 hours of ERP implementation sessions.
- Staff continues to research options for the implementation of a historic preservation ordinance and is currently developing draft language with the Planning Commission.
- Staff, with the assistance of the City Clerk's office, compiled sample ordinances related to marijuana zoning regulations. This information will be used, along with public comments and guidance from City Council to draft an ordinance related to medical and recreational marijuana sales and manufacturing.
- Staff is in the beginning stages of preparing for a Downtown Development District renewal application submission. Our current designation expires in 2026 and the State has provided an application for current districts to renew their designations for another 5 years. The renewal would extend our designation until 2031.
- Staff continue to work towards implementing the goals and objects of the 2018 Comprehensive Plan, SE Master Plan, Downtown Development District (DDD) application, Rivertown Rebirth Master Plan and Strategic Plan (see below links).
    - **2018 Comprehensive Plan & SE Master Plan (Click Here to View)**
    - **Downtown Development District Plan (Click Here to View)**
    - **Rivertown Rebirth Master Plan (Click Here to View)**
    - **Strategic Plan – Press Play: Vision 2023 (Click Here to View)**

Case Activity:

	Count
New Cases	68
Cases Closed	47
Open Cases at Start of Period	488
Open Cases at End of Period	526

*373 open cases are for weeds/grass which stay open until the end of the year.

Violation Activity:

New Violations Cited	Count
Animals	0
Building	5
Exterior Property Areas	2
Exterior Structure	2
Floodplain	0
Interior Structure	0
Legacy	1
Licensing	0
Noise	0
Residential Rental	0
Right-of-Way	0
Rubbish	4
Sidewalk	0
Unregistered/Inoperable Vehicle	10
Vegetation	43
Zoning	1
Total	68

Rental Licenses Issued: 5
Vendor Licenses Issued: 0
Contractors Licenses Issued: 7
Business Licenses Issued: 3

Building Permits Issued:

Permits Issued by Type	Count
Fence	8
Roof	6
Sign	3
Demolition	2
Interior Renovation	2
Residential Exterior Renovation	2
Accessory Structure	1
Deck	1
Electric	1
Milford Solar Part 2	1
Milford Solar Part 1	1
New Single-family Detached	1
New Tenant Fit-out Food Establishment	1
Non-Tower WCF	1
Outside Milford Solar Part 1	1
Right-of-Way Permanent Use	1
Sewer	1
Shed	1
Temporary Certificate of Occupancy	1
Water	1
Total	37

Inspections Performed:

Inspections Performed by Type	Count
Footing	21
Foundation Wall	25
Slab	34
Waterproofing	23
Foundation As-built	40
Framing	24
Dry-in	16
Insulation	24
Energy Final	12
Final	47
Residential Rental	49
Total	315

PARKS & RECREATION DEPARTMENT
207 Franklin Street
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PHONE 302.422.1104
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www.cityofmilford.com

TO: Mayor and City Council

FROM: Brad Dennehy-Parks and Recreation Director

DATE: 10/8/2024

RE: September 2024 – Parks and Recreation Staff Report

Parks

- Weekly refuse collection was performed on all City receptacles in the parks and downtown areas.
- Crews continued to be kept busy with grass cutting at all City owned facilities.
- Parks crews also continued to perform a variety of maintenance projects.
- Part-time staff continued to water flowers in the hanging baskets and throughout the downtown throughout August.
- Staff continue to monitor and address any issues which are submitted by the seeclickfix app.
- Contracts have been signed for repairs to be made at the Can-Do playground. We have coordinated with a recreation manufacturer and all necessary repairs should be made in the next 3-4 weeks, including surfacing.
- Staff trialed a new product called “Goose Scram” in attempts in combating the issues we have with migratory Canada geese and seemed to have positive results. We will look to expand the use of this product to other locations.
- The basketball courts at Banneker were milled and overlaid with new paving in preparation of the new sports coating being applied. The sports coating began being installed the week of October 7th.
- The downtown clock was repaired, and we are now back on a service contract with the original clock manufacturer. A mechanism had to be replaced requiring a technician to come from Massachusetts. The delay in getting the clock repaired was due to the company having a shortage of trained qualified technicians.
- We continue to make repairs to the brick pavers in the downtown area, this is an ongoing project.
- Crews did a weeklong clean up on the landscaping at the former Police station, including trimming trees, pruning and removing shrubs and a general clean up in preparation of turning it over to the new tenant.

- Crews also spent a weeklong cleanup in Bicentennial Park, Memorial Park, Washington Street and Walnut Street in preparation for the Freedom festival. Several overgrown shrubs were removed, several shrubs trimmed, and several trees were pruned.
- Staff also prepared for the festival by assisting with paddleboats, coordinating barricades and detour signs, dumpster locations, delivery of a trash truck, placing advertising signs on the bridge, installing temporary fencing and any other duties.
- Day of Freedom Festival (September 21st) Parks crew came in at 5am to set up signage and shut down streets. Staff worked all day on trash removal and cleanup. By all accounts it was a successful event.

Other

- Park Superintendent the monthly safety committee meeting.
- Director participated in the council orientation with two new council members.
- Staff continue to embrace and use the new Tyler Munis workorder system.
- All Mileage was obtained on all vehicles assigned to P&R for the mechanic's log.
- Open house was held 9/12 at City Hall from 5-7pm for Deep Creek Park. This was attended by Mayor and several members of Council, staff, and design consultants. The public was able to come in and look at different recreational opportunities and give feedback and ask questions. A recap of this will be given to Council later.
- Director attended the Parks and Recreation Advisory Board meeting 9/18.
- Director attended the Milford Community Cemetery meeting 9/20.
- Director met on site with a lot owner of the cemetery regarding the condition of the cemetery and organizing some sort of volunteer cleanup this will be in October.
- Director met with design consultant regarding moving forward with a proposal for a picnic pavilion in Memorial Park. This is part of our approved CIP, and more information will come later, regarding designs and scope of work.
- Design consultant finalized bid documents for the City Hall Plaza project, and the project is currently out to bid.

Recreation

I. Fall Program Information

- **Tiny Tykes**
    - This program began on September 4th and run for a total of 5 weeks ending on October 2nd.
    - It is held at Marvel Square Park located directly behind the Parks & Recreation office.

- This program is designed for toddlers ages 3 - 4 and introduces basic motor skills surrounding select sports. Parents are required to be present and active during this program. Parents assist their toddler with preset drills organized by the program's instructor.

- **Fall Soccer**
  - This program began on September 3rd and run for a total of 8 weeks ending October 26th.
  - The program is halfway complete with a total of 105 participants.
  - This program will be hosted at Tony Mispillion Park located behind the Milford Boys & Girls Club.
  - Fall soccer will feature an instructional program for players ages 5 – 6 intended to prepare them with foundational knowledge and skills that they will use as they move up into our competitive leagues.
  - Our leagues start at age 7 and finish off at age 14. Players are allotted one practice a week and one game every Saturday.

- **Field Hockey**
  - This program began on September 8th and will run for 7 weeks ending October 20th.
  - Milford High's lower turf field is the host location for this program.
  - This program is for players ages 7 – 12, with the goal to introduce them to the ins and outs of the sport.

- **Pickleball League**
  - Our fall Pickleball League has been overwhelmingly popular.
  - We currently have 16 teams totaling 32 players.
  - This program started on August 26th and will run until October 14th.
  - Players meet every Monday at the new pickleball courts located downtown across from the Public Library.

- **Tennis**
  - This program started on September 9th and runs for a total of 7 weeks ending October 23rd.
  - The program takes place at the Milford High Tennis courts.
  - This program features two separate sections, a Beginners section that introduces new players to the fundamentals of the sport. Our Intermediate deep dives further in techniques that can be used to improve one's game.




Milford
PARKS & RECREATION
302-422-1104









WINTER SPORTS

YOUTH BASKETBALL

December - February

Age Groups:		
6-7 (Instructional)	Tue.	Fee: $55
8-9 (League)	Tue. & Sat.	Fee: $75
10-11 (League)	Thur. & Sat.	Fee: $75
12- 14 (League)	Thur. & Sat.	Fee: $75

INDOOR SOCCER

December - February

Age Groups:		
5-6 (Instructional)	Sat.	Fee: $50
7-8 (League)	Sat.	Fee: $55
9-10 (League)	Sat.	Fee: $55
11-14 (League)	Sat.	Fee: $55

TAE KWON DO

January - February

Ages: 7+ Mon. & Wed. **Fee:** $60

WRESTLING

November - January

Ages: 5-12 Tue. & Thur. **Fee:** $65

Milford PARKS&RECREATION play • connect • grow

PICKLEBALL LEAGUE

January - March

Ages: 15+ Mon. Fee: $60

DROP-IN PRORGAMS

January - March

Pickleball Wed Fee: $5/Day



MORE INFO VISIT
WEBTRAC.MILFORD-DE.GOV

Senior Strength & Balance Class

Tuesdays & Thursdays
Nov 12th - Jan 30th
9am-11am

207 Franklin Street, Milford
DE 19963

More Info
Visit

webtrac.milford-de.gov/

Meet Our Instructor



James Tkach

M.Ed. Lehigh University
Sports Medicine Lehigh Valley
Head Strength Conditioning & Fitness Director (90' - 92')
IFPA
Certified Personal Trainer & Senior Citizen Speacilist



Enrolling Now Limited Spaces Call (302)-422-1104

HUMAN RESOURCES
10 SE Second Street
Milford, DE 19963

THE CITY of Milford DELAWARE

PHONE 302.424.5142
FAX 302.424.5932
www.cityofmilford.com

TO: Mayor and City Council

FROM Jamesha C. Williams, MBA, MSL, IPMA-CP- Human Resources Director

DATE: October 7, 2024

RE: September 2024 –Human Resources Department Staff Report

- Onboarded employees in the following job positions:
  Electric Lead Line Technician-Part-Time, 1 employee

- Attended HR/Payroll Tyler Munis Sessions, anticipated Go-Live Date-Pending

- 2024 Holiday Party: Friday, December 13, 2024-Carlisle Fire Co Inc., 6:30pm-10:30pm. NEW LOCATION! NEW DJ/ENTERTAINMENT!

- City of Milford employees will participate in the upcoming Community Parade on October 16, 2024, 6:30pm, Theme: Movie Magic

- Attended City Clerk interviews on Monday, September 30, 2024. Katrina White was promoted to the position of City Clerk.



- Worked with the Payroll Coordinator for the 2024 Health Census Report

- City employees completed Haitian Creole training with Instructor Duvanel Louis from the Milford School District. The training will be held again in June 2025.



Left to Right: Duvanel Louis, Lendon “CC” Dennis, Howard Rothstein, Mimi Velazquez, Zuleika Ramos-Diaz, Ashley Waller, Mark A. Whitfield, Howard Willis (not pictured)

- Job offer extended and accepted for the position of Economic Development and Community Engagement Administrator.

- Job Openings: No job openings; however, the position of Deputy City Clerk will be posted shortly.

- Community Involvement: City employees volunteered at the Milford Armory Food Bank Mobile Pantry on Monday, September 16, 2024.







INFORMATION TECHNOLOGY
201 South Walnut Street
Milford, DE 19963
www.cityofmilford.com

THE CITY of Milford DELAWARE

City Hall 302.422.1098
www.cityofmilford.com

Date: October 2024

To: Mayor and City Council

From: Bill Pettigrew – IT Director

Re: October 2024 Information Technology Department Staff Report

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Cybersecurity Awareness Month - We have sent out mandatory training to all city staff to help maintain the security of our systems.

Docuware City Wide Document Management - Most of the conversions are complete, and we are now using Docuware to replace end-of-life and no longer supported applications.

Network Infrastructure Upgrades - We have installed devices that allow us to remotely reset switches and shut down our network in case of issues, including ransomware. In the last two years, we upgraded our network infrastructure, providing us with up-to-date hardware and a more secure network.

Tyler Munis ERP - We are still experiencing some HR and Payroll issues with Tyler. We have identified the problems, and Tyler is working through the list. Utility Billing will be the next major module to address.

IT Physical Access Control (CIP) - We are awaiting an installation date from Advantech.

State Local Cyber Security Grant - We are pending federal government approval for reimbursement for the OKTA single sign-on and adaptive MFA, which protects us from the constant barrage of cyber-attacks.

Business Impact / Business Continuity Plan- Ongoing Coordinated Response is now working with other departments to complete the BI/BC plan.

Milford Hosted DEMEC's Cyber Security Roundtable - Milford hosted DEMEC's quarterly meeting on Tuesday, September 10th. This meeting brings together many municipalities across Delaware to discuss cybersecurity issues. I spoke about the significant upgrades Milford has completed in the last two years.



Riverwalk Public Wi-Fi (CIP) - Phase one is complete, and with the help of the electrical department, we will be completing phase two, expanding our coverage. We will then monitor, analyze, and gather feedback from citizens to determine any additional phases.

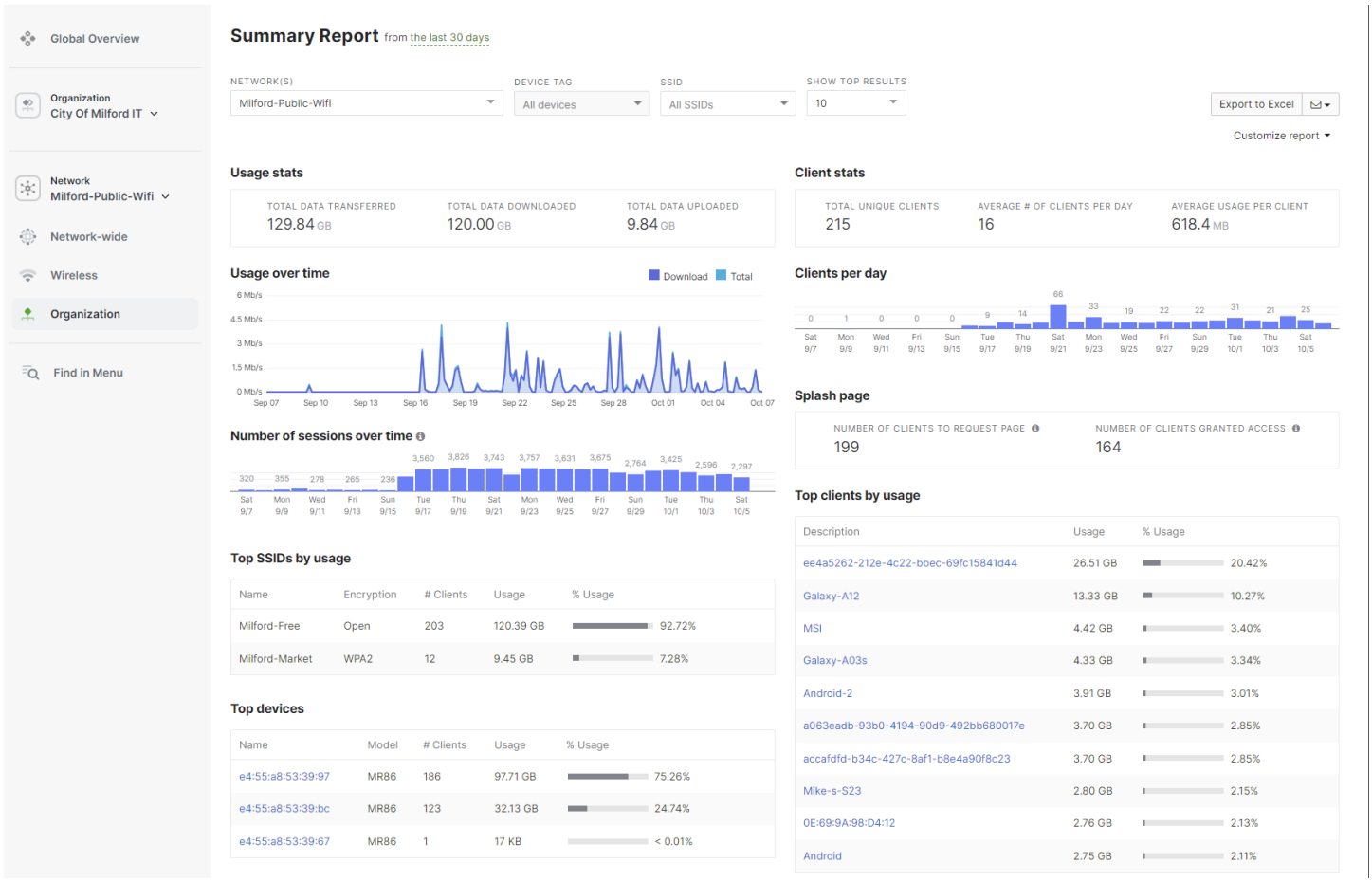
As of October 7, 2024, these are the statistics:

- 215 unique clients
- Average of 16 clients per day (increasing to around 25 now)
- Average usage of 618.4 MB
- 12 users have accessed the secure password-protected farmers market site
- The highest number of users was during Freedom Fest (66)
- We received positive press from many outlets.



The mayor doing an interview with WMDT 47

Milford Public Wi-Fi *analytics chart*



FINANCE DEPARTMENT
10 SE Second Street
Milford, DE 19963

PHONE 302.424.5140
FAX 302.424.5932
www.cityofmilford.com

To: Mayor and City Council
From: Louis C. Vitola, Finance Director
Date: October 8, 2024
Re: September 2024 Finance Department Staff Report

- Monthly Financial Reporting
  - The Finance Report for the YTD period ended August 31, 2024 was presented to City Council
- Training and Improvement Efforts

FINANCE DEPARTMENT TRAINING - SEPTEMBER 2024

FINANCE DEPT TRAINING BY CATEGORY	GRAND TOTAL	FINC SUBTOT	C/S SUBTOT	NOTES
Accounting & Professional Certification	8.0	8.0	-	CPE & GASB/GFOA Lit Review
Customer Service	-	-	-	C/S Training Calendar Cleared in Sept
Management & Staff Development	-	-	-	
ERP, Software and Technology	33.3	33.3	-	Primarily PR/HR ERP
MONTHLY TOTAL (HOURS)	**41.3**	**41.3**	**-**	**180.8 TOTAL HOURS LAST MONTH**

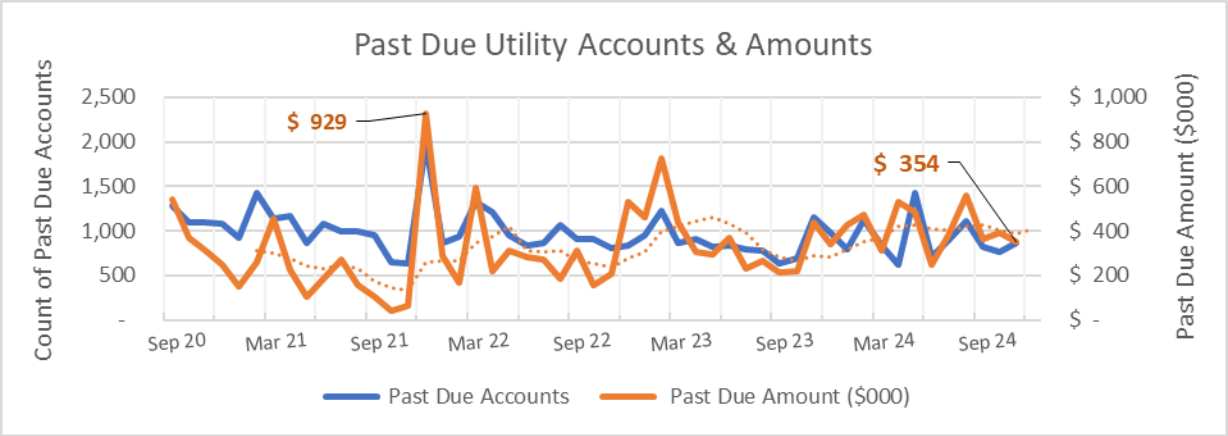
- Police Facility Project Financing
  - Finance Staff and the City's Bond Counsel continue to work with USDA on permanent financing
  - Complete reconciliation will be provided to Council when all activity is processed and the loan closes
- FY23 Audit
  - The FY23 audit process has been delayed as a result of the extended FY21-22 processes
  - FY23 trial balance, supporting schedules, and statements were submitted to the City's auditors
  - Staff is transitioning to the production of the footnotes and responding to audit inquiries, variance analysis and preliminary testing requests from the auditors as they review all materials
  - Review and testing continues into October, with the auditors scheduled to be onsite 10/23-10/25/24
  - In the meantime, we're reconciling FY24 accounts in preparation for the FY24 audit process
- Vendor payment processing utilizing EFT capabilities in the new system continues to grow as we identify and convert vendors from check payment to EFT payment default
- Billing & Customer Service Department
  - The new tax billing module in Tyler Munis went live as scheduled at the start of the new fiscal year
  - Customer Service Staff were trained during July and into August
  - After successful trials in the testing & training environments, the bill print process in the production environment ultimately succeeded after Tyler repaired a series of technical issues
  - The following web address links to the City's tax portal for making tax payments, viewing assessments and bills, and finding exemption and appeal information:
    - https://www.cityofmilford.com/208/Tax-Payments-Assessments-and-Senior-Exem
  - The monthly property taxes outstanding table will resume in November following the September 30, 2024 due date and continue through the July 2025 staff report
    - In the meantime, tax collection statistics are approximately on par with the prior year
    - Through 10/2/23, the City collected nearly $3mm in property taxes, or about 58.5% of the levy
    - Through 10/2/24, collections totaled $3.4 million, or about 55% of the levy

FINANCE DEPARTMENT
10 SE Second Street
Milford, DE 19963

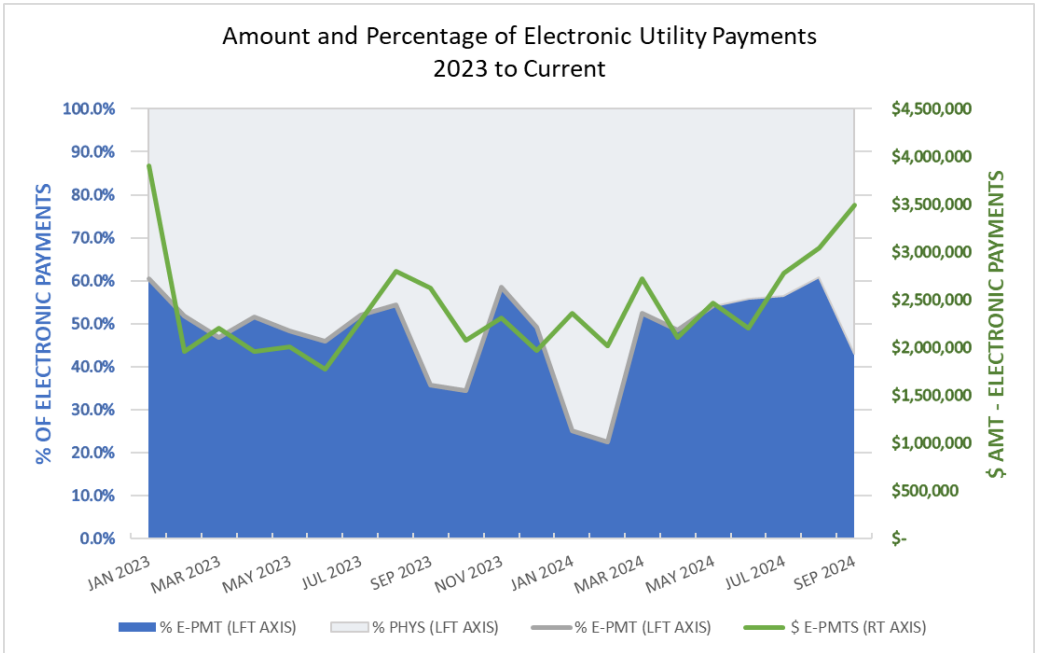
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- Billing & Customer Service Department, Continued
  - September results are improved compared to last September but mixed versus August – the count of past due accounts increased although the amount (and therefore the past due amount per account) decreased
    - The count of past due accounts (blue) is 11% below average and 26% higher than last September
    - The dollar amount past due (orange) is 8% above average but 19% lower than last September
      - The decrease in amount past due despite the increase in total accounts is attributable to the efforts of staff to keep dialogue open with one large commercial account



  - The graph below exhibits the dollar amount and percentage of electronic payments by month from January 1, 2023 through September 30, 2024
    - This graph replaces the previous chart to better show the penetration of electronic payments – incoming wires, ACH payments, and automatic card transactions – as a function of all payments, which include cash, check, and other physical forms of payment
    - The blue area represents e-payments as a function of all payments & corresponds to the blue axis
    - The green line represents the dollar amount of e-payments & corresponds to the green axis at right
    - The divergence this month reflects the impact of tax payments, many of which are made via check (the dollar amount of e-payments increased, though the percentage of total payments fell vs August)
    - However, this mix is improved versus last September in terms of both the amount ($2.9mm vs $2.1mm) and the proportion (43% vs 35.7%)



THE CITY of Milford DELAWARE

MARK A. WHITFIELD, CITY MANAGER
201 South Walnut Street
Milford, DE 19963

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FAX 302.424.3553
www.cityofmilford.com

October 9, 2024

The Honorable F. Todd Culotta, Mayor
201 South Walnut Street
Milford, DE 19963

RE: Retirement

Dear Honorable Mayor Culotta,

My present contract with the City extends through April 30, 2025, and I wish to inform you I will not be seeking a contract extension past that date. After 44 years of public service, I plan to retire effective May 1, 2025. While the contract requires me to give 90 days' notice of my planned separation, I want to provide sufficient time for City Council to complete the search for a new city manager without the need to appoint an interim city manager if they so desire. After April 30, 2025, I will be available on a contractual basis if needed.

It has truly been an honor and privilege to serve the City over the past 8+ years in the capacity of Public Works Director and City Manager. While I have completed many things on the Council's behalf, I am most proud of the professional staff I helped to assemble, whom I hope will serve the City well into the future.

In closing, many Council priorities remain to be addressed over the next six months and I look forward to working on them until my retirement.

Yours truly,

Mark A. Whitfield, City Manager

Cc: City Council Members
Katrina White, City Clerk
Cecilia Ashe, Chief of Police
David Rutt, City Solicitor
Jamesha Williams, HR Administrator

DEMEC
Delaware Municipal Electric Corporation
22 Artisan Drive, PO Box 310, Smyrna, Delaware 19977 Phone 302 653-2733 Fax 302 653-2734

October 1, 2024 **EMAIL DELIVERED**

City of Milford Council
Attn: Mark Whitfield, City Manager
201 S. Walnut St.
Milford, DE 19963

RE: Submittal of the Municipal Electric Utilities Renewable Portfolio Standard Compliance Report for the 2023-2024 program year

Dear Councilmembers,

The Delaware Municipal Electric Corporation has completed the administration of the Municipal Electric Utilities Renewable Portfolio Standard for the 2023-2024 program year on behalf of all nine of our Municipal Electric Utilities. As per state statue, we submit to your local regulatory body a copy of the Municipal Electric Utilities Renewable Portfolio Compliance Report for your records.

If you have any questions or would like to discuss the plan in further detail, please feel free to contact me.

Kimberly Schlichting
President & CEO

cc: Delaware General Assembly
Dayna Cobb, Department of Natural Resources and Environmental Control

DEMEC
Delaware Municipal Electric Corporation
22 Artisan Drive, PO Box 310, Smyrna, Delaware 19977 Phone 302 653-2733 Fax 302 653-2734

October 1, 2024

TO: DEMEC Member Regulatory Authorities:
- City of Dover City Council
- City of Newark City Council
- City of Milford City Council
- Town of Middletown Town Council
- City of Seaford City Council
- Lewes Board of Public Works
- Town of Smyrna Town Council
- Municipal Services Commission of the City of New Castle
- Town of Clayton Town Council

Delaware General Assembly
Department of Natural Resources and Environmental Control

FROM: Kimberly Schlichting, President & CEO, DEMEC

SUBJ: Municipal Renewable Portfolio Standard ("MRPS") 2023/2024 Compliance Year Report

In accordance with 26 Del. C. § 363(b), the Delaware Municipal Electric Corporation, acting on behalf of its member communities, submits the following MRPS Annual Report.

DEMEC Background

The Delaware Municipal Electric Corporation ("DEMEC") is a public power joint action agency incorporated as a not-for-profit Delaware organization in 1979. The members of DEMEC are the nine municipal electric distribution utilities in Delaware. DEMEC provides joint services to its members, including wholesale power supply.

- DEMEC generates electricity from its portfolio of owned generation assets and purchases electricity from other generators through staggered short, medium, and long-term power contracts to meet the requirements of its member municipal utilities.
- Eight of the nine-member municipal utilities receive 100% of their requirements from DEMEC through long-term take-or-pay contracts and the City of Dover receives partial requirements service.
- DEMEC has been authorized by its member utilities to manage the compliance obligation created by the Municipal Renewable Portfolio Standard Plan.

Delaware Renewable Portfolio Standard Background

The Renewable Portfolio Standard ("RPS") is a State-mandated policy that obligates Commission-regulated electric distribution utilities to include in their resource portfolio annually increasing amounts of electricity from "Qualifying Renewable Energy Resources" through 2035 and beyond. Cooperatives and municipal electric utilities were exempted from the RPS requirements prior to 2010.

In 2010, DEMEC and its members responded to a request from Governor Jack Markell and voluntarily joined the Delaware RPS under S.S. 1 for S.B. 119. The bill provided, among other things:

- Increasing the RPS target to 25% by 2025 with at least 3.5% from solar sources.
- Allowed municipal electric companies to develop and implement a comparable program to the State Renewable Portfolio Standard for their ratepayers beginning in the 2013 Compliance Year (6/1/2013-5/31/2014).
- Provided a method to freeze the RPS compliance obligations for utilities if costs exceeded "circuit breakers" of 3% of the total cost of purchased power for Renewable Energy Credits (RECs) and 1% for Solar Renewable Energy Credits (SRECs) in any calendar year.

In February 2021, State legislation increased the RPS again to 40% with a 10% solar carveout. This legislation also removed the cost cap "circuit breakers" and replaced them with REC and SREC market availability triggers.

DEMEC Renewable Energy Commitments

In developing a comparable plan, DEMEC evaluated its accomplishments and commitments regarding investments in renewable energy on behalf of its members. As part of DEMEC's core value of sustainability, investments have been made in the development of a portfolio of Qualifying Renewable Energy Resources to achieve the lowest possible compliance cost to protect its customers from unreasonable and burdensome impacts on their cost of electricity. DEMEC's Board of Directors approved complying with the current Delaware RPS targets for compliance years 2021 – 2025 for Commission-regulated electric distribution utilities while minimizing, to the best of its ability, a negative impact on the members' customers or the Delaware economy.

Non-Solar Renewables:

- DEMEC has committed to purchasing all the renewable energy and associated RECs from a wind farm (Laurel Hill) in north-central Pennsylvania under a 25-year agreement. Laurel Hill is a 69-megawatt (69-MW) wind generation facility consisting of 30 Siemens wind turbines, each capable of generating 2.3 MW. Laurel Hill can generate enough electricity to power more than 20,000 homes.
- DEMEC's service territory is home to the only significant wind generation system installed in the state of Delaware; the utility-scale 2-megawatt (2-MW) wind turbine located at the University of Delaware's ("UD") Hugh R. Sharp Campus in Lewes. RECs generated by UD's wind turbine are purchased by DEMEC through an agreement. The proceeds support wind and other renewable energy graduate student research fellowship(s) in UD's College of Earth, Ocean, and Environment (CEOE).

Solar:

DEMEC is the leader in deployment of Solar Renewable Energy Resources in Delaware and has done so through a variety of pathways to support DEMEC members' individual interests and those of their customers. Detailed below, in RPS Taskforce defined Tier sizes, is a description of DEMEC's solar development areas.

DEMEC Solar Renewable Energy Tier Groups (RPS Taskforce definition by size):

RPS Taskforce Tier	Tier Size - 2023	Typical Customer
Alpha	less than or equal to 350 kW	Residential, Small Commercial & Community Benefiting
Beta	350 kW but less than or equal to 2 MW	Small, Large Commercial & Community Benefiting
Gamma	Any system up to 5 MW	Utility Scale & Community Benefiting

Tiers Alpha & Beta – Residential, Commercial and Community Benefiting

DEMEC has encouraged and supported residential, commercial, and community benefiting renewable energy systems since June 1, 2006.

The table below details the number and capacity of currently installed residential, commercial, and community benefiting solar facilities in DEMEC member communities.

DEMEC Member Residential, Commercial, and Community Benefiting PV Installations and Capacity (kW AC)

Community	Number of Installations	PV Capacity Total (kW AC)
New Castle	22	313
Newark	207	4,443
Middletown	335	4,501
Smyrna	159	1,341
Clayton	69	553
Dover	558	5,888
Milford	233	2,056
Seaford	40	1,329
Lewes	145	1,434
Total	**1,768**	**21,858**

In addition, the Municipal Green Energy Grants Program has leveraged over **$8.2** million of overall investment in renewable energy with over **$2.8** million of grants. This program assists residential, commercial and DEMEC communities with the installation of a variety of green energy systems including Photovoltaics, Geothermal, Solar Water Heating systems.

DEMEC continues its long-standing support and funding of community solar sited within each of our members' service territories for the benefit of the entire community. Municipally sited and owned, behind-the-meter solar systems result in optimal cost savings to the entire community due to reduced capacity, transmission, and ancillary costs. Additionally, municipally installed and owned solar systems benefit a variety of customers, such as low-to-moderate income, customers with properties not conducive to solar installations, historical building owners, and those who otherwise could not afford participation.

The following is a list of community benefiting projects, included in the installations table above, installed in DEMEC member service territories. Each municipality's community project was designed and implemented to meet the specific needs, interests, zoning, and desired benefits of each community. DEMEC recognizes that there is no "one size fits all" approach; therefore, DEMEC assists with development paying specific attention to meeting the unique interests of each of its members.

1. **Newark – ~230 kW project** – went commercial 4Q/2014. DEMEC, on behalf of the City of Newark, developed McKees Solar Park, a 230-kilowatt community solar farm. The project revitalized a 3.91-acre brownfield site off East Cleveland Avenue. The solar park provides Newark with a behind-the-meter renewable power source to serve all residents of the community by reducing the City's peak power demand, lowering the wholesale cost of power, generating solar renewable energy credits, bringing locally produced green energy to the City's electric users, and reducing the City's carbon footprint. The 900-panel array produces enough electricity to power approximately 27 homes.

2. **Newark – opt-in program -** DEMEC also conceived and proposed to the City of Newark the state of Delaware's first opt-in community solar program. This program was approved by Newark City Council on June 23, 2014, to launch programs to promote community involvement in the solar park. There are several programs such as: "Sun Ray" in which subscribers can make a one-time investment of $50 in return for a monthly rebate of $1.00 and the opportunity to purchase one (1), 100 kilowatt-hour block of power generated from McKees Solar Park each month for ten years. Participants can also select from a variety of tax-deductible donation options to support the solar park and be recognized on the City's website. DEMEC's Community Solar Model for the City of Newark has been recognized **twice** by the national solar industry trade group, now the Smart Electric Power Alliance (SEPA), as a leading program design for increasing access to solar energy to the public. DEMEC intends to help its members replicate this unique model.

3. **Newark – ~1,300 kW (over four projects)** – went fully commercial 4Q / 2022. Several locations in the City of Newark were utilized for this project: City Hall, Field Operations Complex, Newark Reservoir, and McKees Solar Park. Collectively these projects produce enough electricity to power approximately 162 homes. The SRECs generated by the project will be used to fulfill some of the need to source RECs for Newark's 100% Renewable Option.

    - Newark created a 100% renewable energy option for all electric customer classifications. The rate will automatically apply, with the option to opt-out, for all new electric accounts created after May 26, 2021. Existing electric customers can opt into this program. The fee is set per kilowatt-hour (kWh), and the revenue derived from this fee is used to purchase enough RECs to cover all usage from accounts that have opted to participate in the program. The RECs will then be

retired on behalf of those customers. In 2023, The City of Newark enrolled 5,524 customers in the Renewable Energy Program. This volunteer program contains over 41% of the City's electric accounts.

4. **Clayton - 4.0 kW project** – went commercial 2Q/2015. This project was installed on the local Clayton firehouse to not only green the new building, but also reduce community taxes that pay for this critical infrastructure. The system generates electricity equivalent to saving up to 9 barrels of oil annually.

5. **Clayton – 6.0 kW project** – went commercial 1Q/ 2022. This project was installed on the Clayton Public Works building. Like the Clayton firehouse project, the kilowatt-hours produced not only green the new building, but also reduce community taxes that pay for town facilities. The system generates electricity equivalent to charging up to 724,000 smart phones.

6. **New Castle - 29.0 kW project** – went commercial 3Q/2016. This project was designed to fit within a unique area. The historical nature of the community limits placement so the facility was located near the local water treatment facility next to the Penn Farm. It represents the successful combination of historic preservation with new technology. The system generates electricity equivalent to saving up to 2,000 gallons of gasoline annually.

7. **Seaford – ~690 kW project** – went commercial 1Q/2017. This project provides power to the local water treatment plant and benefits the community by reducing municipal expenses. The system generates electricity equivalent to up to 85 homes' average annual electric use.

Tier Gamma – Utility Scale

DEMEC recognized early on that the legislative circuit breakers for photovoltaics would be hit and freeze the solar portion of the RPS within a few years if the compliance costs were not carefully managed. To avoid hitting these caps prematurely and assure that costs did not unreasonably increase for members' customers, DEMEC chose to invest a significant portion of its RPS-dedicated funds into utility scale solar facilities. To prevent a negative impact on the Delaware economy from the cost of RPS compliance, DEMEC committed capital to develop utility scale solar systems that created jobs and economic development for the State. The current DEMEC portfolio of Tier Gamma utility scale systems is:

1. **Dover Sun Park – 10 MW Tracking System** – (DEMEC purchases 15 % of all SRECs) went commercial 2Q/2010 and produces enough to power up to 1,100 homes.

2. **Milford Solar Farm – 15 MW Fixed Tilt** – (DEMEC purchases all of the SRECs and energy) went commercial 4Q/2012 and produces enough to power up to 1,300 homes.

3. **Smyrna - ~1.5 MW Fixed Tilt** – went commercial 3Q/2018. This project blends efficiency with renewables. Space in municipalities is at a premium, so making smart choices is important. This project utilizes land surrounding a dry retention pond which has little use otherwise. Through efficient land use, Smyrna is adding more solar to the community while also preserving open land for economic development and growth. The system generates electricity equivalent to removing up to 239 passenger cars from the road.

Potential Future Projects

DEMEC is assisting its members in the development of future projects to support DEMEC and its members' sustainability goals. Current projects being considered include floating solar, battery storage to support additional solar in communities, and other clean energy technologies.

DEMEC plans to execute contracts for an innovative form of renewable energy deployment through floating solar, which currently does not exist in the state of Delaware and is minimally deployed nationwide. DEMEC intends to contract for approximately 3MW DC of floating solar in the Town of Middletown. Unlike traditional solar, the project will be deployed on water using one of the town's wastewater treatment ponds to preserve open real estate for economic development and agriculture, remedy an algae issue on the pond, and increase renewable generation in DEMEC's power supply portfolio. This project will use one of three ponds, leaving room for two additional solar phases in the future. This project could be an example to alleviate pressure on municipalities to choose between adding local renewable energy and economic growth. Many municipalities face similar issues with limited open land while needing to reach annually increasing renewable/clean energy targets. Further, municipalities commonly have water/wastewater utilities making the opportunity to participate in this technology and address algae a win-win. Increasing renewable assets within utilities' power supply portfolios not only serves communities with cleaner energy, but also meets compliance targets when layering the purchase of REC/SRECs. What makes this project more cost effective is locally siting the facility within the utility's service territory (behind the meter) to reduce capacity, transmission, and ancillary services charges. With growing regulatory costs, these savings make a significant difference in reducing cost impacts to customers. Moreover, this project is a demonstration of how Delaware's municipal public power utilities accomplish innovative projects for the benefit of their customers and the environment - focusing on the benefit of local decision-making and planning to showcase the importance of timing, location, and sizing.

The project is expected to achieve commercial operations in the 3rd or 4th quarter of 2025. The facility is predicted to produce enough energy to power 352 homes annually.

This project has also been recognized as a leading research and development project nationally by the American Public Power Association (APPA). APPA awarded DEMEC a $125,000 grant to develop this project and generate a report that will detail the development process to assist other municipal governments around the country in implementing their own floating solar project.

DEMEC will continue to concurrently support community interest, low-to-moderate income participation, and meet its MRPS obligation by investing in member community solar and cost-effective projects.

Beyond Tiers – Meeting Individual Corporate Sustainability Goals/Targets

DEMEC Corporate Renewable Energy Block Program – DEMEC continues to use this program in response to corporate interest for more renewable energy. It is designed to offer commercial/industrial customers the opportunity to select renewable energy options that meet their corporate sustainability goals/targets based upon their organization's typical and projected energy consumption. DEMEC works with corporate management teams to determine what products fit their individual needs. This is not a "one size fits all" program but rather a unique option afforded to corporate customers to purchase a customized portfolio of renewable products through market purchases of select Renewable Energy Credits (RECs) or Solar Renewable Energy Credits (SRECs) from a variety of generation technologies (wind, solar, hydro, etc.).

DEMEC Comparable Plan Objectives

DEMEC has set the following objectives as goals for its MRPS Plan.

- Develop and implement a compliance plan that is comparable to the State-mandated plan for Commission-regulated electric distribution utilities and that encourages development of Qualifying Renewable Energy Resources in all RPS Taskforce defined tiers.

- Plan in 5-year increments. The 5-year planning cycle will have goals to achieve a comparable plan that:
    1. Mitigates high renewable energy cost impacts for members' customers and the State economy by securing lowest-cost compliance solutions.
    2. Encourages the development of renewable resources in our member communities.
    3. Maintains a high reliability of electric service in member distribution systems.
- DEMEC will review its compliance schedule annually to determine cost impacts to members and accurately match qualifying retail electric sales with renewable energy resource procurement.

MRPS Schedule

MRPS 5-Year Schedule (2019 – 2023)			
Compliance Year - (beginning June 1st)	**Non-Solar** Percentage	**Solar** Percentage	**Cumulative** Percentage
2019	17.00%	0.98%	17.98%
2020	17.75%	1.12%	18.87%
2021	18.50%	2.50%	21.00%*
2022	19.25%	2.75%	22.00%*
2023	20.00%	3.00%	23.00%*
** Total Cumulative Percentage Includes Non-Solar and Solar Percentages and does not include previously applied 1% Solar Cost Cap provisions that were in State statute*			

MRPS 2023/2024 Compliance Goal

For compliance year 2023/2024, DEMEC set and achieved a **23.00%** compliance goal. DEMEC's **23.00%** compliance goal matches the State-mandated schedule for 2023/2024 Commission-regulated electric distribution utilities.

- REC compliance was achieved using the 69 MW Laurel Hill Wind Farm in Lycoming, PA and 2.0 MW UD Wind Turbine in Lewes, DE.
- SREC compliance was achieved using: Dover Sun Park, Milford Solar Project, Seaford Solar Project, McKees Solar Park, Smyrna Solar Project, and New Castle MSC Project.
- The City of Dover used its own procured resources to meet its REC and SREC obligations.

Municipal Renewable Energy 2023/2024 Compliance Year REC and SREC Retirements		
Municipality	**Total SRECs Retired** *(Solar Carveout Percentage 3.00%)*	**Total Credits RECs + SRECs Retired** **(***Cumulative Percentage 23%****)*
New Castle	1,535	12,275
Newark	5,430	43,438
Middletown	3,827	30,611
Smyrna	2,145	17,155
Clayton	557	4,453
Dover	13,048	100,031
Milford	3,349	26,791
Seaford	2,191	17,528
Lewes	1,647	13,173
Total	33,729	265,455
** Cumulative Percentage Includes the RECs from Eligible Energy Resources and SRECs.*		

Proposed 2024/2025 MRPS Plan

Per 26 Del. C. § 363(c), DEMEC member community local regulatory authorities should base renewable energy portfolio standard decisions on the need, value, and feasibility of renewable energy resources pertaining to the economic and environmental wellbeing of their customers.

DEMEC continually evaluates the impact MRPS costs have on its member communities. Specifically, DEMEC reviews the impact on rates and its REC/SREC inventory as municipalities proceed forward in the spirit of the RPS legislation. After review of these and other factors, DEMEC and its Board of Directors plan to continue forward with matching the State-mandated percentage for Commission-regulated electric distribution utilities for the 2024/2025 year.

Traffic Signal (S193T) Removal Study Summary

Second Street (S095) at Marshall Street (S225)

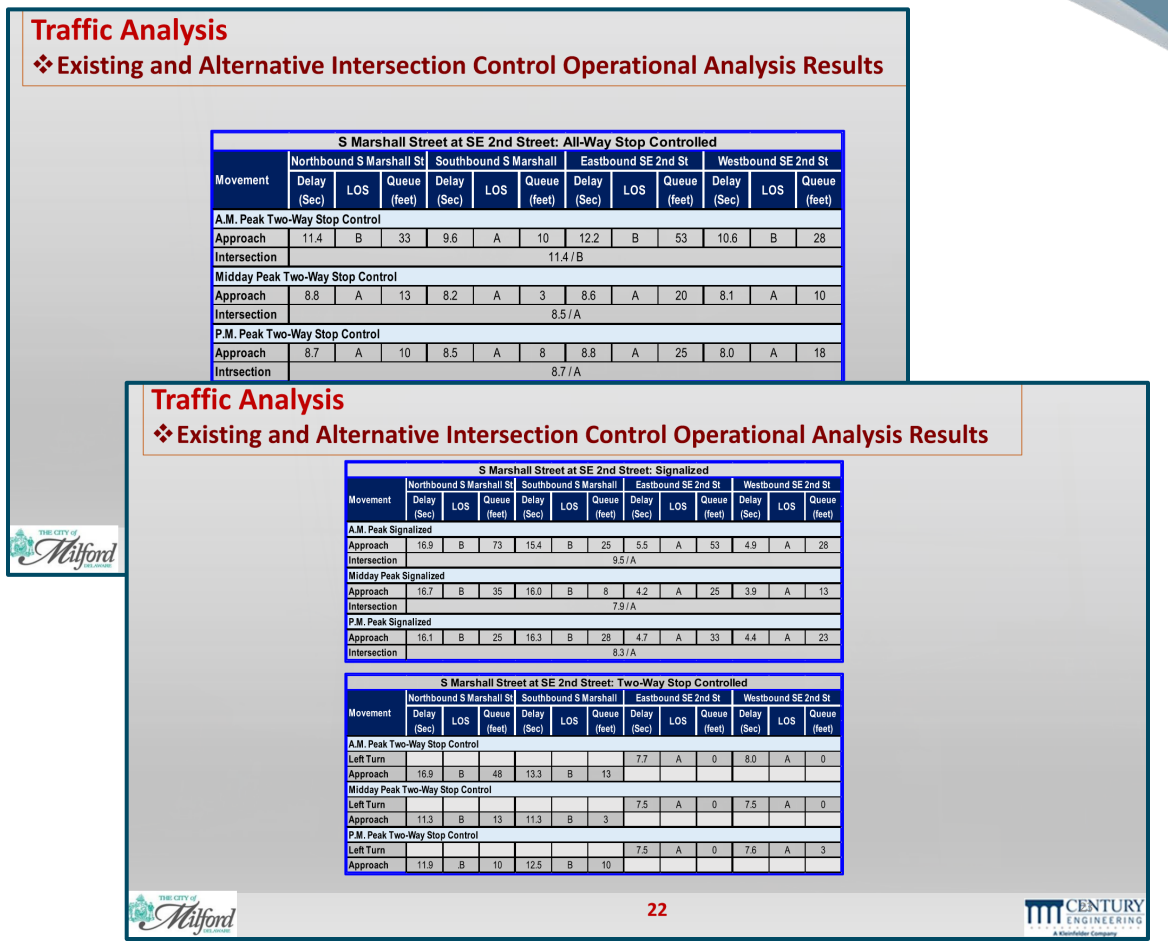
THE CITY of Milford DELAWARE

CENTURY ENGINEERING
A Kleinfelder Company

September 23, 2024

Background

- May 2022 Traffic Engineering Study by Century evaluated Intersection Operations with different controls
- Results showed no degradation in traffic operation is expected with AWSC
- Recommended traffic signal conversion to an AWSC with monitoring



Traffic Analysis

❖ Existing and Alternative Intersection Control Operational Analysis Results

S Marshall Street at SE 2nd Street: All-Way Stop Controlled

Movement	Northbound S Marshall St			Southbound S Marshall			Eastbound SE 2nd St			Westbound SE 2nd St		
	Delay (Sec)	LOS	Queue (feet)	Delay (Sec)	LOS	Queue (feet)	Delay (Sec)	LOS	Queue (feet)	Delay (Sec)	LOS	Queue (feet)
A.M. Peak Two-Way Stop Control												
Approach	11.4	B	33	9.6	A	10	12.2	B	53	10.6	B	28
Intersection	11.4 / B											
Midday Peak Two-Way Stop Control												
Approach	8.8	A	13	8.2	A	3	8.6	A	20	8.1	A	10
Intersection	8.5 / A											
P.M. Peak Two-Way Stop Control												
Approach	8.7	A	10	8.5	A	8	8.8	A	25	8.0	A	18
Intrsection	8.7 / A											

Traffic Analysis

❖ Existing and Alternative Intersection Control Operational Analysis Results

S Marshall Street at SE 2nd Street: Signalized

Movement	Northbound S Marshall St			Southbound S Marshall			Eastbound SE 2nd St			Westbound SE 2nd St		
	Delay (Sec)	LOS	Queue (feet)	Delay (Sec)	LOS	Queue (feet)	Delay (Sec)	LOS	Queue (feet)	Delay (Sec)	LOS	Queue (feet)
A.M. Peak Signalized												
Approach	16.9	B	73	15.4	B	25	5.5	A	53	4.9	A	28
Intersection	9.5 / A											
Midday Peak Signalized												
Approach	16.7	B	35	16.0	B	8	4.2	A	25	3.9	A	13
Intersection	7.9 / A											
P.M. Peak Signalized												
Approach	16.1	B	25	16.3	B	28	4.7	A	33	4.4	A	23
Intersection	8.3 / A											

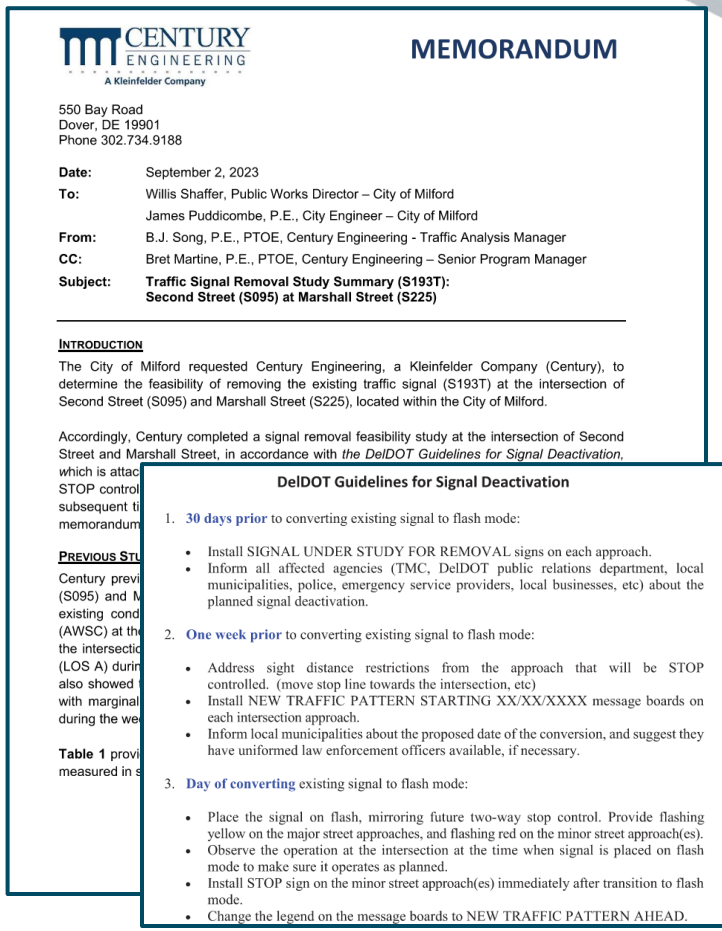
S Marshall Street at SE 2nd Street: Two-Way Stop Controlled

Movement	Northbound S Marshall St			Southbound S Marshall			Eastbound SE 2nd St			Westbound SE 2nd St		
	Delay (Sec)	LOS	Queue (feet)	Delay (Sec)	LOS	Queue (feet)	Delay (Sec)	LOS	Queue (feet)	Delay (Sec)	LOS	Queue (feet)
A.M. Peak Two-Way Stop Control												
Left Turn							7.7	A	0	8.0	A	0
Approach	16.9	B	48	13.3	B	13						
Midday Peak Two-Way Stop Control												
Left Turn							7.5	A	0	7.5	A	0
Approach	11.3	B	13	11.3	B	3						
P.M. Peak Two-Way Stop Control												
Left Turn							7.5	A	0	7.6	A	3
Approach	11.9	B	10	12.5	B	10						

22

Purpose & Objective

- **Study Purpose**
  - Determine the feasibility of traffic signal removal in accordance to DelDOT's
- **Study Objective**
  - Confirm no adverse impacts in traffic operations or safety following AWSC conversion
  - Document findings / Finalize recommendations
  - Determine next step



CENTURY ENGINEERING
A Kleinfelder Company

MEMORANDUM

550 Bay Road
Dover, DE 19901
Phone 302.734.9188

Date: September 2, 2023
To: Willis Shaffer, Public Works Director – City of Milford
James Puddicombe, P.E., City Engineer – City of Milford
From: B.J. Song, P.E., PTOE, Century Engineering - Traffic Analysis Manager
CC: Bret Martine, P.E., PTOE, Century Engineering – Senior Program Manager
Subject: **Traffic Signal Removal Study Summary (S193T): Second Street (S095) at Marshall Street (S225)**

INTRODUCTION

The City of Milford requested Century Engineering, a Kleinfelder Company (Century), to determine the feasibility of removing the existing traffic signal (S193T) at the intersection of Second Street (S095) and Marshall Street (S225), located within the City of Milford.

Accordingly, Century completed a signal removal feasibility study at the intersection of Second Street and Marshall Street, in accordance with *the DelDOT Guidelines for Signal Deactivation,*

DelDOT Guidelines for Signal Deactivation

1. **30 days prior** to converting existing signal to flash mode:
   - Install SIGNAL UNDER STUDY FOR REMOVAL signs on each approach.
   - Inform all affected agencies (TMC, DelDOT public relations department, local municipalities, police, emergency service providers, local businesses, etc) about the planned signal deactivation.
2. **One week prior** to converting existing signal to flash mode:
   - Address sight distance restrictions from the approach that will be STOP controlled. (move stop line towards the intersection, etc)
   - Install NEW TRAFFIC PATTERN STARTING XX/XX/XXXX message boards on each intersection approach.
   - Inform local municipalities about the proposed date of the conversion, and suggest they have uniformed law enforcement officers available, if necessary.
3. **Day of converting** existing signal to flash mode:
   - Place the signal on flash, mirroring future two-way stop control. Provide flashing yellow on the major street approaches, and flashing red on the minor street approach(es).
   - Observe the operation at the intersection at the time when signal is placed on flash mode to make sure it operates as planned.
   - Install STOP sign on the minor street approach(es) immediately after transition to flash mode.
   - Change the legend on the message boards to NEW TRAFFIC PATTERN AHEAD.

Findings from Previous Study

- **May 2022 Study Findings**
  - None of the nine (9) traffic signal warrants were satisfied based on the existing condition
  - No significant degradation in traffic operation is expected in AWSC conversion

Second Street @ Marshall Street Overall intersection Delay / Level of Service (LOS)				
	Existing Traffic Signal		Proposed AWSC	
	Delay (sec/veh)	Level of Service (LOS)	Delay (sec/veh)	Level of Service (LOS)
AM	9.5	A	11.4	B
Midday	7.9	A	8.5	A
PM	8.3	A	8.7	A

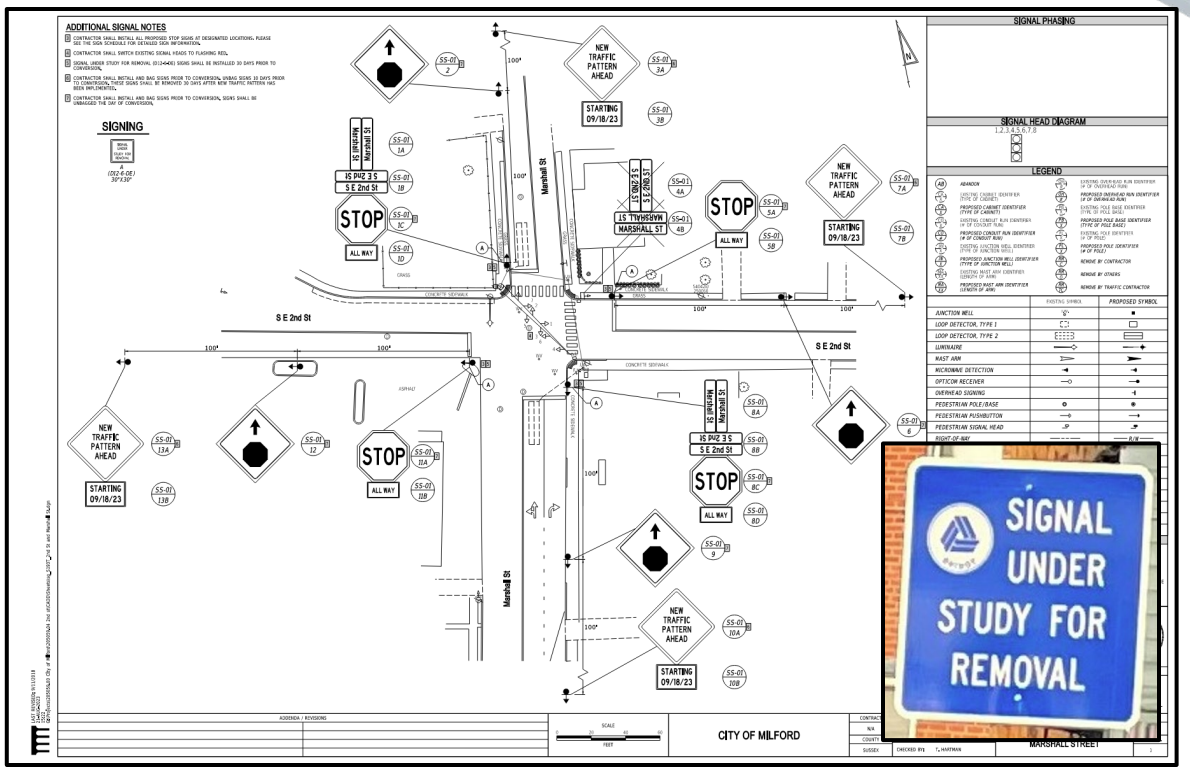
Study Area Characteristics

- **Second Street (S095)**
  - Functional Classification: Major collector
  - AADT: 3,490 vehicles per day (vpd)
  - Existing 25 MPH Speed Limit
- **Marshall Street (S225)**
  - Functional Classification: Major collector
  - AADT: 3,005 vehicles per day (vpd)
  - Existing 25 MPH Speed Limit



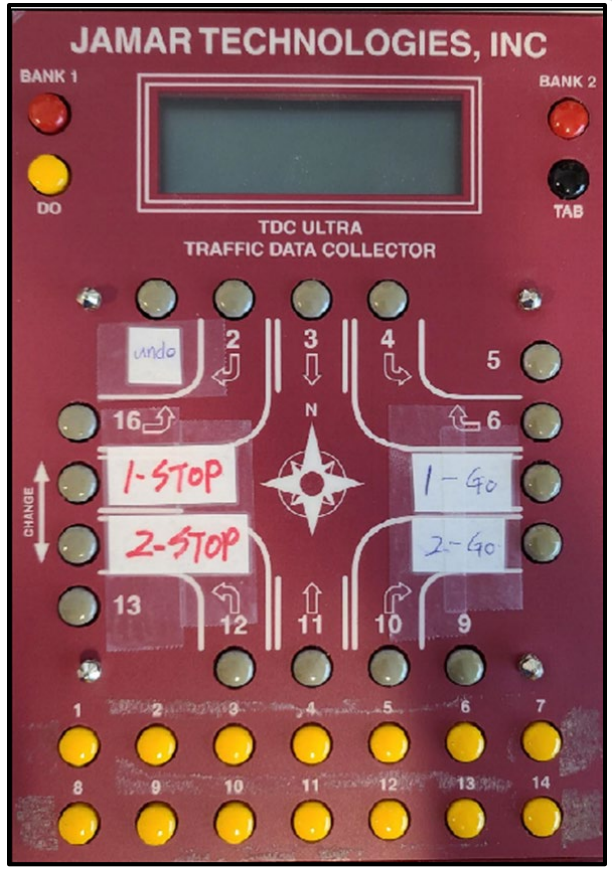
Interim Improvements

- Installation of the following signs:
  - STOP (R1-1)
  - STOP Ahead (W3-1)
  - New Traffic Pattern Ahead (W23-2)
  - ‘Signal Under Study for Removal’
- Deactivation of traffic signal and conversion to flashing operations (Red for all approaches)



STOP Delay Study

- Measures the ‘stoppage time’ for each vehicle at the new STOP sign and average stoppage time for the stop-controlled approach during each study period is calculated
- Stop delay studies were completed from 7:00 AM – 9:00 AM and 4:00 PM – 6:00 PM on the day of conversion, two weeks after conversion, and two months after conversion



Delay Study Results – Marshall Street

NB Marshall Street Left-turn / Thru Lane									
	9/18/2023			9/25/2023			11/14/2023		
	Delay (sec/veh)	LOS	Volume (veh)	Delay (sec/veh)	LOS	Volume (veh)	Delay (sec/veh)	LOS	Volume (veh)
AM	11.7	B	290	7.2	A	300	5.8	A	288
PM	6.1	A	223	5.8	A	223	5.2	A	245

NB Marshall Street Right-turn Lane									
	9/18/2023			9/25/2023			11/14/2023		
	Delay (sec/veh)	LOS	Volume (veh)	Delay (sec/veh)	LOS	Volume (veh)	Delay (sec/veh)	LOS	Volume (veh)
AM	6.7	A	68	4.4	A	68	3.0	A	48
PM	4.5	A	41	3.4	A	47	3.6	A	48

SB Marshall Street Left-turn / Thru / Right-Turn									
	9/18/2023			9/25/2023			11/14/2023		
	Delay (sec/veh)	LOS	Volume (veh)	Delay (sec/veh)	LOS	Volume (veh)	Delay (sec/veh)	LOS	Volume (veh)
AM	4.1	A	101	4.6	A	98	3.3	A	91
PM	4.9	A	137	4.8	A	136	3.5	A	117

Delay Study Results – Second Street

WB Second Street Left-turn / Thru / Right-turn Lane									
	9/18/2023			9/25/2023			11/14/2023		
	Delay (sec/veh)	LOS	Volume (veh)	Delay (sec/veh)	LOS	Volume (veh)	Delay (sec/veh)	LOS	Volume (veh)
AM	4.2	A	239	4.9	A	244	4.7	A	368
PM	4.2	A	284	5.0	A	288	3.9	A	277

EB Second Street Left-turn / Thru / Right-turn Lane									
	9/18/2023			9/25/2023			11/14/2023		
	Delay (sec/veh)	LOS	Volume (veh)	Delay (sec/veh)	LOS	Volume (veh)	Delay (sec/veh)	LOS	Volume (veh)
AM	8.7	A	410	7.9	A	433	6.6	A	433
PM	5.1	A	456	3.9	A	423	5.4	A	496

Before / After Crash Data Analysis

- Six (6) months before the AWSC conversion (1 crash)
  - One (1) Hit-fixed-Object crash attributable to a driver making an improper turn
- Six (6) months after the AWSC conversion (2 crashes)
  - One (1) Hit-fixed Object crash attributable to an inattentive driver
  - One (1) Angle Crash attributable to a driver failing to yield right-of-way

Before the Conversion to Flashing Operation (3/18/2023 - 9/17/2023)							
Date	**Location**	**Type**	**Severity**	**Weather**	**Surface**	**Lighting**	**Cause**
7/1/2023	Second Street at Marshall Street	Hit-Fixed-Object	PDO	Cloudy	Dry	Daylight	Improper Turn
After the Conversion to Flashing Operation (9/18/2023 - 3/18/2024)							
Date	**Location**	**Type**	**Severity**	**Weather**	**Surface**	**Lighting**	**Cause**
10/3/2023	Second Street at Marshall Street	Hit-Fixed-Object	PDO	Clear	Dry	Daylight	Driver inattention
11/28/2023	Second Street at Marshall Street	Angle	Injury	Cloudy	Dry	Daylight	Failed to yield ROW

Conclusions

- **Stop Delay Study findings**
  - All approaches are operating with minimal delay (LOS A) during both weekday AM and PM peak periods with AWSC
  - No significant queuing was observed during STOP delay studies
- **Crash Data Comparison**
  - One (1) crash before the AWSC conversion and two (2) crashes after the AWSC conversion
  - One (1) crash susceptible to correction via AWSC was reported after the conversion

Recommendations

- Permanently retain AWSC at the intersection
- Complete removal of the existing traffic signal equipment
- Periodic police enforcement for STOP sign violations
- Possible drainage improvement for the southeast corner of the intersection

Questions?



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

THE CITY of Milford DELAWARE

DIRECTOR WILLIS L. SHAFER
O 302.422.1110, EXT 1173
Cell: 252-267-0461
wshafer@milford-de.gov

To: Mayor and Council
Thru: Mark Whitfield, City Manager
From: Willis Shafer, Director of Public Works
Subject: Wastewater Bypass Pump Purchase
Date: October 2, 2024

Public Works staff are requesting that City Council approve the purchase of a portable diesel driven 8-inch bypass pump, trailer and hoses.

The pump is capable of handling large flow volumes, allowing it to serve our Fisher, Shawnee, Truitt and Washington pump stations. The pump will be utilized multiple times per month for planned and unplanned maintenance throughout the year, weather events that cause flooding in the pump stations, monthly wet well maintenance, cleaning and pump repair due to clogs and grease buildup. Currently, staff rent a pump unit to perform these tasks.

Staff recommend the purchase of the BBA portable pump, trailer and hoses through the Sourcewell/NCSA Contract # 24-08-0421R at a contract price of $66,025.50 funded with sewer fund reserve as approved in the FY25 Capital Improvement Plan (CIP) and capital budget. The finance team[1] have reviewed the purchase and have confirmed that the funding was approved in the FY25 budget through the sewer fund reserves. The FY25 CIP sheet and pump specifications are attached.

Recommendation: Staff recommend City Council authorize a purchase order in the amount of $66,025.50 to acquire an 8-inch portable bypass pump, trailer and hoses through PPS Pumps pursuant to the Sourcewell/NCSA Contract # 24-08-0421R.

Willis L. Shafer
Director, Public Works

THE CITY of Milford DELAWARE

[1] Staff Note: G/L Acct (Org-Obj) 33307070-527024

PROJECT NO: 5SE01

PROJECT TITLE: 8" Bypass Pump For Large Sewer Stations

PROJECT STATUS: New Project

FUNDING SUMMARY:	2025	2026	2027	2028	2029	Total 5 Year
New Funding:	$ 70,000	$ -	$ -	$ -	$ -	$ 70,000
*Prior Authorized Balance:	-	-	-	-	-	-
2025-2029 Funding:	$ 70,000	$ -	$ -	$ -	$ -	$ 70,000

CAPITAL BUDGET - PROJECT DETAIL	
DEPARTMENT:	Public works
DIVISION:	SEWER
FUND:	
PROJECT LOCATION:	PUBLIC WORKS
PROJECT PRIORITY:	2 - High Priority Level
COMPREHENSIVE DEVELOPMENT PLANNING VISION ELEMENT:	

SUMMARY OF PROJECT DATA	
First Year in Program:	2025
Est. Completion Date:	2025
Est. Useful Life (in years):	15
Est. Total Cost:	$ 70,000
Est. Spend @ 6/30/2024 (if underway)[1]:	
% Complete (if underway):	
Balance to be funded[1]:	$ 70,000

[1] For ongoing projects, we must estimate total spent since inception through current year to derive the balance to be funded thereafter.

PROJECT COST BY CATEGORY		
CLASSIFICATION	ACCOUNT NUMBER	AMOUNT
Labor:		$ -
Materials:		$ -
Other Contracts:		$ -
TOTAL PROJECT COST		$ 70,000

[2] Council is not required to authorize budget year funding for this portion, but this portion of the project will indeed represent a cash outflow in the budget year and/or "out years."

DESCRIPTION & JUSTIFICATION:

8" Bypass Pump for larger stations. Capability for large flow areas due to rain/infiltration, wet well cleaning and pump repairs due to clogs and grease. Thse stations are Fisher, Shawnee, Washington, and Truitt. We would like a smaller 6" Bypass Pump for smaller stations for the same reasons as above. This will also reduce the cost of renting a larger pump during emergencies.



PROJECT FINANCING BY PLAN YEAR

SOURCE OF FUNDS:	Prior Authorized[2]	Actual Funds Utilized as of 3/31/24	Estimated Expenditures 07/01/24 - 06/30/25	Estimated Authorized Balance[2] 06/30/25	2025	2026	2027	2028	2029	TOTAL 5 Year CIP
CAPITAL RESERVES	$-	$-	$-	$ -	$-	$-	$-	$-	$-	$ -
CAPITAL RESERVES		-	-	-	70,000	-	-	-	-	70,000
AWARDED GRA OSPC/DelDOT	-	-	-	-	-	-	-	-	-	-
GRANT APPLIC (SPECIFY)	-	-	-	-	-	-	-	-	-	-
FEDERAL/STATE LOANS	-	-	-	-	-	-	-	-	-	-
OTHER LOANS				-	-	-	-	-	-	-
OTHER IMPACT FEES	-	-	-	-	-	-	-	-	-	-
OTHER (SPECIFY)	-	-	-	-	-	-	-	-	-	-
TOTAL:	$ -	$ -	$ -	$ -	$ 70,000	$ -	$ -	$ -	$ -	$ 70,000

ESTIMATED ANNUAL COST OF OPERATING / MAINTAINING PROJECT OR ASSET	OPERATING IMPACT: INCREMENTAL COSTS (NET SAVINGS)	2025	2026	2027	2028	2029	TOTAL
							$ -

BBA Pumps

7222 Cross Park Drive, North Charleston, SC 29418 | United States | 00+1 843.849.3676
www.bbapumpsusa.com

City of Milford
119 South Walnut Street
Milford, DE 19963

Date: September 23, 2024 UPDATED

Phone: 302.422.6616

Attention: Steve Ellingsworth

Email: sellingsworth@milford-de.gov

Dear Mr, Ellingsworth

Thank you for your interest in BBA Pumps, the leading manufacturer of portable diesel driven pumps. As requested, please find the attached quote. After reviewing this quote, if you should have any questions, please do not hesitate to contact us. We are happy to provide demonstrations and references of our products and services upon request.

BBA Pumps North America proudly provides portable pumping solutions in the United States, Canada, and Mexico. Our pumps and piping systems are designed, engineered, and constructed by our parent company BBA Pumps BV, located in The Netherlands. Whether you are installing wellpoints, setting up a sewer bypass, assisting with flood control, or providing general dewatering, BBA Pumps can support all of your portable pumping needs from the pump, piping, couplers, and wellpoint systems.

NCSA Contract# 24-08-0421R Heavy
Item: 2342, BBA Pumps, Centrifugal pump, Screw channel impeller, SA Skid, 8", BA180KS D315

Article	Description	Unit Cost	Quantity	Total
US-BA180KS-SA-HA-2	BA180KS D315 (sound attenuated, skid mounted, diesel driven Hatz 4H50TIC DriveOn)	$53,752.00	1	$ 53,752.00
26944	Suction 30° flange 8"	$0.00	1	$ -
5080899	Discharge 30° flange 8"	$0.00	1	$ -
M10-23RGT	DOT Approved Trailer for Pump	$6,361.00	1	$ 6,361.00
				$ 60,113.00

Sincerely,

Matt Hickey
BBA Pumps North America
843.849.3676 office
843.826.5563
mhickey@bbapumps.com
www.bbapumps.com

Req. # 1140
P.O. #
333070 70 - 527024 SSE01

Terms & Conditions:

- Plus, applicable shipping from North Charleston, South Carolina. A hard shipping number can be provided upon request.
- Price does not include any applicable duties or sales tax, use tax, and excise tax, value-added or other similar taxes that may apply to this project. We shall not be held liable for liquidated, incidental, consequential or any other kind of damages.
- Price quote is firm for receipt of an order within 10 days of this quotation.
- Payment terms are net 30 days.
- Price is reflected in US Dollars.
- Without BBA Pumps' written consent, neither modification nor cancellation of an Order, nor deferred delivery of products, completed or in production, is permitted by Buyer or Buyer's agents or representatives. Modification, cancellation or suspension of an Order after acceptance by BBA Pumps may be made only upon written acceptance of BBA Pumps and on terms which will compensate BBA Pumps for loss (including loss of profits) due to the cancellation and shall include payment for work already completed and/or materials already used or purchased. Modification, partial cancellation or suspension may subject an entire Order to price revision, in BBA Pumps' discretion.
- Notwithstanding anything contained herein to the contrary, BBA Pumps may reject in writing any Order submitted by Buyer for any reason, including if BBA Pumps, in is sole discretion determines that it cannot meet the quantity of purchased Products to be delivered or the requested shipment date specified in such Order.

Quotation No.: MH09232024

BA180KS Diesel Driven

Sewage and Trash Pump

Max. 2550 US GPM, Max. 135 ft. / 58 PSI



Pump specifications:

Type	BA180KS D315
Max. flow	2550 US GPM (580 m3/hour)
Max. pressure	135 ft. / 58 PSI (41 mwc)
Connections	8" (DN200)
Solids handling	4.9" (125 mm)
Impeller type	Screw channel impeller
Priming system	BBA MP50
Engine	Hatz 4H50TIC DriveOn®
Emission standard	Tier 4 final
Canopy	M10-23X
Sound level	Approx. 64 dB(A) at 33 ft.
Dry weight	3795 lbs. (1725 kg)

FEATURES

BA auto prime pump

The BA range of pumps has been designed with a clear focus on reliability, efficiency and durability. Featuring a fully automatic priming system, the BA series pumps quickly prime and re-prime, even from dry conditions. The heavy build style of both pump and canopy make the BA range perfect for use in the demanding construction market.

World-class performance

The BA range is built to be deployed on the most demanding applications. Using high efficiency pumps and state-of-the-art diesel engines, the pumps offer maximum performance at minimal cost, fully in-sync with the company philosophy of "Lowest cost of ownership".

Sustainability

- High efficiency pumps minimising fuel consumption
- Corrosion free hot dip galvanized canopy
- Corrosion free composite door panels and powder coated plating
- 100% Oil-spill free priming system
- Fully self-contained unit featuring a double wall fuel containment tank and fluid containment system eliminating fuel/oil spills at all times

Complete package designed & built by BBA Pumps

- Complete in-house design & production
- Over 60 years of experience in the market
- Extensive testing facility in-house
- Contemporary & functional design
- Durable & eco-friendly materials
- Custom builds available

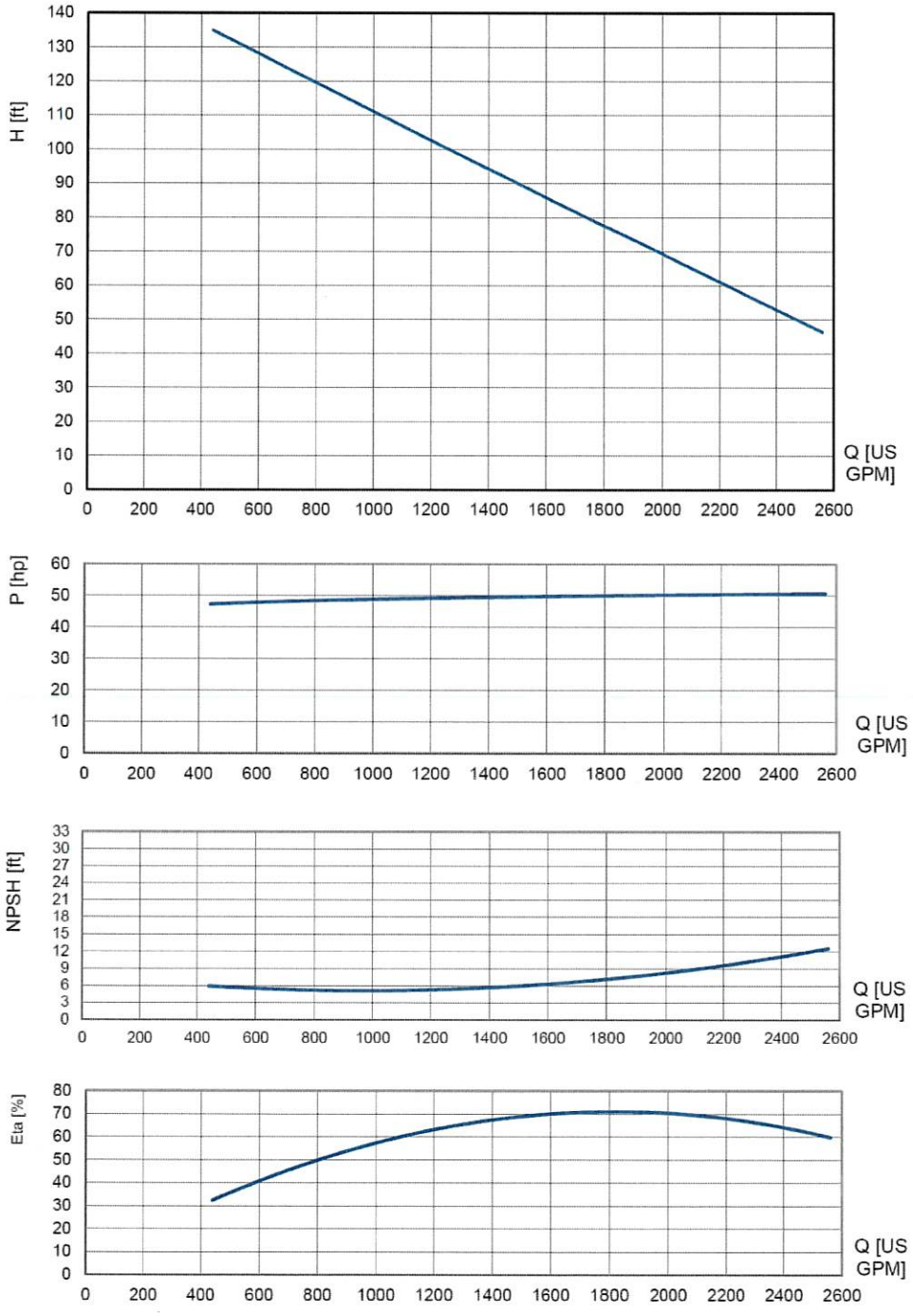
After sales service & product support

- Single supplier for parts, spares & accessories
- Dedicated customer help-desk (24h service)
- Dedicated service department in-house
- Global parts distribution network
- Optional global on-site servicing
- Extensive training options available (technical & commercial), on-site or in-house

BBA Pumps®

BA180KS Diesel Driven
Sewage and Trash Pump
Max. 2550 US GPM, Max. 135 ft. / 58 PSI

PERFORMANCE CURVES (1750 RPM)
Continuous duty according ISO 9906



BBA Pumps®

BA180KS Diesel Driven
Sewage and Trash Pump
Max. 2550 US GPM, Max. 135 ft. / 58 PSI

STANDARD TECHNICAL SPECIFICATIONS

BBA auto prime pump

Pump type	BA180KS D315
Max. flow	2550 US GPM (580 m3/hour)
Max. head	135 feet / 58 PSI (41 mwc)
Impeller type	Screw channel impeller
Solids handling	4.9 inch (125 mm)
Pump casing	Cast iron GG20
Impeller w/ cutter slots	Chrome Moly 42CrM04
Suction piece	Chrome Moly 42CrM04
Backplate w/ cutting edges	GG25
Pump shaft	42CrV6
Shaft seal	Mechanical seal
Seal faces	Tung/Sic
Seal rubbers	Viton



BBA priming system

Pump type	BBA MP50 Diaphragm pump
Air handling capacity	30 CFM (50 m^3/h)
Max. vacuum	29 inHg (8.5 m)
Drive	Toothed belt (continuous drive)
Float box	Aluminium
Non return valve	Cast iron GG25
Check valve disc	Buna-N



Engine

Engine brand	Hatz
Engine type	4H50TIC DriveOn®
Oil change interval	1500 running hours
Max. power output	75 Hp (55.4 kW)
Variable engine speed	1300 - 1750 RPM
Fuel consumption	220 g/kWh
Displacement	1.952 cm^3
Number of cylinders	4
Aftertreatment	EGR, DOC
Exhaust emission US	Tier 4 Final



BBA control panel LC40
- Auto start/stop system
- Two float switches included (10m cable)
- Key switch
- Rpm. control with push buttons
- Warning lights
- 4.3" LCD display

Fuel system
- PE fuel tank 80 US gallon (300 L.) net
- Fuel tank cap Ø 4" (100 mm)
- Electronic fuel injection system

Electrical system & safety features
- Nominal voltage 12 Volt
- Premium quality battery
- Low oil pressure shut down

PUMPS FROM HOLLAND

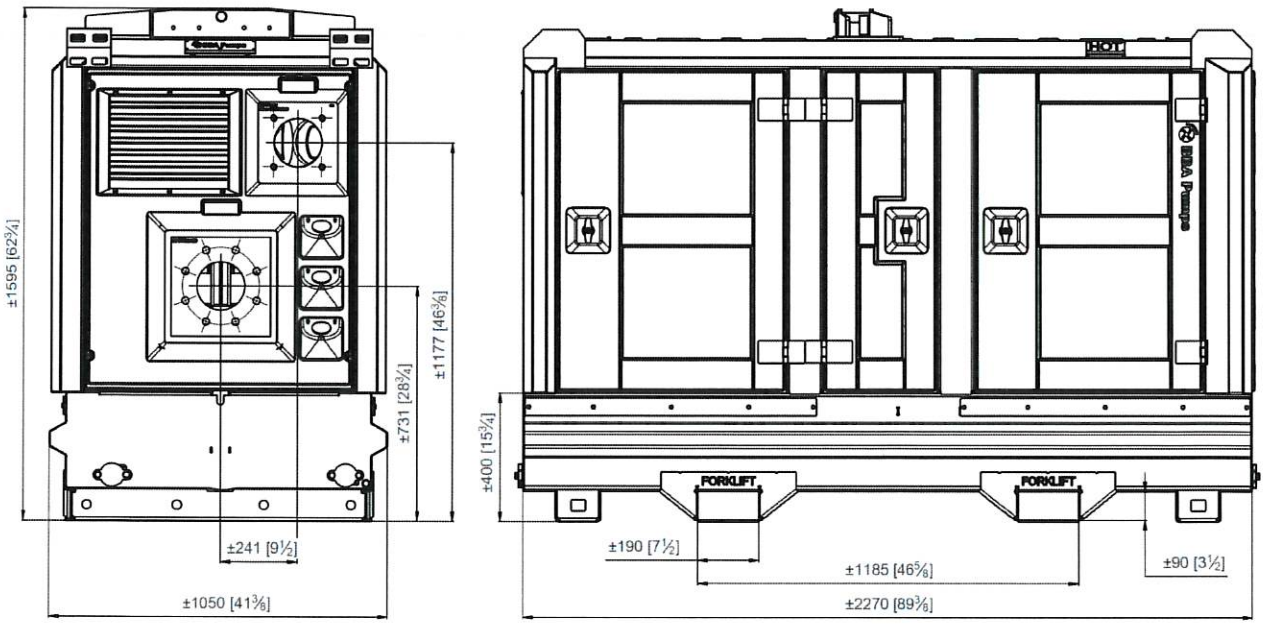
CANOPY M10-23X

BBA sound attenuating canopy

Canopy type.....M10-23X
Dimensions L x W x H .....89.4 x 41.3 x 62.8 inch
Dimensions L x W x H .....2270 x 1050 x 1595 mm
Basic frame.....Hot dip galvanized
Doors .....6 lockable composite doors
Fuel tank.....PE net 80 US gallon (300 ltr)
Fuel tank autonomy .....28-30 hours (at 1750 rpm BEP)
Fuel tank cap .....4 inch (100mm)
Forklift pockets.....Fitted with 2 forklift pockets
Lifting point .....Fitted with single lifting point
Stackable .....Canopy is stackable
Exhaust system .....Fully integrated in canopy
Additional.....Fitted with oil-water separator and battery isolator switch
Connections.....Please consult "auxiliary items" in overleaf
Documentation box.....BBA user manual and warranty book

BBA E-lift© system

The M10-23X canopy has been fitted with the BBA E-lift© system. By removing the roof panel, the pump and diesel engine as a whole can be removed from the canopy effortlessly allowing easy preventative maintenance on the pump and diesel engine. In addition, as the canopy is not fitted with padding or insulation materials, it can be cleaned quickly using a pressure washer.



Actual dimensions (in mm & inches) may vary depending on selected quick couplings.

BBA Pumps®

BA180KS Diesel Driven
Sewage and Trash Pump
Max. 2550 US GPM, Max. 135 ft. / 58 PSI



Screw channel impeller
This special designed closed screw impeller is a real waste warrior. Even at higher speed, or with pumping air bubbles, the pump runs vibration-free. The best choice for your sewer bypass jobs.

DriveOn®

DriveOn® technology
-Service interval 1500 hours
-66% less often maintenance
-Saving on engine oil & filters
-Ergonomic design



Easy inspection
Oil glasses, drain valves and fill plugs are all easily accessible.



Large inspection covers
Easy access to float box, impeller and non-return valve.



Safety
Extremely durable and lockable T-locks offering perfect grip.



4 Year limited warranty
The BBA limited warranty covers years or operating hours whichever occurs first. For more details please consult the BBA warranty book.

PUMPS FROM HOLLAND

AUXILIARY ITEMS

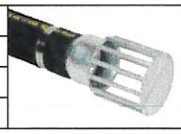
Discharge connections

Art.nr.		Ø inch	Ø mm	Connection	
1516604209	30° flange DIN	8	200	Flange	
5080899	30° flange ANSI	8	200	Flange	
5080813	30° female (cup)	8	200	System B	
5080909	30° male (ball/lever)	8	200	System B	
5080895	30° male (ball/ring)	8	200	System IT	
5080898	30° female (cup/lever)	8	200	System IT	

Suction connections

Art.nr.		Ø inch	Ø mm	Connection	
17160297	0° flange K295 x K350	8-10	200-250	DIN Flange	
3611467	0° female (cup)	8	200	System B	
3811501	0° male (ball/ring)	8	200	System IT	
3811511	0° female (cup/lever)	8	200	System IT	
3111232	0° male (ball/ring)	10	250	System IT	
3111228	0° female (cup/lever)	10	250	System IT	

Suction hose with strainer L=6 metre

Art.nr.	Ø inch	Ø mm	Connection	
7047043	8	200	System IT female (cup/lever)	
7047058	8	200	Flange K295	
7047063	10	250	Flange K350	

Recommended suction pipe ID vs flow rates by pipe dimension (maximum velocity = 4 m/sec)

M3/H	US gallons	FLOW (L/sec)	4" 100	5" 125	6" 150	8" 200	10" 250	12" 300
324	**1426**	90	11.46	7.33	5.09	2.86	1.83	1.27
360	**1585**	100	12.73	8.15	5.66	3.18	2.04	1.41
403.2	**1775**	112	14.26	9.13	6.34	3.57	2.28	1.58
432	**1902**	120	15.28	9.78	6.79	3.82	2.44	1.70
468	**2060**	130	16.55	10.59	7.36	4.14	2.65	1.84
504	**2219**	140	17.83	11.41	7.92	4.46	2.85	1.98
540	**2337**	150	19.10	12.22	8.49	4.77	3.06	2.12
576	**2536**	160	20.37	13.04	9.05	5.09	3.26	2.26
612	**2694**	170	21.65	13.85	9.62	5.41	3.46	2.41

Pictures used are for illustration purposes only.

Rain For Rent
1197 Aura Rd
Monroeville, NJ, 08343
856-881-6162
rainforrent.com
rhastings@rainforrent.com

City of Milford
Account: 136760
10 S.E. 2nd Street
Milford, DE, 19963
Steve Ellingsworth
302-422-1117
sellingsworth@milford-de.gov

Dear Steve Ellingsworth,

Thank you for your inquiry. As requested, please find attached our proposal 1047-IND-2141529 for City of Milford. We value this opportunity to provide a solution for your liquid handling need and we are committed to partnering with you to ensure your project's safe execution and completion.

To convert this proposal into a confirmed order WITHOUT ANY CHANGES, please click the "Start Signing" button to begin the electronic signature process.

If you would like to CHANGE anything in this proposal or discuss anything further, please call Robert Hastings at 856-881-6162.

Thank you, and I look forward to working with you.

Regards,

Robert Hastings
rhastings@rainforrent.com
Mobile: 302-858-6847
Branch: 856-881-6162
1197 Aura Rd
Monroeville, NJ, 08343

Project Name	City of Milford	**Jobsite**	City of Milford
Date Prepared	10/1/2024	**Est. Delivery Date**	10/29/2024
Prevailing Wage	No	**Est. Completion Date**	10/29/2024

Project Location

123 Front street
Milford, DE, 19963

Project Description and Overview

PROJECT OVERVIEW

Milford, DE. Sale of one (1) Battery Operated 6-inch Flowmeter with Bauer Fittings and one (1) section of 6-inch Bauer Layflat Hose.

STATEMENT OF WORK

RFR Responsibilities & Scope of Work

Rain for Rent (RFR) will provide the following:

Sale of one (1) Battery Operated 6-inch Flowmeter with Bauer Fittings and one (1) section of 6-inch Bauer Hose.

All Sales are Final.

This quote is based on the information given to Rain For Rent by the customer (engineer), if system parameters given are found to be inaccurate or the scope of work changes, Rain For Rent will adjust our quote accordingly and a change order will be issued and must be signed before any additional work proceeds.

Due to the multitude of economic factors, materials, labor, hauling and freight are currently in a period of above average volatility. If, during the performance of work, the price of materials, labor, hauling or freight increases by 5% or greater through no fault of Rain for Rent, the contract price shall be equitably adjusted by an amount reasonably necessary to cover any such price increases. Equipment subject to availability at time of project,

Reference Materials

Project is quoted based on applicable/customer provided reference materials noted below:
Customer Request

Operating Parameters

Equipment Type: "NEW" Battery Operated 6-inch Flowmeter with Bauer Fittings and one (1) section of 6-inch Bauer Hose.

Customer Responsibilities

Jobsite:
Customer is responsible for:

1. Informing RFR of any jobsite or general requirement(s) to perform work on location.
2. Securing permits, fees, bonding, right of ways, vehicular/pedestrian traffic control, and security.
3. Providing safe, secure access and egress to an adequate staging area throughout the job which could include brush clearing, grading, and removal or replacement of any landscape or hardscape in the temporary right of way for the equipment.
4. Any damage to the environment including trees, vegetation, stream banks, or any other part of the site caused by the installation, removal, construction, pulling or dragging of equipment, or operation of the equipment that would require site restoration or environmental countermeasures.
5. Any excavation, saw cutting, trench plating for the purpose of road crossings, backfilling, restoration, modification, or alteration of any permanent structure or site element including changes to pump pad preparation, suction, or discharge chambers during duration of job (including installation and removal).

Proposal Number 1047-IND-2141529 Confidentiality Notice: This proposal and any associated document(s) are privileged and confidential and are intended for the sole use of the addressee(s). They cannot be used, circulated, duplicated, quoted, or otherwise referred to or disclosed to third parties for any reason without the written consent of an Officer of Western Oilfields Supply Company dba/Rain for Rent. If you have received this information in error, please immediately contact us at info@rainforrent.com.

System:

1. Customer will provide dedicated equipment with operator and fuel to perform all needed unloading, testing, operations, maintenance, cleaning, relocating and reloading of provided equipment/system. Equipment must be capable of lifting 2,500 Lbs.
2. Customer will provide preventative maintenance as recommended by manufacturer or per the Rental Agreement. **https://rainforrentcorp.box.com/v/pumpmaintenance**
3. Customer will supply all needed water for the commissioning, startup, and system testing. Project-specific criteria for hydrotesting can be provided at an additional charge.
4. By accepting this quotation, the customer has acknowledged that the equipment proposed herein is suitable for its intended application and accepts all liabilities associated with its use. Customer is responsible for compliance with appropriate liquid/material quality standards, regulations, and testing protocols to meet all federal, state, local and job location specific requirements. Customer is responsible for all waste materials associated with this equipment/system.

Project Scheduling & Billing

This quote is valid for 30 days. For the quoted items, RFR requires a signed quote not less than 14 days prior to delivery.

1. This is an estimate only. Actual Time and Material used for this job will be billed to the customer.
A minimum 2 hour charge will be assessed in the event the crew is at site and weather forces cancellation of work for remainder of day.

Deposits may be Required. Final depository amounts, payment terms, and any interim payment requirements will be at the discretion of Seller upon acceptance of order. All sales are final upon RFR's acceptance of the order. Sales may be subject to lead time from manufacturer.

The pricing in this proposal does not include tax, and assumes the customer will pay via check or electronic fund transfer. If the customer requests to pay via credit card, the proposal will need to be revised to include additional funds for credit card processing charges, depending on the customer's credit card vendor.

Rain for Rent's standard hours of operation are 7:30am – 4:00pm Monday – Friday. Time outside of normal business hours will be billed at 1.5x the base rate for Transportation and Service

Safety

Each employee is expected to adhere to the RFR Environmental, Health and Safety programs, which will protect the environment, the health and safety of the customer, employees, and others. RFR asks for your full cooperation to succeed in this expected outcome.

Always use equipment in a safe and proper manner and in accordance with manufacturers and regulatory standards and industry best practices. Improper usage will cause system failure, product damages, possible injuries, and spills.

Rain For Rent shall not be held responsible and contractor shall indemnify and hold Rain For Rent harmless for any direct, indirect, liquidated and/or consequential damages of any nature through out the duration of the project.

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SALE ITEMS

Qty	Units	Item	Description	Unit Price	Extension
1	EACH	M-NPN	iMAG-Series 6" Battery Operated Flanged Flowmeter	$3,200.00	$3,200.00
1	EACH	M-NPN	Adapter 6" Female Bauer x Flange	$560.00	$560.00
1	EACH	M-NPN	Hose 6"x50' Bauer Layflat	$915.00	$915.00
			Sale Subtotal		$4,675.00

SERVICE ITEMS

Description	Price
DELIVERY	$1,237.50
Service Total	$1,237.50

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PROJECT COSTS	
Estimated Sale Total	$4,675.00
SERVICES	
Estimated Delivery	$1,237.50
GRAND TOTAL	$5,912.50

-Estimated costs do not include taxes
-Recurring rental project costs will be on a cycle/week/day basis+ tax

Engine driven equipment will be delivered with at least 50% fuel. A Fuel Convenience Charge will be implemented on a per gallon basis up to the delivered fuel level. Customer acknowledges that the Fuel Convenience Charge is not a retail sale of fuel. Customer may avoid the Fuel Convenience Charge if the Customer returns the Equipment at delivered level. The fuel convenience fee will be charged per gallon. No refunds will be given for a higher level of fuel upon return.

Customer Name _____ Customer Signature _____ Date _____

Proposal Acknowledgement

By signing this proposal, customer represents that he/she has read and agreed to both the Statement of Work and Quote Agreement sections, and is also agreeing to the grand total amount listed above, plus any recommended optional items if accepted and initialed. If customer requires a Purchase Order number to process and submit payment, it must be supplied to Rain for Rent at the time of acceptance of this proposal.

PO Number: _____

Created Date: 10/1/2024

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Quote Agreement

If Customer has entered into a Master Service Agreement with Rain for Rent and there is a conflict between these terms and conditions of this Quotation Agreement and the Customer's Master Service Agreement, then the terms and conditions in the Customer's Master Service Agreement signed by Rain for Rent will prevail. Availability of products and services is subject to change without notice. Payment terms are net 30 days from invoice date. Interest at the rate of 18% per year shall be charged on any past due invoice. A Fuel Surcharge will be calculated and invoiced based on the diesel fuel price as published by the Department of Energy on https://www.eia.gov/petroleum/gasdiesel An Environmental Recovery Fee shall apply to all rental charges invoiced for the duration of the rental pursuant to this quote/Estimate to help offset direct and indirect costs associated with regulatory compliance, obtaining permits, and obtaining licenses. California Air Quality Fee will be added to the cost of diesel pumps used in California only. This is a State mandated fee. Customer is prohibited from deducting retention from Rain for Rent invoices and charging Rain for Rent liquidated damages. Customer is responsible for flushing and cleaning tanks, roll off boxes, pipelines, pumps, filters and other Rain for Rent equipment prior to return unless specifically agreed to by both parties in writing. The Terms and Conditions of the Rain For Rent Rental and Hazardous Material and/or Non-Hazardous Waste Agreement, Credit Application/Master Rental & Sales Agreement, Invoice and this Quotation (also known as the Rain for Rent Rental/Sale Estimate as may be referenced in any Master Service Agreement, Blanket Purchase Order, or any other contractual document executed between the parties) contain the complete and final agreement between Rain for Rent and Customer and no other agreement in any way modifying or adding to any of said Terms and Conditions will be binding upon Rain for Rent unless made in writing and signed by a Rain for Rent Corporate Officer or Rain for Rent authorized representative. The Customer cannot alter the equipment without Rain for Rent's prior written approval. Customer is responsible for equipment, repairs, maintenance and damage, excluding normal wear and tear or damage caused by Rain for Rent. Rain for Rent will service all engine driven equipment at 400 hours of runtime or as required by manufacturer specifications, if less than 400 hours. Labor will be billed on a time and materials basis, portal to portal from nearest Rain for Rent location. Prorated billing will occur if rental is returned prior to 400 hours. All returned equipment is subject to inspection by Rain for Rent personnel. Damages and accrued rent will be invoiced to Customer while equipment is out of service for repairs. The Customer is responsible for damage caused by reactive, corrosive or abrasive material; including, but not limited to sand, sodium hydroxide, chlorine, and acids. Customer must notify Rain for Rent immediately of any spill so that any necessary repairs to the system can be made and to minimize service interruption. The Customer assumes all risks of loss due to operation and use of the equipment. Customer will provide "all risk" property insurance for rented equipment. Customer shall pay Rain for Rent additional expenses caused by unforeseen or changing conditions, including, but not limited to, soil, underground conditions, rock formations, environmental conditions, weather events, regulations or restrictions, hard pan, boulders, cesspools, gas lines, waterlines, drain pipes, underground electrical conduits or other above ground or underground obstructions. All equipment rented or used products sold are provided "AS IS, WHERE IS" in their present condition. Rain for Rent makes no warranties, expressed or implied of any kind whatsoever with respect to the equipment or products. Sold equipment is not to be rented. Customer agrees that customer is renting equipment or purchasing used products based on their judgment and evaluation, without reliance upon any statements of representations by Rain for Rent, and that Rain for Rent is not responsible for any defects in their operation or for any repairs, parts or services, unless otherwise noted. All new products sold are provided without warranty beyond the terms of such warranty offered by the manufacturer, if any. Customer must comply with all original manufacturer's terms and conditions for any warranty claims that may arise. Neither Rain for Rent nor the manufacturer warranties the product if it has failed due to corrosion, misuse or damage; (2) it has been altered, repaired or modified in any way that would adversely affect its operation; or (3) it was installed or operated other than in accordance with manufacturer's operating instructions. Products supplied by Rain for Rent are warranted to be free from any defect in workmanship and material under conditions of normal use and service. Rain for Rent's obligation under this warranty is limited to replacing or repairing at the designated manufacturer's or Rain for Rent facility any part or parts returned to it with transportation charges prepaid, which Rain for Rent determines in its sole discretion to be defective. This Quotation excludes any additional costs to Rain for Rent associated with Owner Controlled Insurance (OCIP) or WRAP insurance programs that will be added to Rain for Rent's prices. De-watering, Roll-off, Vacuum boxes and similar equipment are not liquid tight. Rentee accepts full responsibility for all losses, damages and costs caused by or arising out of spills, leakage or discharge from this equipment. Rain for Rent will not be held liable for any structural or soils subsidence. This Quotation is valid for 30 days and is subject to credit approval. Rain for Rent will take every effort to protect our customers and employees. Due to the current pandemic, all quoted equipment and services are subject to delay, change, or unilateral cancelation by Rain for Rent. Please be assured every effort will be made to execute the quote as written. The customer is responsible to inform Rain for Rent of any jobsite hazards, precautions, or entry requirements relating to the Corona Virus prior to Rain for Rent personnel going onsite to perform work or deliver equipment. This includes informing Rain for Rent if anyone at the jobsite has tested positive and provide a list of actions taken to protect Rain for Rent personnel.

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

THE CITY of Milford DELAWARE

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

TO: Mayor and City Council

FROM: Rob Pierce, Planning Director

DATE: October 14, 2024

RE: Downtown Streetscapes – 30% Design
Project A - N. Washington Street/Park Avenue/Denney Row
Project B - SW Front Street

Concept Planning

In October 2022, the City hired KCI Technologies, Inc. to prepare a concept plan for streetscape improvements of various sections of downtown Milford. The areas included SW Front Street from S. Walnut Street to N. Church Street, Park Avenue from N. Walnut Street to Denney Row, Denney Row from Park Avenue to NE Front Street, and N. Washington Street from the Mispillion River to NE Front Street. The planning scope also included City-owned parking lots on SW Front Street and Park Avenue. The proposed streetscapes and parking lot improvements are listed projects in Milford's Rivertown Rebirth Master Plan (Downtown Master Plan) and the City's 5-year Capital Improvement Plan.

As part of the concept planning effort, KCI reviewed previous City planning documents, performed a field visit to downtown Milford and met with various City staff. Based on these activities, KCI prepared a set of preliminary design ideas which were reviewed internally with City staff before preparing preliminary concept plans. The preliminary concept plans included a range of improvements (low impact to high impact).

The preliminary concept plans were shared with residents and business owners during a public input meeting held on March 8, 2023. Stakeholders had an opportunity to review the different levels of improvements and provide feedback on the proposed changes. A presentation of the preliminary concept plans and feedback obtained from the public was made to City Council on April 19, 2023.

City Council reviewed the final concept plans on June 26, 2023 and made a motion to accept the concept plans with SW Front Street remaining two-way traffic. See enclosed copy of the final concept plan.

30% Construction Design

On August 14, 2023, City Council authorized KCI Technologies, Inc. to prepare the construction plans per the approved concept plans. Over the past year, KCI completed boundary, utility and topographic survey of the project area and met with City employees to address detailed questions related to street furniture and maintenance preferences. KCI has prepared the enclosed 30% construction plans for City Council's review. The project has been broken down into two separate projects in an effort to allow for different construction schedules.

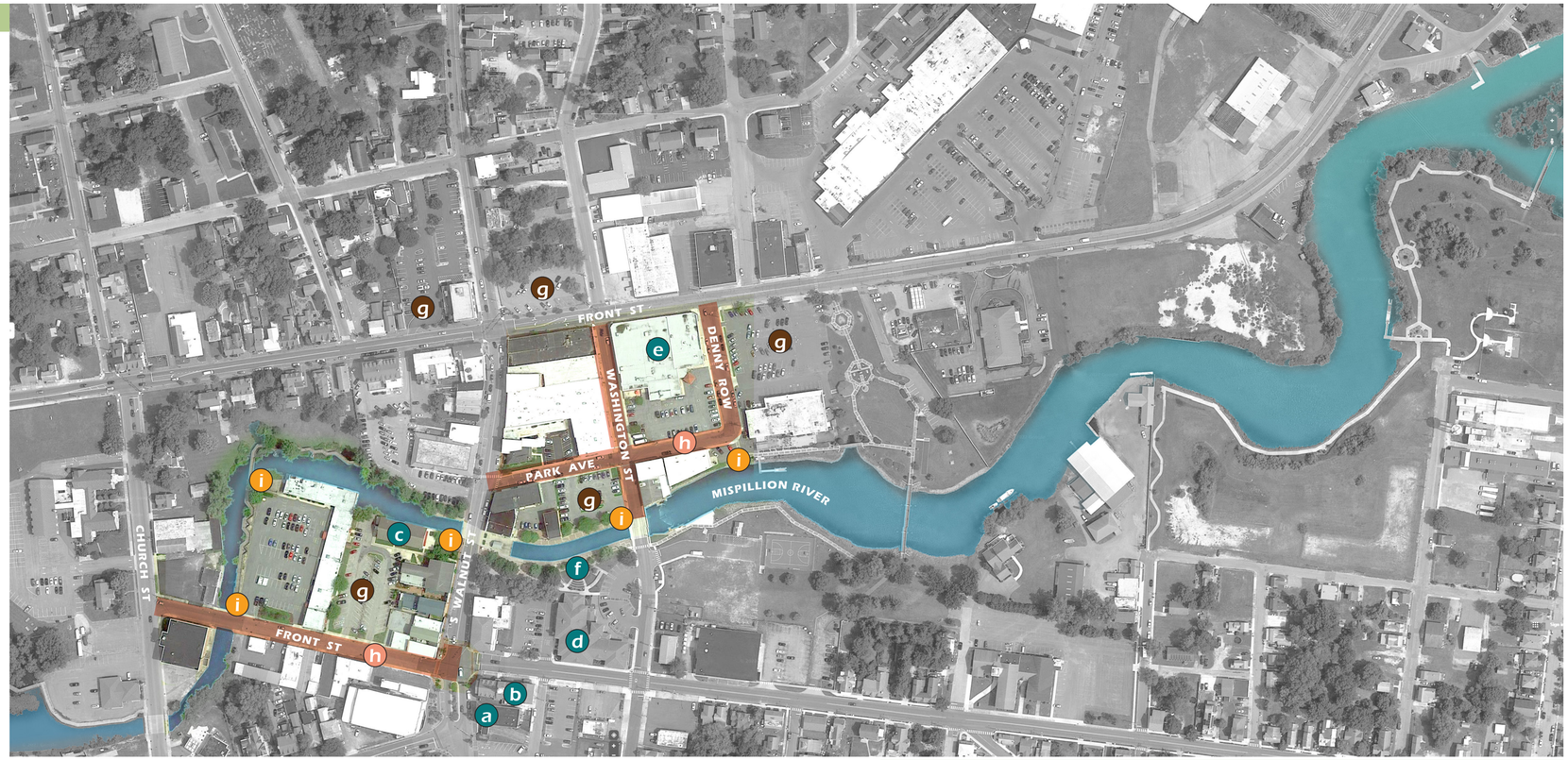
Enclosed is the 30% construction plans for the N. Washington Street/Park Avenue/Denney Row streetscape project. This project includes N. Washington Street from the Mispillion River bridge to NE Front Street, Park Avenue and Denney Row. It also includes improvements to the City parking lot located on Park Avenue and the Senior Center parking lot.

Enclosed is the 30% construction plans for the SW Front Street streetscape project which includes SW Front Street from S. Walnut Street to N. Church Street. The project includes adjustments to the City parking lot located along SW Front Street. The project excludes the bridge area, which is being replaced through a contract with DelDOT. The City, KCI and DelDOT are coordinating with regards to the project transition points and aesthetics for the bridge work.

City Staff is seeking any additional feedback from City Council before proceeding with the final detailed design. Next steps would include the preparation of 80% design plans which would be reviewed by City staff before finalizing construction documents and specifications.

LEGEND

- a CITY OF MILFORD CUSTOMER SERVICE CENTER
- b FIRST PRESBYTERIAN CHURCH
- c RIVERFRONT THEATER
- d MILFORD PUBLIC LIBRARY
- e MILFORD SENIOR CENTER
- f MISPILLION RIVERWALK AMPHITHEATER
- g CITY PARKING LOTS WITHIN/NEARBY STUDY AREA
- h PROPOSED STREETSCAPE ENHANCEMENT
- i KEY RIVERFRONT ACCESS POINT WITHIN STUDY AREA



VICINITY MAP AND STUDY AREA

PREVIOUS STUDY

1.3 Rivertown Rebirth Plan

Moving Forward

Following is a series of recommendations for Milford to build upon the momentum that already exists, further enhance the downtown and address some of the opportunities and concerns identified by stakeholders. Several recommendations are tied to physical locations. These are described below and identified in the Illustrative Master Plan. Essentially, the recommendations outlined below are all about the river. Whether it is leveraging the development potential for sites along the river, providing better use and more activity of park spaces or creating stronger connections to the river, the success of downtown Milford is tied to the Mispillion River.



LEGEND

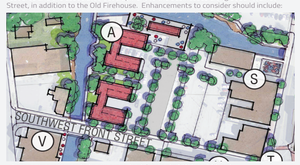
- A River Bend Mixed-Use
- B Skip's Corner
- C Milford Skating Center
- D String Lights
- E Bicentennial Park Mixed-Use
- F Riverwalk Plaza Enhancements
- G Potential Riverfront Restaurant
- H Potential Amphitheater/Festival Space
- I Alternative Location for Splash Pad
- J Living Shoreline
- K Stage
- L Potential Bridge
- M Riverwalk Village
- N Historic Milford Shipyard
- O Riverplace Mixed-Use
- P Vineyard Village Pop-Up Retail
- Q CREATE
- R Downtown Bike Police Substation & Visitors Center
- S Splash Pad
- T Gateway Arch
- U Warren's Furniture Property
- V Fire House Reuse
- W God's Way Property

4.3 Downtown West

Small Moves

1. Southwest Front Street

SW Front Street has a great scale and has the potential to be a great pedestrian-friendly connection linking the Downtown Core with Downtown West. In conjunction with, or independent from, the redevelopment of the Warren Furniture Property, enhance the streetscape to strengthen these connections. Should the public parking resource be expanded in the future to include a parking deck, as described previously with the River Bend Mixed-Use, streetscape enhancements will help connect this resource and the associated development to the businesses along South Walnut Street, in addition to the Old Firehouse. Enhancements to consider should include:



- Façade improvements to buildings that face onto SW Front Street.
- Enhanced lighting for pedestrian safety. This could include wall mounted ornamental lighting, up-lighting or down-lighting of facades, or ornamental pedestrian street lights.
- Introduce street trees where possible. Utilize columnar forms so that they can be placed behind and not interfere with the overhead utility lines.
- Consider other elements to activate the street environment such as overhead string lights, planter pots and/or public art.
- Create a gateway element at each end of SW Front Street to distinguish this street as a unique district within the downtown and to further activate it as a pedestrian connection between the Downtown Core and Downtown West.

3.5 Vinyard Village

Micro-retail clusters help to build retail density while taking advantage of under-utilized space in downtown. 300-400 sq. ft . retail are affordable and profitable.

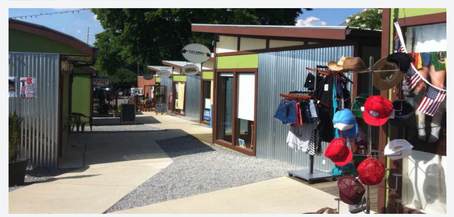




2. Vinyard Village Pop-Up Retail

Pop up retail opportunities are important ways to incubate additional downtown businesses and create more diversity in product available to customers. Just as the name describes, these are small retail venues that are extremely flexible in where they are located and how long they stay in operation. Ideally, pop-up businesses would eventually grow into permanent businesses and populate storefronts in the downtown.

As describe earlier, the proposed amphitheater area is not a viable location for incubator or pop-up retail uses which need to be located closer in to the downtown core. The surface parking lot at the southwest corner of Park Avenue and North Walnut Street is well-suited for this use, however. The location is near the center of downtown, it is along the riverfront and is highly visible. Additionally, the site is the appropriate scale in that just one or two active pop up retailers would feel successful. The existing shade trees also provide a positive setting for the retailers.



2.3 Park Avenue

Districts begin to emerge as small pockets of unique character, playing off their strengths, and creating a dynamic environment motivating people to explore.



Small Moves

1.Park Avenue District

Park Avenue is an important link between North Walnut Street and existing and proposed restaurants to the east, along the river. Currently the street is utilitarian in nature and is defined by a multitude of overhead utility lines. Since the lines can't be hidden, consider embracing their character and enhancing the street with overhead string lights, other lighting and potentially public art. This could help define a "Park Avenue District" that is distinct from other parts of downtown.



CITY OF MILFORD - DOWNTOWN STREETSCAPES MILFORD, DE

PREPARED FOR: CITY OF MILFORD

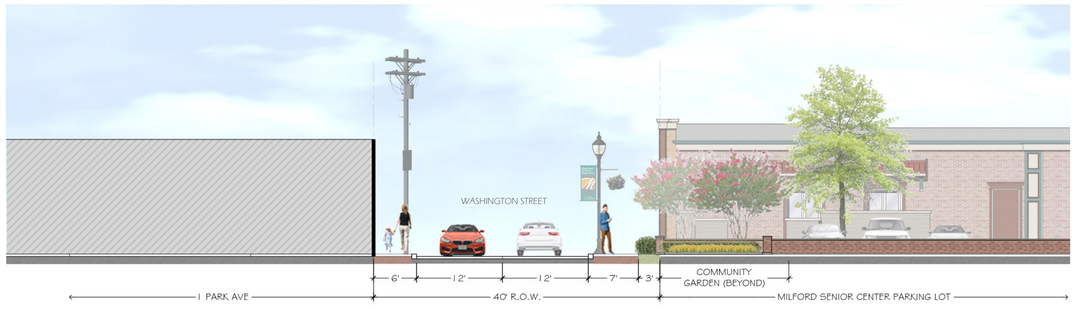
NORTH

KCI TECHNOLOGIES

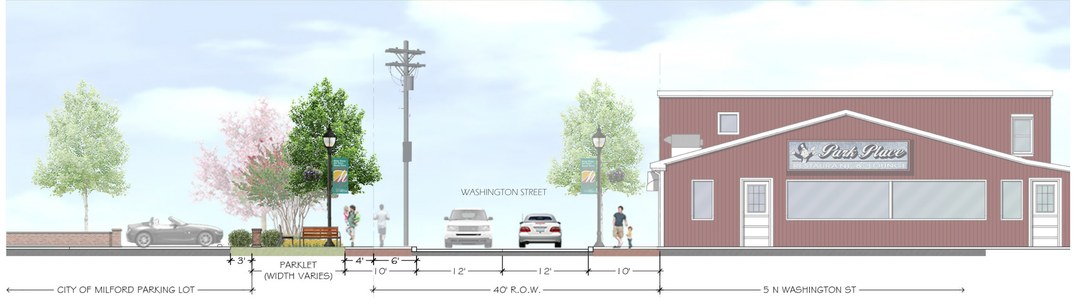
KCI Project No. 131803632.DS
Date: July, 2023

CONCEPT PLAN LEGEND

- a PARKING LOT RECONFIGURATION
- b SPECIAL PAVING SIDEWALK IMPROVEMENT
- c BRICK WALLS AND PIERS (TYP.)
- d STREET CORNER LANDSCAPE TREATMENT
- e PLAZA/POCKET PARK
- f SPECIAL PAVING CROSSWALK
- g LANDSCAPE SCREENING
- h TREE GRATE / TREE PIT
- i STREET TREE (TYP.)
- j PRIVATE PARKING/BOAT RAMP ACCESS
- k EXISTING MISPILLION RIVERWALK ACCESS
- m GARBAGE SCREEN FENCING
- n RELOCATED TRASH AND RECYCLING CONTAINERS W/ SCREEN FENCING
- o LOADING ZONE
- p PROPOSED RETRACTABLE BOLLARD (TYP.)



1 WASHINGTON STREET (UPPER)



2 WASHINGTON STREET (LOWER)



CONCEPT PLAN SCALE 1": 30'-0"

PROPOSED STREETSCAPE IMPROVEMENTS - HIGH LEVEL

CITY OF MILFORD - DOWNTOWN STREETSCAPES

MILFORD, DE

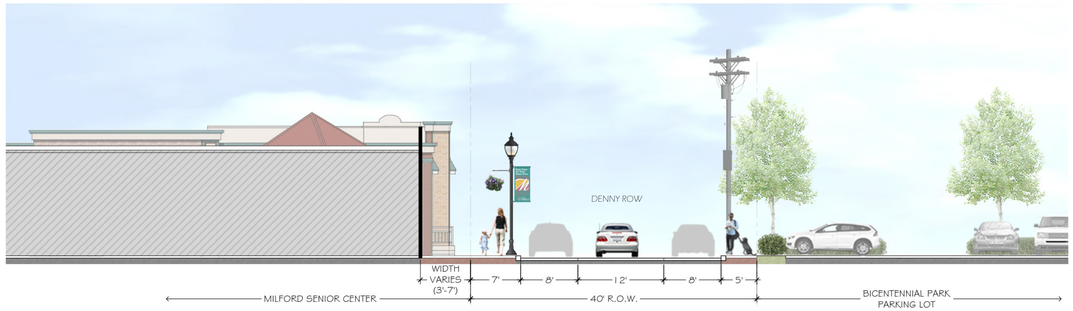
PREPARED FOR: CITY OF MILFORD

SCALE 1"= 30'-0"
30' 15' 0' 30' 60'

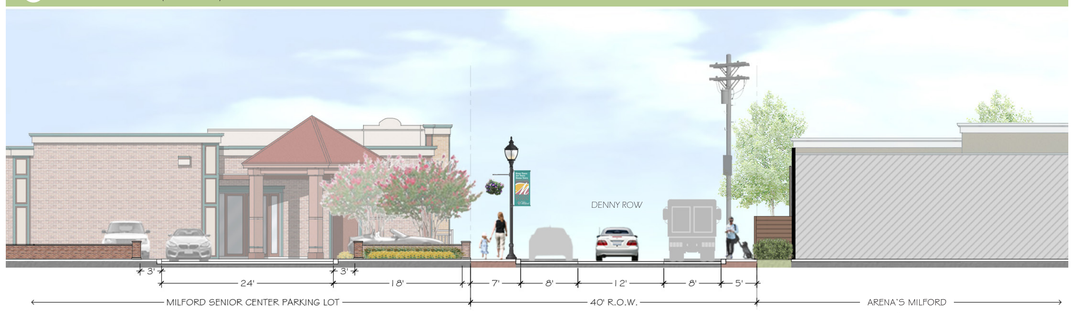
NORTH

KCI TECHNOLOGIES

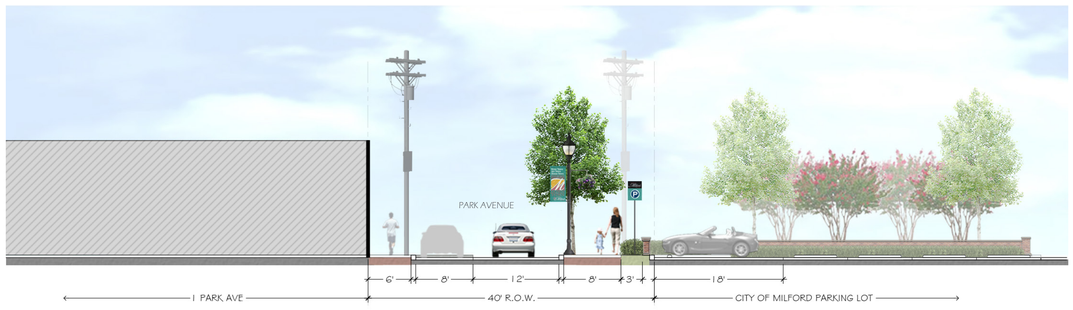
KCI Project No. 131803632.DS
Date: July, 2023



3 DENNY ROW (UPPER)



4 DENNY ROW (LOWER)



5 PARK AVENUE (WEST)



6 PARK AVENUE (EAST)



CONCEPT PLAN SCALE 1": 30'-0"

PROPOSED STREETSCAPE IMPROVEMENTS - HIGH LEVEL 3

CITY OF MILFORD - DOWNTOWN STREETSCAPES MILFORD, DE

PREPARED FOR: CITY OF MILFORD

SCALE 1"= 30'-0"
30' 15' 0' 30' 60'

NORTH

KCI TECHNOLOGIES

KCI Project No. 131803632.DS
Date: July, 2023

CONCEPT PLAN LEGEND

- a SPECIAL PAVING SIDEWALK IMPROVEMENT
- b TREE GRATE / TREE PIT
- c STREET TREE (TYP.)
- d SPECIAL PAVING PLAZA
- e POCKET GREEN
- f PEDESTRIAN CONNECTION PLAZA
- g SPECIAL PAVING CROSSWALK
- h ENHANCE BOARDWALK LANDSCAPE AREA / NATURE GARDEN
- i CITY PARKING LOT IMPROVEMENT
- j DUMPSTER/TRASH ENCLOSURE AREA
- k LANDSCAPE SCREENING
- m PROPOSED RETRACTABLE BOLLARD (TYP.)
- n REVISED CURB CUT
- o POTENTIAL INFILL DEVELOPMENT AREA PER 'MILFORD RIVERTOWN REBIRTH PLAN 2025'



1 S WALNUT ST



KEY PLAN SCALE 1": 30'-0"

PROPOSED STREETSCAPE IMPROVEMENTS - HIGH LEVEL

CITY OF MILFORD - DOWNTOWN STREETSCAPES

MILFORD, DE

PREPARED FOR: CITY OF MILFORD

SCALE 1"= 30'-0"

30' 15' 0' 30' 60'

NORTH

KCI TECHNOLOGIES

KCI Project No. 131803632.DS
Date: July, 2023

PROJECT NO: 4ST01

PROJECT TITLE: N. Washington Street Streetscape

PROJECT STATUS: In Progress (with end date)

FUNDING SUMMARY:

	2025	2026	2027	2028	2029	Total 5 Year
New Funding:	$ 200,000	$ -	$ -	$ -	$ -	$ 200,000
*Prior Authorized Balance:	199,000	-	-	-	-	199,000
2025-2029 Funding:	$ 399,000	$ -	$ -	$ -	$ -	$ 399,000

CAPITAL BUDGET - PROJECT DETAIL

DEPARTMENT:	Public Works
DIVISION:	Streets
FUND:	
PROJECT LOCATION:	N. Washington Street (NE Front Street to River)
PROJECT PRIORITY:	3 - Medium-High
The City would be taking a calculated risk in the deferral of this item	
COMPREHENSIVE DEVELOPMENT PLANNING VISION ELEMENT:	Not Applicable

SUMMARY OF PROJECT DATA

First Year in Program:	
Est. Completion Date:	
Est. Useful Life (in years):	
Est. Total Cost:	$ 445,000
Est. Spend @ 6/30/2024 (if underway)[1]:	$ 46,000
% Complete (if underway):	
Balance to be funded[1]:	$ 399,000

[1] For ongoing projects, we must estimate total spent since inception through current year to derive the balance to be funded thereafter.

PROJECT COST BY CATEGORY

CLASSIFICATION	ACCOUNT NUMBER	AMOUNT
Labor:		$ -
Materials:		$ -
Other Contracts:		$ 399,000
TOTAL PROJECT COST		$ 399,000

[2] Council is not required to authorize budget year funding for this portion, but this portion of the project will indeed represent a cash outflow in the budget year and/or "out years."

DESCRIPTION & JUSTIFICATION:

N. Washington Street Streetscape project from NE Front Street to the Mispillion River.



PROJECT FINANCING BY PLAN YEAR

SOURCE OF FUNDS:	Prior Authorized[2]	Actual Funds Utilized as of 4/30/24	Estimated Expenditures 07/01/24 - 06/30/25	Estimated Authorized Balance[2] 06/30/25	2025	2026	2027	2028	2029	TOTAL 5 Year CIP
CAPITAL RESERVES		$-	$-		$200,000				$-	$ 200,000
CAPITAL RESERVES	245,000	46,000	-	199,000	-	-		-	-	-
AWARDED GRANTS	-	-	-	-		-	-	-	-	-
GRANT APPLICATIONS	-	-	-	-		-	-	-	-	-
FEDERAL/STATE LOANS	-	-	-	-	-	-	-	-	-	-
OTHER LOANS		-		-	-	-	-	-	-	-
OTHER	-	-	-	-					-	-
OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL:	$ 245,000	$ 46,000	$ -	$ 199,000	$ 200,000	$ -	$ -	$ -	$ -	$ 200,000

ESTIMATED ANNUAL COST OF OPERATING / MAINTAINING PROJECT OR ASSET	OPERATING IMPACT: INCREMENTAL COSTS (NET SAVINGS)	2025	2026	2027	2028	2029	TOTAL

PROJECT NO: 5ST03

PROJECT TITLE: Park Avenue/Denney Row Streetscape

PROJECT STATUS: In Progress (with end date)

FUNDING SUMMARY:

	2025	2026	2027	2028	2029	Total 5 Year
New Funding:	$ 500,000				$ -	$ 500,000
*Prior Authorized Balance:	345,000		-	-	-	345,000
2025-2029 Funding:	$ 845,000	$ -	$ -	$ -	$ -	$ 845,000

CAPITAL BUDGET - PROJECT DETAIL

DEPARTMENT:	Public Works
DIVISION:	Streets
FUND:	
PROJECT LOCATION:	Park Avenue & Denney Row
PROJECT PRIORITY:	3 - Medium-High
The City would be taking a calculated risk in the deferral of this item	
COMPREHENSIVE DEVELOPMENT PLANNING VISION ELEMENT:	Not Applicable

SUMMARY OF PROJECT DATA

First Year in Program:	
Est. Completion Date:	
Est. Useful Life (in years):	
Est. Total Cost:	$ 845,000
Est. Spend @ 6/30/2024 (if underway)[1]:	
% Complete (if underway):	
Balance to be funded[1]:	$ 845,000

[1] For ongoing projects, we must estimate total spent since inception through current year to derive the balance to be funded thereafter.

PROJECT COST BY CATEGORY

CLASSIFICATION	ACCOUNT NUMBER	AMOUNT
Labor:		$ -
Materials:		$ -
Other Contracts:		$ 845,000
TOTAL PROJECT COST		$ 845,000

[2] Council is not required to authorize budget year funding for this portion, but this portion of the project will indeed represent a cash outflow in the budget year and/or "out years."

DESCRIPTION & JUSTIFICATION:

Park Avenue and Denney Row Streetscape.



PROJECT FINANCING BY PLAN YEAR

SOURCE OF FUNDS:	Prior Authorized[2]	Actual Funds Utilized as of 3/31/24	Estimated Expenditures 07/01/24 - 06/30/25	Estimated Authorized Balance[2] 06/30/25	2025	2026	2027	2028	2029	TOTAL 5 Year CIP
CAPITAL RESERVES	$345,000	$-	$-	$ 345,000	$500,000				$-	$ 500,000
CAPITAL RESERVES	-	-	-	-	-	-	-	-	-	-
AWARDED GRANTS	-	-	-	-	-	-	-	-	-	-
GRANT APPLICATIONS	-	-	-	-		-	-	-	-	-
FEDERAL/STATE LOANS	-	-	-	-	-	-	-	-	-	-
OTHER LOANS	-	-	-	-	-	-	-	-	-	-
OTHER	-	-	-	-	-	-	-	-	-	-
OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL:	$ 345,000	$ -	$ -	$ 345,000	$ 500,000	$ -	$ -	$ -	$ -	$ 500,000

ESTIMATED ANNUAL COST OF OPERATING / MAINTAINING PROJECT OR ASSET	OPERATING IMPACT: INCREMENTAL COSTS (NET SAVINGS)	2025	2026	2027	2028	2029	TOTAL

PROJECT NO: 3GF41

PROJECT TITLE: Park Avenue Lot Enhanacements

PROJECT STATUS: In Progress (with end date)

FUNDING SUMMARY:

	2025	2026	2027	2028	2029	Total 5 Year
New Funding:					$ -	$ -
*Prior Authorized Balance:	120,000		-	-	-	120,000
2025-2029 Funding:	$ 120,000				$ -	$ 120,000

CAPITAL BUDGET - PROJECT DETAIL	
DEPARTMENT:	Public Works
DIVISION:	Parking
FUND:	
PROJECT LOCATION:	Park Ave and Washington Sts
PROJECT PRIORITY:	3 - Medium-High
The City would be taking a calculated risk in the deferral of this item	
COMPREHENSIVE DEVELOPMENT PLANNING VISION ELEMENT:	Not Applicable

SUMMARY OF PROJECT DATA	
First Year in Program:	
Est. Completion Date:	
Est. Useful Life (in years):	
Est. Total Cost:	$ 120,000
Est. Spend @ 6/30/2024 (if underway)[1]:	
% Complete (if underway):	
Balance to be funded[1]:	$ 120,000

[1] For ongoing projects, we must estimate total spent since inception through current year to derive the balance to be funded thereafter.

PROJECT COST BY CATEGORY		
CLASSIFICATION	ACCOUNT NUMBER	AMOUNT
Labor:		$ -
Materials:		$ -
Other Contracts:		$ -
TOTAL PROJECT COST		$ 120,000

[2] Council is not required to authorize budget year funding for this portion, but this portion of the project will indeed represent a cash outflow in the budget year and/or "out years."

DESCRIPTION & JUSTIFICATION:

This project budget funds design and construction of paving and feature enhancements of the Public Parking Lot at Park Avenue and S. Washington Street.

PROJECT FINANCING BY PLAN YEAR

SOURCE OF FUNDS:	Prior Authorized[2]	Actual Funds Utilized as of 3/31/24	Estimated Expenditures 07/01/24 - 06/30/25	Estimated Authorized Balance[2] 06/30/25	2025	2026	2027	2028	2029	TOTAL 5 Year CIP
CAPITAL RESERVES		$-	$-						$-	$ -
CAPITAL RESERVES	120,000	-	-	120,000	-	-		-	-	120,000
AWARDED GRA (SPECIFY)	-		-	-		-	-	-	-	-
GRANT APPLI((SPECIFY)	-		-	-		-	-	-	-	-
FEDERAL/STATE LOANS	-	-	-	-	-	-	-	-	-	-
OTHER LOANS				-	-	-	-	-	-	-
OTHER (SPECIFY)	-	-	-	-					-	-
OTHER (SPECIFY)	-	-	-	-	-	-	-	-	-	-
TOTAL:	$ 120,000	$ -	$ -	$ 120,000					$ -	$ 120,000

ESTIMATED ANNUAL COST OF OPERATING / MAINTAINING PROJECT OR ASSET	OPERATING IMPACT: INCREMENTAL COSTS (NET SAVINGS)	2025	2026	2027	2028	2029	TOTAL

PROJECT NO: 3ST33

PROJECT TITLE: SW Front Street Streetscape

PROJECT STATUS: In Progress (with end date)

FUNDING SUMMARY:	2025	2026	2027	2028	2029	Total 5 Year
New Funding:	$ -		$ 600,000		$ -	$ 600,000
*Prior Authorized Balance:	45,000		-	-	-	45,000
2025-2029 Funding:	$ 45,000	$ -	$ 600,000	$ -	$ -	$ 645,000

CAPITAL BUDGET - PROJECT DETAIL	
DEPARTMENT:	Public Works
DIVISION:	Streets
FUND:	
PROJECT LOCATION:	SW Front Street
PROJECT PRIORITY:	3 - Medium-High
The City would be taking a calculated risk in the deferral of this item	
COMPREHENSIVE DEVELOPMENT PLANNING VISION ELEMENT:	Not Applicable

SUMMARY OF PROJECT DATA	
First Year in Program:	
Est. Completion Date:	
Est. Useful Life (in years):	
Est. Total Cost:	$ 645,000
Est. Spend @ 6/30/2024 (if underway)[1]:	
% Complete (if underway):	
Balance to be funded[1]:	$ 645,000

[1] For ongoing projects, we must estimate total spent since inception through current year to derive the balance to be funded thereafter.

PROJECT COST BY CATEGORY		
CLASSIFICATION	ACCOUNT NUMBER	AMOUNT
Labor:		$ -
Materials:		$ -
Other Contracts:		$ -
TOTAL PROJECT COST		$ 645,000

[2] Council is not required to authorize budget year funding for this portion, but this portion of the project will indeed represent a cash outflow in the budget year and/or "out years."

DESCRIPTION & JUSTIFICATION:

SW Front Street Streetscape from S. Walnut Street to N. Church Street. Adjusted timing to align with bridge completion.

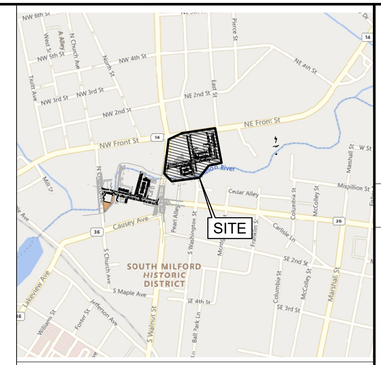


PROJECT FINANCING BY PLAN YEAR

SOURCE OF FUNDS:	Prior Authorized[2]	Actual Funds Utilized as of 3/31/24	Estimated Expenditures 07/01/24 - 06/30/25	Estimated Authorized Balance[2] 06/30/25	2025	2026	2027	2028	2029	TOTAL 5 Year CIP
CAPITAL RESERVES	$-	$-	$-		$-		$600,000		$-	$ 600,000
CAPITAL RESERVES	45,000	-	-	45,000	-	-		-	-	45,000
AWARDED GRANTS	-		-	-		-	-	-	-	-
GRANT APPLICATIONS	-		-	-		-	-	-	-	-
FEDERAL/STATE LOANS	-	-	-	-	-	-	-	-	-	-
OTHER LOANS				-	-	-	-	-	-	-
OTHER	-	-	-	-					-	-
OTHER	-	-	-	-	-	-	-	-	-	-
TOTAL:	$ 45,000	$ -	$ -	$ 45,000	$ 600,000			$ -	$ -	$ 645,000

ESTIMATED ANNUAL COST OF OPERATING / MAINTAINING PROJECT OR ASSET	OPERATING IMPACT: INCREMENTAL COSTS (NET SAVINGS)	2025	2026	2027	2028	2029	TOTAL

SITE IMPROVEMENT PLANS
PHASE A
MILFORD STREETSCAPE
MILFORD HUNDRED
KENT COUNTY, DELAWARE



LOCATION MAP SCALE: 1"=800'

GENERAL NOTES:

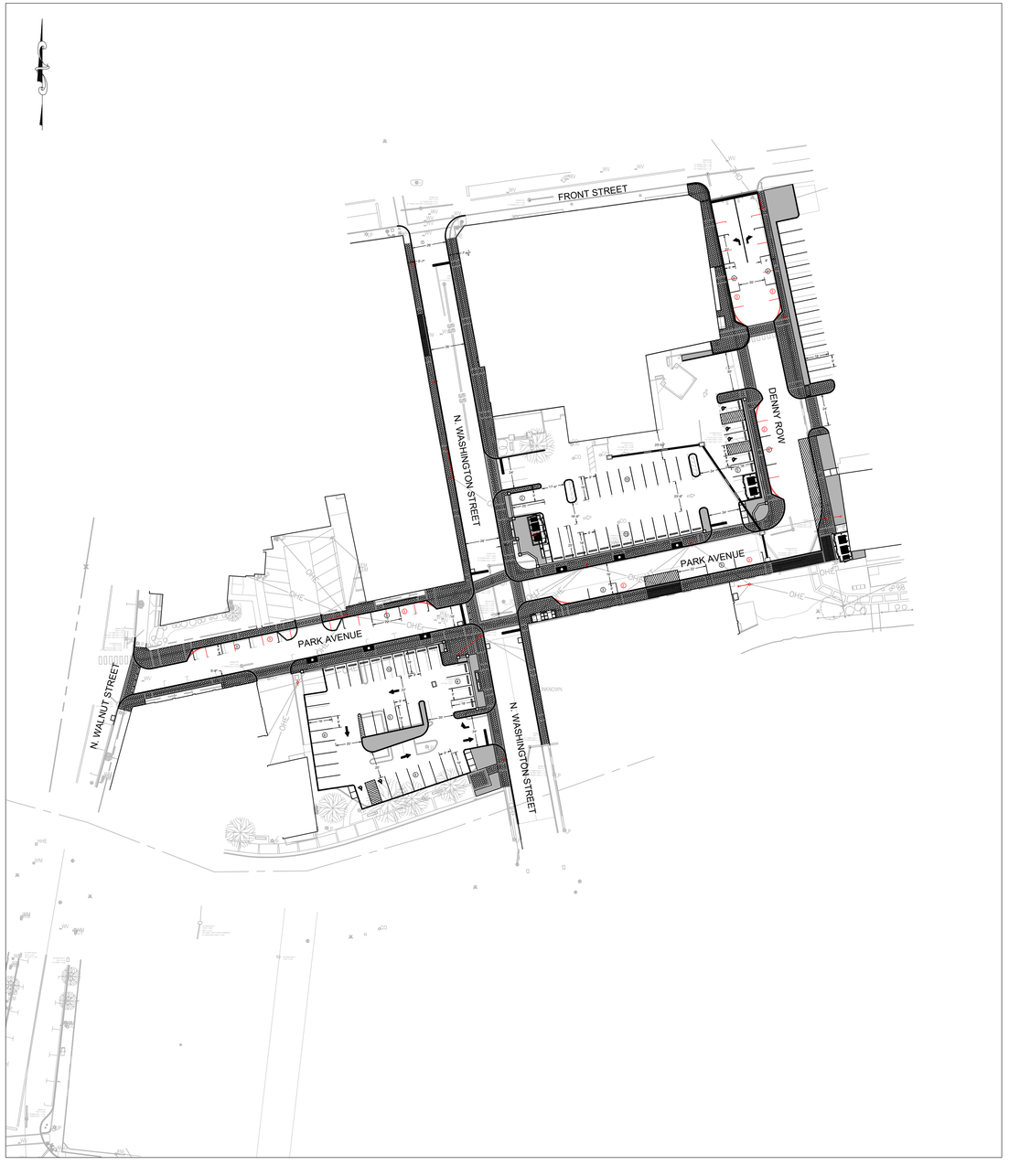
1. OWNER: CITY OF MILFORD
   ADDRESS: 119 S WALNUT STREET
   MILFORD, DE 19963
   PHONE: 302-422-6616
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MILFORD STANDARD SPECIFICATIONS FOR CONSTRUCTION. ALL CONSTRUCTION WITHIN A STATE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT DELAWARE DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL AMENDMENTS THERETO. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
4. ALL WORK SHALL COMPLY WITH DELAWARE SEDIMENT & STORMWATER REGULATIONS AND DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
5. PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
6. FULL ACCESS SHALL BE PROVIDED FOR EMERGENCY VEHICLES, PEDESTRIANS, MAIL, TRASH PICKUP, DELIVERIES, AND ACCESS TO ALL BUILDINGS.
7. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BE DONE WITHOUT FIRST CALLING "MISS UTILITY" (1-800-282-8555) 72 HOURS PRIOR TO EXCAVATION TO HAVE UNDERGROUND UTILITY CABLES LOCATED AND MARKED.
8. CONTRACTOR SHALL PERFORM TEST PITS AS NECESSARY TO VERIFY EXISTING CONDITIONS AT THE SITE.
9. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE, AND ANY DAMAGE DONE TO THEM DUE TO THEIR NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S SOLE EXPENSE. THIS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO STORM DRAINS, INLETS, PAVEMENT, SIGNALS, CONDUITS, CABLES, PIPING POLES, AND OVERHEAD FACILITIES, ETC., REGARDLESS OF OWNERSHIP.
10. THE CONTRACTOR SHALL PROTECT ALL ADJOINING AND NEARBY BUILDINGS, EQUIPMENT, ALL UTILITIES, STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. FROM DAMAGE DUE TO EXCAVATION, DEMOLITION, AND CONSTRUCTION, DURING THE ENTIRE CONSTRUCTION PERIOD. ANYTHING REMOVED OR DAMAGED DURING CONSTRUCTION, CAUSED DIRECTLY OR INDIRECTLY WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL INSTALLED UTILITIES UNTIL THE COMPLETION OF CONSTRUCTION. PIPES WITH SHALLOW COVER SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION MACHINERY WITH ADEQUATE TEMPORARY COVER. PIPING AND MANHOLE AND VAULT OPENINGS SHALL BE PROTECTED TO PREVENT MUD, DEBRIS AND WATER FROM ENTERING THE FACILITIES. THE CONTRACTOR SHALL CLEAN AND DISPOSE OF ALL MATERIAL TO THE SATISFACTION OF THE CITY SHOULD THESE MATERIALS BE ALLOWED TO ENTER THE INSTALLED FACILITIES OR EXISTING FACILITIES WHERE CONNECTIONS EXIST.
12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE DESIGNATED LIMITS OF DISTURBANCE. ANY CHANGE TO THOSE LIMITS MUST BE AGREED UPON BY THE CITY OF MILFORD AND DNREC. STAGING AREAS SHALL ONLY BE THOSE APPROVED BY THE CITY OF MILFORD. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER FOR THE LOCATION AND SIZE OF THE CONTRACTOR'S TEMPORARY LAY DOWN, STORAGE AREA AND CONSTRUCTION TRAILER. THIS AREA SHALL BE RESTORED TO ITS ORIGINAL BY THE CONTRACTOR UPON COMPLETION OF CONSTRUCTION.
13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTY OWNER'S AND BUSINESS POINTS OF ACCESS.
14. ALL FIRE HYDRANTS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATIONS.
15. ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, PUBLIC OPEN SPACE, AND/OR UTILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE SANITARY CONDITION.
16. ALL ROADWAYS ARE TO BE SWEPT FREE OF SEDIMENT ON A DAILY BASIS. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORGANIZED WORK SITE AT ALL TIMES.
17. THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
18. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
19. CONTRACTOR SHALL PROVIDE ALL NECESSARY ADAPTER FITTINGS OR REDUCERS REQUIRED TO CONNECT TO EXISTING UTILITIES.
20. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
21. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
22. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE CONTRACTOR TO COMPLETE THE WORK. ALL OTHER INCIDENTAL WORK REQUIRED BY THE DRAWINGS OR SPECIFICATIONS FOR WHICH NO PAYMENT IS SPECIFICALLY PROVIDED AND ANY WORK OR MATERIALS NOT THEREIN SPECIFIED WHICH ARE REQUIRED TO COMPLETE THE WORK AND WHICH MAY FAIRLY BE IMPLIED AS INCLUDED IN THE CONTRACT OR WHICH THE ENGINEER MAY JUDGE TO BE SO INCLUDED SHALL BE FURNISHED AND CONSTRUCTED BY THE CONTRACTOR.
23. CONTRACTOR SHALL VERIFY THAT ALL APPLICABLE PERMITS HAVE BEEN OBTAINED PRIOR TO THE START OF WORK.
24. SIZE, DEPTH, AND LOCATION OF GAS SERVICES ARE UNKNOWN. THE CONTRACTOR SHALL TEST PIT FOR GAS SERVICES.
25. THE CONTRACTOR SHALL REPLACE IN KIND ALL IMPACTED/DAMAGED VEGETATIVE PLANTINGS TO EXISTING CONDITIONS.
26. ALL IMPACTED PAVEMENT, ROADWAY ISLANDS, SIDEWALKS, SIGNAGE, ETC. WITHIN THE DELDOT RIGHT-OF-WAY SHALL BE RESTORED IN ACCORDANCE WITH THE APPLICABLE DELDOT STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS.
27. THE CONTRACTOR SHALL NOTE THAT OVERHEAD UTILITIES ARE PRESENT THROUGHOUT THE PROJECT SITE. THE CONTRACTOR SHALL SOLICIT SPECIFIC REQUIREMENTS FROM THE CITY OF MILFORD ELECTRIC DEPARTMENT RELATIVE TO THE REQUIREMENTS FOR WORKING AROUND AND UNDER THEIR OVERHEAD FACILITIES. IT IS LIKELY THAT CERTAIN ELECTRIC POLES ALONG THE PROJECT LIMITS MAY REQUIRE HOLDING AND BRACING DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE MILFORD ELECTRIC DEPARTMENT TO SCHEDULE THE REQUIRED HOLDING AND BRACING AS THE WORK PROGRESSES.
28. ALL BACKFILL MATERIAL IN EXISTING/PROPOSED ROADWAY SHALL CONFORM TO TYPE"C" BORROW. ALL BORROW BACKFILL SHALL BE COMPACTED TO 95% USING AASHTO T99 STANDARD FOR TESTING.
29. GABC PLACED SHALL BE COMPACTED TO 98%

SEQUENCE OF CONSTRUCTION:

1. THE DNREC SEDIMENT AND STORMWATER PROGRAM SHALL BE NOTIFIED IN WRITING 5 DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
2. REVIEW AND/OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
3. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY DNREC OR THE DELEGATED AGENCY.
4. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.
5. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
6. AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHOULD BE APPROVED BY THE DNREC WELL PERMITTING BRANCH.
7. APPROVED PLANS REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL.
8. POST CONSTRUCTION VERIFICATION DOCUMENTS SHALL BE SUBMITTED TO THE DEPARTMENT WITHIN 60 DAYS OF STORMWATER MANAGEMENT FACILITY COMPLETION.
9. APPROVAL OF A SEDIMENT AND STORMWATER MANAGEMENT PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
10. THE NOTICE OF INTENT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT FOR THIS PROJECT IS #XXXXXX. THE PERMITTEE OF RECORD SHALL NOT BE RELIEVED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION HAS BEEN PROCESSED BY THE DEPARTMENT.
11. THE OWNER SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT.
12. THE CONTRACTOR SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT.
13. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
14. BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE OCNTRACTOR SHOULD CALL MISS UTILITY AT 811 OR 1-800-282-8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ONSITE.
15. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7 DEL.C. CH. 60 AND THE CURRENT DELAWARE CONSTRUCTION GENERAL PERMIT (CGP).
16. DOCUMENTATION OF SOIL TESTING AND MATERIAL USED FOR TEMPORARY OR PERMANENT STABILIZATION INCLUDING BUT NOT LIMITED TO SOIL TEST RESUTLS, SEED TAGS, SOIL AMENDMENT TAGS, ETC. SHALL BE PROVIDED TO THE DEPARTMENT TO VERIFY THAT THE PERMANENT OR TEMPORARY STABILIZATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN.
17. THE DEPARTMENT MAY REQUIRE ADDITIONAL SOIL TESTING AND REAPPLICATION OF PERMANENT OR TEMPORARY STABILIZATION IN ACCORDANCE WITH THE SPECIFICATIONS IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, OR ALTERNATIVE MEASURES THAT PROVIDE FUNCTIONAL EQUIVALENCY.
18. WHEN DIRECTED BY THE DEPARTMENT, THE OWNER SHALL ACQUIRE THE SERVICES OF A THIRD PARTY CERTIFIED CONSTRUCTION REVIEWER (CCR) TO PERFORM WEEKLY CONSTRUCTION REVIEWS. SEDIMENT AND STORMWATER MANAGEMENT PLANS APPROVED BY THE DEPARTMENT SHALL HAVE A THIRD PARTY CCR.

SEQUENCE OF CONSTRUCTION:

1. SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF MILFORD.
2. CONTACT THE CITY OF MILFORD FIVE DAYS PRIOR TO ANY SITE DISTURBANCE
3. SETUP ALL REQUIRED MAINTENANCE OF TRAFFIC CONTROLS PRIOR TO STARTING ANY WORK.
4. INSTALL THE PROPOSED SITE IMPROVEMENTS AND UTILITIES AND PERFORM ALL NECESSARY WORK AND TESTING REQUIRED.
5. AFTER CONSTRUCTION IS COMPLETE, RESTORE AS REQUIRED AND REMOVE ALL MAINTENANCE OF TRAFFIC.



SHEET INDEX

C-100	COVER SHEET
C-101 - C-102	GRADING, UTILITY, EROSION & SEDIMENT CONTROL PLAN
C-103 - C-104	STRIPING PLAN
C-105 - C-112	DETAILS

REVISION	DATE

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

SCALE: PLAN: 1"=50'

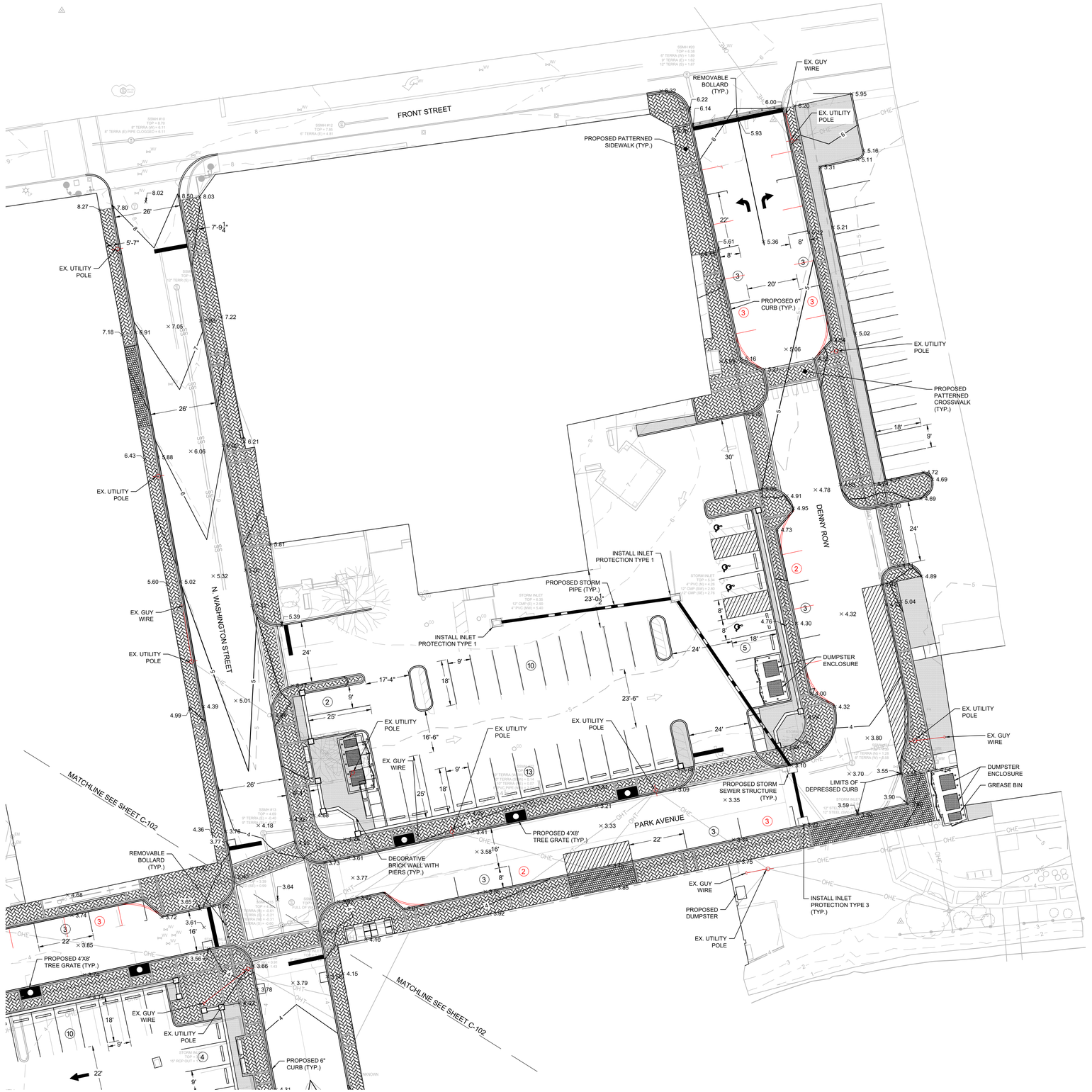
KCI TECHNOLOGIES, INC.
ENGINEERS - PLANNERS - SURVEYORS
1352 MARROWS RD. - SUITE 100 - NEWARK, DELAWARE 19711
PHONE: (302) 731-9176 FAX: (302) 731-7807 Website: www.kci.com

COVER SHEET

PHASE A
MILFORD STREETSCAPE
MILFORD HUNDRED KENT COUNTY DELAWARE

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
SCALE:	1"=50'		
DATE:	05/30/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-100		

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BY: MATTHEW DUDICH
FILE: N:\CAD\Milford Streetscape\Working\Cover Sheet.dwg



LEGEND

EXISTING	PROPOSED
MAJOR CONTOURS	MAJOR CONTOURS
MINOR CONTOURS	MINOR CONTOURS
CURB	CURB
WATER VALVE	NUMBER OF PARKING SPACES
STORMDRAIN / INLET / MANHOLE	STORMDRAIN / INLET
WATER METER	PATTERNED SIDEWALK
SANITARY SEWER MANHOLE	LANDSCAPING AREA
OVERHEAD ELECTRIC	SPOT ELEVATION
OVERHEAD TELEPHONE	
BOLLARD	
SIGN	
FIRE HYDRANT	
SANITARY SEWER CLEANOUT	
BUILDING FOOTPRINT	
UTILITY POLE	
MAG NAIL / IRON PIPE FOUND	
TREE / SHRUB	
LIGHT POLE	
FIRE DEPARTMENT CONNECTION	
FLAG POLE	
TELEPHONE MANHOLE	
ELECTRIC BOX	
ELECTRIC METER	
GUY WIRE	

SCALE - PLAN: 1"=20'

OWNER:
CITY OF MILFORD
119 S WALNUT STREET MILFORD, DE 19963
302-422-6616

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DATE	REVISION

GRADING, UTILITY, AND EROSION & SEDIMENT CONTROL PLAN
PHASE A
MILFORD STREETSCAPE
MILFORD HUNDRED KENT COUNTY DELAWARE

Drafting:	MD	Check:	JL
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DATE:	05/31/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-101		



LEGEND

EXISTING		PROPOSED	
35	MAJOR CONTOURS	35	MAJOR CONTOURS
36	MINOR CONTOURS	36	MINOR CONTOURS
	CURB		CURB
WV	WATER VALVE	10	NUMBER OF PARKING SPACES
	STORMDRAIN / INLET / MANHOLE		STORMDRAIN / INLET
WM	WATER METER		PATTERNED SIDEWALK
S	SANITARY SEWER MANHOLE		LANDSCAPING AREA
OHE	OVERHEAD ELECTRIC	×5.50	SPOT ELEVATION
OHT	OVERHEAD TELEPHONE		
B	BOLLARD		
S	SIGN		
FH	FIRE HYDRANT		
CO	SANITARY SEWER CLEANOUT		
	BUILDING FOOTPRINT		
	UTILITY POLE		
MAG IP	MAG NAIL / IRON PIPE FOUND		
	TREE / SHRUB		
LP	LIGHT POLE		
FDC	FIRE DEPARTMENT CONNECTION		
FP	FLAG POLE		
T	TELEPHONE MANHOLE		
HHE	ELECTRIC BOX		
EM	ELECTRIC METER		
	GUY WIRE		

REVISION	DATE

OWNER:
CITY OF MILFORD
119 S WALNUT STREET MILFORD, DE 19963
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SCALE - PLAN: 1"=20'

GRADING, UTILITY, AND EROSION & SEDIMENT CONTROL PLAN

PHASE A

MILFORD STREETSCAPE

MILFORD HUNDRED — KENT COUNTY — DELAWARE

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KCI JOB #:	131803632.SAAB		
SHEET:	C-102		

PROPOSED THERMOPLASTIC STOP BAR (TYP.)

PROPOSED 6" WHITE STRIPING

PROPOSED THERMOPLASTIC TURN ARROW (TYP.)

PROPOSED PARKING SPACE STRIPING (TYP.)

PROPOSED THERMOPLASTIC STOP BAR

PROPOSED PARKING SPACE STRIPING (TYP.)

PROPOSED HANDICAP PARKING STRIPING (TYP.)

PROPOSED PARKING SPACE STRIPING (TYP.)

PROPOSED THERMOPLASTIC STOP BAR

PROPOSED LOADING ZONE STRIPING

PROPOSED PARKING SPACE STRIPING (TYP.)

PROPOSED THERMOPLASTIC STOP BAR

PROPOSED LOADING ZONE STRIPING

PROPOSED PARKING SPACE STRIPING (TYP.)

PROPOSED PARKING SPACE STRIPING (TYP.)

PROPOSED THERMOPLASTIC STOP BAR

PROPOSED THERMOPLASTIC STOP BAR

PROPOSED THERMOPLASTIC STOP BAR

PROPOSED PARKING SPACE STRIPING (TYP.)

PROPOSED PARKING SPACE STRIPING (TYP.)

MATCHLINE SEE SHEET C-104

MATCHLINE SEE SHEET C-104

LEGEND

EXISTING	PROPOSED
MAJOR CONTOURS	MAJOR CONTOURS
MINOR CONTOURS	MINOR CONTOURS
CURB	CURB
WATER VALVE	NUMBER OF PARKING SPACES
STORMDRAIN / INLET / MANHOLE	STORMDRAIN / INLET
WATER METER	PATTERNED SIDEWALK
SANITARY SEWER MANHOLE	LANDSCAPING AREA
OVERHEAD ELECTRIC	SPOT ELEVATION
OVERHEAD TELEPHONE	
BOLLARD	
SIGN	
FIRE HYDRANT	
SANITARY SEWER CLEANOUT	
BUILDING FOOTPRINT	
UTILITY POLE	
MAG NAIL / IRON PIPE FOUND	
TREE / SHRUB	
LIGHT POLE	
FIRE DEPARTMENT CONNECTION	
FLAG POLE	
TELEPHONE MANHOLE	
ELECTRIC BOX	
ELECTRIC METER	
GUY WIRE	

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

REVISION	DATE

SCALE - PLAN: 1"=20'

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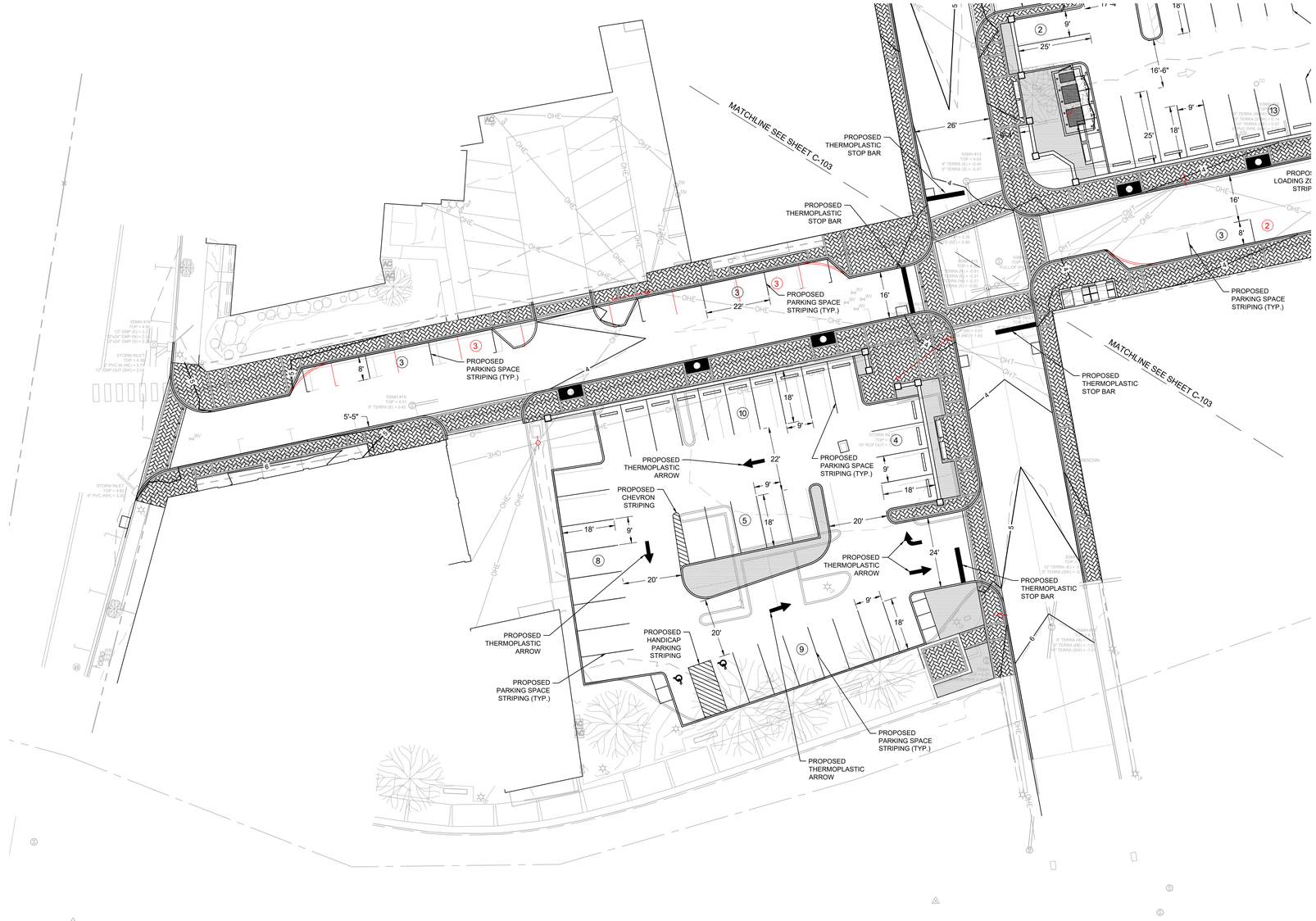
STRIPING PLAN

PHASE A

MILFORD STREETSCAPE

MILFORD HUNDRED KENT COUNTY DELAWARE

Drafting:	MD	Check:	JL
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SCALE:	1"=20'		
DATE:	05/30/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-103		



LEGEND

EXISTING		PROPOSED	
35	MAJOR CONTOURS	35	MAJOR CONTOURS
36	MINOR CONTOURS	36	MINOR CONTOURS
	CURB		CURB
WV	WATER VALVE	10	NUMBER OF PARKING SPACES
	STORMDRAIN / INLET / MANHOLE		STORMDRAIN / INLET
WM	WATER METER		PATTERNED SIDEWALK
S	SANITARY SEWER MANHOLE		LANDSCAPING AREA
OHE	OVERHEAD ELECTRIC	5.50	SPOT ELEVATION
OHT	OVERHEAD TELEPHONE		
B	BOLLARD		
	SIGN		
FH	FIRE HYDRANT		
CO	SANITARY SEWER CLEANOUT		
	BUILDING FOOTPRINT		
	UTILITY POLE		
MAG	MAG NAIL / IRON PIPE FOUND		
	TREE / SHRUB		
LP	LIGHT POLE		
FDC	FIRE DEPARTMENT CONNECTION		
FP	FLAG POLE		
T	TELEPHONE MANHOLE		
HHE	ELECTRIC BOX		
EM	ELECTRIC METER		
	GUY WIRE		

REVISION	DATE

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

SCALE: PLAN: 1"=20'

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STRIPING PLAN

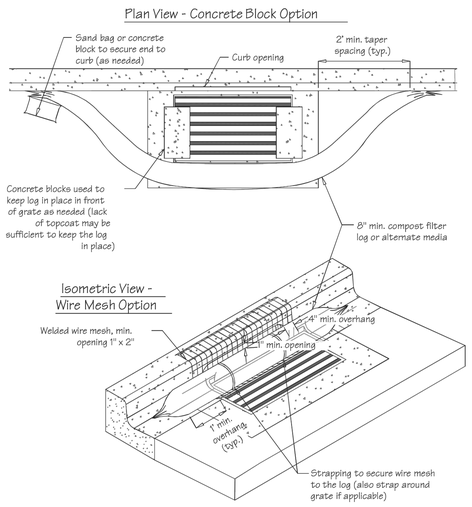
PHASE A
MILFORD STREETSCAPE
MILFORD HUNDRED KENT COUNTY DELAWARE

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KCI JOB #:	131803632.SAAB		
SHEET:	C-104		

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Standard Detail & Specifications

Inlet Protection - Type 3



Source:	Symbol:	Detail No.
Adapted from Filtrexx™ International	IP-3	**DE-ESC-3.1.5.3** Sheet 1 of 3 Effective July 2023

Standard Detail & Specifications

Inlet Protection - Type 3

Notes:

1. This practice shall only be used in situations in which Inlet Protection – Type 1 cannot be used due to site constraints. These include, but are not limited to partially complete parking areas, streets, roads, etc., having a throat or curb opening. It should be used in conjunction with Type 2 Inlet Protection when a grate is also present.
2. The filter log sock fabric shall be high durability netting material to resist puncture and wear in the traffic areas. If compost media is used to fill the sock it must meet the Standards and Specifications for Compost Material in the Appendix, except that the maximum pass through for a 3/8" screen shall be 20% to allow for higher flow through. Additives, such as soluble phosphorus and petroleum hydrocarbons, can be mixed with the compost media to aid in pollutant removal, if desired. Reference the Compost Filter Log design guidelines for additional requirements on the high durability netting material, compost media, and sock filling and installation procedures. Reference the design alternatives below for additional log media options.
3. The maximum contributing drainage area shall be 3 acres, or as recommended by the manufacturer. 8" diameter socks shall be used for standard roadway applications. If in a highly disturbed area, the Engineer or Site Reviewer may opt for larger socks, either 12" or 18" depending on the need. (If used as a replacement for Type 1 Inlet Protection with special approval, minimum 12" diameter socks shall be used.) The top of the log may need to be flattened so that it is always below the top of curb elevation with a minimum 1" opening in order to prevent localized flooding.
4. Concrete blocks shall be used to aid in the log shape and prevent it from entering into the throat. They should be placed between the log and the throat opening, and used to secure the ends of the log against the curb if needed. The end of the log shall extend a minimum of 2 feet past the end of the throat opening. If a grate is also present in addition to the throat opening, the concrete blocks can either be laid perpendicular to the curb (recommended) so that the log lies on the outside of the grate, or parallel to the curb so that the log lies on top of the grate (note, Type 2 Inlet Protection is also used in conjunction with Type 3 if a grate is present). Sand bags can be used as an alternate to the concrete blocks at the end of the log to secure the log against the curb.

Source:	Symbol:	Detail No.
Adapted from Filtrexx™ International	IP-3	**DE-ESC-3.1.5.3** Sheet 2 of 3 Effective July 2023

Standard Detail & Specifications

Inlet Protection - Type 3

5. If concrete blocks are not desired due to high traffic volumes, a welded wire screen in an "S" shape can be fitted over the length of the opening and secured to the log with straps, such as zip-ties. This will prevent the sock from falling into the opening. In this case, the log only needs to extend past the curb opening a minimum of 1 foot.
6. In all cases, the log shall provide a physical barrier to the catchbasin to allow for ponding and sedimentation along the upstream side of the log. The logs shall be placed on flat surfaces and maintain constant contact with the paved surface. Any daylight will allow for untreated discharge and is not permitted.
7. All structures must be inspected frequently (24 hours after a storm event and weekly) for proper function. Accumulated sediment shall be removed to avoid future failure, and must not exceed half of the effective height of the log. Reference manufacturer's recommendations for additional maintenance.

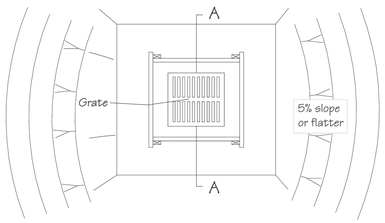
Alternatives:

1. In lieu of the compost filter log, crushed DE #3 stone with a fractured face on all sides that is double wrapped in 1" chicken wire made from 10 gauge wire may be used. The wire should be secured using hog rings or wire ties on 6" centers along the length of the joint, and on 1" center on the ends of the rock sock. All installation and maintenance criteria are the same as the compost log above.
2. In lieu of the compost filter media, 100% shredded rubber (typically from tires) can be used.
3. For applications that have a grate and a throat inlet, some Type 2 Inlet Protection manufacturers have developed a catchbasin sack insert that also have a tubular attachment which rests above the grate and against the throat. As long as the sack meets the requirements of Type 2 Inlet Protection, and the provided throat protection extends a minimum of 1' past the limits of the curb opening, without any daylight along the edges, these combination Type 2 and Type 3 devices may be used upon approval of the Department or Delegated Agency.

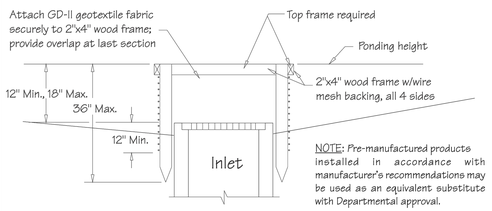
Source:	Symbol:	Detail No.
Adapted from Filtrexx™ International	IP-3	**DE-ESC-3.1.5.3** Sheet 3 of 3 Effective July 2023

Standard Detail & Specifications

Inlet Protection - Type 1



Plan



Section A-A

Source:	Symbol:	Detail No.
Adapted from Erosion Draw Manual J. McCullah & Assoc.	IP-1	**DE-ESC-3.1.5.1** Sheet 1 of 2 Effective July 2023

Standard Detail & Specifications

Inlet Protection - Type 1

Construction Notes:

1. Excavate completely around inlet to a depth of 18" below grate elevation.
2. Drive 2" x 4" post 1' into ground at four corners of inlet. Place nail strips between posts on ends of inlet. Assemble top portion of 2" x 4" frame using overlap joint shown. Top of frame (weir) must be 6" below edge of roadway adjacent to inlet.
3. Stretch wire mesh tightly around frame and fasten securely. Ends must meet at post.
4. Stretch geotextile fabric tightly over wire mesh, the cloth must extend from top of frame to 18" below inlet grate elevation. Fasten securely to frame. Ends must meet at post, be overlapped and folded, then fastened down.
5. Backfill around inlet in compacted 6" layers until at least 12" of geotextile fabric is buried.
6. If the inlet is not in a low point, construct a compacted earth dike in the ditchline below it. The top of this dike is to be at least 6" higher than the top of frame (weir).
7. This structure must be inspected frequently and the filter fabric replaced when clogged.

Materials:

1. Wooden frame is to be constructed of 2" x 4" construction grade lumber.
2. Wire mesh must be of sufficient strength to support filter fabric with water fully impounded against it.
3. Geotextile fabric: Type GD-II

Source:	Symbol:	Detail No.
Adapted. from Erosion Draw Manual J. McCullah & Assoc.	IP-1	**DE-ESC-3.1.5.1** Sheet 2 of 2 Effective July 2023

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

REVISION	DATE

SCALE - PLAN: NTS

KCI TECHNOLOGIES, INC.
ENGINEERS - PLANNERS - SURVEYORS
1352 MARROWS RD. - SUITE 100 - NEWARK, DELAWARE 19711
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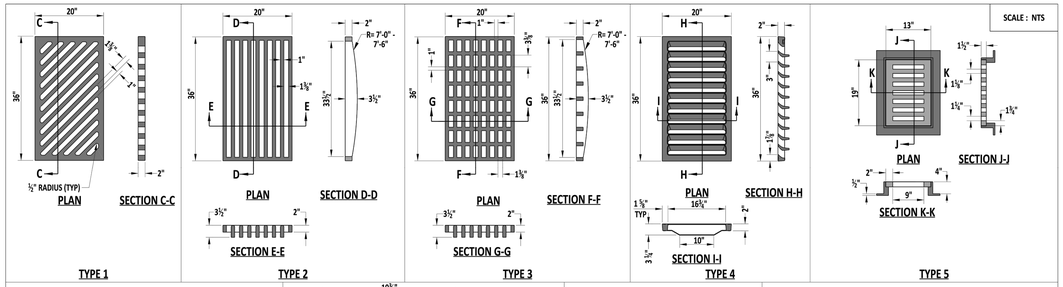
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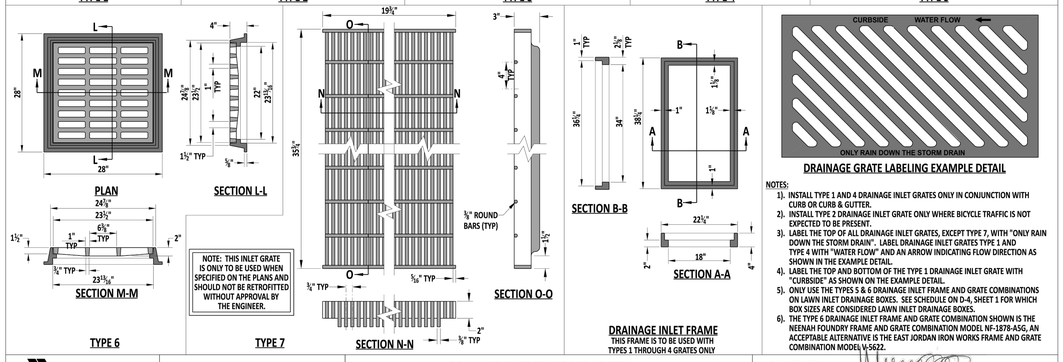
PHASE A
MILFORD STREETSCAPE
DELAWARE
MILFORD HUNDRED KENT COUNTY

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
SCALE:	NTS		
DATE:	05/30/24		
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SHEET:	C-105		

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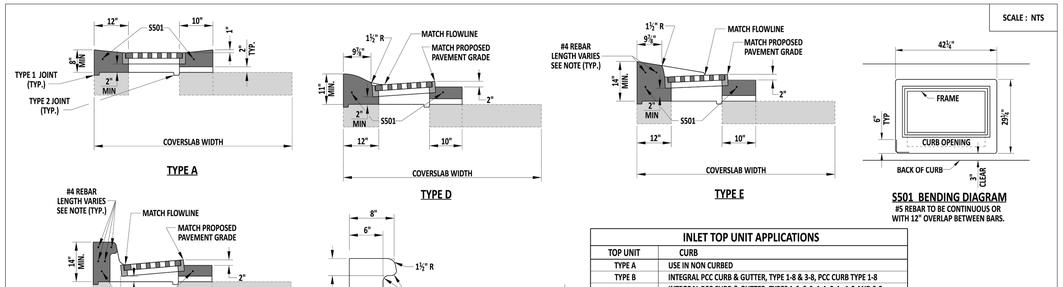
NOTES:

1). INSTALL TYPE 1 AND 4 DRAINAGE INLET GRATES ONLY IN CONJUNCTION WITH CURB OR CURB & GUTTER.
2). INSTALL TYPE 2 DRAINAGE INLET GRATE ONLY WHERE BICYCLE TRAFFIC IS NOT EXPECTED TO BE PRESENT.
3). LABEL THE TOP OF ALL DRAINAGE INLET GRATES, EXCEPT TYPE 7, WITH "ONLY RAIN DOWN THE STORM DRAIN". LABEL DRAINAGE INLET GRATES TYPE 1 AND TYPE 4 WITH "WATER FLOW" AND AN ARROW INDICATING FLOW DIRECTION AS SHOWN IN THE EXAMPLE DETAIL.
4). LABEL THE TOP AND BOTTOM OF THE TYPE 1 DRAINAGE INLET GRATE WITH "CURBSIDE" AS SHOWN ON THE EXAMPLE DETAIL.
5). ONLY USE THE TYPES 5 & 6 DRAINAGE INLET FRAME AND GRATE COMBINATIONS ON LAWN INLET DRAINAGE BOXES. SEE SCHEDULE ON D-4, SHEET 1 FOR WHICH BOX SIZES ARE CONSIDERED LAWN INLET DRAINAGE BOXES.
6). THE TYPE 6 DRAINAGE INLET FRAME AND GRATE COMBINATION SHOWN IS THE NEENAH FOUNDRY FRAME AND GRATE COMBINATION MODEL NF-1878-ASG, AN ACCEPTABLE ALTERNATIVE IS THE EAST JORDAN IRON WORKS FRAME AND GRATE COMBINATION MODEL V-5622.

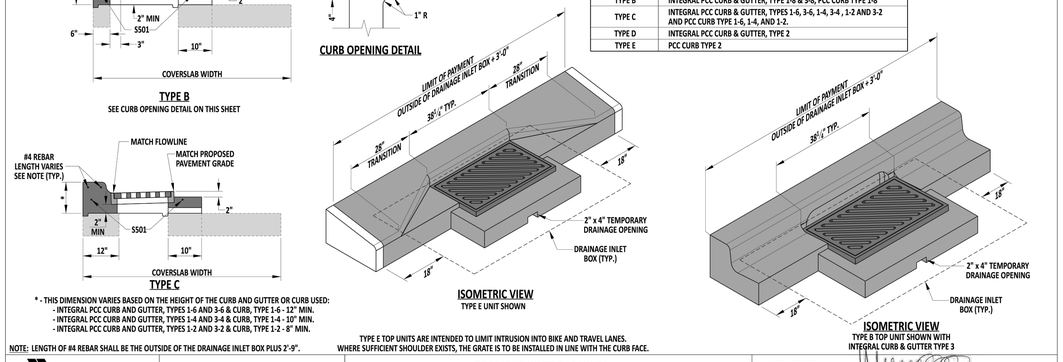
DelDOT					
	Andrew Shatt 12/22/2023 ENGINEERING SUPPORT DATE	DRAINAGE INLET FRAME AND GRATES		REVIEWED	22 December 2023 DEPUTY DIRECTOR - DESIGN DATE
	RECOMMENDED	STANDARD NO. D-5 (2024)	SHT. 2 OF 9	APPROVED	01/11/2024 CHIEF ENGINEER DATE

22-DEC-2023

SCALE : NTS



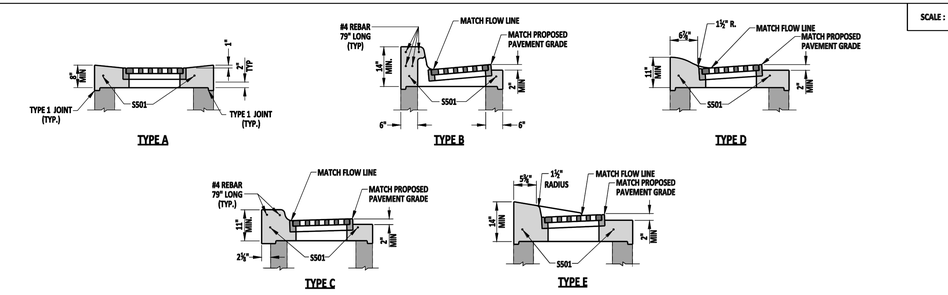
INLET TOP UNIT APPLICATIONS	
TOP UNIT	CURB
TYPE A	USE IN NON CURBED
TYPE B	INTEGRAL PCC CURB & GUTTER, TYPE 1-8 & 3-8, PCC CURB TYPE 1-8
TYPE C	INTEGRAL PCC CURB & GUTTER, TYPES 1-6, 3-6, 1-4, 3-4 , 1-2 AND 3-2 AND PCC CURB TYPE 1-6, 1-4, AND 1-2.
TYPE D	INTEGRAL PCC CURB & GUTTER, TYPE 2
TYPE E	PCC CURB TYPE 2



DelDOT					
	Andrew Shatt 12/22/2023 ENGINEERING SUPPORT DATE	DRAINAGE INLET TOP UNITS		REVIEWED	22 December 2023 DEPUTY DIRECTOR - DESIGN DATE
	RECOMMENDED	STANDARD NO. D-5 (2024)	SHT. 3 OF 9	APPROVED	01/11/2024 CHIEF ENGINEER DATE

22-DEC-2023

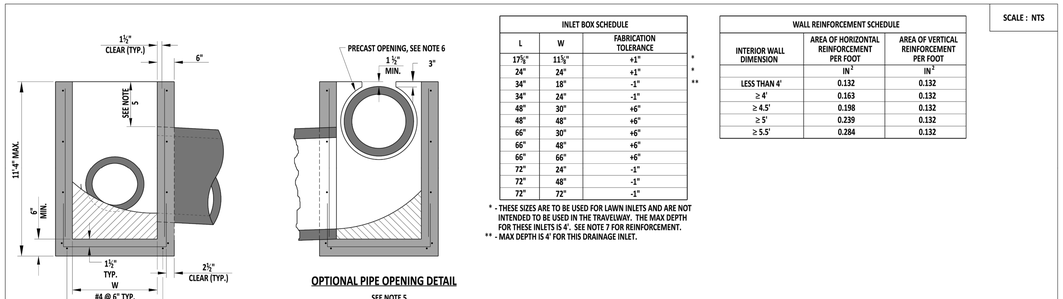
SCALE : NTS



DelDOT					
	Andrew Shatt 09/01/2020 ENGINEERING SUPPORT DATE	34" x 24" DRAINAGE INLET		REVIEWED	09/01/2020 DEPUTY DIRECTOR - DESIGN DATE
	RECOMMENDED	STANDARD NO. D-5 (2020)	SHT. 6 OF 9	APPROVED	09/01/2020 CHIEF ENGINEER DATE

08/20/2020

SCALE : NTS



INLET BOX SCHEDULE			
L	W	FABRICATION TOLERANCE	
17⅝"	11⅝"	+1"	*
24"	24"	+1"	*
34"	18"	-1"	**
34"	24"	-1"	
48"	30"	+6"	
48"	48"	+6"	
66"	30"	+6"	
66"	48"	+6"	
66"	66"	+6"	
72"	24"	-1"	
72"	48"	-1"	
72"	72"	-1"	

* - THESE SIZES ARE TO BE USED FOR LAWN INLETS AND ARE NOT INTENDED TO BE USED IN THE TRAVELWAY. THE MAX DEPTH FOR THESE INLETS IS 4'. SEE NOTE 7 FOR REINFORCEMENT.
** - MAX DEPTH IS 4' FOR THIS DRAINAGE INLET.

WALL REINFORCEMENT SCHEDULE		
INTERIOR WALL DIMENSION	AREA OF HORIZONTAL REINFORCEMENT PER FOOT	AREA OF VERTICAL REINFORCEMENT PER FOOT
	IN^2	IN^2
LESS THAN 4'	0.132	0.132
≥ 4'	0.163	0.132
≥ 4.5'	0.198	0.132
≥ 5'	0.239	0.132
≥ 5.5'	0.284	0.132



NOTES:

1). PROVIDE AND INSTALL INLET BOXES IN ACCORDANCE WITH SECTION 602 .
2). DO NOT INSTALL PIPES THROUGH ANY CORNER OF THE INLET BOX.
3). RISER SECTIONS MAY BE USED FOR DEEP INLET BOXES.
4). PIPES MAY BE INSTALLED NEAR OR THROUGH JOINTS FOR RISER SECTIONS.
5). WHEN THE COVER ABOVE THE PIPE IS LESS THAN 4" TO THE COVER SLAB OR TOP UNIT OPENING, THE PORTION OF BOX WALL ABOVE THE PIPE MAY BE REMOVED AS SHOWN IN THE OPTIONAL PIPE OPENING DETAIL. FORM AND FILL THE AREA ABOVE THE PIPE WITH HIGH-STRENGTH, NON-SHRINK GROUT MIXED WITH COARSE AGGREGATE IN A 1:1 RATIO BY WEIGHT.
6). WHEN INLET BOX IS PRECAST, PROVIDE A PIPE OPENING DIAMETER BETWEEN 3" AND 4" LARGER THAN OUTSIDE DIAMETER OF PIPE.
7). USE 4" X 4", W4 X W4 WELDED WIRE AS REINFORCEMENT FOR LAWN INLET BOXES.

DelDOT					
	Andrew Shatt 12/22/2023 ENGINEERING SUPPORT DATE	INLET BOX		REVIEWED	22 December 2023 DEPUTY DIRECTOR - DESIGN DATE
	RECOMMENDED	STANDARD NO. D-4 (2024)	SHT. 1 OF 1	APPROVED	01/11/2024 CHIEF ENGINEER DATE

22-DEC-2023

REVISION	DATE

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

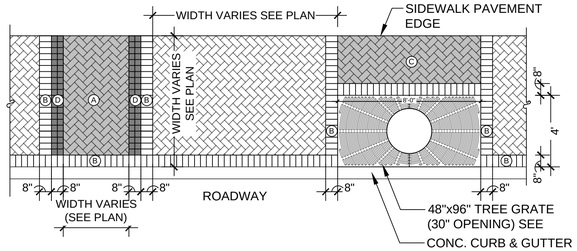
SCALE: PLAN: NTS

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

DETAILS
PHASE A
MILFORD STREETSCAPE
MILFORD HUNDRED KENT COUNTY DELAWARE

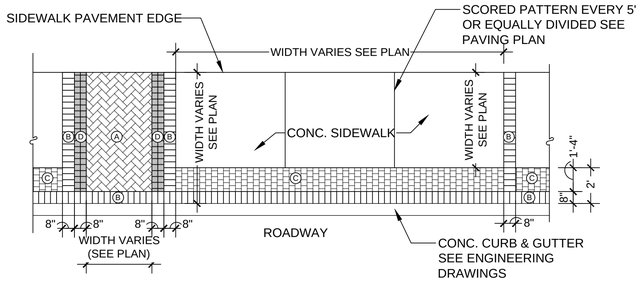
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Design:	MD	Check:	JL
SCALE:	NTS		
DATE:	05/30/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-106		

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BY: MATTHEW DAVIS
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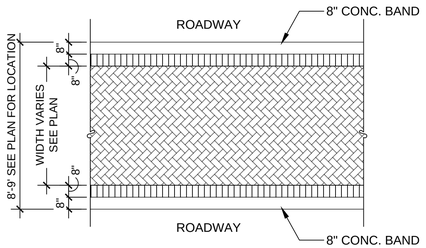
CONC. SIDEWALK PAVING DETAIL 'A'

PLAN SCALE: 1/4" = 1'-0"



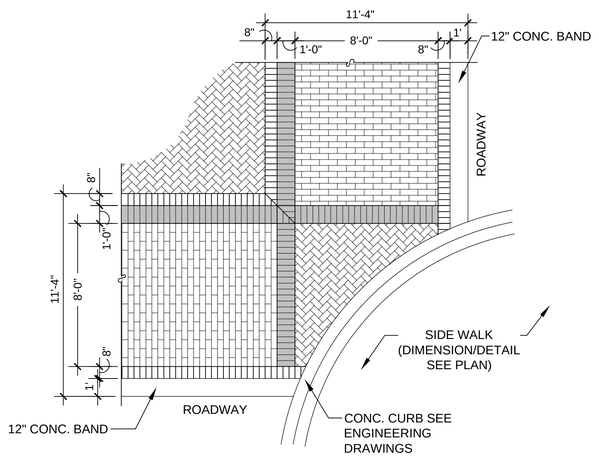
CONC. SIDEWALK PAVING DETAIL 'B'

PLAN SCALE: 1/4" = 1'-0"



STAMPED CONC. CROSSWALK (TYP.)

PLAN SCALE: 1/4" = 1'-0"



STAMPED CONC. CROSSWALK AT INTERSECTION (TYP.)

PLAN SCALE: 1/4" = 1'-0"

PAVING PLAN KEY

A TRADITIONAL HANOVER® PREST® BRICK
SIZE: 4"X8"
COLOR: NEW RUSSET HERRINGBONE (DIRECTION AS SHOWN)



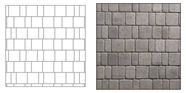
NEW RUSSET

B TRADITIONAL HANOVER® PREST® BRICK
SIZE: 4"X8"
COLOR: RED CHARCOAL BLEND
SOLDIER COURSE
(DIRECTION AS SHOWN)



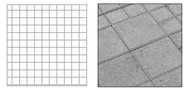
RED/CHARCOAL BLEND

C TRADITIONAL HANOVER® APPIAN® TUMBLE FINISH
SIZE: 3"X6", 4"X6", AND 6"X6"
COLOR: GETTYSBURG GRAY (DIRECTION AS SHOWN)



GETTYSBURG GRAY

D TRADITIONAL HANOVER® PREST® BRICK W/ COBBLE
SIZE: 4"X8" (W APPEARANCE OF TWO 4" X 4" UNITS)
COLOR: CHARCOAL GRAY

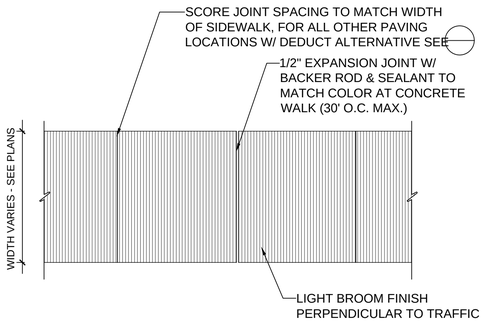


CHARCOAL GRAY

E TRADITIONAL HANOVER® PREST® BRICK
SIZE: 4"X8"
COLOR: NATURAL/CHARCOAL STACKED (DIRECTION AS SHOWN)



NATURAL/CHARCOAL



CONC. PAVING

PLAN SCALE: N.T.S.

NOTE

1. FORM WEAKENED PLANE JOIN.T.S. (CONTRACTION JOIN.T.S.) IN FRESH CONCRETE BY GROOVING TOP PORTION WITH A RECOMMENDED CUTTING TOOL AND FINISHING EDGES WITH A JOINTER. FORM OUTSIDE EDGES AND JOIN.T.S. WITH A SMOOTH MAGNESIUM RADIUS EDGING TOOL.
2. ALL CONTRACTION JOIN.T.S. SHALL BE MADE AT 90 TO CONCRETE SURFACE (PERPENDICULAR).
3. ALL EXPANSION JOIN.T.S. SHALL EXTEND THE FULL WIDTH OF PAVEMENT LIMITS AND/OR TO ALL VERTICAL SURFACES (UNLESS OTHERWISE NOTED).
4. CONTRACTOR TO PROVIDE MOCK-UP PANEL OF CONCRETE FINISH WORK FOR APPROVAL BY THE OWNER S REPRESENTATIVE. CONCRETE FINISH WORK SHALL MEET THE STANDARDS OF THE APPROVED MOCK-UP PANEL. CONCRETE SECTIONS NOT MEETING MOCK-UP PANEL STANDARD WILL BE REJECTED.
5. ALL SITE CONCRETE SHALL BE AIR ENTRAINED PER SPECIFICATIONS INSTITUTE STANDARDS AND LOCAL CLIMATE CONDITIONS TO PREVENT FREEZE-THAW DAMAGE AND SPALLING.

SOLOMON COLORS, INC.
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TOLL FREE: 1-800-624-0261
PHONE: (217) 522-3112
FAX: (800) 624-3147
www.solomoncolors.com

4" X 8" NEW BRICK BORDER, FM-5325 S/O
8.5 X 32.25 (21.59 X 81.92 CM)

A BORDER OF NEW BRICKS LAID SIDE-BY-SIDE.
MATCHING SKIN / TOUCH-UP WHEEL: NEW BRICK / FM-6570.

JOINT SI E 3/8 1/2 WIDE, 1/4 DEEP
STONE SI E 3 1/2 WIDE, 7 1/2 LONG

HERRINGBONE NEW BRICK (FINE GROUT), FM-5050 S/O
25.25 X 36.5 (64.135 X 92.71 CM)

A WIRE-CUT COMMON BRICK TEXTURE WITH SHARP CORNERS AND A FEW INDENTATIONS OR IRREGULARITIES OVER THE SURFACE.
MATCHING SKIN / TOUCH-UP WHEEL: NEW BRICK / FM-6540.

JOINT SI E 3/8 1/2 WIDE, 1/4 DEEP
STONE SI E 3 5/8 WIDE, 7 3/4 LONG

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

2. THIS DRAWING IS INTENDED FOR USE BY DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER.

RUNNING BOND NEW BRICK, FM-1550 S/O
24" X 36.5" (60.96 X 91.71 CM)

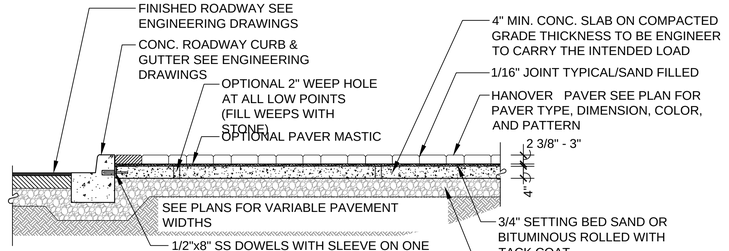
A RUNNING BOND PATTERN WITH SMOOTH JOINTS. MATCHING SKIN / TOUCH-WHEEL: NEW BRICK / FM-6540

JOINT SI E 1/2 3/4 WIDE, 1/4 DEEP
STONE SI E 3 1/2 WIDE, 7 1/2 LONG

4" X 12" BRICK BORDER, TM-1000
12 X 48 (30.48 X 121.92 CM)

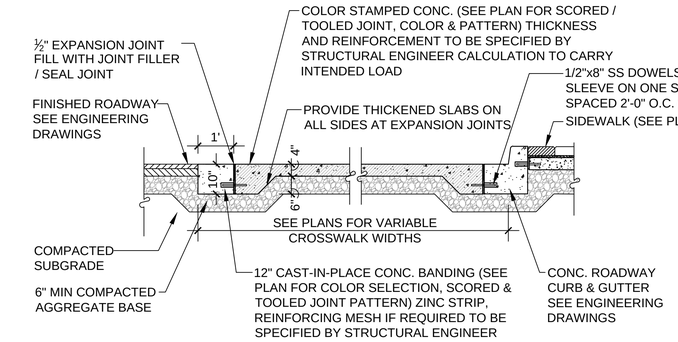
PATTERN: A
MATCHING SKIN / TOUCH-UP WHEEL: NEW BRICK / FM-6560.

JOINT SI E 1/2 WIDE, 3/16 DEEP
STONE SI E 3 1/2 WIDE, 11 LONG



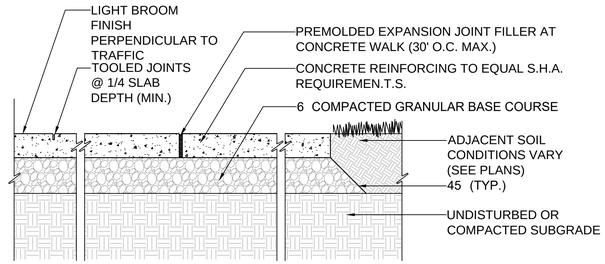
PAVERS - PEDESTRIAN

SECTION SCALE: 1/2" = 1'-0"



STAMP CONC. - VEHICULAR (CROSSWALK)

SECTION SCALE: 1/2" = 1'-0"



SEE PLANS FOR VARIABLE CONCRETE PAVEMENT WIDTHS

CONC. PAVING

SECTION SCALE: N.T.S.

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

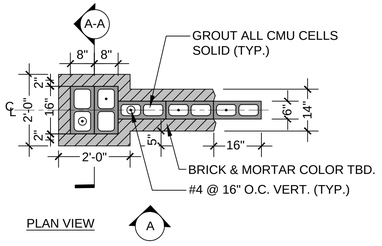
REVISION | DATE

SCALE - PLAN: NTS

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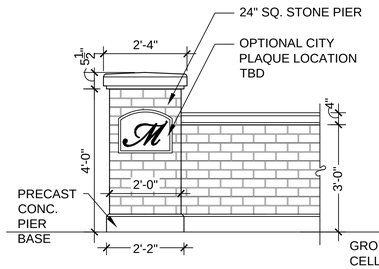
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SHEET:	C-107		



PLAN VIEW

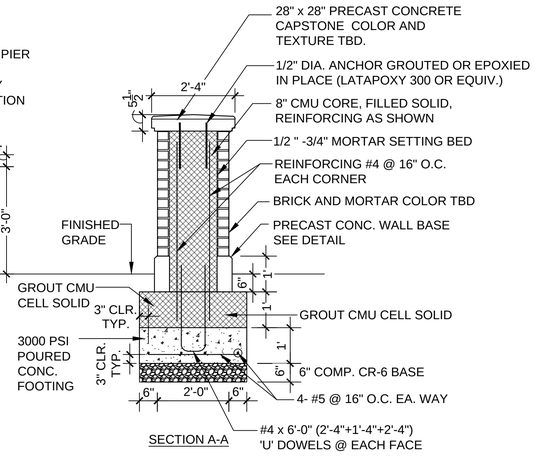
NOTE:

1. CONCRETE FOOTING AND STRUCTURAL DESIGN TO BE DESIGNED AND FINALIZED BY STRUCTURAL ENGINEERS.
2. CONTRACTOR SHALL ADJUST BACK COURSING AS NECESSARY SO AS NOT TO EXPOSE CMU CORE WHEN GRADES FROM BACK TO FRONT OF PIER EXCEED 6" AS SHOWN



ELEVATION A

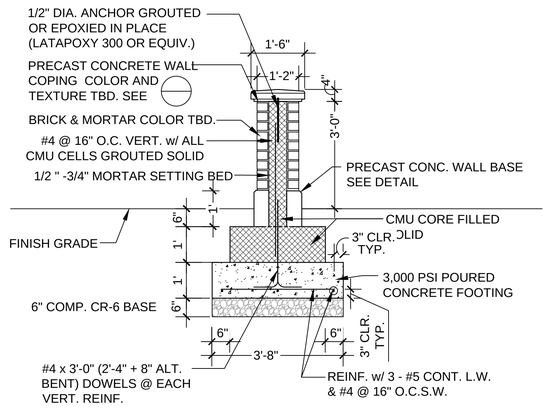
NOTE:
CONTRACTOR SHALL ADJUST BACK COURSING AS NECESSARY SO AS NOT TO EXPOSE CMU CORE WHEN GRADES FROM BACK TO FRONT OF PIER EXCEED 6" AS SHOWN



SECTION A-A

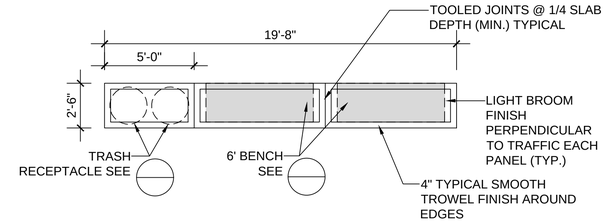
BRICK WALL WITH PIER END

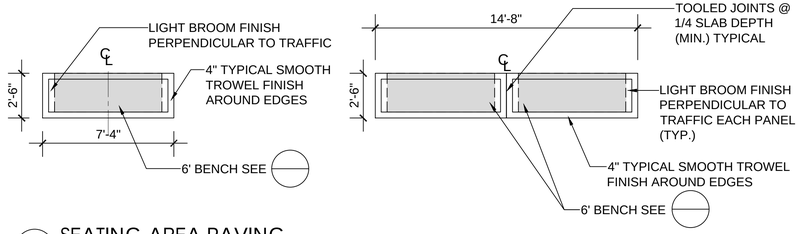
PLAN/ELEVATION/SECTION — SCALE: 1/2" = 1'-0"



BRICK WALL

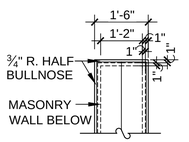
SECTION — SCALE: 1/2" = 1'-0"



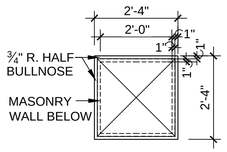


SEATING AREA PAVING

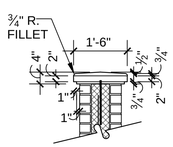
PLAN — SCALE: 1/4" = 1'-0"



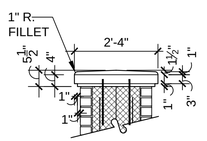
PLAN VIEW



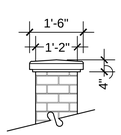
PLAN VIEW



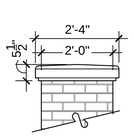
SECTION VIEW



SECTION VIEW



ELEVATION VIEW



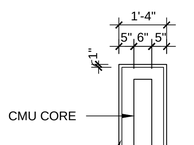
ELEVATION VIEW

PRECAST CONCRETE WALL COPING COLOR AND TEXTURE TBD

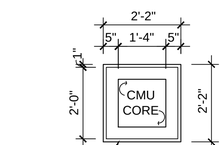
PRECAST CONCRETE PIER CAPSTONE COLOR AND TEXTURE TBD

PRECAST CONC. PIER CAPSTONE AND WALL COPING

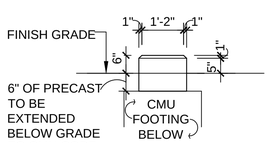
SECTION — SCALE: 1/2" = 1'-0"



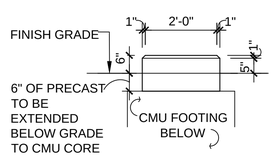
PLAN VIEW



PLAN VIEW



ELEVATION VIEW



ELEVATION VIEW

PRECAST BASE FOR BRICK WALL

PLAN/ELEVATION — SCALE: 1/2"=1'-0"

PRECAST BASE FOR BRICK PIERS

PLAN/ELEVATION — SCALE: 1/2"=1'-0"

REVISION | DATE

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

0 SCALE - PLAN: NTS

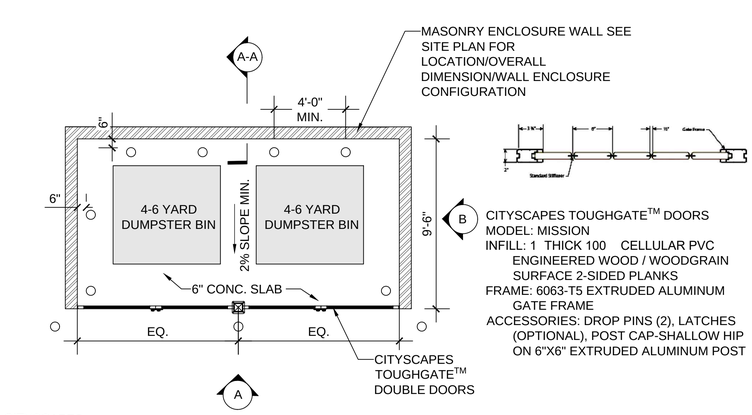
KCI TECHNOLOGIES, INC.
ENGINEERS - PLANNERS - SURVEYORS
1352 MARROWS RD. - SUITE 100 - NEWARK, DELAWARE 19711
PHONE: (302) 731-9176 FAX: (302) 731-7807 Website: www.kci.com

DETAILS

PHASE A
MILFORD STREETSCAPE
MILFORD HUNDRED — KENT COUNTY — DELAWARE

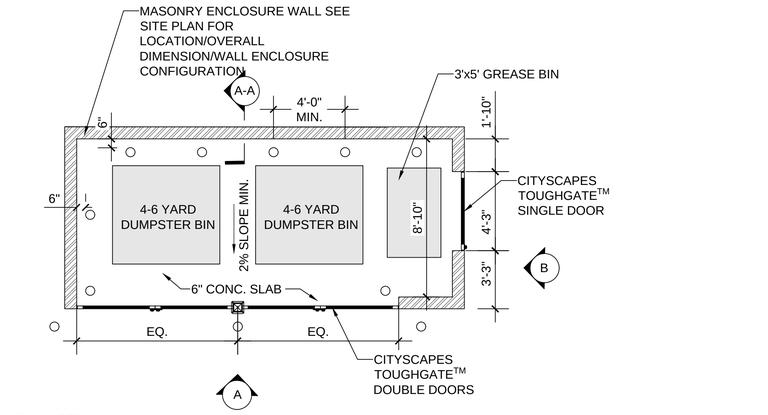
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Design:	MD	Check:	JL
SCALE:	NTS		
DATE:	05/30/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-108		

PLOTTED BY: MDOYLE 10:37 AM
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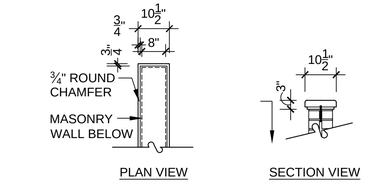
DUMPSTER ENCLOSURES TYPICAL - BRICK SCREEN WALL

PLAN/ELEVATION — SCALE: 1/4" = 1'-0"



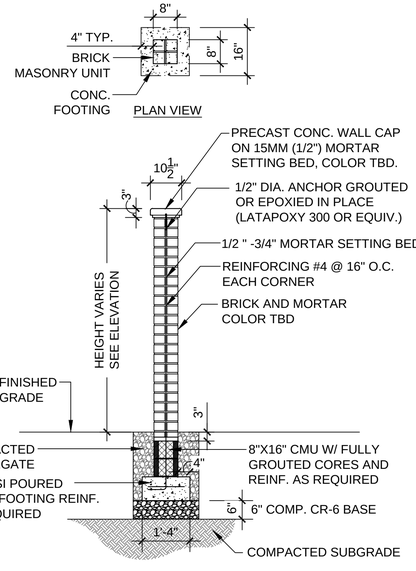
DUMPSTER ENCLOSURES @ ARENA - BRICK SCREEN WALL

PLAN/ELEVATION — SCALE: 1/4" = 1'-0"



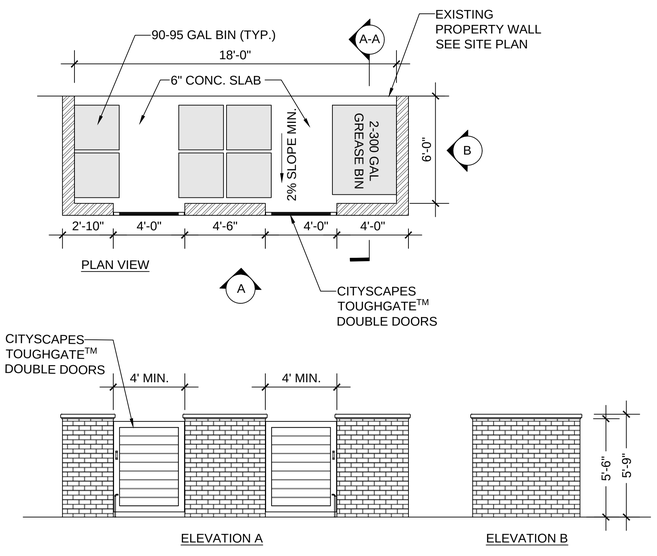
PRECAST CONC. SCREEN WALL COPING

PLAN/SECTION — SCALE: 1/2"=1'-0"



BRICK SCREEN WALL

SECTION — SCALE: 1/2"=1'-0"



1 PARK AVE. DUMPSTER ENCLOSURES

PLAN/ELEVATION — SCALE: 1/4" = 1'-0"

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

REVISION | DATE

SCALE - PLAN: NTS

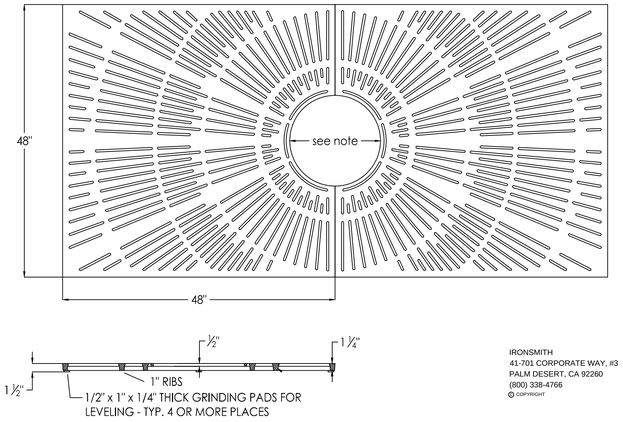
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PHONE: (302) 731-9176 FAX: (302) 731-7807 Website: www.kci.com

DETAILS

PHASE A
MILFORD STREETSCAPE
DELAWARE
MILFORD HUNDRED | KENT COUNTY

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
SCALE:	NTS		
DATE:	05/30/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-109		

TREE GRATE #M9602-2
STYLE: STARBURST SERIES 2



9602-2
STARBURST
TREE GRATE

48" x 96" tree grate in two sections.

3/8 Maximum slot opening for pedestrian safety and A.D.A Compliance.

Cast from 100% recycled Iron, Aluminum,or Bronze for pedestrian loads only.

Tree opening:
16",18",28"
Grates can be orderd with or later expanded to these openings. please specify when ordering.

Finish: unfinished or Black dip or Enamel paint or Polyurethane Paint or Powder coat
Specify finish and color

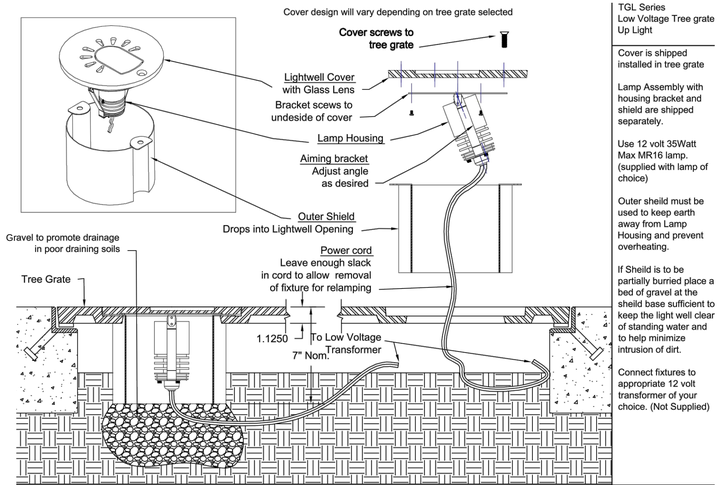
Use frame model: 48X96F

Weight:
Iron= 650 lb/ 295 Kg
Aluminum=220 lb/100 Kg

IRONSMITH
41-701 CORPORATE WAY, #3
PALM DESERT, CA 92260
(800) 338-4766
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ALUMINUM TREE GRATE
PLAN/SECTION — QTY -?? — SCALE: N.T.S.



TGL Series
Low Voltage Tree grate Up Light

Cover is shipped installed in tree grate

Lamp Assembly with housing bracket and shield are shipped separately.

Use 12 volt 35Watt Max MR16 lamp. (supplied with lamp of choice)

Outer sheild must be used to keep earth away from Lamp Housing and prevent overheating.

If Sheild is to be partially burried place a bed of gravel at the sheild base sufficient to keep the light well clear of standing water and to help minimize intrusion of dirt.

Connect fixtures to appropriate 12 volt transformer of your choice. (Not Supplied)

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IRONSMITH
41-701 Corporate Way #3
Palm Desert, CA 92260
(800) 338-4766
(760) 776-5080 Fax

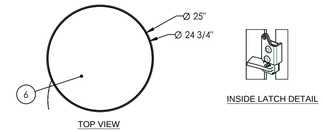
TREE GRATE UPLIGHT
OPTIONAL — QTY -?? — SCALE: N.T.S.

SITESCAPES P.O. Box 22326 Lincoln, NE 68542 | PF: 402/421-9464 | FX: 402/421-9479 | WEBSITE: www.sitescapesonline.com | E-MAIL: info@sitescapesonline.com

TITLE: *NEWCASTLE TRASH RECEPTACLE* | PRODUCT NO.: *NC2-2107*

INCH TOLERANCES U.O.S. FRACTION± ±1/16" ANG± ±1°

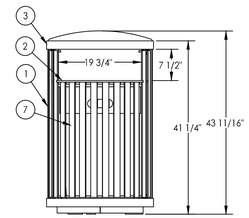
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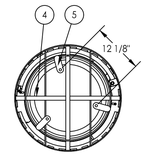
TOP VIEW

INSIDE LATCH DETAIL

MATERIAL LIST
1. VERTICAL STRAPS - 5/16" X 1 1/2" STEEL FLAT BAR
2. OPENING SUPPORT BARS - 3/8" X 7/8" STEEL FLAT BAR
3. SUPPORT RINGS - 1/4" X 2" STEEL FLAT BAR
4. SUPPORT BARS - 1/2" X 1" STEEL FLAT BAR
5. SURFACE MOUNT PLATES - 1/4" X 1 1/2" STAINLESS STEEL PLATE WITH 9/16" MOUNTING HOLE Ø
6. LID -24" X 12 GAUGE WALL STEEL SPUN LID
7. HINGED DOOR WITH STAINLESS STEEL LATCH AND HINGES Ø
8. MOUNTED WITH THREE 1/2" X 4-5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED)
9. 36 GALLON RIGID PLASTIC LINER WITH HANDLES INCLUDED



FRONT VIEW



BOTTOM VIEW



FINISH: DURACOAT
COLORS: STANDARD ONYX (BLACK)

NEWCASTLE TRASH RECEPTACLE - NC2-2107
QTY - ?? — SCALE: N.T.S.

SITESCAPES P.O. Box 22326 Lincoln, NE 68542 | PF: 402/421-9464 | FX: 402/421-9479 | WEBSITE: www.sitescapesonline.com | E-MAIL: info@sitescapesonline.com

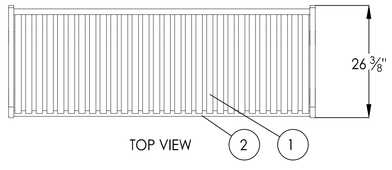
TITLE: *CITYVIEW BACKED BENCH* | PRODUCT NO.: *CV1-1010*

INCH TOLERANCES U.O.S.

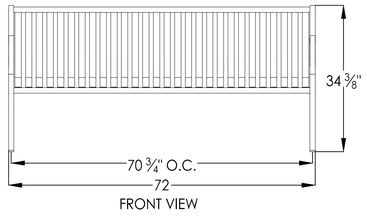
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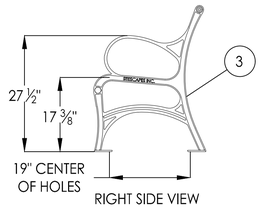
*Available in powder coat and DuraCoat finishes

Materials List
(1) Seat Straps - 5/16" x 1 1/2" Steel Flat Bar Ø
(2) Support Pipes -1.315" x .133" Steel Pipe
(3) End Units - 1 1/4" Cast Iron with 9/16" Mounting Holes Ø
(4) Mounted with Four 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)









6' CITYVIEW BACKED BENCH
PLAN/ELEVATIONS/ISOMETRIC — QTY -?? — SCALE: N.T.S.

SITESCAPES P.O. Box 22326 Lincoln, NE 68542 | PF: 402/421-9464 | FX: 402/421-9479 | WEBSITE: www.sitescapesonline.com | E-MAIL: info@sitescapesonline.com

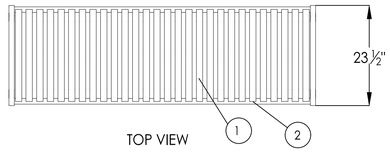
TITLE: *CITYVIEW FLAT BENCH* | PRODUCT NO.: *CV1-1110*

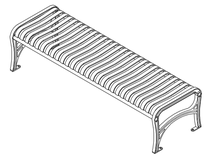
INCH TOLERANCES U.O.S.

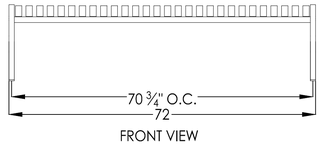
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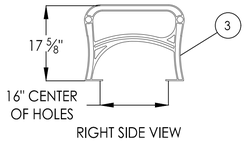
*Available in powder coat and DuraCoat finishes

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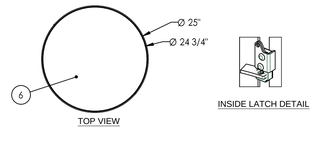
6' CITYVIEW BACKLESS BENCH
PLAN/ELEVATIONS/ISOMETRIC — QTY - ?? — SCALE: N.T.S.

SITESCAPES P.O. Box 22326 Lincoln, NE 68542 | PF: 402/421-9464 | FX: 402/421-9479 | WEBSITE: www.sitescapesonline.com | E-MAIL: info@sitescapesonline.com

TITLE: *NEWCASTLE TRASH RECEPTACLE* | PRODUCT NO.: *NC2-2107R*

INCH TOLERANCES U.O.S. FRACTION± ±1/16" ANG± ±1°

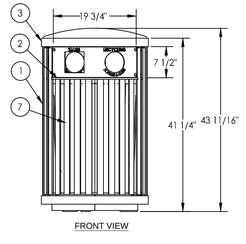
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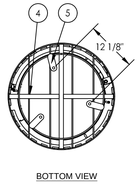
TOP VIEW

INSIDE LATCH DETAIL

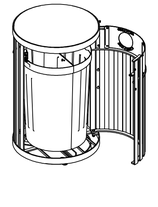
MATERIALS LIST
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9. 36 GALLON RIGID PLASTIC LINER WITH HANDLES INCLUDED



FRONT VIEW



BOTTOM VIEW



FINISH: DURACOAT
COLORS: STANDARD ONYX (BLACK)

NEWCASTLE TRASH RECEPTACLE - NC2-2107R
QTY - ?? — SCALE: N.T.S.

REVISION | DATE

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

0 SCALE - PLAN: NTS

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DETAILS
PHASE A
MILFORD STREETSCAPE
MILFORD HUNDRED — KENT COUNTY — DELAWARE

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
SCALE:	NTS		
DATE:	05/30/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-110		

PLOTTED: 05/30/2024 - 10:09 AM
BY: MATTHEW DUDLEY
FILE: C:\Users\mdudley\Desktop\131803632.SAAB_REV 2_STREETSCAPE DETAILS_R24.dwg

Evolve® LED Post Top

Avery StreetDreams® (EPAS)



Project Name _____
Date _____ Type _____
Notes _____

The **Evolve®** LED Post Top Avery StreetDreams® (EPAS) offers energy efficiency and quality of light in a classic, traditional style. The advanced LED optical system provides improved horizontal and vertical uniformity, reduced glare and improved lighting control. Current's unique optical ring technology effectively aims the light where you need it.

CONSTRUCTION

Housing:	- Classic Look Die-cast aluminum housing - Internal heat sink ensuring maximum heat transfer for long LED life - Scroll or Medallion Crown & Ribs appearance options - Cupola compatible with C136.41 PE's, Shorting Caps and LightGrid Nodes
Lensing:	UV Resistant Acrylic Globe
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze (RAL & custom colors available)
Weight:	43 lbs (19.5 kg) – 54 lbs (24.5 kg)

OPTICAL SYSTEM

Lumens:	2,600 - 9,300
Distribution:	Symmetric Type V Symmetric Type V Diffused Asymmetric Type III Asymmetric Type III Diffused
Efficacy:	76 to 116 LPW
CCT:	3000K, 4000K
CRI (Min):	≥70

ELECTRICAL

Input Voltage:	120-277V and 347-480V
Input Frequency:	50/60Hz
Power Factor:	≥ 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

SURGE PROTECTION*

Standard	Optional
☐ 6kV/3kA	☐ Secondary 10kV/5kA (R Option)

*Per ANSI C136.2-2018

LUMEN MAINTENANCE

Projected Lxx per IES TM-21 at 25°C

Lumen Codes	Distribution	LXX(10K) @ Hours		
		25,000 HR	50,000 HR	60,000 HR
03 - 09	A, B	L97	L96	L96

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

AMBIENT TEMPERATURE FACTOR

Ambient Temp (°C)	Initial Flux Factor	Ambient Temp (°C)	Initial Flux Factor
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

RATINGS

Operating Temperature:	-40°C to 50°C
Vibration:	2.0 G per Per ANSI C136.31-2010
LM-79:	Testing in accordance with IES Standards

CONTROLS

Dimming:	Standard - 0-10V ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid Compatible

WARRANTY

☐ 5 Year (Standard) ☐ 10 Year (Optional)

GE current, a Daintree company

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

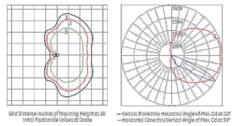
Spec Tables

DISTRIBUTION CODE	LUMEN OUTPUT CODE	TYPICAL INITIAL LUMENS 4000K	TYPICAL INITIAL LUMENS 3000K	TYPICAL SYSTEM WATTAGE 120-277V	TYPICAL SYSTEM WATTAGE 347-480V	BUG RATINGS 4000K	BUG RATINGS 3000K	TOP/CAGE CODE
C Symmetric Type V Diffuse Lens	03	3300	3100	35	N/A	B2-U2-G1	B2-U2-G1	B, E or H Medallion C&R
	04	4200	3900	43	N/A	B2-U2-G1	B2-U2-G1	
	05	5300	5000	54	N/A	B3-U2-G1	B2-U2-G1	
	06	6100	5700	65		B3-U2-G1	B3-U2-G1	
	07	7000	6600	74		B3-U2-G1	B3-U2-G1	
	08	8000	7500	85		B3-U2-G1	B3-U2-G1	
	N/A	N/A	N/A	N/A		N/A	N/A	
D Asymmetric Type III Diffuse Lens	03	3300	3100	35	N/A	B1-U2-G1	B1-U2-G1	
	04	4200	3900	43	N/A	B1-U2-G1	B1-U2-G1	
	05	5300	5000	54	N/A	B1-U2-G1	B1-U2-G1	
	06	6100	5700	65		B1-U2-G2	B1-U2-G2	
	07	7000	6600	74		B1-U2-G2	B1-U2-G2	
	08	8000	7500	85		B1-U2-G2	B1-U2-G2	
	N/A	N/A	N/A	N/A		N/A	N/A	

Photometrics Plots

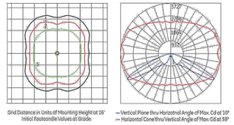
EPAS02
TYPE III ASYMMETRIC – MEDALLION C&R

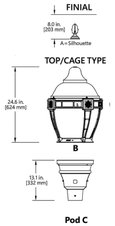
8,300 Lumens
4000K
EPAS02*08B*40***(B, E or H)



EPAS02
TYPE V SYMMETRIC – MEDALLION C&R

8,300 Lumens
4000K
EPAS02*08A*40***(B, E or H)





Pod C

MOUNTING

- Mounts to 2-3/8 to 3-inch (60-76mm) OD vertical tenon
- Suggested Mounting Height = 8-16 ft. (2.5 – 5.5M)

WEIGHT

- Approximate Net Weight: 43 lbs (19.5 kgs) – 54 lbs (24.5 kgs)

EFFECTIVE PROJECTED AREA

- 1.4 sq. ft. max (0.15 sq M max)

MODEL# EPAS02005D402CBABLCK
EPAS02005C401CBABLCK

EVOLVE LED POST TOP (EPAS)

QTY - ??

SCALE: N.T.S.

HOLOPHANE

Job Name:	Job Location:	Quote No:	Type:
Town of Milford		2378-22-11586-1	POLE

Catalog Number:
SMA 12 F5J 13S C04 BK LAB GRD RP132C FGIUS BK ASSY12374

0° View



90° View



Ordering Information

Pole	Accessories
Catalog Number: SMA 12 F5J 13S C04 BK LAB GRD RP132C **Series: (SMA)** Salem aluminum pole **Pole Height: (12)** 12FT **Shaft Style: (F5J)** Shaft, 5IN diameter fluted, 25 wall **Base Diameter: (13S)** 13IN Base, Square Pattern Bolt Circle **Pole Top Mounting: (C04)** Tenon, 2.88 O.D. x 4IN tall **Finish: (BK)** Black **Base Mounting: (LAB)** Less anchor bolt **Grounding: (GRD)** 1/2 copper grounding lug **Receptacle Provision Location C: (RP132C)** Duplex receptacle provision	**Catalog Number:** FGIUS BK **Weatherproof Receptacle: (FGIUS)** Receptacle with small, in-use wet location cover **Finish: (BK)** Black

HOLOPHANE POLE

QTY -??

SCALE: N.T.S.



KINSMAN COMPANY INC.
TELL: 1-800-733-5613
E-mail: dealersales@kinsmanwholesale.com
www.kinsmanwholesale.com



25" LAMPPOST HAYRACK
FITS: 6" POST, 25" X 12" DEEP
ITEM#: KCLPH25

COCO-FIBER LINERS - SET OF 2
NATURAL #CLTC12A-2

LAMPPOST HAYRACK PLANTER & LINER

QTY -??

SCALE: N.T.S.



FIBER FLEX LOW LEVEL BRACKET SET
POWDERCOAT BLACK
BLACK BANDING AND ROD ARMS

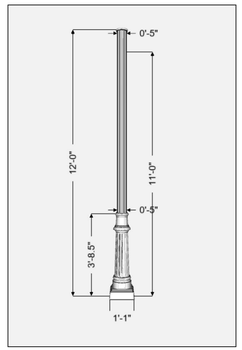
STREET DECOR, INC.
10580 N. McCARRAN BLVD.
#115-388 RENO, NV 89503
TELL: 888.891.7680
E-mail: bob@streetdecor.com
www.streetdecor.com

LAMPPOST BANNER HARDWARE

QTY - ??

SCALE: N.T.S.

Assembly Drawing

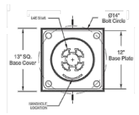


Description	Height/Width
Assembly Overall Height	12'-0"
Luminaire Mounting Height	N/A
Pole Height	12'-0"
FGIUS Height	11'-0"
Pole Shaft OD At Top	0'-5"
Pole Shaft OD At Bottom	0'-5"
Pole Base Height	3'-8.5"
Pole Base Width	1'-1"

Windload

Passed Wind Speed: 90 mph
Windload Result: 14%
Evaluated per: AASHTO 2013

Anchorage/Orientation Plan



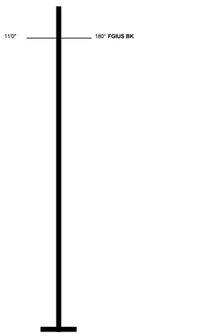
Note: Door = Hand Hole

Ordering Information

Qty	Catalog Number
7	SMA 12 F5J 13S C04 BK GRD RP132C
7	FGIUS BK

Orientation Drawing

Pole	Pole Height
SMA 12 F5J 13S C04 BK LAB GRD RP132C	12'-0"



Note: Door = Hand Hole

The hand hole is located at zero (0) degrees. Height from the bottom of base / anchor plate.

Accessory	Orientation	Height
FGIUS BK	180	132

Anchorage/Orientation Plan

Note: Door = Hand Hole

LINEAR LIGHTING / LS2-M — AMERICAN LIGHTING

LIGHT STRING

Commercial Grade E26 Interconnectable Kits

Commercial E26 Medium base stringers are perfect for any outdoor patio or lighting display. Commercial grade stringers are weather resistant and designed for long term usage. Includes guy-wire loop for additional support for large spans or spaces. E26 base sockets are perfect for any standard LED or incandescent bulbs giving you the creative freedom for your lighting display.

- Great decorative lighting product for patios, gazebos, building outlines, event tents, and retail walkways
- Factory-molded, formulated PVC sockets on heavy-duty wire form a tight weather resistant seal around bulbs
- Suitable for indoor and outdoor commercial applications
- E26 Medium base decorative bulbs sold separately
- cTUVus Listed

PROJECT:
TYPE:
LOCATION:
CATALOG NUMBER:

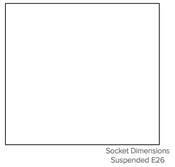


LS2-M SERIES QUICK SPECS

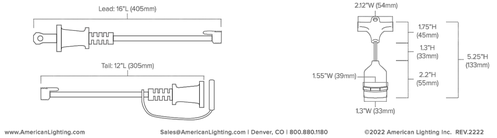
SERIES	LS2-M
INPUT VOLTAGE	120V AC
WATTAGE	25W per socket
MAX RUN	1200W
CABLE TYPE	14AWG SJTW 2-Wire
SOCKET TYPE	E26
SOCKET SPACING	24"
CUT INCREMENTS	Field cuttable (Must be properly sealed)
IP RATING	IP64 - Wet Location
RATING	cTUVus Listed

LS2 Interconnect-able kits are cTUVus Listed to UL standard UL588 for wet location all-year use, however safety rating is void if product is cut. Not intended for installation in ceilings, soffits, cabinets or other enclosed spaces.
Keep lamps at least 4.9m/16ft away from pools and spas.

LS2-M SERIES QUICK DIMENSIONS



Socket Dimensions
Suspended E26



www.AmericanLighting.com Sales@AmericanLighting.com | Denver, CO | 800.880.1180 ©2022 American Lighting Inc. REV.2222

LINEAR LIGHTING / LS2-M — AMERICAN LIGHTING

LS2-M SERIES ORDERING INFORMATION

ITEM NUMBER	VOLTAGE	LENGTH	SOCKET TYPE	LED SPACING	COLOR	MAX RUN	IP RATING
LS2-M-24-48-BK	120V AC	48ft (15m)	Non-Suspended E26	24"	Black	25W / Socket	IP64
LS2-MS-24-48-BK	120V AC	48ft (15m)	Suspended E26	24"	Black	25W / Socket	IP64
LS2-MS-24-48-WH	120V AC	48ft (15m)	Suspended E26	24"	White	25W / Socket	IP64

Includes: (1) 48ft length of LS2 series commercial grade light string with 120V plug and 120V socket (interconnectable male/female ends)

LS2-M ACCESSORIES

ITEM NUMBER	DESCRIPTION
LS-M/MS-END	Black plastic end cap
COMPATIBLE LAMPS	Pro Decorative Series, Standard S14s
LS-CABLE-60	60ft Catenary Cable Kit
LS-CABLE-110	110ft Catenary Cable Kit
LS-CABLE-500	500ft Catenary Cable Bulk Reel Includes
LS-LOCK-4	(4) Heavy duty cable locks for 1/8" catenary cable
LS-TT	Tensioning Tool

Catenary Cable Kit Includes: (1) 1/8" diameter catenary/guide cable for light string installation, (2) Heavy duty cable locks, and (1) Cable release key

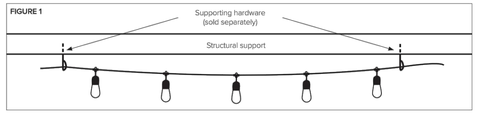


ADDITIONAL INFORMATION

SUSPENDING LIGHT STRINGS:
Light sockets must be suspended so that bulbs are facing down only. DO NOT MOUNT THE LIGHT STRINGS WITH SOCKETS FACING UPWARD!

1. Light string must be securely attached to a support structure at each end of each span. The maximum unsupported span distance for 48' Cord & Plug Light String is 20 feet (10 sockets).
2. Secure light string to supporting hardware (eyebolts, brackets, etc., not provided) using cable ties (not included). See Figure 1.
3. Ensure any cut ends are properly sealed to preclude the entrance of water.
4. For spans exceeding 20 feet, use properly rated cable support system and cable ties (neither are provided with the light string) and follow local codes for suspended cables and loads. See www.americanlighting.com for steel cable support systems, if needed.

FIGURE 1



www.AmericanLighting.com Sales@AmericanLighting.com | Denver, CO | 800.880.1180 ©2022 American Lighting Inc. REV.2222

LIGHT STRING - LS2-MS-24-48-BK

QTY -??

SCALE: N.T.S.

REVISION
DATE

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

SCALE - PLAN: NTS
0

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

DETAILS

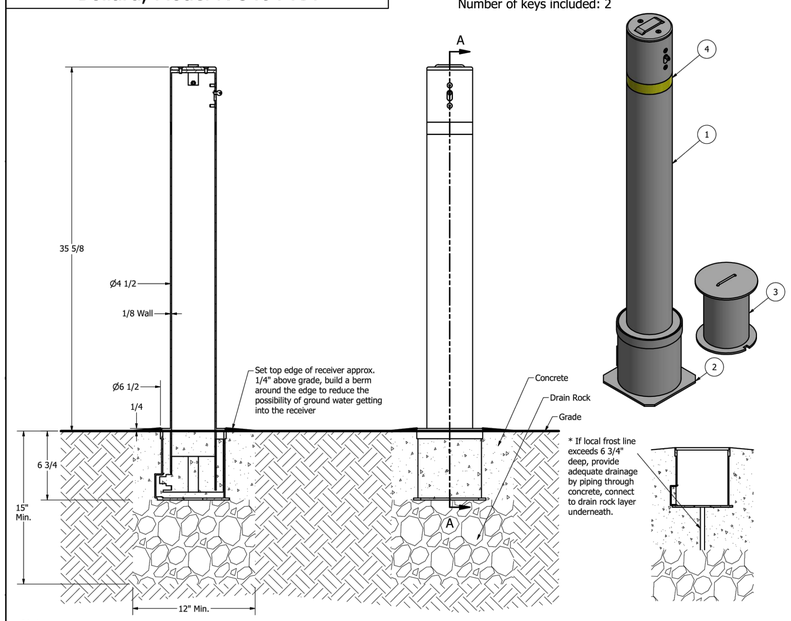
PHASE A
MILFORD STREETSCAPE
MILFORD HUNDRED KENT COUNTY DELAWARE

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
SCALE:	NTS		
DATE:	05/30/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-111		

PLOTTED: 5/22/24 9:59 AM
PLOTTED BY: Matthew Dolph
FILE NAME: P:\Projects\131803632.SAAB\CAD\C-111 DETAILS_EPAS & EPAT.dwg

Bollard, Model R-8464-RA

Number of keys included: 2



SECTION A-A

General Description:

The R-8464-RA Powder Coated Removable Bollard features internal locking hardware for quick and easy access to restricted areas. Elevated key-access avoids collection of dirt and debris in dusty, particle-filled environments. Its clean and versatile design is highly visible and available with alternative mountings (see retractable and fixed models) for consistent aesthetics that suit any modern building or landscape. High-quality 316 grade stainless steel is powder coated for exceptional resistance to corrosion and weathering. Choose from 6 standard coating options and 1 of 4 colored reflector stripes. R-8464-RA bollards ship standard with mounting covers to prevent tripping hazards and collection of debris.

For more information on bollard post installation, please visit:
www.reliance-foundry.com/bollard/installation-bollards

Specifications:

Height: 35 5/8"

Base Diameter: 4 1/2"

Weight: 25 lbs

Material: Stainless Steel 316

Finish: Polyester Powder Coated
See Reliance Foundry's standard color options at
www.reliance-foundry.com/bollard/colors-bollards

Reflective Tape Options:

- ○ Yellow
- ○ White
- ○ Red
- ○ Blue
- ◉ None (Default)

Notes:

- Embedment details are for reference illustration only. Minimum foundation sizes depend on local soil conditions, weather conditions, and engineering requirements.
- Bollard is provided as shown, with parts listed below. Concrete foundation and/or installation not provided by Reliance Foundry.
- This drawing is not drawn to scale. Dimensions provided herein is for reference only. Please consult Reliance Foundry sales professionals if any dimension is critical to your particular installation.
- Reliance Foundry reserves the right to amend design and specifications without prior notice for product improvement.

PARTS LIST

ITEM	QTY	PART NUMBER	DESCRIPTION	MATERIAL	WEIGHT
1	1	R8464RA	R8464RA Removable Bollard Assembly	Stainless Steel 316	25 lbs
2	1	R8464R	R8464R Removable Bollard Receiver	Steel Hot Dip Galvanized	7 3/4 lbs
3	1	R8464RC	R8464RC Removable Bollard Receiver Cover	Steel Hot Dip Galvanized	5 3/8 lbs
4	1	Reflective Tape (Optional)	Optional Reflective Tape, Max. 1-1/8" Width	Plastic	

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RELIANCE FOUNDRY
SINCE 1925
Unit 207, 6450 - 148 Street, Surrey, BC V3S 7G7, Canada
1-877-789-3245 info@reliance-foundry.com
www.reliance-foundry.com

TITLE: Bollard R-8464-RA

SIZE		DWG NO	REV
C		R8464RA	C2

NOT TO SCALE | SHEET 1 OF 1

RETRACTABLE BOLLARD - R-8464-RA
QYT - 13 N.T.S.

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

DATE	REVISION

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

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SCALE - PLAN: NTS

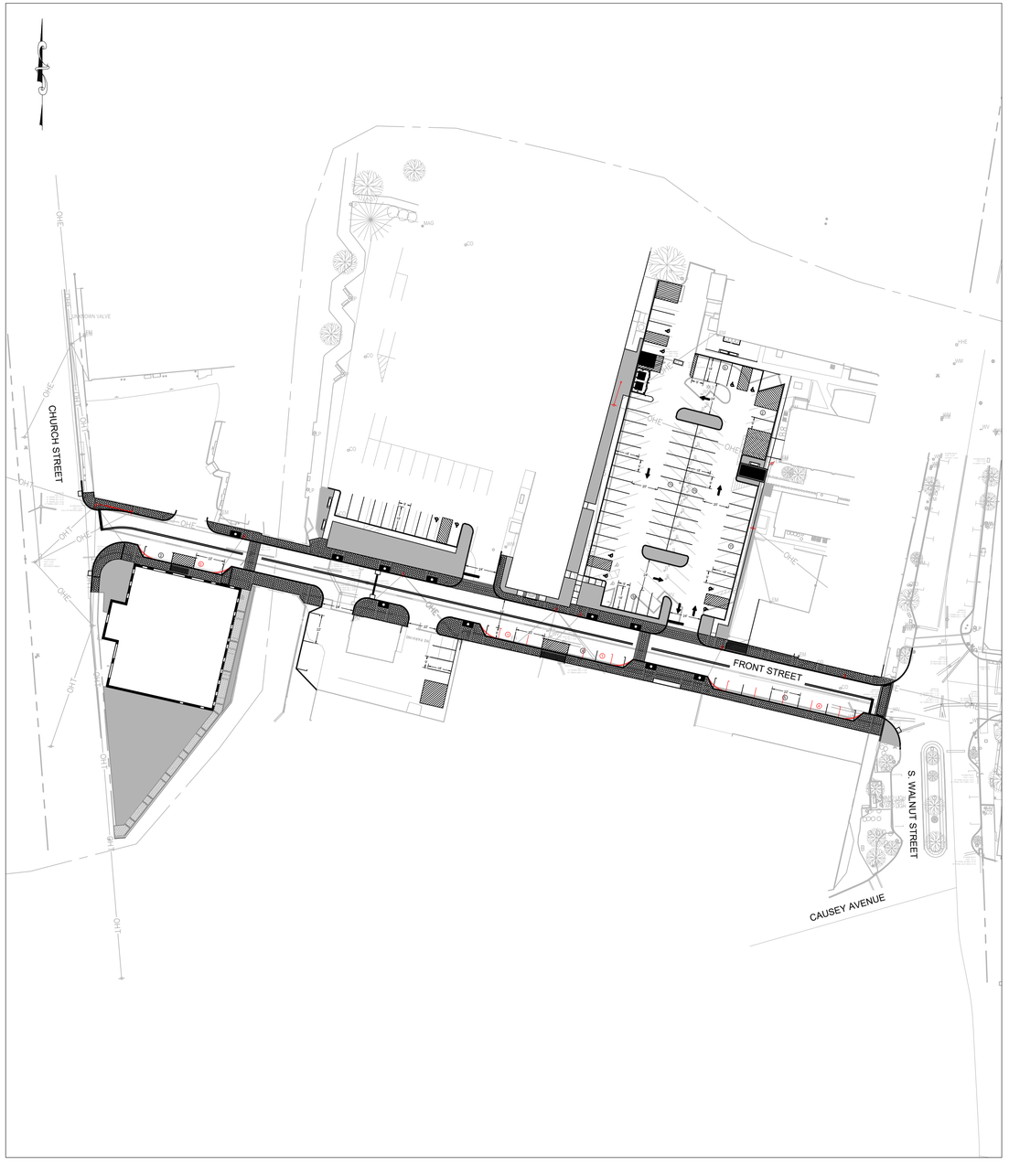
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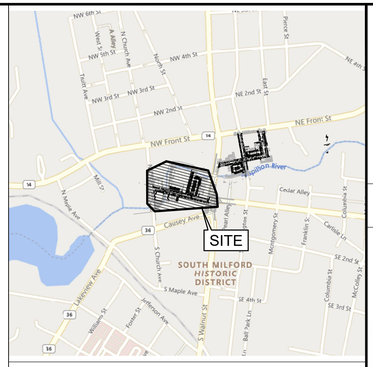
PHASE A
MILFORD STREETSCAPE
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SCALE:	NTS		
DATE:	05/30/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-112		

PLOTTED BY: SCOTT.H 10:00 AM
FILE NAME: C:\Users\scott.h\Desktop\131803632.SAAB_SET 2 DETAILS_R8464_A.DWG

SITE IMPROVEMENT PLANS
PHASE B
MILFORD STREETSCAPE
MILFORD HUNDRED
KENT COUNTY, DELAWARE





LOCATION MAP SCALE: 1"=800'

SHEET INDEX

C-100	COVER SHEET
C-101 - C-102	GRADING, UTILITY, EROSION & SEDIMENT CONTROL PLAN
C-103 - C-104	STRIPING PLAN
C-105 - C-112	DETAILS

GENERAL NOTES:

1. OWNER: CITY OF MILFORD
   ADDRESS: 119 S WALNUT STREET
   MILFORD, DE 19963
   PHONE: 302-422-6616
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MILFORD STANDARD SPECIFICATIONS FOR CONSTRUCTION. ALL CONSTRUCTION WITHIN A STATE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT DELAWARE DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL AMENDMENTS THERETO. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
4. ALL WORK SHALL COMPLY WITH DELAWARE SEDIMENT & STORMWATER REGULATIONS AND DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
5. PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
6. FULL ACCESS SHALL BE PROVIDED FOR EMERGENCY VEHICLES, PEDESTRIANS, MAIL, TRASH PICKUP, DELIVERIES, AND ACCESS TO ALL BUILDINGS.
7. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BE DONE WITHOUT FIRST CALLING "MISS UTILITY" (1-800-282-8555) 72 HOURS PRIOR TO EXCAVATION TO HAVE UNDERGROUND UTILITY CABLES LOCATED AND MARKED.
8. CONTRACTOR SHALL PERFORM TEST PITS AS NECESSARY TO VERIFY EXISTING CONDITIONS AT THE SITE.
9. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE, AND ANY DAMAGE DONE TO THEM DUE TO THEIR NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S SOLE EXPENSE. THIS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO STORM DRAINS, INLETS, PAVEMENT, SIGNALS, CONDUITS, CABLES, PIPING POLES, AND OVERHEAD FACILITIES, ETC., REGARDLESS OF OWNERSHIP.
10. THE CONTRACTOR SHALL PROTECT ALL ADJOINING AND NEARBY BUILDINGS, EQUIPMENT, ALL UTILITIES, STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. FROM DAMAGE DUE TO EXCAVATION, DEMOLITION, AND CONSTRUCTION, DURING THE ENTIRE CONSTRUCTION PERIOD. ANYTHING REMOVED OR DAMAGED DURING CONSTRUCTION, CAUSED DIRECTLY OR INDIRECTLY WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL INSTALLED UTILITIES UNTIL THE COMPLETION OF CONSTRUCTION. PIPES WITH SHALLOW COVER SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION MACHINERY WITH ADEQUATE TEMPORARY COVER. PIPING AND MANHOLE AND VAULT OPENINGS SHALL BE PROTECTED TO PREVENT MUD, DEBRIS AND WATER FROM ENTERING THE FACILITIES. THE CONTRACTOR SHALL CLEAN AND DISPOSE OF ALL MATERIAL TO THE SATISFACTION OF THE CITY SHOULD THESE MATERIALS BE ALLOWED TO ENTER THE INSTALLED FACILITIES OR EXISTING FACILITIES WHERE CONNECTIONS EXIST.
12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE DESIGNATED LIMITS OF DISTURBANCE. ANY CHANGE TO THOSE LIMITS MUST BE AGREED UPON BY THE CITY OF MILFORD AND DNREC. STAGING AREAS SHALL ONLY BE THOSE APPROVED BY THE CITY OF MILFORD. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER FOR THE LOCATION AND SIZE OF THE CONTRACTOR'S TEMPORARY LAY DOWN, STORAGE AREA AND CONSTRUCTION TRAILER. THIS AREA SHALL BE RESTORED TO ITS ORIGINAL BY THE CONTRACTOR UPON COMPLETION OF CONSTRUCTION.
13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTY OWNER'S AND BUSINESS POINTS OF ACCESS.
14. ALL FIRE HYDRANTS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATIONS.
15. ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, PUBLIC OPEN SPACE, AND/OR UTILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE SANITARY CONDITION.
16. ALL ROADWAYS ARE TO BE SWEPT FREE OF SEDIMENT ON A DAILY BASIS. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORGANIZED WORK SITE AT ALL TIMES.
17. THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
18. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
19. CONTRACTOR SHALL PROVIDE ALL NECESSARY ADAPTER FITTINGS OR REDUCERS REQUIRED TO CONNECT TO EXISTING UTILITIES.
20. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
21. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
22. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE CONTRACTOR TO COMPLETE THE WORK. ALL OTHER INCIDENTAL WORK REQUIRED BY THE DRAWINGS OR SPECIFICATIONS FOR WHICH NO PAYMENT IS SPECIFICALLY PROVIDED AND ANY WORK OR MATERIALS NOT THEREIN SPECIFIED WHICH ARE REQUIRED TO COMPLETE THE WORK AND WHICH MAY FAIRLY BE IMPLIED AS INCLUDED IN THE CONTRACT OR WHICH THE ENGINEER MAY JUDGE TO BE SO INCLUDED SHALL BE FURNISHED AND CONSTRUCTED BY THE CONTRACTOR.
23. CONTRACTOR SHALL VERIFY THAT ALL APPLICABLE PERMITS HAVE BEEN OBTAINED PRIOR TO THE START OF WORK.
24. SIZE, DEPTH, AND LOCATION OF GAS SERVICES ARE UNKNOWN. THE CONTRACTOR SHALL TEST PIT FOR GAS SERVICES.
25. THE CONTRACTOR SHALL REPLACE IN KIND ALL IMPACTED/DAMAGED VEGETATIVE PLANTINGS TO EXISTING CONDITIONS.
26. ALL IMPACTED PAVEMENT, ROADWAY ISLANDS, SIDEWALKS, SIGNAGE, ETC. WITHIN THE DELDOT RIGHT-OF-WAY SHALL BE RESTORED IN ACCORDANCE WITH THE APPLICABLE DELDOT STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS.
27. THE CONTRACTOR SHALL NOTE THAT OVERHEAD UTILITIES ARE PRESENT THROUGHOUT THE PROJECT SITE. THE CONTRACTOR SHALL SOLICIT SPECIFIC REQUIREMENTS FROM THE CITY OF MILFORD ELECTRIC DEPARTMENT RELATIVE TO THE REQUIREMENTS FOR WORKING AROUND AND UNDER THEIR OVERHEAD FACILITIES. IT IS LIKELY THAT CERTAIN ELECTRIC POLES ALONG THE PROJECT LIMITS MAY REQUIRE HOLDING AND BRACING DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE MILFORD ELECTRIC DEPARTMENT TO SCHEDULE THE REQUIRED HOLDING AND BRACING AS THE WORK PROGRESSES.
28. ALL BACKFILL MATERIAL IN EXISTING/PROPOSED ROADWAY SHALL CONFORM TO TYPE"C" BORROW. ALL BORROW BACKFILL SHALL BE COMPACTED TO 95% USING AASHTO T99 STANDARD FOR TESTING.
29. GABC PLACED SHALL BE COMPACTED TO 98%

SEQUENCE OF CONSTRUCTION:

1. THE DNREC SEDIMENT AND STORMWATER PROGRAM SHALL BE NOTIFIED IN WRITING 5 DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
2. REVIEW AND/OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
3. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY DNREC OR THE DELEGATED AGENCY.
4. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.
5. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
6. AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHOULD BE APPROVED BY THE DNREC WELL PERMITTING BRANCH.
7. APPROVED PLANS REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL.
8. POST CONSTRUCTION VERIFICATION DOCUMENTS SHALL BE SUBMITTED TO THE DEPARTMENT WITHIN 60 DAYS OF STORMWATER MANAGEMENT FACILITY COMPLETION.
9. APPROVAL OF A SEDIMENT AND STORMWATER MANAGEMENT PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
10. THE NOTICE OF INTENT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT FOR THIS PROJECT IS #XXXXXX. THE PERMITTEE OF RECORD SHALL NOT BE RELIEVED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION HAS BEEN PROCESSED BY THE DEPARTMENT.
11. THE OWNER SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT.
12. THE CONTRACTOR SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT.
13. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
14. BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE OCNTRACTOR SHOULD CALL MISS UTILITY AT 811 OR 1-800-282-8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ONSITE.
15. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7 DEL.C. CH. 60 AND THE CURRENT DELAWARE CONSTRUCTION GENERAL PERMIT (CGP).
16. DOCUMENTATION OF SOIL TESTING AND MATERIAL USED FOR TEMPORARY OR PERMANENT STABILIZATION INCLUDING BUT NOT LIMITED TO SOIL TEST RESUTLS, SEED TAGS, SOIL AMENDMENT TAGS, ETC. SHALL BE PROVIDED TO THE DEPARTMENT TO VERIFY THAT THE PERMANENT OR TEMPORARY STABILIZATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN.
17. THE DEPARTMENT MAY REQUIRE ADDITIONAL SOIL TESTING AND REAPPLICATION OF PERMANENT OR TEMPORARY STABILIZATION IN ACCORDANCE WITH THE SPECIFICATIONS IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, OR ALTERNATIVE MEASURES THAT PROVIDE FUNCTIONAL EQUIVALENCY.
18. WHEN DIRECTED BY THE DEPARTMENT, THE OWNER SHALL ACQUIRE THE SERVICES OF A THIRD PARTY CERTIFIED CONSTRUCTION REVIEWER (CCR) TO PERFORM WEEKLY CONSTRUCTION REVIEWS. SEDIMENT AND STORMWATER MANAGEMENT PLANS APPROVED BY THE DEPARTMENT SHALL HAVE A THIRD PARTY CCR.

SEQUENCE OF CONSTRUCTION:

1. SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF MILFORD.
2. CONTACT THE CITY OF MILFORD FIVE DAYS PRIOR TO ANY SITE DISTURBANCE
3. SETUP ALL REQUIRED MAINTENANCE OF TRAFFIC CONTROLS PRIOR TO STARTING ANY WORK.
4. INSTALL THE PROPOSED SITE IMPROVEMENTS AND UTILITIES AND PERFORM ALL NECESSARY WORK AND TESTING REQUIRED.
5. AFTER CONSTRUCTION IS COMPLETE, RESTORE AS REQUIRED AND REMOVE ALL MAINTENANCE OF TRAFFIC.

REVISION	DATE

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

SCALE: PLAN: 1"=50'

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

COVER SHEET

PHASE B
MILFORD STREETSCAPE
DELAWARE
MILFORD HUNDRED KENT COUNTY

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
SCALE:	1"=50'		
DATE:	06/14/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-100		

PLOTTED: 6/21/24 3:53 PM
PLOTTED BY: Matt Dunn
PLOTTED FROM: C:\KCI\Projects\131803632.SAAB\Drawings\Plan Sheets\C-100.dwg



LEGEND

EXISTING	PROPOSED
MAJOR CONTOURS	MAJOR CONTOURS
MINOR CONTOURS	MINOR CONTOURS
CURB	CURB
WATER VALVE	NUMBER OF PARKING SPACES
STORMDRAIN / INLET / MANHOLE	STORMDRAIN / INLET
WATER METER	PATTERNED SIDEWALK
SANITARY SEWER MANHOLE	LANDSCAPING AREA
OVERHEAD ELECTRIC	SPOT ELEVATION
OVERHEAD TELEPHONE	
BOLLARD	
SIGN	
FIRE HYDRANT	
SANITARY SEWER CLEANOUT	
BUILDING FOOTPRINT	
UTILITY POLE	
MAG NAIL / IRON PIPE FOUND	
TREE / SHRUB	
LIGHT POLE	
FIRE DEPARTMENT CONNECTION	
FLAG POLE	
TELEPHONE MANHOLE	
ELECTRIC BOX	
ELECTRIC METER	
GUY WIRE	

GRADING, UTILITY, AND EROSION & SEDIMENT CONTROL PLAN

PHASE B

MILFORD STREETSCAPE

MILFORD HUNDRED KENT COUNTY DELAWARE

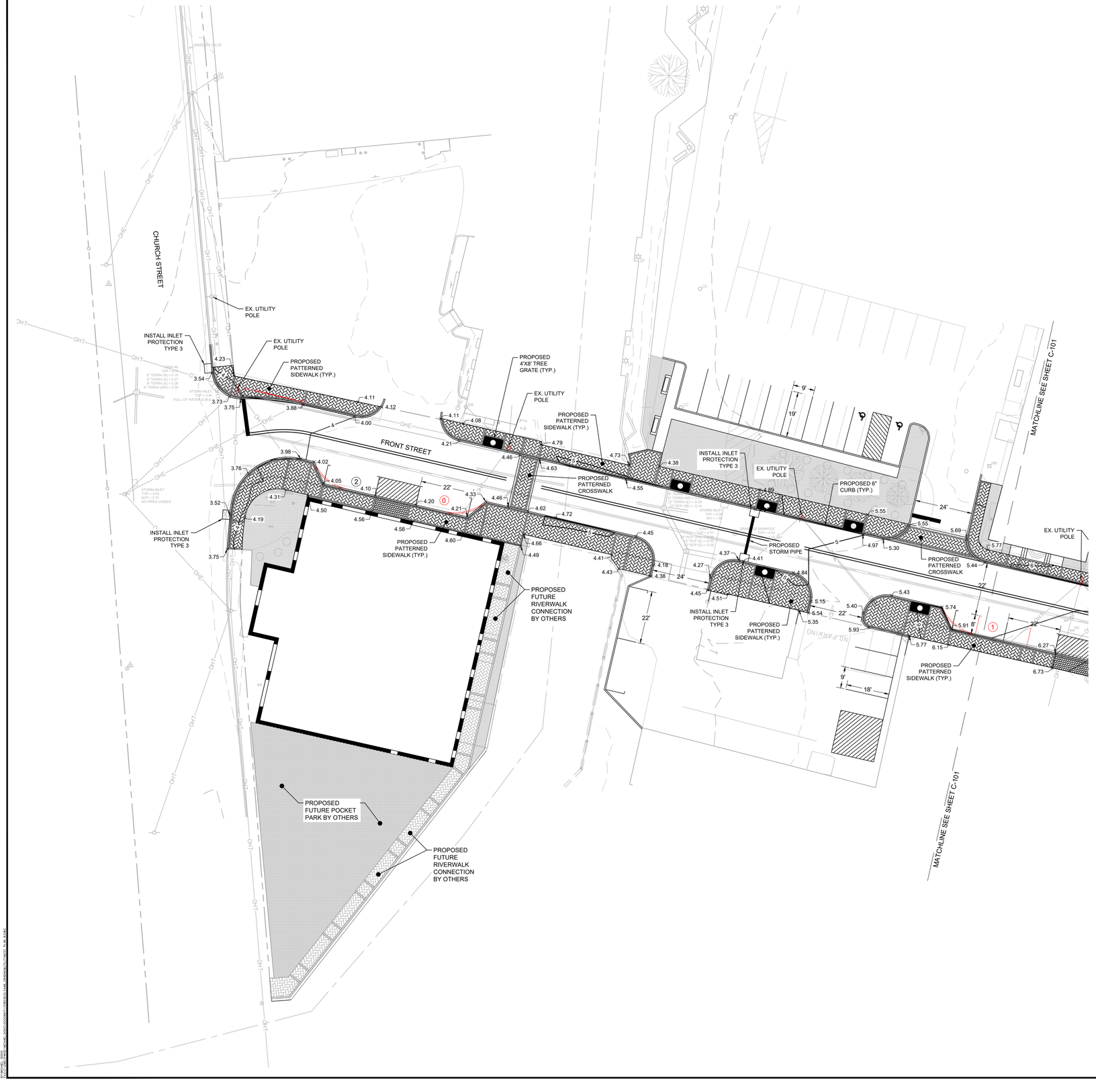
SCALE - PLAN: 1"=20'

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OWNER:
CITY OF MILFORD
119 S WALNUT STREET MILFORD, DE 19963
302-422-6616

DATE	REVISION

Drafting: MD Check: JL
Design: MD Check: JL
SCALE: 1"=20'
DATE: 08/14/24
KCI JOB #: 131B3832.SAAB
SHEET: C-101



LEGEND

EXISTING	PROPOSED
MAJOR CONTOURS	MAJOR CONTOURS
MINOR CONTOURS	MINOR CONTOURS
CURB	CURB
WATER VALVE	NUMBER OF PARKING SPACES
STORMDRAIN / INLET / MANHOLE	STORMDRAIN / INLET
WATER METER	PATTERNED SIDEWALK
SANITARY SEWER MANHOLE	LANDSCAPING AREA
OVERHEAD ELECTRIC	SPOT ELEVATION
OVERHEAD TELEPHONE	
BOLLARD	
SIGN	
FIRE HYDRANT	
SANITARY SEWER CLEANOUT	
BUILDING FOOTPRINT	
UTILITY POLE	
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TREE / SHRUB	
LIGHT POLE	
FIRE DEPARTMENT CONNECTION	
FLAG POLE	
TELEPHONE MANHOLE	
ELECTRIC BOX	
ELECTRIC METER	
GUY WIRE	

OWNER:
CITY OF MILFORD
119 S WALNUT STREET MILFORD, DE 19963
302-422-6616

SCALE - PLAN: 1"=20'

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PHONE: (302) 731-9176 FAX: (302) 731-7807 Website: www.kci.com

DATE	REVISION

GRADING, UTILITY, AND EROSION & SEDIMENT CONTROL PLAN
PHASE B
MILFORD STREETSCAPE
MILFORD HUNDRED — KENT COUNTY — DELAWARE

Drafting:	MD	Check:	JL
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SCALE:	1"=20'		
DATE:	06/14/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-102		

PROPOSED HANDICAP PARKING STRIPING (TYP.)

PROPOSED THERMOPLASTIC ARROW

PROPOSED HANDICAP PARKING STRIPING (TYP.)

PROPOSED LOADING ZONE STRIPING

PROPOSED THERMOPLASTIC ARROW

PROPOSED PARKING SPACE STRIPING (TYP.)

PROPOSED PARKING SPACE STRIPING (TYP.)

PROPOSED HANDICAP PARKING STRIPING (TYP.)

PROPOSED THERMOPLASTIC STOP BAR

PROPOSED PARKING SPACE STRIPING (TYP.)

PROPOSED DOUBLE YELLOW STRIPING

PROPOSED LOADING ZONE STRIPING

PROPOSED THERMOPLASTIC ARROW

PROPOSED HANDICAP PARKING STRIPING (TYP.)

PROPOSED THERMOPLASTIC ARROW

PROPOSED THERMOPLASTIC STOP BAR

PROPOSED DOUBLE YELLOW STRIPING

PROPOSED THERMOPLASTIC STOP BAR

PROPOSED PARKING SPACE STRIPING (TYP.)

MATCHLINE SEE SHEET C-104

MATCHLINE SEE SHEET C-104

FRONT STREET

S. WALNUT STREET

LEGEND

EXISTING	PROPOSED
MAJOR CONTOURS	MAJOR CONTOURS
MINOR CONTOURS	MINOR CONTOURS
CURB	CURB
WATER VALVE	NUMBER OF PARKING SPACES
STORMDRAIN / INLET / MANHOLE	STORMDRAIN / INLET
WATER METER	PATTERNED SIDEWALK
SANITARY SEWER MANHOLE	LANDSCAPING AREA
OVERHEAD ELECTRIC	SPOT ELEVATION
OVERHEAD TELEPHONE	
BOLLARD	
SIGN	
FIRE HYDRANT	
SANITARY SEWER CLEANOUT	
BUILDING FOOTPRINT	
UTILITY POLE	
MAG NAIL / IRON PIPE FOUND	
TREE / SHRUB	
LIGHT POLE	
FIRE DEPARTMENT CONNECTION	
FLAG POLE	
TELEPHONE MANHOLE	
ELECTRIC BOX	
ELECTRIC METER	
GUY WIRE	

REVISION	DATE

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

SCALE - PLAN: 1"=20'

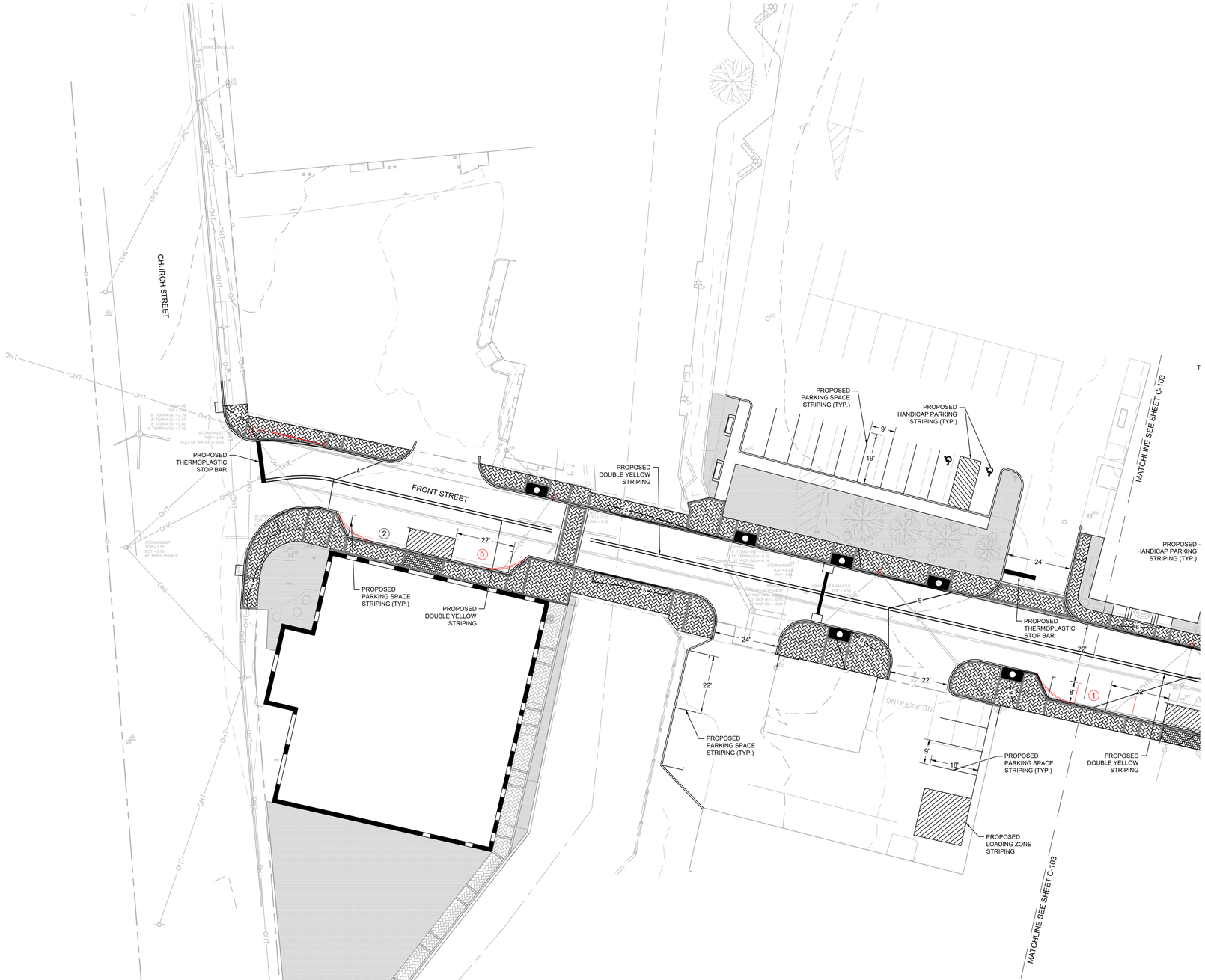
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STRIPING PLAN

PHASE B
MILFORD STREETSCAPE
DELAWARE
MILFORD HUNDRED KENT COUNTY

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
SCALE:	1"=20'		
DATE:	06/14/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-103		

PLOTTED: 6/5/2024 3:57 PM
PLOTTED BY: Mark Dolbow
PLOTTED ON: 24x36 (Landscape)
PLOTTING SCALE: 1.00



LEGEND

EXISTING	PROPOSED
MAJOR CONTOURS	MAJOR CONTOURS
MINOR CONTOURS	MINOR CONTOURS
CURB	CURB
WATER VALVE	NUMBER OF PARKING SPACES
STORMDRAIN / INLET / MANHOLE	STORMDRAIN / INLET
WATER METER	PATTERNED SIDEWALK
SANITARY SEWER MANHOLE	LANDSCAPING AREA
OVERHEAD ELECTRIC	SPOT ELEVATION
OVERHEAD TELEPHONE	
BOLLARD	
SIGN	
FIRE HYDRANT	
SANITARY SEWER CLEANOUT	
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TREE / SHRUB	
LIGHT POLE	
FIRE DEPARTMENT CONNECTION	
FLAG POLE	
TELEPHONE MANHOLE	
ELECTRIC BOX	
ELECTRIC METER	
GUY WIRE	

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

SCALE - PLAN: 1"=20'

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1352 MARROWS RD. - SUITE 100 - NEWARK, DELAWARE 19711
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DATE	REVISION

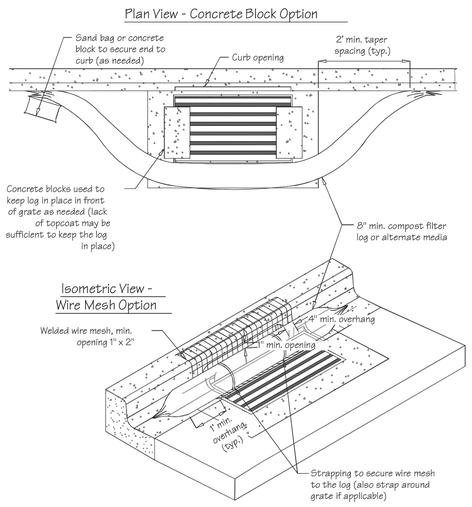
STRIPING PLAN

PHASE B
MILFORD STREETSCAPE
MILFORD HUNDRED KENT COUNTY DELAWARE

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
SCALE:	1"=20'		
DATE:	06/14/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-104		

Standard Detail & Specifications

Inlet Protection - Type 3



Source:	Symbol:	Detail No.
Adapted from Filtrexx™ International	IP-3	**DE-ESC-3.1.5.3** Sheet 1 of 3 Effective July 2023

Standard Detail & Specifications

Inlet Protection - Type 3

Notes:

1. This practice shall only be used in situations in which Inlet Protection – Type 1 cannot be used due to site constraints. These include, but are not limited to partially complete parking areas, streets, roads, etc., having a throat or curb opening. It should be used in conjunction with Type 2 Inlet Protection when a grate is also present.
2. The filter log sock fabric shall be high durability netting material to resist puncture and wear in the traffic areas. If compost media is used to fill the sock it must meet the Standards and Specifications for Compost Material in the Appendix, except that the maximum pass through for a 3/8" screen shall be 20% to allow for higher flow through. Additives, such as soluble phosphorus and petroleum hydrocarbons, can be mixed with the compost media to aid in pollutant removal, if desired. Reference the Compost Filter Log design guidelines for additional requirements on the high durability netting material, compost media, and sock filling and installation procedures. Reference the design alternatives below for additional log media options.
3. The maximum contributing drainage area shall be 3 acres, or as recommended by the manufacturer. 8" diameter socks shall be used for standard roadway applications. If in a highly disturbed area, the Engineer or Site Reviewer may opt for larger socks, either 12" or 18" depending on the need. (If used as a replacement for Type 1 Inlet Protection with special approval, minimum 12" diameter socks shall be used.) The top of the log may need to be flattened so that it is always below the top of curb elevation with a minimum 1" opening in order to prevent localized flooding.
4. Concrete blocks shall be used to aid in the log shape and prevent it from entering into the throat. They should be placed between the log and the throat opening, and used to secure the ends of the log against the curb if needed. The end of the log shall extend a minimum of 2 feet past the end of the throat opening. If a grate is also present in addition to the throat opening, the concrete blocks can either be laid perpendicular to the curb (recommended) so that the log lies on the outside of the grate, or parallel to the curb so that the log lies on top of the grate (note, Type 2 Inlet Protection is also used in conjunction with Type 3 if a grate is present). Sand bags can be used as an alternate to the concrete blocks at the end of the log to secure the log against the curb.

Source:	Symbol:	Detail No.
Adapted from Filtrexx™ International	IP-3	**DE-ESC-3.1.5.3** Sheet 2 of 3 Effective July 2023

Standard Detail & Specifications

Inlet Protection - Type 3

5. If concrete blocks are not desired due to high traffic volumes, a welded wire screen in an "S" shape can be fitted over the length of the opening and secured to the log with straps, such as zip-ties. This will prevent the sock from falling into the opening. In this case, the log only needs to extend past the curb opening a minimum of 1 foot.
6. In all cases, the log shall provide a physical barrier to the catchbasin to allow for ponding and sedimentation along the upstream side of the log. The logs shall be placed on flat surfaces and maintain constant contact with the paved surface. Any daylight will allow for untreated discharge and is not permitted.
7. All structures must be inspected frequently (24 hours after a storm event and weekly) for proper function. Accumulated sediment shall be removed to avoid future failure, and must not exceed half of the effective height of the log. Reference manufacturer's recommendations for additional maintenance.

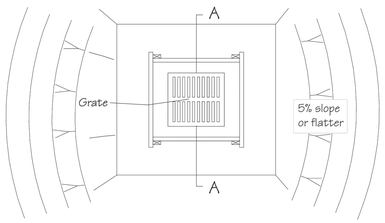
Alternatives:

1. In lieu of the compost filter log, crushed DE #3 stone with a fractured face on all sides that is double wrapped in 1" chicken wire made from 10 gauge wire may be used. The wire should be secured using hog rings or wire ties on 6" centers along the length of the joint, and on 1" center on the ends of the rock sock. All installation and maintenance criteria are the same as the compost log above.
2. In lieu of the compost filter media, 100% shredded rubber (typically from tires) can be used.
3. For applications that have a grate and a throat inlet, some Type 2 Inlet Protection manufacturers have developed a catchbasin sack insert that also have a tubular attachment which rests above the grate and against the throat. As long as the sack meets the requirements of Type 2 Inlet Protection, and the provided throat protection extends a minimum of 1' past the limits of the curb opening, without any daylight along the edges, these combination Type 2 and Type 3 devices may be used upon approval of the Department or Delegated Agency.

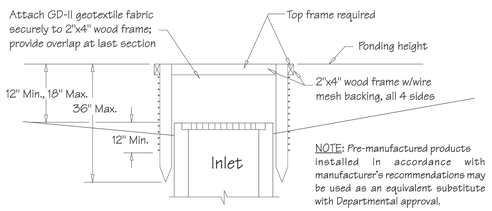
Source:	Symbol:	Detail No.
Adapted from Filtrexx™ International	IP-3	**DE-ESC-3.1.5.3** Sheet 3 of 3 Effective July 2023

Standard Detail & Specifications

Inlet Protection - Type 1



Plan



Section A-A

Source:	Symbol:	Detail No.
Adapted from Erosion Draw Manual J. McCullah & Assoc.	IP-1	**DE-ESC-3.1.5.1** Sheet 1 of 2 Effective July 2023

Standard Detail & Specifications

Inlet Protection - Type 1

Construction Notes:

1. Excavate completely around inlet to a depth of 18" below grate elevation.
2. Drive 2" x 4" post 1' into ground at four corners of inlet. Place nail strips between posts on ends of inlet. Assemble top portion of 2" x 4" frame using overlap joint shown. Top of frame (weir) must be 6" below edge of roadway adjacent to inlet.
3. Stretch wire mesh tightly around frame and fasten securely. Ends must meet at post.
4. Stretch geotextile fabric tightly over wire mesh, the cloth must extend from top of frame to 18" below inlet grate elevation. Fasten securely to frame. Ends must meet at post, be overlapped and folded, then fastened down.
5. Backfill around inlet in compacted 6" layers until at least 12" of geotextile fabric is buried.
6. If the inlet is not in a low point, construct a compacted earth dike in the ditchline below it. The top of this dike is to be at least 6" higher than the top of frame (weir).
7. This structure must be inspected frequently and the filter fabric replaced when clogged.

Materials:

1. Wooden frame is to be constructed of 2" x 4" construction grade lumber.
2. Wire mesh must be of sufficient strength to support filter fabric with water fully impounded against it.
3. Geotextile fabric: Type GD-II

Source:	Symbol:	Detail No.
Adapted. from Erosion Draw Manual J. McCullah & Assoc.	IP-1	**DE-ESC-3.1.5.1** Sheet 2 of 2 Effective July 2023

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

REVISION	DATE

SCALE - PLAN: NTS

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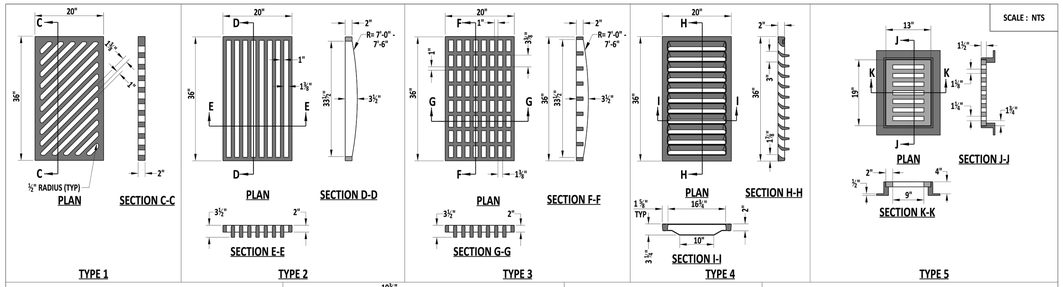
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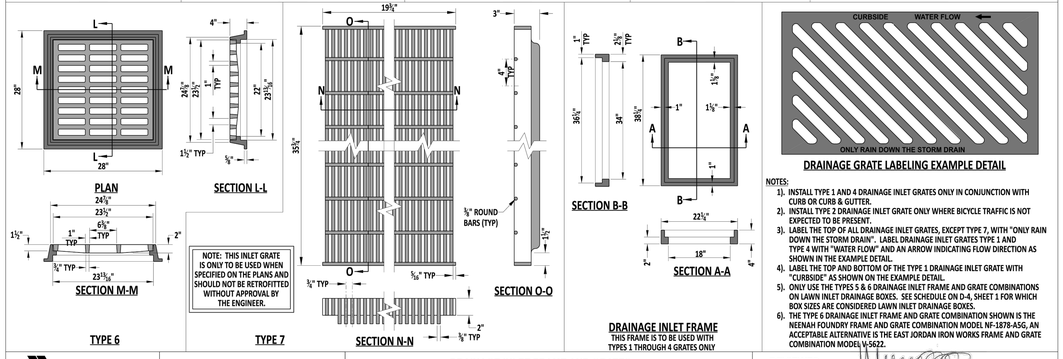
PHASE B
MILFORD STREETSCAPE
DELAWARE
MILFORD HUNDRED KENT COUNTY

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
SCALE:	NTS		
DATE:	06/14/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-105		

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SCALE : NTS





NOTES:

1). INSTALL TYPE 1 AND 4 DRAINAGE INLET GRATES ONLY IN CONJUNCTION WITH CURB OR CURB & GUTTER.
2). INSTALL TYPE 2 DRAINAGE INLET GRATE ONLY WHERE BICYCLE TRAFFIC IS NOT EXPECTED TO BE PRESENT.
3). LABEL THE TOP OF ALL DRAINAGE INLET GRATES, EXCEPT TYPE 7, WITH "ONLY RAIN DOWN THE STORM DRAIN". LABEL DRAINAGE INLET GRATES TYPE 1 AND TYPE 4 WITH "WATER FLOW" AND AN ARROW INDICATING FLOW DIRECTION AS SHOWN IN THE EXAMPLE DETAIL.
4). LABEL THE TOP AND BOTTOM OF THE TYPE 1 DRAINAGE INLET GRATE WITH "CURBSIDE" AS SHOWN ON THE EXAMPLE DETAIL.
5). ONLY USE THE TYPES 5 & 6 DRAINAGE INLET FRAME AND GRATE COMBINATIONS ON LAWN INLET DRAINAGE BOXES. SEE SCHEDULE ON D-4, SHEET 1 FOR WHICH BOX SIZES ARE CONSIDERED LAWN INLET DRAINAGE BOXES.
6). THE TYPE 6 DRAINAGE INLET FRAME AND GRATE COMBINATION SHOWN IS THE NEENAH FOUNDRY FRAME AND GRATE COMBINATION MODEL NF-1878-ASG, AN ACCEPTABLE ALTERNATIVE IS THE EAST JORDAN IRON WORKS FRAME AND GRATE COMBINATION MODEL V-5622.

DelDOT

Andrew Shatt 12/22/2023 ENGINEERING SUPPORT DATE — RECOMMENDED

DRAINAGE INLET FRAME AND GRATES

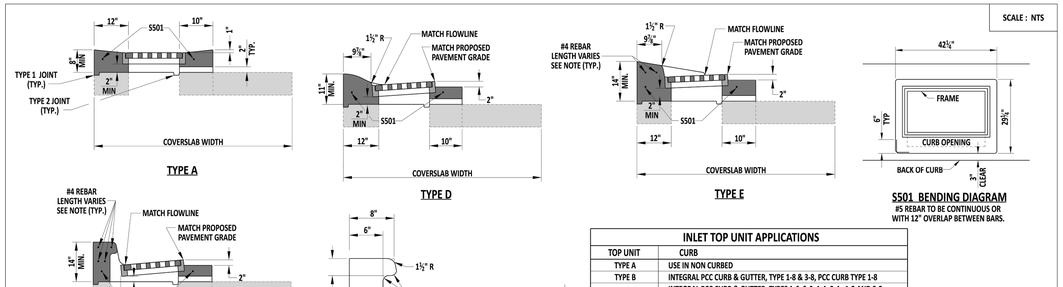
STANDARD NO. D-5 (2024) | SHT. 2 OF 9

REVIEWED — DEPUTY DIRECTOR - DESIGN — 22 December 2023 DATE

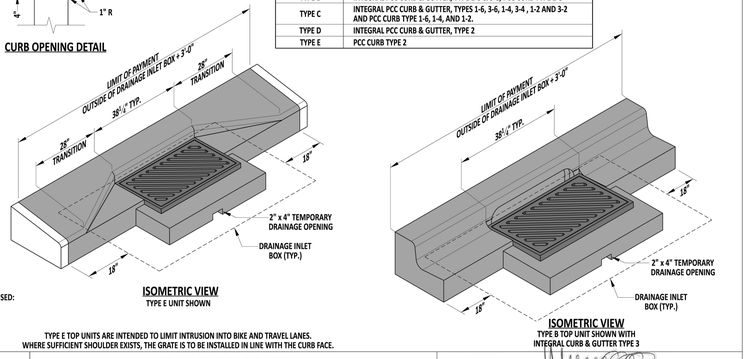
APPROVED — CHIEF ENGINEER — 01/11/2024 DATE

22-DEC-2023

SCALE : NTS



INLET TOP UNIT APPLICATIONS	
TOP UNIT	CURB
TYPE A	USE IN NON CURBED
TYPE B	INTEGRAL PCC CURB & GUTTER, TYPE 1-8 & 3-8, PCC CURB TYPE 1-8
TYPE C	INTEGRAL PCC CURB & GUTTER, TYPES 1-6, 3-6, 1-4, 3-4 , 1-2 AND 3-2 AND PCC CURB TYPE 1-6, 1-4, AND 1-2.
TYPE D	INTEGRAL PCC CURB & GUTTER, TYPE 2
TYPE E	PCC CURB TYPE 2



* - THIS DIMENSION VARIES BASED ON THE HEIGHT OF THE CURB AND GUTTER OR CURB USED:
- INTEGRAL PCC CURB AND GUTTER, TYPES 1-6 AND 3-6 & CURB, TYPE 1-6 - 12" MIN.
- INTEGRAL PCC CURB AND GUTTER, TYPES 1-4 AND 3-4 & CURB, TYPE 1-4 - 10" MIN.
- INTEGRAL PCC CURB AND GUTTER, TYPES 1-2 AND 3-2 & CURB, TYPE 1-2 - 8" MIN.

NOTE: LENGTH OF #4 REBAR SHALL BE THE OUTSIDE OF THE DRAINAGE INLET BOX PLUS 2'-9".

TYPE E TOP UNITS ARE INTENDED TO LIMIT INTRUSION INTO BIKE AND TRAVEL LANES. WHERE SUFFICIENT SHOULDER EXISTS, THE GRATE IS TO BE INSTALLED IN LINE WITH THE CURB FACE.

DelDOT

Andrew Shatt 12/22/2023 ENGINEERING SUPPORT DATE — RECOMMENDED

DRAINAGE INLET TOP UNITS

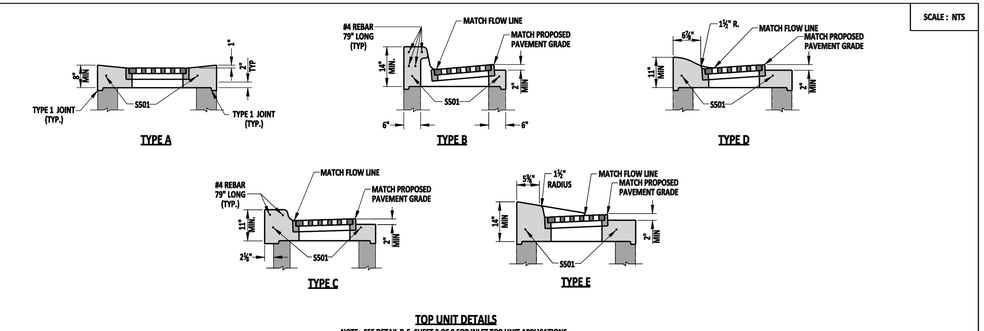
STANDARD NO. D-5 (2024) | SHT. 3 OF 9

REVIEWED — DEPUTY DIRECTOR - DESIGN — 22 December 2023 DATE

APPROVED — CHIEF ENGINEER — 01/11/2024 DATE

22-DEC-2023

SCALE : NTS



DelDOT

Andrew Shatt 09/01/2020 ENGINEERING SUPPORT DATE — RECOMMENDED

34" x 24" DRAINAGE INLET

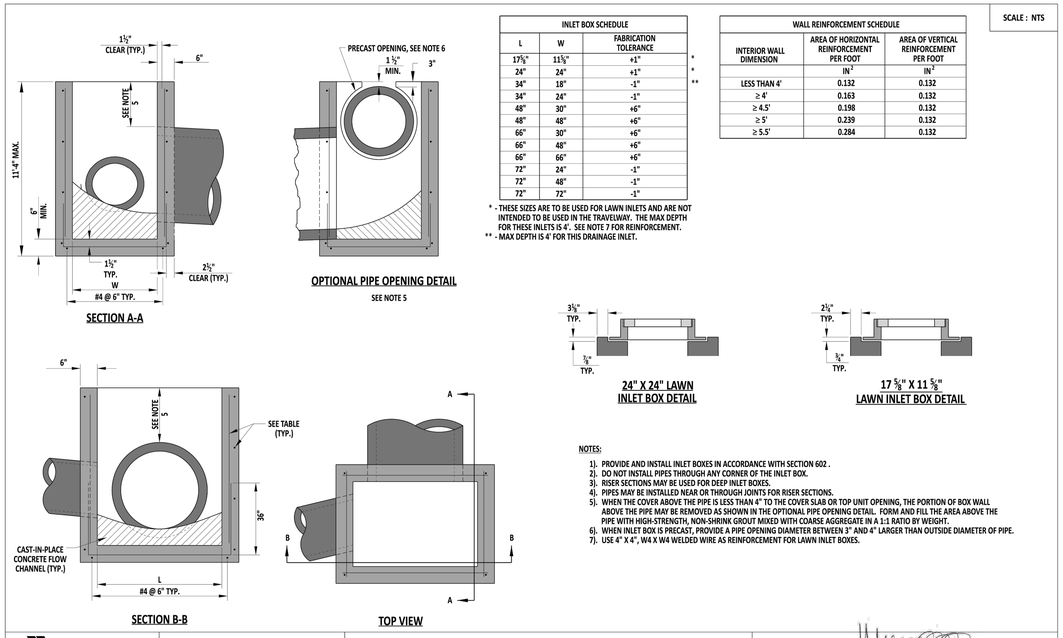
STANDARD NO. D-5 (2020) | SHT. 6 OF 9

REVIEWED — DEPUTY DIRECTOR - DESIGN — 09/01/2020 DATE

APPROVED — CHIEF ENGINEER — 09/01/2020 DATE

08/20/2020

SCALE : NTS



INLET BOX SCHEDULE			
L	W	FABRICATION TOLERANCE	
17⅝"	11⅝"	+1"	*
24"	24"	+1"	*
34"	18"	-1"	**
34"	24"	-1"	
48"	30"	+6"	
48"	48"	+6"	
66"	30"	+6"	
66"	48"	+6"	
66"	66"	+6"	
72"	24"	-1"	
72"	48"	-1"	
72"	72"	-1"	

* - THESE SIZES ARE TO BE USED FOR LAWN INLETS AND ARE NOT INTENDED TO BE USED IN THE TRAVELWAY. THE MAX DEPTH FOR THESE INLETS IS 4'. SEE NOTE 7 FOR REINFORCEMENT.
** - MAX DEPTH IS 4' FOR THIS DRAINAGE INLET.

WALL REINFORCEMENT SCHEDULE		
INTERIOR WALL DIMENSION	AREA OF HORIZONTAL REINFORCEMENT PER FOOT	AREA OF VERTICAL REINFORCEMENT PER FOOT
	IN^2	IN^2
LESS THAN 4'	0.132	0.132
≥ 4'	0.163	0.132
≥ 4.5'	0.198	0.132
≥ 5'	0.239	0.132
≥ 5.5'	0.284	0.132

NOTES:

1). PROVIDE AND INSTALL INLET BOXES IN ACCORDANCE WITH SECTION 602 .
2). DO NOT INSTALL PIPES THROUGH ANY CORNER OF THE INLET BOX.
3). RISER SECTIONS MAY BE USED FOR DEEP INLET BOXES.
4). PIPES MAY BE INSTALLED NEAR OR THROUGH JOINTS FOR RISER SECTIONS.
5). WHEN THE COVER ABOVE THE PIPE IS LESS THAN 4" TO THE COVER SLAB OR TOP UNIT OPENING, THE PORTION OF BOX WALL ABOVE THE PIPE MAY BE REMOVED AS SHOWN IN THE OPTIONAL PIPE OPENING DETAIL. FORM AND FILL THE AREA ABOVE THE PIPE WITH HIGH-STRENGTH, NON-SHRINK GROUT MIXED WITH COARSE AGGREGATE IN A 1:1 RATIO BY WEIGHT.
6). WHEN INLET BOX IS PRECAST, PROVIDE A PIPE OPENING DIAMETER BETWEEN 3" AND 4" LARGER THAN OUTSIDE DIAMETER OF PIPE.
7). USE 4" X 4", W4 X W4 WELDED WIRE AS REINFORCEMENT FOR LAWN INLET BOXES.

DelDOT

Andrew Shatt 12/22/2023 ENGINEERING SUPPORT DATE — RECOMMENDED

INLET BOX

STANDARD NO. D-4 (2024) | SHT. 1 OF 1

REVIEWED — DEPUTY DIRECTOR - DESIGN — 22 December 2023 DATE

APPROVED — CHIEF ENGINEER — 01/11/2024 DATE

22-DEC-2023

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

DATE	REVISION

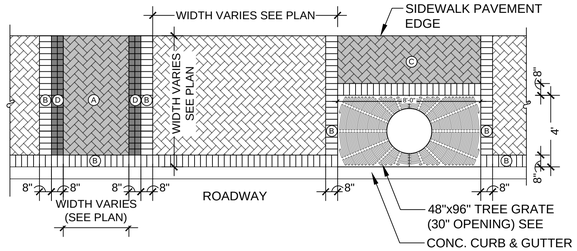
SCALE: PLAN: NTS

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

DETAILS
PHASE B
MILFORD STREETSCAPE
MILFORD HUNDRED — KENT COUNTY — DELAWARE

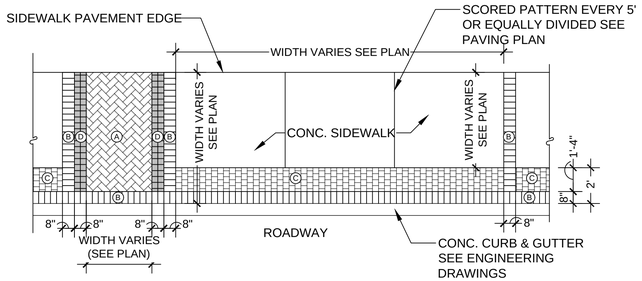
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Design:	MD	Check:	JL
SCALE:	NTS		
DATE:	06/14/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-106		

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BY: MATTHEW DAVIS
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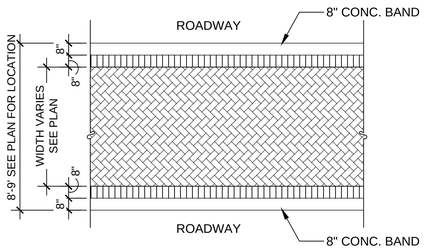
CONC. SIDEWALK PAVING DETAIL 'A'

PLAN SCALE: 1/4" = 1'-0"



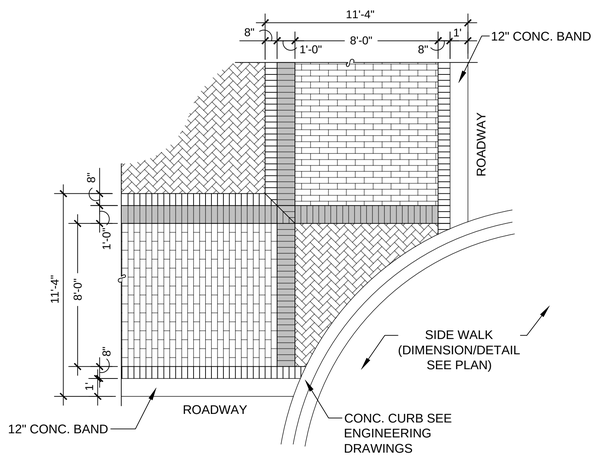
CONC. SIDEWALK PAVING DETAIL 'B'

PLAN SCALE: 1/4" = 1'-0"



STAMPED CONC. CROSSWALK (TYP.)

PLAN SCALE: 1/4" = 1'-0"



STAMPED CONC. CROSSWALK AT INTERSECTION (TYP.)

PLAN SCALE: 1/4" = 1'-0"

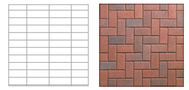
PAVING PLAN KEY

A TRADITIONAL HANOVER® PREST® BRICK
SIZE: 4"X8"
COLOR: NEW RUSSET HERRINGBONE (DIRECTION AS SHOWN)



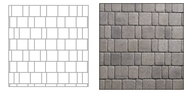
NEW RUSSET

B TRADITIONAL HANOVER® PREST® BRICK
SIZE: 4"X8"
COLOR: RED CHARCOAL BLEND
SOLDIER COURSE
(DIRECTION AS SHOWN)



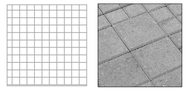
RED/CHARCOAL BLEND

C TRADITIONAL HANOVER® APPIAN® TUMBLE FINISH
SIZE: 3"X6", 4"X6", AND 6"X6"
COLOR: GETTYSBURG GRAY (DIRECTION AS SHOWN)



GETTYSBURG GRAY

D TRADITIONAL HANOVER® PREST® BRICK W/ COBBLE
SIZE: 4"X8" (W APPEARANCE OF TWO 4" X 4" UNITS)
COLOR: CHARCOAL GRAY

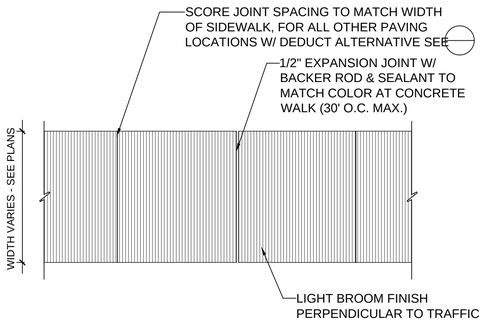


CHARCOAL GRAY

E TRADITIONAL HANOVER® PREST® BRICK
SIZE: 4"X8"
COLOR: NATURAL/CHARCOAL STACKED (DIRECTION AS SHOWN)



NATURAL/CHARCOAL



CONC. PAVING

PLAN SCALE: N.T.S.

NOTE

1. FORM WEAKENED PLANE JOIN.T.S. (CONTRACTION JOIN.T.S.) IN FRESH CONCRETE BY GROOVING TOP PORTION WITH A RECOMMENDED CUTTING TOOL AND FINISHING EDGES WITH A JOINTER. FORM OUTSIDE EDGES AND JOIN.T.S. WITH A SMOOTH MAGNESIUM RADIUS EDGING TOOL.
2. ALL CONTRACTION JOIN.T.S. SHALL BE MADE AT 90 TO CONCRETE SURFACE (PERPENDICULAR).
3. ALL EXPANSION JOIN.T.S. SHALL EXTEND THE FULL WIDTH OF PAVEMENT LIMITS AND/OR TO ALL VERTICAL SURFACES (UNLESS OTHERWISE NOTED).
4. CONTRACTOR TO PROVIDE MOCK-UP PANEL OF CONCRETE FINISH WORK FOR APPROVAL BY THE OWNER S REPRESENTATIVE. CONCRETE FINISH WORK SHALL MEET THE STANDARDS OF THE APPROVED MOCK-UP PANEL. CONCRETE SECTIONS NOT MEETING MOCK-UP PANEL STANDARD WILL BE REJECTED.
5. ALL SITE CONCRETE SHALL BE AIR ENTRAINED PER SPECIFICATIONS INSTITUTE STANDARDS AND LOCAL CLIMATE CONDITIONS TO PREVENT FREEZE-THAW DAMAGE AND SPALLING.

SOLOMON COLORS, INC.
SPRINGFIELD, IL 62702
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FAX: (800) 624-3147
www.solomoncolors.com

4" X 8" NEW BRICK BORDER, FM-5325 S/O
8.5 X 32.25 (21.59 X 81.92 CM)

A BORDER OF NEW BRICKS LAID SIDE-BY-SIDE.
MATCHING SKIN / TOUCH-UP WHEEL: NEW BRICK / FM-6570.

JOINT SI E 3/8 1/2 WIDE, 1/4 DEEP
STONE SI E 3 1/2 WIDE, 7 1/2 LONG

HERRINGBONE NEW BRICK (FINE GROUT), FM-5050 S/O
25.25 X 36.5 (64.135 X 92.71 CM)

A WIRE-CUT COMMON BRICK TEXTURE WITH SHARP CORNERS AND A FEW INDENTATIONS OR IRREGULARITIES OVER THE SURFACE.
MATCHING SKIN / TOUCH-UP WHEEL: NEW BRICK / FM-6540.

JOINT SI E 3/8 1/2 WIDE, 1/4 DEEP
STONE SI E 3 5/8 WIDE, 7 3/4 LONG

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

2. THIS DRAWING IS INTENDED FOR USE BY DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER.

RUNNING BOND NEW BRICK, FM-1550 S/O
24" X 36.5" (60.96 X 91.71 CM)

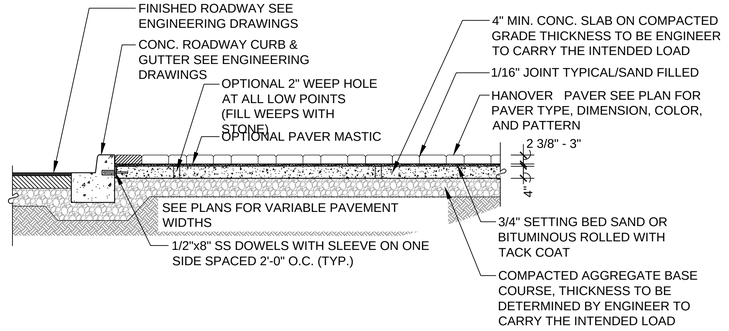
A RUNNING BOND PATTERN WITH SMOOTH JOINTS. MATCHING SKIN / TOUCH-WHEEL: NEW BRICK / FM-6540

JOINT SI E 1/2 3/4 WIDE, 1/4 DEEP
STONE SI E 3 1/2 WIDE, 7 1/2 LONG

4" X 12" BRICK BORDER, TM-1000
12 X 48 (30.48 X 121.92 CM)

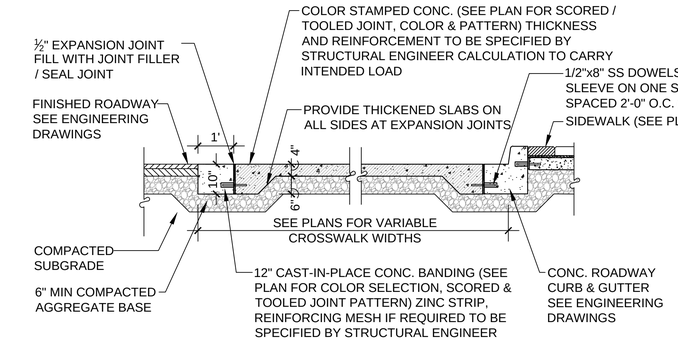
PATTERN: A
MATCHING SKIN / TOUCH-UP WHEEL: NEW BRICK / FM-6560.

JOINT SI E 1/2 WIDE, 3/16 DEEP
STONE SI E 3 1/2 WIDE, 11 LONG



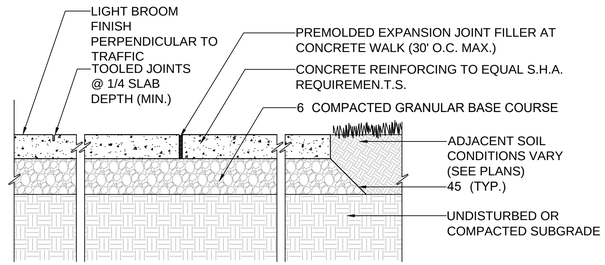
PAVERS - PEDESTRIAN

SECTION SCALE: 1/2" = 1'-0"



STAMP CONC. - VEHICULAR (CROSSWALK)

SECTION SCALE: 1/2" = 1'-0"



SEE PLANS FOR VARIABLE CONCRETE PAVEMENT WIDTHS

CONC. PAVING

SECTION SCALE: N.T.S.

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

NO.	DATE	REVISION

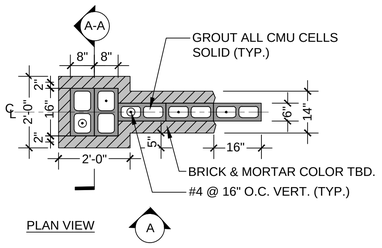
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0 SCALE - PLAN: NTS

DETAILS
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MILFORD HUNDRED KENT COUNTY DELAWARE

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
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DATE:	05/14/24		
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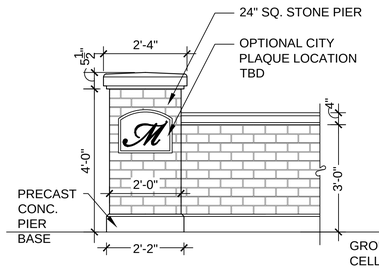
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PLAN VIEW

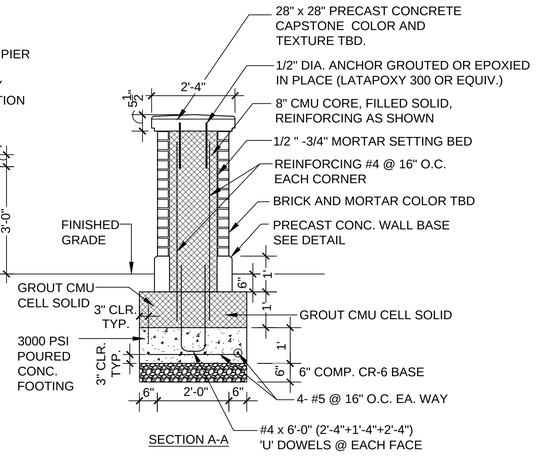
NOTE:

1. CONCRETE FOOTING AND STRUCTURAL DESIGN TO BE DESIGNED AND FINALIZED BY STRUCTURAL ENGINEERS.
2. CONTRACTOR SHALL ADJUST BACK COURSING AS NECESSARY SO AS NOT TO EXPOSE CMU CORE WHEN GRADES FROM BACK TO FRONT OF PIER EXCEED 6" AS SHOWN



ELEVATION A

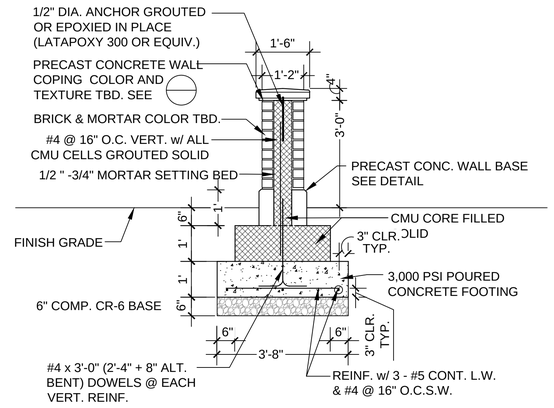
NOTE:
CONTRACTOR SHALL ADJUST BACK COURSING AS NECESSARY SO AS NOT TO EXPOSE CMU CORE WHEN GRADES FROM BACK TO FRONT OF PIER EXCEED 6" AS SHOWN



SECTION A-A

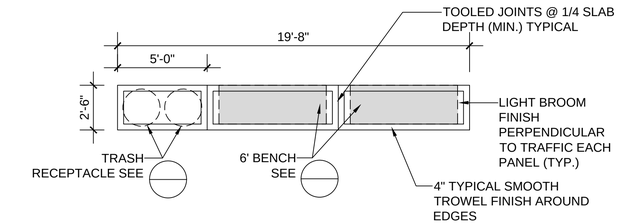
BRICK WALL WITH PIER END

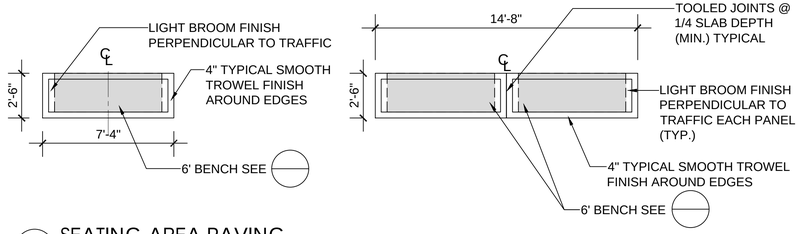
PLAN/ELEVATION/SECTION — SCALE: 1/2" = 1'-0"



BRICK WALL

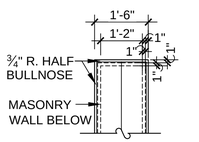
SECTION — SCALE: 1/2" = 1'-0"



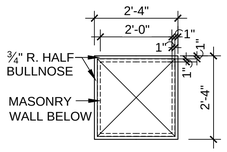


SEATING AREA PAVING

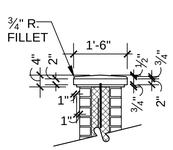
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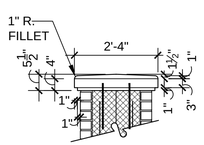
PLAN VIEW



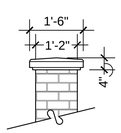
PLAN VIEW



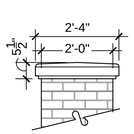
SECTION VIEW



SECTION VIEW



ELEVATION VIEW



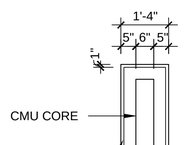
ELEVATION VIEW

PRECAST CONCRETE WALL COPING COLOR AND TEXTURE TBD

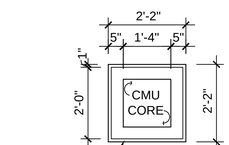
PRECAST CONCRETE PIER CAPSTONE COLOR AND TEXTURE TBD

PRECAST CONC. PIER CAPSTONE AND WALL COPING

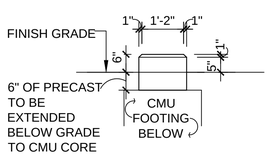
SECTION — SCALE: 1/2" = 1'-0"



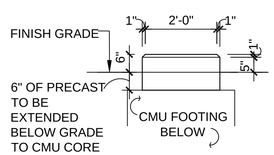
PLAN VIEW



PLAN VIEW



ELEVATION VIEW



ELEVATION VIEW

PRECAST BASE FOR BRICK WALL

PLAN/ELEVATION — SCALE: 1/2"=1'-0"

PRECAST BASE FOR BRICK PIERS

PLAN/ELEVATION — SCALE: 1/2"=1'-0"

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

REVISION | DATE

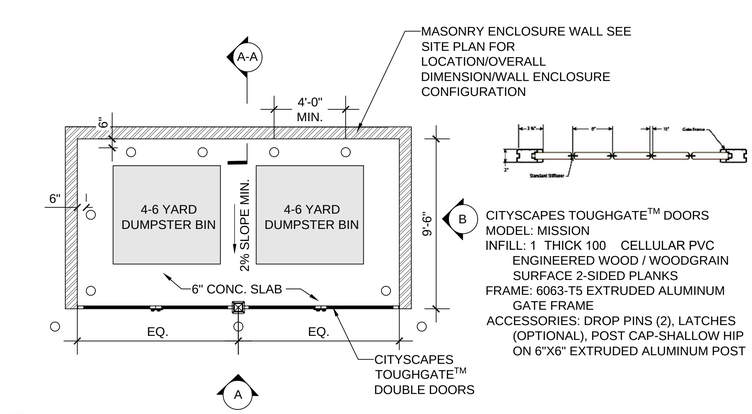
SCALE - PLAN: NTS

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DETAILS

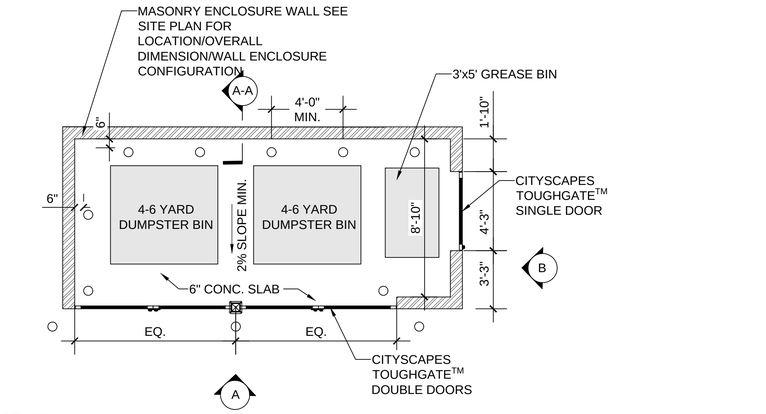
PHASE B
MILFORD STREETSCAPE
DELAWARE
MILFORD HUNDRED — KENT COUNTY

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
SCALE:	NTS		
DATE:	06/14/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-108		



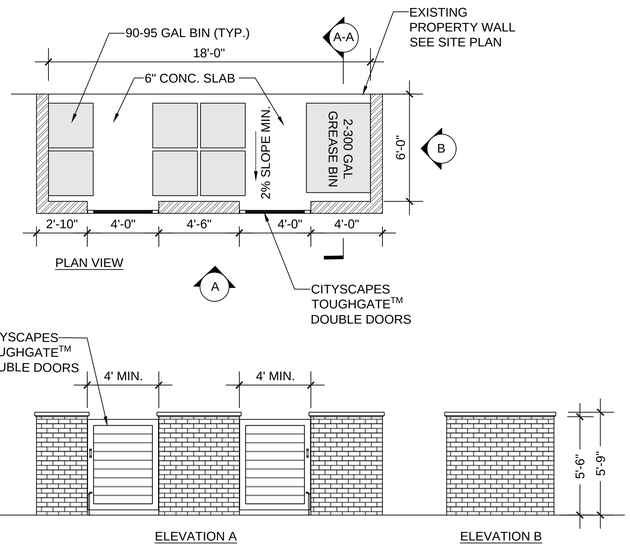
DUMPSTER ENCLOSURES TYPICAL - BRICK SCREEN WALL

PLAN/ELEVATION — SCALE: 1/4" = 1'-0"



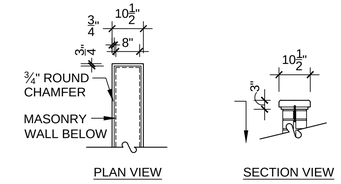
DUMPSTER ENCLOSURES @ ARENA - BRICK SCREEN WALL

PLAN/ELEVATION — SCALE: 1/4" = 1'-0"



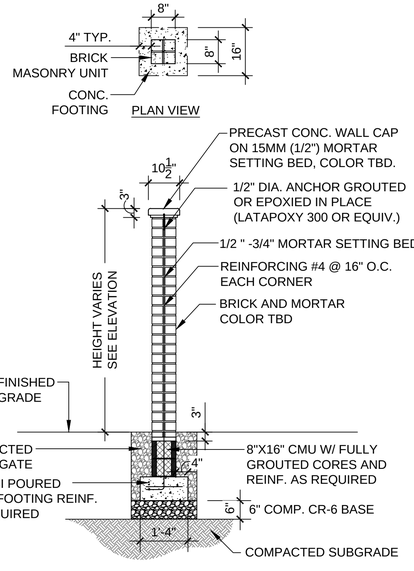
1 PARK AVE. DUMPSTER ENCLOSURES

PLAN/ELEVATION — SCALE: 1/4" = 1'-0"



PRECAST CONC. SCREEN WALL COPING

PLAN/SECTION — SCALE: 1/2"=1'-0"



BRICK SCREEN WALL

SECTION — SCALE: 1/2"=1'-0"

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

REVISION	DATE

0
SCALE: PLAN: NTS

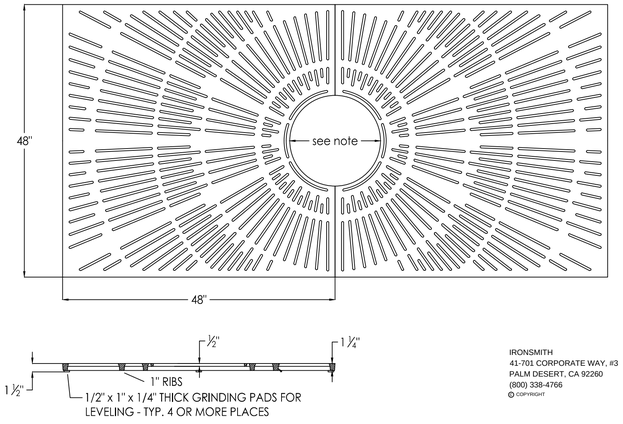
KCI TECHNOLOGIES, INC.
ENGINEERS - PLANNERS - SURVEYORS
1352 MARROWS RD. - SUITE 100 - NEWARK, DELAWARE 19711
PHONE: (302) 731-9176 FAX: (302) 731-7807 Website: www.kci.com

DETAILS

PHASE B
MILFORD STREETSCAPE
DELAWARE
MILFORD HUNDRED KENT COUNTY

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
SCALE:	NTS		
DATE:	06/14/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-109		

TREE GRATE #M9602-2
STYLE: STARBURST SERIES 2



IRONSMITH
41-701 CORPORATE WAY, #3
PALM DESERT, CA 92260
(800) 338-4766
© COPYRIGHT

9602-2
STARBURST
TREE GRATE

48" x 96" tree grate in two sections.

3/8 Maximum slot opening for pedestrian safety and A.D.A Compliance.

Cast from 100% recycled Iron, Aluminum,or Bronze for pedestrian loads only.

Tree opening:
16",18",28"
Grates can be orderd with or later expanded to these openings. please specify when ordering.

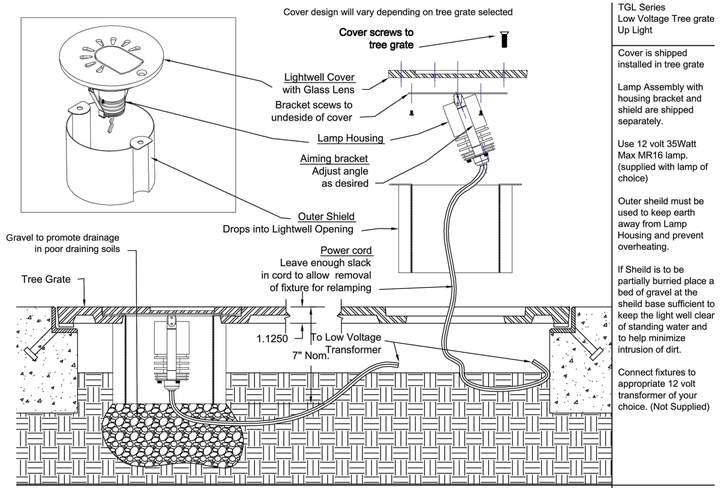
Finish: unfinished or Black dip or Enamel paint or Polyurethane Paint or Powder coat
Specify finish and color

Use frame model: 48X96F

Weight:
Iron= 650 lb/ 295 Kg
Aluminum=220 lb/100 Kg

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ALUMINUM TREE GRATE
PLAN/SECTION — QTY -?? — SCALE: N.T.S.



TGL Series
Low Voltage Tree grate Up Light

Cover is shipped installed in tree grate

Lamp Assembly with housing bracket and shield are shipped separately.

Use 12 volt 35Watt Max MR16 lamp. (supplied with lamp of choice)

Outer sheild must be used to keep earth away from Lamp Housing and prevent overheating.

If Sheild is to be partially burried place a bed of gravel at the sheild base sufficient to keep the light well clear of standing water and to help minimize intrusion of dirt.

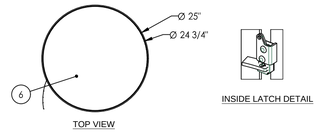
Connect fixtures to appropriate 12 volt transformer of your choice. (Not Supplied)

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IRONSMITH
41-701 Corporate Way #3
Palm Desert, CA 92260
(800) 338-4766
(760) 776-5080 Fax

TREE GRATE UPLIGHT
OPTIONAL — QTY -?? — SCALE: N.T.S.

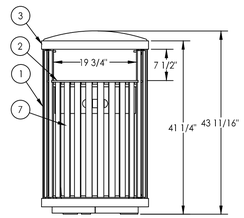
SITESCAPES P.O. Box 22326 Lincoln, NE 68542
PF: 402/421-9464 | FX: 402/421-9479 | WEBSITE: www.sitescapesonline.com | E-MAIL: info@sitescapesonline.com
INCH TOLERANCES U.O.S.
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.
TITLE: *NEWCASTLE TRASH RECEPTACLE* | PRODUCT NO.: *NC2-2107*
FRACTION— ±1/16" | ANG——— ±1°



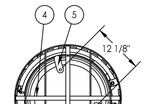
TOP VIEW

INSIDE LATCH DETAIL

MATERIAL LIST
1. VERTICAL STRAPS - 5/16" X 1 1/2" STEEL FLAT BAR
2. OPENING SUPPORT BARS - 3/8" X 7/8" STEEL FLAT BAR
3. SUPPORT RINGS - 1/4" X 2" STEEL FLAT BAR
4. SUPPORT BARS - 1/2" X 1" STEEL FLAT BAR
5. SURFACE MOUNT PLATES - 1/4" X 1 1/2" STAINLESS STEEL PLATE WITH 9/16" MOUNTING HOLE Ø
6. LID -24" X 12 GAUGE WALL STEEL SPUN LID
7. HINGED DOOR WITH STAINLESS STEEL LATCH AND HINGES Ø
8. MOUNTED WITH THREE 1/2" X 4-5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED)
9. 36 GALLON RIGID PLASTIC LINER WITH HANDLES INCLUDED



FRONT VIEW



BOTTOM VIEW



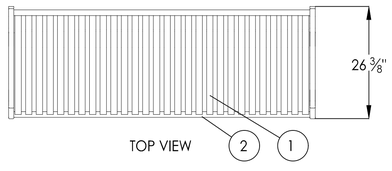
FINISH: DURACOAT
COLORS: STANDARD ONYX (BLACK)

NEWCASTLE TRASH RECEPTACLE - NC2-2107
QTY - ?? — SCALE: N.T.S.

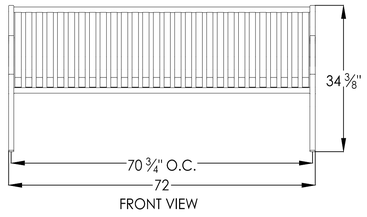
SITESCAPES P.O. Box 22326 Lincoln, NE 68542
PF: 402/421-9464 | FX: 402/421-9479 | WEBSITE: www.sitescapesonline.com | E-MAIL: info@sitescapesonline.com
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TITLE: *CITYVIEW BACKED BENCH* | PRODUCT NO.: *CV1-1010*

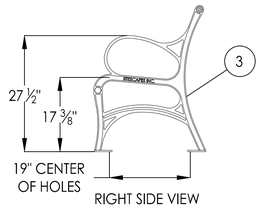
*Available in powder coat and DuraCoat finishes

Materials List
(1) Seat Straps - 5/16" x 1 1/2" Steel Flat Bar Ø
(2) Support Pipes -1.315" x .133" Steel Pipe
(3) End Units - 1 1/4" Cast Iron with 9/16" Mounting Holes Ø
(4) Mounted with Four 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)







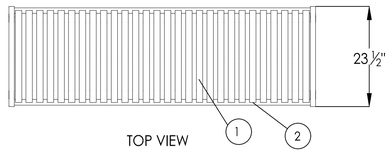


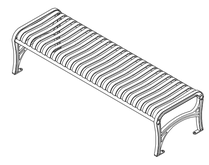
6' CITYVIEW BACKED BENCH
PLAN/ELEVATIONS/ISOMETRIC — QTY -?? — SCALE: N.T.S.

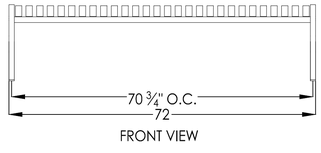
SITESCAPES P.O. Box 22326 Lincoln, NE 68542
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TITLE: *CITYVIEW FLAT BENCH* | PRODUCT NO.: *CV1-1110*

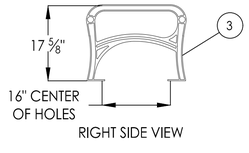
*Available in powder coat and DuraCoat finishes

Materials List
(1) Seat Straps - 5/16" x 1 1/2" Steel Flat Bar Ø
(2) Support Pipes -1.315" x .133" Steel Pipe
(3) End Units - 1 1/4" Cast Iron with 9/16" Mounting Holes Ø
(4) Mounted with Four 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)





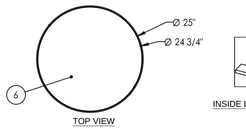




6' CITYVIEW BACKLESS BENCH
PLAN/ELEVATIONS/ISOMETRIC — QTY - ?? — SCALE: N.T.S.

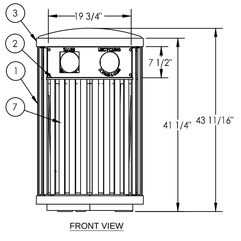
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TITLE: *NEWCASTLE TRASH RECEPTACLE* | PRODUCT NO.: *NC2-2107R*
FRACTION— ±1/16" | ANG——— ±1°

MATERIALS LIST
1. VERTICAL STRAPS - 5/16" X 1 1/2" STEEL FLAT BAR
2. OPENING SUPPORT BARS - 3/8" X 7/8" STEEL FLAT BAR
3. SUPPORT RINGS - 1/4" X 2" STEEL FLAT BAR
4. SUPPORT BARS - 1/2" X 1" STEEL FLAT BAR
5. SURFACE MOUNT PLATES - 1/4" X 1 1/2" STAINLESS STEEL PLATE WITH 9/16" MOUNTING HOLE Ø
6. LID -24" X 12 GAUGE WALL STEEL SPUN LID
7. HINGED DOOR WITH STAINLESS STEEL LATCH AND HINGES Ø
8. MOUNTED WITH THREE 1/2" X 4-5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED)
9. 36 GALLON RIGID PLASTIC LINER WITH HANDLES INCLUDED

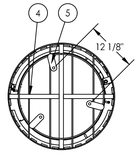


TOP VIEW

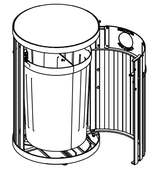

INSIDE LATCH DETAIL



FRONT VIEW



BOTTOM VIEW



FINISH: DURACOAT
COLORS: STANDARD ONYX (BLACK)

NEWCASTLE TRASH RECEPTACLE - NC2-2107R
QTY - ?? — SCALE: N.T.S.

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

REVISION	DATE

KCI TECHNOLOGIES, INC.
ENGINEERS - PLANNERS - SURVEYORS
1352 MARROWS RD. - SUITE 100 - NEWARK, DELAWARE 19711
PHONE: (302) 731-9176 FAX: (302) 731-7607 Website: www.kci.com

0 SCALE - PLAN: NTS

DETAILS
PHASE B
MILFORD STREETSCAPE
MILFORD HUNDRED — KENT COUNTY — DELAWARE

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
SCALE:	NTS		
DATE:	06/14/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-110		

PLOTTED BY: MDOYLE
PLOTTED ON: 6/21/2024 - 9:51 AM
FILE NAME: P:\Projects\131803632\Milford Streetscape\Phase B\Drawings\Details\C-110 Furnishings Details.dwg

Evolve® LED Post Top

Avery StreetDreams® (EPAS)



Project Name _____
Date _____ Type _____
Notes _____

The **Evolve®** LED Post Top Avery StreetDreams® (EPAS) offers energy efficiency and quality of light in a classic, traditional style. The advanced LED optical system provides improved horizontal and vertical uniformity, reduced glare and improved lighting control. Current's unique optical ring technology effectively aims the light where you need it.

CONSTRUCTION

Housing:	- Classic Look Die-cast aluminum housing - Internal heat sink ensuring maximum heat transfer for long LED life - Scroll or Medallion Crown & Ribs appearance options - Cupola compatible with C136.41 PE's, Shorting Caps and LightGrid Nodes
Lensing:	UV Resistant Acrylic Globe
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze (RAL & custom colors available)
Weight:	43 lbs (19.5 kg) – 54 lbs (24.5 kg)

OPTICAL SYSTEM

Lumens:	2,600 - 9,300
Distribution:	Symmetric Type V Symmetric Type V Diffused Asymmetric Type III Asymmetric Type III Diffused
Efficacy:	76 to 116 LPW
CCT:	3000K, 4000K
CRI (Min):	≥70

ELECTRICAL

Input Voltage:	120-277V and 347-480V
Input Frequency:	50/60Hz
Power Factor:	≥ 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

SURGE PROTECTION*

Standard	Optional
☐ 6kV/3kA	☐ Secondary 10kV/5kA (R Option)

*Per ANSI C136.2-2018

LUMEN MAINTENANCE

Projected Lxx per IES TM-21 at 25°C

Lumen Codes	Distribution	LXX(10K) @ Hours		
		25,000 HR	50,000 HR	60,000 HR
03 - 09	A, B	L97	L96	L96

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

AMBIENT TEMPERATURE FACTOR

Ambient Temp (°C)	Initial Flux Factor	Ambient Temp (°C)	Initial Flux Factor
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

RATINGS

Operating Temperature:	-40°C to 50°C
Vibration:	2.0 G per Per ANSI C136.31-2010
LM-79:	Testing in accordance with IES Standards

CONTROLS

Dimming:	Standard - 0-10V ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid Compatible

WARRANTY

☐ 5 Year (Standard) ☐ 10 Year (Optional)

GE current, a Daintree company

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

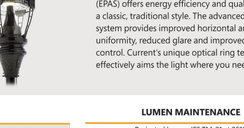
Spec Tables

DISTRIBUTION CODE	LUMEN OUTPUT CODE	TYPICAL INITIAL LUMENS 4000K	TYPICAL INITIAL LUMENS 3000K	TYPICAL SYSTEM WATTAGE 120-277V	TYPICAL SYSTEM WATTAGE 347-480V	BUG RATINGS 4000K	BUG RATINGS 3000K	TOP/CAGE CODE
C Symmetric Type V Diffuse Lens	03	3300	3100	35	N/A	B2-U2-G1	B2-U2-G1	B, E or H Medallion C&R
	04	4200	3900	43	N/A	B2-U2-G1	B2-U2-G1	
	05	5300	5000	54	N/A	B3-U2-G1	B2-U2-G1	
	06	6100	5700	65		B3-U2-G1	B3-U2-G1	
	07	7000	6600	74		B3-U2-G1	B3-U2-G1	
	08	8000	7500	85		B3-U2-G1	B3-U2-G1	
	N/A	N/A	N/A	N/A		N/A	N/A	
D Asymmetric Type III Diffuse Lens	03	3300	3100	35	N/A	B1-U2-G1	B1-U2-G1	
	04	4200	3900	43	N/A	B1-U2-G1	B1-U2-G1	
	05	5300	5000	54	N/A	B1-U2-G1	B1-U2-G1	
	06	6100	5700	65		B1-U2-G2	B1-U2-G2	
	07	7000	6600	74		B1-U2-G2	B1-U2-G2	
	08	8000	7500	85		B1-U2-G2	B1-U2-G2	
	N/A	N/A	N/A	N/A		N/A	N/A	

Photometrics Plots

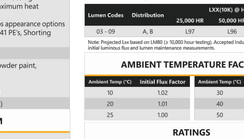
EPAS02
TYPE III ASYMMETRIC – MEDALLION C&R

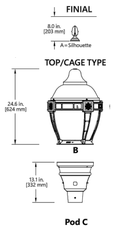
8,300 Lumens
4000K
EPAS02*08B*40***(B, E or H)



EPAS02
TYPE V SYMMETRIC – MEDALLION C&R

8,300 Lumens
4000K
EPAS02*08A*40***(B, E or H)





Pod C

MOUNTING

- Mounts to 2-3/8 to 3-inch (60-76mm) OD vertical tenon
- Suggested Mounting Height = 8-16 ft. (2.5 – 5.5M)

WEIGHT

- Approximate Net Weight: 43 lbs (19.5 kgs) – 54 lbs (24.5 kgs)

EFFECTIVE PROJECTED AREA

- 1.4 sq. ft. max (0.15 sq M max)

MODEL# EPAS02005D402CBABLCK
EPAS02005C401CBABLCK

EVOLVE LED POST TOP (EPAS)

QTY - ??

SCALE: N.T.S.

HOLOPHANE

Job Name:	Job Location:	Quote No:	Type:
Town of Milford		2378-22-11586-1	POLE

Catalog Number:
SMA 12 F5J 13S C04 BK LAB GRD RP132C FGIUS BK ASSY12374

0° View



90° View



Ordering Information

Pole	Accessories
Catalog Number: SMA 12 F5J 13S C04 BK LAB GRD RP132C **Series: (SMA)** Salem aluminum pole **Pole Height: (12)** 12FT **Shaft Style: (F5J)** Shaft, 5IN diameter fluted, 25 wall **Base Diameter: (13S)** 13IN Base, Square Pattern Bolt Circle **Pole Top Mounting: (C04)** Tenon, 2.88 O.D. x 4IN tall **Finish: (BK)** Black **Base Mounting: (LAB)** Less anchor bolt **Grounding: (GRD)** 1/2 copper grounding lug **Receptacle Provision Location C: (RP132C)** Duplex receptacle provision	**Catalog Number:** FGIUS BK **Weatherproof Receptacle: (FGIUS)** Receptacle with small, in-use wet location cover **Finish: (BK)** Black

HOLOPHANE POLE

QTY -??

SCALE: N.T.S.



KINSMAN COMPANY INC.
TELL: 1-800-733-5613
E-mail: dealersales@kinsmanwholesale.com
www.kinsmanwholesale.com



25" LAMPPOST HAYRACK
FITS: 6" POST, 25" X 12" DEEP
ITEM#: KCLPH25

COCO-FIBER LINERS - SET OF 2
NATURAL #CLTC12A-2

LAMPPOST HAYRACK PLANTER & LINER

QTY -??

SCALE: N.T.S.



FIBER FLEX LOW LEVEL BRACKET SET
POWDERCOAT BLACK
BLACK BANDING AND ROD ARMS

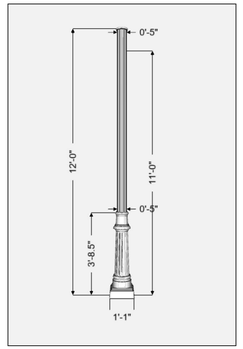
STREET DECOR, INC.
10580 N. McCARRAN BLVD.
#115-388 RENO, NV 89503
TELL: 888.891.7680
E-mail: bob@streetdecor.com
www.streetdecor.com

LAMPPOST BANNER HARDWARE

QTY - ??

SCALE: N.T.S.

Assembly Drawing

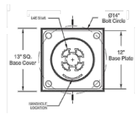


Description	Height/Width
Assembly Overall Height	12'-0"
Luminaire Mounting Height	N/A
Pole Height	12'-0"
FGIUS Height	11'-0"
Pole Shaft OD At Top	0'-5"
Pole Shaft OD At Bottom	0'-5"
Pole Base Height	3'-8.5"
Pole Base Width	1'-1"

Windload

Passed Wind Speed: 90 mph
Windload Result: 14%
Evaluated per: AASHTO 2013

Anchorage/Orientation Plan



Note: Door = Hand Hole

Ordering Information

Qty	Catalog Number
7	SMA 12 F5J 13S C04 BK GRD RP132C
7	FGIUS BK

Orientation Drawing

Pole	Pole Height
SMA 12 F5J 13S C04 BK LAB GRD RP132C	12'-0"



Note: Door = Hand Hole

The hand hole is located at zero (0) degrees. Height from the bottom of base / anchor plate.

Accessory	Orientation	Height
FGIUS BK	180	132

Anchorage/Orientation Plan

Note: Door = Hand Hole

LINEAR LIGHTING / LS2-M — AMERICAN LIGHTING

LIGHT STRING

Commercial Grade E26 Interconnectable Kits

PROJECT:
TYPE:
LOCATION:
CATALOG NUMBER:

Commercial E26 Medium base stringers are perfect for any outdoor patio or lighting display. Commercial grade stringers are weather resistant and designed for long term usage. Includes guy-wire loop for additional support for large spans or spaces. E26 base sockets are perfect for any standard LED or incandescent bulbs giving you the creative freedom for your lighting display.

- Great decorative lighting product for patios, gazebos, building outlines, event tents, and retail walkways
- Factory-molded, formulated PVC sockets on heavy-duty wire form a tight weather resistant seal around bulbs
- Suitable for indoor and outdoor commercial applications
- E26 Medium base decorative bulbs sold separately
- cTUVus Listed

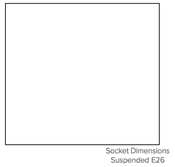


LS2-M SERIES QUICK SPECS

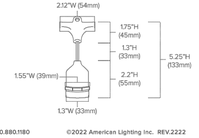
SERIES	LS2-M
INPUT VOLTAGE	120V AC
WATTAGE	25W per socket
MAX RUN	1200W
CABLE TYPE	14AWG SJTW 2-Wire
SOCKET TYPE	E26
SOCKET SPACING	24"
CUT INCREMENTS	Field cuttable (Must be properly sealed)
IP RATING	IP64 - Wet Location
RATING	cTUVus Listed

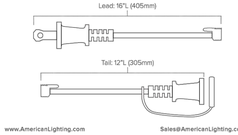
LS2 Interconnect-able kits are cTUVus Listed to UL standard UL588 for wet location all-year use, however safety rating is void if product is cut. Not intended for installation in ceilings, soffits, cabinets or other enclosed spaces.
Keep lamps at least 4.9m/16ft away from pools and spas.

LS2-M SERIES QUICK DIMENSIONS



Socket Dimensions
Suspended E26





www.AmericanLighting.com Sales@AmericanLighting.com | Denver, CO | 800.880.1180 ©2022 American Lighting Inc. REV.2222

LIGHT STRING - LS2-MS-24-48-BK

QTY -??

SCALE: N.T.S.

LINEAR LIGHTING / LS2-M — AMERICAN LIGHTING

LS2-M SERIES ORDERING INFORMATION

ITEM NUMBER	VOLTAGE	LENGTH	SOCKET TYPE	LED SPACING	COLOR	MAX RUN	IP RATING
LS2-M-24-48-BK	120V AC	48ft (15m)	Non-Suspended E26	24"	Black	25W / Socket	IP64
LS2-MS-24-48-BK	120V AC	48ft (15m)	Suspended E26	24"	Black	25W / Socket	IP64
LS2-MS-24-48-WH	120V AC	48ft (15m)	Suspended E26	24"	White	25W / Socket	IP64

Includes: (1) 48ft length of LS2 series commercial grade light string with 120V plug and 120V socket (interconnectable male/female ends)

LS2-M ACCESSORIES

ITEM NUMBER	DESCRIPTION
LS-M/MS-END	Black plastic end cap
COMPATIBLE LAMPS	Pro Decorative Series, Standard S14s
LS-CABLE-60	60ft Catenary Cable Kit
LS-CABLE-110	110ft Catenary Cable Kit
LS-CABLE-500	500ft Catenary Cable Bulk Reel Includes
LS-LOCK-4	(4) Heavy duty cable locks for 1/8" catenary cable
LS-TT	Tensioning Tool

Catenary Cable Kit Includes: (1) 1/8" diameter catenary/guide cable for light string installation, (2) Heavy duty cable locks, and (1) Cable release key

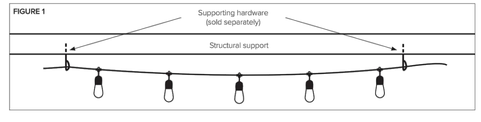


ADDITIONAL INFORMATION

SUSPENDING LIGHT STRINGS:
Light sockets must be suspended so that bulbs are facing down only. DO NOT MOUNT THE LIGHT STRINGS WITH SOCKETS FACING UPWARD!

1. Light string must be securely attached to a support structure at each end of each span. The maximum unsupported span distance for 48' Cord & Plug Light String is 20 feet (10 sockets).
2. Secure light string to supporting hardware (eyebolts, brackets, etc., not provided) using cable ties (not included). See Figure 1.
3. Ensure any cut ends are properly sealed to preclude the entrance of water.
4. For spans exceeding 20 feet, use properly rated cable support system and cable ties (neither are provided with the light string) and follow local codes for suspended cables and loads. See www.americanlighting.com for steel cable support systems, if needed.

FIGURE 1



www.AmericanLighting.com Sales@AmericanLighting.com | Denver, CO | 800.880.1180 ©2022 American Lighting Inc. REV.2222

REVISION | DATE

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

SCALE: PLAN: N'TS

KCI TECHNOLOGIES, INC.
ENGINEERS - PLANNERS - SURVEYORS
1352 MARROWS RD. - SUITE 100 - NEWARK, DELAWARE 19711
PHONE: (302) 731-9176 FAX: (302) 731-7607 Website: www.kci.com

DETAILS

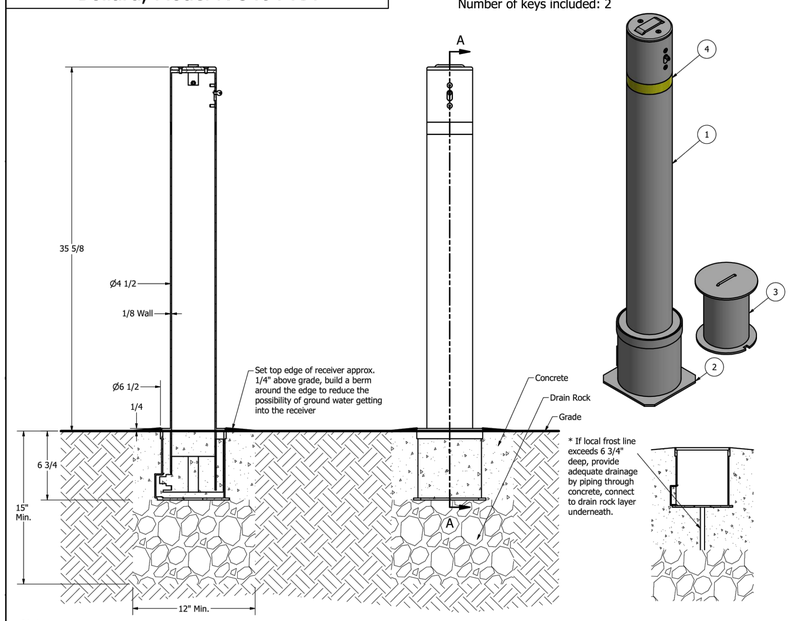
PHASE B
MILFORD STREETSCAPE
MILFORD HUNDRED KENT COUNTY DELAWARE

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
SCALE:	NTS		
DATE:	06/14/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-111		

PLOTTED: 5/22/24 11:10 AM
BY: Matthew Dougherty
K:\DOE_Projects\131803632\Engineering\Lighting\Details\131803632 Details.dwg

Bollard, Model R-8464-RA

Number of keys included: 2



SECTION A-A

General Description:

The R-8464-RA Powder Coated Removable Bollard features internal locking hardware for quick and easy access to restricted areas. Elevated key-access avoids collection of dirt and debris in dusty, particle-filled environments. Its clean and versatile design is highly visible and available with alternative mountings (see retractable and fixed models) for consistent aesthetics that suit any modern building or landscape. High-quality 316 grade stainless steel is powder coated for exceptional resistance to corrosion and weathering. Choose from 6 standard coating options and 1 of 4 colored reflector stripes. R-8464-RA bollards ship standard with mounting covers to prevent tripping hazards and collection of debris.

For more information on bollard post installation, please visit:
www.reliance-foundry.com/bollard/installation-bollards

Specifications:

Height: 35 5/8"

Base Diameter: 4 1/2"

Weight: 25 lbs

Material: Stainless Steel 316

Finish: Polyester Powder Coated
See Reliance Foundry's standard color options at
www.reliance-foundry.com/bollard/colors-bollards

Reflective Tape Options:

- ○ Yellow
- ○ White
- ○ Red
- ○ Blue
- ◉ None (Default)

Notes:

- Embedment details are for reference illustration only. Minimum foundation sizes depend on local soil conditions, weather conditions, and engineering requirements.
- Bollard is provided as shown, with parts listed below. Concrete foundation and/or installation not provided by Reliance Foundry.
- This drawing is not drawn to scale. Dimensions provided herein is for reference only. Please consult Reliance Foundry sales professionals if any dimension is critical to your particular installation.
- Reliance Foundry reserves the right to amend design and specifications without prior notice for product improvement.

PARTS LIST

ITEM	QTY	PART NUMBER	DESCRIPTION	MATERIAL	WEIGHT
1	1	R8464RA	R8464RA Removable Bollard Assembly	Stainless Steel 316	25 lbs
2	1	R8464R	R8464R Removable Bollard Receiver	Steel Hot Dip Galvanized	7 3/4 lbs
3	1	R8464RC	R8464RC Removable Bollard Receiver Cover	Steel Hot Dip Galvanized	5 3/8 lbs
4	1	Reflective Tape (Optional)	Optional Reflective Tape, Max. 1-1/8" Width	Plastic	

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RELIANCE FOUNDRY
SINCE 1925
Unit 207, 6450 - 148 Street, Surrey, BC V3S 7G7, Canada
1-877-789-3245 info@reliance-foundry.com
www.reliance-foundry.com

TITLE: Bollard R-8464-RA

SIZE		DWG NO	REV
C		R8464RA	C2

NOT TO SCALE | SHEET 1 OF 1

RETRACTABLE BOLLARD - R-8464-RA
QYT - 13 N.T.S.

OWNER/DEVELOPER:
CITY OF MILFORD
119 S WALNUT STREET, MILFORD DE 19963
302-422-6616

DATE	REVISION

0
SCALE - PLAN: NTS

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

DETAILS

PHASE B
MILFORD STREETSCAPE
MILFORD HUNDRED KENT COUNTY DELAWARE

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
SCALE:	NTS		
DATE:	06/14/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-112		

Rear-Load Garbage Truck with dimensions 8.375' wide x 35' long

LIMITS OF DEPRESSED CURB

INSTALL INLET PROTECTION TYPE 1

EX. UTILITY POLE

MATCHLINE SEE SHEET C-102

PROPOSED PATTERNED CROSSWALK

PROPOSED PATTERNED SIDEWALK (TYP.)

PROPOSED PATTERNED CROSSWALK

PROPOSED 4'X8' TREE GRATE (TYP.)

PROPOSED PATTERNED SIDEWALK (TYP.)

PROPOSED 6" CURB (TYP.)

FRONT STREET

PROPOSED PATTERNED CROSSWALK

PROPOSED PATTERNED SIDEWALK (TYP.)

INSTALL INLET PROTECTION TYPE 3

S. WALNUT STREET

LEGEND

EXISTING	PROPOSED
MAJOR CONTOURS	MAJOR CONTOURS
MINOR CONTOURS	MINOR CONTOURS
CURB	CURB
WATER VALVE	NUMBER OF PARKING SPACES
STORMDRAIN / INLET / MANHOLE	STORMDRAIN / INLET
WATER METER	PATTERNED SIDEWALK
SANITARY SEWER MANHOLE	LANDSCAPING AREA
OVERHEAD ELECTRIC	SPOT ELEVATION
OVERHEAD TELEPHONE	
BOLLARD	
SIGN	
FIRE HYDRANT	
SANITARY SEWER CLEANOUT	
BUILDING FOOTPRINT	
UTILITY POLE	
MAG NAIL / IRON PIPE FOUND	
TREE / SHRUB	
LIGHT POLE	
FIRE DEPARTMENT CONNECTION	
FLAG POLE	
TELEPHONE MANHOLE	
ELECTRIC BOX	
ELECTRIC METER	
GUY WIRE	

OWNER:
CITY OF MILFORD
119 S WALNUT STREET MILFORD, DE 19963
302-422-6616

REVISION	DATE

SCALE - PLAN: 1"=20'

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

GRADING, UTILITY, AND EROSION & SEDIMENT CONTROL PLAN
PHASE B
MILFORD STREETSCAPE
DELAWARE
MILFORD HUNDRED KENT COUNTY

Drafting:	MD	Check:	JL
Design:	MD	Check:	JL
SCALE:	1"=20'		
DATE:	06/14/24		
KCI JOB #:	131803632.SAAB		
SHEET:	C-101		

RESOLUTION 2024-17

Final Acceptance of Simpsons Crossing Subdivision, Phase 1A Rights of Way and Associated Infrastructure

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 and City Engineer have determined the water, sewer and stormwater systems included in Phase 1A of the Simpsons Crossing Subdivision have been completed in accordance with City standards and requirements; and

WHEREAS, the portion of Phase 1A to be accepted includes the utilities within the Right-of-Way ("ROW") and public utilities within associated open spaces adjacent to, but within the phase, as depicted on the phasing plan sealed and dated January 2018; and

WHEREAS, the phase to be accepted is Phase 1A which encompass lots 675 through 709; and

WHEREAS, the utilities within the following rights-of-way are to be included: Simpsons Avenue from Lot 699 to 709, Farmerfield Street from lot 675 to 682, Alley B, Alley 8, Alley 7 from Lot 707 to lot 709, Alley 30, Alley 9; and

WHEREAS, this Resolution includes acceptance of the sidewalks and public streets within these phases, excluding the sidewalk on the east side of Simpsons Avenue between Alley 30 and Isaac Lane; and

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

WHEREAS, the maintenance bond for the completed utilities is to be relinquished to the developer in an amount equivalent to that withheld for maintenance of the accepted utilities; and

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

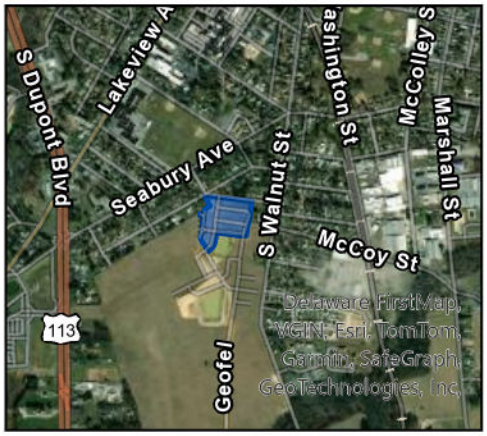
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MILFORD, during a lawful session duly assembled on the 14th day of October 2024, by a favorable majority vote, accepts the water, stormwater, sewer systems and rights of way in the Simpsons Crossing Subdivision, Phase 1A, that are being dedicated for public use into the City of Milford's public utility system.

BE IT FURTHER RESOLVED, that the City of Milford shall assume responsibility for the future maintenance and repair of the water, stormwater piping and sewer systems in Simpsons Crossing Subdivision, Phase 1A, 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 14th day of October 2024.

_____
Mayor F. Todd Culotta

Attest: _____
City Clerk Katrina White



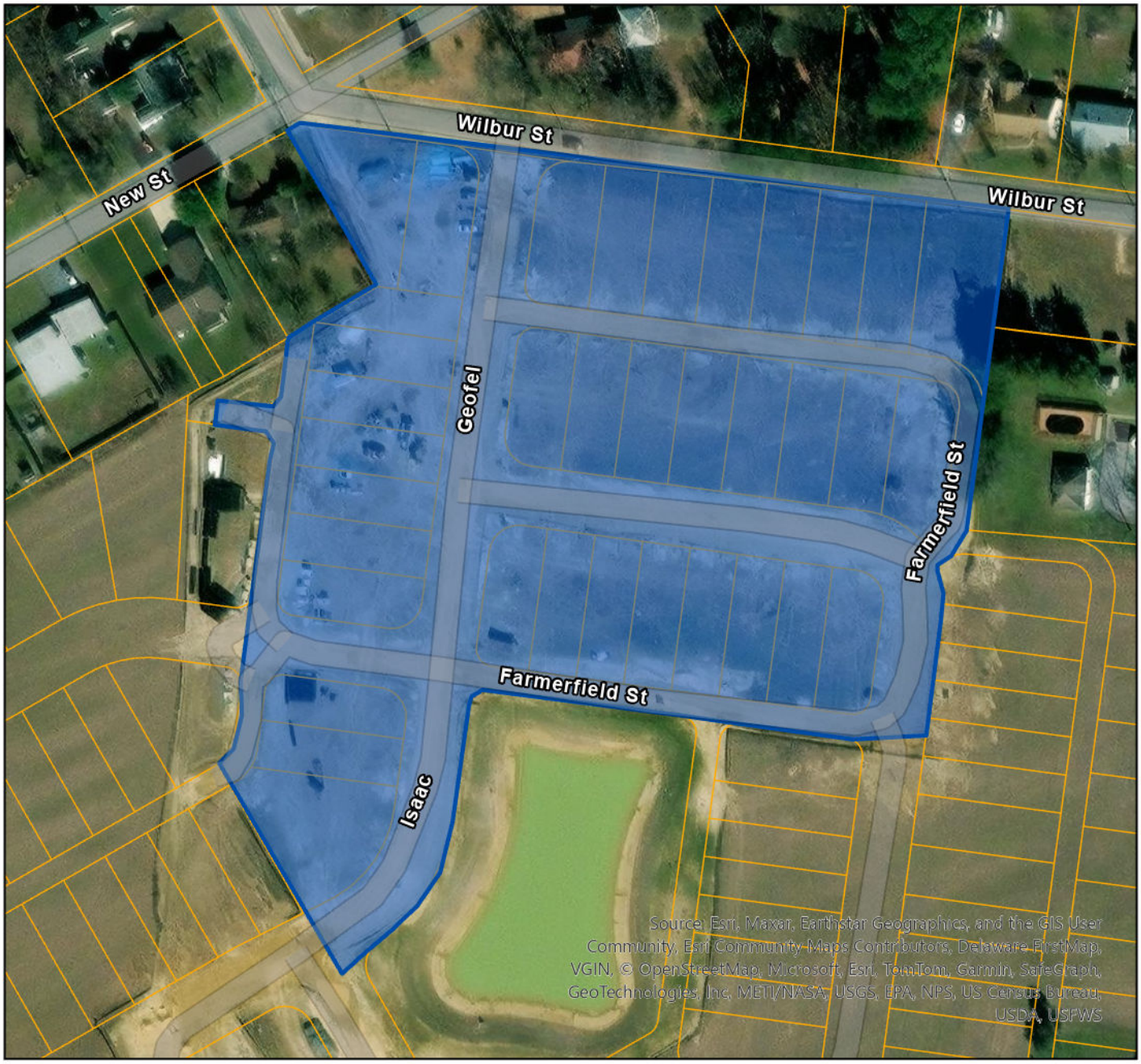
Legend

Phase1A

N

0 1,250 2,500 5,000

US Feet



PUBLIC WORKS FACILITY
180 Vickers Drive
Milford, DE 19963

THE CITY of Milford DELAWARE

PHONE 302.422.1110
FAX 302.422.1117
www.cityofmilford.com

To: Mayor and Council

From: James Puddicombe, City Engineer

Thru: Mark Whitfield, City Manager
Willis Shafer, Public Works Director

Subject: Lead Service SRF Loan

Date: October 14, 2024

Background:

The City Engineering group applied for SRF funding in January 2023 for funds to offset the costs associated with lead service remediation within the City of Milford. In total the City applied for $2,789,800 in funds focused on the identification and replacement of lead services within the areas of previous and proposed streets projects. The goal of the funding request is to complete lead remediation in predominantly underserved communities as defined by the Climate and Economic Justice Screening Tool (CEJST) and to reduce potential long term health impacts to citizens.

The City of Milford has been approved for a loan in the amount of $2,789,800 from the Delaware Drinking Water State Revolving Fund. This loan will support the City's Lead Service Line Remediation Project, which proposes the replacement of 610 lead service lines, with concurrent inventory to identify any remaining lead service lines. Upon completion of the project, up to $2,789,800 of the loan's principal balance will be forgiven. Should the project not be completed, the outstanding balance will be amortized over a 20-year term at an interest rate of 0%.

The loan requires the execution of a General Obligation Bond from the City to secure the funds and stipulates that the City must comply with all applicable federal, state, and fund regulations and requirements.

Action Requested:

The Council is requested to authorize Mayor F. Todd Culotta to execute the necessary agreement with the Delaware Drinking Water State Revolving Fund, enabling the City to proceed with the Lead Service Line Remediation Project and secure the related funding.

STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL
OFFICE OF THE SECRETARY
ENTERPRISE BUSINESS PARK
97 COMMERCE WAY, SUITE 106
DOVER, DELAWARE 19904

ENVIRONMENTAL FINANCE

PHONE: (302) 739-9941
FAX: (302) 739-2137

September 30, 2024

Mr. F. Todd Culotta
City Mayor
City of Milford
201 S Walnut Street
Milford, DE 19963

RE: Delaware Drinking Water State Revolving Fund Binding Commitment Letter Offer, City of Milford – Lead Service Line Remediation Project

Dear Mr. Culotta:

On behalf of the Delaware Drinking Water State Revolving Fund (Fund), the Department of Health and Social Services (Department) is pleased to advise you that a Loan (Loan) has been authorized from the Fund to the City of Milford (the City) in the amount of **$2,789,800** for a term of **twenty (20) years** (if applicable) for the Lead Service Line Remediation Project. The project proposes to replace 610 lead service lines. Lead service inventory is to run concurrent with the replacements to identify any remaining lead service lines.

The loan interest rate shall be **0%**. After the Project has been completed, up to $2,789,800 of the principal balance shall be forgiven. Should the project not be completed, the outstanding balance of the principal will be amortized over a twenty-year term.

It is understood that a General Obligation Bond from the City will secure the Loan. All legal costs, incurred by the Fund, associated with loan closing shall be borne by the City and will become a part of loan proceeds.

The Fund reserves the right to withdraw or alter the terms of this commitment if, between the date of the City's loan application and the date of the closing, the City incurs any debt or its financial condition changes in any way deemed material by the Fund at its sole discretion. Loan closing and the disbursement of funds shall remain subject to the satisfaction of any conditions established by the Fund.

The City shall comply in all respects with all applicable Fund requirements and reporting, federal laws, regulations, and other requirements related to or arising out of, or in connection with funding by the Fund, including but not limited to all requirements outlined in the financing agreement to be entered into by the Department and the City. The City shall also comply in all respects with the Federal Single Audit Act, 2 CFR 200 Subpart F, as a sub-recipient of Federal funds. The Catalog of Federal Domestic Assistance (CFDA) number for the Fund is 66.468. Where noncompliance of such requirements is

determined by the Fund or the Department, the issue shall be referred to the proper federal authority and/or agency for consultation and/or enforcement action.

If you have any questions concerning the foregoing, please contact this office at 302-739-9941. If you concur with the terms and conditions stated above, please acknowledge your acceptance by signing below and returning the original to this office no later than October 30, 2024.

If Loan closing shall not have occurred within 120 days of receipt of this letter, the Fund reserves the right to discontinue processing the City's application.

Sincerely,
FOR THE DELAWARE DRINKING WATER STATE REVOLVING FUND

Laura Robbins

Laura Robbins
Chief of Administration, Environmental Finance
DNREC - Office of the Secretary

The foregoing terms and conditions are hereby acknowledged and accepted this ____ day of _____, _____.

By: _____
Mr. F. Todd Culotta
City of Milford, Mayor

(SEAL OF THE CITY)

cc: Marissa Jacobi, DHSS-DPH
Brianna Kresse, DHSS-DPH


Odd Fellows Cemetery
Goat Island Nature Area
Mispillion Riverwalk
Kent
Sussex
Silver Lake
Milford
Harvel Square Park
Marshalls Pond Park
Webb Manor
Milford
Rookery North Course
State of New Jersey, VITA, Esri, HERE, Garmin, iPC, Maxar
0 0.13 0.25 0.5 0.75 1
Miles
N
Lead or Galvanized Within Streets Project Scope
Lead or Galvanized Main to Meter Remediated
Streets
Municipal Boundaries

City of Milford
Chief of Police
Pay Grade: 113 (Contract)

Employment Status: Full-Time
FLSA Status: Exempt
Experience Required: At least 10 (ten) years of law enforcement experience as well as 5 (five) years' experience in a law enforcement management position, or an equivalent combination of education and experience which provides the skills and abilities necessary to perform the job. Completion of an advanced police management school such as the FBI National Academy, Police Executive Research Forum Senior Management Institute for Police, the Northwestern School of Police Staff and Command, or the Southern Police Institute Administrative Officers Course/Command Officers Development Course is highly desired. Experience in facilities development, budgeting, and funding. Labor relation background working in a unionized environment. NIMS (National Incident Management System) ICS-100, ICS-200, ICS-300, ICS-400, FEMA IS-700 and FEMA IS-800 training. Possession and retention of a valid motor vehicle operator's license issued by the State of Delaware is required. Must pass pre-employment testing for substance abuse, criminal background, motor vehicle driver's license history, and a pre-employment physical. Subject to random drug and alcohol testing in accordance with City policy.
Minimum Education Requirements: Bachelor's degree in criminal justice, business administration, public administration, communications, or related field. Master's degree preferred.
Direct Supervisor: City Council
Supervisory Responsibility: Large group
Primary Work Location: Office setting

Job Summary: The Chief of Police shall be the head of the Police Department. The Chief of Police shall function with an appropriate degree of independence and utilize sound professional judgment, demonstrate planning and organizational skills, and establish priorities, programs, and acceptable performance levels for their functional area. The Chief of Police is expected to exercise a high degree of initiative, and professional expertise in the administration and day-to-day management of the police department in accordance with policy established by City Council, the City Charter, and city, state, and federal laws, regulations, and guidelines.

The Chief of Police shall be committed to the mission, vision and values of the City and demonstrate such ethical conduct, community stewardship, individual initiative, and responsive service. The Chief of Police shall demonstrate leadership, management and technical skills through effective communication and collaboration, proper use of municipal resources, progressive decision-making, personal accountability, and responsibility.

Supervision Received: Work is performed under the general supervision of the City Council.

Essential Job Functions:
An employee in this position may be called upon to do any or all of the following essential duties:

Duties required by the Charter.

A. Administer, direct, and supervise the operations of the police department.
B. Prepare an annual budget and capital improvement program in conjunction with the City Manager.
C. Attend all City Council meetings and shall have the right to participate in any discussion of police concern but shall have no vote.

Communication

D. Have a history of an inclusive and participatory internal and external management philosophy.
E. Be an engaging individual but project a professional command presence.
F. Attends Council meetings and presents information and recommendations deemed necessary or as requested by members of the City Council.
G. Be highly emotionally intelligent (empathetic, self-aware, effective communicator, and listener).
H. Be open and collaborative with all groups and community stakeholders.
I. Demonstrate complete personal and professional integrity and transparency, including the confidence of appointed and elected officials, subordinates, and the public.
J. Show a genuine interest and commitment to ongoing community/public engagement; demonstrate a high regard for intergovernmental partners and community members.
K. Have the maturity and self-confidence to firmly and diplomatically present professional views, concerns, and implications of proposed policy actions that may be under consideration by the elected officials, while also being committed to carrying out final decisions in a timely professional, and impartial manner.
L. Maintain a calm demeanor during times of stress, providing thoughtful advice to employees, supervisors, department heads, the Mayor and City Council.

Leadership and Management

M. Demonstrate a facilitative, “macro manager” style with the ability to be decisive in a dynamic, demanding, professional environment marked by high expectations.
N. Have proven and successful managerial skills utilizing a consensus-building, team-oriented approach to managing staff members while remaining accountable for all police operations.
O. Lead the department with a genuinely friendly, approachable style that encourages collaboration and the development of effective working relationships.
P. Be a relationship builder.
Q. Exhibits a style characterized by candor, directness, tactfulness, and diplomacy, with the ability to admit when mistakes were made, and when corrective action needs to be taken.
R. Demonstrate innovation, an openness to change, and willingness to challenge the status quo; comfortable in an environment that values a collaborative approach and fosters a setting where employees feel valued.
S. Be authentic and demonstrate a commitment to encouraging diversity within the police department workforce.
T. Have a clear understanding of the larger mission of the city, and how the police department supports that mission.
U. Have a history of cultivating excellence within a police department.
V. Demonstrate commitment to delivering high-quality policing services with a focus on continually improving police-community relationships

Essential Functions, Qualifications, & Knowledge, Skills, and Abilities (KSA) for Employment:
An employee in this class must have the following knowledge, skills, and abilities upon application:

Knowledge

- Police Operations, Police Administration, Services and Internal Affairs.
- Immersed in an understanding of Officer Accountability Commissions and State Law Enforcement Certifications on Police Officer Standards and Training requirements.
- Knowledge in developing and implementing national best standards and best practices in policing principles.
- Understand and have a history of implementing 21st Century Policing principles.
- Knowledge of evidence-based strategies to solve the complex issues within a community.
- Strong knowledge of United States Constitution around the First Amendment rights as well as method and technique of public relations.
- Methods and techniques of investigation, identification, and collection of evidence.
- Knowledge of Law Enforcement theory of modern principles, practices and techniques of police administration, operations and organization.
- Pertinent Federal, State, and local laws, codes and regulations.
- Principles of supervision, training and performance evaluation.
- Principles and practices of municipal budget presentations and admiration.
- Recent court decisions and how they impact police operations.
- Management skills to analyze programs, policies and operational needs.
- Knowledge and use of firearms and other modern police equipment.

Skills

- Time management.
- Multi-tasking.
- Communication- able to understand written and oral communication
- Prepares and recommends long-range plans for city police service programs; develops specific proposals for action on current and future city needs.

Abilities

- Ability to establish and maintain effective work relationships with co-workers, city officials and representatives of private/public entities in the community.
- Ability to research, collate and present information effectively.
- Ability to prepare effective written documentation and reports.
- Ability to coordinate complex, inter-departmental programs, and procedures.
- Ability to make effective public presentations.
- Ability to investigate, analyze and effectively resolve problems and conflicts.
- Ability to multi-task and perform with evolving priorities.
- Ability to maintain confidentiality and oversee sensitive issues with discretion and sound judgment.

□ I have read the job description for my position. I understand and accept the requirements as stated.

□ I have read the job description for my position. I would like to have a second review of the job description with the Mayor, City Council, and human resources.

Mayor: _____

Employee: _____

Human Resources Director: _____

City of Milford
City Manager
Pay Grade: 115 (Contract)

Employment Status: Full-Time
FLSA Status: Exempt
Experience Required: At least 10 (ten) years of previous experience in the city management profession in progressively more responsible positions, or an equivalent combination of education and experience which provides the skills and abilities necessary to perform the job. NIMS (National Incident Management System) ICS-100, ICS-200, ICS-300, ICS-400, FEMA IS-700 and FEMA IS-800 training. Possession and retention of a valid motor vehicle operator's license issued by the State of Delaware is required. Must pass pre-employment testing for substance abuse, criminal background, motor vehicle driver's license history, and a pre-employment physical. Subject to random drug and alcohol testing in accordance with city policy.
Minimum Education Requirements: Bachelor's degree in Political Science, Business, Leadership, or related field, with master's degree in Public Administration, Public Policy or Business Administration preferred; five years' senior management experience (preferably in municipal government); or 8 years equivalent combination of education and experience that demonstrates possession of the required knowledge, skills and abilities. ICMA Credential Manager designation preferred or attained within 1 year of date of hire.
Direct Supervisor: City Council
Supervisory Responsibility: Large group
Primary Work Location: Office setting

Job Summary: The City Manager shall be the chief administrative officer and the head of the administrative branch of the municipal government, overseeing Public Works, Electric, Economic Development, Planning, Finance, Information Technology, Human Resources, and Parks and Recreation. The City Manager shall function with an appropriate degree of independence and utilize sound professional judgment, demonstrate planning and organizational skills, and establish priorities, programs, and acceptable performance levels for their functional area. The City Manager is expected to exercise a high degree of initiative, and professional expertise in the administration and day-to-day management of the city in accordance with policy established by City Council, the City Charter, and city, state, and federal laws, regulations, and guidelines.

The City Manager shall be committed to the mission, vision and values of the city and demonstrate such ethical conduct, community stewardship, individual initiative, and responsive service. The City Manager shall demonstrate leadership, management and technical skills through effective communication and collaboration, proper use of municipal resources, progressive decision-making, personal accountability, and responsibility.

Supervision Received: Work is performed under the general supervision of the City Council.

Essential Job Functions:
An employee in this position may be called upon to do any or all of the following essential duties:

Duties required by the Charter.

A. They shall appoint, and when they deem it necessary for the good of the city, suspend or remove city employees and appointive administrative officers provided for by or under this Charter, except as otherwise provided by law, this Charter or personnel rules adopted pursuant to this Charter. They may authorize any administrative officer, who is subject to their direction and supervision, to exercise these powers with respect to subordinates in that officer's department, office, or agency.
B. They shall direct and supervise the administration of all departments, offices, and agencies of the city, except as otherwise provided by this Charter or by law.

C. They shall attend all City Council meetings and shall have the right to take part in discussion but may not vote.
D. They shall see that all laws, provisions of this Charter and acts of the City Council, subject to enforcement by them or by officers, subject to their direction and supervision, are faithfully executed.
E. They shall prepare and submit the annual budget and capital program to the City Council.
F. They shall submit to the City Council and make available to the public a complete report on the finances and administrative activities of the city at the end of each fiscal year.
G. They shall make such other reports as the City Council may require concerning the operations of city departments, offices, and agencies subject to their direction and supervision.
H. They shall keep the City Council fully advised as to the financial condition and future needs of the city and make such recommendations to the Council concerning the affairs of the city as they deem desirable.
I. They shall perform such other duties as are specified in this Charter or may be required by the City Council.

Communication

J. Attends Council meetings and presents information and recommendations deemed necessary or as requested by members of the Council.
K. Communicates orally, and in writing, with residents, businesses, the media, the public, civic groups, and the City Council to resolve concerns and problems, and answer questions.
L. Requires and reviews regular and comprehensive management reports from all subordinate departments and divisions.
M. Maintains current awareness of issues discussed by boards and commissions.
N. Attends and participates in professional groups.
O. Attends and participates in Council Committees as appropriate to ensure the proper function and effective work of the committees.
P. Responds to and resolves difficult and sensitive employee, resident and other inquiries and complaints.
Q. Communicates and demonstrates support for the city's mission, vision, and values.
R. Communicates effectively with the city's management team, employees, City Council, volunteers, and the community.
S. Represents the city at non-ceremonial public functions, before citizens' groups, with business and industry groups and between governmental agencies.

Leadership and Management

T. In accordance with the Charter, administers and enforces the City Charter and is responsible for the operations of the city.
U. Meets with and advises the City Council on matters related to city operations and policies.
V. Plans, coordinates, and directs the operation of subordinate city departments and programs, evaluates organizational issues and problems, and facilitates strategies to address issues and problems.
W. Maintains intergovernmental relations with other cities, and regular contact with public and private organizations.
X. Provides overall organizational leadership and promotes organizational values.
Y. Ensures an inclusive and discrimination-free workplace including race, color, creed, religion, gender, disability, sexual orientation, gender identification, and all other non-job-related factors.
Z. Works with other appointees to create systems to facilitate and ensure maximum productivity of employees.

AA. Recommends to the Council personnel policies and assignments for efficient operation of the city government.
BB. Ensures that all laws, provisions of the Charter, and acts of the Council subject to enforcement, are faithfully executed.
CC. Works cooperatively with all employees toward the common goal of providing high quality services.
DD. Collaborates with other City Council appointees.
EE. Manages the city's physical plan and infrastructure.
FF. Employs human relations skills in customer service, problem-solving, decision-making and stewardship to demonstrate support for the city's mission, vision, and values.
GG. Initiates action to improve departmental and city operations, employee performance, morale, and work methods.
HH. Seeks federal and state grants and loans and seeks outside sources of funding; negotiates rates with various public and private utilities.
II. Make recommendations pertaining to the future direction of the city and engage in long-term planning.
JJ. Participates in regional, state, and national meetings and conferences to stay abreast of trends and technology, related to municipal programs and operations.
KK. Perform other duties as needed for the effective operations of the city, including representing the city as a member of the Board of Directors of the Delaware Municipal Electrical Corporation (DEMEC).

Essential Functions, Qualifications, & Knowledge, Skills, and Abilities (KSA) for Employment:
An employee in this class must have the following knowledge, skills, and abilities upon application:

Knowledge

- Knowledge of general management practices and principles including strategic planning.
- Knowledge of municipal operations, finance, and services.
- Knowledge of complex public policy issues.
- Knowledge of federal, state, regional and local. jurisdictional partnerships.
- Knowledge of local government practices and procedures. including public sector procurement procedures and municipal fiscal management and fiscal policies.
- Knowledge of latest information on state and national policy trends as they affect the city.

Skills

- Time management.
- Multi-tasking.
- Communication- able to understand written and oral communication.

Abilities

- Ability to establish and maintain effective work relationships with co-workers, city officials and representatives of private/public entities in the community.
- Ability to research, collate and present information effectively.
- Ability to prepare effective written documentation and reports.
- Ability to coordinate complex, inter-departmental programs, and procedures.
- Ability to make effective public presentations.
- Ability to investigate, analyze and effectively resolve problems and conflicts.
- Ability to multi-task and perform with evolving priorities.
- Ability to maintain confidentiality and oversee sensitive issues with discretion and sound judgment.

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□ I have read the job description for my position. I would like to have a second review of the job description with the Mayor, City Council, and human resources.

Mayor: _____

Employee: _____

Human Resources Director: _____

OFFICE of the City Clerk
201 South Walnut Street
Milford, DE 19963

THE CITY of Milford DELAWARE

Katrina L. White, MMC
O 302.422.1111 | F 302.424.3558
www.cityofmilford.com

DATE: October 7, 2024
TO: Mayor and Members of City Council
FROM: Katrina White, City Clerk
RE: Salary Change for the job position of City Clerk

I was informed by Human Resources Director, Jamesha Williams on September 30, 2024, that I was selected as the candidate for the job position of City Clerk. Thank you for the confidence in my abilities and for offering me this exciting opportunity.

At the City Council meeting held on Monday, July 22, 2024, City Council decided to award a temporary salary increase for my additional work responsibilities as the Interim City Clerk, Pay Grade 109, Step 02. As I assume the work responsibilities of City Clerk on a permanent basis, I am requesting a salary change to Pay Grade 109, Step 06.

My performance track record with the City of Milford and my recent achievements, will demonstrate justification for the change in salary.

Attached is the non-union pay scale effective July 1, 2024. The City Clerk job position is Pay Grade 109 and has an exempt classification (not eligible for overtime).

Pay Scale

July 1, 2024 - June 30, 2025

Grade	1	2	3	4	5	6	7	8	9
101	$36,416.73	$37,509.23	$38,634.51	$39,793.55	$40,987.35	$42,216.97	$43,483.48	$44,787.99	$46,131.63
102	$40,058.40	$41,260.16	$42,497.96	$43,772.90	$45,086.09	$46,438.67	$47,831.83	$49,266.78	$50,744.79
103	$44,064.24	$45,386.17	$46,747.76	$48,150.19	$49,594.70	$51,082.54	$52,615.01	$54,193.46	$55,819.27
104	$48,470.67	$49,924.79	$51,422.53	$52,965.21	$54,554.16	$56,190.79	$57,876.51	$59,612.81	$61,401.19
105	$53,317.74	$54,917.27	$56,564.79	$58,261.73	$60,009.58	$61,809.87	$63,664.16	$65,574.09	$67,541.31
106	$58,649.51	$60,408.99	$62,221.26	$64,087.90	$66,010.54	$67,990.86	$70,030.58	$72,131.50	$74,295.44
107	$64,514.46	$66,449.89	$68,443.39	$70,496.69	$72,611.59	$74,789.94	$77,033.64	$79,344.65	$81,724.99
108	$70,965.91	$73,094.88	$75,287.73	$77,546.36	$79,872.75	$82,268.94	$84,737.00	$87,279.11	$89,897.49
109	$78,062.50	$80,404.37	$82,816.50	$85,301.00	$87,860.03	$90,495.83	$93,210.70	$96,007.02	$98,887.24
110	$85,868.75	$88,444.81	$91,098.15	$93,831.10	$96,646.03	$99,545.41	$102,531.77	$105,607.73	$108,775.96
111	$94,455.62	$97,289.29	$100,207.97	$103,214.21	$106,310.63	$109,499.95	$112,784.95	$116,168.50	$119,653.55
112	$103,901.18	$107,018.22	$110,228.77	$113,535.63	$116,941.70	$120,449.95	$124,063.45	$127,785.35	$131,618.91
113	$114,291.30	$117,720.04	$121,251.64	$124,889.19	$128,635.87	$132,494.94	$136,469.79	$140,563.88	$144,780.80
114	$125,720.43	$129,492.04	$133,376.81	$137,378.11	$141,499.45	$145,744.44	$150,116.77	$154,620.27	$159,258.88
115	$138,292.47	$142,441.25	$146,714.49	$151,115.92	$155,649.40	$160,318.88	$165,128.45	$170,082.30	$175,184.77
116	$152,121.72	$156,685.37	$161,385.94	$166,227.51	$171,214.34	$176,350.77	$181,641.29	$187,090.53	$192,703.25
Grade	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**
101	$47,515.57	$48,941.04	$50,409.27	$51,921.55	$53,479.20	$55,083.57	$56,736.08	$58,438.16	$60,191.31
102	$52,267.13	$53,835.15	$55,450.20	$57,113.71	$58,827.12	$60,591.93	$62,409.69	$64,281.98	$66,210.44
103	$57,493.84	$59,218.66	$60,995.22	$62,825.08	$64,709.83	$66,651.12	$68,650.66	$70,710.18	$72,831.48
104	$63,243.23	$65,140.53	$67,094.74	$69,107.58	$71,180.81	$73,316.24	$75,515.72	$77,781.19	$80,114.63
105	$69,567.55	$71,654.58	$73,804.22	$76,018.34	$78,298.89	$80,647.86	$83,067.29	$85,559.31	$88,126.09
106	$76,524.31	$78,820.04	$81,184.64	$83,620.18	$86,128.78	$88,712.65	$91,374.02	$94,115.25	$96,938.70
107	$84,176.74	$86,702.04	$89,303.10	$91,982.19	$94,741.66	$97,583.91	$100,511.43	$103,526.77	$106,632.57
108	$92,594.41	$95,372.24	$98,233.41	$101,180.41	$104,215.83	$107,342.30	$110,562.57	$113,879.45	$117,295.83
109	$101,853.85	$104,909.47	$108,056.75	$111,298.45	$114,637.41	$118,076.53	$121,618.83	$125,267.39	$129,025.41
110	$112,039.24	$115,400.41	$118,862.43	$122,428.30	$126,101.15	$129,884.18	$133,780.71	$137,794.13	$141,927.95
111	$123,243.16	$126,940.46	$130,748.67	$134,671.13	$138,711.26	$142,872.60	$147,158.78	$151,573.54	$156,120.75
112	$135,567.48	$139,634.50	$143,823.54	$148,138.24	$152,582.39	$157,159.86	$161,874.66	$166,730.90	$171,732.82
113	$149,124.23	$153,597.95	$158,205.89	$162,952.07	$167,840.63	$172,875.85	$178,062.12	$183,403.99	$188,906.11
114	$164,036.65	$168,957.75	$174,026.48	$179,247.27	$184,624.69	$190,163.43	$195,868.34	$201,744.39	$207,796.72
115	$180,440.31	$185,853.52	$191,429.13	$197,172.00	$203,087.16	$209,179.78	$215,455.17	$221,918.83	$228,576.39
116	$198,484.34	$204,438.87	$210,572.04	$216,889.20	$223,395.88	$230,097.75	$237,000.69	$244,110.71	$251,434.03

NOTE: No employee will exceed Step 18 of the pay scale. Wages will be capped once the employee reaches the top of the pay range specific to their job pay grade.

THE CITY of Milford DELAWARE

RESOLUTION 2024-16

APPROVAL OF 2025 HOLIDAY SCHEDULE

WHEREAS, Chapter 55 of the City of Milford Code governs personnel policies for all City of Milford employees and is intended to inform employees with important information about the City's rules, policies, practices, and procedures, as well as educate them on their own privileges and responsibilities; and

WHEREAS, Section 7.3 of Chapter 55 of the City Code, entitled Holidays, currently states the City will grant holiday time off to all employees on all legal holidays, officially adopted and approved by the Milford City Council each calendar year and that all City offices shall be closed during designated City holidays; and

WHEREAS, City employees shall be granted holiday pay, or accrual time, in accordance with Chapter 55, or their respective collective bargaining agreements with the Teamsters Union and International Brotherhood of Electrical Workers as designated by City Council, and;

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Milford, during a lawful session duly assembled on the 14th day of October 2024, by a favorable majority vote, authorize the following holidays be observed beginning January 1, 2025:

2025 HOLIDAYS	*City Hall & City Administrative Staff, Non-Union Employees, IBEW Union*		*Police Officers & Police Dispatchers Teamsters Union*
	DATE OBSERVED		DATE OBSERVED
New Year's Eve (1/2 Day)	12/31/2024		12/31/2024
New Year's Day 2025	1/01/2025		1/01/2025
MLK Jr. Birthday	1/20/2025		1/20/2025
Presidents Day	2/17/2025		2/17/2025
Good Friday	4/18/2025		4/18/2025
Memorial Day	5/26/2025		5/26/2025
Juneteenth	6/19/2025		6/19/2025
Independence Day	7/04/2025		7/04/2025
Labor Day	9/01/2025		9/01/2025
Veterans Day	11/11/2025		11/11/2025
Thanksgiving Day	11/27/2025		11/27/2025
Thanksgiving Friday	11/28/2025		11/28/2025
Christmas Eve	12/24/2025		12/24/2025
Christmas	12/25/2025		12/25/2025
New Year's Eve (1/2 Day)	12/31/2025		12/31/2025
New Year's Day 2026	01/01/2026		01/01/2026

_____ Attest: _____

Mayor F. Todd Culotta

City Clerk Katrina L. White

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

THE CITY of Milford DELAWARE

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

DATA SHEET FOR MILFORD PONDS

Planning Commission Meeting: October 15, 2024

Application Number / Name	:	24-015 / Milford Ponds
Applicant	:	Milford Ponds, LLC 179 Rehoboth Avenue, Suite 1081 Rehoboth Beach, DE 19971
Owner	:	Same
Application Type	:	**Revised** Planned Unit Development
Comprehensive Plan Designation	:	Moderate Density Residential
Zoning District	:	R-1, R-2 & R-3 with PUD
Present Use	:	Planned Unit Development
Proposed Use	:	Planned Unit Development
Area and Location	:	178.03 +/- acres located along the east side of Route 113 5,500 feet south of the Seabury Avenue intersection known as the Milford Ponds subdivision
Property Identification Numbers	:	1-30-3.00-264.00, 1-30-3.00-264.01, 1-30-6.00-108.00, 1-30-6.00-167.00 thru 558.00, 1-30-6.00-601.00 thru 691.00

ENC: Staff Analysis Report
Exhibit A - Location & Zoning Map
Planned Unit Development – Master Plan

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

THE CITY of Milford DELAWARE

PLANNING DEPARTMENT
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STAFF ANALYSIS REPORT
September 30, 2024

Application Number / Name	**:**	24-015 / Milford Ponds
Application Type	**:**	**Revised** Planned Unit Development
Comprehensive Plan Designation	**:**	Moderate Density Residential
Zoning District	**:**	R-1, R-2, & R-3 with PUD
Present Use	**:**	Planned Unit Development
Proposed Use	**:**	Planned Unit Development
Property Identification Numbers	**:**	1-30-3.00-264.00, 1-30-3.00-264.01, 1-30-6.00-108.00, 1-30-6.00-167.00 thru 558.00, 1-30-6.00-601.00 thru 691.00
Area and Location	**:**	178.03 +/- acres located along the east side of Route 113 5,500 feet south of the Seabury Avenue intersection known as the Milford Ponds subdivision

I. BACKGROUND INFORMATION:

CURRENT REQUEST

- The applicant is seeking permission to amend the Planned Unit Development by removing the Phase IV multi-family apartment area completely from the PUD and adding townhouses within the Phase II area. The proposed unit mix would be 462 single-family detached dwellings and 94 townhouses, for a total of 556 dwelling units.

- The applicant is seeking approval of the revised Planned Unit Development in order to proceed with the Preliminary Major Subdivision application for Phase II.

- Per Chapter 200-6, the proposed revisions to the Planned Unit Development requires that the plat be signed by all lot owners within the subdivision who are adjacent to or share a common boundary line with the area of proposed change in addition to 75% of all lot owners within the entire Planned Unit Development. A signature sheet is included in the plan set.

PROJECT HISTORY

- On July 12, 2004, City Council approved the annexation of four parcels with varying zoning designations including R-1, R-2 and R-3.

- Preliminary Major Subdivision approval and conditional use approval was granted by City Council on September 27, 2004 for a total of 722 units, including 150 condominiums, 228 townhouses and 344 single family detached units.

- Final Major Subdivision approval was granted by City Council on June 5, 2006 for Phase I only. Phase II received Final Major Subdivision approval from City Council on April 28, 2008.

- Portions of Phase I have been constructed, including a roads, curbing, sewer, water, electric and stormwater improvements.

- City Council approved an amendment to the Planned Unit Development on April 23, 2018, modifying the mixture of unit types by eliminating townhouse areas in favor of single-family detached dwellings, resulting in a unit mix of 459 single family detached units, 91 townhouse units and 150 multi-family units, for a total of 700 dwelling units.

- City Council approved a second amendment to the Planned Unit Development on June 24, 2020, modifying the mixture of unit types to 504 single-family detached dwellings and 264 multi-family apartments, for a total of 768 dwelling units.

II. STAFF ANALYSIS:

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

- A Planned Unit Development is defined as "a development providing housing of various densities, lot sizes, lot coverage and types, including related recreational and community facilities. The development may include commercial uses that are designed to serve the convenience needs of the residents of the development." The Planning Commission and City Council need to determine if the intent of the Planned Unit Development is met by the proposed unit mix of 462 single-family detached dwellings and 94 townhouse dwellings.

- Evaluation based on the criteria for a Planned Unit Residential Development as provided in Chapter 230-19.9

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

The proposed single-family detached and townhouse uses are permitted within the City's residential districts and meet this requirement.

Minimum requirements, area and width. In a planned unit residential development, minimum lot area and width may be less than that required by the district regulations, except that no single-family lot shall be less than 4,000 square feet in area nor less than 40 feet in width.

Under the R-3 zoning designation, the minimum lot size required for a townhouse is 2,000 square feet and the minimum lot width is 20 feet. The minimum lot size for a single-family detached dwelling is 7,500 square feet and the minimum lot width is 60 feet.

The minimum lot area provided for single family detached lots within the development is 5,000 square feet, with a minimum lot width of 50 feet. The minimum lot area provided for a townhouse is 2,400 square feet and the minimum lot width provided is 20 feet.

Density. A planned unit residential development is not intended to increase density, but to allow flexibility in the design of the number of dwelling units permitted. If a parcel or parcels have more than one zoning classification, the total permitted density may be located throughout the parcel or parcels. The total permitted density shall be determined by dividing the net development area by the minimum lot area per dwelling unit as outlined in the below table.

Zoning Category	Minimum Lot Area
R-1	10,000
R-2	8,000
R-3	3,630
R-8	3,630

Net development area shall be determined by subtracting 25% of the gross area. Gross area shall not include any wetlands, floodway or similar area not suitable for building as determined by City Council.

The PUD Master Plan Data Column computes the PUD Density calculation based on the above criteria. The total land area with the varying zoning categories allows for up to 703 total residential units in the subdivision, which would be a density of 6.02 units/acre within the Net Developable Area. The applicant has provided a total of 556 residential units, which would be 4.90 units/acre within the Net Developable Area.

Other requirements. Off-street parking, parking beneath buildings, front, side and rear setbacks, landscaping and buffering, lot coverage, number of units per building and building separation shall be as determined by City Council. Maximum height shall not exceed 48 feet and four stories maximum.

- The applicant is seeking the following waivers and deviations from Chapter 230 and Chapter 200 which are to be approved by City Council;

    - Reduction in the minimum lot size for single-family detached dwellings from 7,500 square feet to 5,000 square feet.
    - Reduction in the minimum lot width for single-family detached dwellings from 60 feet to 50 feet.
    - Reduction in the front yard setback for single-family detached dwellings from 30 feet to 15 feet.
    - Reduction in the side yard setback for single-family detached dwellings from 8 feet to 5 feet.
    - Increase maximum lot coverage for single-family detached dwellings from 30% to 60%.
    - Reduction in the front yard setback for townhouse dwellings from 30 feet to 15 feet.
    - Reduction in the side yard setback for townhouse dwellings from 8 feet to 7 feet.
    - Increase the maximum lot coverage for townhouse dwellings from 60% to 75%.
    - Reduction in the pavement width for the single-family detached dwelling and townhouse sections from 36 feet to 22 feet.
    - Reduction in the right-of-way width from 60 feet to 28 feet.
    - Increase maximum fence height for the clubhouse from 6 feet to 8 feet.
    - Waiver from the requirement from Chapter 200-8(G)(1)(f) which requires street trees every 150 linear feet.

The requested deviations are consistent with prior waivers and deviations approved by City Council for Phases I and III, which are already recorded.

Neighborhood Commercial.

No neighborhood commercial is proposed.

- The approval of the Planned Unit Development does not constitute an approval for the Major Subdivision and the applicant will be required to obtain Preliminary and Final Major Subdivision approval from the City for Phase II.

III. AGENCY & DEPARTMENT COMMENTS:

- **Office of State Planning Coordination**
  No comments provided.

- **DelDOT**
  No comments provided.

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

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

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

- **Delaware State Fire Marshal's Office**
  No comments provided.

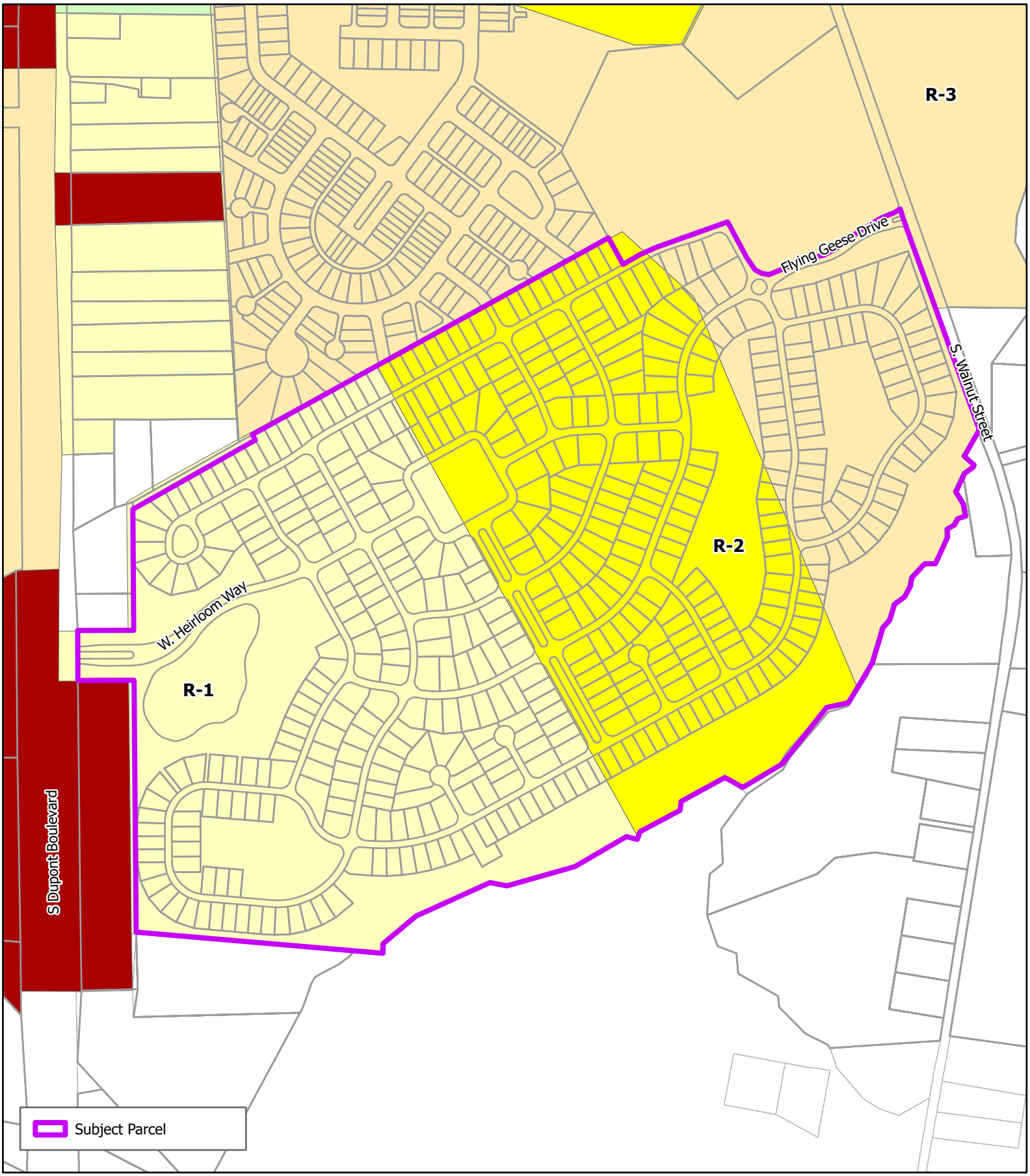
- **Carlisle Fire Company**
  No comments provided.

- **City of Milford Public Works Department, City Engineer**
  See plan review comments from KCI dated September 3, 2024 and the applicant's response.

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

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

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



THE CITY of Milford DELAWARE

Scale: Feet
0 200 400

Drawn by: WRP

Date: 09/30/2024

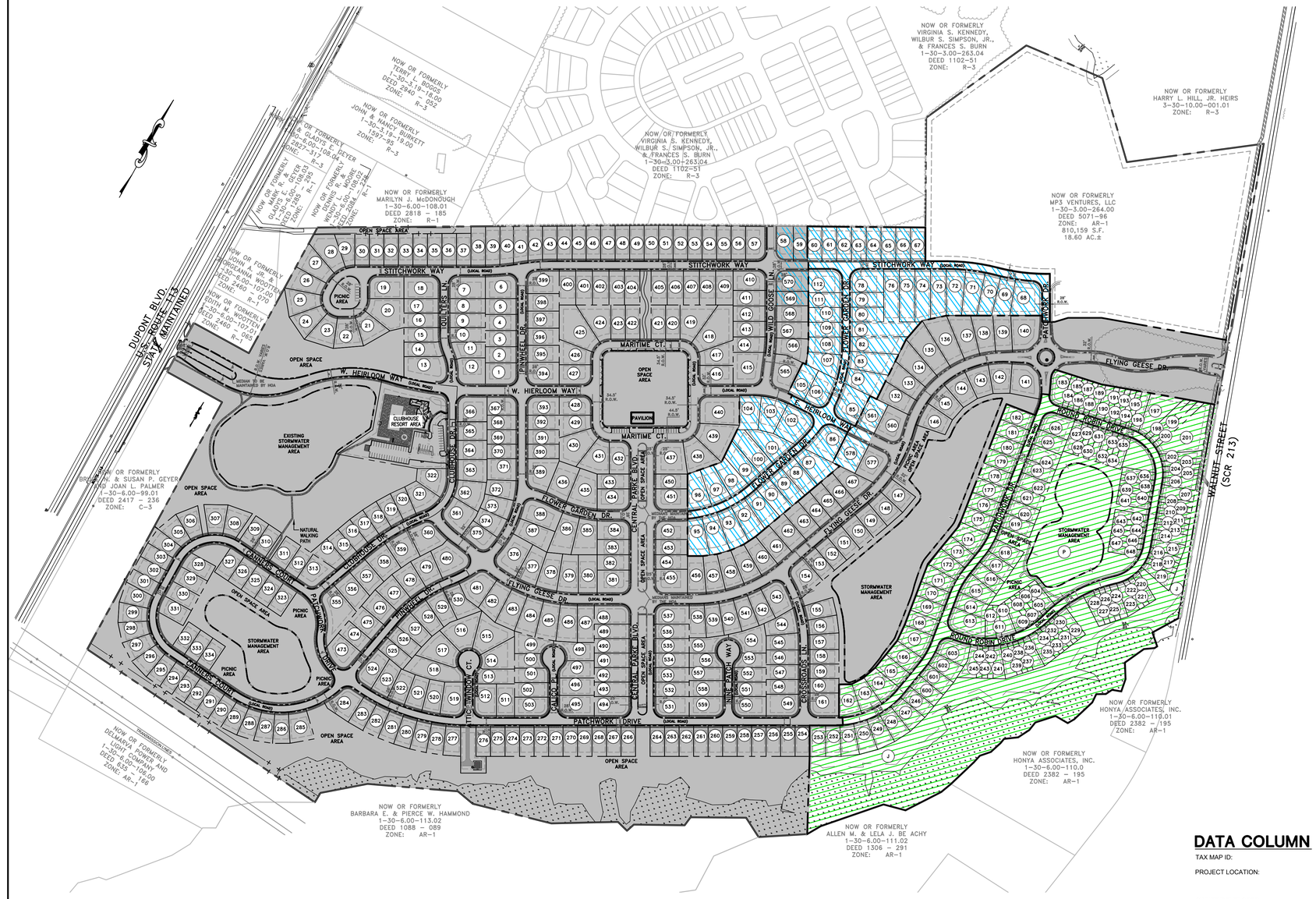
Filepath: PUD_MilfordPonds2024.aprx

Title:

Planned Unit Development

Milford Ponds

Location & Zoning Map



PHASE 1

PHASE 2

PHASE 3

PROPOSED PUD REQUIREMENTS

A. SINGLE FAMILY DWELLING UNITS:

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

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

-MINIMUM LOT SIZE:	2,400 SQUARE FEET
-MINIMUM LOT WIDTH:	20 FEET
-MINIMUM LOT DEPTH:	100 FEET
-MINIMUM FRONT YARD:	18 FEET FROM RIGHT-OF-WAY TO GARAGE DOOR, AND 15 FEET FROM RIGHT-OF-WAY TO FRONT PORCH OR NON-GARAGE BUILDING FOUNDATION. (ALLOW 5 FOOT ENCROACHMENT FOR FRONT STOOP OR STEPS.)
-MINIMUM SIDE YARD FOR END UNITS:	7.0 FEET MEASURED FROM RIGHT-OF-WAY TO FOUNDATION WALL. (ALLOW SIDE YARD ENCROACHMENTS OF 3 FEET FOR CHIMNEYS, BAY WINDOWS, STOOPS, ETC.)
-MINIMUM BUILDING SEPARATION:	14 FEET FROM CLOSEST POINT OF FOUNDATION WALL TO CLOSEST POINT OF FOUNDATION WALL OF ADJACENT BUILDING.
-MINIMUM REAR YARD:	15 FEET
-OFF STREET PARKING	2 SPACES PER DWELLING UNIT AND MAY INCLUDE GARAGE AND TANDEM PARKING SPACE. TANDEM SPACE TO BEGIN AT RIGHT-OF-WAY LINE.
-MAXIMUM BUILDING HEIGHT:	2.5 STORIES AND 35 FEET MEASURED IN ACCORDANCE WITH CURRENT CITY CODE REQUIREMENTS.
-MAXIMUM LOT COVERAGE:	75% OF LOT AREA
-MAXIMUM FENCE/WALL HEIGHT:	8 FEET AND ALLOWED TO BE PLACED WITHIN BUILDING RESTRICTION LINE.
-TOWNHOUSE ACCESS:	REAR ALLEYS WILL NOT BE REQUIRED

C. CLUBHOUSE FACILITY:

-MINIMUM FRONT YARD:	18 FEET FROM A PUBLIC STREET
-MINIMUM SIDE YARD:	20 FEET FROM A PUBLIC STREET
-MINIMUM REAR YARD:	30 FEET FROM A PUBLIC STREET
-MINIMUM LOT AREA:	1.0 ACRES
-OFF STREET PARKING:	1 SPACE FOR EACH 250 SQUARE FEET OF GROSS FLOOR AREA.
-MAXIMUM BUILDING HEIGHT:	2.5 STORIES AND 40 FEET MEASURED IN ACCORDANCE WITH CURRENT CITY CODE REQUIREMENTS, AND 60 FEET MEASURED TO THE TOP OF ANY SPECIAL ARCHITECTURAL FEATURES (STEEPLES, TOWERS, SILOS, ETC.)
-MAXIMUM FENCE/WALL HEIGHT:	8 FEET AND ALLOWED TO BE PLACED WITHIN BUILDING RESTRICTION LINE

D. SIGNS:

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

E. DEVIATIONS FROM CHAPTER 200 OR 230:

1. CHAPTER 200-8(A)(14) A REDUCED R.O.W. FROM 60' TO 28'. TO COMPENSATE FOR THIS AN 18' EASEMENT IS PROVIDED ON EACH SIDE OF THE ROAD THAT TOTALS 64' FOR ACCESS AND UTILITY WORK.
2. CHAPTER 200-8(A)(14) THE PAVEMENT WIDTH OF THE ROADS IN PHASE 2 AND PHASE 3 ARE 22' RATHER THAN 24' WIDE, CONSISTENT WITH PHASE 1.
3. CHAPTER 200-8(G)()(f) ELIMINATE STREET TREES EVERY 150 LINEAR FEET CONSISTENT WITH PHASES 1 AND 3.

DATA COLUMN

TAX MAP ID:	1-30-3.00-264.01
PROJECT LOCATION:	CITY OF MILFORD, CEDAR CREEK HUNDRED, SUSSEX COUNTY
OWNER/DEVELOPER:	MILFORD PONDS, LLC 179 REHOBOTH AVENUE, SUITE 1081 REHOBOTH BEACH, DE 19971 CHRIS KALIL 202-302-5735 chris.kalil71@gmail.com
ENGINEER/SURVEYOR:	DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 302-424-1441
EXISTING/PROPOSED ZONING:	R-1, R-2, R-3, W/PUD
EXISTING USE: PROPOSED USE:	VACANT RESIDENTIAL LOTS
TOTAL SITE AREA: PHASE 1: PHASE 2: PHASE 3:	159.173 AC.± 118.637 AC.± 27.872 AC.± 12.152 AC.±
GROSS AREA: NET DEVELOPMENT AREA: MINIMUM LOT AREA: UNITS ALLOWED:	R-1 = 71.023 AC, R-2 = 50.854 AC, R-3 = 29.257 AC R-1 = 53.267 AC, R-2 = 38.141 AC, R-3 = 21.943 AC R-1 = 10,000 SF, R-2 = 8,000 SF, R-3 = 3,360 SF R-1 = 53.267 AC ÷ 10,000 SF = 232 R-2 = 38.141 AC ÷ 8,000 SF = 208 R-3 = 21.943 AC ÷ 3,360 SF = 263
TOTAL NUMBER OF UNITS ALLOWED: TOTAL NUMBER OF UNITS PROVIDED: OVERALL DENSITY :	703 556 3.49 UNITS/ACRE
BUILDING CONSTRUCTION TYPE:	MASONARY & TIMBER
MAX BUILDING HEIGHT:	35'
PHASE 1 TOTAL: SINGLE FAMILY DWELLING:	358 358
PHASE 2 TOTAL: SINGLE FAMILY DWELLING: TOWNHOUSE LOTS:	141 47 94
PHASE 3 TOTAL: SINGLE FAMILY DWELLING:	57 57
COMMUNITY BUILDING SIZE: COMMUNITY BUILDING LOCATION:	±40'x ±95' CORNER OF W. HEIRLOOM WAY & CLUBHOUSE DR.
TOTAL PROPOSED RIGHT-OF-WAY: PHASE 1: PHASE 2: PHASE 3:	18.90 AC.± 15.31 AC.± 1.99 AC.± 1.60 AC.±
TOTAL AREA OF LOTS: PHASE 1: PHASE 2: PHASE 3:	90.73 AC.± 64.88 AC.± 14.31 AC.± 11.54 AC.±
TOTAL REQUIRED RECREATIONAL AREA: TOTAL PROVIDED RECREATIONAL AREA: TOTAL WETLANDS: PROVIDED OPEN SPACE AREA:	(556 DWELLING UNITS x 275 SF) = 3.51 AC.± 22.94 AC.± 8.31 AC.± 47.57 AC.±
PHASE 1: AVERAGE DENSITY OF LOTS: MINIMUM LOT SIZE: MAXIMUM LOT SIZE: AVERAGE LOT SIZE:	 3.04 UNITS/ACRE 5,772 SQ.FT.± 15,858 SQ.FT.± 7,789 SQ.FT.±
PHASE 2: AVERAGE DENSITY OF LOTS: MINIMUM LOT SIZE: MAXIMUM LOT SIZE: AVERAGE LOT SIZE: REQUIRED TREE RATIO: TREES PROVIDED:	 5.04 UNITS/ACRE 2,261 SQ.FT.± 17,679 SQ.FT.± 4,434 SQ.FT.± 1 TREE REQUIRED PER 10,000 OF SITE AREA 63
PHASE 3: AVERAGE DENSITY OF LOTS: MINIMUM LOT SIZE: MAXIMUM LOT SIZE: AVERAGE LOT SIZE:	 4.27 UNITS/ACRE 6,426 SQ.FT.± 12,316 SQ.FT.± 8,838 SQ.FT.±
TOTAL WOODLAND PRESERVATION: MAXIMUM IMPERVIOUS COVERAGE:	10.45 Ac.± 35%
PROPOSED SEWER: PROPOSED WATER: ELECTRIC SERVICE: SCHOOL DISTRICT: FIRE DEPARTMENT:	CITY OF MILFORD CITY OF MILFORD CITY OF MILFORD MILFORD MILFORD
VERTICAL DATUM: HORIZONTAL DATUM:	NAVD 88 NAD 83
NUMBER OF MONUMENTS FOUND: NUMBER OF MONUMENTS SET:	14 12

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
OCEAN CITY, MD (410) 524-5141
EASTON, MARYLAND (410) 770-4744

PLANNED UNIT DEVELOPMENT PLAN

MILFORD PONDS

CEDAR CREEK HUNDRED, CITY OF MILFORD

SUSSEX COUNTY, DELAWARE

Revisions:

Date: MARCH 2024
Scale: 1"=200'
Dwn.By: ADM
Proj.No.: 2875A001
Dwg.No.: PUD1

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WE, THE RECORDED RESIDENTS AND/OR LOT OWNERS IN THE MILFORD PONDS COMMUNITY, HAVE NO OBJECTIONS WHATSOEVER TO THE PLAN REVISIONS REQUESTED BELOW , AND BECAUSE WE FIRMLY BELIEVE THAT THE REQUESTED PLAN REVISIONS ARE IN THE BEST INTERESTS OF THE COMMUNITY AT LARGE, WE DO HEREBY RESPECTFULLY REQUEST THAT THE CITY OF MILFORD APPROVE THE REQUESTED PLAN REVISIONS.

REQUESTED RECORD PLAN REVISIONS:
1. REMOVAL OF PHASE 4 (THE APARTMENTS) FROM MILFORD PONDS.
2. THE ADDITION OF NINETY-FOUR (94) TOWNHOMES IN PLACE OF FORTY-TWO OF THE SINGLE-FAMILY HOMES ORIGINALLY PLANNED IN PHASE 2.

* = REQUIRED SIGNATURES

MILFORD PONDS

LOT #	OWNER 1 SIGNATURE	OWNER 2 SIGNATURE
1-59, 132-140, 142,144,150, 151, 153, 156, 158-250, 265, 367, 382-386, 392, 394-440, 450-455, 458, 459, 467, 538, 539, 541, 543, 547-549, 561, 578 *	MILFORD PONDS LLC	
60-112 & PARCEL 264	MP3 VENTURES LLC	
134~~,135~~, 141, 143, 145~~,149~~, 152, 154, ~~155, 187, 275~~, 292, 540, ~~542~~, 545, 546, ~~560, 577~~ * (147,149 added)	NVR INC FOR NVR	148 -
254 *	LILLIAN COLLISSA JACKSON-MOSBY	
255	ANTHONY JOSEPH GENTILE	MARITA FRANCES GENTILE
256	ANTONIO ROBERT FRANKLIN JR	KARRON A. FRANKLIN
257	TIMOTHY JOSEPH HALLORAN	
258	JEFFREY W. LEASURE	SHARON ELIZABETH LEASURE
259	JAMES RUSSELL STONE	JULIE DAWN STONE
260	STUART M. CARBONE	
261	RICHARD C. KROON	ELLYN J KROON
262	JOHN BALLOU HORSFORD JR.	JULIE ANN HORSFORD
263	RICHARD HURT	
264	JAMES A. LYNCH SR.	THERESA A. LYNCH
266	BRIAN KEITH FULLER SR.	MARY KATHERINE FULLER
267	WILLIAM T. ARTHUR	CHERYL ARTHUR
268	FREDERIC CARRRE RICHMAN	DONNA RICHMAN
269	MICHAEL HAUPTMANN	FLORENCE HAUPTMANN
270	MARY ELLEN BECKETT	KELLY SAMNICH, TRUSTEE OF IRREVOCABLE TRUST
271	BONNIE CIRINO	
272	LAURA LUND	
273	WILLIAM MORRISON	
274	EDMUND FRANCIS LINGO JR.	KATHY MARIE LINGO
276	ROBERT HOWELLS	HELEN PATRICIA HOWELLS
277	ROBERT B. LEWIS	PHYLLIS JACKSON-LEWIS
278	JACOB CHARLES CONNOR	
279	JOSEPH CORNELIUS BASKERVILLE	CERRIE ELAINE BASKERVILLE

MILFORD PONDS

LOT #	OWNER 1 SIGNATURE	OWNER 2 SIGNATURE
280	MARK ANDREW GAJDA	PATRICIA GAYLE GAJDA
281	JORGE VELEZ	CYNTHIA VELEZ
282	DALE M. SANDERS, TRUSTEE OF REVOCABLE TRUST	LYNN M. SANDERS TRUSTEE OF REVOCABLE TRUST
283	BRIAN WHITLEY	CAROL WHITLEY
284	ALICE L. LEWIS	
285	DAVID L. TAYLOR	OVAL J. TAYLOR
286	FRANKLIN J. CUCE	SUN HUI CUCE
287	PETER HOWARD DORIO	FAITH COLDWELL DORIO
288	PAUL RICHARD FLESHER	GAIL ARLENE FLESHER
289	ED NANOLA	JOAN CLARE NANOLA
290	MARK S. SHUPE	
291	VINCENT CHARLES MILITO	PATRICIA MARIE MILITO
293	EDWARD WILLIAM DAVIS	SANDRA JEAN DAVIS
294	FRANK J. MUSINSKI	LIBERTA MUSINSKI
295	CLARA ELIZABETH JACOBY	
296	ARTHUR C. FAUSEL	DONNA F. FAUSEL
297	JOSEPH P. KONECNI	RUTH A. KONECNI
298	SCOTT WILLIAM NEIDERT JR.	
299	KATHLEEN M. SHEEDY	
300	KETTIA LAMARTINIRE	
301	EDWARD ALEXANDER HAWLEY	JANICE A. HAWLEY
302	WILLIAM RONALD GASKILL	LISA ANN GASKILL
303	KAREN ANN LAMBDEN	
304	SUSAN GAMBUTI	
305	AARON C. FOOTE	DANIELLE FOOTE
306	JOSE A. DIAZ	
307	JORGE VELEZ	JADYN CRUZ VANESSA CRUZ
308	EDWARD O'NEILL	ARLETE O'NEILL

MILFORD PONDS

LOT #	OWNER 1 SIGNATURE	OWNER 2 SIGNATURE
309	JOSEPH ALAN GIVEN	
310	DWAYNE REGINALD CARVER	
311	MICHAEL PAGANO	PAULA PAGANO
312	ROBERT A. SOUTAR	DIANE P. SOUTAR
313	SARAH WOLFE	
314	STEVEN J. PRICE	HELEN A. PRICE
315	JASPER SYLVESTER MEADOWS	JAUNITA LYNN MEADOWS
316	GAILAND E. POLK	LINDA KAY LENTZ
317	ROXANNE BEAL	
318	JAMES GREGORY SUTTON	MARIA GLORIA S SUTTON
319	STEVE K. SU	
320	KATHERINE HAUCH	
321	STEWART HOOKS	MARY HOOKS
322	KAREN DEMARCO	
323	MICHAEL J. PONTON	JUDITH A. PONTON
324	JEROME DEBOER	KATHLEEN DEBOER
325	DONALD C. TOSATTO	
326	NICHOLAS GUILINTANO JR.	DONNA MARIE GUILINTANO
327	JESSICA O. HERB	
328	ALICIA CHAVEZ MARTIN	
329	JAMES M. ARNOLD	LAMBRINIE ARNOLD
330	LEIDA ROJAS	LISANDRA FIGUEROA
331	JAY M. ROBERTS	DIANE T. ROBERTS
332	DAVID SWANNER	KARIE SWANNER
333	RANDY E. BOONE	CATHERINE L. BOONE
334	DEBORAH L. MYERS	
355	DAVID DISTEFANO	
356	SALVATORE V. CURCI	DORTHY C. CURCI

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OWNER SIGNATURES PLAN

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

Revisions:

Date: JUNE 2024
Scale: NONE
Dwn.By: ADM
Proj.No.: 2875A001
Dwg.No.: PUD2

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MILFORD PONDS		
LOT #	OWNER 1 SIGNATURE	OWNER 2 SIGNATURE
357	MCKINLEY ROBINSON	
358	JOEL G. MCKAY	
359	WAYNE COLUMBUS FARMER TRUSTEE OF LIVING TRUST	
360	ISAMAR ALEMAN	
361	JAMES CHRISTOPHER DUFFORD	ELLEN CLAIRE DUFFORD
362	RICHARD MICHAEL MARTINEZ	
363	DEANNA L. SELBA	
364	STEPHEN A. TERRIBLE	MARY LOU TERRIBLE
365	TIMMY A. SOLO	
366	JOHN A. CHANDLER	CATHY J. CHANDLER
368	PENELOPE TZAFARAS	
369	TODD R. MASTON	KARLA L. MASTON
370	JEFFREY COWAN STEWART	KRISTIE ANN STEWART
371	VIRGINIA A. MEEKS	JOHN F. MEEKS
372	RICHARD A. SETLEY	PATRICIA A. SETLEY
373	JOHN MARTIN MANAHAN	
374	LUIS VEGA	CATHERINE M. VEGA
375	BRENDA LEE SARMIENTO	JOHN DALE SELLERS
376	RODGER PRESTON BURNETTE	MAY ELIZABETH BURNETTE
377	JOHN GEORGE ENGLAND	DONNA MARIE ENGLAND
378	JOHN M. GRODIS	
379	JOSEPH JOHN SCHWARTZ	JANET M. SCHWARTZ
380	THOMAS PETER MEREDITH	MARY L. MEREDITH
381	PAUL JAO SIA KHO PO	INONIE YAU SIA KHO PO
387	CHERYL LYNN MAX	
388	SHON BRYANT	
389	CAROL ANN HROMNAK	
390	GERMAN ALVAREZ	VIDELINA RUEL

MILFORD PONDS		
LOT #	OWNER 1 SIGNATURE	OWNER 2 SIGNATURE
391	SHARON L. WILLIS	JAMES R. WILLS SR.
393	LAWRENCE LEE SEITZ	LOIS ANN SEITZ
456	SHABEER KHAN	SHAKILA KHAN
457	SHABEER KHAN	SHAKILA KHAN
460	DENNIS GENE BERGER III	CHELSEA NICHOLE MOYER
461	WILLIAM JOHN FRAILER JR.	PATRICIA ANN FRAILER
462	TAMARA FRANCINE STENZEL	DANIEL JOSEPH KOSTECKA
463	MICHAEL JOHN MICHENER	KAREN LUISE MICHENER
464	MARIA REESE CLARK	
465	MICHAEL PATRICK CUNNINGHAM	CHERYL ANNE CUNNINGHAM
466	MAUREEN GRACE GRINDLE	
473	LARRY L. DUTCH	SUE DUTCH
474	DOROTHY BROWN	
475	MARGIE WILLIAMS	
476	DEBORAH MACKEY	
477	CONNIE DAVIS	
478	GERTRUDE GILLES	DEMSKY OBERT FLORESTAL
479	RICHARD JONES	JEAN JONES
480	LICIA ANN JOHNSON	
481	ROBERT ANDRADE	DIANE ANDRADE
482	RICHARD A. SIMPSON	LINDA E. SIMPSON
483	KENNETH J. PARTE	BARBARA JEAN PARTE
484	DANIEL PALMER	DANA PALMER
485	AGOSTINO FORMATO JR.	DONNA M. FORMATO
486	MARIO AVENOSO	MARY AVENOSO
487	JUDITH SCULLION	JOHN SCULLION
488	CURTIS D. MATTHEWS SR.	PRISCILLA M. MATTHEWS
489	SHANE P. CHAYAPRUKS	SUPRANEE CHAYAPRUKS

MILFORD PONDS		
LOT #	OWNER 1 SIGNATURE	OWNER 2 SIGNATURE
490	JAMES A. AMOS	BRENDA J. AMOS
491	VINCENT ANTHONY FORINO JR.	ARLENE SUSAN FORINO
492	DENNIS ALVIN YATES	DONNA JEAN YATES
493	JOSEPH EARLE OGG	
494	RAYMOND JOSEPH DAVIDSON JR.	NANCY RYAN DAVIDSON
495	WAYNE CAMBREL	CAROLYN ELAINE CAMBREL
496	JOHN C. OMBRERA	
497	JASMINE WISE	MICHAEL R. LOKOSIS
498	VICKIE YVETTE MOUZON	
499	MENESSIA NIXON-SAVAGE	
500	JUSTIN JEFFREY PIAZZA	
501	ERIC EDELMANN	SUSAN EDELMANN
502	KENNETH DICKENSCHEIDT	
503	LARRY GEIGER	NANCY GEIGER
511	PATCHWORK 18323 LLC	
512	MOLLY D. SERVISS	
513	JAMES T. SHERIDAN	MARIE H. CALDWELL
514	RICHARD W. BROWN	SUSAN A. BROWN
515	MARIA J. VAZQUEZ DEFILLO	LOURDES VAZQUEZ
516	FRANK JONES	MILDRED E. JONES
517	JOHN T. KELSH	ELLEN KELSH
518	KATHERINE CALDERON MORGAN	
519	KATIE MILLER	GERRY ORTON
520	RAYMOND C. PRATT	LINDA A. PRATT
521	JOSEPH DIFINIZIO	ANTOINEETTE DIFINIZIO
522	TERRY LEE FARINA	SUSAN P. FARINA
523	REYNALDO A. GONZALEZ	LORRAINE GONZALEZ
524	SUSAN D. BRENNAN	TIMOTHY BRENNAN

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OWNER SIGNATURES PLAN

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

Revisions:

Date:	JUNE 2024
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Dwn.By:	ADM
Proj.No.:	2875A001
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LOT #	OWNER 1 SIGNATURE	OWNER 2 SIGNATURE
525	YDONNA FLEURENTUS	MALENE FLEURENTUS
526	TERRY V. WHITE	ANDRIA G. WHITE
527	PHILIP KOERNER	NANCY KOERNER
528	JESSICA RUMLEY	
529	ALPHONSO C. KEMP JR.	YOLANDA KEMP
530	VALENCIA A. GIBBS	
531	JOSEPH DONALD GORDON JR.	MARIE ELAINA GORDON
532	GEORGE ALBERT YOUNG JR.	LAURA ELSA YOUNG
533	RICARDO HERMANDEZ RODRIGUEZ	TECOLA GIBBS-HERNANDEZ
534	SHEILA MARGARET KELLY	
535	JUDITH LYNN HUBBARD	
536	LEON SCULLY	
537	KATHLEEN DEVITO	
544	KATHLEEN M. DIDONATO	
550	JESUS MANUEL FELICIANO	MARILYN FELICIANO
551	BILLIE ELIZABETH MARTIN	
552	KEVIN C. WILLIAMS	
553	LEO MARVIN LAKE II	ANDREA KATHRYN LAKE
554	FRANCES JOSEPH VELEZ	ROSEANN PATRICIA VELEZ
555	MICHAEL GROSSTEPHAN	LINDA L. GROSSTEPHAN
556	KEITH MATTHEW ZOBA	THERESA MARIE ZOBA
557	DANETTE CORDONE	
558	DANIEL ELEFANTE	
559	MARKI A. DAVIS	

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OWNER SIGNATURES PLAN

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

Revisions:

Date:	JUNE 2024
Scale:	NONE
Dwn.By:	ADM
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Dwg.No.:	PUD4

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ISO 9001:2008 CERTIFIED
ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS
1352 Marrows Road, Suite 100 • Newark, DE 19711 • Phone 302-731-9176 • Fax 302-731-7807

September 03, 2024

City of Milford
201 South Walnut Street
Milford, Delaware 19963

Attention: Mr. Rob Pierce

Subject: **Milford Ponds – Phase 2 Preliminary Plans**
KCI Job No. 00009730_00001.007 *(formerly 131803632.24 – Task 09P)*

Dear Mr. Pierce,

As requested, KCI Technologies performed a review of the Preliminary Plans of Milford Ponds Phase 2 PUD. This review was based on the City's Standard Specifications, and general engineering best practices. These plans were submitted by DBF and are dated June 2024.

Comments 2b, 3, 5a, 6, 8, 14, 17, and 22 shall be addressed for the Preliminary Plan Approval. Provide a point-by-point response letter.

1. Add the following information to the Data Column per the City of Milford's Preliminary Checklist:
    a. Provide the phone number of the owner/developer. **Addressed.**
    b. Provide the existing and proposed use. **Addressed.**
    c. Provide the estimated number of EDU for each unit. **Addressed.**
    d. Provide a list of waivers being sought and their corresponding code location if applicable. **Addressed.**
    e. Provide the actual proposed lot area(s). **Addressed.**
    f. Provide the actual proposed lot width(s). **Addressed.**
    g. Remove all reference to Phase IV (tax parcel). **Addressed.**
    h. Revise the total open space and recreational area requirements for the site to meet the requirements outlined in Section 230-19.7 of the City of Milford Zoning Ordinance. Otherwise, a cash-in lieu option is available. **Addressed.**
    i. Update the maximum density allowed and units allowed items based on Chapter 230-19.9. This may also impact the total number of units allowed item. Revise accordingly. **Addressed.**

2. Address the following comments on the cover sheet:
    a. Add the approved PUD Table. **Addressed.**
    b. According to the index of drawings Sheet C3.5 should be "SWM Pond 4 As Built and Revision." However, this sheet is not included in the plan set. Additionally, the order of the sheets does not match the order of the set. Revise accordingly. **Comment Remains – PUD1 to PUD4 is not listed in the index of Drawings.**
    c. Add the City Planning Department Approval block. **Addressed.**
    d. The note that is in the bottom left corner of the cover sheet that references separation between utilities is incorrect. Vertical separation between water and sewer shall be at least 18 inches. We recommend removing this note due to the information being provided in general notes 15 and 16 on the next page. **Addressed.**
    e. According to the Websoils website the soils shown in the soils map are incorrect. Verify the correct soils and revise accordingly. Additionally, provide a north arrow. **Addressed.**
    f. Add a location map per the City of Milford Preliminary checklist. **Addressed.**
    g. Revise the scale of the Vicinity Map to have a maximum scale of 1" = 400' per the checklist. **Addressed.**
    h. Update the City of Milford Approval to list Mark Whitfield as the City Manager. **Addressed.**
    i. Add an Owner's Certification block with the following language: "I, _____, hereby certify that I am the owner of the properties described on this plan, that the plan was made by my direction and that I acknowledge the same to be my act and desire the plan to be developed as shown in accordance with all applicable laws and regulations." **Addressed.**
    j. Update the Engineer's Statement to read as follows: "I, _____, hereby state that I am a registered engineer in the state of Delaware, that the information shown hereon has been prepared under my supervision and to the best of my knowledge and belief represents good engineering practices as required by the applicable laws of the State of Delaware." **Addressed.**
3. The Data Column on the PUD plan, Record Plan, and on the Construction set do not match. Revise the information per the latest version of the zoning ordinance so that it matches across plans. **Comment Remains. Some information is missing in the Data Column between the three sets of plans. For example, the building height is missing in the Data Column on the Record Plan. Revise accordingly so all information is given on PUD, Record, and Construction plans.**
4. Per Chapter 230 of the zoning ordinance townhouses must be in clusters of 3 to 8 units. Revise the layout to meet this requirement. **Addressed.**
5. Add the following waiver requests or amend the plan to meet the requirement:

a. Chapter 200 requires 36-foot-wide pavement per Chapter 200-8(A)(14). **Comment Remains. The note on the Construction plan cover sheet and on the PUD sheet should include reference to the required width so the Planning Commission and City Council can see what is being requested, similar to what has been provided for the right-of-way width reduction waiver note.**

b. Chapter 200-8(G)(1)(f) require street trees every 150 linear feet. **Addressed**

6. Revise the City of Milford General Notes with the attached (General Major Subdivision Notes). **Comment Remains. Complete note 17 and 33. The record plan requirements includes site plan notes and not major subdivision notes.**
7. The City of Milford General Note 17 references the wrong FEMA floodplain map. Revise the note accordingly. **Comment Remains.**
8. The notes that reference the DelDOT standard specifications refer to the 2016 version. However, there has been multiple updates to the standard specifications since then. We recommend revising all notes to 'refer to the latest version' rather than provide a date. Revise as necessary. **Comment Remains. Revise Drainage, Grading and Sediment Control Notes 1.**
9. The Sanitary Sewer notes reference providing an 8" sewer lateral and cleanout. Per the City of Milford Standard Specifications, the standard size is 6" minimum. We recommend revising the note. **Addressed.**
10. Add a note to the plan that lists the information given in Chapter 200-8(C)(2) of the City of Milford Zoning Ordinance. **Addressed.**
11. Label the street types for each street in the PUD per Chapter 200-8. **Addressed.**
12. Revise the phasing lines shown on Sheet C0.2 to be legible. **Addressed.**
13. There is a note located in the bottom right corner of Sheet C0.3 that references Lot 235 only being able to be constructed if modifications to the pond are made. However, this lot is not adjacent to the pond or the ponds outfall. Please clarify the reason for this note. **Addressed.**
14. Provide correspondence from the City of Milford that allows the roadway width (22') and right-of-way width (28' with 18' easements on either side of the ROW) to be less than what is required per Chapter 200-8 of the Zoning Ordinance. **Comment Remains. The note on the Construction plan cover sheet and on the PUD sheet should include reference to the required width so the Planning Commission and City Council can see what is being requested, similar to what has been provided for the right-of-way width reduction waiver note.**
15. There is a lot of overlapping information that is not legible. Revise plans so all labels are readable. **Addressed.**
16. Revise the following regarding the Existing Conditions Plan:

a. Turn all proposed grading and features off. **Addressed.**

b. Per the City of Milford Preliminary Checklist all existing buildings, paved and concrete areas, and adjacent site features should be shown on the plan. Revise to show and provide all this information. **Addressed.**

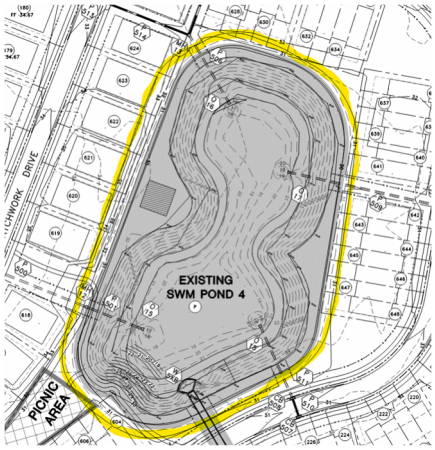
c. Verify the existing contours shown match the current conditions on site. **Addressed.**

d. Currently, some of the labeled structures appear to be missing. Verify which have been installed and revise the plan accordingly. **Addressed.**

e. Turn the boring locations within the wetlands off. **Addressed.**

17. Provide a Preliminary landscaping and open space plan that includes tree preservation, planting, and selective clearing plans (if applicable). Additionally, be sure to show all landscape buffers, recreational amenities, etc. Scale shall be no smaller than 1" = 50'. **Comment Remains. A more extensive landscape buffer shall be provided along South Walnut Street per Section 230-22 of the City of Milford Zoning code. In addition, revise landscape plans to provide street trees along Round Robin Drive and Patchwork Drive or seek a waiver from the landscape buffer requirement along an arterial street. The waiver request must be added to the cover sheet of the PUD, construction plan, and record plan.**
18. Revise the legend on each sheet to include all items shown on the plan. For example, the require setback line is shown in a very light grey but is not included in the legend. Revise the plans and legends on each sheet. **Addressed.**
19. Provide existing contour labels on all grading sheets. **Addressed.**
20. Provide flow arrows for all storm drain pipes. **Addressed.**
21. Currently, there are many proposed contour labels shown on the grading sheets that do not label anything. Verify if a proposed contour is supposed to be shown in each location, otherwise remove from the plan. **Addressed.**
22. What are the hatched square areas (north of Lot 182 and between the lots and existing stormwater management pond 4). Add a label to the plan. **Addressed with Comment, please use full words to label these areas.**
23. Lots 611 and 612 appear to be duplexes rather than townhouses. Revise to add a third unit or provide PUD requirements for a semi-detached dwelling on the PUD sheet and cover sheet. **Addressed.**
24. There are several stormwater pipe easements on private property. Ensure there is adequate room to make repairs in the future based on the utility depth and size. **Addressed.**
25. The 10" water main stub should be placed completely within an easement in the open space and not on a portion of Lot 219. **Addressed.**
26. Provide a signature sheet for property owners with the record plan set for Phase II for review. Ensure all properties adjacent to the proposed revisions are included on the signature sheet. **Addressed.**

27. Verify what the black line (pictured below) is shown around the existing SWM pond 4 is. It cuts into lots, and it is unclear what it is. **Addressed.**

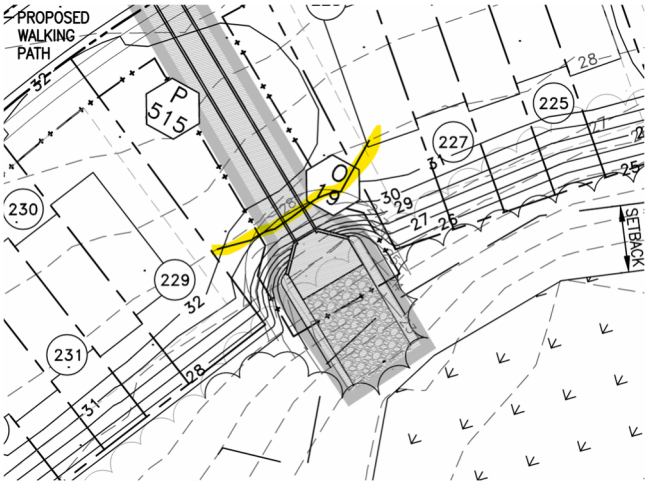


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30. Clarify what the dark line that runs along the bottom of the pipe in storm drain profile "CB509 – CB503" is. Otherwise, remove from profile. **Addressed.**
31. Provide labels in all profiles that denote the vertical separation for all utilities. Verify the separation meets the requirements outlined in the City of Milford Code and Specifications. **Addressed.**
32. The information for outfall "OP-5XA" and "W-5XB" is not provided in the schedule tables. Update tables to provide information so profiles can be checked. We understand that this should not have changed since the previously approved design, but this information should be included with this plan set also. **Addressed.**
33. Revise the legend to include the sanitary sewer cleanout along the proposed sewer main similarly to the hydrant and blow off that are shown on the proposed water line. **Addressed.**

Please address the following comment with the Final Subdivision Plan Submission:

34. Clarify where the proposed 32 contour that is along the rear of Lots 170 and 171 goes. It does not appear to continue or tie back into existing. **Addressed.**
35. The proposed 32 contour that loops around Lots 183-197 does not appear to tie into existing. Revise the grading so all contours tie back into existing where applicable. **Addressed with comment. Provide elevations at each corner of the building with your next submission.**

36. Clarify what the highlighted line shown below is. If it is a contour, it crosses another proposed contour. **Addressed.**



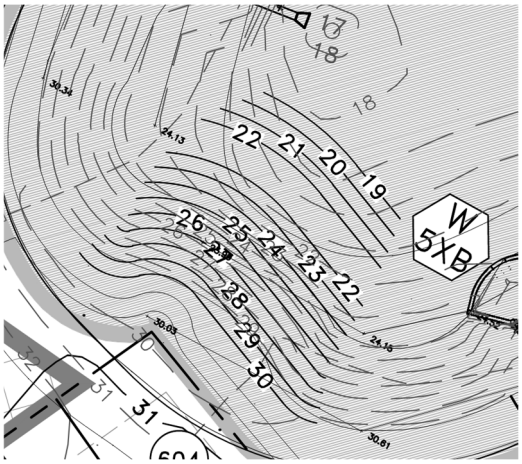
37. The finish floor elevations that are provide do not appear to work with the surrounding proposed grading. Revise grading so there is at least 6" of fall over 10 feet from all corners of structures. **Comment Remains. No response was provided.**

38. Provide finish floor elevations for all proposed structures shown on the plan. **Addressed.**

39. Currently, the area to the south of existing SWM pond 4 is labeled as the picnic area and the lots to the south of that are all proposed at elevation 31. This area is relatively flat. Provide additional spot grades and information in this area that prove positive drainage will occur. **Addressed.**

40. Show the proposed driveway locations on the utility plans to ensure all water meters are not within the driveway areas. **Comment Remains. Also show the driveways of the single-family houses.**

41. The proposed contours located on the south end of existing SWM pond 4 do not tie back into existing. Revise accordingly. **Addressed.**



42. According to the typical section on sheet C2.3 the cross slope shall be 2 percent. However, the provided spot grades for both intersections propose 3 percent. Revise grading and the plans accordingly. **Addressed.**
43. The proposed grading for Lot 253 is shown going off the lot to the west onto Lot 254. Due to this being outside of the phase and the possibility of Lot 254 already being constructed, grading can not be proposed on the adjacent lot. Verify how the grading will tie back in and revise the plans as necessary. **Addressed.**
44. Revise the grading for Lot 162, 163 and, 164. **Addressed.**
45. The proposed 31 contour for Lots 244, 233, and 245 cuts through the building footprint. Revise all grading to be outside of structures. **Addressed.**
46. All utilities must run within the paved roadway. Revise the alignment of the water to remain within the roadway. Additionally, we recommend shifting the water to be at a minimum 5' of separation from the storm drain for clearance and easier constructability. **Addressed.**
47. Revise the water alignment to include valves at a maximum spacing of 800 linear feet. **Addressed.**
48. Many of the proposed services come off the main too close to a structure or along the side of a catch basin and would be difficult or impossible to construct. Revise the alignments to provide adequate spacing and so all services come off the main perpendicularly. **Comment Remains. Services to lot numbers 211 and 242 are too close to the structure. Revise accordingly.**
49. Provide calculations that prove the post discharge rate (Q in cfs) is the same as before based on the revised lot configuration. **Comment Remains. The pre-development calculations are not provided.**
50. Provide the DelDOT Minimum pipe cover and angle worksheet with your next submission. We understand that this should not have changed since the previously approved design, but this information should be included with this plan set also. **Comment Remains. DelDOT Minimum pipe cover and angle worksheet is not provided.**
51. Provide spread and hydraulic grade line calculations with your next submission. We understand that this should not have changed since the previously approved design, but this information should be included with this plan set also. **Comment Remains. The spread calculations shows that the width of spread exceeds half of the width of the roadway in most instances. Revise the storm drain so the sum of the spread is equal to or less than the half of the width of the road per DelDOT Road Design Manual Chapter 6.**
52. Currently, there are many pipe runs that are proposed at a relatively flat slope or negative slope. Negative slopes are not allowed. Pipe slopes shall be at least 0.002 ft/ft or have provide a velocity of at least 2 fps. Revise the design to meet these requirements. We understand that this should not have changed since the previously

approved design, but this information should be included with this plan set also. **Addressed.**

53. Some of the pipe lengths when measured in plan view are longer than what is given in the pipe schedule and on the profiles. Verify which lengths are correct and revise all information to match. We understand that this should not have changed since the previously approved design, but this information should be included with this plan set also. **Addressed.**
54. Currently, all outfalls also list a Rim Elevation. It appears based on the grading in the profiles and plan view that all outfalls are either a flared end sections or headwall. Clarify why Rim Elevations are provided. We understand that this should not have changed since the previously approved design, but this information should be included with this plan set also. **Addressed.**
55. Verify all manhole lids and valves are located outside of the flowline (where the pavement meets the curb). Revise as necessary. **Comment Remains. Shift manholes 84A, 86, 92, and 79 so they are not so close to the curb.**
56. No sanitary sewer laterals shall connect directly to a manhole. Revise the plans so that all proposed sewer services come off the main perpendicularly. **Comment Remains. Sanitary Sewer laterals for lots 244, 239, 228, and 223 are shown to come off the sanitary sewer manhole, revise accordingly.**
57. Please revise the fire protection plans based on the following comments:
    a. Plans are dated June 2020. Is this correct? If not, provide the correct date and/or revision dates for the plans. **Addressed.**
    b. Sheet FP1.1: Fire Protection Note 1: Provide the fire separation detail referenced in this note.
        i. A cross-section detail of a fire barrier wall between townhouse buildings indicating its construction and hourly fire rating is required. **Addressed.**
        ii. The detail shall also be listed by a testing laboratory meeting the requirements of Chapter 5 Listing and Approval of Testing Laboratories of the Delaware State Fire Prevention Commission, Regulation 701 Administration and Enforcement. **Addressed.**
    c. All the Fire Hydrant Label pointers must point to the Fire Hydrants. **Addressed.**
    d. The developer must apply for and provide a State Fire Marshal Approval. **Comment Remains.**
    e. The Fire Protection Plan does not indicate how fire apparatus can gain access to this phase of the development. Show the access route to this phase. **Addressed.**
    f. Full site address is required on the plans. **Comment Remains. Provide full site address.**

g. Specify the County's planning department reference number when given. **Addressed with comment, per engineer's response, this project is not within the jurisdiction of Sussex County and no reference number will be given.**

h. Owner's name and address is required. **Addressed.**

i. Maximum building height is required. **Addressed.**

j. Proposed building construction is required. **Addressed.**

58. Label the vertical separation between the sanitary sewer and all crossing utilities in the profiles on Sheet C4.3. **Addressed.**
59. Provide the actual vertical separation and coverage in the water crossing profile on Sheet C4.3. **Addressed.**
60. Lots 216, 612, and 618 do not meet the minimum lot width requirements per the proposed PUD. Revise the lot lines to meet this requirement. Addressed.
61. Provide the following approvals to received final approval: **Comment Remains.**
    k. State Fire Marshall
    l. Sussex Conservation District
    m. DelDOT (if applicable)
    n. Department of Health Services
62. **The City Code only requires 1 tree per 10,000 square feet of lot area for residential development. Update the landscape plan accordingly. Add the required tree ratio to the data column on each of the three sheets along with the number of trees provided. The landscaping plan shall be recorded with the record plan set.**

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

Sincerely,

Ardalan Faghri,
Senior Design Engineer

Thomas Fruehstorfer
Senior Project Manager

DAVIS BOWEN & FRIEDEL, INC.

ARCHITECTS • ENGINEERS • SURVEYORS

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

September 12, 2024

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

Attn: Mr. Rob Pierce
Planning and Economic Development Director

RE: **Milford Ponds Phase 2**
PUD & Preliminary Plan
Tax Parcel #: 1-30-3.00-264.00
DBF #: 2875A002.A01

Dear Mr. Pierce,

We received KCI Technologies review of the Preliminary Plans of Milford Ponds Phase 2 dated September 03, 2024, and have the following responses.

1. Add the following information to the Data Column per the City of Milford's Preliminary Checklist:
   a. Provide the phone number of the owner/developer. **Addressed.**
   b. Provide the existing and proposed use. **Addressed.**
   c. Provide the estimated number of EDU for each unit. **Addressed.**
   d. Provide a list of waivers being sought and their corresponding code location if applicable. **Addressed.**
   e. Provide the actual proposed lot area(s). **Addressed.**
   f. Provide the actual proposed lot width(s). **Addressed.**
   g. Remove all references to Phase IV (tax parcel). **Addressed.**
   h. Revise the total open space and recreational area requirements for the site to meet the requirements outlined in Section 230-19.7 of the City of Milford Zoning Ordinance. Otherwise, a cash-in lieu option is available. **Addressed.**
   i. Update the maximum density allowed and units allowed items based on Chapter 230-19.9. This may also impact the total number of units allowed item. Revise accordingly. **Addressed.**
2. Address the following comments on the cover sheet:
   a. Add the approved PUD Table. **Addressed.**

b. According to the index of drawings Sheet C3.5 should be "SWM Pond 4 As Built and Revision." However, this sheet is not included in the plan set. Additionally, the order of the sheets does not match the order of the set. Revise accordingly. *Comment Remains – PUD1 to PUD4 is not listed in the index of Drawings.* **The PUD sheets have been added to the Phase 2 sheet index.**

c. Add the City Planning Department Approval block. **Addressed.**

d. The note that is in the bottom left corner of the cover sheet that references separation between utilities is incorrect. Vertical separation between water and sewer shall be at least 18 inches. We recommend removing this note due to the information being provided in general notes 15 and 16 on the next page. **Addressed.**

e. According to the Websoils website the soils shown in the soils map are incorrect. Verify the correct soils and revise accordingly. Additionally, provide a north arrow. **Addressed.**

f. Add a location map per the City of Milford Preliminary checklist. **Addressed.**

g. Revise the scale of the Vicinity Map to have a maximum scale of 1" = 400' per the checklist. **Addressed.**

h. Update the City of Milford Approval to list Mark Whitfield as the City Manager. **Addressed.**

i. Add an Owner's Certification block with the following language: "I, , hereby certify that I am the owner of the properties described on this plan, that the plan was made by my direction and that I acknowledge the same to be my act and desire the plan to be developed as shown in accordance with all applicable laws and regulations." **Addressed.**

j. Update the Engineer's Statement to read as follows: "I, , hereby state that I am a registered engineer in the state of Delaware, that the information shown hereon has been prepared under my supervision and to the best of my knowledge and belief represents good engineering practices as required by the applicable laws of the State of Delaware." **Addressed.**

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4. Per Chapter 230 of the zoning ordinance townhouses must be in clusters of 3 to 8 units. Revise the layout to meet this requirement. **Addressed.**

5. Add the following waiver requests or amend the plan to meet the requirement:

a. Chapter 200 requires 36-foot-wide pavement per Chapter 200-8(A)(14). *Comment Remains. The note on the Construction plan cover sheet and on the PUD sheet should include reference to the required width so the Planning Commission and*

City Council can see what is being requested, similar to what has been provided for the right-of-way width reduction waiver note. **The 36' wide pavement includes parking on the street. The plan provides two parking spaces on each lot and does not intend to have parking on the street. Therefore, the width per the Code is supposed to be 24' wide as we are not proposing on-street parking. The note now references 24'. This note was previously recorded on the Phase 3 plans.**

b. Chapter 200-8(G)(1)(f) require street trees every 150 linear feet. **Addressed.**

6. Revise the City of Milford General Notes with the attached (General Major Subdivision Notes). *Comment Remains. Complete note 17 and 33. The record plan requirements includes site plan notes and not major subdivision notes.* **The major subdivision notes have been added to the record plan cover sheet. As a result, the data column and some general notes were moved to the next page R2.1.**

7. The City of Milford General Note 17 references the wrong FEMA floodplain map. Revise the note accordingly. *Comment Remains.* **The note has been revised.**

8. The notes that reference the DelDOT standard specifications refer to the 2016 version. However, there has been multiple updates to the standard specifications since then. We recommend revising all notes to 'refer to the latest version' rather than provide a date. Revise as necessary. *Comment Remains. Revise Drainage, Grading and Sediment Control Notes 1.* **The note has been revised.**

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15. There is a lot of overlapping information that is not legible. Revise plans so all labels are readable. **Addressed**

16. Revise the following regarding the Existing Conditions Plan:

    a. Turn all proposed grading and features off. **Addressed**

    b. Per the City of Milford Preliminary Checklist all existing buildings, paved and concrete areas, and adjacent site features should be shown on the plan. Revise to show and provide all this information. **Addressed**

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    South Walnut Street is classified as a Major Collector per the DelDOT Functional Classification map; Therefore Section 230-22 does not apply because S. Walnut is not an Arterial street.

18. Revise the legend on each sheet to include all items shown on the plan. For example, the require setback line is shown in a very light grey but is not included in the legend. Revise the plans and legends on each sheet. **Addressed.**

19. Provide existing contour labels on all grading sheets. **Addressed.**

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signature sheet. **Addressed.**

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35. The proposed 32 contour that loops around Lots 183-197 does not appear to tie into existing. Revise the grading so all contours tie back into existing where applicable. *Addressed with comment. Provide elevations at each corner of the building with your next submission.* **Spot elevations are now provided at each corner of the buildings.**

36. Clarify what the highlighted line shown below is. If it is a contour, it crosses another proposed contour. **Addressed.**

37. The finish floor elevations that are provided do not appear to work with the surrounding proposed grading. Revise grading so there is at least 6" of fall over 10 feet from all corners of structures. *Comment Remains. No response was provided.* **The grading has been revised.**

38. Provide finished floor elevations for all proposed structures shown on the plan. **Addressed.**

39. Currently, the area to the south of existing SWM pond 4 is labeled as the picnic area and the lots to the south of that are all proposed at elevation 31. This area is relatively flat. Provide additional spot grades and information in this area that prove positive drainage will occur. **Addressed.**

40. Show the proposed driveway locations on the utility plans to ensure all water meters are

not within the driveway areas. *Comment Remains. Also show the driveways of the single-family houses.* **The driveways for the single-family homes are now shown as well.**

41. The proposed contours located on the south end of existing SWM pond 4 do not tie back into existing. Revise accordingly. **Addressed.**

42. According to the typical section on sheet C2.3 the cross slope shall be 2 percent. However, the provided spot grades for both intersections propose 3 percent. Revise grading and the plans accordingly. **Addressed.**

43. The proposed grading for Lot 253 is shown going off the lot to the west onto Lot 254. Due to this being outside of the phase and the possibility of Lot 254 already being constructed, grading cannot be proposed on the adjacent lot. Verify how the grading will tie back in and revise the plans as necessary. **Addressed.**

44. Revise the grading for Lot 162, 163, and 164. **Addressed.**

45. The proposed 31 contour for Lots 244, 233, and 245 cuts through the building footprint. Revise all grading to be outside of structures. **Addressed.**

46. All utilities must run within the paved roadway. Revise the alignment of the water to remain within the roadway. Additionally, we recommend shifting the water to be at a minimum 5' of separation from the storm drain for clearance and easier constructability. **Addressed.**

47. Revise the water alignment to include valves at a maximum spacing of 800 linear feet. **Addressed.**

48. Many of the proposed services come off the main too close to a structure or along the side of a catch basin and would be difficult or impossible to construct. Revise the alignments to provide adequate spacing so all services come off the main perpendicularly. *Comment Remains. Services to lot numbers 211 and 242 are too close to the structure. Revise accordingly.* **The services have been revised to be further away.**

49. Provide calculations that prove the post discharge rate (Q in cfs) is the same as before based on the revised lot configuration. *Comment Remains. The pre-development calculations were not provided.* **Updated pre-development calculations will be provided at final major subdivision submission.**

50. Provide the DelDOT Minimum pipe cover and angle worksheet with your next submission. We understand that this should not have changed since the previously approved design, but this information should be included with this plan set also. *Comment Remains. DelDOT Minimum pipe cover and angle worksheet was not provided.* **The DelDOT Minimum pipe cover and angle worksheet will be provided at final major subdivision submission.**

51. Provide spread and hydraulic grade line calculations with your next submission. We understand that this should not have changed since the previously approved design, but this information should be included with this plan set also. *Comment Remains. The spread calculations show that the width of spread exceeds half of the width of the roadway in most instances. Revise the storm drain so the sum of the spread is equal to or less than the half of the width of the road per DelDOT Road Design Manual Chapter 6.* **The updated spread and hydraulic grade line calculations will be provided at final major subdivision submission.**

52. Currently, there are many pipe runs that are proposed at a relatively flat slope or negative slope. Negative slopes are not allowed. Pipe slopes shall be at least 0.002 ft/ft or have a velocity of at least 2 fps. Revise the design to meet these requirements. We understand that this should not have changed since the previously approved design, but this information should be included with this plan set also. **Addressed.**

53. Some of the pipe lengths when measured in plan view are longer than what is given in the pipe schedule and on the profiles. Verify which lengths are correct and revise all information to match. We understand that this should not have changed since the previously approved design, but this information should be included with this plan set also. **Addressed.**

54. Currently, all outfalls also list a Rim Elevation. It appears based on the grading in the profiles and plan view that all outfalls are either a flared end sections or headwall. Clarify why Rim Elevations are provided. We understand that this should not have changed since the previously approved design, but this information should be included with this plan set also. **Addressed.**

55. Verify all manhole lids and valves are located outside of the flowline (where the pavement meets the curb). Revise as necessary. *Comment Remains. Shift manholes 84A, 86, 92, and 79 so they are not so close to the curb.* **The manhole lids are now shown as the inner circle of the manhole; This should demonstrate that there is plenty of room from the flow line to the manhole lid.**

56. No sanitary sewer laterals shall connect directly to a manhole. Revise the plans so that all proposed sewer services come off the main perpendicularly. *Comment Remains. Sanitary Sewer laterals for lots 244, 239, 228, and 223 are shown to come off the sanitary sewer manhole, revise accordingly*. **The sewer laterals were shifted slightly to make it more clear that the laterals do not connect directly to the manholes.**

57. Please revise the fire protection plans based on the following comments:

    a. Plans are dated June 2020. Is this correct? If not, provide the correct date and/or revision dates for the plans. **Addressed.**

    b. Sheet FP1.1: Fire Protection Note 1: Provide the fire separation detail referenced in this note.

        i. A cross-section detail of a fire barrier wall between townhouse buildings indicating its construction and hourly fire rating is required. **Addressed.**

        ii. The detail shall also be listed by a testing laboratory meeting the requirements of Chapter 5 Listing and Approval of Testing Laboratories of the Delaware State Fire Prevention Commission, Regulation 701 Administration and Enforcement. **Addressed.**

    c. All the Fire Hydrant Label pointers must point to the Fire Hydrants. **Addressed.**

    d. The developer must apply for and provide a State Fire Marshal Approval. *Comment Remains.* **We have submitted to the State Fire Marshal for revised plan approval.**

    e. The Fire Protection Plan does not indicate how fire apparatus can gain access to

this phase of the development. Show the access route to this phase. **Addressed.**

f. Full site address is required on the plans. *Comment Remains. Provide full site address.* **The property does not have an address yet.**

g. Specify the County's planning department reference number when given. *Addressed with comment, per engineer's response, this project is not within the jurisdiction of Sussex County and no reference number will be given.*

h. Owner's name and address is required. **Addressed.**

i. Maximum building height is required. **Addressed.**

j. Proposed building construction is required. **Addressed.**

58. Label the vertical separation between the sanitary sewer and all crossing utilities in the profiles on Sheet C4.3. **Addressed.**

59. Provide the actual vertical separation and coverage in the water crossing profile on Sheet C4.3. **Addressed.**

60. Lots 216, 612, and 618 do not meet the minimum lot width requirements per the proposed PUD. Revise the lot lines to meet this requirement. **Addressed.**

61. Provide the following approvals to receive final approval: *Comment Remains.* **The following approvals will be forwarded to the City prior to final approval.**

a. State Fire Marshall

b. Sussex Conservation District

c. DelDOT (if applicable)

d. Department of Health Services

62. The City Code only requires 1 tree per 10,000 square feet of lot area for residential development. Update the landscape plan accordingly. Add the required tree ratio to the data column on each of the three sheets along with the number of trees provided. The landscaping plan shall be recorded with the record plan set. **The amount of trees have been revised and the ratio added to the site data**

Should you have any further questions please contact me.

Sincerely,
Davis, Bowen & Friedel, Inc.



Timothy M. Metzner, RLA, LEED AP ND
Associate / Sr. Landscape Architect

§ 200-6. Revisions to recorded subdivision plats.

A. For rerecordation of previously subdivided and recorded major subdivision and minor subdivision, the revised plat must be signed by all lot owners within the subdivision who are adjacent to or share a common boundary line with the area of proposed change in addition to 75% of all lot owners within the entire subdivision. The adjacent property owners shall be included as a part of the required 75% of required signatures.

(1) A copy of the subdivision deed restrictions must accompany the application to revise a recorded subdivision plat. If there are procedures regarding revisions to the subdivision outlined in the deed restrictions, the applicant must meet the stricter of the two requirements.

B. Prior to seeking approval of any rerecordation, the owner/applicant shall give notice to all persons indicated by assessment records to be lot owners within the subdivision. The owner/applicant shall provide proof of notification in the form of certified mail receipts for each lot owner to the Department.

C. With the exception of Subsections D and E below, new letters of "No objection" from all agencies granting original approval of a project must be submitted.

D. The following are exempt from the rerecordation signature requirements:

(1) Administratively approved applications such as lot line adjustments where no additional lots are proposed; and

(2) Cases where utility easements are added to a subdivision plan.

E. For minor changes or alterations to recorded subdivision plats, in lieu of formal plan review by the Planning Commission and City Council, said minor changes may be administratively approved at the discretion of the Planning Director or designee, provided that such changes or amendments:

(1) Do not increase density;

(2) Do not substantially alter the road design or layout;

(3) Do not substantially alter the original conditions for approval;

(4) Involve no changes in permitted use of the property;

(5) Do not conflict with the specific requirements of this chapter or Chapter 230, Zoning;

(6) Do not change the general character or content of an approved plan in a material way;

(7) Have no adverse effect on adjoining or surrounding property;

(8) Do not result in any substantial change of major external access points;

(9) Do not decrease the minimum specified yards, setbacks, and open spaces; and

(10) Have no adverse effects on traffic operations.

§ 200-8. General requirements and design standards.

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

A. Streets.

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

(a) Public convenience and safety.

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

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

(d) Topography and other land features.

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

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

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

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

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

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

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

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

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

(11) Street right-of-way lines deflecting from each other at any point shall be connected with a curve, the radius of which for the inner right-of-way lines shall not be less than 500 feet on arterial streets, 300 feet on collector streets and 100 feet on local streets. The outer right-of-way line shall be parallel to said inner right-of-way line.

(12) Streets shall be laid out so as to intersect as nearly as possible at right angles. The inner right-of-way line of a street intersecting another street at an angle of less than 90° shall be tangent to and

follow a curve with a minimum radius of 150 feet centered on the nearest right-of-way line of the intersecting street. The outer right-of-way line shall be parallel to said inner right-of-way line.

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

(14) Street rights-of-way and roadway widths shall be as shown on the official map or development plan and, if not shown thereon, said widths for the various street types, shall not be less than as follows:

(a)

Street Type (feet)	Right-of-Way Width (feet)	Pavement Width (feet)	Pavement Width with Parking One-Side (feet)	Pavement Width with Parking Both Sides (feet)
Arterial	80 to 110	60 to 80	N/A	N/A
Collector	60	38	38	38
Local for all residential areas	60	24	30	36
Local for commercial areas	60	26	32	38
Cul-de-sac and Dead-ends	60	24	30	36
Marginal access	60	24	30	36
*Alley, one-way	20	12	18	24

Note:

* The City reserves the right to modify the minimum right-of-way and roadway widths where utilities or other items exist which would necessitate a wider access.

(b) Proposed subdivision streets serving lots with a lot width of less than 60 feet shall be required to provide on-street parking as outlined Chapter 200-8(A)(14)(a). On-street parking for each side of the street shall be determined based on the proposed minimum lot width for each side of the street.

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

(16) Dead-end streets, designed to be so permanently, shall not be longer than 400 feet and shall be provided at the closed end with a turnaround having an outside roadway diameter of 80 feet and a street right-of-way diameter of 100 feet. Dead-end streets are prohibited in alleys where public services are to be provided.

(17) Street names.

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

General direction	Long	Short (under 1,000 feet)
North and south	Streets	Places
East and west	Avenues	Courts
Diagonal	Roads	Ways
Curving	Drives	Lanes or Circles
Arterial Streets shall be named Boulevards		

(18) Street grades shall not exceed 5%.

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

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

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

(22) All required roads shall be constructed in accordance with the City Standard Construction Specifications.

B. Sidewalks, curbs and shared-use paths.

(1) Sidewalks shall be required in all subdivisions on both sides of the street and shall have a minimum width of 5 feet.

(2) Curbs shall be required in all subdivisions to ensure proper drainage of stormwater.

(a) Where rolled curb is proposed, a minimum 3-foot-wide reserve grass strip shall be required between the sidewalk and the curb.

(b) Sidewalk may be placed directly against upright curb.

(3) All required sidewalks shall be constructed in accordance with the City Standard Construction Specifications.

(4) Shared-use paths shall be connected with existing paths and shall be consistent with the City's Bicycle Master Plan and Comprehensive Plan.

C. Easements.

(1) A stormwater or drainage right-of-way with adequate width shall be provided where a subdivision is traversed by a watercourse, drainageway, channel, pipe or stream. Parallel streets, parkways or greenways may be required in relation thereto.

(2) Each lot in a proposed subdivision shall provide a 5-foot-wide general utility easement on each side lot line, a 10-foot-wide general utility easement along the rear property line, and a 15-foot general utility easement along the frontage of the lot for the installation of City utilities and conveyance of drainage.

D. Blocks.

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

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

(b) Zoning requirements as to lot sizes and dimensions.

(c) The control, safety and convenience of pedestrian and vehicular traffic.

(d) The characteristics of topography.

(2) Block length shall not exceed 1,200 feet or be less than 500 feet in length between street lines.

(3) Block widths shall be not less than 275 feet nor more than 450 feet and shall be planned to provide two rows of lots.

(4) Pedestrian walkways other than those adjacent to streets may be required where deemed essential to provide for circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities. Said walkways shall be not less than five feet wide.

E. Lots.

(1) Lot width, depth, shape and orientation and the building setback lines shall be appropriate for the location of the subdivision, for the type of development and for the use contemplated.

(2) Lot sizes shall conform to the requirements of Chapter 230, Zoning.

(3) Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to comply with the off-street parking and loading requirements contained in Chapter 230, Zoning.

(4) Corner lots shall have sufficient width to provide an adequate building site within all the yard requirements. Corner lots shall have two front yard setbacks fronting each street, one side yard setback, and one rear yard setback.

(5) All lots in a subdivision shall have frontage on a public street meeting the minimum lot width requirements of the zoning code.

(6) Double-frontage lots shall be avoided. Reverse-frontage lots shall be provided where necessary for protection of residential properties from through traffic and adverse nonresidential uses, for separation of through and local traffic and to overcome difficulties of topography or other specific conditions. Screen planting and a fence or wall shall be provided along the rear property line within an easement 10 feet or more in width, across which there shall be no right of access.

(7) Side lot lines shall be at right angles or radial to street lines.

(8) No lots shall be platted on land subject to flooding by the 100-year flood elevation for residential or any other use where danger to life or property or an aggravation of flood hazard may result. Such land should be set aside for uses which would not be endangered by periodic or occasional inundations.

(9) No lots shall be platted within 25 feet of land under the jurisdiction of the U.S. Army Corps of Engineers.

F. General grading.

(1) No final slope on the property shall exceed the normal angle of repose of the soil of said slope as determined by the City Engineer, except where said slope consists of a natural rock formation or is supported by a retaining wall or equivalent of a design acceptable to the City Engineer.

G. Improvements.

(1) In major subdivisions the following improvements are required:

(a) Paved streets.

(b) Street signs meeting the State of Delaware, Department of Transportation, Manual on Uniform Traffic Control Devices, latest edition.

(c) Curbs and gutters. Curbs shall be required on both sides of proposed streets as per the City Standard Construction Specifications.

(d) Sidewalks or shared use paths located on both sides of the street.

(e) Streetlighting.

(f) Shade trees. Shade trees 150 feet on center each side of the road shall be located so as not to interfere with utilities or sidewalks and shall be of the types recommended by a Registered Landscape Architect.

(g) Topsoil protection. No topsoil shall be removed from the site or used as spoil. Topsoil moved during the course of construction shall be redistributed so as to provide at least six inches of cover to all areas of the subdivision and shall be stabilized by seeding or planting.

(h) Monuments. Permanent monuments shall be placed on each corner of any building lot by the developer and along the project boundary and the right-of-way at all corners and tangent points prior to final settlement for the property.

(i) Water mains, culverts, storm sewers and sanitary sewers.

[1] All water installations shall be looped; all sewer and storm sewer systems shall be extended at minimum slope, maximum depth, and connected with an approved method and shall be adequate to handle all present and probable future development.

[2] Water and sewer services shall be made available to all adjacent properties.

[3] Utility easements shall be required to be granted and recorded by the subdivider to allow extension of utilities to neighboring properties.

[4] No underground utility installation shall be covered until inspected and approved by the City.

(2) The developer shall complete all utilities and street improvements not specifically waived by City Council in accordance with the City Standard Construction Specifications and with any additional requirements specified by the City Council. (3) The developer shall pay the review and inspection fees as set forth in Chapter 230, Zoning, § 230-57, Planning, Zoning and Engineering Fees. The cost for each segment or phase of the development shall be paid prior to commencement of utility construction.

§ 200-9. Variances and waivers.

Applicants may request, at the time of application submission, the varying or waiving of requirements of Chapter 200, and the Planning Commission may, at its discretion, recommend to City Council the varying or waiving of said requirements and request conditions that substantially secure the objectives of the requirements so waived. Upon the findings of the City Council that, due to special conditions peculiar to a subdivision or a site, certain requirements of these regulations are inappropriate or that strict compliance with said requirements may cause extraordinary and unnecessary hardships, the City Council may vary or waive said requirements, provided that such variance or waiver shall not be detrimental to the public health, safety or general welfare or have the effect of nullifying the intent and purpose of the Official Map, Chapter 230, Zoning, the Development Plan or this chapter. In varying or waiving certain requirements, the City Council may specify such conditions at will, in its judgment, secure substantially the objectives of the requirements so varied or waived.

§ 230-11. R-3 Garden Apartment and Townhouse District.

In an R-3 District no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses and complying with the requirements so indicated.

A. Purpose. The purpose of the R-3 District is to provide for the orderly development of existing and proposed medium- to high-density residential areas where adequate public facilities exist. The district will permit development of garden-type apartments as well as townhouses that will yield high densities in selected areas, multifamily dwellings and a variety of housing types.

B. Permitted uses. Permitted uses for the R-3 District shall be as follows:

(1) All permitted uses in an R-2 District

(2) Two-family dwellings.

(3) Townhouses.

(4) Garden Apartments.

C. Conditional uses subject to special regulations. All uses specified as conditional uses in the R-1 District and the following uses may be permitted with the approval of a conditional use permit by the Milford City Council in accordance with the provisions of Article IX of this chapter and are subject to the area regulations for the R-1 zoning district unless otherwise noted below:

(1) Rooming or boarding houses.

(2) Business or Professional offices (nonresident); minimum lot size one acre.

(3) Nursing homes; minimum lot size one acre.

(4) Manufactured home parks.

(5) Tiny Home Village.

D. Area regulations.

(1) Single-family and two-family dwellings shall be subject to the following area regulations:

(a) Minimum lot area shall be 7,500 square feet.

(b) Maximum lot coverage shall be 40%.

(c) Minimum lot width shall be 60 feet.

(d) Minimum front yard setback line shall be 30 feet.

(e) Side yards shall be provided as follows: each lot shall have at least two side yards eight feet in width, except semi-detached structures, which shall have at least one side yard per lot eight feet in width.

(f) Minimum rear yard setback shall be 15 feet. For corner lots the rear yard setback may be reduced 20% in depth to allow for skewing of a residential dwelling on the lot.

(2) Single-family semi-detached

(a) Minimum interior lot area shall be 4,000 square feet and minimum corner lot area shall be 6,500 square feet.

(b) Maximum lot coverage shall be 40%.

(c) Minimum lot width shall be 40 feet.

(d) Minimum front yard setback line shall be 30 feet.

(e) Side yards shall be provided as follows: each lot shall have at least two side yards eight feet in width, except semi-detached structures, which shall have at least one side yard per lot eight feet in width.

(f) Minimum rear yard setback shall be 15 feet. For corner lots the rear yard setback may be reduced 20% in depth to allow for skewing of a residential dwelling on the lot.

(3) Townhouses or row dwellings, subject to the following requirements:

(a) Minimum townhouse project size shall be one acre.

(b) Minimum lot area shall be 2,000 square feet.

(c) Maximum lot coverage shall be 60%.

(d) Minimum lot width shall be 20 feet.

(e) Minimum front yard setback line shall be 30 feet.

(f) Minimum rear yard setback shall be 30 feet.

(g) Minimum side yard setback shall be 10 feet, aggregate 30 feet.

(h) The number of dwelling units per group shall not exceed eight nor be fewer than three.

(i) The number of dwelling units per acre shall not exceed 12.

(j) There shall be within any contiguous group of townhouses at least three different architectural plans having substantially different designs and building materials. In addition, no more than three continuous townhouses shall have the same front setback, and the variations in front setback shall be at least four feet.

(4) Garden or low-rise apartments, subject to the following requirements:

(a) Minimum apartment project size shall be one acre, with a minimum of 2,500 square feet of lot area for each dwelling unit.

(b) Maximum lot coverage shall be 80%.

(c) Minimum lot width shall be 50 feet.

(d) Minimum front yard setback shall be 30 feet.

(e) Minimum rear yard setback shall be 30 feet.

(f) Minimum side yard setback shall be 20 feet.

(g) The maximum number of dwelling units per building shall be 24.

(h) The number of dwelling units per acre shall not exceed 16.

(i) Distance between buildings or groups of buildings shall be as follows: each building or group of buildings shall be at least 25 feet from any other building or group of buildings.

(5) Manufactured Home Parks.

(a) The total area to be developed as a mobile home park shall be at least one acre.

(b) The number of dwelling units per acre shall not exceed 8.

(c) Maximum lot coverage shall be 60%.

(d) Minimum lot width shall be 40 feet.

(e) Minimum lot area shall be 4,000 square feet.

(f) Minimum front yard setback shall be 25 feet.

(g) Minimum rear yard setback shall be 15 feet.

(h) Minimum side yard setback shall be 8 feet.

(i) Mobile homes must meet the requirements of the Federal Manufacturer Housing Construction and Safety Standard Act of 1974.

(6) Tiny Home Village.

(a) The total area to be developed as a tiny home village shall be at least one acre.

(b) The number of dwelling units per acre shall not exceed 12.

(c) Maximum lot coverage shall be 60%.

(d) Minimum lot width shall be 25 feet.

(e) Minimum lot area shall be 2,000 square feet.

(f) Minimum front yard setback shall be 20 feet.

(g) Minimum rear yard setback shall be 15 feet.

(h) Minimum side yard setback shall be 8 feet.

(i) Tiny homes must meet the requirements of the adopted building code of the City of Milford.

(7) Heights of buildings shall not exceed 35 feet. Accessory buildings shall not exceed 15 feet in height.

(8) Parking shall comply with the requirements provided in Article IV of this chapter.

(9) Signs shall comply with the requirements provided in Article VI of this chapter.

(10) Landscape screening shall comply with the requirements provided in Article V of this chapter.

(11) Open space and recreational amenities shall comply with the requirements of Chapter 230-19.7.

(12) Accessory structures for non-residential uses in aggregate shall occupy no more than 30 percent of the required rear and side yard of the lot area and may not dominate in area, extent or purpose to the principal use or structure. The area of the principal structure shall be calculated using the definition of floor area in this chapter.

(13) Accessory structures for non-residential uses shall be located in the side and rear lot areas.

(14) Accessory structures for non-residential uses shall meet the principal use setbacks and shall not be located less than 5 feet from a principal structure.

§ 230-19.9. Planned Unit Development.

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

B. Minimum requirements, area and width. In a planned unit development, minimum lot area and width may be less than that required by the district regulations, except that no single-family lot shall be less than 4,000 square feet in area nor less than 40 feet in width.

C. Density. A planned unit development is not intended to increase density, but to allow flexibility in the design of the number of dwelling units permitted. If a parcel or parcels have more than one zoning classification, the total permitted density may be located throughout the parcel or parcels. The total permitted density shall be determined by dividing the net development area by the minimum lot area per dwelling unit as outlined in the below table.

Zoning Category	Minimum Lot Area
R-1	10,000 square feet
R-2	8,000 square feet
R-3	3,630 square feet
R-8	3,630 square feet

Net development area shall be determined by subtracting 25% of the gross area. Gross area shall not include any wetlands, floodway or similar area not suitable for building as determined by City Council.

D. Other requirements. Off-street parking, parking beneath buildings, front, side and rear setbacks, landscaping and buffering, lot coverage, number of units per building and building separation shall be as determined by City Council. Maximum height shall not exceed 48 feet and four stories maximum.

E. A planned unit development shall be subject to the same review procedures as for a major subdivision as provided in Chapter 200, Subdivision of Land.

F. Neighborhood commercial.

(1) Permitted neighborhood commercial uses. The following neighborhood commercial uses are permitted in a planned unit development:

(a) Retail goods and services.

(b) Child-care center (care for fewer than 24 children).

(c) Food services (grocery/convenience: cafe, coffee shop, but no facility with fuel distribution).

(d) Medical and dental offices, clinics, and laboratories.

(e) Professional and administrative offices.

(f) Repair services, conducted entirely within the building. (Auto repair and similar uses are not permitted.)

(g) Mixed use building (residential, including rentals, with other permitted use).

(h) Laundromats or dry cleaners.

(i) Art, music, or photography studio.

(j) Personnel service (barbershop, salons, video rental, fitness center and similar uses).

(k) Allowable uses (e.g., swimming pools, clubhouse and associated sport and exercise areas, tennis courts).

(2) Floor area standards. Up to 25% of the total acreage within the planned unit development may be available for nonresidential uses including neighborhood commercial, nursing home and hospice care, professional and small business office use, similar uses, but excluding areas reserved for clubhouse, pool, HOA offices and other development amenities. For neighborhood commercial, the maximum interior floor area shall not exceed 6,500 square feet total for any one use on one neighborhood commercial site without a variance.

(3) Hours of operation. Except for the swimming pool, clubhouse and associated sport or exercise areas, neighborhood commercial land uses shall be limited to the following hours of operation 6:00 a.m. to 9:00 p.m., unless otherwise specifically approved by City Council as part of the conditional use approval.

(4) Storage. Except for plants and garden supplies, overnight storage is not permitted.

(5) Parking. Parking spaces for the commercial space shall be determined in accordance with the overall planned unit development submission but in no event shall be less than 80% of the spaces required for standard commercial space.

(6) Control. Ownership of the land and buildings comprising the commercial space may be by individuals, corporations or partnership either in fee simple or as a condominium with limited common area control and shall be subject to the rules and regulations contained in the commercial area tenants association and covenants and restrictions. All commercial tenants shall pay dues and assessments to said association for management and upkeep of the common areas.

G. Planned Unit Developments are subject to the Recreation, Open Space and other Public Facilities sections of this Chapter.

CITY OF MILFORD
NOTICE OF PUBLIC HEARINGS
Planning Commission Hearing: Tuesday, October 15, 2024 @ 6:00 PM
City Council Hearing: Monday, October 28, 2024 @ 6:00 PM

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

ORDINANCE 2024-09

Application of Milford Ponds, LLC for Revised Planned Unit Development of 178.03 +/- acres of land, in an R-1, R-2 & R-3 with PUD Zoning District to be known as Milford Ponds (Residential). Property is located along the east side of Route 113 5,500 feet south of the Seabury Avenue intersection in Milford, Delaware.
Present Use: Planned Unit Development; Proposed Use: Planned Unit Development
Tax Map: 1-30-3.00-264.00, 1-30-3.00-264.01, 1-30-6.00-108.00, 1-30-6.00-167.00 thru 558.00, 1-30-6.00-601.00 thru 691.00

WHEREAS, the owners of the property as above described herein have petitioned the City of Milford to amend the Planned Unit Development Master Plan by modifying the unit count and mix; and

WHEREAS, the City of Milford Planning Commission will consider the application at a Public Hearing on October 15, 2024, whereby public comment will be taken and a recommendation will be made; and

WHEREAS, Milford City Council will hold a Public Hearing on Monday, October 28, 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 Planned Unit Development Master Plan is consistent with the objectives, policies, general land uses and programs in the City of Milford Comprehensive Plan, Subdivision and Zoning Codes, in that it establishes obligations and conditions for the implementation of the Milford Ponds Development.
Section 2. The Preliminary 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 the community.
Section 4. These changes and additions will not adversely affect the orderly development of adjacent properties and will maintain the preservation of property values.
Section 5. Dates.
City Council Introduction: October 14, 2024
Planning Commission Review & Public Hearing: October 15, 2024
City Council Public Hearing: October 28, 2024
Effective: Ten Days Following Adoption by City Council

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

09.23.24

Published:
Delaware State News 09.27.24

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

THE CITY of Milford DELAWARE

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

DATA SHEET FOR MILFORD PONDS – PHASE II

Planning Commission Meeting: October 15, 2024

Application Number / Name	:	24-016 / Milford Ponds – Phase II
Applicant	:	Milford Ponds, LLC 179 Rehoboth Avenue, Suite 1081 Rehoboth Beach, DE 19971
Owner	:	Same
Application Type	:	**Revised** Preliminary Major Subdivision
Comprehensive Plan Designation	:	Moderate Density Residential
Zoning District	:	R-1, R-2 & R-3 with PUD
Present Use	:	Planned Unit Development
Proposed Use	:	Planned Unit Development
Area and Location	:	27.572 +/- acres located at the southwest corner of Flying Geese Drive and S. Walnut Street, known as Milford Ponds Phase II.
Property Identification Numbers	:	1-30-3.00-264.01, 1-30-6.00-558.00, 1-30-6.00-600.00 thru 688.00

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

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THE CITY of Milford DELAWARE

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STAFF ANALYSIS REPORT
September 30, 2024

Application Number / Name	**:**	24-016 / Milford Ponds – Phase II
Application Type	**:**	**Revised** Preliminary Major Subdivision
Comprehensive Plan Designation	**:**	Moderate Density Residential
Zoning District	**:**	R-1, R-2, & R-3 with PUD
Present Use	**:**	Planned Unit Development
Proposed Use	**:**	Planned Unit Development
Property Identification Numbers	**:**	1-30-3.00-264.01, 1-30-6.00-558.00, 1-30-6.00-600.00 thru 688.00
Area and Location	**:**	27.572 +/- acres located at the southwest corner of Flying Geese Drive and S. Walnut Street, known as Milford Ponds Phase II.

I. BACKGROUND INFORMATION:

CURRENT REQUEST

- The applicant is seeking approval of the revised Preliminary Major Subdivision Plans for Phase II of the Milford Ponds subdivision consisting of 47 single-family detached dwellings and 94 townhouses.

PROJECT HISTORY

- On July 12, 2004, City Council approved the annexation of four parcels with varying zoning designations including R-1, R-2 and R-3.

- Preliminary Major Subdivision approval and conditional use approval was granted by City Council on September 27, 2004 for a total of 722 units, including 150 condominiums, 228 townhouses and 344 single family detached units.

- Final Major Subdivision approval was granted by City Council on June 5, 2006 for Phase I only. Phase II received Final Major Subdivision approval from City Council on April 28, 2008.

- City Council approved an amendment to the Planned Unit Development on April 23, 2018, modifying the mixture of unit types by eliminating townhouse areas in favor of single-family detached dwellings, resulting in a unit mix of 459 single family detached units, 91 townhouse units and 150 multi-family units, for a total of 700 dwelling units.

- City Council approved a second amendment to the Planned Unit Development on June 24, 2020, modifying the mixture of unit types to 504 single-family detached dwellings and 264 multi-family apartments, for a total of 768 dwelling units.

- Phase II received final major subdivision approval from the City on January 11, 2021, which changed Phase II from townhouses to 89 single-family detached dwellings.

- The applicant has requested to amend the Planned Unit Development by removing the Phase IV multi-family apartment area completely from the PUD and adding townhouses within the Phase II area. The proposed unit mix would be 462 single-family detached dwellings and 94 townhouses, for a total of 556 dwelling units.

II. STAFF ANALYSIS:

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

- The application is consistent with the proposed Planned Unit Development and the requested waivers associated with the submission are provided on the title sheet for the Phase II record plans. Final Subdivision must provide agency approvals and address any waivers not specifically approved by City Council with the Planned Unit Development or the Preliminary Major Subdivision Request.

- The following comments must be addressed prior to final major subdivision approval;
    - Final Major Subdivision Plan approval will require approvals or no objection letters from DelDOT, State Fire Marshal's Office, Sussex Conservation District, DNREC and DHSS;
    - Applicant must address remaining Preliminary Major Subdivision review comments (copy of which is included in the packet);
    - Applicant must obtain final approval of engineering plans from the City Engineer; and
    - Address additional department and agency comments outlined in Section III.

III. AGENCY & DEPARTMENT COMMENTS:

- **Office of State Planning Coordination**
  No comments provided.

- **DelDOT**
  No comments provided.

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

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

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

- **Delaware State Fire Marshal's Office**
  No comments provided.

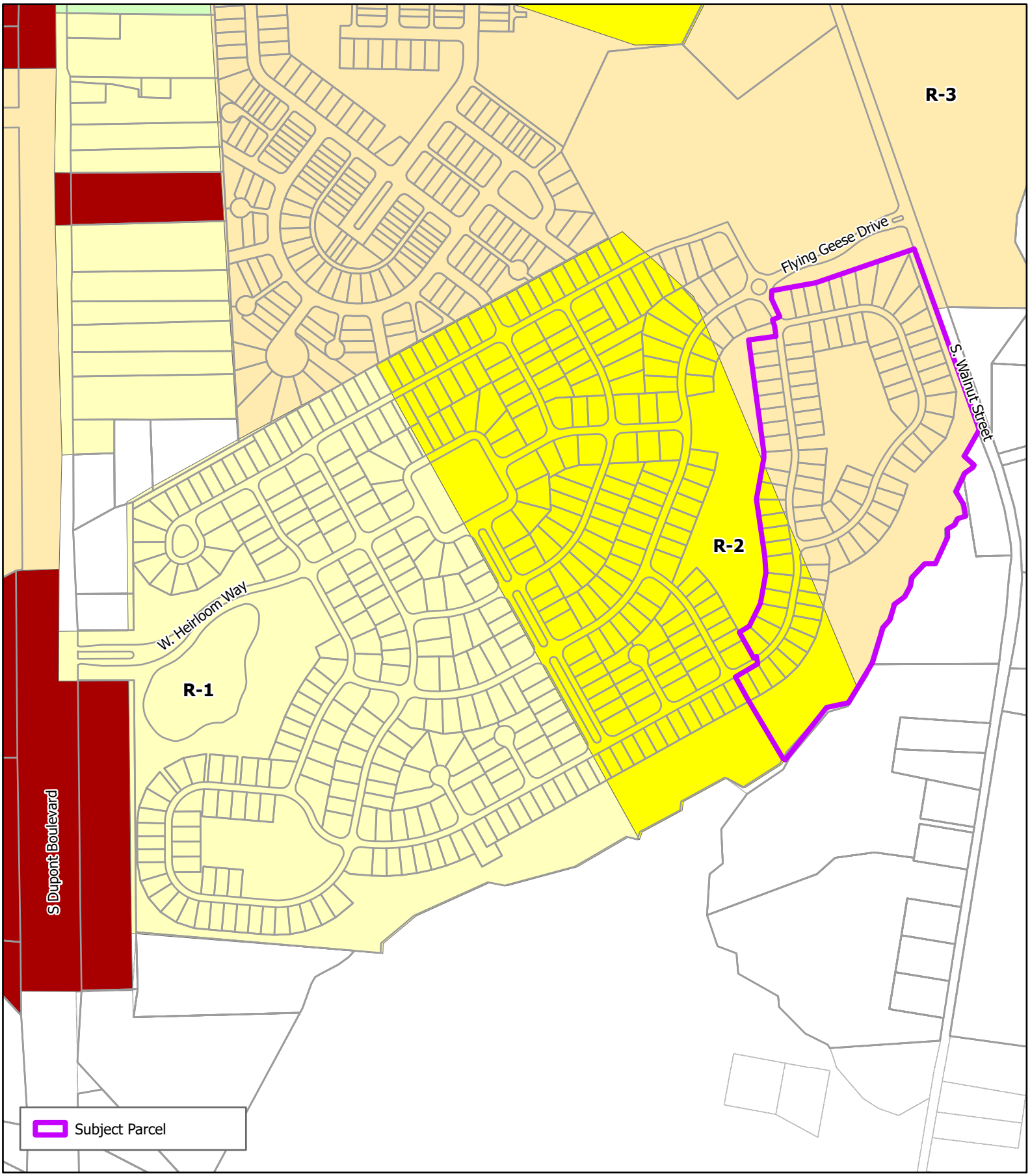
- **Carlisle Fire Company**
  No comments provided.

- **City of Milford Public Works Department, City Engineer**
  See plan review comments from KCI dated September 3, 2024 and applicant's response.

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

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

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



THE CITY of Milford DELAWARE

Scale: 0 250 500 Feet

Drawn by: WRP

Date: 09/30/2024

Filepath: MajorSub_MilfordPondsPHII.aprx

Title:

Major Subdivision

Milford Ponds - Phase II

Location & Zoning Map

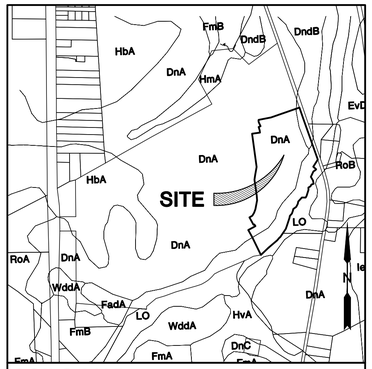
MILFORD PONDS - PHASE 2

CONSTRUCTION PLANS

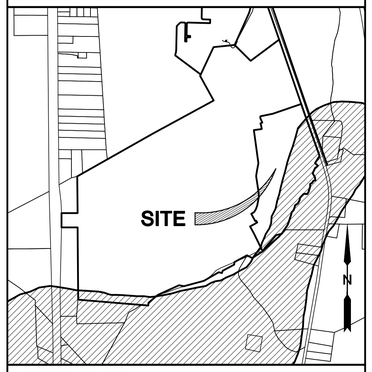
CITY OF MILFORD

DBF NO. : 2875A001

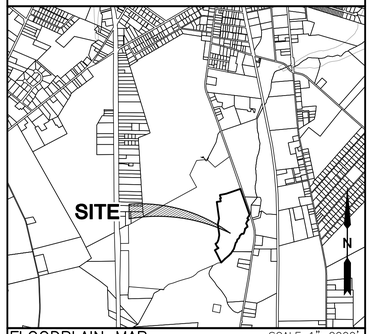
JUNE 2024



SOILS MAP SCALE: 1"=1000'

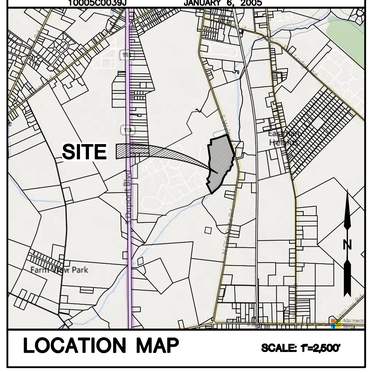


N.W.I. MAP SCALE: 1"=1000'



FLOODPLAIN MAP SCALE 1"=2000'

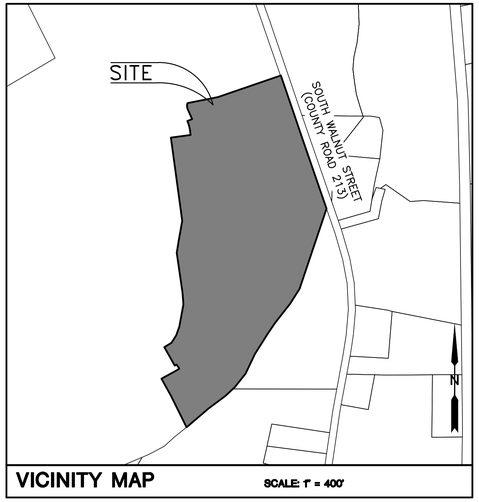
MAP PANEL: 10005C0043K DATED: MARCH 16, 2015
10005C0039J JANUARY 6, 2005



LOCATION MAP SCALE: 1"=2,500'

DATA COLUMN

TAX MAP ID:	1-30-3.00-264.01
PROJECT LOCATION:	CITY OF MILFORD, CEDAR CREEK HUNDRED, SUSSEX COUNTY
OWNER/DEVELOPER:	MILFORD PONDS, LLC 179 REHOBOTH AVENUE, SUITE 1081 REHOBOTH BEACH, DE 19971 CHRIS KALIL 202-302-5735 chris.kalil71@gmail.com
ENGINEER/SURVEYOR:	DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 302-424-1441
EXISTING/PROPOSED ZONING:	R-1, R-2, R-3, W/PUD
EXISTING USE: PROPOSED USE:	VACANT RESIDENTIAL LOTS
TOTAL SITE AREA: PHASE 1: PHASE 2: PHASE 3:	159.173 AC.± 118.637 AC.± 27.872 AC.± 12.152 AC.±
GROSS AREA: NET DEVELOPMENT AREA: MINIMUM LOT AREA: UNITS ALLOWED:	R-1 = 71.023 AC, R-2 = 50.854 AC, R-3 = 29.257 AC R-1 = 53.267 AC, R-2 = 38.141 AC, R-3 = 21.943 AC R-1 = 10,000 SF, R-2 = 8,000 SF, R-3 = 3,360 SF R-1 = 53.267 AC ÷ 10,000 SF = 232 R-2 = 38.141 AC ÷ 8,000 SF = 208 R-3 = 21.943 AC ÷ 3,360 SF = 263
TOTAL NUMBER OF UNITS ALLOWED: TOTAL NUMBER OF UNITS PROVIDED: DENSITY PROVIDED:	703 556 556 UNITS ÷ 159.173 AC = 3.49 UNITS/ACRE
BUILDING CONSTRUCTION TYPE:	MASONARY & TIMBER
MAX BUILDING HEIGHT:	35'
PROPOSED RIGHT-OF-WAY IN PH2:	1.99 AC.±
TOTAL AREA OF LOTS IN PH2:	14.31 AC.±
PHASE 2 EDU'S:	141
PHASE 1 TOTAL: SINGLE FAMILY DWELLING:	358 358
PHASE 2 TOTAL: SINGLE FAMILY DWELLING: TOWNHOUSE DWELLING:	141 47 94
PHASE 3 TOTAL: SINGLE FAMILY DWELLING:	57 57
COMMUNITY BUILDING SIZE: COMMUNITY BUILDING LOCATION:	±40'x ±95' CORNER OF W. HEIRLOOM WAY & CLUBHOUSE DR.
TOTAL PROPOSED RIGHT-OF-WAY: PHASE 1: PHASE 2: PHASE 3:	18.90 AC.± 15.31 AC.± 1.99 AC.± 1.60 AC.±
TOTAL AREA OF LOTS: PHASE 1: PHASE 2: PHASE 3:	90.73 AC.± 64.88 AC.± 14.31 AC.± 11.54 AC
SINGLE FAMILY LOT (PER PUD) MINIMUM LOT WIDTH: MINIMUM LOT DEPTH: MINIMUM LOT AREA:	 50' 100' 5,000 SF
TOWNHOUSE LOT (PER PUD) MINIMUM LOT WIDTH: MINIMUM LOT DEPTH: MINIMUM LOT AREA:	 20' 100' 2,000 SF
PHASE 2 MINIMUM LOT SIZE: MAXIMUM LOT SIZE: AVERAGE LOT SIZE: REQUIRED TREE RATIO: TREES PROVIDED:	 2,261 SF 17,679 SF 4,434 SF 1 TREE REQUIRED PER 10,000 OF SITE AREA 63
TOTAL SITE (ALL PHASES) WETLANDS: TOTAL REQUIRED RECREATIONAL AREA: TOTAL RECREATIONAL AREA PROVIDED: CLUBHOUSE AREA: TOTAL OPEN SPACE PROVIDED: MAXIMUM IMPERVIOUS COVERAGE:	 8.31 AC.± (556 DWELLING UNITS x 275 SF) = 3.51 AC.± 22.94 AC.± 6.32 AC.± 47.57 AC.± 35%
PROPOSED SEWER: PROPOSED WATER: ELECTRIC SERVICE: SCHOOL DISTRICT: FIRE DEPARTMENT:	CITY OF MILFORD CITY OF MILFORD CITY OF MILFORD MILFORD MILFORD
VERTICAL DATUM: HORIZONTAL DATUM:	NAVD 88 NAD 83
NUMBER OF MONUMENTS FOUND: NUMBER OF MONUMENTS SET:	14 12



VICINITY MAP SCALE: 1" = 400'

INDEX OF DRAWINGS

C0.0	TITLE
C0.1	GENERAL NOTES
C0.2	OVERALL SITE PLAN
C0.3	KEY PLAN
C1.0	EXISTING CONDITIONS PLAN
C2.1	ROAD PLAN & PROFILE
C2.2	ROAD PLAN & PROFILE
C2.3	INTERSECTIONS-ROAD SECTIONS
C3.1	GRADING PLAN
C3.2	GRADING PLAN
C3.3	STORMDRAIN PROFILES
C3.4	STORMDRAIN PROFILES
C4.1	UTILITY PLAN
C4.2	UTILITY PLAN
C4.3	SEWER PROFILES
C4.4	UTILITY DETAILS
C4.5	UTILITY DETAILS
C4.6	UTILITY DETAILS
C4.7	UTILITY DETAILS
C5.1	OVERALL EROSION & SEDIMENT CONTROL PLAN
C5.2	EROSION & SEDIMENT CONTROL PLAN
C5.3	EROSION & SEDIMENT CONTROL PLAN
C5.4	EROSION & SEDIMENT CONTROL DETAILS
C5.5	EROSION & SEDIMENT CONTROL DETAILS
C5.6	EROSION & SEDIMENT CONTROL DETAILS
R2.0	PHASE 2 RECORD TITLE SHEET
R2.1	RECORD PLAN
R2.2	RECORD PLAN
R2.3	RECORD PLAN
FP1.1	OVERALL FIRE PROTECTION PLAN
FP1.2	FIRE PROTECTION PLAN
FP1.3	FIRE PROTECTION PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
PUD1	PLANNED UNIT DEVELOPMENT PLAN
PUD2	OWNER SIGNATURES PLAN
PUD3	OWNER SIGNATURES PLAN
PUD4	OWNER SIGNATURES PLAN

DAVIS, BOWEN & FRIEDEL, INC.

ARCHITECTS ENGINEERS SURVEYORS

SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

APPROVED PUD REQUIREMENTS

A. SINGLE FAMILY DWELLING UNITS:

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

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

-MINIMUM LOT SIZE:	2,000 SQUARE FEET
-MINIMUM LOT WIDTH:	20 FEET
-MINIMUM LOT DEPTH:	100 FEET
-MINIMUM FRONT YARD:	18 FEET FROM RIGHT-OF-WAY TO GARAGE DOOR, AND 15 FEET FROM RIGHT-OF-WAY TO FRONT PORCH OR NON-GARAGE BUILDING FOUNDATION. (ALLOW 5 FOOT ENCROACHMENT FOR FRONT STOOP OR STEPS.)
-MINIMUM SIDE YARD FOR END UNITS:	7.0 FEET MEASURED FROM RIGHT-OF-WAY TO FOUNDATION WALL. (ALLOW SIDE YARD ENCROACHMENTS OF 3 FEET FOR CHIMNEYS, BAY WINDOWS, STOOPS, ETC.)
-MINIMUM BUILDING SEPARATION:	14 FEET FROM CLOSEST POINT OF FOUNDATION WALL TO CLOSEST POINT OF FOUNDATION WALL OF ADJACENT BUILDING.
-MINIMUM REAR YARD:	15 FEET
-OFF STREET PARKING	2 SPACES PER DWELLING UNIT AND MAY INCLUDE GARAGE AND TANDEM PARKING SPACE. TANDEM SPACE TO BEGIN AT RIGHT-OF-WAY LINE.
-MAXIMUM BUILDING HEIGHT:	2.5 STORIES AND 35 FEET MEASURED IN ACCORDANCE WITH CURRENT CITY CODE REQUIREMENTS.
-MAXIMUM LOT COVERAGE:	75% OF LOT AREA
-MAXIMUM FENCE/WALL HEIGHT:	8 FEET AND ALLOWED TO BE PLACED WITHIN BUILDING RESTRICTION LINE.
-TOWNHOUSE ACCESS:	REAR ALLEYS WILL NOT BE REQUIRED

C. CLUBHOUSE FACILITY:

-MINIMUM FRONT YARD:	18 FEET FROM A PUBLIC STREET
-MINIMUM SIDE YARD:	20 FEET FROM A PUBLIC STREET
-MINIMUM REAR YARD:	30 FEET FROM A PUBLIC STREET
-MINIMUM LOT AREA:	1.0 ACRES
-OFF STREET PARKING:	1 SPACE FOR EACH 250 SQUARE FEET OF GROSS FLOOR AREA.
-MAXIMUM BUILDING HEIGHT:	2.5 STORIES AND 40 FEET MEASURED IN ACCORDANCE WITH CURRENT CITY CODE REQUIREMENTS, AND 60 FEET MEASURED TO THE TOP OF ANY SPECIAL ARCHITECTURAL FEATURES (STEEPLES, TOWERS, SILOS, ETC.)
-MAXIMUM FENCE/WALL HEIGHT:	8 FEET AND ALLOWED TO BE PLACED WITHIN BUILDING RESTRICTION LINE

D. SIGNS:

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

E. DEVIATIONS FROM CHAPTER 200 OR 230:

1. CHAPTER 200-8(A)(14)
   A REDUCED R.O.W. FROM 60' TO 28'. TO COMPENSATE FOR THIS AN 18' EASEMENT IS PROVIDED ON EACH SIDE OF THE ROAD THAT TOTALS 64' FOR ACCESS AND UTILITY WORK.
2. CHAPTER 200-8(A)(14)
   THE PAVEMENT WIDTH OF THE ROADS IN PHASE 2 AND PHASE 3 ARE 22' RATHER THAN 24' WIDE, CONSISTENT WITH PHASE 1.
3. CHAPTER 200-8(G)(1)(F)
   ELIMINATE STREET TREES EVERY 150 LINEAR FEET CONSISTENT WITH PHASES 1 AND 3.

CITY OF MILFORD APPROVAL

MARK WHITFIELD CITY MANAGER DATE

CITY PLANNING DEPARTMENT APPROVAL

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

CITY ENGINEER APPROVAL

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

CITY ENGINEER DATE

OWNER'S STATEMENT

I, MILFORD PONDS, LLC, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTIES DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE BY MY DIRECTION AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DATE: _____ SIGNATURE: _____
CHRISTOPHER KALIL
MILFORD PONDS, LLC

ENGINEER'S STATEMENT

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

W. ZACHARY CROUCH, P.E. DATE
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DE 19963

CITY OF MILFORD GENERAL NOTES

1. THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY DAVIS BOWEN AND FRIEDEL, INC, IN 2005.
2. A TOPOGRAPHIC SURVEY WAS PERFORMED BY DAVIS, BOWEN & FRIEDEL, INC. OF MILFORD, DELAWARE IN 2018. ELEVATIONS ARE BASED ON CONTROL MONUMENT IRCS NEAR THE INTERSECTION OF CANNER'S COURT AND PATCHWORK DRIVE, WITH AN ELEVATION OF 36.04 NGVD88.
3. HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID, NAD83/91, CONTROL MONUMENTS IRCS NEAR THE INTERSECTION OF CANNER'S COURT AND PATCHWORK DRIVE, WITH AN ELEVATION OF 36.04.
4. HYDRIC SOILS ARE INDICATED AS BEING PRESENT ACCORDING TO THE SUSSEX COUNTY SOIL SURVEY.
5. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY DELMARVA (800-282-8555) A MINIMUM OF THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO ANY EXCAVATION.
6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MATERIALS AND WORKMANSHIP SHALL MEET THE REQUIREMENTS OF THE CITY OF MILFORD STANDARD SPECIFICATIONS FOR INSTALLATION OF UTILITY CONSTRUCTION AND SUBDIVISION PAVEMENT DESIGN, AND ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THE PROPOSED IMPROVEMENTS.
7. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACKFILLING TRENCHES.
8. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION.
9. ALL VALVE CLOSURES AND CUT-INS SHALL BE COORDINATED WITH THE CITY. CITY OFFICIALS WILL CARRY OUT ALL NECESSARY VALVE CLOSURES. CONTRACTOR SHALL COORDINATE ISOLATION OF EXISTING WATER MAINS WITH THE CITY AND NOTIFY AFFECTED RESIDENTS AT LEAST 48 HOURS PRIOR TO CUT-IN.
10. PIPELINE DETECTION TAPE SHALL BE COLOR CODED, APPROPRIATELY LABELED, AND INSTALLED 18 INCHES BELOW THE GROUND SURFACE AND DIRECTLY ABOVE ALL PROPOSED NON-METALLIC WATER MAIN, SEWER MAIN, SEWER LATERALS, AND WATER SERVICES.
11. CONDUCTIVE TRACER WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC WATER PIPE AND SERVICES; AND ALONG ALL SEWER LATERALS AND FORCEMAIN. WIRE SHALL BE SECURED TO THE PIPE AND SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH APPROVED WATERTIGHT CONNECTORS. TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES, METER PITS, CLEANOUTS, AND AIR RELEASE VALVES.
12. PRIOR TO ISOLATION AND CUT-IN PROCEDURES, CONTRACTOR SHALL EXCAVATE, LOCATE, AND OBSERVE FUNCTION OF ALL EXISTING VALVES TO ASSIST IN THE SYSTEM ISOLATION.
13. SHOP DRAWINGS FOR ANY ITEM(S) WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE ORDERING OF AND/OR INSTALLATION OF THE ITEM(S).
14. ALL SANITARY SEWER MAINS AND FORCEMAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42 INCHES AS MEASURED FROM THE TOP OF PIPE TO PROPOSED GRADE. SEWER LATERALS SHALL HAVE A MINIMUM DIAMETER OF SIX (6) INCHES AND HAVE A MINIMUM COVER OF 36 INCHES.
15. THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND FORCEMAINS OF 10 FEET, AS MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCEMAINS AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE AT CROSSINGS.
16. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN ANY STORM DRAIN PIPE AND ANY WATER MAIN OR SEWER MAIN. IF 12 INCHES CANNOT BE MAINTAINED, A MINIMUM OF SIX (6) INCHES IS REQUIRED AND PROVISIONS SHALL BE MADE ACCEPTABLE TO THE CITY OF MILFORD FOR PROPERLY ENCASING THE PIPE IN CONCRETE.
17. THIS SITE IS FLOOD ZONE X BASED ON FEMA FIRM PANEL NUMBER 10005C0043K EFF. 3/16/2015.
18. ALL ROADWAYS ARE TO BE SWEPT FREE OF SEDIMENT ON A DAILY BASIS.
19. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER WILL OCCUR AFTER PAVING IS COMPLETE.
21. THE STORM DRAINAGE SYSTEM HAS BEEN DESIGNED USING THE CRITERIA OF THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION DEVELOPMENT COORDINATION MANUAL, LATEST EDITION.
22. ALL FIRE LANES, FIRE HYDRANTS, EXITS, AND STANDPIPES WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
23. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.
24. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
25. CONTRACTOR SHALL GRADE, TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS OF CONSTRUCTION, INCLUDING PIPE INSTALLATION OR DITCH CONSTRUCTION. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 3:1.
26. THE OWNER AND/OR THEIR CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF DELAWARE FOR THE PERMANENTLY RE-ESTABLISHING OF ANY PROPERTY MARKERS OR MONUMENTS DISTURBED DURING CONSTRUCTION. A SURVEY AND METES AND BOUNDS THAT INCLUDES THE RE-ESTABLISHED MARKER(S) OR MONUMENT(S) SHALL BE PRESENTED TO THE PROPERTY OWNER FOR COMPARISON WITH THE ORIGINAL PLAT, FOR VERIFICATION.
27. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF DELAWARE FOR THE PLACEMENT OF PERMANENT MONUMENTS ON EACH CORNER OF ANY BUILDING LOT AND ALONG THE PROJECT BOUNDARY AND THE RIGHT-OF-WAY AT ALL CORNERS AND TANGENT POINTS PRIOR TO FINAL SETTLEMENT FOR THE PROPERTY.
28. 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.
29. THE CITY OF MILFORD WILL ASSUME OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF WATER AND SEWER PIPES AND APPURTENANCES, INSTALLED WITHIN CITY RIGHT-OF-WAY AND EASEMENTS DEDICATED TO THE CITY, STORM SEWER PIPES AND CATCH BASINS, INSTALLED FULLY WITHIN CITY RIGHT-OF-WAY; ONCE THE FOLLOWING CONDITIONS HAVE BEEN MET:
    A. ALL ITEMS HAVE PASSED CITY INSPECTION;
    B. THE CITY HAS RECEIVED AND APPROVED DIGITAL AND HARD COPIES OF THE RECORD DRAWINGS; AND
    C. THE RIGHTS-OF-WAY AND/OR EASEMENTS HAVE BEEN DEEDED TO THE CITY AND RECORDED WITH THE RECORDER OF DEEDS.
30. 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.
31. PRELIMINARY APPROVAL FROM CITY COUNCIL SHALL BE VOID AFTER TWENTY-FOUR (24) MONTHS, UNLESS AN EXTENSION IS REQUESTED BY THE OWNER AND APPROVED BY CITY COUNCIL PRIOR TO THE DATE OF EXPIRATION.
32. THE APPROVAL OF A CONDITIONAL USE IN CONJUNCTION WITH A MAJOR SUBDIVISION APPLICATION SHALL EXPIRE UPON EXPIRATION OF THE ASSOCAITED MAJOR SUBDIVISION.
33. 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 90 DAYS 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 PRELIMINARY AND FINAL APPROVALS AGAIN.
34. IF CONSTRUCTION OF IMPROVEMENTS SHOWN ON THE RECORDED SUBDVIISION PLANS DO NOT COMMENCE WITHIN FIVE YEARS OF THE ORIGINAL RECORDATION DATE, AND CONTINUE PROGRESSING TOWARDS COMPLETION, THE SUBDIVISION IS SUBJECT TO EXPIRATION PER CHAPTER 200-7 OF THE CITY CODE.
35. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CITY AND/OR AGENCY CONSTRUCTION PERMIT APPLICATIONS HAVE BEEN COMPLETED, SUBMITTED, AND ALL APPLICABLE FEES HAVE BEEN PAID PRIOR TO COMMENCING CONSTRUCTION. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR AN ANTICIPATED CONSTRUCTION START DATE THAT IS NOT MET DUE TO THE APPLICANT OR HIS/HER CONTRACTOR NOT HAVING MET THE CONSTRUCTION PERMITTING REQUIREMENTS.
36. AS A CONDITION OF THE APPROVAL OF THE CONSTRUCTION DRAWINGS, AND PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT, THE APPLICANT SHALL POST A COMPLETION GUARANTY IN THE AMOUNT OF 125% OF THE COST OF INSTALLATION FOR THE CONSTRUCTION OF RECREATIONAL AND OPEN SPACE AMENITIES, INCLUDING BUT NOT LIMITED TO COMMUNITY BUILDINGS, PLAYGROUNDS, WALKING PATHS, LANDSCAPING AND LANDSCAPE SCREENING. THE GUARANTY SHALL BE IN THE FORM OF A BOND OR FUNDS DEPOSITED IN AN ESCROW ACCOUNT.
37. 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 OBTAIN CERTIFICATES OF OCCUPANCY AND ACHIEVE FINAL COMPLETION OF THE IMPROVEMENTS AND RELEASE OF ANY COMPLETION GUARANTY. THE MAINTENANCE PERIOD SHALL BE A MINIMUM OF ONE YEAR AND ALL CONSTRUCTION VALUES MUST BE SUBMITTED TO, REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE ISSUANCE OF ANY BONDS.
38. UPON COMPLETION OF THE CONSTRUCTION IMPROVEMENTS AND PRIOR TO THE RELEASE OF ANY DEVELOPER'S COMPLETION GUARANTEE, THE DEVELOPER SHALL PROVIDE THE CITY ENGINEER A DRAFT PAPER SET OF DETAILED RECORD PLANS (PLAN VIEW AND PROFILE SHEETS). RECORD INFORMATION SHALL BE PLACED ON THE APPROPRIATE APPROVED DRAWINGS. ORIGINAL DESIGN ELEVATION AND/OR DISTANCE INFORMATION SHALL BE STRUCK THROUGH WITH A FINE LINE AND THE RECORD INFORMATION SHALL BE INSERTED NEXT TO IT. WHEN THE DRAFT SET OF DRAWINGS HAS BEEN APPROVED BY THE CITY, THREE (3) FINAL PAPER COPIES SHALL BE SUBMITTED, SIGNED AND SEALED BY THE OWNER'S ENGINEER OR SURVEYOR. ADDITIONALLY, A CD SHALL BE PROVIDED WITH DIGITAL RECORD INFORMATION IN AUTOCAD FORMAT (VERSION 2018 OR LATER). THE DIGITAL INFORMATION SHALL BE ON DELAWARE STATE PLANE, NAD 83 HORIZONTAL CONTROL AND NAVD88 VERTICAL CONTROL. RECORD PLAN INFORMATION SHALL INCLUDE SURVEYED AS-BUILT ELEVATIONS AND HORIZONTAL LOCATIONS OF THE FOLLOWING:
    A. ALL PROPERTY MONUMENTS/MARKERS;
    B. SEWER MANHOLE RIM & INVERT ELEVATIONS, WITH ASSOCIATED PIPE SIZES & MATERIALS NOTED, PUMP STATION RIM, BOTTOM & INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES & MATERIALS NOTED, FORCEMAIN INVERT ELEVATIONS EVERY 50 FEET, FORCEMAIN AIR RELEASE VALVE RIM & INVERT ELEVATIONS, SEWER CLEANOUT RIM & INVERT ELEVATIONS, AND GREASE TRAP RIM, BOTTOM & INVERT ELEVATIONS;
    C. WATER VALVES, FIRE HYDRANTS, METER VAULTS, METER PITS, AND CURB STOPS;
    D. STORM SEWER CATCH BASIN AND/OR MANHOLE GRATE, RIM & INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES & MATERIALS NOTED; AND
    E. ANY OTHER ITEM WHICH WILL BE TAKEN OVER BY THE CITY.
39. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT (302) 422-1110 A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING. THE SITE CONTRACTOR AND THE OWNER, OR HIS/HER REPRESENTATIVE SHALL BE IN ATTENDANCE.
40. THERE ARE SOURCEWATER PROTECTION AREAS ON THIS SITE.
41. WETLANDS EXIST ON THIS SITE. REFER TO THE DATA COLUMN ON SHEET R1.0 FOR TOTAL ACREAGE. WETLAND DELINEATION IS SHOWN ON ALL PLAN VIEWS.
42. ALL RIGHT OF WAYS SHOWN ON THIS PLAT SHALL BE DEDICATED TO THE PUBLIC USE UPON RECORDATION OF THESE PLATS.
43. ALL SUBDIVISION LOTS SHALL HAVE A 5-FOOT-WIDE GENERAL UTILITY EASEMENT ON EACH SIDE LOT LINE, A 10-FOOT-WIDE GENERAL UTILITY EASEMENT ALONG THE REAR PROPERTY LINE, AND A 15-FOOT-WIDE GENERAL UTILITY EASEMENT ALONG THE FRONTAGE OF THE LOT FOR THE INSTALLATION OF CITY UTILITIES AND CONVEYANCE OF DRAINAGE.
44. NO PLANTINGS OR IMPROVEMENTS MAY BE PLACED IN THE DEDICATED EASEMENT AREAS, EXCEPT FOR FENCES.

CIVIL PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL APPRISE AND COORDINATE DURING ALL PHASES OF CONSTRUCTION:
    1.1 DAVIS, BOWEN & FRIEDEL, INC. 302-424-1441.
    1.2 SUSSEX CONSERVATION DISTRICT 302-856-2105.
    1.3 CITY OF MILFORD PUBLIC WORKS DEPARTMENT 302-422-1110, EXT. 1110.
    1.4 CITY OF MILFORD ELECTRIC DEPARTMENT 302-422-1110, EXT. 1135.
    1.5 DEPARTMENT OF TRANSPORTATION, SOUTH DISTRICT PERMITS SUPERVISOR 302.853.1342.
2. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.
3. FINAL APPROVED SET OF PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
4. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD. FINAL SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
5. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
6. ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER AND THE CITY. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING ALL WORK IN STRICT ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
7. CONTRACTOR SHALL PROVIDE STAKEOUT SURVEY NECESSARY FOR THE INSTALLATION OF UTILITY WORK AND APPURTENANES AS REQUIRED PER THE CITY OF MILFORD STANDARDS AND SPECIFICATIONS.
8. EACH LOT IN A PROPOSED SUBDIVISION SHALL PROVIDE A 5-FOOT-WIDE GENERAL UTILITY EASEMENT ON EACH SIDE LOT LINE, A 10-FOOT-WIDE GENERAL UTILITY EASEMENT ALONG THE REAR PROPERTY LINE, AND A 15-FOOT GENERAL UTILITY EASEMENT ALONG THE FRONTAGE OF THE LOT FOR THE INSTALLATION OF CITY UTILITIES AND CONVEYANCE OF DRAINAGE.

POTABLE WATER DISTRIBUTION GENERAL NOTES

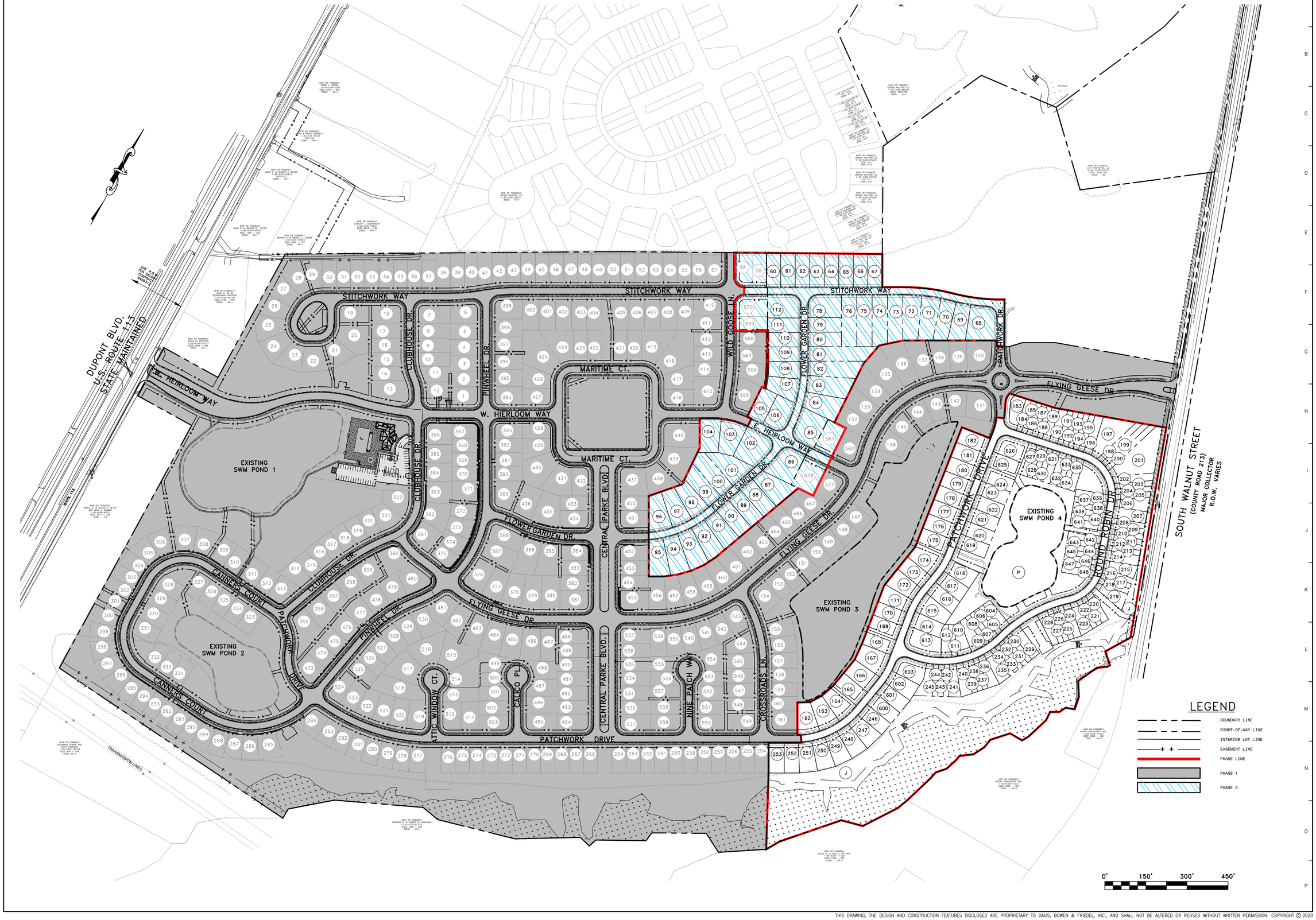
1. ALL WATER DISTRIBUTION WORK SHALL COMPLY WITH THE CITY OF MILFORD WATER MAIN CONSTRUCTION SPECIFICATIONS, LATEST EDITION. CONTRACTOR SHALL OBTAIN A COPY FROM CITY OF MILFORD PRIOR TO BIDDING ON THE JOB. FAILURE TO OBTAIN A COPY OF THE SPECIFICATIONS SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY. ANY ADDITIONAL COSTS CAUSED BY THE FAILURE TO FOLLOW THE SPECIFICATIONS SHALL BE AT THE SOLE COST OF THE CONTRACTOR.
2. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING WATER LATERALS TO WHICH NEW CONSTRUCTION WILL CONNECT.
4. DIFFERING SITE CONDITIONS AND/OR DIFFERING MATERIAL PROPERTIES SHALL REQUIRE CITY OF MILFORD OR DESIGNEE APPROVAL OF SPECIAL DESIGN DETAILS PREPARED BY THE DESIGN ENGINEER PRIOR TO INITIATING OR RESUMING CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOLLOWING EXCAVATIONS FOR INSPECTION AND EVALUATION OF EXISTING SOIL SUBGRADE CONDITIONS BY CITY OF MILFORD OR DESIGNEE. CITY OF MILFORD OR DESIGNEE SHALL INSPECT ALL LATERAL SUBGRADES FOLLOWING EXCAVATION AND PRIOR TO CONSTRUCTION OF NEW WORK TO CONFIRM DESIGN CONDITIONS ARE MET AND SUBGRADE CONDITIONS ARE SUITABLE FOR CONSTRUCTION. IN THE EVENT THE SOIL BEARING CAPACITY IS LESS THAN THE MINIMUM DESIGN VALUE, CITY OF MILFORD OR DESIGNEE SHALL CAUSE AFFECTED CONSTRUCTION TO CEASE AND SHALL NOTIFY THE DESIGN ENGINEER FOR RE-DESIGN TO ACCOMMODATE THE REDUCED SOIL BEARING CAPACITY.
6. IN THE EVENT THE SUBGRADE CONDITION IS UNSTABLE, DUE TO UNSUITABLE MATERIALS AND/OR GROUNDWATER INFILTRATION/INTRUSION INTO THE SURROUNDING SOILS, AS DETERMINED BY CITY OF MILFORD OR DESIGNEE, THE CONTRACTOR SHALL, AS DIRECTED BY CITY OF MILFORD OR DESIGNEE, REMOVE THE UNSUITABLE MATERIAL AND FILL WITH SUITABLE APPROVED GRANULAR FILL MATERIAL.
7. CONTRACTOR SHALL EXTEND LATERAL BELOW ANY CONFLICTS OR OBSTRUCTIONS TO PROVIDE REQUIRED CLEARANCES. COST SHALL BE INCLUDED IN THE PRICE OF THE CONTRACT.
8. THROUGHOUT THE PROJECT, WHERE WATER MAINS ARE LOCATED IN, ACROSS OR ADJACENT TO DRAINAGE DITCHES AND SWALES, THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION AND VEGETATE AS REQUIRED.
9. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH CITY OF MILFORD STANDARDS AND SPECIFICATIONS BEFORE ACCEPTANCE.
10. THE CONTRACTOR WILL INSTALL THE WATER SERVICE TO THE GROUND MARKER AS SHOWN ON THE STANDARD DETAILS. THE WATER METER AND PIT ASSEMBLY WILL BE PURCHASED BY THE DEVELOPER AND INSTALLED BY THE CITY OF MILFORD.
11. ALL FITTINGS SHALL BE DUCTILE IRON, MECHANICAL JOINT RESTRAINT AND AWWA APPROVED. SEE THE CITY OF MILFORD STANDARDS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. ALL FITTINGS SHALL BE THRUST RESTRAINED AS SHOWN ON THE STANDARD DETAILS.
12. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES, EASEMENTS, AND RIGHT-OF-WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO THE CITY OF MILFORD. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN THE COST OF ITEMS BID.
13. WATER MAINS ARE TO BE POLYVINYL CHLORIDE PIPE AND SHALL MEET THE REQUIREMENTS OF AWWA C-900. IT SHALL BE MANUFACTURED IN STANDARD LENGTH NOT EXCEEDING 20 FEET AND HAVE AN OUTSIDE DIAMETER EQUAL TO CAST IRON PIPE. PVC PIPE SHALL HAVE STANDARD DIMENSION RATION (DR) OF 18.0 OR LESS. THE PIPE SHALL BE RATED FOR WORKING PRESSURE OF AT LEAST 150 PSI.

INTERNAL PAVING NOTES

1. BITUMINOUS CONCRETE ASPHALT SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST VERSION OF THE DeIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION TO INCLUDE SPECIAL PROVISIONS:
    1.1. SECTION 1011 FOR PLACEMENT OF TACK COAT.
    1.2. SECTION 401 FOR PLACEMENT OF BITUMINOUS CONCRETE ASPHALT
    1.3. BITUMINOUS CONCRETE ASPHALT SHALL BE FROM A DeIDOT APPROVED PLANT.
    1.4. BITUMINOUS CONCRETE ASPHALT SHALL NOT BE APPLIED WHEN BELOW TEMPERATURES SPECIFIED IN SECTION 401.03.F.
2. ALL DISTURBED AREAS NOT COVERED WITH IMPERVIOUS MATERIAL, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED, SEEDED AND MULCHED.
3. ALL SIGNING AND MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
4. DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
5. FOR FINAL PERMANENT PAVEMENT MARKINGS, EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING AND THERMO WILL BE REQUIRED FOR SHORT LINE STRIPING, i.e. SYMBOLS/LEGENDS.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY WITH THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION), AND SHALL BE NCHRP - 350 APPROVED AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF USE.
7. BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. DETAIL CAN BE FOUND IN DeIDOT'S STANDARD CONSTRUCTION DETAILS.
8. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
9. OPEN-CUT TRENCHES AND PROVIDE PAVEMENT RESTORATION IN ACCORDANCE WITH THE APPROPRIATE JURISDICTION'S STANDARDS AND SPECIFICATIONS. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIALS FOR BACKFILLING TRENCHES.

SANITARY SEWER GENERAL NOTES

1. SANITARY SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILFORD STANDARDS AND SPECIFICATIONS, AND DETAILS.
2. ALL SANITARY SEWER MATERIALS AND APPURTENANCES SHALL MEET OR EXCEED THOSE REQUIRED BY THE CITY OF MILFORD STANDARDS AND SPECIFICATIONS, AND DETAILS.
3. SANITARY SEWER LATERAL SHALL BE 6" PVC. SEWER LATERAL SHALL INCLUDE A 6" CLEANOUT, WYE, AND CAP JUST BEHIND THE ACCESS EASEMENT LINE.
4. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
5. TOP OF MANHOLE ELEVATIONS ARE TOP OF MANHOLE FRAME AND COVER.
6. PIPE SPAN LENGTHS ARE MEASURED FROM C/L OF STRUCTURE TO C/L OF STRUCTURE, WHERE APPLICABLE ARE ROUNDED TO THE NEAREST FOOT.
7. THE CONTRACTOR SHALL FIELD VERIFY INVERTS AND LOCATION OF EXISTING SANITARY SEWER MAINS OR MANHOLES TO WHICH NEW CONSTRUCTION WILL CONNECT.
8. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES, EASEMENTS, AND RIGHT-OF-WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO THE CITY OF MILFORD. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN THE COST OF ITEMS BID.
9. DIFFERING SITE CONDITIONS AND/OR DIFFERING MATERIAL PROPERTIES SHALL REQUIRE CITY OF MILFORD APPROVAL OF SPECIAL DESIGN DETAILS PREPARED BY THE DESIGN ENGINEER PRIOR TO INITIATING OR RESUMING CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOLLOWING EXCAVATIONS FOR INSPECTION AND EVALUATION OF EXISTING SOIL SUBGRADE CONDITIONS BY THE CITY OF MILFORD OR HIS/HER DESIGNEE. THE CITY OF MILFORD SHALL INSPECT ALL SUBGRADES FOLLOWING EXCAVATION AND PRIOR TO CONSTRUCTION OF NEW WORK TO CONFIRM DESIGN CONDITIONS ARE MET AND SUBGRADE CONDITIONS ARE SUITABLE FOR CONSTRUCTION. IN THE EVENT THE SOIL BEARING CAPACITY IS LESS THAN THE MINIMUM DESIGN VALUE, THE CITY OF MILFORD ENGINEER SHALL CAUSE AFFECTED CONSTRUCTION TO CEASE AND SHALL NOTIFY THE DESIGN ENGINEER FOR RE-DESIGN TO ACCOMMODATE THE REDUCED SOIL BEARING CAPACITY.
11. IN THE EVENT THE SUBGRADE CONDITION IS UNSTABLE, DUE TO UNSUITABLE MATERIALS AND/OR GROUNDWATER INFILTRATION/INTRUSION INTO THE SURROUNDING SOILS, AS DETERMINED BY THE CITY OF MILFORD, THE CONTRACTOR SHALL, AS DIR



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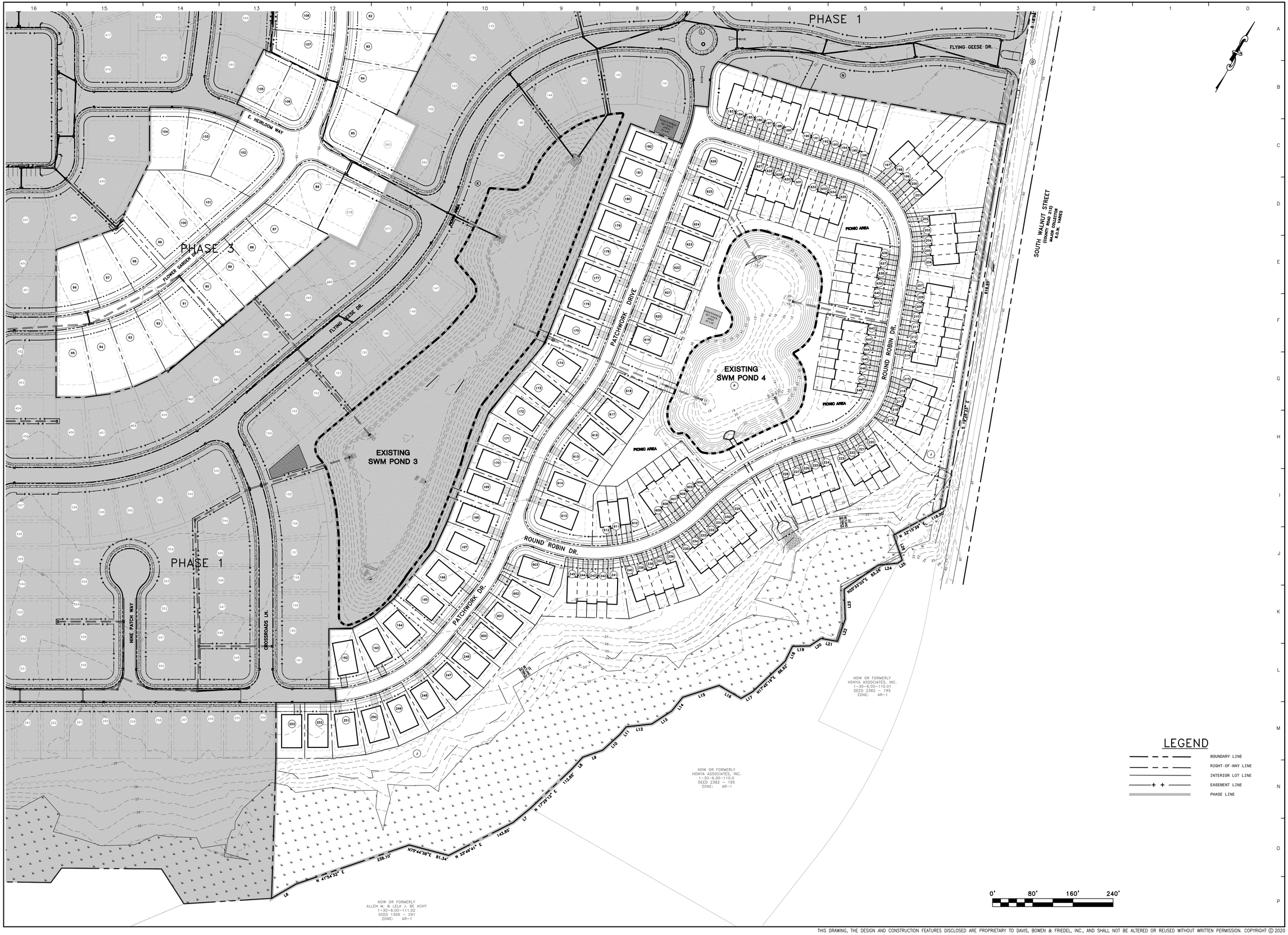
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MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

OVERALL SITE PLAN

MILFORD PONDS - PHASE 2
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	JUNE 2024
Scale:	1"=150'
Dwn.By:	ADM
Proj.No.:	2875A001
Dwg.No.:	C0.2



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KEY PLAN

MILFORD PONDS - PHASE 2
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	JUNE 2024
Scale:	1"=80'
Dwn.By:	ADM
Proj.No.:	2875A001
Dwg.No.:	C0.3

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EXISTING CONDITIONS PLAN

MILFORD PONDS - PHASE 2

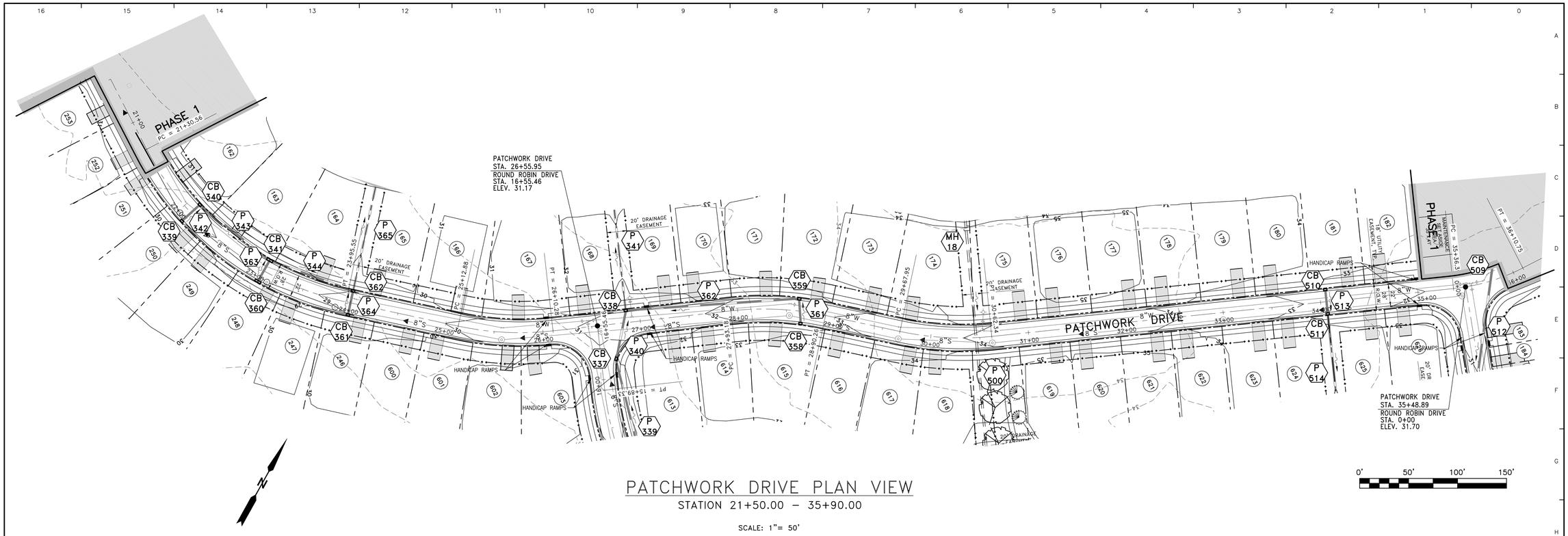
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	JUNE 2024
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Proj.No.:	2875A001
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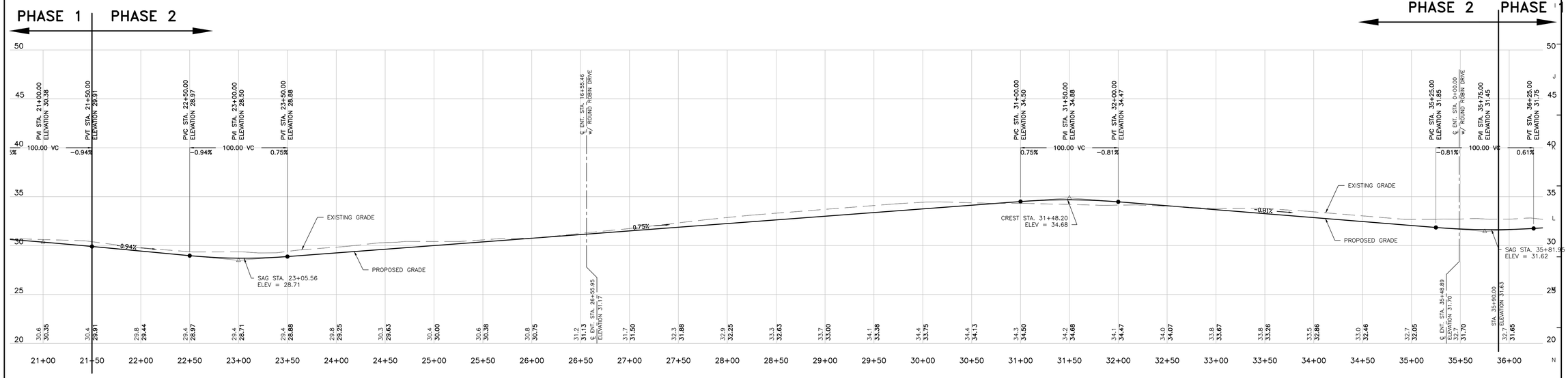
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PATCHWORK DRIVE PLAN VIEW

STATION 21+50.00 – 35+90.00

SCALE: 1"= 50'



PATCHWORK DRIVE PROFILE

STATION 21+50.00 – 35+90.00

SCALE: VERT: 1" = 5'
HORZ: 1" = 50'

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ROAD PLAN & PROFILE

MILFORD PONDS - PHASE 2

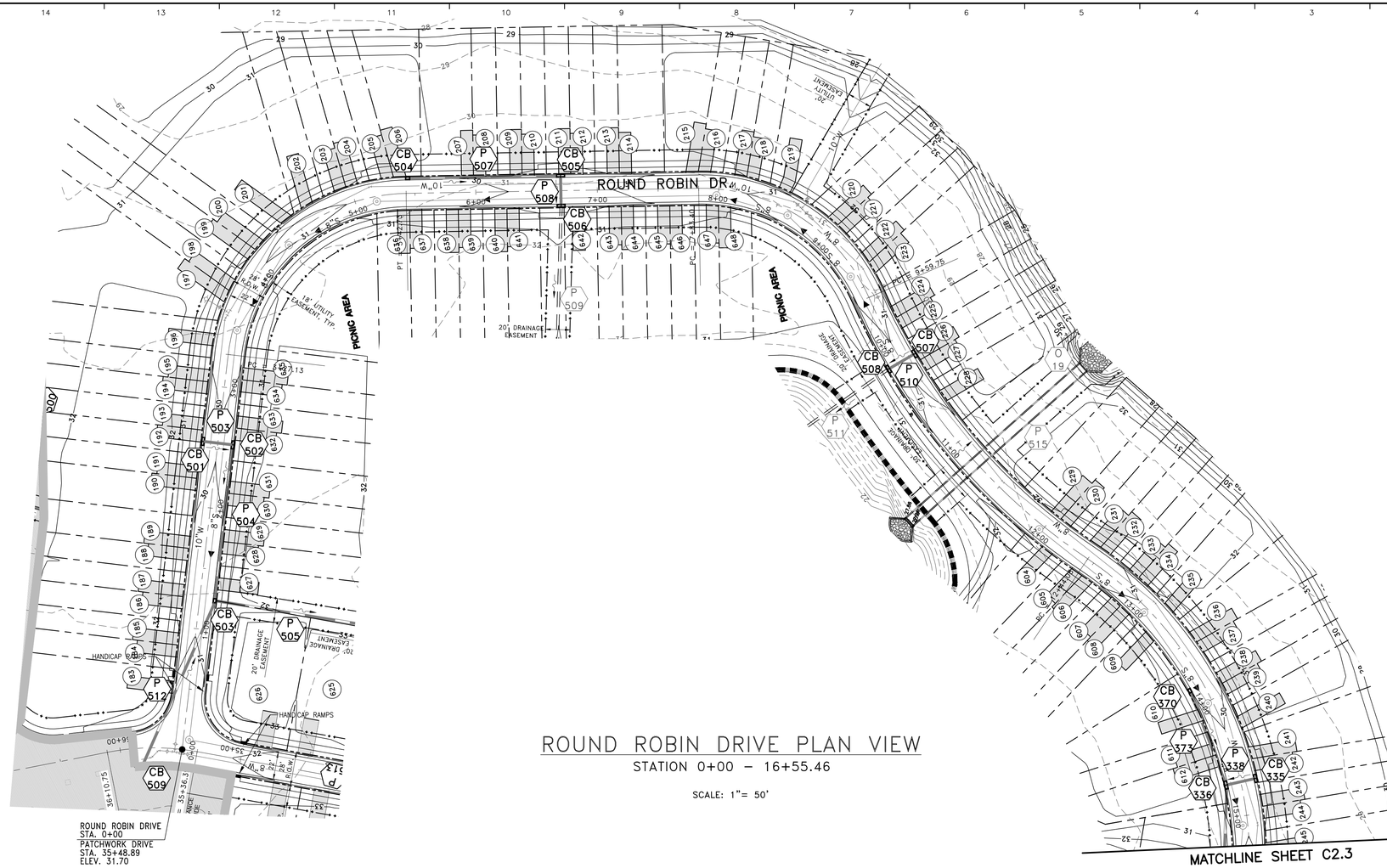
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	JUNE 2024
Scale:	1"=50'
Dwn.By:	ADM
Proj.No.:	2875A001
Dwg.No.:	C2.1

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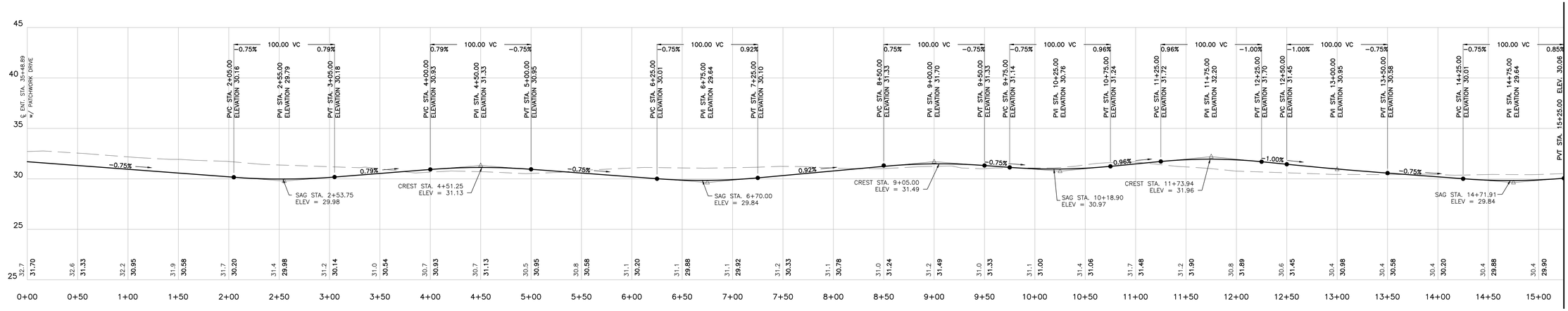


ROUND ROBIN DRIVE PLAN VIEW

STATION 0+00 – 16+55.46

SCALE: 1"= 50'

0' 50' 100' 150'



ROUND ROBIN DRIVE PROFILE

STATION 2+25.00 – 16+55.46

SCALE: VERT: 1" = 5'
HORZ: 1" = 50'

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ROAD PLAN & PROFILE

MILFORD PONDS - PHASE 2

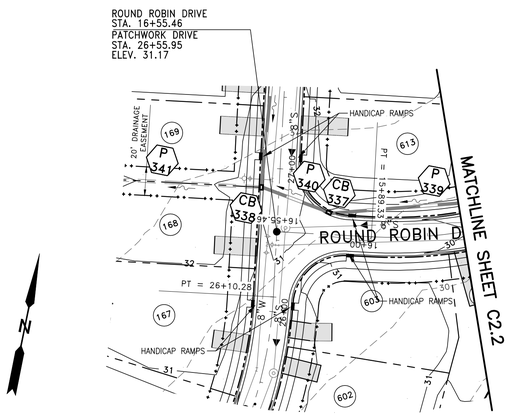
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

Revisions:

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Proj.No.:	2875A001
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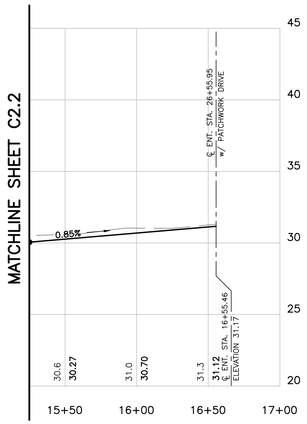


ROUND ROBIN DRIVE PLAN VIEW (CONT.)

STATION 15+25.00 – 16+55.46

SCALE: 1"= 50'

0' 50' 100' 150'



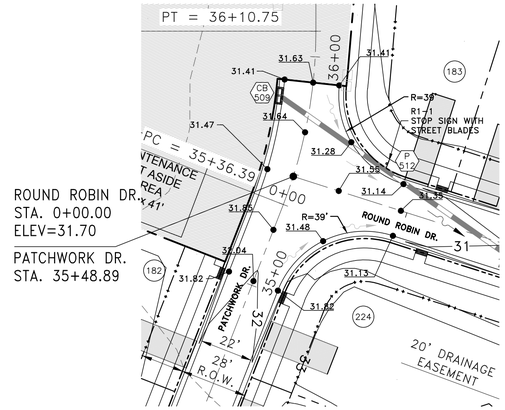
ROUND ROBIN DRIVE PROFILE (CONT.)

STATION 15+25.00 – 16+55.46

SCALE:

VERT: 1" = 5'

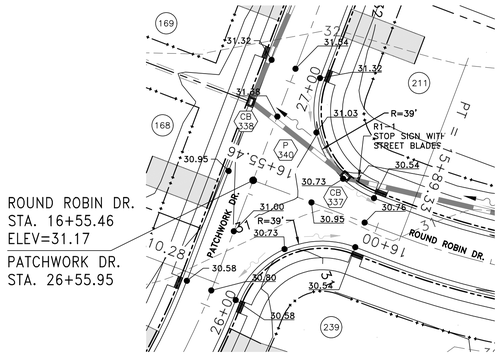
HORZ: 1" = 50'



INTERSECTION: ROUND ROBIN DR. & PATCHWORK DR.

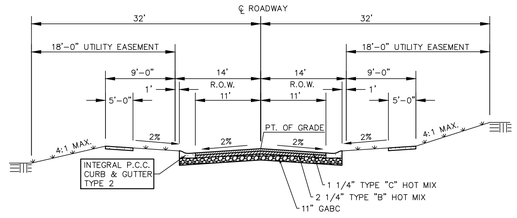
SCALE: 1"= 30'

0' 30' 60' 90'



INTERSECTION: ROUND ROBIN DR. & PATCHWORK DR.

SCALE: 1"= 30'



ROUND ROBIN DRIVE	PATCHWORK DRIVE
0+00.00 - 16+55.46	21+50.00 - 35+90.00

REQUIRED STRUCTURAL NUMBER = 2.90
PROPOSED STRUCTURAL NUMBER = 2.94

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INTERSECTIONS–ROAD SECTIONS

MILFORD PONDS - PHASE 2

CEDAR CREEK HUNDRED, CITY OF MILFORD

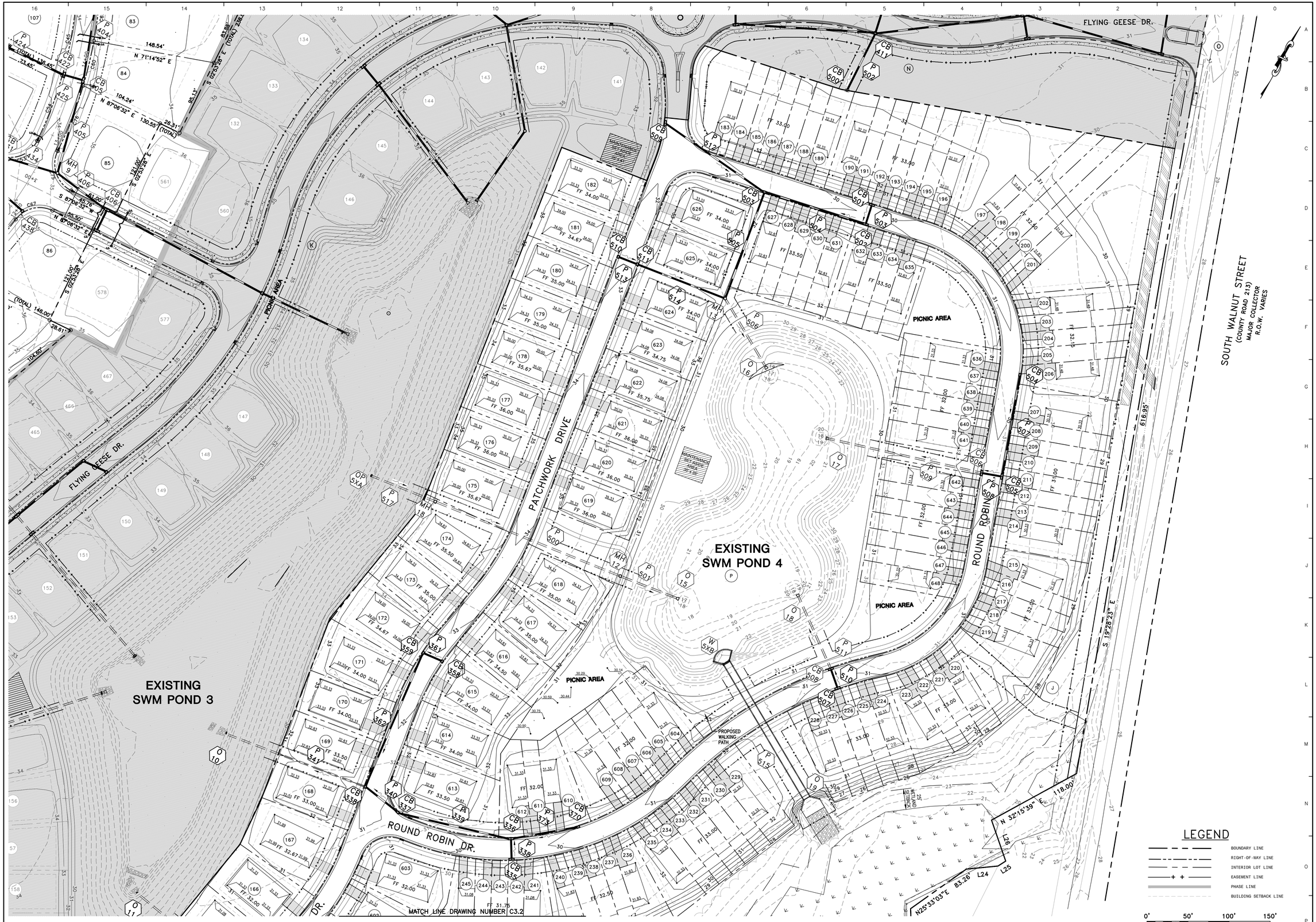
SUSSEX COUNTY, DELAWARE

Revisions:

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GRADING PLAN

MILFORD PONDS - PHASE 2

CEDAR CREEK HUNDRED, CITY OF MILFORD

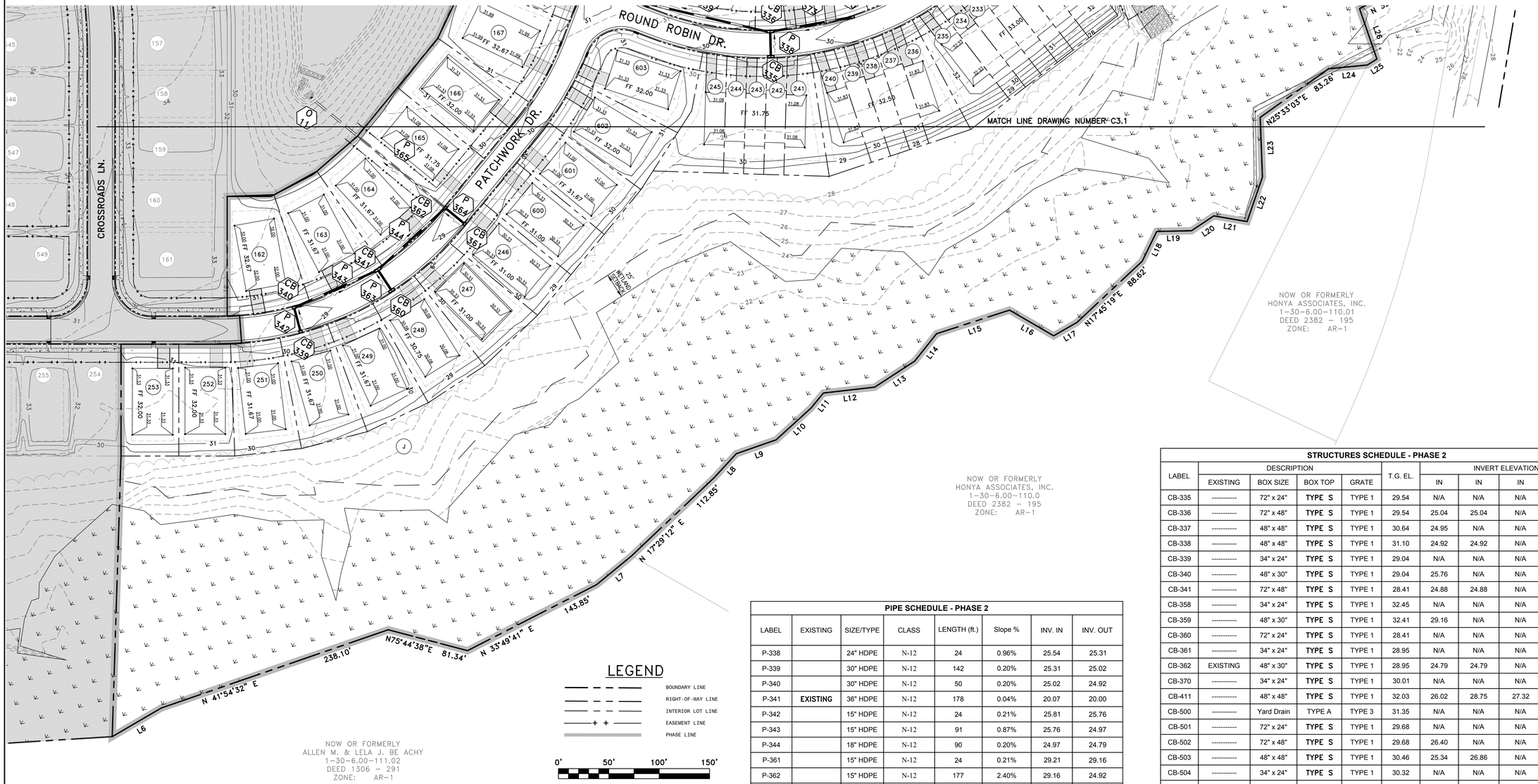
SUSSEX COUNTY, DELAWARE

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PIPE SCHEDULE - PHASE 2

LABEL	EXISTING	SIZE/TYPE	CLASS	LENGTH (ft.)	Slope %	INV. IN	INV. OUT
P-338		24" HDPE	N-12	24	0.96%	25.54	25.31
P-339		30" HDPE	N-12	142	0.20%	25.31	25.02
P-340		30" HDPE	N-12	50	0.20%	25.02	24.92
P-341	**EXISTING**	36" HDPE	N-12	178	0.04%	20.07	20.00
P-342		15" HDPE	N-12	24	0.21%	25.81	25.76
P-343		15" HDPE	N-12	91	0.87%	25.76	24.97
P-344		18" HDPE	N-12	90	0.20%	24.97	24.79
P-361		15" HDPE	N-12	24	0.21%	29.21	29.16
P-362		15" HDPE	N-12	177	2.40%	29.16	24.92
P-363		18" HDPE	N-12	24	0.21%	25.02	24.97
P-364		15" HDPE	N-12	24	3.79%	25.70	24.79
P-365	**EXISTING**	24" HDPE	N-12	166	0.07%	21.12	21.00
P-373		15" HDPE	N-12	83	1.75%	26.76	25.31
P-500	**EXISTING**	48" HDPE	N-12	242	0.41%	24.00	23.00
P-501	EXISTING	48" HDPE	N-12	77	0.01%	18.02	18.01
P-502		15" HDPE	N-12	78	1.00%	28.10	27.32
P-503		15" HDPE	N-12	24	0.21%	26.45	26.40
P-504		24" HDPE	N-12	129	0.20%	25.60	25.34
P-505		36" HDPE	N-12	139	0.20%	25.34	25.06
P-506	EXISTING	36" HDPE	N-12	96	0.37%	19.11	18.75
P-507		15" HDPE	N-12	125	3.12%	27.07	23.17
P-508		18" HDPE	N-12	24	0.21%	23.17	23.12
P-509	EXISTING	24" HDPE	N-12	191	0.08%	20.01	19.85
P-510		18" HDPE	N-12	24	0.21%	24.07	24.02
P-511	EXISTING	18" HDPE	N-12	96	0.49%	20.25	19.78
P-512		15" HDPE	N-12	146	0.82%	28.05	26.86
P-513		15" HDPE	N-12	24	0.21%	29.26	29.21
P-514		15" HDPE	N-12	115	3.61%	29.21	25.06
P-515	EXISTING	4' x 8' BOX	----------	191	-0.01%	22.97	22.98
P-517	**EXISTING**	48" HDPE	N-12	83	-0.02%	20.00	20.02

STRUCTURES SCHEDULE - PHASE 2

LABEL	DESCRIPTION				T.G. EL.	INVERT ELEVATION			
	EXISTING	BOX SIZE	BOX TOP	GRATE		IN	IN	IN	OUT
CB-335	----------	72" x 24"	**TYPE S**	TYPE 1	29.54	N/A	N/A	N/A	25.54
CB-336	----------	72" x 48"	**TYPE S**	TYPE 1	29.54	25.04	25.04	N/A	25.04
CB-337	----------	48" x 48"	**TYPE S**	TYPE 1	30.64	24.95	N/A	N/A	24.95
CB-338	----------	48" x 48"	**TYPE S**	TYPE 1	31.10	24.92	24.92	N/A	20.07
CB-339	----------	34" x 24"	**TYPE S**	TYPE 1	29.04	N/A	N/A	N/A	25.79
CB-340	----------	48" x 30"	**TYPE S**	TYPE 1	29.04	25.76	N/A	N/A	25.76
CB-341	----------	72" x 48"	**TYPE S**	TYPE 1	28.41	24.88	24.88	N/A	24.88
CB-358	----------	34" x 24"	**TYPE S**	TYPE 1	32.45	N/A	N/A	N/A	29.20
CB-359	----------	48" x 30"	**TYPE S**	TYPE 1	32.41	29.16	N/A	N/A	29.16
CB-360	----------	72" x 24"	**TYPE S**	TYPE 1	28.41	N/A	N/A	N/A	24.91
CB-361	----------	34" x 24"	**TYPE S**	TYPE 1	28.95	N/A	N/A	N/A	25.70
CB-362	EXISTING	48" x 30"	**TYPE S**	TYPE 1	28.95	24.79	24.79	N/A	21.12
CB-370	----------	34" x 24"	**TYPE S**	TYPE 1	30.01	N/A	N/A	N/A	26.76
CB-411	----------	48" x 48"	**TYPE S**	TYPE 1	32.03	26.02	28.75	27.32	26.02
CB-500	----------	Yard Drain	TYPE A	TYPE 3	31.35	N/A	N/A	N/A	28.10
CB-501	----------	72" x 24"	**TYPE S**	TYPE 1	29.68	N/A	N/A	N/A	26.43
CB-502	----------	72" x 48"	**TYPE S**	TYPE 1	29.68	26.40	N/A	N/A	25.18
CB-503	----------	48" x 48"	**TYPE S**	TYPE 1	30.46	25.34	26.86	N/A	25.34
CB-504	----------	34" x 24"	**TYPE S**	TYPE 1	30.32	N/A	N/A	N/A	27.07
CB-505	----------	72" x 24"	**TYPE S**	TYPE 1	29.54	23.14	N/A	N/A	23.14
CB-506	----------	72" x 24"	**TYPE S**	TYPE 1	29.54	23.12	N/A	N/A	20.13
CB-507	----------	72" x 24"	**TYPE S**	TYPE 1	30.67	N/A	N/A	N/A	24.07
CB-508	----------	72" x 24"	**TYPE S**	TYPE 1	30.67	24.02	N/A	N/A	20.10
CB-509	----------	72" x 24"	**TYPE S**	TYPE 1	31.30	N/A	N/A	N/A	28.05
CB-510	----------	34" x 24"	**TYPE S**	TYPE 1	32.51	N/A	N/A	N/A	29.26
CB-511	----------	34" x 24"	**TYPE S**	TYPE 1	32.51	29.21	N/A	N/A	29.21
MH-12	EXISTING	ROUND	----------	----------	30.74	23.00	N/A	N/A	17.80
MH-13	EXISTING	ROUND	----------	----------	31.89	25.01	24.81	N/A	19.11
MH-18	EXISTING	ROUND	----------	----------	33.15	23.98	N/A	N/A	19.94
O-10	EXISTING	----------	----------	----------	--------	N/A	N/A	N/A	20.00
O-11	EXISTING	----------	----------	----------	--------	N/A	N/A	N/A	21.00
O-15	EXISTING	----------	----------	----------	--------	N/A	N/A	N/A	18.01
O-16	EXISTING	----------	----------	----------	--------	N/A	N/A	N/A	18.75
O-17	EXISTING	----------	----------	----------	--------	N/A	N/A	N/A	19.85
O-18	EXISTING	----------	----------	----------	--------	N/A	N/A	N/A	19.78
O-19	EXISTING	----------	----------	----------	--------	N/A	N/A	N/A	22.98
OP-5XA	EXISTING	----------	----------	----------	--------	N/A	N/A	N/A	19.88
W-5XB	EXISTING	----------	----------	----------	--------	N/A	N/A	N/A	22.97

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GRADING PLAN

MILFORD PONDS - PHASE 2

CEDAR CREEK HUNDRED, CITY OF MILFORD

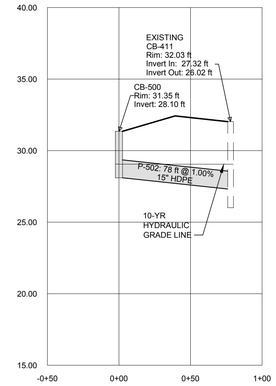
SUSSEX COUNTY, DELAWARE

Revisions:

Date: JUNE 2024
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Proj.No.: 2875A001
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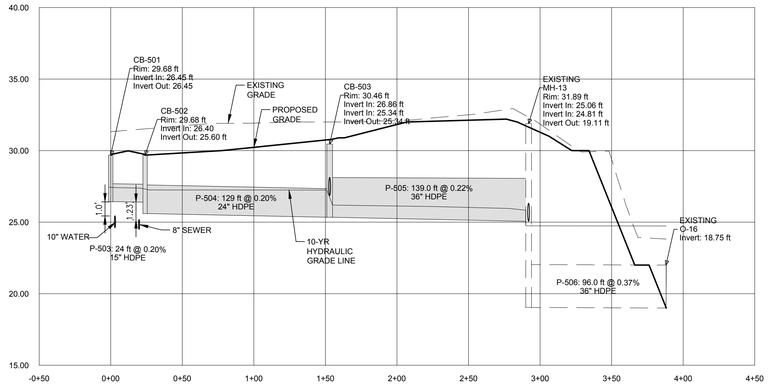
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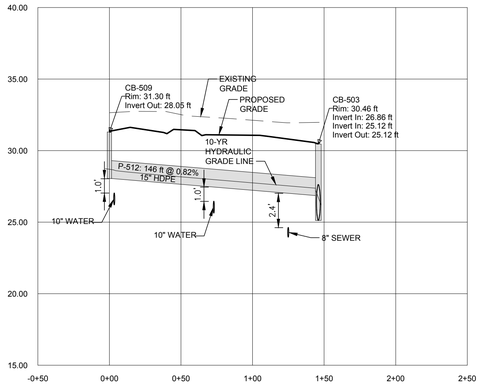
STORMDRAIN CB500-CB411

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



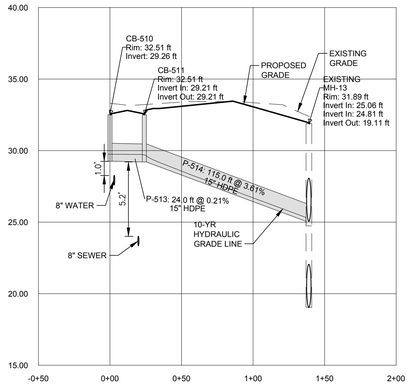
STORMDRAIN CB501-O16

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



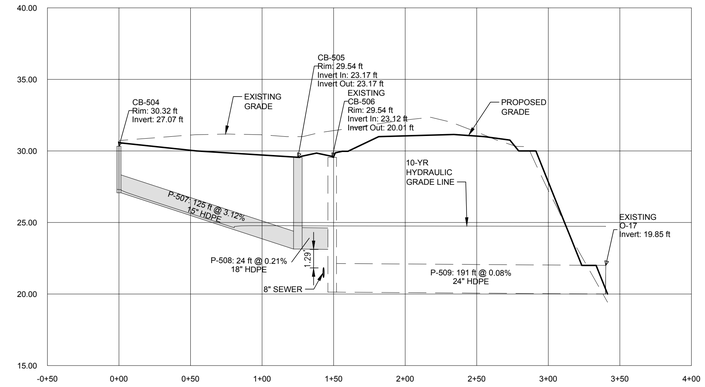
STORMDRAIN CB509-CB503

SCALE: 1"=50' HORIZ.
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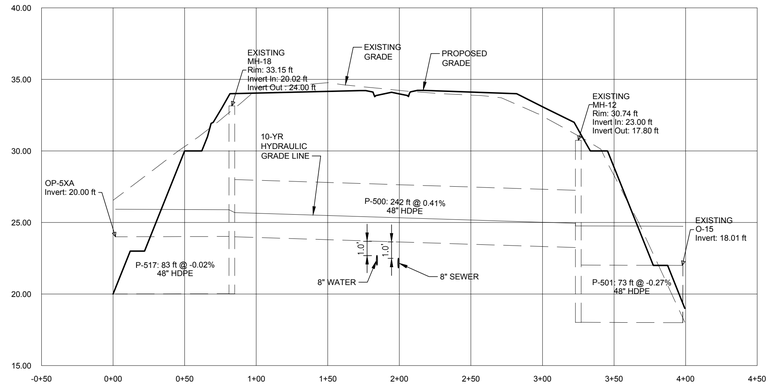
STORMDRAIN CB510-MH13

SCALE: 1"=50' HORIZ.
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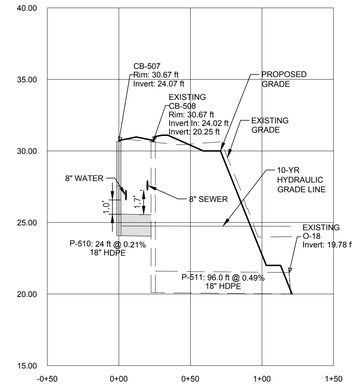
STORMDRAIN CB504-O17

SCALE: 1"=50' HORIZ.
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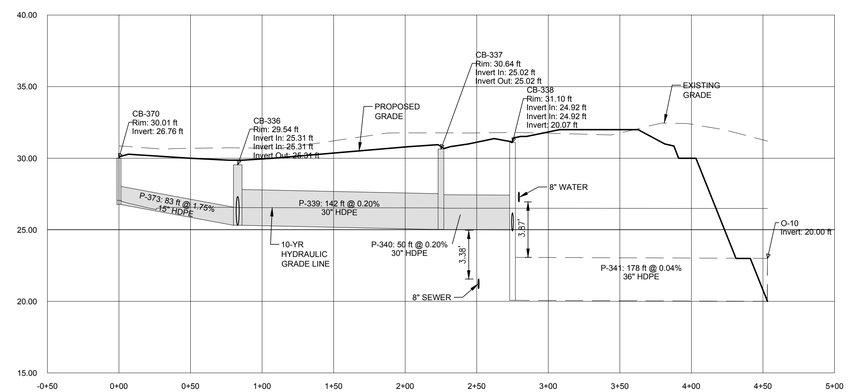
STORMDRAIN OP5XA-O15

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



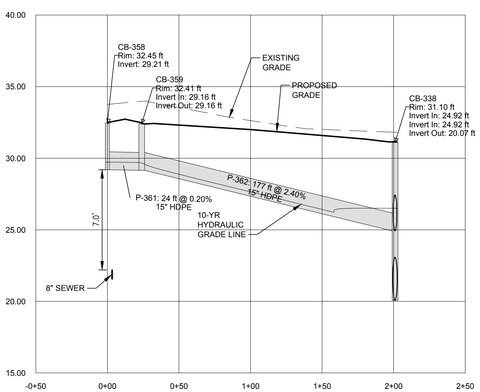
STORMDRAIN CB507-O18

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



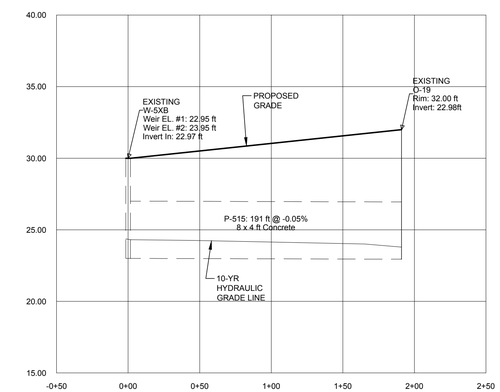
STORMDRAIN CB370-O10

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



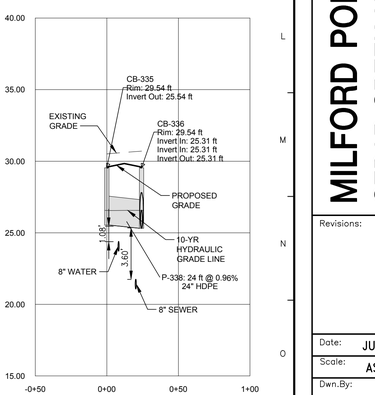
STORMDRAIN CB358-CB338

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



STORMDRAIN W5XB-O19

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



STORMDRAIN CB335-CB336

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

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MILFORD PONDS - PHASE 2
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

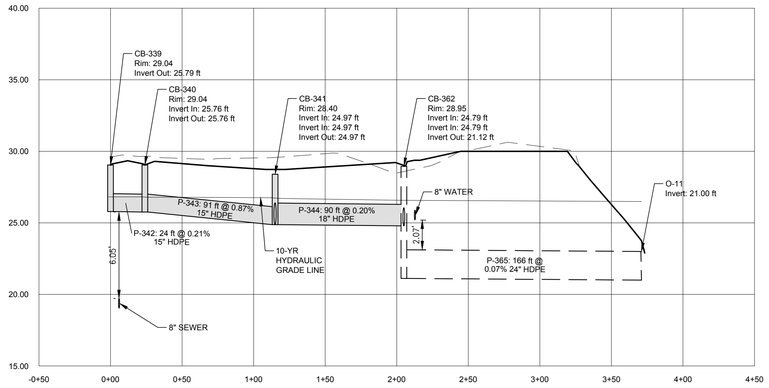
STORMDRAIN PROFILES

Revisions:

Date:	JUNE 2024
Scale:	AS NOTED
Dwn.By:	ADM
Proj.No.:	2875A001
Dwg.No.:	C3.3

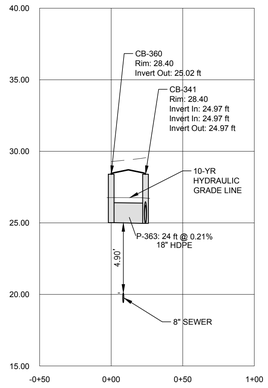
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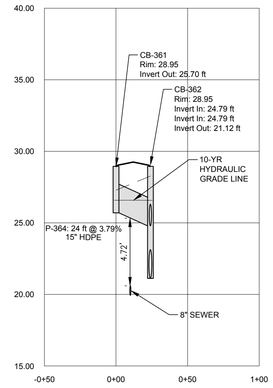
STORMDRAIN CB339-O11

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



STORMDRAIN CB360-CB341

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



STORMDRAIN CB361-CB362

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

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STORMDRAIN PROFILES

MILFORD PONDS - PHASE 2

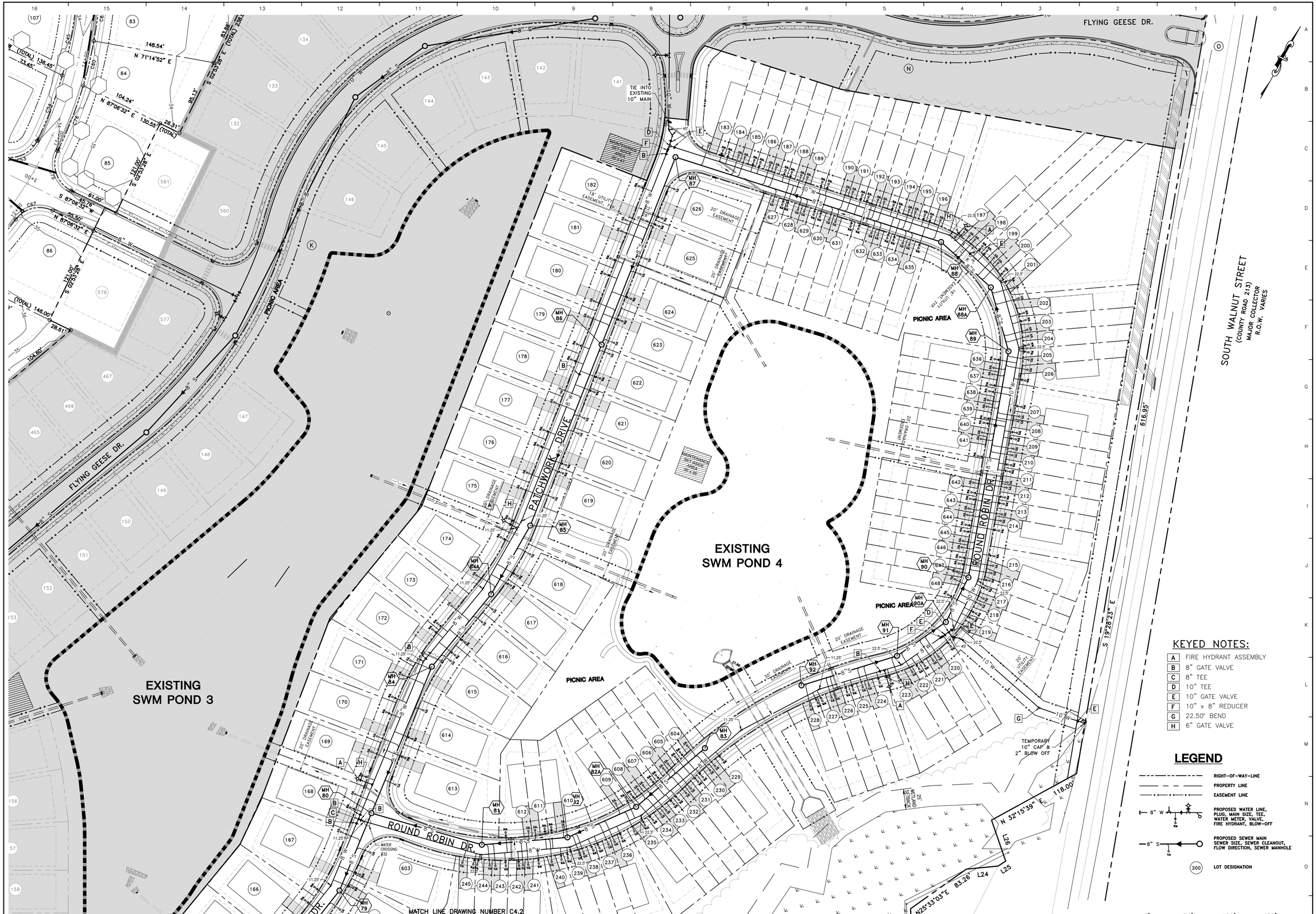
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

Revisions:

Date:	JUNE 2024
Scale:	AS NOTED
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Proj.No.:	2875A001
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KEYED NOTES:

A	FIRE HYDRANT ASSEMBLY
B	8" GATE VALVE
C	8" TEE
D	10" TEE
E	10" GATE VALVE
F	10" x 8" REDUCER
G	22.50° BEND
H	6" GATE VALVE

LEGEND

- RIGHT-OF-WAY-LINE
- PROPERTY LINE
- EASEMENT LINE
- 8" W — PROPOSED WATER LINE, PLUG, MAIN SIZE, TEE, WATER METER, VALVE, FIRE HYDRANT, BLOW-OFF
- 8" S — PROPOSED SEWER MAIN SEWER SIZE, SEWER CLEANOUT, FLOW DIRECTION, SEWER MANHOLE
- (200) LOT DESIGNATION

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MILFORD PONDS - PHASE 2

CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

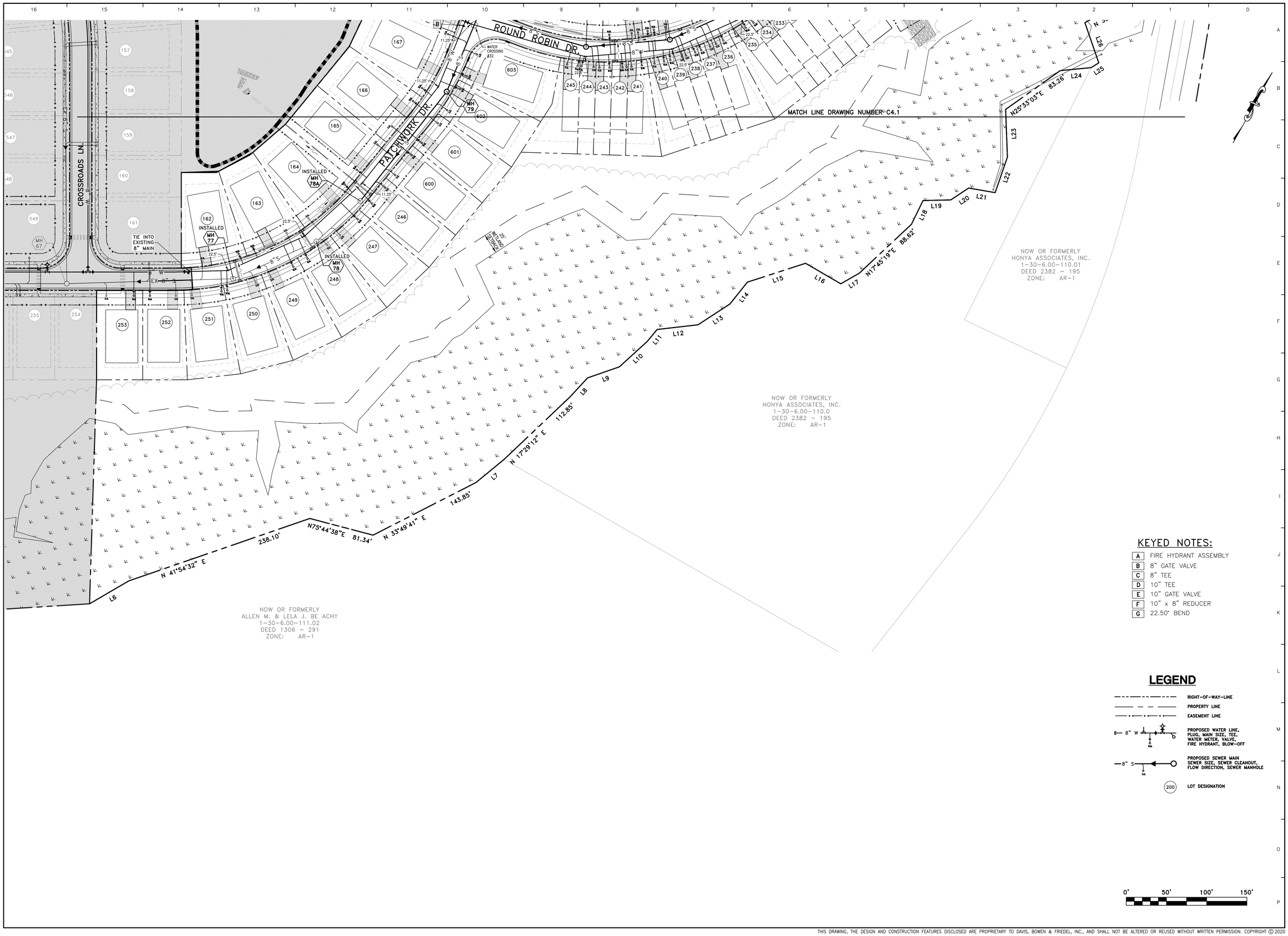
UTILITY PLAN

Revisions:

Date:	JUNE 2024
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Dwn.By:	ADM
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KEYED NOTES:

A	FIRE HYDRANT ASSEMBLY
B	8" GATE VALVE
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- RIGHT-OF-WAY-LINE
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED WATER LINE, PLUG, MAIN SIZE, TEE, WATER METER, VALVE, FIRE HYDRANT, BLOW-OFF
- PROPOSED SEWER MAIN SEWER SIZE, SEWER CLEANOUT, FLOW DIRECTION, SEWER MANHOLE
- (200) LOT DESIGNATION

0' 50' 100' 150'

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UTILITY PLAN

MILFORD PONDS - PHASE 2

CEDAR CREEK HUNDRED, CITY OF MILFORD

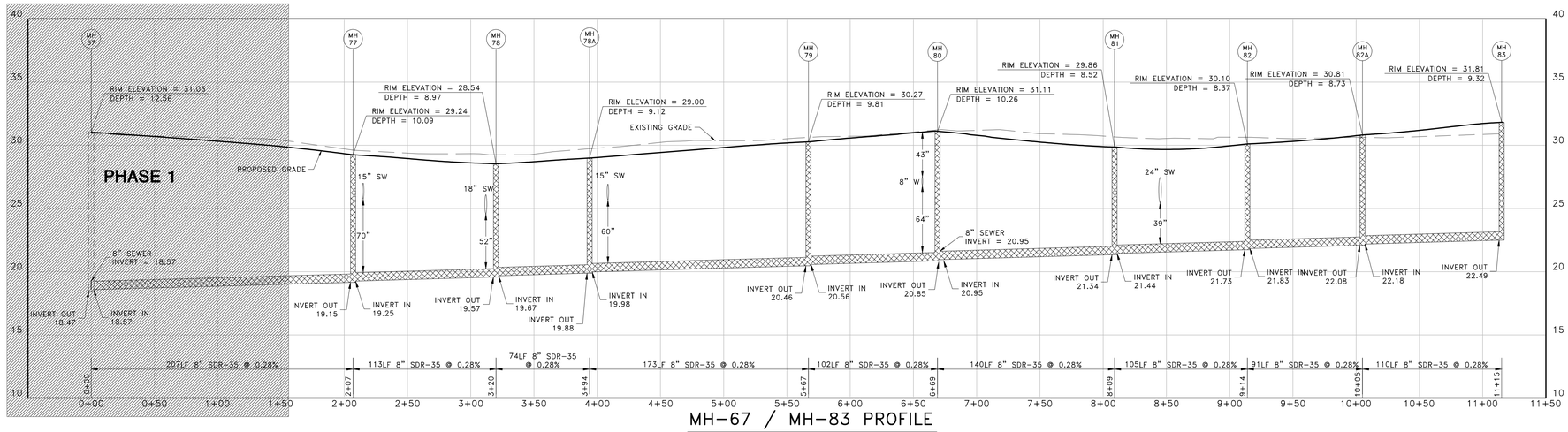
SUSSEX COUNTY, DELAWARE

Revisions:

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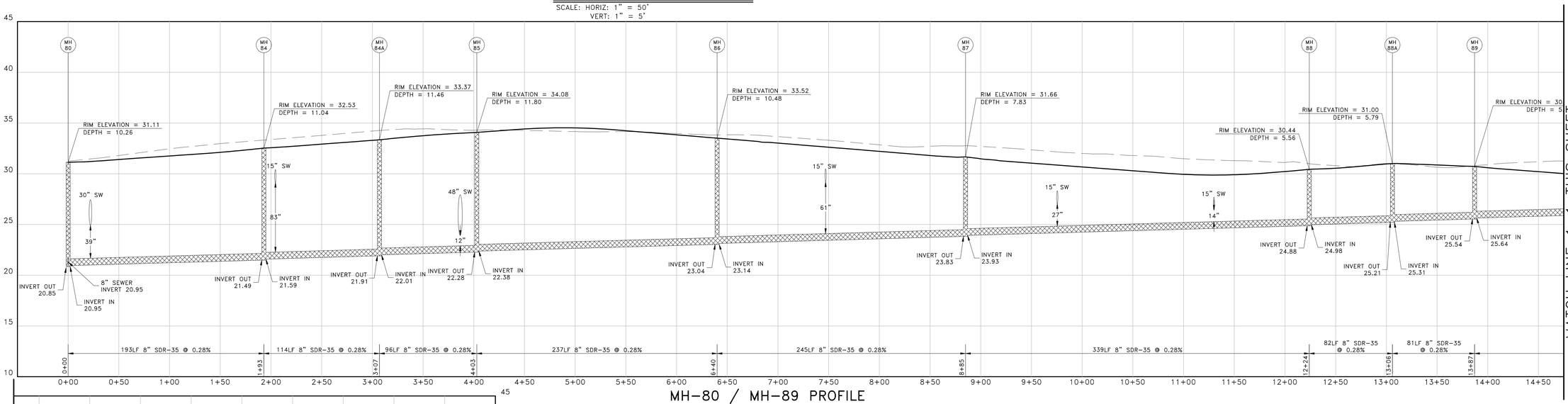
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MH-67 / MH-83 PROFILE

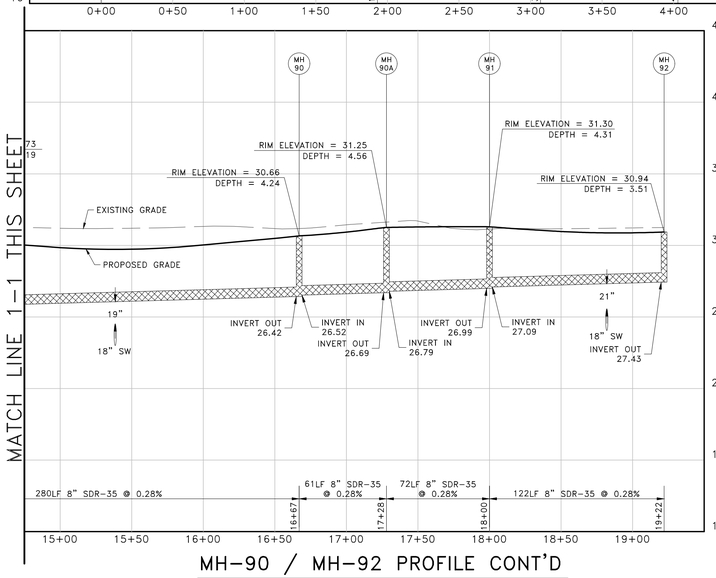
SCALE: HORIZ: 1" = 50'
VERT: 1" = 5'



MH-80 / MH-89 PROFILE

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

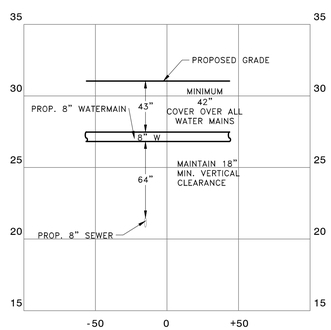
MATCH LINE 1-1 THIS SHEET



MATCH LINE 1-1 THIS SHEET
73
19

MH-90 / MH-92 PROFILE CONT'D

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



WATER CROSSING #32

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

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SEWER PROFILES

MILFORD PONDS - PHASE 2

CEDAR CREEK HUNDRED, CITY OF MILFORD

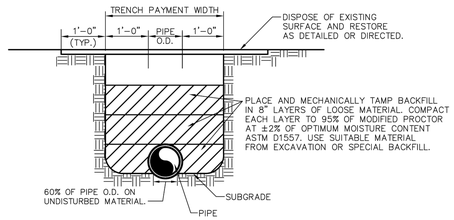
SUSSEX COUNTY, DELAWARE

Revisions:

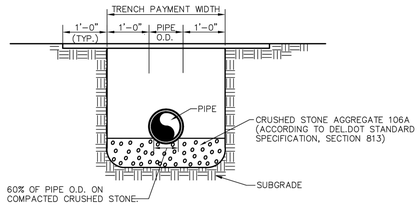
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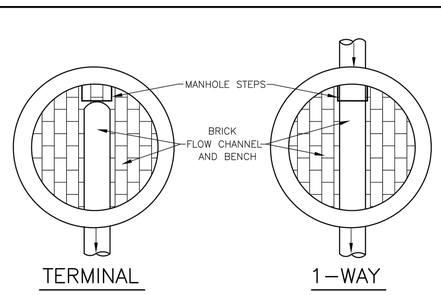


TRENCH BACKFILL



CRUSHED STONE BEDDING

DATE:	REVISION NO.:	APPROVED:
CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS WATER & WASTEWATER DIVISION CONSTRUCTION STANDARDS		TRENCH BACKFILL & PIPE BEDDING DETAIL NO SCALE
	SECTION - 1	DRAWING: D1-1

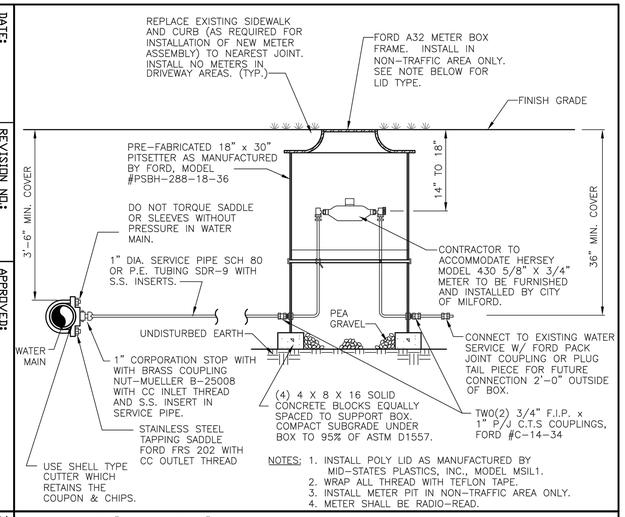


DATE:	REVISION NO.:	APPROVED:
CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS WATER & WASTEWATER DIVISION CONSTRUCTION STANDARDS		TYPICAL MANHOLE FLOW CHANNEL DETAIL NO SCALE
	SECTION - 3	DRAWING: D3-6

CITY OF MILFORD
DEPARTMENT OF PUBLIC WORKS
WATER & WASTEWATER DIVISION
CONSTRUCTION STANDARDS

DATE: | REVISION NO.: | APPROVED:

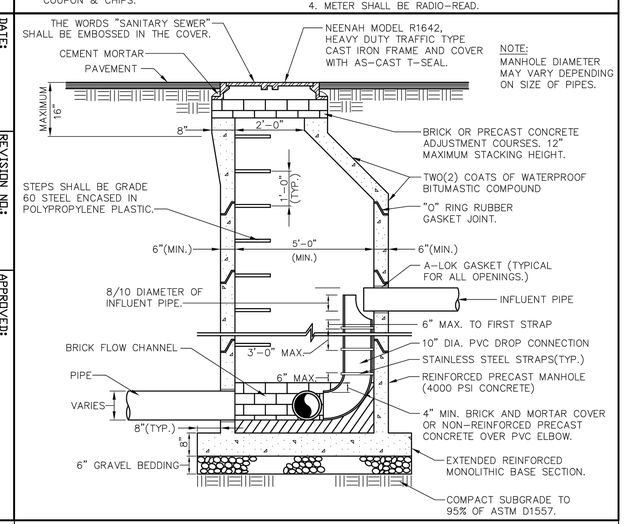
STANDARD SINGLE METER PIT DETAIL(PREFABRICATED)
NO SCALE
SECTION - 2 | DRAWING: D2-1



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DEPARTMENT OF PUBLIC WORKS
WATER & WASTEWATER DIVISION
CONSTRUCTION STANDARDS

DATE: | REVISION NO.: | APPROVED:

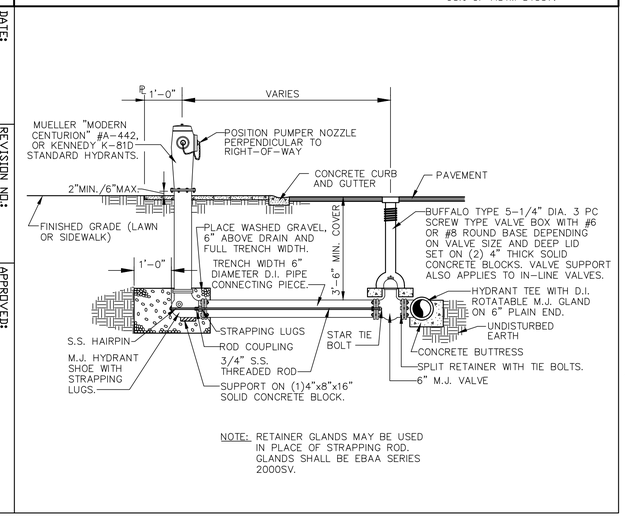
INSIDE DROP MANHOLE DETAIL
NO SCALE
SECTION - 3 | DRAWING: D3-3



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DEPARTMENT OF PUBLIC WORKS
WATER & WASTEWATER DIVISION
CONSTRUCTION STANDARDS

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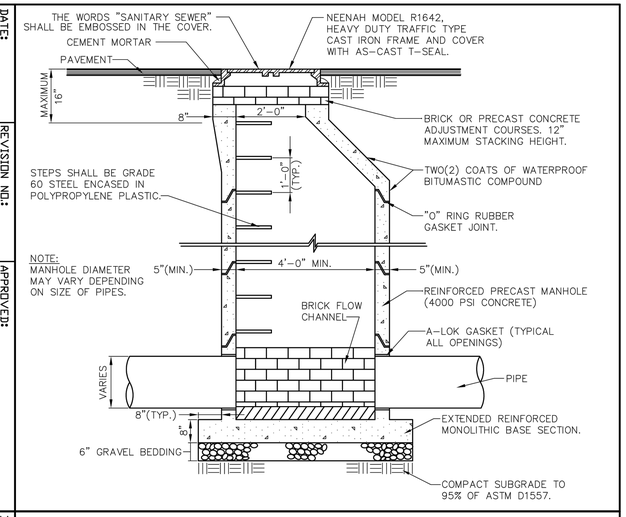
FIRE HYDRANT DETAIL
NO SCALE
SECTION - 2 | DRAWING: D2-7



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DEPARTMENT OF PUBLIC WORKS
WATER & WASTEWATER DIVISION
CONSTRUCTION STANDARDS

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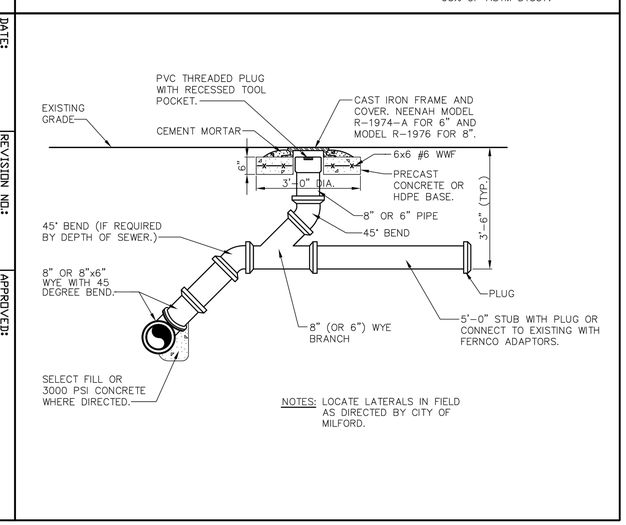
PRECAST CONCRETE MANHOLE DETAIL
NO SCALE
SECTION - 3 | DRAWING: D3-2

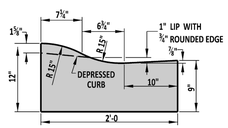


CITY OF MILFORD
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WATER & WASTEWATER DIVISION
CONSTRUCTION STANDARDS

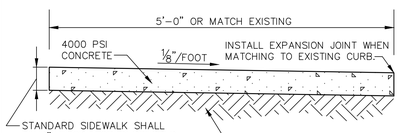
DATE: | REVISION NO.: | APPROVED:

BUILDING LATERAL CLEANOUT DETAIL
NO SCALE
SECTION - 3 | DRAWING: D3-7



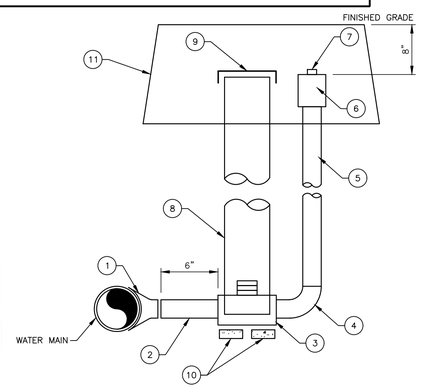


INTEGRAL P.C.C. CURB AND GUTTER
TYPE 2



NOTE: PLACE EXPANSION JOINTS 20' ON CENTER AND CONTROL JOINTS 5' ON CENTER OR MATCH EXISTING PATTERN.

CONCRETE SIDEWALK DETAIL
NO SCALE



1. FORD FS202-XXX-IPY SADDLE
2. BRASS NIPPLE
3. FORD B11-ZZZ CURB STOP
4. SCH80 90
5. SCH80 PIPE
6. SCH80 FEMALE ADAPTER
7. GALVANIZED PLUG
8. 4" SDR-35 PIPE
9. 4" SDR-35 CAP (SLIP)
10. CEMENT BRICK
11. ENCLOSURE-SUPPLIED BY TIDEWATER

MAIN SIZE	BLOW SIZE	XXX	Y	Z
8	2"	979	7	777
6	1 1/2"	760	6	666
4	1 1/2"	526	6	666

BLOW-OFF HYDRANT
NOT TO SCALE

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UTILITY DETAILS

MILFORD PONDS - PHASE 2
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

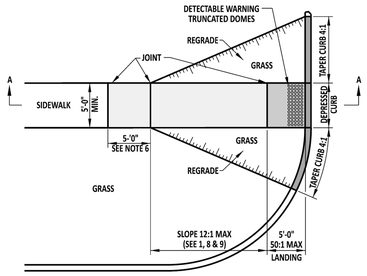
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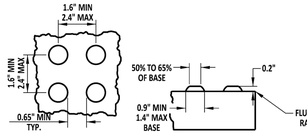
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Dwn.By: ADM
Proj.No.: 2875A001
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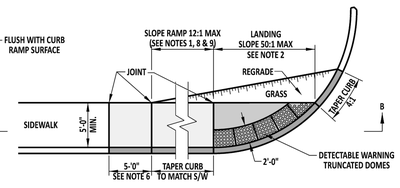
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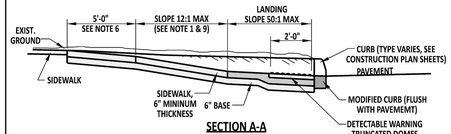




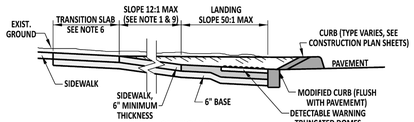
DETECTABLE WARNING TRUNCATED DOME DETAILS

NOTES:
A). ENTIRE DEPRESSED AREA OF CURB EXCLUDING THE TAPERED CURBS SHALL HAVE DETECTABLE WARNING TRUNCATED DOMES.
B). THE DETECTABLE WARNING SYSTEM SHALL EXTEND AT LEAST 2'-0" IN LENGTH, MEASURED IN THE DIRECTION OF TRAVEL, FROM THE BACK OF THE CURB ALONG THE PEDESTRIAN CONNECTION SURFACE.
C). SEE SPECIFICATION FOR ADDITIONAL INFORMATION.

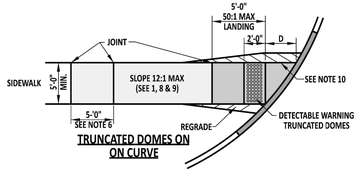




SECTION A-A



SECTION B-B



TRUNCATED DOMES ON ON CURVE

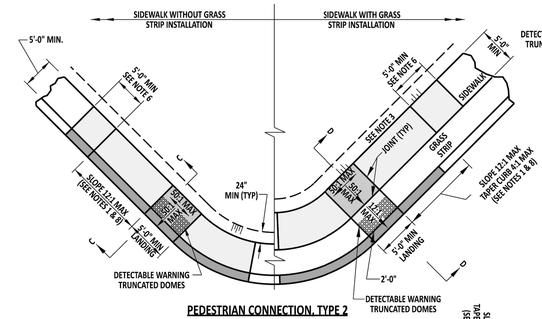
PEDESTRIAN CONNECTION, TYPE 1

NOTES:
1). FOR ALTERATIONS WHERE THE MAXIMUM ALLOWABLE 12:1 RUNNING SLOPE WILL NOT MEET THE EXISTING SIDEWALK GRADE WITHIN A LENGTH OF 15'-0", THE SLOPED SEGMENT OF THE PEDESTRIAN CONNECTION MAY BE LIMITED TO 15'-0" AT A CONSTANT SLOPE, AND ALLOWED TO EXCEED THE 12:1 MAXIMUM SLOPE.
2). PEDESTRIAN CONNECTION AND SIDEWALK CROSS SLOPE SHALL BE 50:1 (2%) MAXIMUM. FOR REHABILITATION WORK, THE PEDESTRIAN CONNECTION CROSS SLOPE MAY MATCH THE SLOPE OF THE ADJACENT ROADWAY IN ACCORDANCE WITH THE LATEST VERSION OF THE PAS MANUAL.
3). A 6:1 GRADE IS REQUIRED FOR A MINIMUM OF 2'-0" IMMEDIATELY ADJACENT TO THE PEDESTRIAN CONNECTION.
4). THE MAXIMUM ALGEBRAIC DIFFERENCE IN GRADE BETWEEN THE PEDESTRIAN CONNECTION OR MODIFIED CURB AT THE FLOW LINE AND THE PAVEMENT SHALL BE 13.3%, HOWEVER 11% IS PREFERRED.
5). LANDING AREA SHALL BE DELINEATED WITH JOINTS.
6). FOR REHABILITATION WORK, PLACE TRANSITION SLAB TO TRANSITION FROM THE NEW PEDESTRIAN CONNECTION TO THE EXISTING SIDEWALK WHEN THE EXISTING SIDEWALK HAS A NON-CONFORMING RUNNING SLOPE, CROSS SLOPE, OR WIDTH. ADJACENT CURB TAPER SHOULD MATCH THE SLOPE OF THE TRANSITION SLAB.
7). REFER TO THE DELAWARE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES FOR DETAILS REGARDING THE LOCATION OF PEDESTRIAN PUSH BUTTONS.
8). CONSTRUCTION JOINTS ARE REQUIRED ON RAMPS AT THE INTERVAL SPECIFIED IN NOTE 6 ON DETAIL M-3, SHEET 1 OF 1. HOWEVER, EXPANSION MATERIAL SHALL NOT BE USED IN THE PEDESTRIAN CONNECTION SECTION.
9). IF THE RUNNING SLOPE IS LESS THAN 20:1 (5%) THEN THE 50:1 (2%) LANDING CAN BE OMITTED. DETECTABLE WARNING SYSTEM MUST STILL BE PLACED.
10). FOR INSTALLATIONS ON A RADIUS AND WHEN DIMENSION D IS LESS THAN 5'-0", THE DETECTABLE WARNING TRUNCATED DOMES SYSTEM SHALL BE INSTALLED AT THE INTERSECTION OF THE BACK OF THE CURB AND THE BEGINNING OF THE FULL WIDTH OF THE PEDESTRIAN ACCESS ROUTE. THE DOMES SHALL BE INSTALLED PERPENDICULAR TO THE PATH OF THE PEDESTRIAN TRAVEL AND BE THE FULL WIDTH OF THE PEDESTRIAN ACCESS ROUTE.

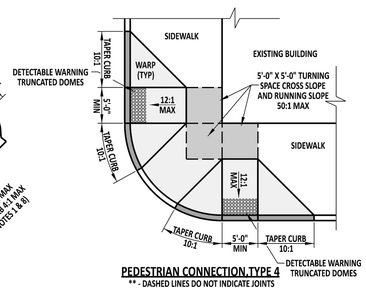
DELAWARE DEPARTMENT OF TRANSPORTATION	PEDESTRIAN CONNECTION, TYPE 1 AND SECTIONS			APPROVED	SIGNATURE ON FILE (CHIEF ENGINEER)	1/04/2019 (DATE)
	STANDARD NO. C-2 (2018)	SHT. 1	OF 3	RECOMMENDED	SIGNATURE ON FILE (DESIGN ENGINEER)	12/20/2018 (DATE)

1/7/2019

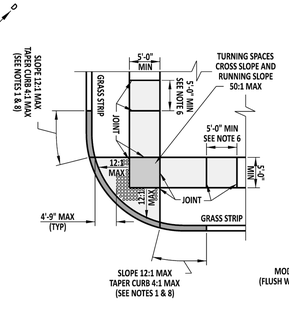
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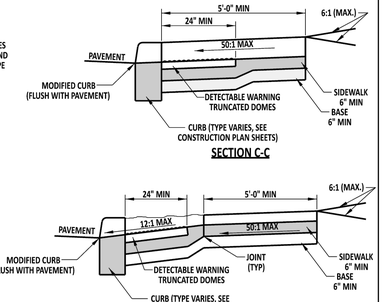
PEDESTRIAN CONNECTION, TYPE 2



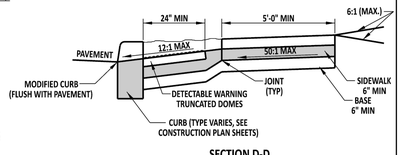
PEDESTRIAN CONNECTION, TYPE 4
** - DASHED LINES DO NOT INDICATE JOINTS



PEDESTRIAN CONNECTION, TYPE 3



SECTION C-C

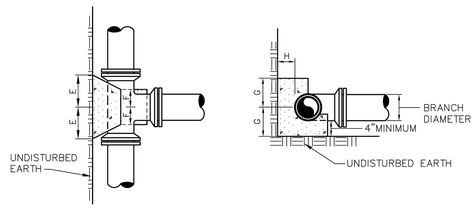


SECTION D-D

NOTES:
1). FOR ALTERATIONS WHERE THE MAXIMUM ALLOWABLE 12:1 RUNNING SLOPE WILL NOT MEET THE EXISTING SIDEWALK GRADE WITHIN A LENGTH OF 15'-0", THE SLOPED SEGMENT OF THE PEDESTRIAN CONNECTION MAY BE LIMITED TO 15'-0" AT A CONSTANT SLOPE, AND ALLOWED TO EXCEED THE 12:1 MAXIMUM SLOPE.
2). PEDESTRIAN CONNECTION AND SIDEWALK CROSS SLOPE SHALL BE 50:1 (2%) MAXIMUM. FOR REHABILITATION WORK, THE PEDESTRIAN CONNECTION CROSS SLOPE MAY MATCH THE SLOPE OF THE ADJACENT ROADWAY IN ACCORDANCE WITH THE LATEST VERSION OF THE PAS MANUAL.
3). A 6:1 GRADE IS REQUIRED FOR A MINIMUM OF 2'-0" IMMEDIATELY ADJACENT TO THE PEDESTRIAN CONNECTION.
4). THE MAXIMUM ALGEBRAIC DIFFERENCE IN GRADE BETWEEN THE PEDESTRIAN CONNECTION OR CURB AND THE PAVEMENT SHALL BE 13.3%, HOWEVER 11% IS PREFERRED.
5). LANDING AREA SHALL BE DELINEATED WITH JOINTS.
6). FOR REHABILITATION WORK, PLACE TRANSITION SLAB TO TRANSITION FROM THE NEW PEDESTRIAN CONNECTION TO THE EXISTING SIDEWALK WHEN THE EXISTING SIDEWALK HAS A NON-CONFORMING RUNNING SLOPE, CROSS SLOPE, OR WIDTH. ADJACENT CURB SHOULD MATCH THE SLOPE OF THE TRANSITION SLAB.
7). REFER TO DELAWARE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES FOR DETAILS REGARDING THE LOCATION OF PEDESTRIAN PUSH BUTTONS.
8). CONSTRUCTION JOINTS ARE REQUIRED AT THE INTERVALS SPECIFIED IN NOTE 6 ON DETAIL M-3, SHEET 1 OF 1. HOWEVER, EXPANSION MATERIAL SHALL NOT BE USED IN THE PEDESTRIAN CONNECTION SECTION.
9). ENTIRE DEPRESSED AREA OF CURB SHALL HAVE DETECTABLE WARNING TRUNCATED DOMES.

DELAWARE DEPARTMENT OF TRANSPORTATION	PEDESTRIAN CONNECTION, TYPES 2, 3, & 4			APPROVED	SIGNATURE ON FILE (CHIEF ENGINEER)	1/04/2019 (DATE)
	STANDARD NO. C-2 (2018)	SHT. 2	OF 3	RECOMMENDED	SIGNATURE ON FILE (DESIGN ENGINEER)	12/20/2018 (DATE)

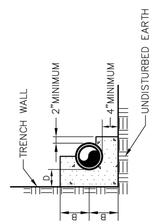
1/7/2019



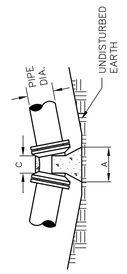
PLAN PROFILE

DIMENSION SCHEDULE					
BRANCH DIA.	6"	8"	10"	12"	16"
E	8"	10"	1'-0"	1'-3"	1'-8"
F	6"	8"	8"	8"	10"
G	7"	9"	1'-0"	1'-2"	1'-6"
H	8"	9"	10"	1'-0"	1'-2"

DATE:	REVISION NO.:	APPROVED:
CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS WATER & WASTEWATER DIVISION CONSTRUCTION STANDARDS		TEE AND WYE DETAIL NO SCALE
		SECTION - 2 / DRAWING: D2-9



PROFILE



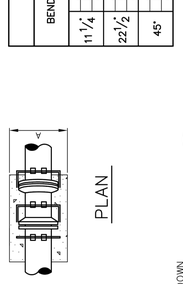
PLAN

DIMENSION SCHEDULE						
11 1/4°						
BEND	6"	8"	10"	12"	16"	
PIPE DIA.						
A	6"	8"	10"	12"	16"	
B	6"	10"	1'-0"	1'-3"	1'-8"	
C	7"	8"	10"	1'-0"	1'-2"	
D	4"	6"	8"	10"	1'-0"	
22 1/2°						
BEND	6"	8"	10"	12"	16"	
PIPE DIA.						
A	7"	9"	1'-1"	1'-3"	1'-8"	
B	4"	6"	8"	10"	1'-0"	
C	7"	8"	9"	10"	1'-0"	
D	8"	9"	10"	11"	1'-2"	
45°						
PIPE DIA.	6"	8"	10"	12"	16"	
A	1'-3"	1'-8"	2'-1"	2'-6"	3'-4"	
B	7"	8"	9"	1'-1"	1'-3"	
C	4"	6"	8"	10"	1'-0"	
D	8"	9"	10"	1'-0"	1'-2"	
90°						
BEND	6"	8"	10"	12"	16"	
PIPE DIA.						
A	6"	8"	10"	12"	16"	
B	6"	10"	1'-0"	1'-3"	1'-6"	
C	7"	8"	10"	1'-0"	1'-2"	
D	4"	6"	8"	10"	1'-0"	
22 1/2°						
BEND	6"	8"	10"	12"	16"	
PIPE DIA.						
A	9"	1'-0"	1'-4"	1'-9"	2'-3"	
B	7"	8"	9"	10"	1'-0"	
C	7"	8"	8"	8"	10"	
D	7"	8"	9"	10"	1'-0"	
45°						
BEND	6"	8"	10"	12"	16"	
PIPE DIA.						
A	9"	1'-0"	1'-4"	1'-9"	2'-3"	
B	6"	8"	10"	1'-0"	1'-3"	
C	7"	8"	8"	8"	10"	
D	7"	8"	9"	10"	1'-0"	
90°						
BEND	6"	8"	10"	12"	16"	
PIPE DIA.						
A	6"	8"	10"	12"	16"	
B	6"	10"	1'-0"	1'-3"	1'-6"	
C	7"	8"	10"	1'-0"	1'-2"	
D	4"	6"	8"	10"	1'-0"	

DATE:	REVISION NO.:	APPROVED:
CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS WATER & WASTEWATER DIVISION CONSTRUCTION STANDARDS		HORIZONTAL BEND DETAIL NO SCALE
		SECTION - 2 / DRAWING: D2-10

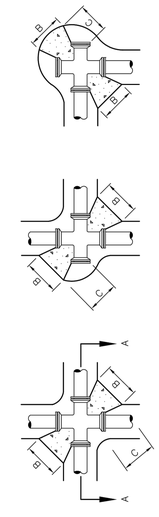
DIMENSION SCHEDULE							
	PIPE DIAMETER						
BEND	6"	8"	10"	12"	16"		
11 1/4°							
A	1'-6"	2'-5"	3'-0"	3'-6"	4'-6"		
B	1'-3"	1'-9"	2'-0"	2'-3"	3'-0"		
C	2'-0"	3'-4"	4'-0"	4'-6"	5'-9"		
22 1/2°							
A	2'-0"	3'-4"	4'-0"	4'-6"	5'-9"		
B	1'-9"	2'-9"	3'-6"	4'-0"	5'-2"		
C	2'-6"	4'-0"	4'-6"	5'-0"	6'-6"		
45°							
A	2'-6"	4'-0"	4'-6"	5'-0"	6'-6"		
B	2'-6"	3'-9"	4'-6"	5'-0"	6'-6"		
C	3'-0"	4'-0"	4'-6"	4'-9"	8'-0"		

BAR SCHEDULE			
	REINFORCING BARS		
SIZE	11 1/4	22 1/2	45°
6"	3 #6	3 #6	3 #6
8"	3 #6	3 #6	3 #6
10"	3 #6	3 #6	3 #6
12"	3 #6	3 #6	3 #6
16"	3 #6	3 #6	3 #6

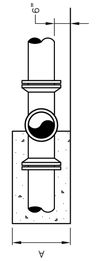


PLAN PROFILE

DIMENSION SCHEDULE			
UNDISTURBED EARTH BRANCH DIA.	6"	8"	10"
A	1'-9"	2'-6"	3'-0"
B	1'-2"	1'-4"	2'-0"
C	2'-6"	UNIN. OR UNDISTURBED SOIL	



PLAN VIEW



SECTION A

DATE:	REVISION NO.:	APPROVED:
CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS WATER & WASTEWATER DIVISION CONSTRUCTION STANDARDS		VERTICAL DOWNWARD BEND DETAIL NO SCALE
		SECTION - 2 / DRAWING: D2-11

DATE:	REVISION NO.:	APPROVED:
CITY OF MILFORD DEPARTMENT OF PUBLIC WORKS WATER & WASTEWATER DIVISION CONSTRUCTION STANDARDS		CROSS DETAIL NO SCALE
		SECTION - 2 / DRAWING: D2-12

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MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

UTILITY DETAILS

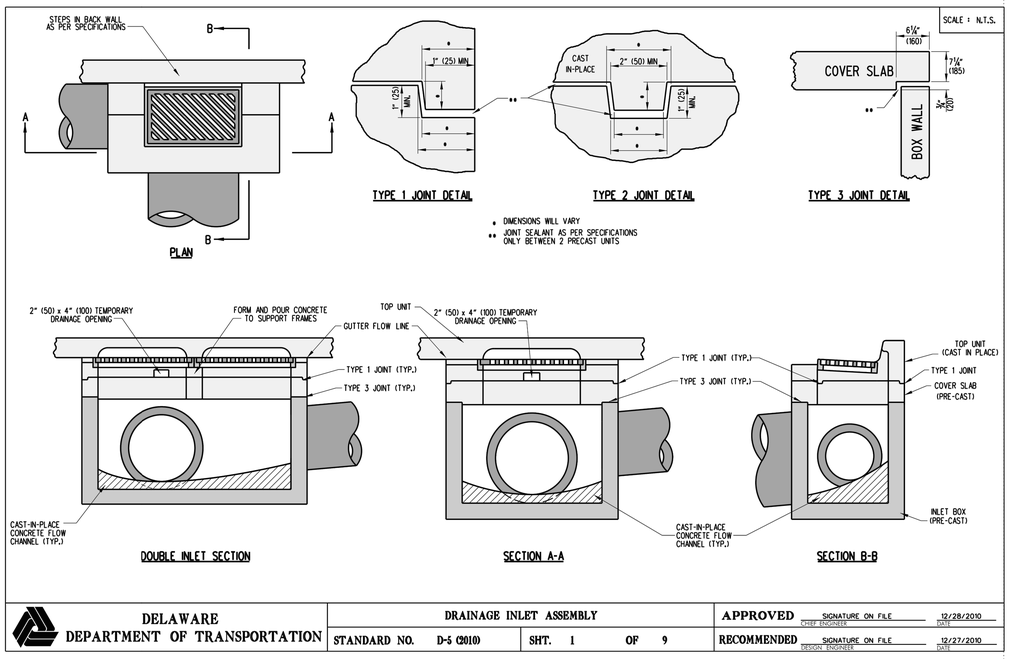
MILFORD PONDS - PHASE 2
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

Revisions:

Date: JUNE 2024
Scale: AS SHOWN
Dwn.By: ADM
Proj.No.: 2875A001
Dwg.No.: C4.5

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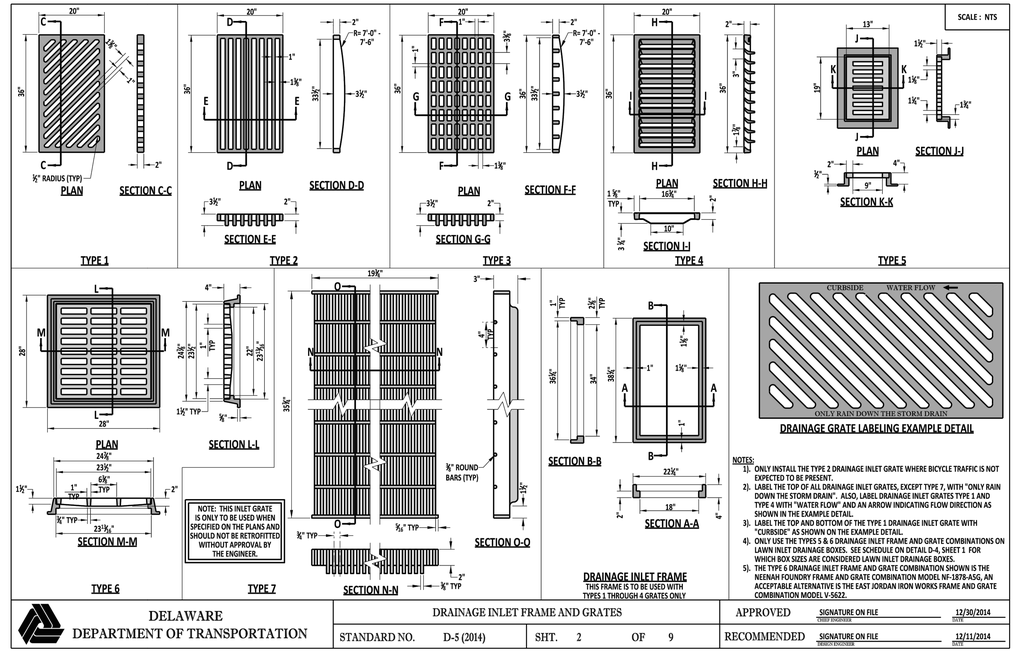
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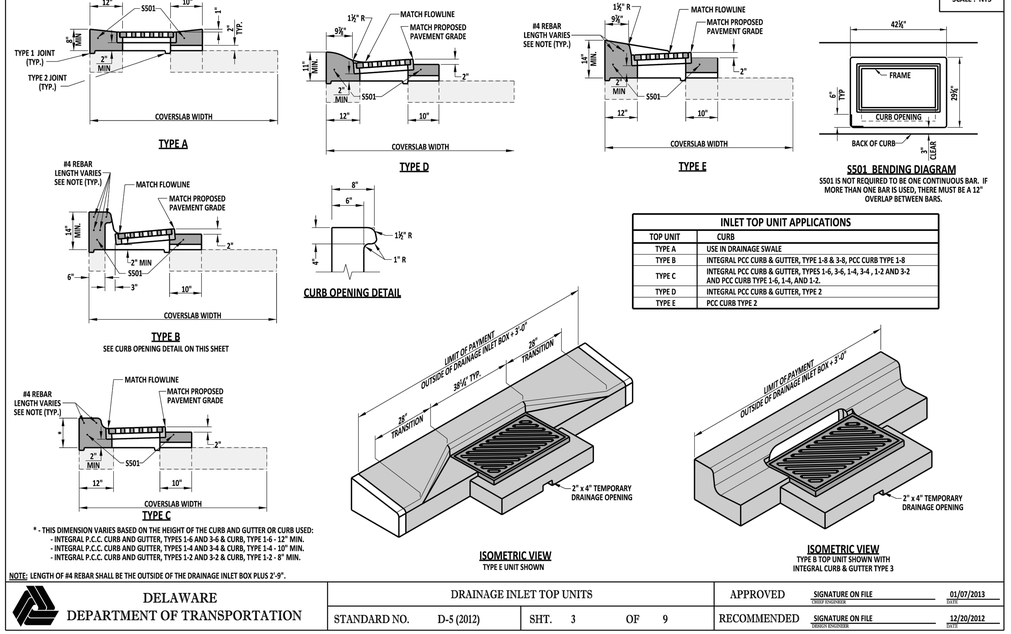
DELAWARE DEPARTMENT OF TRANSPORTATION	DRAINAGE INLET ASSEMBLY			APPROVED SIGNATURE ON FILE (CHIEF ENGINEER) 12/28/2010 (DATE)
	STANDARD NO. D-5 (2010)	SHT. 1	OF 9	RECOMMENDED SIGNATURE ON FILE (DESIGN ENGINEER) 12/27/2010 (DATE)

10/26/2010



DELAWARE DEPARTMENT OF TRANSPORTATION	DRAINAGE INLET FRAME AND GRATES			APPROVED SIGNATURE ON FILE (CHIEF ENGINEER) 12/30/2014 (DATE)
	STANDARD NO. D-5 (2014)	SHT. 2	OF 9	RECOMMENDED SIGNATURE ON FILE (DESIGN ENGINEER) 12/11/2014 (DATE)

12/4/2014



S501 BENDING DIAGRAM

S501 IS NOT REQUIRED TO BE ONE CONTINUOUS BAR. IF MORE THAN ONE BAR IS USED, THERE MUST BE A 12" OVERLAP BETWEEN BARS.

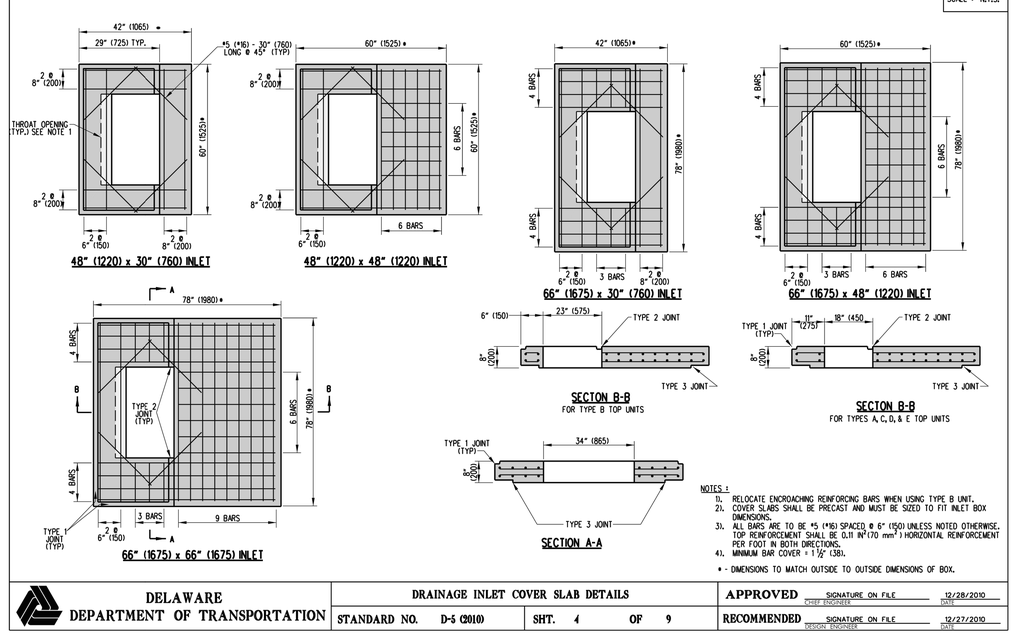
INLET TOP UNIT APPLICATIONS

TOP UNIT	CURB
TYPE A	USE IN DRAINAGE SWALE
TYPE B	INTEGRAL PCC CURB & GUTTER, TYPE 1-8 & 3-8, PCC CURB TYPE 1-8
TYPE C	INTEGRAL PCC CURB & GUTTER, TYPES 1-6, 3-6, 1-4, 3-4 , 1-2 AND 3-2 AND PCC CURB TYPE 1-6, 1-4, AND 1-2.
TYPE D	INTEGRAL PCC CURB & GUTTER, TYPE 2
TYPE E	PCC CURB TYPE 2

NOTE: LENGTH OF #4 REBAR SHALL BE THE OUTSIDE OF THE DRAINAGE INLET BOX PLUS 2'-9".

DELAWARE DEPARTMENT OF TRANSPORTATION	DRAINAGE INLET TOP UNITS			APPROVED SIGNATURE ON FILE (CHIEF ENGINEER) 01/07/2013 (DATE)
	STANDARD NO. D-5 (2012)	SHT. 3	OF 9	RECOMMENDED SIGNATURE ON FILE (DESIGN ENGINEER) 12/20/2012 (DATE)

12/4/2012



DELAWARE DEPARTMENT OF TRANSPORTATION	DRAINAGE INLET COVER SLAB DETAILS			APPROVED SIGNATURE ON FILE (CHIEF ENGINEER) 12/28/2010 (DATE)
	STANDARD NO. D-5 (2010)	SHT. 4	OF 9	RECOMMENDED SIGNATURE ON FILE (DESIGN ENGINEER) 12/27/2010 (DATE)

12/31/2010

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UTILITY DETAILS

MILFORD PONDS - PHASE 2
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

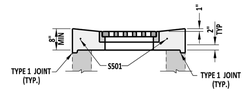
Revisions:

Date:	JUNE 2024
Scale:	AS SHOWN
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Dwg.No.:	C4.6

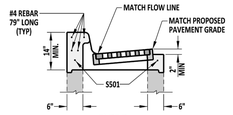
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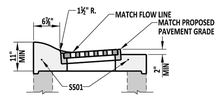
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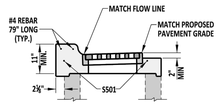
TYPE A



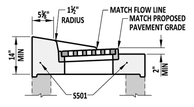
TYPE B



TYPE D



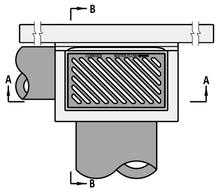
TYPE C



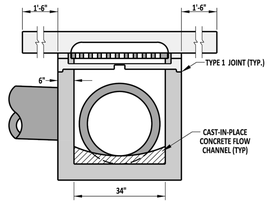
TYPE E

TOP UNIT DETAILS

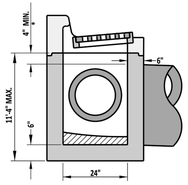
NOTE: SEE DETAIL D-5, SHEET 3 OF 9 FOR INLET TOP UNIT APPLICATIONS.



TOP VIEW



SECTION A-A



SECTION B-B

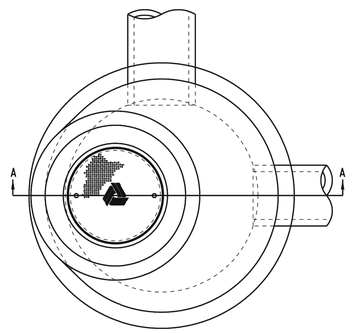
DRAINAGE INLET DETAILS

NOTE: REFER TO PREVIOUS SHEETS FOR REINFORCING REQUIREMENTS
* - SEE OPTIONAL PIPE OPENING DETAIL ON STANDARD NO. D-4, SHEET 1 OF 1

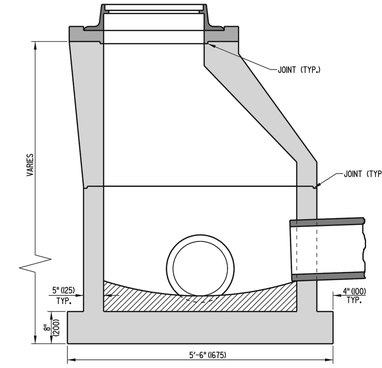
DELAWARE DEPARTMENT OF TRANSPORTATION	34" x 24" DRAINAGE INLET DETAILS			APPROVED	SIGNATURE ON FILE (CHIEF ENGINEER)	01/07/2013 (DATE)
	STANDARD NO. D-5 (2012)	SHT. 6 OF 9		RECOMMENDED	SIGNATURE ON FILE (TRAFFIC ENGINEER)	12/20/2012 (DATE)

12/4/2012

SCALE : N.T.S.



PLAN



SECTION A-A

ROUND MANHOLE ASSEMBLY

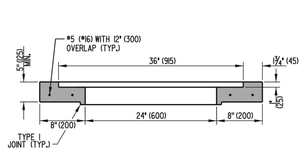
NOTE: ROUND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199.

DELAWARE DEPARTMENT OF TRANSPORTATION	MANHOLE DETAILS			APPROVED	Lynne M. Hubenak (CHIEF ENGINEER)	6/18/01 (DATE)
	STANDARD NO. D-6 (2001)	SHT. 2 OF 4		RECOMMENDED	(TRAFFIC ENGINEER)	6/15/01 (DATE)

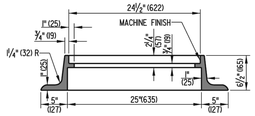
06/06/2001

SCALE : N.T.S.

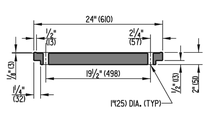
NOTE: TOP UNIT IS TO BE CAST IN PLACE TO GRADE AS SPECIFIED ON PLAN SHEETS OR AS DIRECTED BY ENGINEER.



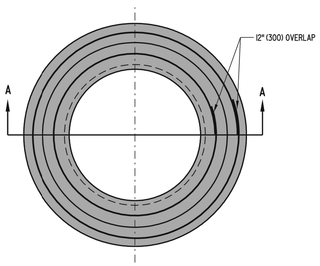
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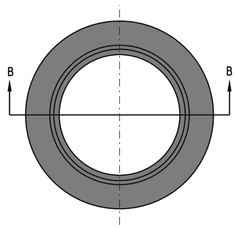
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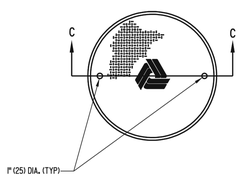
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TOP UNIT



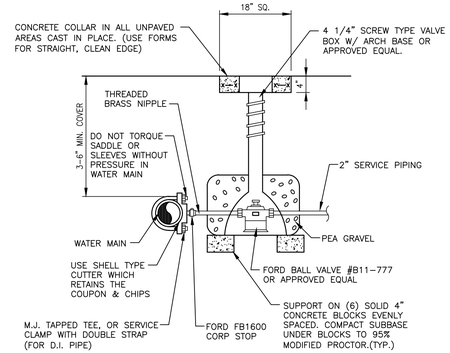
FRAME



COVER

DELAWARE DEPARTMENT OF TRANSPORTATION	MANHOLE DETAILS			APPROVED	Lynne M. Hubenak (CHIEF ENGINEER)	6/18/01 (DATE)
	STANDARD NO. D-6 (2001)	SHT. 3 OF 4		RECOMMENDED	(TRAFFIC ENGINEER)	6/15/01 (DATE)

05/21/2001



2" SERVICE CURB STOP & BOX DETAIL

NOT TO SCALE

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UTILITY DETAILS

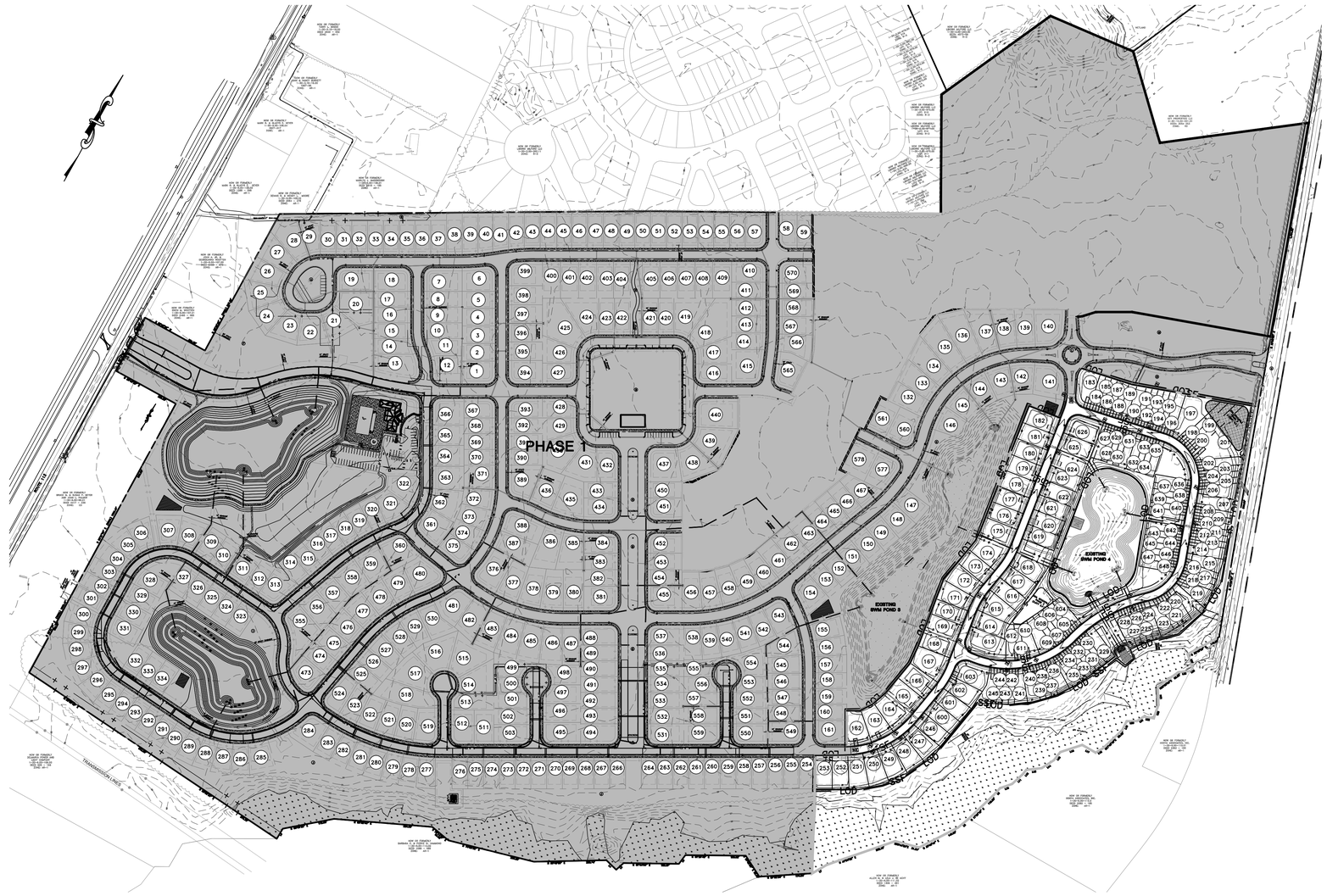
MILFORD PONDS - PHASE 2
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

Revisions:

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0′ 200′ 400′ 600′

SEDIMENT & STORMWATER CONSTRUCTION NOTES

1. THE DNREC SEDIMENT AND STORMWATER PROGRAM SHALL BE NOTIFIED IN WRITING 5 DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
2. REVIEW AND/OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
3. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY DNREC OR THE DELEGATED AGENCY.
4. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.
5. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
6. AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHOULD BE APPROVED BY THE DNREC WELL PERMITTING BRANCH.
7. APPROVED PLANS REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL.
8. POST CONSTRUCTION VERIFICATION DOCUMENTS SHALL BE SUBMITTED TO THE DEPARTMENT OR DELEGATED AGENCY WITHIN 60-DAYS OF STORMWATER MANAGEMENT FACILITY COMPLETION.
9. APPROVAL OF A SEDIMENT AND STORMWATER MANAGEMENT PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
10. THE NOTICE OF INTENT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT FOR THIS PROJECT IS #6085. THE PERMITTEE OF RECORD SHALL NOT BE RELIEVED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION HAS BEEN PROCESSED BY THE DEPARTMENT.
11. THE OWNER SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT.
12. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
13. BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE CONTRACTOR SHOULD CALL MISS UTILITY AT 811 OR 1-800-282-8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ONSITE.
14. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7 DEL.C. CH. 60 AND THE CURRENT DELAWARE CONSTRUCTION GENERAL PERMIT (CGP).
15. DOCUMENTATION OF SOIL TESTING AND MATERIALS USED FOR TEMPORARY OR PERMANENT STABILIZATION INCLUDING BUT NOT LIMITED TO SOIL TEST RESULTS, SEED TAGS, SOIL AMENDMENT TAGS, ETC. SHALL BE PROVIDED TO THE DEPARTMENT OR DELEGATED AGENCY TO VERIFY THAT THE PERMANENT OR TEMPORARY STABILIZATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN.
16. THE DEPARTMENT OR DELEGATED AGENCY MAY REQUIRE ADDITIONAL SOIL TESTING AND REAPPLICATION OF PERMANENT OR TEMPORARY STABILIZATION IN ACCORDANCE WITH THE SPECIFICATIONS IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, OR ALTERNATIVE MEASURES THAT PROVIDE FUNCTIONAL EQUIVALENCY.
17. THE SITE CONTRACTOR, UNDER THE DIRECTION OF THE OWNER SHALL MAINTAIN AND REPAIR ALL EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT PRACTICES DURING UTILITY INSTALLATION.
18. THE OWNER SHALL ACQUIRE THE SERVICES OF A THIRD PARTY CERTIFIED CONSTRUCTION REVIEWER (CCR) TO PERFORM WEEKLY CONSTRUCTION REVIEWS OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN ELEMENTS, AS WELL AS CONSTRUCTION REVIEWS OF INSTALLATION OF STORMWATER MANAGMEMNT SYSTEMS. THE DEPARTMENT OR DELEGATED AGENCY MAY, AT ITS DISCRETION AND FOLLOWING A WRITTEN REQUEST, MODIFY CCR REPORTING FREQUENCY IF SITE CONDITIONS WARRANT.
19. UPON COMPLETION OF THE PROJECT, THE OWNER AND/OR HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR PERPETUAL MAINTENANCE OF THE STORMWATER FACILITIES.
20. ALL AREAS NOT COVERED BY BUILDING OR PAVEMENT WILL BE SEEDED USING PERMANENT SEED MIXTURE SHOWN ON THIS PLAN.
21. PROVIDE EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR GREATER, AND IN ALL AREAS OF CONCENTRATED FLOW. PROVIDE EROSION CONTROL FABRIC BENEATH ALL STONE APPLICATIONS WITH THE EXCEPTION OF CHECK DAMS.
22. UPON COMPLETION OF STOCKPILING TOPSOIL, SEED AND MULCH USING TEMPORARY SEED MIXTURE #5 IF TO REMAIN IN PLACE LONGER THAN FOURTEEN (14) DAYS.
23. TEMPORARY STABILIZATION:
    A. TEMPORARY SEEDING/ STABILIZATION IS TO BE CONDUCTED WITHIN 14 DAYS OF DISTURBANCE AND IS NOT LIMITED TO SPECIFIC DATES.
    B. SEEDBED PREPARATION: SEEDBED SHALL BE WELL PREPARED, LOOSE, UNIFORM, AND FREE OF LARGE CLODS, ROCKS, AND OTHER OBJECTIONABLE MATERIAL. THE SOIL SURFACE SHOULD NOT BE COMPACTED OR CRUSTED.
    C. SEEDING: APPLY 4 LBS. PER 1000 SQ. FT. OF RYE GRASS. REFER TO FIGURE 3.4.3 ON SHEET C7.19 FOR TEMPORARY SEEDING GUIDELINES AND OPTIMUM SEEDING DATES.
    D. MULCH: STRAW SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, OR 70 TO 90 LBS. (TWO BALES) PER 1000 SQ. FT.. MULCH MATERIALS SHALL BE RELATIVELY FREE OF WEEDS AND SHALL BE FREE OF NOXIOUS WEEDS SUCH AS: THISTLES, JOHNSON GRASS, AND QUACKGRASS. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER, ANCHORING SHALL BE COMPLETED BY THE CRIMPING OR ANCHORING METHOD WHERE APPLICABLE.
24. SEEDING (PERMANENT):
    A. SHALL BE CONDUCTED AS SOON AS WEATHER PERMITS.
    B. THE APPLICATION RATES OF FERTILIZER AND LIME SHOULD BE ACCORDING TO THE RECOMMENDATION OF THE ON SITE SOIL TESTS. IF THE SOIL TESTING IS NOT AVAILABLE, THEN THE FOLLOWING SPECIFIED RATES MAY BE USED.
    C. SEEDBED PREPARATION: APPLY 14 LBS. OF 10-10-10 FERTILIZER PER 1000 SQ. FT.; HARROW OR DISC INTO THE TOP 4 TO 6 INCHES OF SOIL; APPLY DOLOMITIC LIMESTONE AT 92 LBS. PER 1000 SQ. FT.
    D. SEEDING: APPLY 3.5 LBS. PER 1000 SQ. FT. OF SEED MIX #7 ON A MOIST SEED BED WITH SUITABLE EQUIPMENT. MINIMUM COVERAGE IS 1/4 INCH. REFER TO FIGURE 3.4.5 ON SHEET C7.19 FOR SEEDING GUIDELINES AND OPTIMUM SEEDING DATES.
    E. MULCHING: IMMEDIATELY AFTER SEEDING, UNIFORMLY MULCH ENTIRE AREA WITH UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE IN 1-1/2 TO 2 TONS PER ACRE, OR 70 TO 90 LBS. (TWO BALES) PER 1000 SQ. FT.. MULCH MATERIALS SHALL BE RELATIVELY FREE OF WEEDS AND SHALL BE FREE OF NOXIOUS WEEDS SUCH AS: THISTLES, JOHNSON GRASS, AND QUACKGRASS. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER, ANCHORING SHALL BE COMPLETED BY THE CRIMPING OR ANCHORING METHOD WHERE APPLICABLE
25. IF TEMPORARY STABILIZATION IS REQUESTED, PERMANENT SEEDING SHALL BE PERFORMED DURING THE NEXT APPLICABLE PERIOD PER PARAGRAPH 23 (D) ABOVE.
26. ALL FILL SLOPE AREAS SHOWN HEREON ARE TO BE STABILIZED PER PARAGRAPHS 23 OR 24 ABOVE IMMEDIATELY AFTER COMPLETION OF GRADING OPERATIONS FOR THESE SLOPES.
27. TEMPORARY VEGETATIVE COVER, MULCHING, AND/OR SPRINKLING WITH WATER SHALL BE THE METHODS USED AS NECESSARY TO CONTROL DUST.
28. THE DNREC DIVISION OF WATERSHED STEWARDSHIP SEDIMENT AND STORMWATER PROGRAM RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
29. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ESTABLISHED.
30. SILT FENCE LINE IS THE LIMIT OF DISTURBANCE, TOTAL AREA OF DISTURBANCE

SEQUENCE OF CONSTRUCTION

1. NOTIFY THE DNREC SEDIMENT AND STORMWATER PROGRAM IN WRITING AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
2. PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES OR GRADING, A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED AND CONDUCTED WITH THE AGENCY CONSTRUCTION SITE REVIEWER. THE LANDOWNER/DEVELOPER, CONTRACTOR, AND CERTIFIED CONSTRUCTION REVIEWER ARE REQUIRED TO BE IN ATTENDANCE AT THE PRE-CONSTRUCTION MEETING; THE DESIGNER IS RECOMMENDED TO ATTEND.
3. ALL PERIMETER CONTROLS ARE TO BE REVIEWED BY THE AGENCY CONSTRUCTION SITE REVIEWER AND APPROVED PRIOR TO PROCEEDING WITH FURTHER SITE DISTURBANCE OR CONSTRUCTION.
4. THE CONTRACTOR SHOULD AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. ACCUMULATED SEDIMENT SHOULD BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
5. NOTIFY THE PERSON RESPONSIBLE FOR STORMWATER SYSTEM CONSTRUCTION REVIEW AT LEAST 3 DAYS PRIOR TO THE START OF THE STORMWATER SYSTEM CONSTRUCTION; STORMWATER FACILITIES MUST BE REVIEWED THROUGHOUT THEIR CONSTRUCTION.
6. CONSTRUCTION REVIEWS WILL BE REQUIRED DURING THE FOLLOWING STAGES OF CONSTRUCTION:
    - PRE-CONSTRUCTION MEETING
    - INITIAL SITE-PREPARATION INCLUDING INSTALLATION OF EROSION & SEDIMENT CONTROLS
    - CONSTRUCTION OF THE EMBANKMENT, INCLUDING THE INSTALLATION OF THE PRINCIPAL SPILLWAY AND THE OUTLET STRUCTURE
    - EXCAVATION AND GRADING INCLUDING INTERIM AND FINAL ELEVATIONS
    - IMPLEMENTATION OF THE PLANTING PLAN AND VEGETATIVE STABILIZATION
    - FINAL INSPECTION INCLUDING DEVELOPMENT OF A PUNCH LIST FOR FACILITY ACCEPTANCE.
7. EROSION AND SEDIMENT CONTROL DEVICES TO BE REMOVED ONLY AFTER WORK IN AN AREA HAS BEEN COMPLETED AND STABILIZED, WITH WRITTEN APPROVAL FROM THE AGENCY CONSTRUCTION SITE REVIEWER.
8. PRIOR TO COMMENCING A NEW PHASE OF CONSTRUCTION, THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE AGENCY CONSTRUCTION SITE REVIEWER THAT THE PREVIOUS PHASE HAS BEEN SUFFICIENTLY STABILIZED.
9. THE CONTRACTOR IS NOT TO EXCEED THE LIMIT OF DISTURBANCE SHOWN PER PHASE.
10. THE TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL REQUIRE SUBMISSION AND ACCEPTANCE OF THE POST CONSTRUCTION VERIFICATION DOCUMENTS, INCLUDING FINAL STABILIZATION THROUGHOUT THE SITE, ALL ELEMENTS OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN IMPLEMENTED, AND ACCEPTANCE OF THE FINAL OPERATION AND MAINTENANCE PLAN.

PHASE 2 (18.60±AC.)

A. SUSSEX CONSERVATION APPROVAL IS REQUIRED AND NECESSARY TO START WORK IN THIS PHASE.
B. ESTABLISH STABILIZED CONSTRUCTION ENTRANCE.
C. INSTALL SILT FENCE AROUND ENTIRE PHASE PERIMETER. SUPER SILT FENCE SHALL BE USED ADJACENT TO THE WETLANDS.
D. INSTALL PUMPING PIT TO DEWATER POND 4. DISCHARGE DEWATERING PIPE INTO POND 4 OUTLET STRUCTURE.
E. INSTALL TURBIDITY CURTAIN IN POND 4.
F. ADJUST GRADING IN ON POND 4 AREA PER GRADING PLAN. STABILIZE SIDE SLOPES WITH TURF REINFORCED MATTING.
G. BULK GRADE SITE IN PHASE 2 AREA.
H. CLEAR, GRUB, AND ROUGH GRADE ROADWAYS IN PHASE 2 AREA.
I. INSTALL UTILITIES AND STORM DRAIN SYSTEM IN PHASE 2. INSTALL INLET PROTECTION ON ALL STORM INLETS.
J. FINE GRADE ROADWAYS, INSTALL CURBING AND ROADWAY AGGREGATE BASE COURSE. NO HOME CONSTRUCTION SHALL BEGIN UNTIL THE STONE BASE AND CURBING HAS BEEN INSTALLED FOR THE PHASE.
K. BEGIN LOT GRADING AND HOME CONSTRUCTION. (SEE DETAIL ON SHEET C5.5).
L. STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL NOTES.
M. REMOVE SEDIMENT FROM SEDIMENT TRAP, AND STABILIZE AS NECESSARY. INSPECT AND REPAIR ALL INLET PROTECTION.
N. CONTACT SUSSEX CONSERVATION DISTRICT FOR INSPECTION. REMOVE REMAINING TEMPORARY EROSION CONTROL MEASURES (I.E.-SILT FENCE, INLET PROTECTION, ETC.).

SOILS

LABEL	NAME	HYDROLOGIC SOIL GROUP
Fa	Fallsington	B/D
Jo	Johnston	D
RuA,RuB	Rumford	B
SaA	Sassafras	B
Wo	Woodstown	C

SEDIMENT TRAP SIZING (PHASE 1 PONDS)

BASIN	AREA	STORAGE REQUIRED	STORAGE PROVIDED
POND 3	70.67 AC	254,412 CF	255,531 CF @ 26.24'
POND 4	11.31 AC	40,716 CF	40,745 CF @ 23.74'

MAINTENANCE SET ASIDE AREAS (PHASE 1 PONDS)

POND	2 YEAR VOLUME	2% OF 2 YEAR VOLUME	VOLUME PROVIDED
POND 3	170,546 CF	3,411 CF	3,840 CF
POND 4	57,598 CF	1,152 CF	1,225 CF

LIMIT OF DISTURBANCE (18.60± ACRES-PHASE 2)
AREA OF CLEARING (0.74± ACRES-PHASE 2)

* **NOTE:**

NO CONSTRUCTION CAN BEGIN UNTIL PHASE 1, PONDS 3 & 4 ARE COMPLETE AND ALL CONTIGUOUS AREAS ARE STABILIZED.

LEGEND

- IP1 — INLET PROTECTION TYPE 1
- IP2 — INLET PROTECTION TYPE 2
- OUTLET PROTECTION
- TURF REINFORCEMENT MATTING
- LOD — LIMIT OF DISTURBANCE
- SSF — SUPER SILT FENCE
- S — SOIL STOCKPILE
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- MSA — MAINTENANCE SET ASIDE AREA
- TC-1(STD) — TURBIDITY CURTAIN
- SDD — SKIMMER DEWATERING DEVICE
- PP-1 — PUMPING PIT - TYPE 1

RESPONSIBLE PERSONNEL CERTIFICATION

I JOEL SENS, OF MILFORD PONDS, LLC, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION, AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN, AND THAT RESPONSIBLE PERSONNEL CERTIFIED BY DNREC WILL BE IN CHARGE OF ON-SITE CLEARING AND LAND DISTURBING ACTIVITIES. ALL SEDIMENT AND STORMWATER MANAGEMENT PLANS SHALL CONTAIN CERTIFICATION BY THE OWNER OR DEVELOPER OF THE RIGHT OF THE DEPARTMENT OR DELEGATED INSPECTION AGENCY TO CONDUCT ON-SITE INSPECTIONS.

SIGNATURE: _____

DATE: _____

TITLE: _____

APPROVED BY _____ DATE _____

SUSSEX CONSERVATION DISTRICT
GEORGETOWN, DELAWARE 19947

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OVERALL EROSION & SEDIMENT CONTROL PLAN

MILFORD PONDS - PHASE 2

CEDAR CREEK HUNDRED, CITY OF MILFORD

SUSSEX COUNTY, DELAWARE

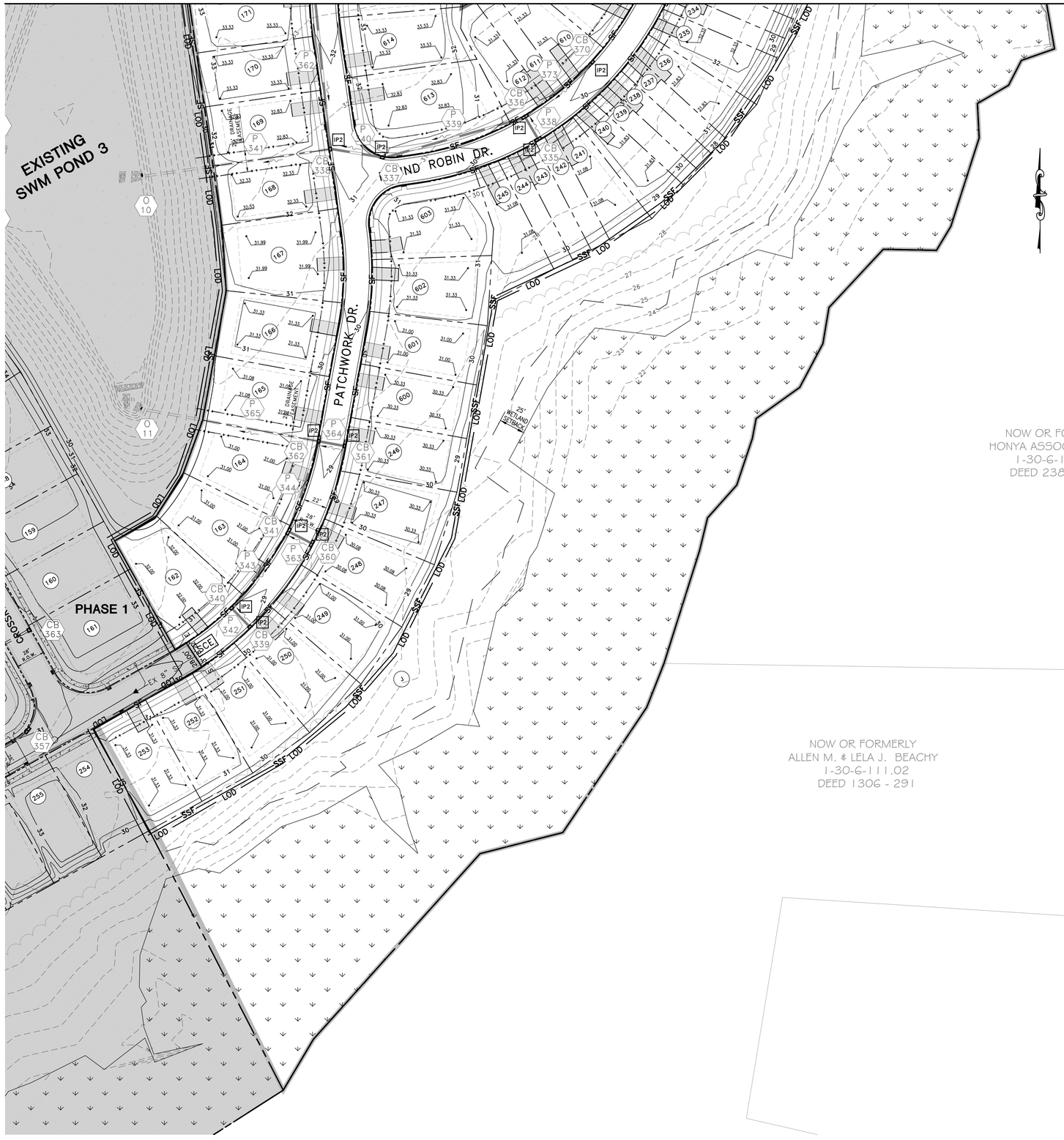
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Dwg.No.: C5.1

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MATCHLINE SHEET C5.3



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EROSION & SEDIMENT CONTROL PLAN

MILFORD PONDS - PHASE 2

CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

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MATCHLINE SHEET C5.2

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EROSION & SEDIMENT CONTROL PLAN

MILFORD PONDS - PHASE 2

CEDAR CREEK HUNDRED, CITY OF MILFORD

SUSSEX COUNTY, DELAWARE

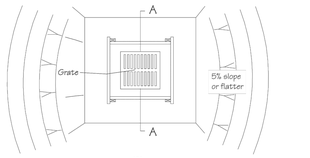
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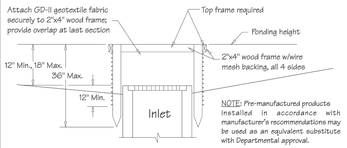
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Standard Detail & Specifications
Inlet Protection - Type 1



Plan



Section A-A

Source:	Symbol:	Detail No.
Adapted from Erosion Draw Manual J. McCullah & Assoc.	IP-1	DE-ESC-3.1.5.1 Sheet 1 of 2

Effective February 2019

Standard Detail & Specifications
Inlet Protection - Type 1

Construction Notes:

1. Excavate completely around inlet to a depth of 18" below grate elevation.
2. Drive 2" x 4" post 1' into ground at four corners of inlet. Place nail strips between posts on ends of inlet. Assemble top portion of 2" x 4" frame using overlap joint shown. Top of frame (weir) must be 6" below edge of roadway adjacent to inlet.
3. Stretch wire mesh tightly around frame and fasten securely. Ends must meet at post.
4. Stretch geotextile fabric tightly over wire mesh, the cloth must extend from top of frame to 18" below inlet grate elevation. Fasten securely to frame. Ends must meet at post, be overlapped and folded, then fastened down.
5. Backfill around inlet in compacted 6" layers until at least 12" of geotextile fabric is buried.
6. If the inlet is not in a low point, construct a compacted earth dike in the ditchline below it. The top of this dike is to be at least 6" higher than the top of frame (weir).
7. This structure must be inspected frequently and the filter fabric replaced when clogged.

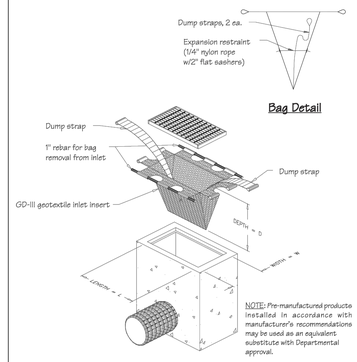
Materials:

1. Wooden frame is to be constructed of 2" x 4" construction grade lumber.
2. Wire mesh must be of sufficient strength to support filter fabric with water fully impounded against it.
3. Geotextile fabric: Type GD-II

Source:	Symbol:	Detail No.
Adapted. from Erosion Draw Manual J. McCullah & Assoc.	IP-1	DE-ESC-3.1.5.1 Sheet 2 of 2

Effective February 2019

Standard Detail & Specifications
Inlet Protection - Type 2



Perspective

Source:	Symbol:	Detail No.
Adapted from ACF Products, Inc.	IP-2	DE-ESC-3.1.5.2 Sheet 1 of 2

Effective February 2019

Standard Detail & Specifications
Inlet Protection - Type 2

Notes:

1. This practice shall only be used in situations in which Inlet Protection - Type 1 cannot be used due to site constraints. These include, but are not limited to partially completed parking areas, streets, roads, etc.
2. It may be necessary to transition from Type 1 to Type 2 Inlet Protection as construction proceeds.
3. For areas where there is a concern for oil run-off or spills, insert shall meet one of the above specifications with an oil-absorbant pillow or shall be made completely from an oil-absorbant material with a woven pillow.

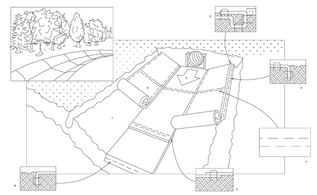
Materials:

The geotextile inlet insert shall meet or exceed the specifications of Type GD-III geotextile in accordance with Appendix A-3 of the Delaware Erosion & Sediment Control Handbook.

Source:	Symbol:	Detail No.
Adapted from ACF Products, Inc.	IP-2	DE-ESC-3.1.5.2 Sheet 2 of 2

Effective February 2019

Standard Detail & Specifications
Stabilization Matting - Channel



Perspective



Note: Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

Use manufacturer's recommendations for stapling patterns for channel installations.

Source:	Symbol:	Detail No.
Adapted from North American Green, Inc.	SM-C	DE-ESC-3.4.6.2 Sheet 1 of 3

Effective February 2019

Standard Detail & Specifications
Stabilization Matting - Channel

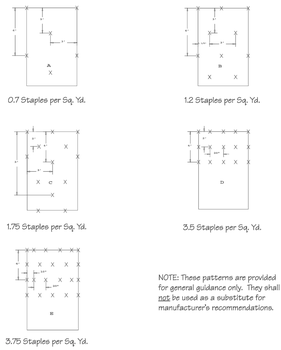
Construction Notes:

1. Prepare soil before installing matting, including application of lime, fertilizer, and seed.
2. Begin at the top of the channel by anchoring the mat in a 6" deep X 6" wide trench. Backfill and compact the trench after stapling.
3. Roll center mat in direction of water flow on bottom of channel.
4. Place mats end over end (shingle style) with a 6" overlap, use a double row of staggered staples 4" apart to secure mats.
5. Full Length edge of mats at top of side slopes must be anchored in 6" deep X 6" wide trench; backfill and compact the trench after stapling.
6. Mats on side slopes must be overlapped 4" over the center mat and stapled.
7. In high flow channel applications, a staple check slot is recommended at 30 to 40 foot intervals. Use a row of staples 4" apart over entire width of the channel. Place a second row 4" below the first row in a staggered pattern.
8. The terminal end of the mats must be anchored in a 6" X 6" wide trench. Backfill and compact the trench after stapling.

Source:	Symbol:	Detail No.
Adapted from North American Green, Inc.	SM-C	DE-ESC-3.4.6.2 Sheet 2 of 3

Effective February 2019

Standard Detail & Specifications
Stabilization Matting - Channel



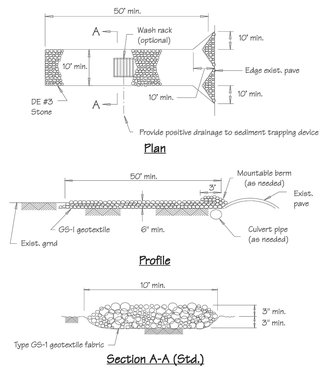
NOTE: These patterns are provided for general guidance only. They shall not be used as a substitute for manufacturer's recommendations.

Stapling Patterns

Source:	Symbol:	Detail No.
Adapted from North American Green, Inc.	SM-C	DE-ESC-3.4.6.2 Sheet 3 of 3

Effective February 2019

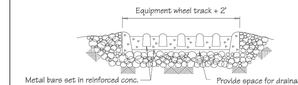
Standard Detail & Specifications
Stabilized Construct. Entrance



Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SCE	DE-ESC-3.4.7 Sheet 1 of 2

Effective February 2019

Standard Detail & Specifications
Stabilized Construct. Entrance



Section A-A (Opt.)

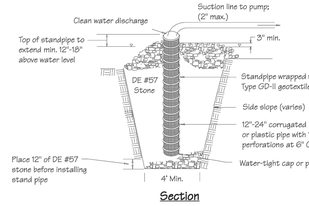
Construction Notes:

1. Stone size - Use DE #3 stone.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than size (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Geotextile - Type GS-I, placed over the entire area prior to placing of stone.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Vehicle wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Inspection - Periodic inspection and needed maintenance shall be provided after each rain.

Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SCE	DE-ESC-3.4.7 Sheet 2 of 2

Effective February 2019

Standard Detail & Specifications
Pumping Pit - Type 1



Section

Construction Notes:

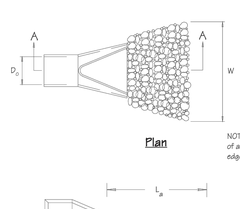
1. Pit dimensions are variable.
2. The standpipe should be constructed by perforating a 12" to 24" diameter corrugated or PVC pipe. The perforations shall be 1/2" X 6" slits or 1" diameter holes 6" on center.
3. A base of DE #57 aggregate should be placed in the pit to a depth of 12". After installing the standpipe, the pit surrounding the standpipe should then be backfilled with DE #57 aggregate.
4. The standpipe should extend 12" to 18" above the lip of the pit or riser crest elevation (basin dewatering).

NOTE: If discharge will be pumped directly to a storm drainage system, the standpipe must be wrapped with Type GD-II geotextile fabric before installation. If desired, 1/2" hardware cloth may be placed around the standpipe, prior to attaching the geotextile fabric. This will increase the rate of water seepage into the pipe.

Source:	Symbol:	Detail No.
Adapted from MD Stds. & Specs. for ESC	PP-1	DE-ESC-3.2.2.1 Sheet 1 of 1

Effective February 2019

Standard Detail & Specifications
Riprap Outlet Protection - 1



Source:	Symbol:	Detail No.
Adapted from MD Stds. & Specs. for ESC	ROP-1	DE-ESC-3.3.10.1 Sheet 1 of 2

Effective February 2019

Standard Detail & Specifications
Riprap Outlet Protection - 1

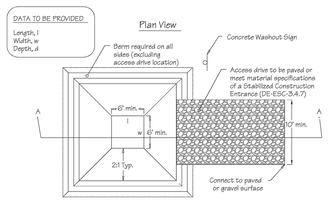
Construction Notes:

1. The subgrade for the riprap shall be prepared to the required lines and grades as shown on the plan. Any fill required in the subgrade shall be compacted to a density of approximately that of the surrounding undisturbed material.
2. The riprap shall conform to the grading limits as shown on the plan.
3. Filter cloth shall be protected from punching, cutting or tearing. Any damage other than an occasional small hole shall be repaired by placing another piece of cloth over the damaged area. All connecting joints should overlap a minimum of 1 ft. If the damage is extensive, replace the entire filter cloth.
4. Stone for the riprap or gabion outlets may be placed by equipment. Riprap shall be placed in a manner to prevent damage to the filter cloth. Hand placement will be required to the extent necessary to prevent damage to the conduits, structures, etc.

Source:	Symbol:	Detail No.
Adapted from MD Stds. & Specs. for ESC	ROP-1	DE-ESC-3.3.10.1 Sheet 2 of 2

Effective February 2019

Standard Detail & Specifications
Concrete Washout



Source:	Symbol:	Detail No.
Adapted from Colorado Urban Storm Drainage Criteria Manual, Vol 3	CW	DE-ESC-3.6.2 Sheet 1 of 2

Effective February 2019

Standard Detail & Specifications
Concrete Washout

Construction Notes:

1. Locate washout area a minimum of 50 feet from open channels, stormdrain inlets, wetlands or waterbodies.
2. Locate washout area so that it is accessible to concrete equipment (service with a minimum 10 foot wide gravel accessway), but so it is not in a highly active construction area causing accidental damage.
3. Minimum dimensions for prefabricated units are 4 feet by 4 feet by 1 foot deep with a minimum 4mil polyethylene plastic liner. Minimum dimensions for constructed concrete washout areas are 6 feet by 6 feet by 3 feet deep, with a minimum 10mil polyethylene liner, 2:1 side slopes, and a 1 foot high by 1 foot wide compacted fill berm.
4. The liner must be free of tears or holes and placed over smooth surfaces to prevent puncturing. For excavated washouts, anchor the liner underneath the berm or overtop with sandbags or concrete blocks to hold in place.
5. Provide a sign designating the washout area, and for large construction sites, provide signs throughout directing traffic to its location.
6. Allow washed out concrete mixture to harden through evaporation of the wastewater. Once the facility has reached 75 percent of its capacity, remove the hardened concrete by reusing the broken aggregate onsite, recycling, or disposing of offsite. The hardened material can be buried on site with minimum of 1 foot of clean, compacted fill.
7. Apply a new liner before reusing the station for additional washouts after maintenance has occurred.

Source:	Symbol:	Detail No.
Adapted from Colorado Urban Storm Drainage Criteria Manual, Vol 3	CW	DE-ESC-3.6.2 Sheet 2 of 2

Effective February 2019

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EROSION & SEDIMENT CONTROL DETAILS

MILFORD PONDS - PHASE 2
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

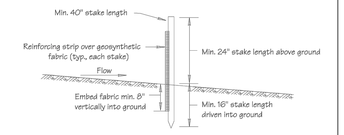
Revisions:

Date:	JUNE 2024
Scale:	AS SHOWN
Dwn.By:	ADM
Proj.No.:	2875A001
Dwg.No.:	C5.4

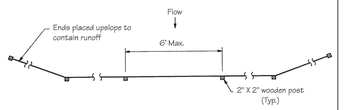
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Standard Detail & Specifications
Silt Fence



Section



Plan

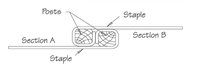
DATA
Max. controlled slope

Source:	Symbol:	Detail No.
Adapted form MD Stds. & Specs. for ESC	SF	DE-ESC-3.1.2.1 Sheet 1 of 2

Effective February 2019

Standard Detail & Specifications
Silt Fence

Construction Detail



Method for joining continuous sections

Top

Construction Notes:

1. Geosynthetic fabric to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

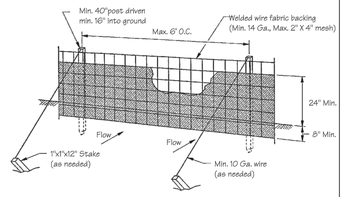
Materials:

1. Stakes: Steel (either T or U) or 2" x 2" hardwood
2. Geosynthetic Fabric: Type GD-I
3. Reinforcing strip: Wooden lath or plastic strip

Source:	Symbol:	Detail No.
Adapted from MD Stds. & Specs. for ESC	SF	DE-ESC-3.1.2.1 Sheet 2 of 2

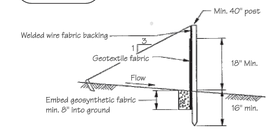
Effective February 2019

Standard Detail & Specifications
Reinforced Silt Fence



DATA
Max. controlled slope

Perspective



Cross-section

Source:	Symbol:	Detail No.
Adapted from Transco, Inc.	RSF	DE-ESC-3.1.2.2 Sheet 1 of 2

Effective February 2019

Standard Detail & Specifications
Reinforced Silt Fence

Construction Notes:

1. Welded wire fabric to be fastened securely to the fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24 inches at top and mid-section.
3. When two sections of fabric adjoin each other, they shall be overlapped by six inches and folded.
4. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

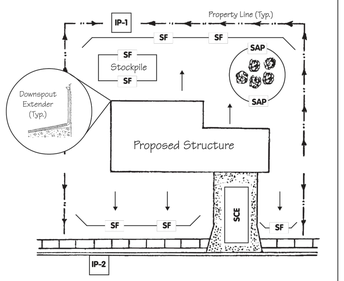
Materials:

1. Posts: Steel either T or U or 2" x 2" hardwood
2. Geotextile Fabric: Type GD-I
3. Backing: Woven welded wire, 14 Ga., 2" X 4" mesh opening

Source:	Symbol:	Detail No.
Adapted from Transco, Inc.	RSF	DE-ESC-3.1.2.2 Sheet 2 of 2

Effective February 2019

Standard Detail & Specifications
ESC for Minor Development



LEGEND

Flow		Inlet protection - Type 1 IP-1
Silt Fence	SF	
Sensitive Area Protection	SAP	
Stabilized Construction Entrance	SCE	Inlet Protection - Type 2 IP-2

Source:	Symbol:	Detail No.
Adapted from IN DNR, "Erosion Control for the Home Builder"		DE-ESC-3.7.1 Sheet 1 of 2

Effective February 2019

Standard Detail & Specifications
ESC for Minor Development

Construction Notes:

1. Evaluate the Site.
   a. Identify Vegetation To Be Saved
   b. Protect Trees and Sensitive Areas
2. Install Perimeter Erosion And Sediment Controls.
   a. Protect down-slope areas with vegetative filter strips.
   b. Protect down-slope areas with silt fence.
   c. Restrict all lot access to stabilized construction entrance to prevent vehicles from tracking mud onto roadways.
   d. Install inlet protection on nearby storm drain inlets.
3. Prepare the Site for Construction.
4. Salvage and Stockpile the Topsoil/Subsoil
5. Build the Structure(s) and Install the Utilities.
6. Install Downspout Extenders
7. Maintain the Control Practices.
   a. Maintain all erosion and sediment control practices until construction is completed and the lot is stabilized.
   b. Inspect the control practices a minimum of twice a week and after each storm event, making any needed repairs immediately.
8. Revegetate the Building Site.
   a. Redistribute the stockpiled subsoil and topsoil.
   b. Seed or sod bare areas.
   c. Mulch newly seeded areas.
9. Remove Remaining Temporary Control Measures.

Source:	Symbol:	Detail No.
Adapted from IN DNR, "Erosion Control for the Home Builder"		DE-ESC-3.7.1 Sheet 2 of 2

Effective February 2019

Standard Detail & Specifications
Dust Control

Temporary Methods:

1. Mulches - See **DE-ESC-3.4.5**, Standard Detail and Specifications for Mulching.
2. Vegetative cover - See **DE-ESC-3.4.3**, Std. Detail and Specifications for Vegetative Stabilization.
3. Adhesives - Use on mineral soils only (not effective on muck soils). Keep traffic off these areas. The following table may be used for general guidance.

Type of Emulsion	Water Dilution	Type of Nozzle	Apply Gal/Ac.
Latex emulsion	12.5:1	Fine spray	235
Resin-in-water emulsion	4:1	Fine spray	300
Acrylic emulsion (non-traffic)	7:1	Coarse spray	450
Acrylic emulsion (traffic)	3.5:1	Coarse spray	350

4. Tillage - For emergency temporary treatment, scarify the soil surface to prevent or reduce the amount of blowing dust until a more appropriate solution can be implemented. Begin the tillage operation on the windward side of the site using a chisel-type plow for best results.
5. Sprinkling - Sprinkle site with water until the surface is moist . Repeat as needed.
6. Calcium Chloride - Apply as flakes or granular material with a spreader at a rate that will keep the soil surface moist. Re-apply as necessary.
7. Barriers - Place barriers such as solid board fences, snow fences, hay bales, etc. at right angles to the prevailing air currents at intervals of approx. 10X their height.

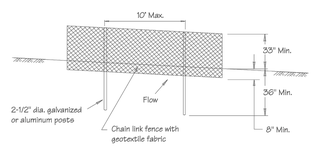
Permanent Methods:

1. Vegetative cover - See **DE-ESC-3.4.3**, Std. Detail and Specifications for Vegetative Stabilization.
2. Stone - Apply layer of crushed stone or coarse gravel to protect soil surface.

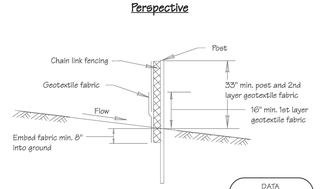
Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook		DE-ESC-3.4.8 Sheet 1 of 1

Effective February 2019

Standard Detail & Specifications
Super Silt Fence



Perspective



Section

DATA
Max. controlled slope

Source:	Symbol:	Detail No.
Adapted from MD Stds. & Specs. for ESC	SSF	DE-ESC-3.1.2.3 Sheet 1 of 2

Effective February 2019

Standard Detail & Specifications
Super Silt Fence

Construction Notes:

1. The poles do not need to be set in concrete.
2. Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
3. Geotextile fabric shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Geotextile fabric shall be embedded a minimum of 8" into the ground.
5. When two sections of geotextile fabric adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence.

Materials:

1. Fencing: Fencing shall be 42 inches in height and constructed in accordance with the latest Delaware Department of Transportation (Del-DOT) Specifications for Chain Link Fencing Section 727). The Del-DOT specification for a 6 foot fence shall be used, substituting 42 inch fabric and 6 foot length posts.
2. Geosynthetic Fabric: Type GD-I

Source:	Symbol:	Detail No.
Adapted from MD Stds. & Specs. for ESC	SSF	DE-ESC-3.1.2.3 Sheet 2 of 2

Effective February 2019

Standard Detail & Specifications
Vegetative Stabilization

TEMPORARY SEEDING BY RATES, DEPTHS AND DATES

Mix #	Species[4]	Seeding Rate		Optimum Seeding Dates [1] O = Optimum Planting Period, A = Acceptable Planting Period								Planting Depth[2]
				Coastal Plain				Piedmont			All*	
	Certified Seed	lb/Ac[3]	lb/1000 sq.ft.	2/1-4/30	5/1-8/14	8/15-10/31	2/1-4/30	2/1-4/30	5/1-8/14	8/1-10/31	10/31-2/1	
1	Barley	125	4	O	A	A	O	O	A	A	O	1-2 inches 2-3" sandy soils
2	Oats	125	4	O	A	A	O	O	A	A	A	0.5 inches 2-3" sandy soils
3	Rye	125	4	O	A	O	O	O	A	O	A	1-2 inches 2-3" sandy soils
4	Perennial Ryegrass	125	4	O	A	O	O	O	A	O		0.5 inches 1-2" sandy soils
5	Annual Ryegrass	125	4	O	A	O	O	O	A	O	A	0.5 inches 1-2" sandy soils
6	Winter Wheat	125	4	O	A	O		O	A	O	A	1-2 inches 2-3" sandy soils
7	Foxtail Millet	30 PLS	0.7			O				O		0.5 inches 1-2" sandy soils
8	Pearl Millet	20 PLS	0.5			O				O		0.5 inches 1-2" sandy soils

RECOMMENDED

1. Winter seeding requires 3 tons per acre of straw mulch for proper stabilization.
2. May be planted throughout summer if soil moisture is adequate or seeded area can be irrigated.
3. Applicable on slopes 3:1 or less.
4. Fifty pounds per acre of Annual Lespedeza may be added to 1/2 the seeding rate of any of the above species.
5. Use varieties currently recommended for Delaware. Contact a County Extension Office for information.
6. Warm season grasses such as Millet or Weeping Lovegrass may be used between 5/1 and 9/1 if desired. Seed at 3-5 lbs. per acre. Good on low fertility and acid areas. Seed after frost through summer at a depth of 0.5".

NOTE: Alternative seed mixes may be used with prior approval from the Department or Delegated Agency.

Source:	Symbol:	Detail No.
Delaware ESC Handbook		DE-ESC-3.4.3 Sheet 1 of 4

Effective February 2019

Standard Detail & Specifications
Vegetative Stabilization

PERMANENT SEEDING AND SEEDING DATES

Mix No.	Seeding Mixtures: Certified Seed*	Seeding Rate[3]	Optimum Seeding Dates [1] O = Optimum Planting Period, A = Acceptable Planting Period: Coastal Plain 2/1-4/30	Coastal Plain 5/1-8/14	Coastal Plain 8/15-10/31	Piedmont 2/1-4/30	Piedmont 5/1-7/31	Piedmont 8/1-10/31	All* 10/31-2/1	Remarks
	Poorly Drained Soils	lb/Ac	lb/1000 sq.ft.							
1	Tall Fescue	140	3.2	O	A	O	A	O	A	Add 100 lbs./ac Winter Rye. Good erosion control mix. Tolerant of low fertility soils. Lovegrass very difficult to mow; Germinates only in hot weather.
	Weeping Lovegrass	10	0.23							
2	Deertongue	50	0.69	A	O	A	A	O	A	Add 100 lbs./ac Winter Rye. Good erosion control mix. Tolerant of low fertility soils. Good wildlife cover and food source.
	Sheep Fescue	30	0.69							
	Common Lespedeza[5]	15	0.35							
3	Switchgrass	50	1.15	O	A	O	O	A	O	Add 100 lbs./ac Winter Rye. Tolerant of low fertility soils. Good erosion control mix. Tall Fescue for drought/ poor conditions. Creeping Red Fescue for heavy shade. Flatpea is a hardy, long-lived perennial.
	Tall Fescue	50	1.15							
	Creeping Red Fescue	50	1.15							
	Flatpea[5]	15	0.34							
4	Strong Creeping Red Fescue	100	2.3	O	A	O	O	A	O	Add 100 lbs./ac Winter Rye. Suitable waterway mix. Canada Bluegrass more winter hardy than Kentucky. Shade tolerant, moderate traffic tolerance.
	Kentucky Bluegrass	70	1.61							
	Perennial Ryegrass or	15	0.26							
	Redtop	5	0.11							
	plus White Clover[5]	3	0.07							Use Redtop for increased drought tolerance.
5	Switchgrass[6] or	10	0.23		O			O		Native warm-season mixture. Tolerant of low fertility soils. Drought tolerant. Poor shade tolerance. N- fixing Partridge Peas needs
	Coastal Panicgrass	10	0.23							
	Big Bluestem	5	0.11							
	Little Bluestem	5	0.11							
6	Tall Fescue (turf-type)	100	3.3	O	A	O	O	A	O	Managed Mow only for nutrient uptake.
7	or Tall Fescue	150	3.5	O	A	O	O	A	O	Three cultivars of Kentucky Bluegrass. Traffic tolerant.
	Ky. Bluegrass (Blend)	20	0.46							
	Perennial Ryegrass	20	0.46							
8	Big Bluestem[7]	10	0.23	O	A			O	A	All species are native. Indian Grass and Bluestem have fluffy seeds. Plant with a specialized native seed drill.
	Indian Grass[7]	10	0.23							
	Little Bluestem[7]	5	0.18							
	Switch Grass or Fescue plus one of:	10	0.69							
	Partridge Pea	5	0.11							Creeping Red Fescue will provide erosion protection while the warm season grasses get established.
	Sweet Clover	3	0.07							
	Wild Indigo	3	0.07							
	Showy Tick-Trefoil	2	0.05							

RECOMMENDED

NOTE: Alternative seed mixes may be used with prior approval from the Department or Delegated Agency.

Source:	Symbol:	Detail No.
Delaware ESC Handbook		DE-ESC-3.4.3 Sheet 2 of 4

Effective February 2019

Standard Detail & Specifications
Vegetative Stabilization

PERMANENT SEEDING AND SEEDING DATES (cont.)

Mix No.	Seeding Mixtures: Certified Seed*	Seeding Rate[3]	Optimum Seeding Dates [1] O = Optimum Planting Period, A = Acceptable Planting Period: Coastal Plain 2/1-4/30	Coastal Plain 5/1-8/14	Coastal Plain 8/15-10/31	Piedmont 2/1-4/30	Piedmont 5/1-7/31	Piedmont 8/1-10/31	All* 10/31-2/1	Remarks
9	Redtop	75								Quick stabilization of disturbed sites and waterways
	Deertongue	30								
	Sheep Fescue	30								
	Rough Bluegrass	45								
10	Reed Canarygrass[8]	10	0.23	A		O	A		O	Add 100 lbs./ac Winter Rye. Good erosion control; wildlife cover and wetland revegetation.
	Residential Lawns									
11	Tall Fescue	100	2.3	O	A	O	O	A	O	High value, high maintenance, tight traffic, irrigation necessary; Well drained soils, full sun.
	Perennial Ryegrass	25	0.57							
	Kentucky Bluegrass Blend	30	0.69							
12	Tall Fescue	100	2.3	O	A	O	O	A	O	Moderate value, low maintenance, traffic tolerant
	Perennial Ryegrass	25	0.57							
	Sheep Fescue	25	0.57							
13	Creeping Red Fescue	50	1.15	O	A	O	O	A	O	Shade tolerant, moderate traffic tolerance, moderate maintenance.
	Chewings Fescue	50	1.15							
	Rough Bluegrass	20	0.4							
	Kentucky Bluegrass	30	0.69							
14	Creeping Red Fescue	50	1.15	O	A	O	O	A	O	Shade tolerant, moisture tolerant.
	Rough Bluegrass or	90	2.1							
	Chewings Fescue									
15	K-31 Tall Fescue	150	3.5	O	A	O	O	A	O	Monoculture, but performs well alone in lawns. Discouraged.

1. When hydroseeding is the chosen method of application, the total rate of seed should be increased by 25%.
2. Winter seeding requires 3 tons per acre of straw mulch. Planting dates listed above are average for Delaware. These dates may require adjustment to reflect local conditions.
3. All seed shall meet the minimum purity and minimum germination percentages recommended by the Delaware Department of Agriculture. The maximum % of weed seeds shall be in accordance with Section 1, Chapter 24, Title 3 of the Delaware Code.
4. May be planted throughout summer if soil moisture is adequate or seeded area can be irrigated.
5. All leguminous seed must be inoculated.
6. Warm season grass mix and Reed Canary Grass cannot be mowed more than 4 times per year.
7. Warm season grasses require a soil temperature of at least 50 degrees in order to germinate, and will remain dormant until then.

NOTE: Alternative seed mixes may be used with prior approval from the Department or Delegated Agency.

Source:	Symbol:	Detail No.
Delaware ESC Handbook		DE-ESC-3.4.3 Sheet 3 of 4

Effective February 2019

Standard Detail & Specifications
Vegetative Stabilization

Construction Notes:

1. Site Preparation
   a. Prior to seeding, install needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, grassed waterways, and sediment basins.
   b. Finail grading and shaping is not necessary for temporary seedings.
2. Seedbed Preparation

   It is important to prepare a good seedbed to insure the success of establishing vegetation. The seedbed should be well prepared, loose, uniform, and free of large clods, rocks, and other objectionable material. The soil surface should not be compacted or crusted.
3. Soil Amendments
   a. Lime - Apply liming materials based on the recommendations of a **soil test** in accordance with the approved nutrient management plan. If a nutrient management plan is not required, apply dolomitic limestone at the rate of 1 to 2 tons per acre. Apply limestone uniformly and incorporate into the top 4 to 6 inches of soil.
   b. Fertilizer - Apply fertilizer based on the recommendations of a **soil test** in accordance with the approved nutrient management plan. If a nutrient management plan is not required, apply a formulation of 10-10-10 at the rate of 600 pounds per acre. Apply fertilizer uniformly and incorporate into the top 4 to 6 inches of soils.
4. Seeding
   a. For **temporary stabilization**, select a mixture from **Sheet 1** . For a **permanent stabilization**, select a mixture from **Sheet 2** or **Sheet 3** depending on the conditions. Alternative seed mixes may be used with prior approval from the Department or Delegated Agency.
   b. Apply seed uniformly with a broadcast seeder, drill, cultipacker seeder or hydroseeder. All seed will be applied at the recommended rate and planting depth.
   c. Seed that has been broadcast should be covered by raking or dragging and then lightly tamped into place using a roller or cultipacker. If hydroseeding is used and the seed and fertilizer is mixed, they will be mixed on site and the seeding shall be done immediately and without interruption.
5. Mulching

   All mulching shall be done in accordance with detail **DE-ESC-3.4.5**.

Source:	Symbol:	Detail No.
Delaware ESC Handbook		DE-ESC-3.4.3 Sheet 4 of 4

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EROSION & SEDIMENT CONTROL DETAILS

MILFORD PONDS - PHASE 2
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

Revisions:

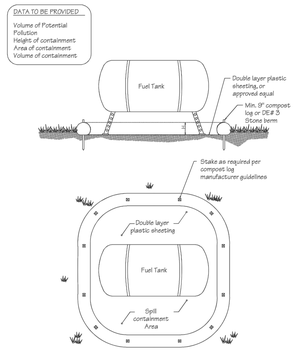
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Standard Detail & Specifications

Construction Site Waste Mgt & Spill Control



Source:	Symbol:	Detail No.
Delaware ESC Handbook		**DE-ESC-3.6.1** Sheet 1 of 5

Effective February 2019

Standard Detail & Specifications

Construction Site Waste Mgt & Spill Control

Pollution Prevention – Spill Prevention

1. Fueling should only take place in signed designated areas, away from downstream drainage facilities and watercourses.
2. Fueling must be with nozzles equipped with automatic shut-off to control drips. Do not top off.
3. Protect the areas where equipment or vehicles are being repaired, maintained, fueled or parked from storm water run-on and runoff.
4. Use barriers such as berms to prevent storm water run-on and runoff, and to contain spills.
5. Place a "Fueling Area" sign next to each fueling area.
6. Store hazardous materials such as fuel, solvents, oil and chemicals in secondary containment.
7. Inspect vehicles and equipment for leaks on each day of use. Repair fluid and oil leaks immediately.
8. Absorbent spill clean-up materials and spill kits must be available in fueling areas and on fuel trucks.
9. If fueling is to take place at night, make sure the fueling area is sufficiently illuminated.
10. Properly dispose of used oil, fluids, lubricants and spill clean-up materials.

CLEAN UP SPILLS

1. If it is safe to do so, immediately contain and clean up any chemical and/or hazardous material spills.
2. Properly dispose of used oil, fluids, lubricants and spill clean-up materials.
3. Do not bury spills or wash them down with water.

LEAKS AND DRIPS

1. Use drip pans or absorbent pads at all times. Place under and around leaky equipment.
2. Do not allow oil, grease, fuel or chemicals to drip onto the ground.
3. Have spill kits and clean up material on-site.
4. Repair leaky equipment promptly or remove problem vehicles and equipment from the site. Clean up contaminated soil immediately.
5. Store contaminated waste in sealed containers constructed of suitable material. Label these containers properly.
6. Clean up all spills and leaks. Promptly dispose of waste and spent clean up materials.

Source:	Symbol:	Detail No.
Delaware ESC Handbook		**DE-ESC-3.6.1** Sheet 2 of 5

Effective February 2019

Standard Detail & Specifications

Construction Site Waste Mgt & Spill Control

Notes:

The Construction Site Pollution Prevention Plan should include the following elements:

1. **Material Inventory**

   Document the storage and use of the following materials:

   a. Concrete
   b. Detergents
   c. Paints (enamel and latex)
   d. Cleaning solvents
   e. Pesticides
   f. Wood scraps
   g. Fertilizers
   h. Petroleum based products

2. **Good housekeeping practices**
   a. Store only enough product required to do the job.
   b. All materials shall be stored in a neat, orderly manner in their original labeled containers and covered.
   c. Substances shall not be mixed.
   d. When possible, all of a product shall be used up prior to disposal of the container.
   e. Manufacturers' instructions for disposal shall be strictly adhered to.
   f. The site foreman shall designate someone to inspect all BMPs daily.

3. **Waste management practices**
   a. All waste materials shall be collected and stored in securely lidded dumpsters in a location that does not drain to a waterbody.
   b. Waste materials shall be salvaged and/or recycled whenever possible.
   c. The dumpsters shall be emptied a minimum of twice per week, or more if necessary. The licensed trash hauler is responsible for cleaning out dumpsters.

Source:	Symbol:	Detail No.
Adapted from USEPA Pub. 840-B-92-002		**DE-ESC-3.6.1** Sheet 3 of 5

Effective February 2019

Standard Detail & Specifications

Construction Site Waste Mgt & Spill Control

Notes (cont.)

d. Trash shall be disposed of in accordance with all applicable Delaware laws.
e. Trash cans shall be placed at all lunch spots and littering is strictly prohibited. Recycle bins shall be placed near the construction trailer.
f. If fertilizer bags can not be stored in a weather-proof location, they shall be kept on a pallet and covered with plastic sheeting which is overlapped and anchored.

4. **Equipment maintenance practices**
   a. If possible, equipment should be taken to off-site commercial facilities for washing and maintenance.
   b. If performed on-site, vehicles shall be washed with high-pressure water spray without detergents in an area contained by an impervious berm.
   c. Drip pans shall be used for all equipment maintenance.
   d. Equipment shall be inspected for leaks on a daily basis.
   e. Washout from concrete trucks shall be disposed of in a temporary pit for hardening and proper disposal.
   f. Fuel nozzles shall be equipped with automatic shut-off valves.
   g. All used products such as oil, antifreeze, solvents and tires shall be disposed of in accordance with manufacturers' recommendations and local, state and federal laws and regulations.

5. **Spill prevention practices**
   a. Potential spill areas shall be identified and contained in covered areas with no connection to the storm drain system.
   b. Warning signs shall be posted in hazardous material storage areas.
   c. Preventive maintenance shall be performed on all tanks, valves, pumps, pipes and other equipment as necessary.
   d. Low or non-toxic substances shall be prioritized for use.

Source:	Symbol:	Detail No.
Adapted from USEPA Pub. 840-B-92-002		**DE-ESC-3.6.1** Sheet 4 of 5

Effective February 2019

Standard Detail & Specifications

Construction Site Waste Mgt & Spill Control

Notes (cont.)

e. Contact information for reporting spills through the DNREC 24-Hour Toll Free Number shall be prominently posted.

6. **Education**
   a. Best management practices for construction site pollution control shall be a part of regular progress meetings.
   b. Information regarding waste management, equipment maintenance and spill prevention shall be prominently posted in the construction trailer.

CONTACT INFORMATION

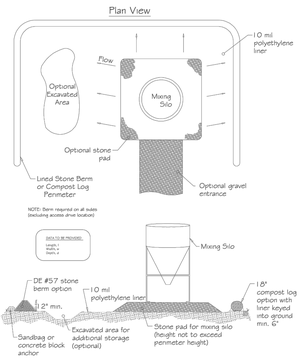
DNREC 24-Hour Toll Free Number	**800-662-8802**
DNREC Solid & Hazardous Waste Management Section	**302-739-9403**

Source:	Symbol:	Detail No.
Adapted from USEPA Pub. 840-B-92-002		**DE-ESC-3.6.1** Sheet 5 of 5

Effective February 2019

Standard Detail & Specifications

Concrete Mixing Operation



Source:	Symbol:	Detail No.
Adapted from MN/DOT Concrete Manual, Chap. 4	CMO	**DE-ESC-3.6.3** Sheet 1 of 2

Effective February 2019

Standard Detail & Specifications

Concrete Mixing Operation

Construction Notes:

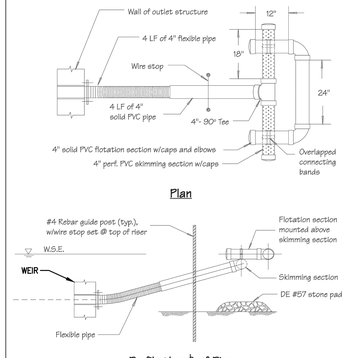
1. Locate concrete mixing and containment area a minimum of 50 feet from open channels, stormdrain inlets, wetlands or waterbodies.
2. Locate concrete mixing and containment area so that it is accessible to telescopic lifts (service with a minimum 10 foot wide gravel or paved accessway), but so it is not in a highly active construction area causing accidental damage.
3. Minimum volume for installed containment areas are 3.5 cubic feet per cubic foot of mixing capacity. The installed containment area must encompass the storage silo and mixing unit, and be surround on three sides minimum by a 12" high stone berm (DE #57) or 18" compost log
4. The 10-mil poly liner must be free of tears or holes and placed over smooth surfaces to prevent puncturing. The liner shall cover the perimeter control and be secured on the backside using cement or sand bags, or keyed into the ground a minimum of 6".
5. Allow cementitious waste to harden through evaporation of the wastewater. Once the facility has reached 75 percent of its capacity, remove the hardened concrete by reusing the broken aggregate onsite, recycling, or disposing of offsite. The hardened material can be buried on site with minimum of 1 foot of clean, compacted fill.
6. Apply a new liner before reusing the station for additional mixing after maintenance has occurred.

Source:	Symbol:	Detail No.
Adapted from MN/DOT Concrete Manual, Chap. 4	CMO	**DE-ESC-3.6.3** Sheet 2 of 2

Effective February 2019

Standard Detail & Specifications

Skimmer Dewatering Device



Source:	Symbol:	Detail No.
Adapted from drawing by Vandemark & Lynch, Inc.	SDD	**DE-ESC-3.2.3.1** Sheet 1 of 2

Effective February 2019

Standard Detail & Specifications

Skimmer Dewatering Device

Construction Notes:

1. Pipe flotation section shall be solvent welded to ensure an airtight assembly. Contractor to conduct a test to check for leaks prior to installation.
2. Skimmer section shall have (12) rows of 1/2" dia. holes, 1-1/4" on center. If additional filtration is necessary, the filtering media shall consist of a Type GD-II geotextile fabric wrapped around the perforated portion of the skimmer and attached with plastic snap ties, bands, etc.
3. Flexible pipe shall be inserted into solid pipe and fastened with (2) #8 wood screws.
4. At a minimum, the structure shall be inspected after each rain and repairs made as needed. If vandalism is a problem, more frequent inspection may be necessary.
5. Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.
6. The structure shall only be removed when the contributing drainage area has been properly stabilized.

Materials:

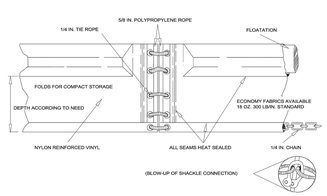
1. Solid pipe - 4" Sched. 40 PVC
2. Perforated pipe - 4" Sched. 40 PVC
3. 90° Tee (1 ea.) - 4" Sched. 40 PVC
4. 90° Elbow (2 ea.) - 4" Sched. 40 PVC
5. Cap (4 ea.) - 4" Sched. 40 PVC, solid
6. Flexible pipe - 4" corrugated plastic tubing (non-perforated)

Source:	Symbol:	Detail No.
Delaware ESC Handbook	SDD	**DE-ESC-3.2.3.1** Sheet 2 of 2

Effective February 2019

Standard Detail & Specifications

Turbidity Curtain



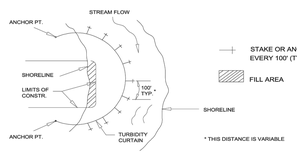
Source:	Symbol:	Detail No.
Adapt. from Amer. Boom and Barrier Corp.	TC-(1/2/3) (Std/Alt)	**DE-ESC-3.5.3** Sheet 1 of 8

Effective February 2019

Standard Detail & Specifications

Turbidity Curtain

NOTE: The standard layout shown is intended for use in streams, ponds and other non-tidal waters



Source:	Symbol:	Detail No.
Adapt. from Amer. Boom and Barrier Corp.	TC-(1/2/3) (Std/Alt)	**DE-ESC-3.5.3** Sheet 4 of 8

Effective February 2019

Standard Detail & Specifications

Turbidity Curtain

Construction Notes:

1. **Materials**
   a. Barriers should be a bright color (yellow or "International" orange are recommended) that will attract the attention of nearby boaters.
   b. The curtain fabric shall meet manufacturer's recommendations for the application.
   c. Seams in the fabric shall be either vulcanized welded or sewn and shall develop the full strength of the fabric.
   d. Floatation devices shall be flexible, buoyant units contained in an individual floatation sleeve or collar attached to the curtain. Buoyancy provided by the floatation units shall be sufficient to support the weight of the curtain and maintain a freeboard of at least 3 inches above the water surface level.
   e. Load lines must be fabricated into the bottom of all floating turbidity curtains. Type II and Type III must have load lines also fabricated into the top of the fabric. The top load line shall consist of woven webbing or vinyl-sheathed steel cable and shall have a break strength in excess of 10,000 pounds. The supplemental (bottom) load line shall consist of a chain incorporated into the bottom hem of the curtain of sufficient weight to serve as ballast to hold the curtain in a vertical position. Additional anchorage shall be provided as necessary. The load lines shall have suitable connecting devices which develop the full breaking strength for connection to load lines in adjacent sections as shown in the detail.
   f. External anchors may consist of wooden or metal stakes (2- x 4-inch or 2-1/2-inch minimum diameter wood or 1.33 lbs/linear foot steel) when Type I installation is used; when Type II or Type III installations are used, bottom anchors should be used.
   g. Bottom anchors must be sufficient to hold the curtain in the same position relative to the bottom of the watercourse without interfering withthe action of the curtain. The anchor may dig into the bottom (grappling hook, plow or fluke-type) or may be weighted (mushroom type) and should be attached to a floating anchor buoy via an anchor line. The anchor line should then run from the buoy to the to load line of the curtain. When used with Type III installations, these lines must contain enough slack to allow the buoy and curtain to float freely with tidal changes without pulling the buoy or curtain down and must be checked regularly to make sure they do not become entangled with debris. As previously noted, anchor spacing will vary with current velocity and potential wind and wave action; manufacturer's recommendations should be followed. See detail for orientation of external anchors and anchor buoys for tidal installations.

Source:	Symbol:	Detail No.
Adapt. from Amer. Boom and Barrier Corp.	TC-(1/2/3) (Std/Alt)	**DE-ESC-3.5.3** Sheet 6 of 8

Effective February 2019

Standard Detail & Specifications

Turbidity Curtain

Construction Notes (cont.)

2. **Installation**
   a. In the calm water of lakes or ponds (Type I installation) it is usually sufficient to set the curtain end stakes or anchor points (using anchor buoys if bottom anchors are employed), then tow the curtain in the furled condition out and attach it to the stakes or anchor points. Following this, any additional stakes or buoyed anchors required to maintain the desired location of the curtain may be set and these anchor points made fast to the curtain. Only then shall the furling lines be cut to allow the curtain skirt to drop.
   b. In rivers or in other moving waters (Type II and Type III installations) it is important to set all curtain anchor points. Care must be taken to ensure that anchor points are of sufficient holding power to retain the curtain under the existing current conditions, prior to putting the furled curtain into the water. Anchor buoys should be employed on all anchors to prevent the current from submerging the flotation at the anchor points. If the curtain is being installed into tidal areas which would be subject to currents in both directions, anchors should be provided on both sides of the curtain. This will minimize curtain movement and prevent the curtain from overrunning the anchors during tide reversals. After the anchors have been secured, the furled curtain should be secured to the upstream anchor point and then sequentially attached to each next downstream anchor point until the entire curtain is in position. Before unfurling, the "lay" of the curtain should be assessed and any necessary adjustments made to the anchors. Once the location has been deemed adequate, the furling lines may be cut to allow the skirt to drop.
   c. Anchor lines should be attached to the flotation device, not to the bottom of the curtain. The anchoring line attached to the flotation device on the downstream side will provide support for the curtain. Attaching the anchors to the bottom of the curtain could cause premature failure of the curtain due to the stresses imparted on the middle section of the curtain.
   d. Turbidity curtain shall not be installed across channel flows unless there is a danger of causing sediment deposition to occur in the middle of a watercourse, thereby blocking access or creating a sand bar. In such situations, the curtain may be installed so as to form a long-sided, sharp "V" to deflect clean water around a work site, confining most of the silt-laden water to the work area inside the "V" and directing it to the shoreline. In no case shall the curtain be installed perpendicular to the channel flow.

Source:	Symbol:	Detail No.
Adapt. from Amer. Boom and Barrier Corp.	TC-(1/2/3) (Std/Alt)	**DE-ESC-3.5.3** Sheet 7 of 8

Effective February 2019

Standard Detail & Specifications

Turbidity Curtain

Construction Notes (cont.)

3. **Maintenance**
   a. The individual(s) identified on the plan as responsible for maintenance of the curtain shall do so for the duration of the project in order to ensure the continuous protection of the watercourse.
   b. Should repairs to the geotextile fabric become necessary, repair kits are generally available from the manufacturer. The manufacturer's instructions must be followed to ensure the adequacy of the repair.
   c. When the curtain is no longer required as determined by the inspector, the curtain and related components shall be removed in such a manner as to minimize turbidity. Remaining sediment shall be sufficiently settled before removing the curtain. Sediment may be removed and the original depth (or plan elevation) restored. Any spoils must be taken to an approved upland disposal area and stabilized in accordance with the approved plan.

4. **Removal**
   a. Care shall be taken to protect the skirt from damage as the turbidity curtain is dragged from the watercourse.
   b. The site selected to bring the curtain ashore should be free of sharp rocks, broken cement, debris, etc. so as to minimize damage when hauling the curtain over the area.
   c. If the curtain has a deep skirt, it can be further protected by running a small boat along its length with a crew installing furling lines before attempting to remove the curtain from the water.

Source:	Symbol:	Detail No.
Adapt. from Amer. Boom and Barrier Corp.	TC-(1/2/3) (Std/Alt)	**DE-ESC-3.5.3** Sheet 8 of 8

Effective February 2019

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EROSION & SEDIMENT CONTROL DETAILS

MILFORD PONDS - PHASE 2

CEDAR CREEK HUNDRED, CITY OF MILFORD

SUSSEX COUNTY, DELAWARE

Revisions:

Date:	JUNE 2024
Scale:	AS SHOWN
Dwn.By:	ADM
Proj.No.:	2875A001
Dwg.No.:	C5.6

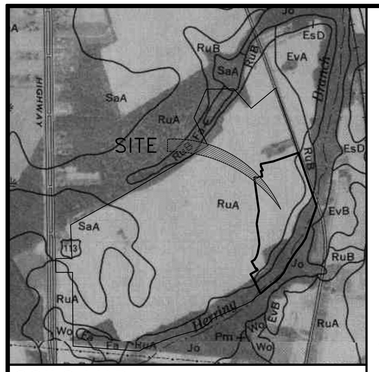
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MILFORD PONDS

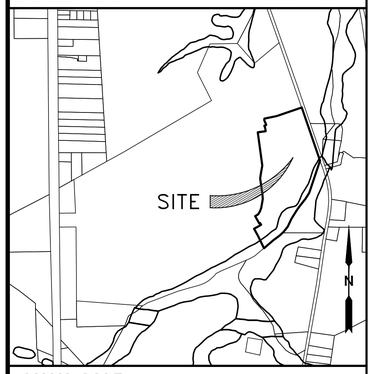
PHASE 2 - RECORD PLAN

CITY OF MILFORD, SUSSEX COUNTY, DELAWARE

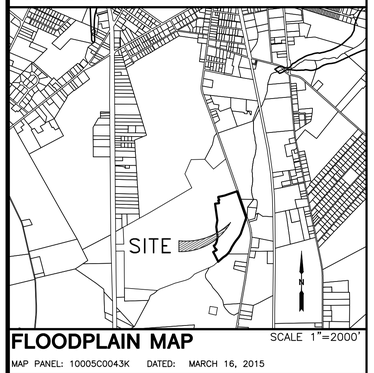
DBF PROJECT NO. 2875A001 JUNE 2024



SOILS MAP SCALE: 1"=1000'

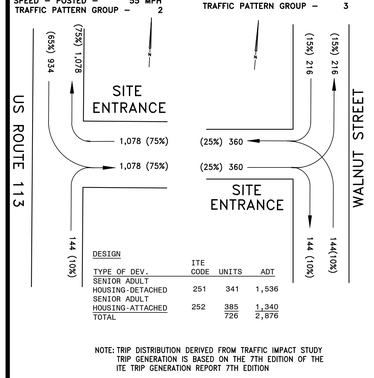


N.W.I. MAP SCALE: 1"=1000'



FLOODPLAIN MAP SCALE 1"=2000'

MAP PANEL: 10005C0043K DATED: MARCH 16, 2015



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

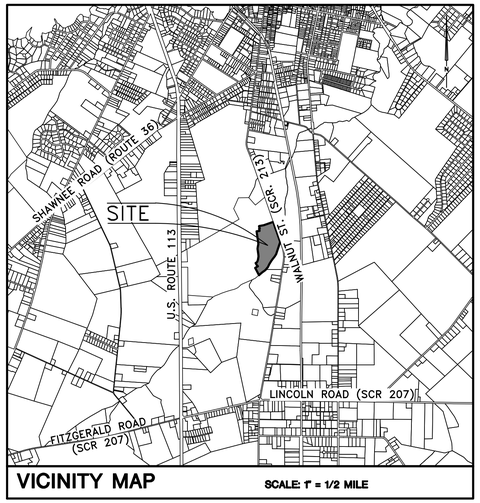
NOTE: TRIP DISTRIBUTION DERIVED FROM TRAFFIC IMPACT STUDY
TRIP GENERATION IS BASED ON THE 7TH EDITION OF THE ITE TRIP GENERATION REPORT 7TH EDITION

TRAFFIC DIAGRAM

NO SCALE

CITY OF MILFORD GENERAL NOTES

1. THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY DAVIS BOWEN AND FRIEDEL, INC, IN 2005.
2. A TOPOGRAPHIC SURVEY WAS PERFORMED BY DAVIS, BOWEN & FRIEDEL, INC. OF MILFORD, DELAWARE IN 2018. ELEVATIONS ARE BASED ON CONTROL MONUMENT IRCS NEAR THE INTERSECTION OF CANNERS COURT AND PATCHWORK DRIVE, WITH AN ELEVATION OF 36.04 NGVD88.
3. HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID, NAD83/91, CONTROL MONUMENTS IRCS NEAR THE INTERSECTION OF CANNER'S COURT AND PATCHWORK DRIVE, WITH AN ELEVATION OF 36.04.
4. HYDRIC SOILS ARE INDICATED AS BEING PRESENT ACCORDING TO THE SUSSEX COUNTY SOIL SURVEY.
5. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY DELMARVA (800-282-8555) A MINIMUM OF THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO ANY EXCAVATION.
6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MATERIALS AND WORKMANSHIP SHALL MEET THE REQUIREMENTS OF THE CITY OF MILFORD STANDARD SPECIFICATIONS FOR INSTALLATION OF UTILITY CONSTRUCTION AND SUBDIVISION PAVEMENT DESIGN, AND ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THE PROPOSED IMPROVEMENTS.
7. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACKFILLING TRENCHES.
8. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION.
9. ALL VALVE CLOSURES AND CUT-INS SHALL BE COORDINATED WITH THE CITY. CITY OFFICIALS WILL CARRY OUT ALL NECESSARY VALVE CLOSURES. CONTRACTOR SHALL COORDINATE ISOLATION OF EXISTING WATER MAINS WITH THE CITY AND NOTIFY AFFECTED RESIDENTS AT LEAST 48 HOURS PRIOR TO CUT-IN.
10. PIPELINE DETECTION TAPE SHALL BE COLOR CODED, APPROPRIATELY LABELED, AND INSTALLED 18 INCHES BELOW THE GROUND SURFACE AND DIRECTLY ABOVE ALL PROPOSED NON-METALLIC WATER MAIN, SEWER MAIN, SEWER LATERALS, AND WATER SERVICES.
11. CONDUCTIVE TRACER WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC WATER PIPE AND SERVICES, AND ALONG ALL SEWER LATERALS AND FORCEMAIN. WIRE SHALL BE SECURED TO THE PIPE AND SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH APPROVED WATERTIGHT CONNECTORS. TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES, METER PITS, CLEANOUTS, AND AIR RELEASE VALVES.
12. PRIOR TO ISOLATION AND CUT-IN PROCEDURES, CONTRACTOR SHALL EXCAVATE, LOCATE, AND OBSERVE FUNCTION OF ALL EXISTING VALVES TO ASSIST IN THE SYSTEM ISOLATION.
13. SHOP DRAWINGS FOR ANY ITEM(S) WHICH WILL EVENTUALLY BE TAKEN OVER BY THE CITY SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE ORDERING OF AND/OR INSTALLATION OF THE ITEM(S).
14. ALL SANITARY SEWER MAINS AND FORCEMAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42 INCHES AS MEASURED FROM THE TOP OF PIPE TO PROPOSED GRADE. SEWER LATERALS SHALL HAVE A MINIMUM DIAMETER OF SIX (6) INCHES AND HAVE A MINIMUM COVER OF 36 INCHES.
15. THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND FORCEMAINS OF 10 FEET, AS MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCEMAINS AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE AT CROSSINGS.
16. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN ANY STORM DRAIN PIPE AND ANY WATER MAIN OR SEWER MAIN. IF 12 INCHES CANNOT BE MAINTAINED, A MINIMUM OF SIX (6) INCHES IS REQUIRED AND PROVISIONS SHALL BE MADE ACCEPTABLE TO THE CITY OF MILFORD FOR PROPERLY ENCASING THE PIPE IN CONCRETE.
17. THIS SITE IS FLOOD ZONE X BASED ON FEMA FIRM PANEL NUMBER 10005C0043K EFF. 3/16/2015.
18. ALL ROADWAYS ARE TO BE SWEPT FREE OF SEDIMENT ON A DAILY BASIS.
19. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER WILL OCCUR AFTER PAVING IS COMPLETE.
21. THE STORM DRAINAGE SYSTEM HAS BEEN DESIGNED USING THE CRITERIA OF THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION DEVELOPMENT COORDINATION MANUAL, LATEST EDITION.
22. ALL FIRE LANES, FIRE HYDRANTS, EXITS, AND STANDPIPES WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
23. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.
24. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THEREUNDER APPLICABLE THERETO.
25. CONTRACTOR SHALL GRADE, TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS OF CONSTRUCTION, INCLUDING PIPE INSTALLATION OR DITCH CONSTRUCTION. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 3:1.
26. THE OWNER AND/OR THEIR CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF DELAWARE FOR THE PERMANENTLY RE-ESTABLISHING OF ANY PROPERTY MARKERS OR MONUMENTS DISTURBED DURING CONSTRUCTION. A SURVEY AND METES AND BOUNDS THAT INCLUDES THE RE-ESTABLISHED MARKER(S) OR MONUMENT(S) SHALL BE PRESENTED TO THE PROPERTY OWNER FOR COMPARISON WITH THE ORIGINAL PLAT, FOR VERIFICATION.
27. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF DELAWARE FOR THE PLACEMENT OF PERMANENT MONUMENTS ON EACH CORNER OF ANY BUILDING LOT AND ALONG THE PROJECT BOUNDARY AND THE RIGHT-OF-WAY AT ALL CORNERS AND TANGENT POINTS PRIOR TO FINAL SETTLEMENT FOR THE PROPERTY.
28. 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.
29. THE CITY OF MILFORD WILL ASSUME OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF WATER AND SEWER PIPES AND APPURTENANCES, INSTALLED WITHIN CITY RIGHT-OF-WAY AND EASEMENTS DEDICATED TO THE CITY, STORM SEWER PIPES AND CATCH BASINS, INSTALLED FULLY WITHIN CITY RIGHT-OF-WAY ONCE THE FOLLOWING CONDITIONS HAVE BEEN MET:
   A. ALL ITEMS HAVE PASSED CITY INSPECTION;
   B. THE CITY HAS RECEIVED AND APPROVED DIGITAL AND HARD COPIES OF THE RECORD DRAWINGS; AND
   C. THE RIGHTS-OF-WAY AND/OR EASEMENTS HAVE BEEN DEEDED TO THE CITY AND RECORDED WITH THE RECORDER OF DEEDS.
30. 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.
31. PRELIMINARY APPROVAL FROM CITY COUNCIL SHALL BE VOID AFTER TWENTY-FOUR (24) MONTHS, UNLESS AN EXTENSION IS REQUESTED BY THE OWNER AND APPROVED BY CITY COUNCIL PRIOR TO THE DATE OF EXPIRATION.
32. THE APPROVAL OF A CONDITIONAL USE IN CONJUNCTION WITH A MAJOR SUBDIVISION APPLICATION SHALL EXPIRE UPON EXPIRATION OF THE ASSOCAITED MAJOR SUBDIVISION.
33. 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 90 DAYS 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 PRELIMINARY AND FINAL APPROVALS AGAIN.
34. IF CONSTRUCTION OF IMPROVEMENTS SHOWN ON THE RECORDED SUBDIVISION PLANS DO NOT COMMENCE WITHIN FIVE YEARS OF THE ORIGINAL RECORDATION DATE, AND CONTINUE PROGRESSING TOWARDS COMPLETION, THE SUBDIVISION IS SUBJECT TO EXPIRATION PER CHAPTER 200-7 OF THE CITY CODE.
35. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CITY AND/OR AGENCY CONSTRUCTION PERMIT APPLICATIONS HAVE BEEN COMPLETED, SUBMITTED, AND ALL APPLICABLE FEES HAVE BEEN PAID PRIOR TO COMMENCING CONSTRUCTION. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR AN ANTICIPATED CONSTRUCTION START DATE THAT IS NOT MET DUE TO THE APPLICANT OR HIS/HER CONTRACTOR NOT HAVING MET THE CONSTRUCTION PERMITTING REQUIREMENTS.
36. AS A CONDITION OF THE APPROVAL OF THE CONSTRUCTION DRAWINGS, AND PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT, THE APPLICANT SHALL POST A COMPLETION GUARANTY IN THE AMOUNT OF 125% OF THE COST OF INSTALLATION FOR THE CONSTRUCTION OF RECREATIONAL AND OPEN SPACE AMENITIES, INCLUDING BUT NOT LIMITED TO COMMUNITY BUILDINGS, PLAYGROUNDS, WALKING PATHS, LANDSCAPING AND LANDSCAPE SCREENING. THE GUARANTY SHALL BE IN THE FORM OF A BOND OR FUNDS DEPOSITED IN AN ESCROW ACCOUNT.
37. 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 OBTAIN CERTIFICATES OF OCCUPANCY AND ACHIEVE FINAL COMPLETION OF THE IMPROVEMENTS AND RELEASE OF ANY COMPLETION GUARANTY. THE MAINTENANCE PERIOD SHALL BE A MINIMUM OF ONE YEAR AND ALL CONSTRUCTION VALUES MUST BE SUBMITTED TO, REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE ISSUANCE OF ANY BONDS.
38. UPON COMPLETION OF THE CONSTRUCTION IMPROVEMENTS AND PRIOR TO THE RELEASE OF ANY DEVELOPER'S COMPLETION GUARANTEE, THE DEVELOPER SHALL PROVIDE THE CITY ENGINEER A DRAFT PAPER SET OF DETAILED RECORD PLANS (PLAN VIEW AND PROFILE SHEETS). RECORD INFORMATION SHALL BE PLACED ON THE APPROPRIATE APPROVED DRAWINGS. ORIGINAL DESIGN ELEVATION AND/OR DISTANCE INFORMATION SHALL BE STRUCK THROUGH WITH A FINE LINE AND THE RECORD INFORMATION SHALL BE INSERTED NEXT TO IT. WHEN THE DRAFT SET OF DRAWINGS HAS BEEN APPROVED BY THE CITY, THREE (3) FINAL PAPER COPIES SHALL BE SUBMITTED, SIGNED AND SEALED BY THE OWNER'S ENGINEER OR SURVEYOR, ADDITIONALLY, A CD SHALL BE PROVIDED WITH DIGITAL RECORD INFORMATION IN AUTOCAD FORMAT (VERSION 2018 OR LATER). THE DIGITAL INFORMATION SHALL BE ON DELAWARE STATE PLANE, NAD 83 HORIZONTAL CONTROL AND NAVD88 VERTICAL CONTROL. RECORD PLAN INFORMATION SHALL INCLUDE SURVEYED AS-BUILT ELEVATIONS AND HORIZONTAL LOCATIONS OF THE FOLLOWING:
   A. ALL PROPERTY MONUMENTS/MARKERS;
   B. SEWER MANHOLE RIM & INVERT ELEVATIONS, WITH ASSOCIATED PIPE SIZES & MATERIALS NOTED, PUMP STATION RIM, BOTTOM & INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES & MATERIALS NOTED, FORCEMAIN INVERT ELEVATIONS EVERY 50 FEET, FORCEMAIN AIR RELEASE VALVE RIM & INVERT ELEVATIONS, SEWER CLEANOUT RIM & INVERT ELEVATIONS, AND GREASE TRAP RIM, BOTTOM & INVERT ELEVATIONS;
   C. WATER VALVES, FIRE HYDRANTS, METER VAULTS, METER PITS, AND CURB STOPS;
   D. STORM SEWER CATCH BASIN AND/OR MANHOLE GRATE, RIM & INVERT ELEVATIONS WITH ASSOCIATED PIPE SIZES & MATERIALS NOTED; AND
   E. ANY OTHER ITEM WHICH WILL BE TAKEN OVER BY THE CITY.
39. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT (302) 422-1110 A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING. THE SITE CONTRACTOR AND THE OWNER, OR HIS/HER REPRESENTATIVE SHALL BE IN ATTENDANCE.
40. THERE ARE SOURCEWATER PROTECTION AREAS ON THIS SITE.
41. WETLANDS EXIST ON THIS SITE. REFER TO THE DATA COLUMN ON SHEET R1.0 FOR TOTAL ACREAGE. WETLAND DELINEATION IS SHOWN ON ALL PLAN VIEWS.
42. ALL RIGHT OF WAYS SHOWN ON THIS PLAT SHALL BE DEDICATED TO THE PUBLIC USE UPON RECORDATION OF THESE PLATS.
43. ALL SUBDIVISION LOTS SHALL HAVE A 5-FOOT-WIDE GENERAL UTILITY EASEMENT ON EACH SIDE LOT LINE, A 10-FOOT-WIDE GENERAL UTILITY EASEMENT ALONG THE REAR PROPERTY LINE, AND A 15-FOOT-WIDE GENERAL UTILITY EASEMENT ALONG THE FRONTAGE OF THE LOT FOR THE INSTALLATION OF CITY UTILITIES AND CONVEYANCE OF DRAINAGE.
44. NO PLANTINGS OR IMPROVEMENTS MAY BE PLACED IN THE DEDICATED EASEMENT AREAS, EXCEPT FOR FENCES.



VICINITY MAP SCALE: 1" = 1/2 MILE

INDEX OF DRAWINGS:

R2.0 PHASE 2 RECORD TITLE SHEET
R2.1 KEY MAP
R2.2 PHASE 2 RECORD PLAN
R2.3 PHASE 2 RECORD PLAN

DELDOT GENERAL NOTES

3/21/2019

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE CITY OF MILFORD FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE CITY. THE DEVELOPER HAS THE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
6. THE SIDEWALK 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 FOR THE SIDEWALK.
7. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
8. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
9. 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. HOWEVER, 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.
10. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
11. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
12. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 3.2.4.1 OF THE DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINES, AT A MINIMUM ON ONE SIDE OF THE STREET AT EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.
13. THE DEVELOPER HAS ENTERED INTO A MEMORANDUM OF UNDERSTANDING DATED SEPTEMBER 18, 2017 AND IS ON FILE AT THE DEPARTMENT. THE DEVELOPER SHALL COMPLY WITH ITEM 4 OF THE MEMORANDUM AND IT STATES: "WHILE THE ACCESS IS UNDER REVIEW/RECONSTRUCTION AND THE UPDATED TRAFFIC IMPACT STUDY IS BEING PREPARED, DELDOT WILL ALLOW THE BUILDING PERMITS FOR THE FIRST 4 UNITS FOR THE 4 MODEL HOMES. ONCE THE PUNCH LIST IS COMPLETED DELDOT WILL ALLOW FOR 160 CERTIFICATES OF OCCUPANCY. NO OTHER BUILDING PERMITS OR CO'S SHOULD BE ISSUED UNTIL SUCH TIME THE UPDATED TIS IS COMPLETED AND FINDINGS AGREED TO."

DELDOT TIS NOTES (11/6/2019 FINAL)

1. THE DEVELOPER SHOULD MODIFY THE EXISTING FULL-MOVEMENT SITE ACCESS ON S. WALNUT STREET. THE PROPOSED CONFIGURATION IS SHOWN IN THE TABLE BELOW.

APPROACH	EXISTING CONFIGURATION	PROPOSED CONFIGURATION
EASTBOUND SITE ACCESS	ONE SHARED LEFT-TURN/ RIGHT-TURN LANE (STUB IS CURRENTLY CONSTRUCTED)	ONE SHARED LEFT-TURN/ RIGHT-TURN LANE
NORTHBOUND S. WALNUT STREET	ONE SHARED LEFT-TURN/THROUGH LANE	ONE LEFT-TURN LANE AND ONE THROUGH LANE
SOUTHBOUND S. WALNUT STREET	ONE THROUGH LANE, ONE BICYCLE LANE, AND ONE RIGHT-TURN LANE	ONE THROUGH LANE, ONE BICYCLE LANE, AND ONE RIGHT-TURN LANE

2. INITIAL RECOMMENDED MINIMUM TURN-LANE LENGTHS (EXCLUDING TAPERS) OF THE SEPARATE TURN LANES ARE LISTED BELOW. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION TO DETERMINE FINAL TURN-LANE LENGTHS DURING THE SITE PLAN REVIEW PROCESS.

APPROACH	LEFT-TURN LANE	RIGHT-TURN
EASTBOUND SITE ACCESS	N/A	N/A
NORTHBOUND S. WALNUT STREET	95 FEET*	N/A
SOUTHBOUND S. WALNUT STREET	N/A	100 FEET**

* INITIAL TURN-LANE LENGTH BASED ON DELDOT'S AUXILIARY LANE WORKSHEET
** INITIAL TURN-LANE LENGTH BASED ON DELDOT'S AUXILIARY LANE WORKSHEET. EXISTING TURN LANE EXCEEDS THIS LENGTH AND IS ACCEPTABLE TO REMAIN, WITH MODIFICATIONS AS NEEDED TO ACCOMMODATE TRANSITION FOR ADDITION OF NORTHBOUND LEFT-TURN LANE.

3. THE DEVELOPER SHOULD IMPROVE S. WALNUT STREET FROM THE BEGINNING OF THE TRANSITION FOR THE NORTHBOUND LEFT-TURN LANE (DESCRIBED ABOVE IN ITEM NO. 1) TO THE SOUTHERN EDGE OF TAX PARCEL 1-30-3.00-263 (APPROXIMATELY 1,550 FEET NORTH OF THE SITE ACCESS). THE ROAD SHOULD BE IMPROVED AS NEEDED TO PROVIDE ELEVEN-FOOT TRAVEL LANES AND FIVE-FOOT SHOULDERS. DETAILS OF THE IMPROVEMENT MUST BE COORDINATED WITH DELDOT'S DEVELOPMENT COORDINATION SECTION. THE DEVELOPER SHOULD PROVIDE A BITUMINOUS CONCRETE OVERLAY TO THE EXISTING TRAVEL LANES, AT DELDOT'S DISCRETION. DELDOT SHOULD ANALYZE THE EXISTING LANE'S PAVEMENT SECTION AND RECOMMEND AN OVERLAY THICKNESS TO THE DEVELOPER'S ENGINEER IF NECESSARY.
4. PRIOR TO ISSUANCE OF THE 227TH BUILDING PERMIT, THE DEVELOPER SHALL MODIFY THE EXISTING RIGHT-IN/LEFT-IN/RIGHT-OUT SITE ACCESS ON US ROUTE 113. THE PROPOSED CONFIGURATION IS SHOWN IN THE TABLE BELOW. ASIDE FROM THE RECOMMENDED EXTENSION OF THE RIGHT-TURN LANE ON NORTHBOUND US ROUTE 113, THE PROPOSED CONFIGURATION HAS ALREADY BEEN CONSTRUCTED.

APPROACH	EXISTING CONFIGURATION	PROPOSED CONFIGURATION
WESTBOUND SITE ACCESS	ONE RIGHT-TURN LANE	ONE RIGHT-TURN LANE
NORTHBOUND US ROUTE 113	ONE U-TURN LANE, TWO THROUGH LANES, AND ONE RIGHT-TURN LANE	ONE U-TURN LANE, TWO THROUGH LANES, AND ONE RIGHT-TURN LANE
SOUTHBOUND US ROUTE 113	ONE U-TURN / LEFT-TURN LANE AND TWO THROUGH LANES	ONE U-TURN / LEFT-TURN LANE AND TWO THROUGH LANES

INITIAL RECOMMENDED MINIMUM TURN-LANE LENGTHS (EXCLUDING TAPERS) OF THE SEPARATE TURN LANES ARE LISTED BELOW. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION TO DETERMINE FINAL TURN-LANE LENGTHS DURING THE SITE PLAN REVIEW.

APPROACH	LEFT-TURN LANE	RIGHT-TURN
WESTBOUND SITE ACCESS	N/A	N/A
NORTHBOUND US ROUTE 113	N/A	380 FEET*
SOUTHBOUND US ROUTE 113	315 FEET **	N/A

* INITIAL TURN-LANE LENGTH BASED ON COORDINATION WITH DELDOT. LENGTH OF THE FULL-WIDTH PORTION OF THE NORTHBOUND RIGHT-TURN LANE SHOULD BE APPROXIMATELY 380 FEET (EXTENDING TO WHERE THE EXISTING BEGINS AND THE SHOULDER WIDTH CHANGES), AND SHOULD HAVE AN 80-FOOT TAPER.
** INITIAL TURN-LANE LENGTH BASED ON DELDOT'S AUXILIARY LANE WORKSHEET. EXISTING TURN LANE EXCEEDS THIS LENGTH AND IS ACCEPTABLE TO REMAIN.

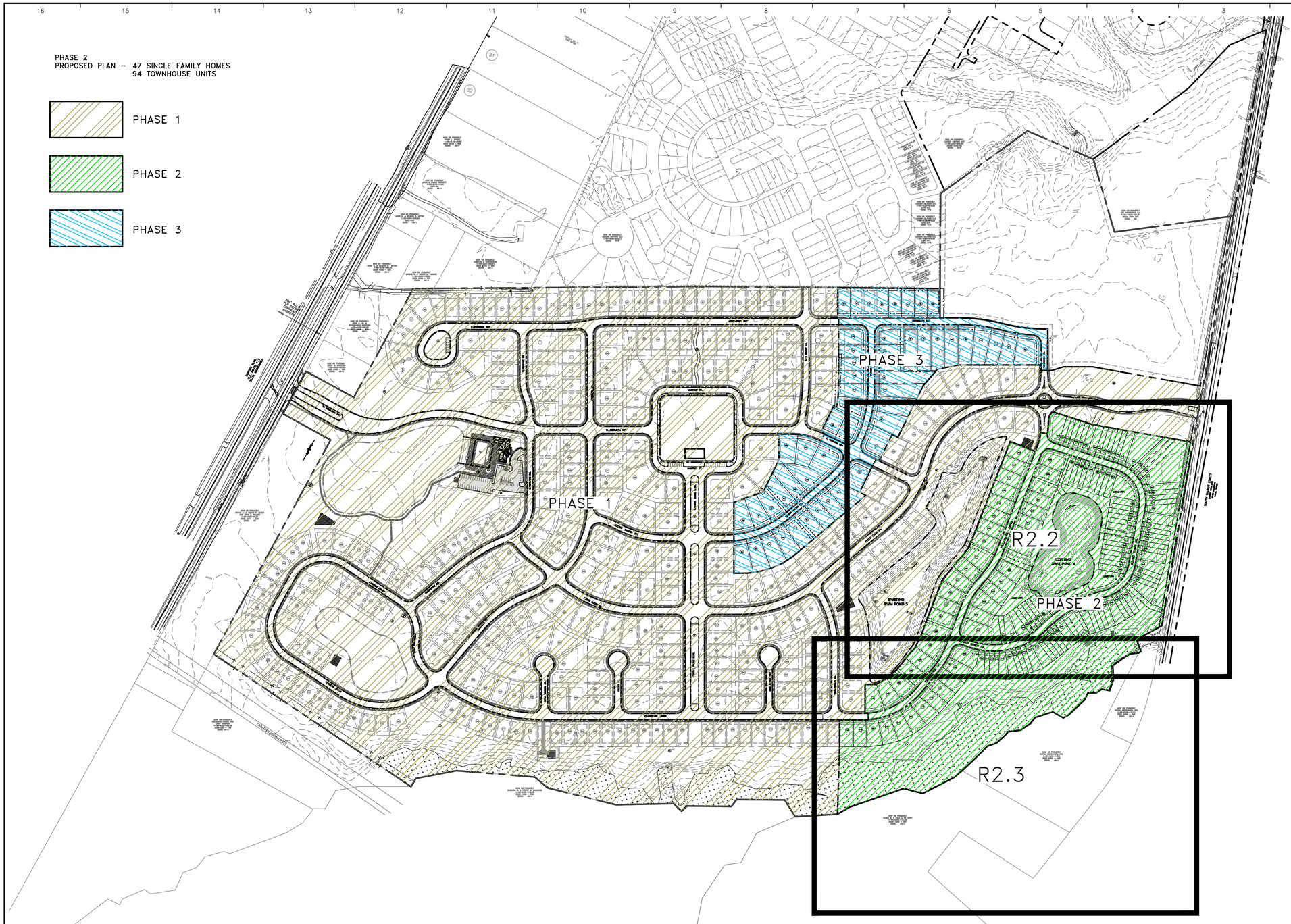
5. THE DEVELOPER SHOULD ENTER INTO A TRAFFIC SIGNAL AGREEMENT WITH DELDOT FOR DESIGN AND CONSTRUCTION OF A FUTURE TRAFFIC SIGNAL FOR THE INTERSECTION OF N. OLD STATE ROAD AND JOHNSON ROAD. THE AGREEMENT SHOULD INCLUDE PEDESTRIAN SIGNALS, CROSSWALKS, INTERCONNECTION, AND ITS EQUIPMENT SUCH AS CCTV CAMERAS AT DELDOT'S DISCRETION. THE CONSTRUCTION SCHEDULE OF THE NEW TRAFFIC SIGNAL IS YET TO BE DETERMINED BY DELDOT. THE DEVELOPER SHOULD COORDINATE WITH DELDOT ON THE DESIGN DETAILS AND IMPLEMENTATION OF THE TRAFFIC SIGNAL. THE AGREEMENT SHOULD PROVIDE FOR INSTALLATION AND ACTIVATION OF THE SIGNAL AT DELDOT'S DISCRETION. ENTERING INTO A TRAFFIC SIGNAL REVOLVING FUND AGREEMENT FOR THIS INTERSECTION IS AN OPTION INSTEAD OF THE TRADITIONAL TRAFFIC SIGNAL AGREEMENT. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION REGARDING THE APPROPRIATE TYPE OF AGREEMENT AND DETAILS

PHASE 2
PROPOSED PLAN – 47 SINGLE FAMILY HOMES
94 TOWNHOUSE UNITS

PHASE 1

PHASE 2

PHASE 3



GENERAL NOTES

1. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
2. "THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY."
3. THIS SITE IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAIN AS DELINEATED ON FEMA MAP PANEL# 1005C0043K DATED 03/16/2015
4. WETLANDS DELINEATION PERFORMED BY ENVIRONMENTAL RESOURCES, INC. 38173 DUPONT BLVD. SELBYVILLE, DE 19975
5. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED OR PLACED FOR THE LOT WHICH THE CERTIFICATE OF OCCUPANCY IS TO BE ISSUED IN A MANNER ACCEPTABLE TO THE CITY AND THE STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OF OTHER GUARANTEE WITH THE CITY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER IMPROVEMENT.
6. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL A PROJECT, OR THE CURRENT PHASE OF A PROJECT, HAS BEEN PARTIALLY ACCEPTED BY THE CITY, AND UNTIL A MAINTENANCE BOND HAS BEEN SUBMITTED.
7. ALL FIRE LANES, FIRE HYDRANTS, EXITS, STANDPIPES, AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE MARSHAL REGULATIONS.
8. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE, AND OTHER ODORS. THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARM OPERATIONS. THE USE AND THE ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES OR ACTIVITIES.
9. PROPOSED OPEN SPACE TO BE OWNED AND MAINTAINED BY THE COMMUNITY HOMEOWNERS ASSOCIATION.
10. THE OWNER UNDERSTANDS THAT THE TRACT OF LAND DEPICTED HEREON IS IMPACTED BY WETLANDS REGULATED BY THE ARMY CORPS OF ENGINEERS AND IS ADVISED TO CONTACT THE ARMY CORPS OF ENGINEERS FOR INFORMATION AND GUIDANCE IN REGARD TO JURISDICTIONAL DETERMINATIONS AND FEDERAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
11. ALL REQUIRED LANDSCAPE BUFFERS SHALL BE PLANTED AND ALL ACTIVE RECREATION AMENITIES INSTALLED PRIOR TO ISSUANCE OF 50% OF THE CERTIFICATES OF OCCUPANCY, AND MAINTAINED BY THE DEVELOPER UNTIL 75% OF THE CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED. THE LANDSCAPE BUFFER AREA AND ANY OTHER LANDSCAPE PLAN DEPICTED ON THE RECORD PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE HOMEOWNERS' ASSOCIATION OR MAINTENANCE CORPORATION.THESE DEED RESTRICTIONS SHALL RUN WITH THE LAND AND MAY NOT BE VACATED BY THE HOMEOWNERS' ASSOCIATION OR THE MAINTENANCE CORPORATION.
12. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF SEDIMENT & STORMWATER CONTROLS DURING CONSTRUCTION AND FOR LONG TERM MAINTENANCE OF STORMWATER CONTROLS UNTIL CONSTRUCTION IS COMPLETE. AT THE TIME, RESPONSIBILITY FOR LONG TERM MAINTENANCE OF STORMWATER CONTROLS SHALL BE ASSUMED BY THE HOMEOWNER'S ASSOCIATION. IF A HOMEOWNER'S ASSOCIATION IS NOT FORMED THEN THE OWNER IS TO PROVIDE LONG TERM MAINTENANCE FOR THE SITE.
13. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION AND DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS, ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION FOR STRUCTURES AND UTILITY LINES, ON AND OFF SITE, MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
14. DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED, AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
15. DEVELOPER SHALL INSTALL ONSITE LIGHTING TO ILLUMINATE STREETS, PARKING AREAS, AND WALKWAYS, IN ACCORDANCE WITH CITY REGULATIONS.
16. PROPERTY OWNERS OWN AND MAINTAIN THE SIDEWALKS DIRECTLY IN-FRONT OF THEIR PROPERTY. SIDEWALKS ALONG OR IN OPEN SPACES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
17. SOURCE WATER PROTECTION AREA EXIST ON-SITE.

DATA COLUMN

TAX MAP ID:	1-30-3.00-264.01
PROJECT LOCATION:	CITY OF MILFORD, CEDAR CREEK HUNDRED, SUSSEX COUNTY
OWNER/DEVELOPER:	MILFORD PONDS, LLC 179 REHOBOTH AVENUE, SUITE 1081 REHOBOTH BEACH, DE 19971 CHRIS KALIS 202-302-5735 chris.kalil71@gmail.com
ENGINEER/SURVEYOR:	DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 302-424-1441
EXISTING/PROPOSED ZONING:	R-1, R-2, R-3, W/PUD
EXISTING USE: PROPOSED USE:	VACANT RESIDENTIAL LOTS
TOTAL SITE AREA: PHASE 1: PHASE 2: PHASE 3:	159.173 AC.± 118.637 AC.± 27.872 AC.± 12.152 AC.±
GROSS AREA:	R-1 = 71.023 AC, R-2 = 50.854 AC, R-3 = 29.257 AC
NET DEVELOPMENT AREA:	R-1 = 53.267 AC, R-2 = 38.141 AC, R-3 = 21.943 AC
MINIMUM LOT AREA:	R-1 = 10,000 SF, R-2 = 8,000 SF, R-3 = 3,360 SF
UNITS ALLOWED:	R-1 = 53.267 AC ÷ 10,000 SF = 232 R-2 = 38.141 AC ÷ 8,000 SF = 208 R-3 = 21.943 AC ÷ 3,360 SF = 263
TOTAL NUMBER OF UNITS ALLOWED: TOTAL NUMBER OF UNITS PROVIDED: DENSITY PROVIDED:	703 556 556 UNITS ÷ 159.173 AC = 3.49 UNITS/ACRE
BUILDING CONSTRUCTION TYPE:	MASONARY & TIMBER
MAX BUILDING HEIGHT:	35'
TOTAL PROPOSED RIGHT-OF-WAY:	1.99 AC.±
TOTAL AREA OF LOTS:	14.31 AC.±
PHASE 1 TOTAL: SINGLE FAMILY DWELLING: PHASE 2 TOTAL: SINGLE FAMILY DWELLING: TOWNHOUSE UNITS PHASE 3 TOTAL: SINGLE FAMILY DWELLING:	358 358 141 47 94 57 57
PHASE 2 EDU'S:	141
COMMUNITY BUILDING SIZE: COMMUNITY BUILDING LOCATION:	±40'x ±95' CORNER OF W. HEIRLOOM WAY & CLUBHOUSE DR.
TOTAL PROPOSED RIGHT-OF-WAY: PHASE 1: PHASE 2: PHASE 3: TOTAL AREA OF LOTS: PHASE 1: PHASE 2: PHASE 3:	18.90 AC.± 15.31 AC.± 1.99 AC.± 1.60 AC.± 90.73 AC.± 64.88 AC.± 14.31 AC.± 11.54 AC.±
SINGLE FAMILY LOT (PER PUD) MINIMUM LOT WIDTH: MINIMUM LOT DEPTH: MINIMUM LOT AREA:	 50' 100' 5,000 SF
TOWNHOUSE LOT (PER PUD) MINIMUM LOT WIDTH: MINIMUM LOT DEPTH: MINIMUM LOT AREA:	 20' 100' 2,000 SF
PHASE 2 MINIMUM LOT SIZE: MAXIMUM LOT SIZE: AVERAGE LOT SIZE: REQUIRED TREE RATIO: TREES PROVIDED:	 2,261 SF 17,679 SF 4,434 SF 1 TREE REQUIRED PER 10,000 OF SITE AREA 63
TOTAL REQUIRED RECREATIONAL AREA:	(556 DWELLING UNITS x 275 SQ.FT.) = 3.51 AC.±
TOTAL RECREATIONAL AREA PROVIDED:	3.684 AC±
TOTAL SITE (ALL PHASES) WETLANDS: CLUBHOUSE RESORT AREA: TOTAL OPEN SPACE PROVIDED:	 8.31 Ac.± 6.32 Ac.± 47.57 AC.±
MAXIMUM IMPERVIOUS COVERAGE:	35%
PROPOSED SEWER: PROPOSED WATER: ELECTRIC SERVICE: SCHOOL DISTRICT: FIRE DEPARTMENT:	CITY OF MILFORD CITY OF MILFORD CITY OF MILFORD MILFORD MILFORD
VERTICAL DATUM: HORIZONTAL DATUM:	NAVD 88 NAD 83
NUMBER OF MONUMENTS FOUND: NUMBER OF MONUMENTS SET:	14 12

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
OCEAN CITY, MARYLAND (410) 289-9641
EASTON, MARYLAND (410) 770-4744

RECORD PLAN

MILFORD PONDS - PHASE 2

CEDAR CREEK HUNDRED, CITY OF MILFORD

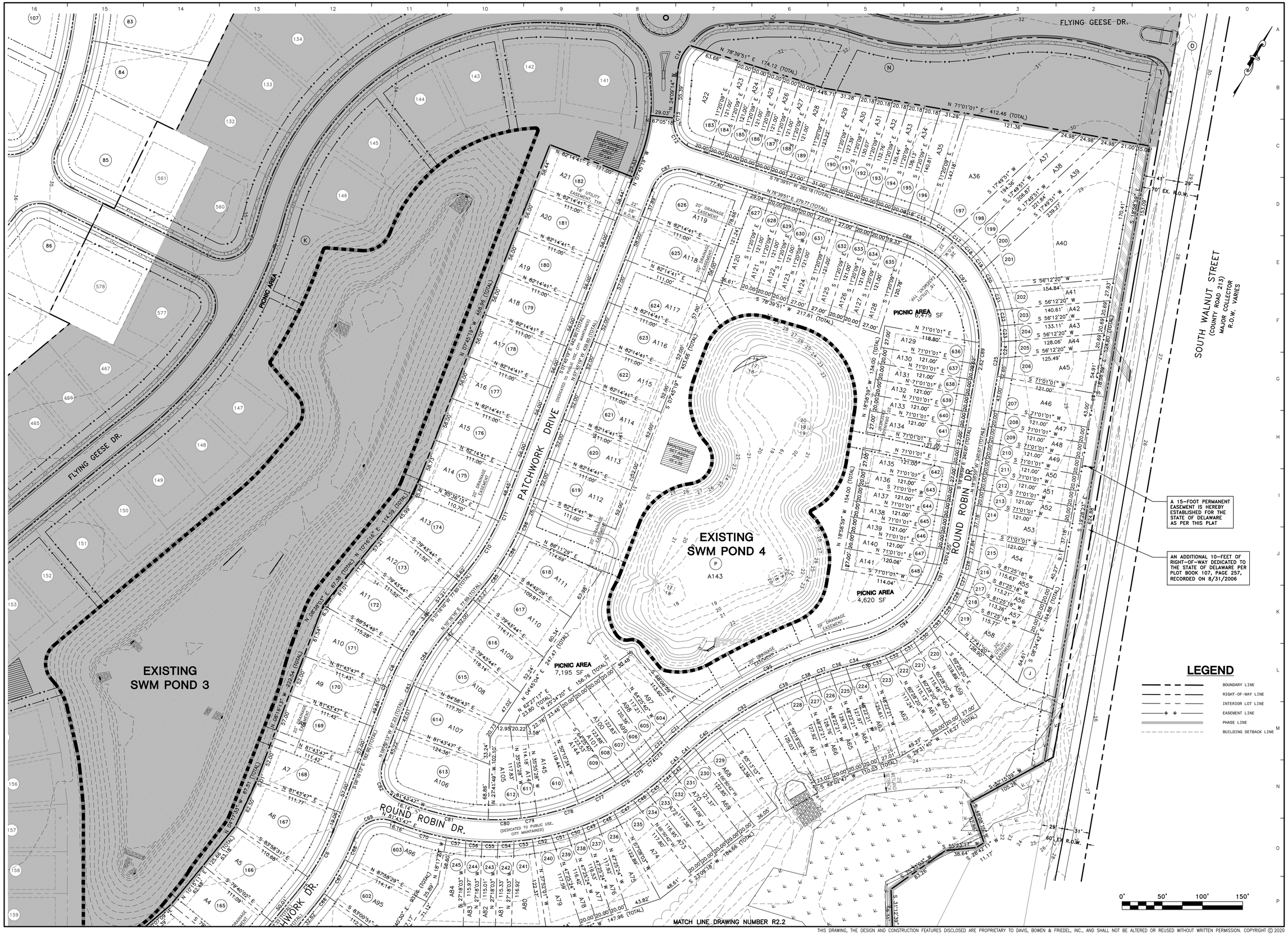
SUSSEX COUNTY, DELAWARE

Revisions:
⚠ 08/05/20 PER DELDOT COMMENTS

Date: JUNE 2024
Scale: 1"=200'
Dwn.By: ADM
Proj.No.: 2875A001
Dwg.No.: R2.1

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RECORD PLAN

MILFORD PONDS - PHASE 2

CEDAR CREEK HUNDRED, CITY OF MILFORD

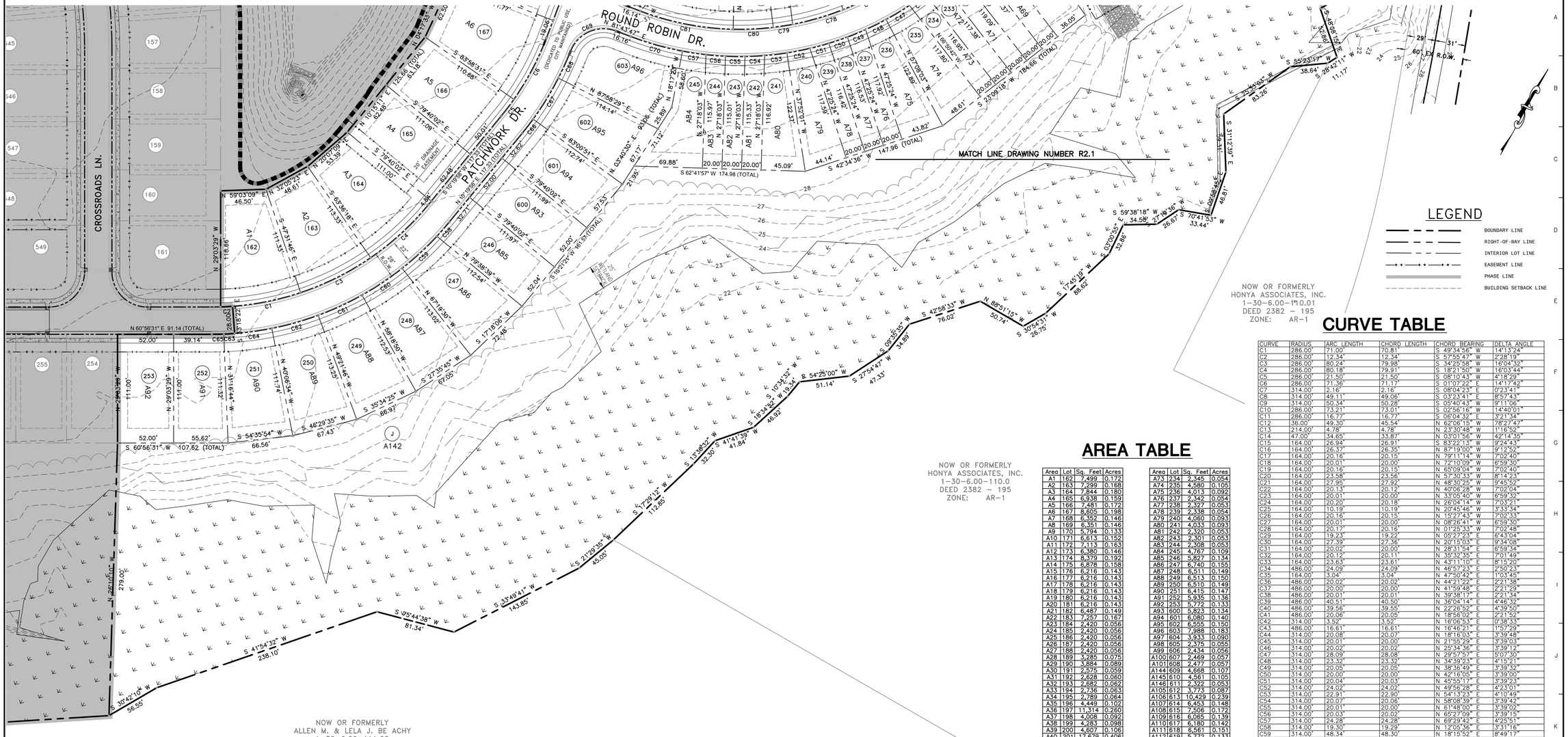
SUSSEX COUNTY, DELAWARE

Revisions:
⚠ 08/05/20 PER DELDOT COMMENTS

Date:	JUNE 2024
Scale:	1"=50'
Dwn.By:	ADM
Proj.No.:	2875A001
Dwg.No.:	R2.2

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LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- INTERIOR LOT LINE
- EASEMENT LINE
- PHASE LINE
- BUILDING SETBACK LINE

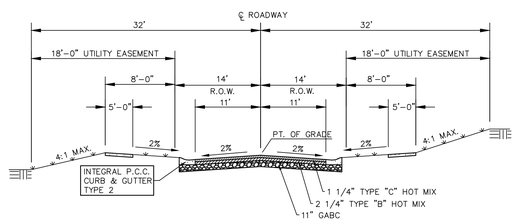
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	286.00'	71.00'	70.81'	S 49°34'56" W	14°13'24"
C2	286.00'	12.34'	12.34'	S 57°55'47" W	2°28'19"
C3	286.00'	80.24'	79.98'	S 34°25'58" W	16°04'32"
C4	286.00'	80.18'	79.91'	S 18°21'50" W	16°03'44"
C5	286.00'	21.50'	21.50'	S 08°10'43" W	4°18'29"
C6	286.00'	71.36'	71.17'	S 01°07'22" E	14°17'42"
C7	314.00'	2.16'	2.16'	S 08°04'23" E	0°23'41"
C8	314.00'	49.11'	49.06'	S 03°23'41" E	8°57'43"
C9	314.00'	50.34'	50.28'	S 05°40'43" W	9°11'06"
C10	286.00'	73.21'	73.01'	S 02°56'16" W	14°40'01"
C11	286.00'	16.77'	16.77'	S 06°04'32" W	3°21'34"
C12	36.00'	49.30'	45.54'	N 62°06'15" W	78°27'47"
C13	214.00'	4.78'	4.78'	N 23°30'48" W	1°16'52"
C14	47.00'	34.65'	33.87'	N 03°01'56" W	42°14'35"
C15	164.00'	26.94'	26.91'	S 83°22'13" W	9°24'43"
C16	164.00'	26.37'	26.35'	N 87°19'00" W	9°12'52"
C17	164.00'	20.16'	20.15'	N 79°11'14" W	7°02'40"
C18	164.00'	20.01'	20.00'	N 72°10'09" W	6°59'30"
C19	164.00'	20.16'	20.15'	N 65°09'04" W	7°02'40"
C20	164.00'	23.58'	23.56'	N 57°30'33" W	8°14'23"
C21	164.00'	27.95'	27.92'	N 48°30'25" W	9°45'52"
C22	164.00'	20.13'	20.12'	N 40°06'28" W	7°02'04"
C23	164.00'	20.01'	20.00'	N 33°05'40" W	6°59'32"
C24	164.00'	20.20'	20.18'	N 26°04'14" W	7°03'21"
C25	164.00'	10.19'	10.19'	N 20°45'46" W	3°33'34"
C26	164.00'	20.16'	20.15'	N 15°27'43" W	7°02'33"
C27	164.00'	20.01'	20.00'	N 08°26'41" W	6°59'30"
C28	164.00'	20.17'	20.16'	N 01°25'33" W	7°02'48"
C29	164.00'	19.23'	19.22'	N 05°27'23" E	6°43'04"
C30	164.00'	27.39'	27.36'	N 20°15'03" E	9°34'08"
C31	164.00'	20.02'	20.00'	N 28°31'54" E	6°59'34"
C32	164.00'	20.12'	20.11'	N 35°32'35" E	7°01'49"
C33	164.00'	23.63'	23.61'	N 43°11'10" E	8°15'20"
C34	486.00'	24.09'	24.09'	N 46°57'23" E	2°50'23"
C35	164.00'	3.04'	3.04'	N 47°50'42" E	1°03'45"
C36	486.00'	20.02'	20.02'	N 44°21'22" E	2°21'38"
C37	486.00'	20.00'	20.00'	N 41°59'48" E	2°21'29"
C38	486.00'	20.01'	20.01'	N 39°38'17" E	2°21'34"
C39	486.00'	40.51'	40.50'	N 36°04'14" E	4°46'32"
C40	486.00'	39.56'	39.55'	N 32°26'52" E	4°39'50"
C41	486.00'	20.06'	20.05'	N 18°56'02" E	2°21'52"
C42	314.00'	3.52'	3.52'	N 16°06'53" E	0°38'33"
C43	486.00'	16.61'	16.61'	N 15°46'21" E	1°57'29"
C44	314.00'	20.08'	20.07'	N 18°16'03" E	3°39'48"
C45	314.00'	20.01'	20.00'	N 21°55'29" E	3°39'03"
C46	314.00'	20.02'	20.02'	N 25°34'36" E	3°39'12"
C47	314.00'	28.09'	28.08'	N 29°57'57" E	5°07'30"
C48	314.00'	23.32'	23.32'	N 34°39'23" E	4°15'21"
C49	314.00'	20.06'	20.05'	N 38°36'49" E	3°39'32"
C50	314.00'	20.00'	20.00'	N 42°16'05" E	3°39'06"
C51	314.00'	20.04'	20.03'	N 45°55'17" E	3°39'23"
C52	314.00'	24.02'	24.02'	N 49°56'28" E	4°23'01"
C53	314.00'	22.91'	22.90'	N 54°13'23" E	4°10'49"
C54	314.00'	20.07'	20.06'	N 58°08'39" E	3°39'42"
C55	314.00'	20.01'	20.00'	N 61°48'00" E	3°39'02"
C56	314.00'	20.03'	20.02'	N 65°27'09" E	3°39'15"
C57	314.00'	24.28'	24.28'	N 69°29'42" E	4°25'51"
C58	314.00'	19.30'	19.29'	N 72°05'36" E	3°31'16"
C59	314.00'	48.34'	48.30'	N 78°15'52" E	8°49'17"
C60	314.00'	49.38'	49.33'	N 87°10'50" E	9°00'40"
C61	314.00'	49.40'	49.35'	N 86°11'35" E	9°00'50"
C62	314.00'	49.32'	49.27'	S 45°12'00" E	8°59'59"
C63	314.00'	11.11'	11.11'	N 57°42'27" E	2°01'39"
C64	314.00'	38.33'	38.31'	N 53°11'48" E	6°59'39"
C65	314.00'	12.17'	12.17'	N 59°49'54" E	2°13'14"
C66	314.00'	18.34'	18.34'	N 08°39'33" E	3°20'49"
C67	314.00'	49.38'	49.33'	N 02°28'49" E	9°00'40"
C68	314.00'	30.34'	30.33'	N 04°47'37" W	5°32'11"
C69	36.00'	56.10'	50.60'	N 37°05'02" E	89°17'29"
C70	314.00'	54.91'	54.84'	N 76°43'12" E	10°01'09"
C71	514.00'	37.99'	37.98'	S 19°45'59" W	4°14'05"
C72	514.00'	16.65'	16.64'	S 16°43'16" W	1°51'20"
C73	286.00'	3.60'	3.60'	S 16°09'15" W	0°43'18"
C74	286.00'	20.16'	20.15'	S 18°32'02" W	4°02'17"
C75	286.00'	20.03'	20.03'	S 22°33'34" W	4°00'47"
C76	286.00'	20.01'	20.00'	S 26°34'12" W	4°00'29"
C77	286.00'	53.51'	53.43'	S 33°56'03" W	10°43'12"
C78	286.00'	53.77'	53.69'	N 44°40'48" E	10°46'17"
C79	288.00'	20.02'	20.01'	S 52°04'14" W	4°00'36"
C80	286.00'	41.07'	41.03'	S 58°11'21" W	8°13'39"
C81	286.00'	96.97'	96.51'	S 72°00'59" W	19°25'36"
C82	36.00'	56.55'	50.91'	N 53°16'13" W	90°00'00"
C83	286.00'	16.22'	16.21'	N 06°38'45" W	3°14'56"
C84	286.00'	76.34'	76.11'	N 02°37'29" E	15°17'34"
C85	314.00'	27.29'	27.28'	N 07°46'54" E	4°58'45"
C86	314.00'	50.05'	50.00'	N 00°43'31" E	9°08'00"
C87	36.00'	54.30'	49.30'	N 35°27'16" E	86°25'10"
C88	136.00'	7.67'	7.67'	N 80°16'49" E	3°13'56"
C89	136.00'	24.51'	24.48'	S 24°08'47" E	10°19'35"
C90	136.00'	15.99'	15.98'	S 15°36'55" E	6°44'09"
C91	136.00'	27.71'	27.66'	S 06°24'36" E	11°40'28"
C92	486.00'	75.52'	75.44'	N 29°13'52" E	8°54'10"
C93	164.00'	15.32'	15.32'	N 12°47'22" E	5°21'12"
C94	136.00'	116.19'	112.69'	S 23°54'06" W	48°56'57"
C95	514.00'	237.66'	235.55'	S 35°07'48" W	26°29'33"
C96	314.00'	21.45'	21.45'	N 05°47'53" W	3°54'50"
C97	136.00'	163.29'	153.66'	S 63°42'23" E	68°47'39"

AREA TABLE

Area	Lot	Sq. Feet	Acres
A1	162	7,499	0.172
A2	163	7,299	0.168
A3	164	7,844	0.180
A4	165	6,938	0.159
A5	166	7,481	0.172
A6	167	8,605	0.198
A7	168	6,352	0.146
A8	169	6,351	0.146
A9	170	5,794	0.133
A10	171	6,613	0.152
A11	172	7,113	0.163
A12	173	6,380	0.146
A13	174	8,379	0.192
A14	175	6,878	0.158
A15	176	6,216	0.143
A16	177	6,216	0.143
A17	178	6,216	0.143
A18	179	6,216	0.143
A19	180	6,216	0.143
A20	181	6,216	0.143
A21	182	6,487	0.149
A22	183	7,257	0.167
A23	184	2,420	0.056
A24	185	2,420	0.056
A25	186	2,420	0.056
A26	187	2,420	0.056
A27	188	2,420	0.056
A28	189	3,285	0.075
A29	190	3,884	0.089
A30	191	2,575	0.059
A31	192	2,628	0.060
A32	193	2,682	0.062
A33	194	2,736	0.063
A34	195	2,789	0.064
A35	196	4,449	0.102
A36	197	11,314	0.260
A37	198	4,008	0.092
A38	199	4,283	0.098
A39	200	4,607	0.106
A40	201	17,679	0.406
A41	202	3,977	0.091
A42	203	2,733	0.063
A43	204	2,608	0.060
A44	205	2,531	0.058
A45	206	4,709	0.108
A46	207	5,203	0.119
A47	208	2,420	0.056
A48	209	2,420	0.056
A49	210	2,420	0.056
A50	211	2,420	0.056
A51	212	2,420	0.056
A52	213	2,420	0.056
A53	214	4,499	0.103
A54	215	4,564	0.105
A55	216	2,284	0.052
A56	217	2,261	0.052
A57	218	2,286	0.052
A58	219	4,966	0.114
A59	220	3,167	0.073
A60	221	2,302	0.053
A61	222	2,320	0.053
A62	223	4,364	0.100
A63	224	3,427	0.079
A64	225	2,569	0.059
A65	226	2,577	0.059
A66	227	2,568	0.059
A67	228	4,014	0.092
A68	229	4,663	0.107
A69	230	2,444	0.056
A70	231	2,406	0.055
A71	232	2,363	0.054
A72	233	2,341	0.054

Area	Lot	Sq. Feet	Acres
A73	234	2,345	0.054
A74	235	4,580	0.105
A75	236	4,013	0.092
A76	237	2,342	0.054
A77	238	2,327	0.053
A78	239	2,338	0.054
A79	240	4,060	0.093
A80	241	4,033	0.093
A81	242	2,320	0.053
A82	243	2,301	0.053
A83	244	2,308	0.053
A84	245	4,767	0.109
A85	246	5,827	0.134
A86	247	6,740	0.155
A87	248	6,511	0.149
A88	249	6,513	0.150
A89	250	6,510	0.149
A90	251	6,415	0.147
A91	252	5,935	0.136
A92	253	5,772	0.133
A93	600	5,823	0.134
A94	601	6,080	0.140
A95	602	6,555	0.150
A96	603	7,988	0.183
A97	604	3,933	0.090
A98	605	2,375	0.055
A99	606	2,434	0.056
A100	607	2,469	0.057
A101	608	2,477	0.057
A144	609	4,668	0.107
A145	610	4,561	0.105
A146	611	2,322	0.053
A105	612	3,773	0.087
A106	613	10,429	0.239
A107	614	6,453	0.148
A108	615	7,506	0.172
A109	616	6,065	0.139
A110	617	6,180	0.142
A111	618	6,561	0.151
A112	619	5,772	0.133
A113	620	5,772	0.133
A114	621	5,772	0.133
A115	622	5,772	0.133
A116	623	5,772	0.133
A117	624	6,327	0.145
A118	625	6,438	0.148
A119	626	8,105	0.186
A120	627	3,972	0.091
A121	628	2,420	0.056
A122	629	2,420	0.056
A123	630	2,420	0.056
A124	631	3,267	0.075
A125	632	3,267	0.075
A126	633	2,420	0.056
A127	634	2,420	0.056
A128	635	3,266	0.075
A129	636	3,249	0.075
A130	637	2,420	0.056
A131	638	2,420	0.056
A132	639	2,420	0.056
A133	640	2,420	0.056
A134	641	3,267	0.075
A135	642	3,267	0.075
A136	643	2,420	0.056
A137	644	2,420	0.056
A138	645	2,420	0.056
A139	646	2,420	0.056
A140	647	2,415	0.055
A141	648	3,173	0.073
A142	J	339,902	7.803
A143	P	160,488	3.684



ROUND ROBIN DRIVE
0+00.00 - 16+55.46

PATCHWORK DRIVE
21+50.00 - 35+90.00

REQUIRED STRUCTURAL NUMBER = 2.00
PROPOSED STRUCTURAL NUMBER = 2.94

0' 50' 100' 150'

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RECORD PLAN

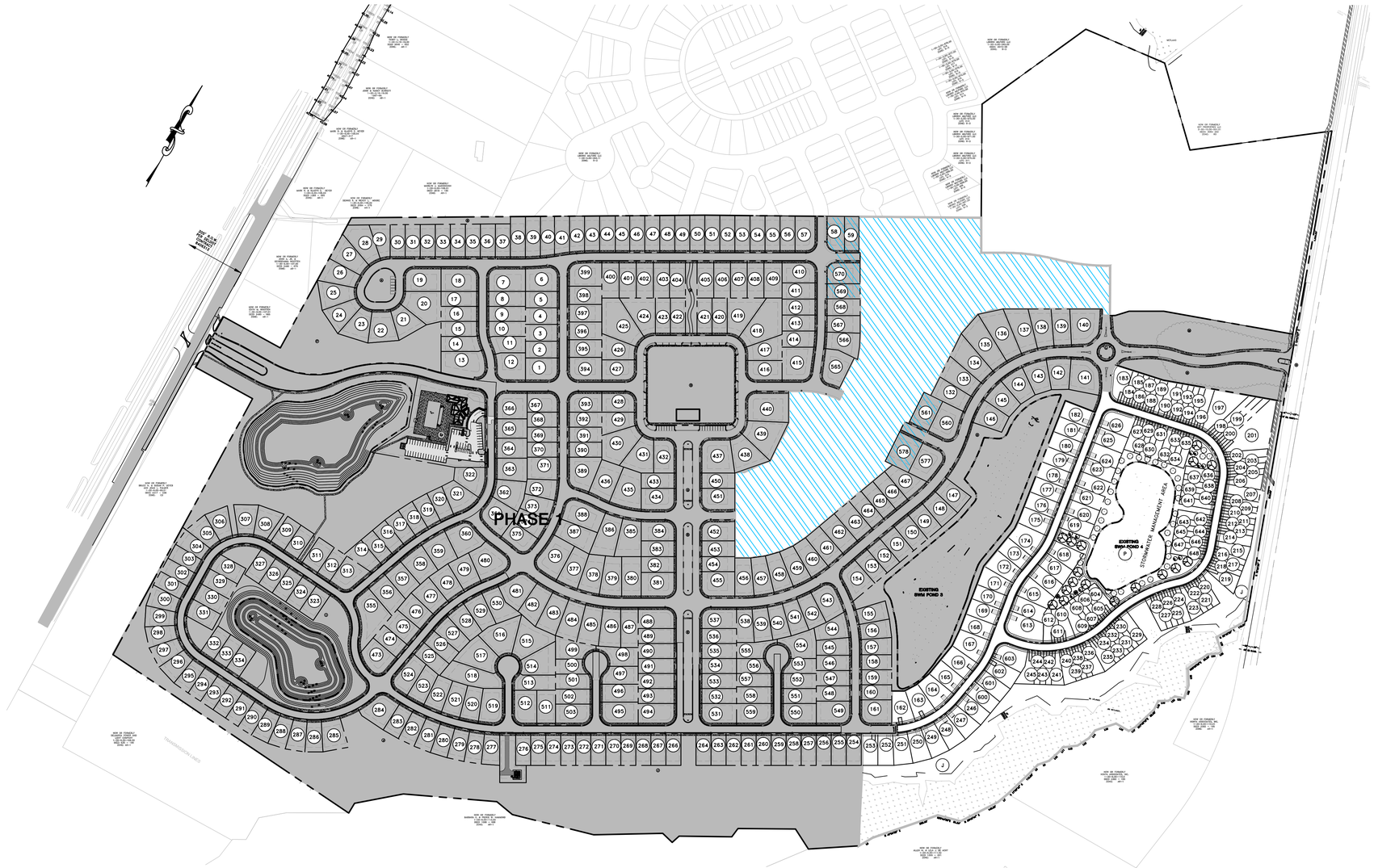
MILFORD PONDS - PHASE 2

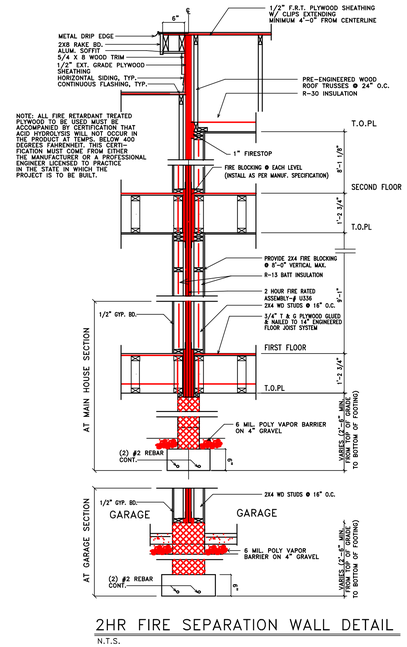
CEDAR CREEK HUNDRED, CITY OF MILFORD

SUSSEX COUNTY, DELAWARE

Revisions:

Date: JUNE 2024
Scale: 1"=50'
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Proj.No.: 2875A001
Dwg.No.: R2.3





2HR FIRE SEPARATION WALL DETAIL

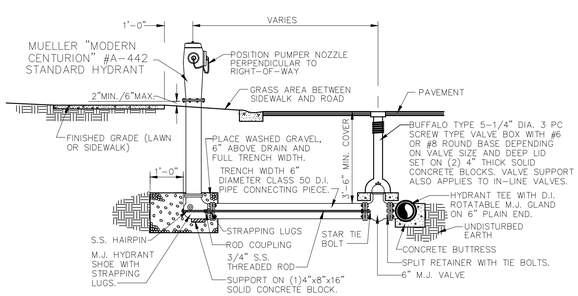
N.T.S.

TOWNHOUSE WALL DIAGRAM

N.T.S.

FIRE PROTECTION NOTES

1. TOWNHOUSE BUILDINGS WILL NOT BE SPRINKLERED BUT WILL CONTAIN WALL SEPARATION BETWEEN UNITS ACCORDING TO DETAIL FOUND ON THIS SHEET.
2. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
3. ALL PROPOSED BUILDINGS REQUIRE A 2 HOUR FIRE WALL RATING IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
4. PROPOSED BUILDING CONSTRUCTION IS NFPA TYPE V & 2 STORY WOOD FRAME TOWNHOUSES
5. WATER SUPPLIER: CITY OF MILFORD
6. NATURAL GAS SUPPLIER: CHESAPEAKE UTILITIES CORP.



FIRE HYDRANT DETAIL

N.T.S.

= SINGLE FAMILY RESIDENCE

= MULTI FAMILY RESIDENCE

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FIRE PROTECTION OVERVIEW PLAN & DETAILS

MILFORD PONDS - PHASE 2
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

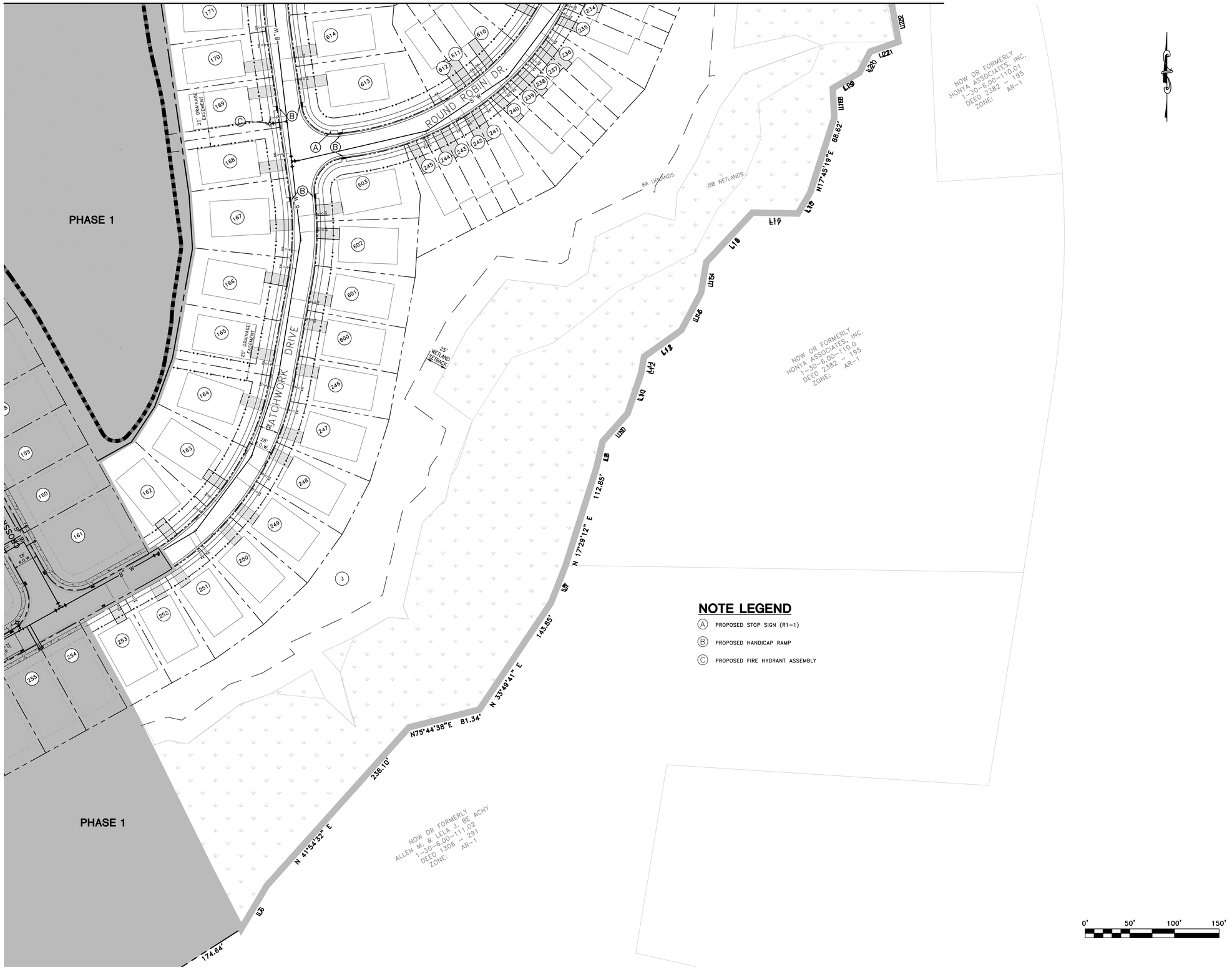
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MATCHLINE SHEET FP1.3



NOTE LEGEND

(A) PROPOSED STOP SIGN (R1-1)

(B) PROPOSED HANDICAP RAMP

(C) PROPOSED FIRE HYDRANT ASSEMBLY

0' 50' 100' 150'

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FIRE PROTECTION PLAN

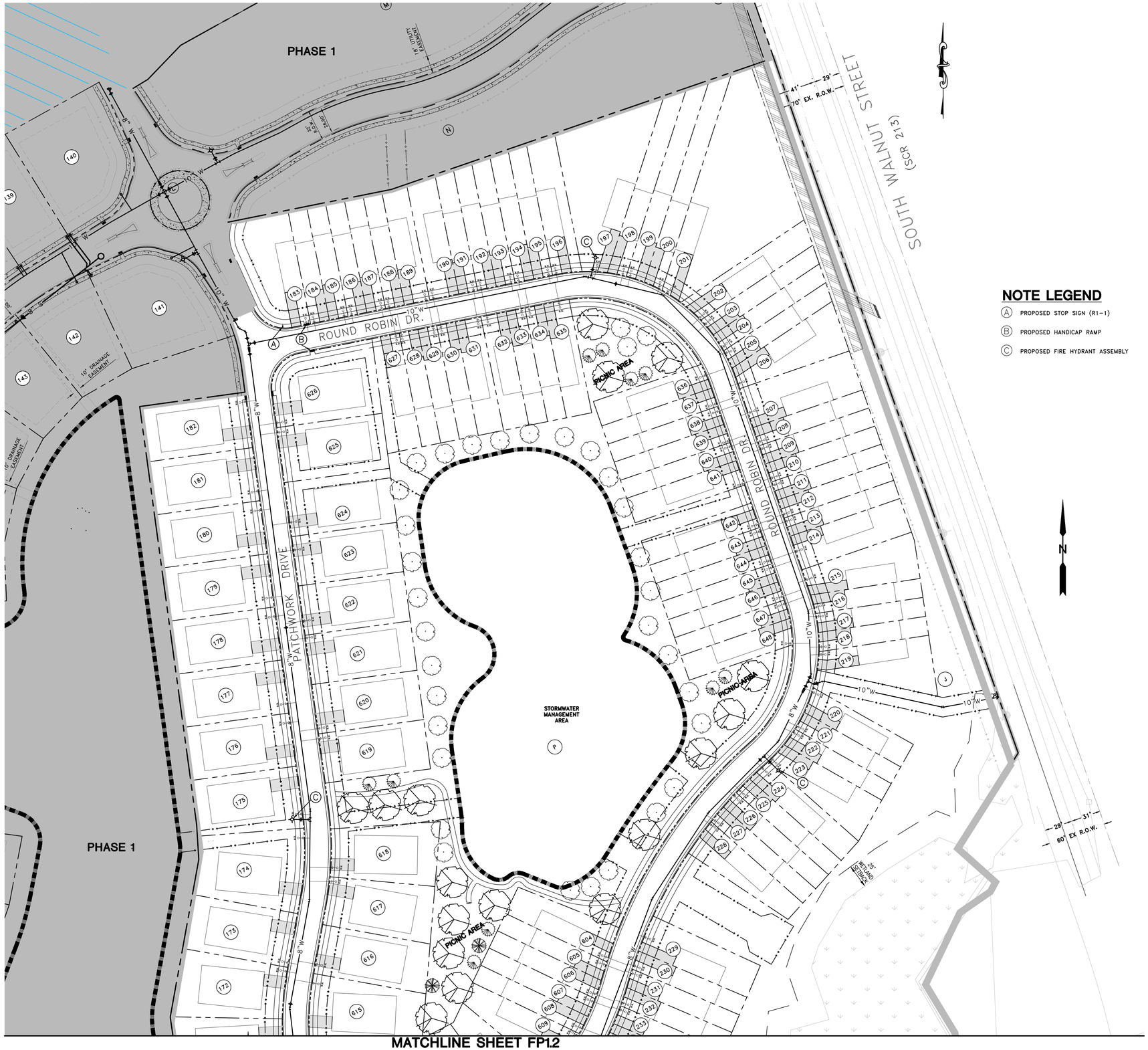
MILFORD PONDS - PHASE 2
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Revisions:

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NOTE LEGEND

(A) PROPOSED STOP SIGN (R1-1)

(B) PROPOSED HANDICAP RAMP

(C) PROPOSED FIRE HYDRANT ASSEMBLY

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FIRE PROTECTION PLAN

MILFORD PONDS - PHASE 2

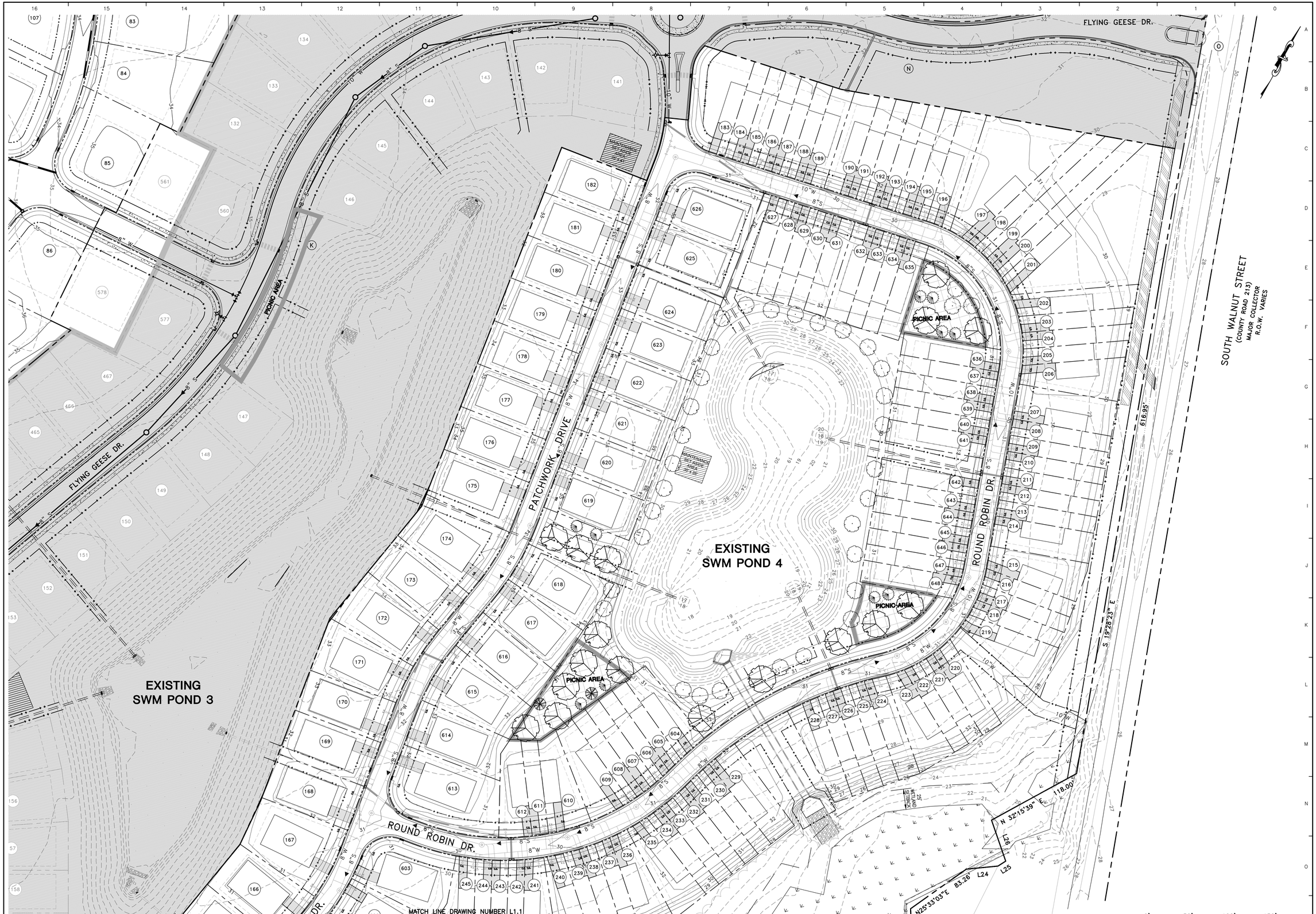
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SUSSEX COUNTY, DELAWARE

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LANDSCAPE PLAN

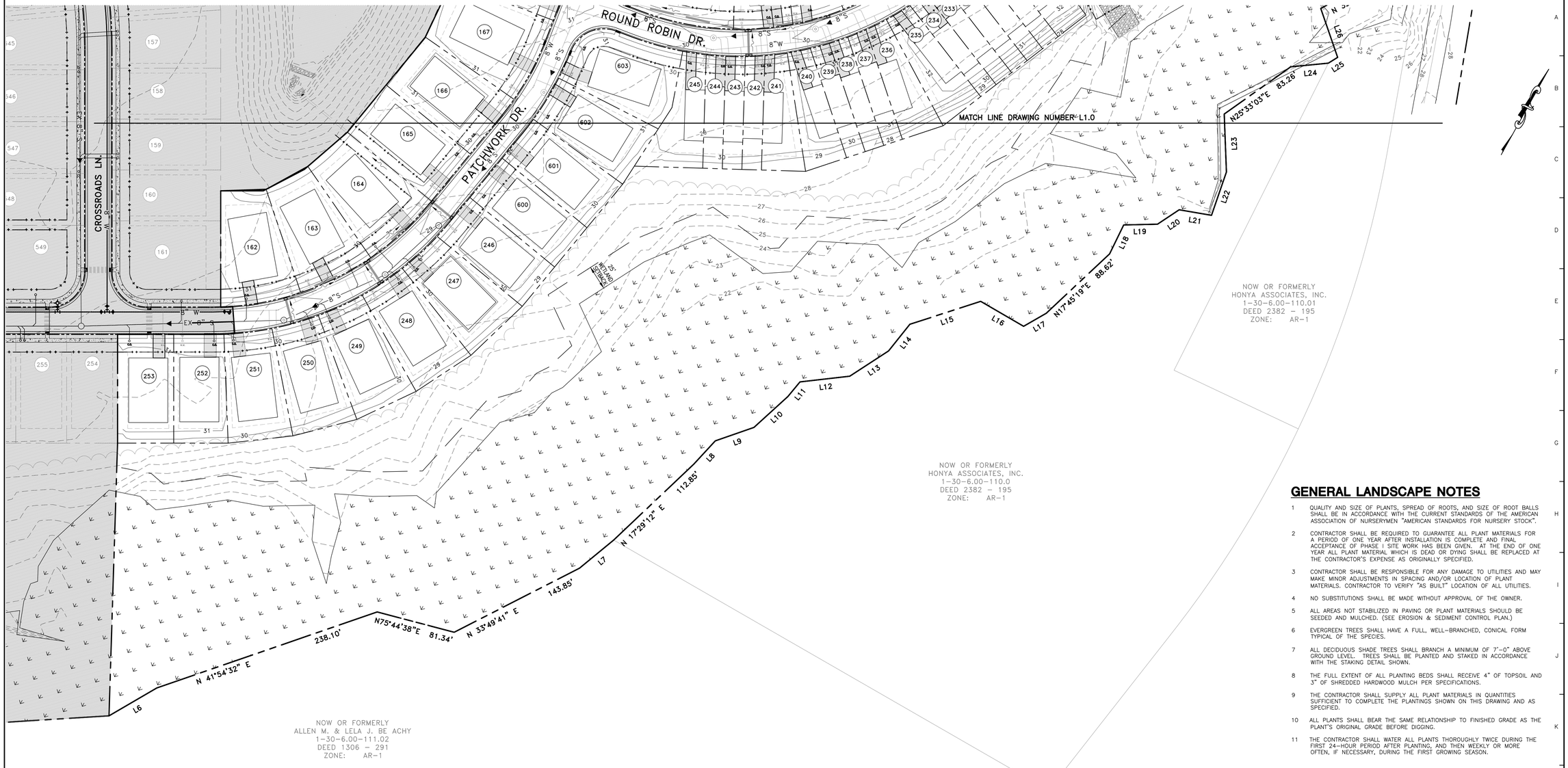
MILFORD PONDS - PHASE 2
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

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GENERAL LANDSCAPE NOTES

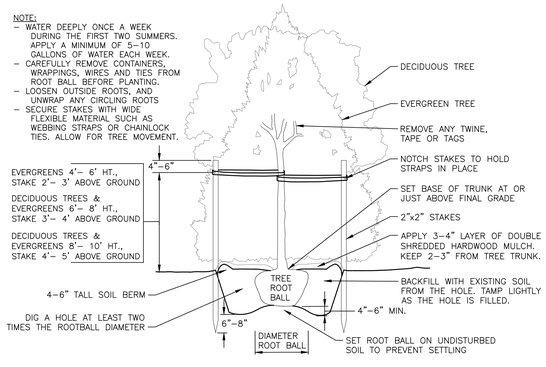
1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
7. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
8. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF SHREDDED HARDWOOD MULCH PER SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.

LANDSCAPE PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
		DECIDUOUS TREE			
	AR	Acer rubrum 'Red Sunset'	RED MAPLE	1 3/4"-2" Cal., B&B	6
	QM	Quercus phellos	WILLOW OAK	1 3/4"-2" Cal., B&B	6
	FG	Fagus grandifolia	AMERICAN BEECH	1 3/4"-2" Cal., B&B	5
	AC	Amelanchier canadensis	SHADBLOW SERVICEBERRY	1 3/4"-2" Cal., B&B	9
	CC	Cercis canadensis	EASTERN REDBUD	5'/6' Ht., B&B	9
	CK	Cornus kousa	KOUSA DOGWOOD	5'/6' Ht., B&B	8
	PR	Prunus serrulata 'Amanogawa'	AMANOGAWA JAPANESE FLOWERING CHERRY	1 3/4"-2" Cal., B&B	8
		EVERGREEN TREE			
	PS	Pinus strobus	EASTERN WHITE PINE	5'/6' Ht., B&B	2
	JV	Juniperus virginiana	EASTERN RED CEDAR	5'/6' Ht., B&B	5
	TO	Thuja occidentalis 'Green Giant'	GREEN GIANT EASTERN ARBORVITAE	5'/6' Ht., B&B	5
				TOTAL	63

DATA COLUMN

TAX MAP ID	:130-3.00-264.01
EXISTING ZONING	:R-1, R-2, R-3, W/PUD
EXISTING USE	:RESIDENTIAL
PROPOSED USE	:PLANNED UNIT DEVELOPMENT
RELATION TO GROWTH ZONE	:INSIDE GROWTH ZONE
TOTAL SITE AREA	:27.872± AC
TOTAL LOT AREA	:14.31± AC. (623,344 S.F)
TREES REQUIRED	:1 TREE / 10,000 S.F. LOT AREA 623,344 / 10,000 = 63 TREES
TREES PROPOSED	:63
EXISTING WOODLANDS	:6.718± AC
EXISTING WOODLANDS PRESERVED	:6.718± AC (100%)



TREE PLANTING DETAIL

NO SCALE

0' 50' 100' 150'

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LANDSCAPE PLAN

MILFORD PONDS - PHASE 2
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

Revisions:

Date: JUNE 2024
Scale: 1"=50'
Dwn.By: ADM
Proj.No.: 2875A001
Dwg.No.: L1.1

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KCI TECHNOLOGIES
ISO 9001:2008 CERTIFIED
ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS
1352 Marrows Road, Suite 100 • Newark, DE 19711 • Phone 302-731-9176 • Fax 302-731-7807

September 03, 2024

City of Milford
201 South Walnut Street
Milford, Delaware 19963

Attention: Mr. Rob Pierce

Subject: **Milford Ponds – Phase 2 Preliminary Plans**
KCI Job No. 00009730_00001.007 *(formerly 131803632.24 – Task 09P)*

Dear Mr. Pierce,

As requested, KCI Technologies performed a review of the Preliminary Plans of Milford Ponds Phase 2 PUD. This review was based on the City's Standard Specifications, and general engineering best practices. These plans were submitted by DBF and are dated June 2024.

Comments 2b, 3, 5a, 6, 8, 14, 17, and 22 shall be addressed for the Preliminary Plan Approval. Provide a point-by-point response letter.

1. Add the following information to the Data Column per the City of Milford's Preliminary Checklist:
    a. Provide the phone number of the owner/developer. **Addressed.**
    b. Provide the existing and proposed use. **Addressed.**
    c. Provide the estimated number of EDU for each unit. **Addressed.**
    d. Provide a list of waivers being sought and their corresponding code location if applicable. **Addressed.**
    e. Provide the actual proposed lot area(s). **Addressed.**
    f. Provide the actual proposed lot width(s). **Addressed.**
    g. Remove all reference to Phase IV (tax parcel). **Addressed.**
    h. Revise the total open space and recreational area requirements for the site to meet the requirements outlined in Section 230-19.7 of the City of Milford Zoning Ordinance. Otherwise, a cash-in lieu option is available. **Addressed.**
    i. Update the maximum density allowed and units allowed items based on Chapter 230-19.9. This may also impact the total number of units allowed item. Revise accordingly. **Addressed.**

2. Address the following comments on the cover sheet:
    a. Add the approved PUD Table. **Addressed.**
    b. According to the index of drawings Sheet C3.5 should be "SWM Pond 4 As Built and Revision." However, this sheet is not included in the plan set. Additionally, the order of the sheets does not match the order of the set. Revise accordingly. **Comment Remains – PUD1 to PUD4 is not listed in the index of Drawings.**
    c. Add the City Planning Department Approval block. **Addressed.**
    d. The note that is in the bottom left corner of the cover sheet that references separation between utilities is incorrect. Vertical separation between water and sewer shall be at least 18 inches. We recommend removing this note due to the information being provided in general notes 15 and 16 on the next page. **Addressed.**
    e. According to the Websoils website the soils shown in the soils map are incorrect. Verify the correct soils and revise accordingly. Additionally, provide a north arrow. **Addressed.**
    f. Add a location map per the City of Milford Preliminary checklist. **Addressed.**
    g. Revise the scale of the Vicinity Map to have a maximum scale of 1" = 400' per the checklist. **Addressed.**
    h. Update the City of Milford Approval to list Mark Whitfield as the City Manager. **Addressed.**
    i. Add an Owner's Certification block with the following language: "I, _____, hereby certify that I am the owner of the properties described on this plan, that the plan was made by my direction and that I acknowledge the same to be my act and desire the plan to be developed as shown in accordance with all applicable laws and regulations." **Addressed.**
    j. Update the Engineer's Statement to read as follows: "I, _____, hereby state that I am a registered engineer in the state of Delaware, that the information shown hereon has been prepared under my supervision and to the best of my knowledge and belief represents good engineering practices as required by the applicable laws of the State of Delaware." **Addressed.**
3. The Data Column on the PUD plan, Record Plan, and on the Construction set do not match. Revise the information per the latest version of the zoning ordinance so that it matches across plans. **Comment Remains. Some information is missing in the Data Column between the three sets of plans. For example, the building height is missing in the Data Column on the Record Plan. Revise accordingly so all information is given on PUD, Record, and Construction plans.**
4. Per Chapter 230 of the zoning ordinance townhouses must be in clusters of 3 to 8 units. Revise the layout to meet this requirement. **Addressed.**
5. Add the following waiver requests or amend the plan to meet the requirement:

a. Chapter 200 requires 36-foot-wide pavement per Chapter 200-8(A)(14). **Comment Remains. The note on the Construction plan cover sheet and on the PUD sheet should include reference to the required width so the Planning Commission and City Council can see what is being requested, similar to what has been provided for the right-of-way width reduction waiver note.**

b. Chapter 200-8(G)(1)(f) require street trees every 150 linear feet. **Addressed**

6. Revise the City of Milford General Notes with the attached (General Major Subdivision Notes). **Comment Remains. Complete note 17 and 33. The record plan requirements includes site plan notes and not major subdivision notes.**
7. The City of Milford General Note 17 references the wrong FEMA floodplain map. Revise the note accordingly. **Comment Remains.**
8. The notes that reference the DelDOT standard specifications refer to the 2016 version. However, there has been multiple updates to the standard specifications since then. We recommend revising all notes to 'refer to the latest version' rather than provide a date. Revise as necessary. **Comment Remains. Revise Drainage, Grading and Sediment Control Notes 1.**
9. The Sanitary Sewer notes reference providing an 8" sewer lateral and cleanout. Per the City of Milford Standard Specifications, the standard size is 6" minimum. We recommend revising the note. **Addressed.**
10. Add a note to the plan that lists the information given in Chapter 200-8(C)(2) of the City of Milford Zoning Ordinance. **Addressed.**
11. Label the street types for each street in the PUD per Chapter 200-8. **Addressed.**
12. Revise the phasing lines shown on Sheet C0.2 to be legible. **Addressed.**
13. There is a note located in the bottom right corner of Sheet C0.3 that references Lot 235 only being able to be constructed if modifications to the pond are made. However, this lot is not adjacent to the pond or the ponds outfall. Please clarify the reason for this note. **Addressed.**
14. Provide correspondence from the City of Milford that allows the roadway width (22') and right-of-way width (28' with 18' easements on either side of the ROW) to be less than what is required per Chapter 200-8 of the Zoning Ordinance. **Comment Remains. The note on the Construction plan cover sheet and on the PUD sheet should include reference to the required width so the Planning Commission and City Council can see what is being requested, similar to what has been provided for the right-of-way width reduction waiver note.**
15. There is a lot of overlapping information that is not legible. Revise plans so all labels are readable. **Addressed.**
16. Revise the following regarding the Existing Conditions Plan:

a. Turn all proposed grading and features off. **Addressed.**

b. Per the City of Milford Preliminary Checklist all existing buildings, paved and concrete areas, and adjacent site features should be shown on the plan. Revise to show and provide all this information. **Addressed.**

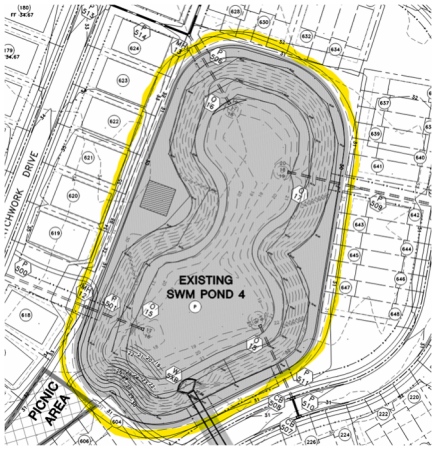
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e. Turn the boring locations within the wetlands off. **Addressed.**

17. Provide a Preliminary landscaping and open space plan that includes tree preservation, planting, and selective clearing plans (if applicable). Additionally, be sure to show all landscape buffers, recreational amenities, etc. Scale shall be no smaller than 1" = 50'. **Comment Remains. A more extensive landscape buffer shall be provided along South Walnut Street per Section 230-22 of the City of Milford Zoning code. In addition, revise landscape plans to provide street trees along Round Robin Drive and Patchwork Drive or seek a waiver from the landscape buffer requirement along an arterial street. The waiver request must be added to the cover sheet of the PUD, construction plan, and record plan.**
18. Revise the legend on each sheet to include all items shown on the plan. For example, the require setback line is shown in a very light grey but is not included in the legend. Revise the plans and legends on each sheet. **Addressed.**
19. Provide existing contour labels on all grading sheets. **Addressed.**
20. Provide flow arrows for all storm drain pipes. **Addressed.**
21. Currently, there are many proposed contour labels shown on the grading sheets that do not label anything. Verify if a proposed contour is supposed to be shown in each location, otherwise remove from the plan. **Addressed.**
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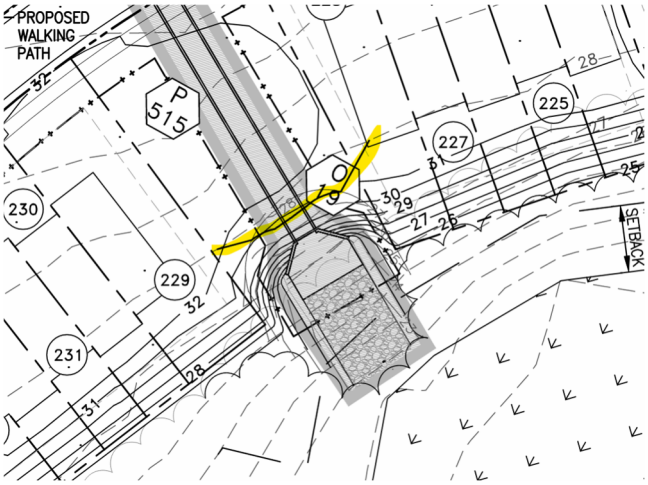


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Please address the following comment with the Final Subdivision Plan Submission:

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35. The proposed 32 contour that loops around Lots 183-197 does not appear to tie into existing. Revise the grading so all contours tie back into existing where applicable. **Addressed with comment. Provide elevations at each corner of the building with your next submission.**

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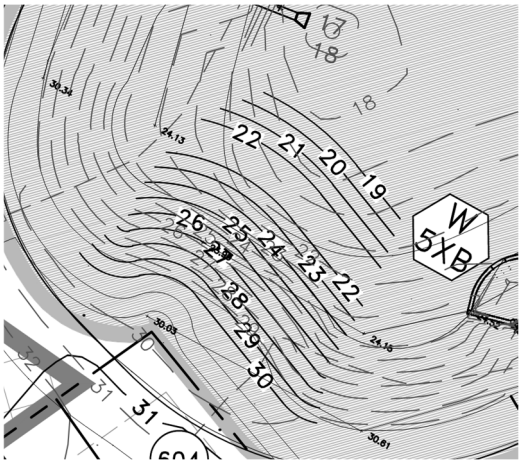
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39. Currently, the area to the south of existing SWM pond 4 is labeled as the picnic area and the lots to the south of that are all proposed at elevation 31. This area is relatively flat. Provide additional spot grades and information in this area that prove positive drainage will occur. **Addressed.**

40. Show the proposed driveway locations on the utility plans to ensure all water meters are not within the driveway areas. **Comment Remains. Also show the driveways of the single-family houses.**

41. The proposed contours located on the south end of existing SWM pond 4 do not tie back into existing. Revise accordingly. **Addressed.**



42. According to the typical section on sheet C2.3 the cross slope shall be 2 percent. However, the provided spot grades for both intersections propose 3 percent. Revise grading and the plans accordingly. **Addressed.**
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44. Revise the grading for Lot 162, 163 and, 164. **Addressed.**
45. The proposed 31 contour for Lots 244, 233, and 245 cuts through the building footprint. Revise all grading to be outside of structures. **Addressed.**
46. All utilities must run within the paved roadway. Revise the alignment of the water to remain within the roadway. Additionally, we recommend shifting the water to be at a minimum 5' of separation from the storm drain for clearance and easier constructability. **Addressed.**
47. Revise the water alignment to include valves at a maximum spacing of 800 linear feet. **Addressed.**
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49. Provide calculations that prove the post discharge rate (Q in cfs) is the same as before based on the revised lot configuration. **Comment Remains. The pre-development calculations are not provided.**
50. Provide the DelDOT Minimum pipe cover and angle worksheet with your next submission. We understand that this should not have changed since the previously approved design, but this information should be included with this plan set also. **Comment Remains. DelDOT Minimum pipe cover and angle worksheet is not provided.**
51. Provide spread and hydraulic grade line calculations with your next submission. We understand that this should not have changed since the previously approved design, but this information should be included with this plan set also. **Comment Remains. The spread calculations shows that the width of spread exceeds half of the width of the roadway in most instances. Revise the storm drain so the sum of the spread is equal to or less than the half of the width of the road per DelDOT Road Design Manual Chapter 6.**
52. Currently, there are many pipe runs that are proposed at a relatively flat slope or negative slope. Negative slopes are not allowed. Pipe slopes shall be at least 0.002 ft/ft or have provide a velocity of at least 2 fps. Revise the design to meet these requirements. We understand that this should not have changed since the previously

approved design, but this information should be included with this plan set also. **Addressed.**

53. Some of the pipe lengths when measured in plan view are longer than what is given in the pipe schedule and on the profiles. Verify which lengths are correct and revise all information to match. We understand that this should not have changed since the previously approved design, but this information should be included with this plan set also. **Addressed.**
54. Currently, all outfalls also list a Rim Elevation. It appears based on the grading in the profiles and plan view that all outfalls are either a flared end sections or headwall. Clarify why Rim Elevations are provided. We understand that this should not have changed since the previously approved design, but this information should be included with this plan set also. **Addressed.**
55. Verify all manhole lids and valves are located outside of the flowline (where the pavement meets the curb). Revise as necessary. **Comment Remains. Shift manholes 84A, 86, 92, and 79 so they are not so close to the curb.**
56. No sanitary sewer laterals shall connect directly to a manhole. Revise the plans so that all proposed sewer services come off the main perpendicularly. **Comment Remains. Sanitary Sewer laterals for lots 244, 239, 228, and 223 are shown to come off the sanitary sewer manhole, revise accordingly.**
57. Please revise the fire protection plans based on the following comments:
    a. Plans are dated June 2020. Is this correct? If not, provide the correct date and/or revision dates for the plans. **Addressed.**
    b. Sheet FP1.1: Fire Protection Note 1: Provide the fire separation detail referenced in this note.
        i. A cross-section detail of a fire barrier wall between townhouse buildings indicating its construction and hourly fire rating is required. **Addressed.**
        ii. The detail shall also be listed by a testing laboratory meeting the requirements of Chapter 5 Listing and Approval of Testing Laboratories of the Delaware State Fire Prevention Commission, Regulation 701 Administration and Enforcement. **Addressed.**
    c. All the Fire Hydrant Label pointers must point to the Fire Hydrants. **Addressed.**
    d. The developer must apply for and provide a State Fire Marshal Approval. **Comment Remains.**
    e. The Fire Protection Plan does not indicate how fire apparatus can gain access to this phase of the development. Show the access route to this phase. **Addressed.**
    f. Full site address is required on the plans. **Comment Remains. Provide full site address.**

g. Specify the County's planning department reference number when given. **Addressed with comment, per engineer's response, this project is not within the jurisdiction of Sussex County and no reference number will be given.**

h. Owner's name and address is required. **Addressed.**

i. Maximum building height is required. **Addressed.**

j. Proposed building construction is required. **Addressed.**

58. Label the vertical separation between the sanitary sewer and all crossing utilities in the profiles on Sheet C4.3. **Addressed.**
59. Provide the actual vertical separation and coverage in the water crossing profile on Sheet C4.3. **Addressed.**
60. Lots 216, 612, and 618 do not meet the minimum lot width requirements per the proposed PUD. Revise the lot lines to meet this requirement. Addressed.
61. Provide the following approvals to received final approval: **Comment Remains.**
    k. State Fire Marshall
    l. Sussex Conservation District
    m. DelDOT (if applicable)
    n. Department of Health Services
62. **The City Code only requires 1 tree per 10,000 square feet of lot area for residential development. Update the landscape plan accordingly. Add the required tree ratio to the data column on each of the three sheets along with the number of trees provided. The landscaping plan shall be recorded with the record plan set.**

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

Sincerely,

Ardalan Faghri,
Senior Design Engineer

Thomas Fruehstorfer
Senior Project Manager

DAVIS BOWEN & FRIEDEL, INC.

ARCHITECTS • ENGINEERS • SURVEYORS

Ring W. Lardner, P.E.
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Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.

September 12, 2024

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

Attn: Mr. Rob Pierce
Planning and Economic Development Director

RE: **Milford Ponds Phase 2**
PUD & Preliminary Plan
Tax Parcel #: 1-30-3.00-264.00
DBF #: 2875A002.A01

Dear Mr. Pierce,

We received KCI Technologies review of the Preliminary Plans of Milford Ponds Phase 2 dated September 03, 2024, and have the following responses.

1. Add the following information to the Data Column per the City of Milford's Preliminary Checklist:
   a. Provide the phone number of the owner/developer. **Addressed.**
   b. Provide the existing and proposed use. **Addressed.**
   c. Provide the estimated number of EDU for each unit. **Addressed.**
   d. Provide a list of waivers being sought and their corresponding code location if applicable. **Addressed.**
   e. Provide the actual proposed lot area(s). **Addressed.**
   f. Provide the actual proposed lot width(s). **Addressed.**
   g. Remove all references to Phase IV (tax parcel). **Addressed.**
   h. Revise the total open space and recreational area requirements for the site to meet the requirements outlined in Section 230-19.7 of the City of Milford Zoning Ordinance. Otherwise, a cash-in lieu option is available. **Addressed.**
   i. Update the maximum density allowed and units allowed items based on Chapter 230-19.9. This may also impact the total number of units allowed item. Revise accordingly. **Addressed.**
2. Address the following comments on the cover sheet:
   a. Add the approved PUD Table. **Addressed.**

b. According to the index of drawings Sheet C3.5 should be "SWM Pond 4 As Built and Revision." However, this sheet is not included in the plan set. Additionally, the order of the sheets does not match the order of the set. Revise accordingly. *Comment Remains – PUD1 to PUD4 is not listed in the index of Drawings.* **The PUD sheets have been added to the Phase 2 sheet index.**

c. Add the City Planning Department Approval block. **Addressed.**

d. The note that is in the bottom left corner of the cover sheet that references separation between utilities is incorrect. Vertical separation between water and sewer shall be at least 18 inches. We recommend removing this note due to the information being provided in general notes 15 and 16 on the next page. **Addressed.**

e. According to the Websoils website the soils shown in the soils map are incorrect. Verify the correct soils and revise accordingly. Additionally, provide a north arrow. **Addressed.**

f. Add a location map per the City of Milford Preliminary checklist. **Addressed.**

g. Revise the scale of the Vicinity Map to have a maximum scale of 1" = 400' per the checklist. **Addressed.**

h. Update the City of Milford Approval to list Mark Whitfield as the City Manager. **Addressed.**

i. Add an Owner's Certification block with the following language: "I, , hereby certify that I am the owner of the properties described on this plan, that the plan was made by my direction and that I acknowledge the same to be my act and desire the plan to be developed as shown in accordance with all applicable laws and regulations." **Addressed.**

j. Update the Engineer's Statement to read as follows: "I, , hereby state that I am a registered engineer in the state of Delaware, that the information shown hereon has been prepared under my supervision and to the best of my knowledge and belief represents good engineering practices as required by the applicable laws of the State of Delaware." **Addressed.**

3. The Data Column on the PUD plan, Record Plan, and on the Construction set do not match. Revise the information per the latest version of the zoning ordinance so that it matches across plans. *Comment Remains. Some information is missing in the Data Column between the three sets of plans. For example, the building height is missing in the Data Column on the Record Plan. Revise accordingly so all information is given on PUD, Record, and Construction plans.* **The data columns have been revised to show the same information.**

4. Per Chapter 230 of the zoning ordinance townhouses must be in clusters of 3 to 8 units. Revise the layout to meet this requirement. **Addressed.**

5. Add the following waiver requests or amend the plan to meet the requirement:

a. Chapter 200 requires 36-foot-wide pavement per Chapter 200-8(A)(14). *Comment Remains. The note on the Construction plan cover sheet and on the PUD sheet should include reference to the required width so the Planning Commission and*

City Council can see what is being requested, similar to what has been provided for the right-of-way width reduction waiver note. **The 36' wide pavement includes parking on the street. The plan provides two parking spaces on each lot and does not intend to have parking on the street. Therefore, the width per the Code is supposed to be 24' wide as we are not proposing on-street parking. The note now references 24'. This note was previously recorded on the Phase 3 plans.**

b. Chapter 200-8(G)(1)(f) require street trees every 150 linear feet. **Addressed.**

6. Revise the City of Milford General Notes with the attached (General Major Subdivision Notes). *Comment Remains. Complete note 17 and 33. The record plan requirements includes site plan notes and not major subdivision notes.* **The major subdivision notes have been added to the record plan cover sheet. As a result, the data column and some general notes were moved to the next page R2.1.**

7. The City of Milford General Note 17 references the wrong FEMA floodplain map. Revise the note accordingly. *Comment Remains.* **The note has been revised.**

8. The notes that reference the DelDOT standard specifications refer to the 2016 version. However, there has been multiple updates to the standard specifications since then. We recommend revising all notes to 'refer to the latest version' rather than provide a date. Revise as necessary. *Comment Remains. Revise Drainage, Grading and Sediment Control Notes 1.* **The note has been revised.**

9. The Sanitary Sewer notes reference providing an 8" sewer lateral and cleanout. Per the City of Milford Standard Specifications, the standard size is 6" minimum. We recommend revising the note. **Addressed.**

10. Add a note to the plan that lists the information given in Chapter 200-8(C)(2) of the City of Milford Zoning Ordinance. **Addressed.**

11. Label the street types for each street in the PUD per Chapter 200-8. **Addressed.**

12. Revise the phasing lines shown on Sheet C0.2 to be legible. **Addressed.**

13. There is a note located in the bottom right corner of Sheet C0.3 that references Lot 235 only being able to be constructed if modifications to the pond are made. However, this lot is not adjacent to the pond or the pond's outfall. Please clarify the reason for this note. **Addressed.**

14. Provide correspondence from the City of Milford that allows the roadway width (22') and right-of-way width (28' with 18' easements on either side of the ROW) to be less than what is required per Chapter 200-8 of the Zoning Ordinance. *Comment Remains. The note on the Construction plan cover sheet and on the PUD sheet should include reference to the required width so the Planning Commission and City Council can see what is being requested, similar to what has been provided for the right-of-way width reduction waiver note.* **The note was added to the construction title sheet and PUD cover sheet, and now references 24' as explained in comment 5b.**

15. There is a lot of overlapping information that is not legible. Revise plans so all labels are readable. **Addressed**

16. Revise the following regarding the Existing Conditions Plan:

    a. Turn all proposed grading and features off. **Addressed**

    b. Per the City of Milford Preliminary Checklist all existing buildings, paved and concrete areas, and adjacent site features should be shown on the plan. Revise to show and provide all this information. **Addressed**

    c. Verify the existing contours shown match the current conditions on site. **Addressed**

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    South Walnut Street is classified as a Major Collector per the DelDOT Functional Classification map; Therefore Section 230-22 does not apply because S. Walnut is not an Arterial street.

18. Revise the legend on each sheet to include all items shown on the plan. For example, the require setback line is shown in a very light grey but is not included in the legend. Revise the plans and legends on each sheet. **Addressed.**

19. Provide existing contour labels on all grading sheets. **Addressed.**

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signature sheet. **Addressed.**

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55. Verify all manhole lids and valves are located outside of the flowline (where the pavement meets the curb). Revise as necessary. *Comment Remains. Shift manholes 84A, 86, 92, and 79 so they are not so close to the curb.* **The manhole lids are now shown as the inner circle of the manhole; This should demonstrate that there is plenty of room from the flow line to the manhole lid.**

56. No sanitary sewer laterals shall connect directly to a manhole. Revise the plans so that all proposed sewer services come off the main perpendicularly. *Comment Remains. Sanitary Sewer laterals for lots 244, 239, 228, and 223 are shown to come off the sanitary sewer manhole, revise accordingly*. **The sewer laterals were shifted slightly to make it more clear that the laterals do not connect directly to the manholes.**

57. Please revise the fire protection plans based on the following comments:

    a. Plans are dated June 2020. Is this correct? If not, provide the correct date and/or revision dates for the plans. **Addressed.**

    b. Sheet FP1.1: Fire Protection Note 1: Provide the fire separation detail referenced in this note.

        i. A cross-section detail of a fire barrier wall between townhouse buildings indicating its construction and hourly fire rating is required. **Addressed.**

        ii. The detail shall also be listed by a testing laboratory meeting the requirements of Chapter 5 Listing and Approval of Testing Laboratories of the Delaware State Fire Prevention Commission, Regulation 701 Administration and Enforcement. **Addressed.**

    c. All the Fire Hydrant Label pointers must point to the Fire Hydrants. **Addressed.**

    d. The developer must apply for and provide a State Fire Marshal Approval. *Comment Remains.* **We have submitted to the State Fire Marshal for revised plan approval.**

    e. The Fire Protection Plan does not indicate how fire apparatus can gain access to

this phase of the development. Show the access route to this phase. **Addressed.**

f. Full site address is required on the plans. *Comment Remains. Provide full site address.* **The property does not have an address yet.**

g. Specify the County's planning department reference number when given. *Addressed with comment, per engineer's response, this project is not within the jurisdiction of Sussex County and no reference number will be given.*

h. Owner's name and address is required. **Addressed.**

i. Maximum building height is required. **Addressed.**

j. Proposed building construction is required. **Addressed.**

58. Label the vertical separation between the sanitary sewer and all crossing utilities in the profiles on Sheet C4.3. **Addressed.**

59. Provide the actual vertical separation and coverage in the water crossing profile on Sheet C4.3. **Addressed.**

60. Lots 216, 612, and 618 do not meet the minimum lot width requirements per the proposed PUD. Revise the lot lines to meet this requirement. **Addressed.**

61. Provide the following approvals to receive final approval: *Comment Remains.* **The following approvals will be forwarded to the City prior to final approval.**

a. State Fire Marshall

b. Sussex Conservation District

c. DelDOT (if applicable)

d. Department of Health Services

62. The City Code only requires 1 tree per 10,000 square feet of lot area for residential development. Update the landscape plan accordingly. Add the required tree ratio to the data column on each of the three sheets along with the number of trees provided. The landscaping plan shall be recorded with the record plan set. **The amount of trees have been revised and the ratio added to the site data**

Should you have any further questions please contact me.

Sincerely,
Davis, Bowen & Friedel, Inc.



Timothy M. Metzner, RLA, LEED AP ND
Associate / Sr. Landscape Architect

§ 200-6. Revisions to recorded subdivision plats.

A. For rerecordation of previously subdivided and recorded major subdivision and minor subdivision, the revised plat must be signed by all lot owners within the subdivision who are adjacent to or share a common boundary line with the area of proposed change in addition to 75% of all lot owners within the entire subdivision. The adjacent property owners shall be included as a part of the required 75% of required signatures.

(1) A copy of the subdivision deed restrictions must accompany the application to revise a recorded subdivision plat. If there are procedures regarding revisions to the subdivision outlined in the deed restrictions, the applicant must meet the stricter of the two requirements.

B. Prior to seeking approval of any rerecordation, the owner/applicant shall give notice to all persons indicated by assessment records to be lot owners within the subdivision. The owner/applicant shall provide proof of notification in the form of certified mail receipts for each lot owner to the Department.

C. With the exception of Subsections D and E below, new letters of "No objection" from all agencies granting original approval of a project must be submitted.

D. The following are exempt from the rerecordation signature requirements:

(1) Administratively approved applications such as lot line adjustments where no additional lots are proposed; and

(2) Cases where utility easements are added to a subdivision plan.

E. For minor changes or alterations to recorded subdivision plats, in lieu of formal plan review by the Planning Commission and City Council, said minor changes may be administratively approved at the discretion of the Planning Director or designee, provided that such changes or amendments:

(1) Do not increase density;

(2) Do not substantially alter the road design or layout;

(3) Do not substantially alter the original conditions for approval;

(4) Involve no changes in permitted use of the property;

(5) Do not conflict with the specific requirements of this chapter or Chapter 230, Zoning;

(6) Do not change the general character or content of an approved plan in a material way;

(7) Have no adverse effect on adjoining or surrounding property;

(8) Do not result in any substantial change of major external access points;

(9) Do not decrease the minimum specified yards, setbacks, and open spaces; and

(10) Have no adverse effects on traffic operations.

§ 200-8. General requirements and design standards.

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

A. Streets.

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

(a) Public convenience and safety.

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

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

(d) Topography and other land features.

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

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

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

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

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

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

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

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

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

(11) Street right-of-way lines deflecting from each other at any point shall be connected with a curve, the radius of which for the inner right-of-way lines shall not be less than 500 feet on arterial streets, 300 feet on collector streets and 100 feet on local streets. The outer right-of-way line shall be parallel to said inner right-of-way line.

(12) Streets shall be laid out so as to intersect as nearly as possible at right angles. The inner right-of-way line of a street intersecting another street at an angle of less than 90° shall be tangent to and

follow a curve with a minimum radius of 150 feet centered on the nearest right-of-way line of the intersecting street. The outer right-of-way line shall be parallel to said inner right-of-way line.

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

(14) Street rights-of-way and roadway widths shall be as shown on the official map or development plan and, if not shown thereon, said widths for the various street types, shall not be less than as follows:

(a)

Street Type (feet)	Right-of-Way Width (feet)	Pavement Width (feet)	Pavement Width with Parking One-Side (feet)	Pavement Width with Parking Both Sides (feet)
Arterial	80 to 110	60 to 80	N/A	N/A
Collector	60	38	38	38
Local for all residential areas	60	24	30	36
Local for commercial areas	60	26	32	38
Cul-de-sac and Dead-ends	60	24	30	36
Marginal access	60	24	30	36
*Alley, one-way	20	12	18	24

Note:

* The City reserves the right to modify the minimum right-of-way and roadway widths where utilities or other items exist which would necessitate a wider access.

(b) Proposed subdivision streets serving lots with a lot width of less than 60 feet shall be required to provide on-street parking as outlined Chapter 200-8(A)(14)(a). On-street parking for each side of the street shall be determined based on the proposed minimum lot width for each side of the street.

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

(16) Dead-end streets, designed to be so permanently, shall not be longer than 400 feet and shall be provided at the closed end with a turnaround having an outside roadway diameter of 80 feet and a street right-of-way diameter of 100 feet. Dead-end streets are prohibited in alleys where public services are to be provided.

(17) Street names.

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

General direction	Long	Short (under 1,000 feet)
North and south	Streets	Places
East and west	Avenues	Courts
Diagonal	Roads	Ways
Curving	Drives	Lanes or Circles
Arterial Streets shall be named Boulevards		

(18) Street grades shall not exceed 5%.

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

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

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

(22) All required roads shall be constructed in accordance with the City Standard Construction Specifications.

B. Sidewalks, curbs and shared-use paths.

(1) Sidewalks shall be required in all subdivisions on both sides of the street and shall have a minimum width of 5 feet.

(2) Curbs shall be required in all subdivisions to ensure proper drainage of stormwater.

(a) Where rolled curb is proposed, a minimum 3-foot-wide reserve grass strip shall be required between the sidewalk and the curb.

(b) Sidewalk may be placed directly against upright curb.

(3) All required sidewalks shall be constructed in accordance with the City Standard Construction Specifications.

(4) Shared-use paths shall be connected with existing paths and shall be consistent with the City's Bicycle Master Plan and Comprehensive Plan.

C. Easements.

(1) A stormwater or drainage right-of-way with adequate width shall be provided where a subdivision is traversed by a watercourse, drainageway, channel, pipe or stream. Parallel streets, parkways or greenways may be required in relation thereto.

(2) Each lot in a proposed subdivision shall provide a 5-foot-wide general utility easement on each side lot line, a 10-foot-wide general utility easement along the rear property line, and a 15-foot general utility easement along the frontage of the lot for the installation of City utilities and conveyance of drainage.

D. Blocks.

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

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

(b) Zoning requirements as to lot sizes and dimensions.

(c) The control, safety and convenience of pedestrian and vehicular traffic.

(d) The characteristics of topography.

(2) Block length shall not exceed 1,200 feet or be less than 500 feet in length between street lines.

(3) Block widths shall be not less than 275 feet nor more than 450 feet and shall be planned to provide two rows of lots.

(4) Pedestrian walkways other than those adjacent to streets may be required where deemed essential to provide for circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities. Said walkways shall be not less than five feet wide.

E. Lots.

(1) Lot width, depth, shape and orientation and the building setback lines shall be appropriate for the location of the subdivision, for the type of development and for the use contemplated.

(2) Lot sizes shall conform to the requirements of Chapter 230, Zoning.

(3) Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to comply with the off-street parking and loading requirements contained in Chapter 230, Zoning.

(4) Corner lots shall have sufficient width to provide an adequate building site within all the yard requirements. Corner lots shall have two front yard setbacks fronting each street, one side yard setback, and one rear yard setback.

(5) All lots in a subdivision shall have frontage on a public street meeting the minimum lot width requirements of the zoning code.

(6) Double-frontage lots shall be avoided. Reverse-frontage lots shall be provided where necessary for protection of residential properties from through traffic and adverse nonresidential uses, for separation of through and local traffic and to overcome difficulties of topography or other specific conditions. Screen planting and a fence or wall shall be provided along the rear property line within an easement 10 feet or more in width, across which there shall be no right of access.

(7) Side lot lines shall be at right angles or radial to street lines.

(8) No lots shall be platted on land subject to flooding by the 100-year flood elevation for residential or any other use where danger to life or property or an aggravation of flood hazard may result. Such land should be set aside for uses which would not be endangered by periodic or occasional inundations.

(9) No lots shall be platted within 25 feet of land under the jurisdiction of the U.S. Army Corps of Engineers.

F. General grading.

(1) No final slope on the property shall exceed the normal angle of repose of the soil of said slope as determined by the City Engineer, except where said slope consists of a natural rock formation or is supported by a retaining wall or equivalent of a design acceptable to the City Engineer.

G. Improvements.

(1) In major subdivisions the following improvements are required:

(a) Paved streets.

(b) Street signs meeting the State of Delaware, Department of Transportation, Manual on Uniform Traffic Control Devices, latest edition.

(c) Curbs and gutters. Curbs shall be required on both sides of proposed streets as per the City Standard Construction Specifications.

(d) Sidewalks or shared use paths located on both sides of the street.

(e) Streetlighting.

(f) Shade trees. Shade trees 150 feet on center each side of the road shall be located so as not to interfere with utilities or sidewalks and shall be of the types recommended by a Registered Landscape Architect.

(g) Topsoil protection. No topsoil shall be removed from the site or used as spoil. Topsoil moved during the course of construction shall be redistributed so as to provide at least six inches of cover to all areas of the subdivision and shall be stabilized by seeding or planting.

(h) Monuments. Permanent monuments shall be placed on each corner of any building lot by the developer and along the project boundary and the right-of-way at all corners and tangent points prior to final settlement for the property.

(i) Water mains, culverts, storm sewers and sanitary sewers.

[1] All water installations shall be looped; all sewer and storm sewer systems shall be extended at minimum slope, maximum depth, and connected with an approved method and shall be adequate to handle all present and probable future development.

[2] Water and sewer services shall be made available to all adjacent properties.

[3] Utility easements shall be required to be granted and recorded by the subdivider to allow extension of utilities to neighboring properties.

[4] No underground utility installation shall be covered until inspected and approved by the City.

(2) The developer shall complete all utilities and street improvements not specifically waived by City Council in accordance with the City Standard Construction Specifications and with any additional requirements specified by the City Council. (3) The developer shall pay the review and inspection fees as set forth in Chapter 230, Zoning, § 230-57, Planning, Zoning and Engineering Fees. The cost for each segment or phase of the development shall be paid prior to commencement of utility construction.

§ 200-9. Variances and waivers.

Applicants may request, at the time of application submission, the varying or waiving of requirements of Chapter 200, and the Planning Commission may, at its discretion, recommend to City Council the varying or waiving of said requirements and request conditions that substantially secure the objectives of the requirements so waived. Upon the findings of the City Council that, due to special conditions peculiar to a subdivision or a site, certain requirements of these regulations are inappropriate or that strict compliance with said requirements may cause extraordinary and unnecessary hardships, the City Council may vary or waive said requirements, provided that such variance or waiver shall not be detrimental to the public health, safety or general welfare or have the effect of nullifying the intent and purpose of the Official Map, Chapter 230, Zoning, the Development Plan or this chapter. In varying or waiving certain requirements, the City Council may specify such conditions at will, in its judgment, secure substantially the objectives of the requirements so varied or waived.

§ 230-11. R-3 Garden Apartment and Townhouse District.

In an R-3 District no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses and complying with the requirements so indicated.

A. Purpose. The purpose of the R-3 District is to provide for the orderly development of existing and proposed medium- to high-density residential areas where adequate public facilities exist. The district will permit development of garden-type apartments as well as townhouses that will yield high densities in selected areas, multifamily dwellings and a variety of housing types.

B. Permitted uses. Permitted uses for the R-3 District shall be as follows:

(1) All permitted uses in an R-2 District

(2) Two-family dwellings.

(3) Townhouses.

(4) Garden Apartments.

C. Conditional uses subject to special regulations. All uses specified as conditional uses in the R-1 District and the following uses may be permitted with the approval of a conditional use permit by the Milford City Council in accordance with the provisions of Article IX of this chapter and are subject to the area regulations for the R-1 zoning district unless otherwise noted below:

(1) Rooming or boarding houses.

(2) Business or Professional offices (nonresident); minimum lot size one acre.

(3) Nursing homes; minimum lot size one acre.

(4) Manufactured home parks.

(5) Tiny Home Village.

D. Area regulations.

(1) Single-family and two-family dwellings shall be subject to the following area regulations:

(a) Minimum lot area shall be 7,500 square feet.

(b) Maximum lot coverage shall be 40%.

(c) Minimum lot width shall be 60 feet.

(d) Minimum front yard setback line shall be 30 feet.

(e) Side yards shall be provided as follows: each lot shall have at least two side yards eight feet in width, except semi-detached structures, which shall have at least one side yard per lot eight feet in width.

(f) Minimum rear yard setback shall be 15 feet. For corner lots the rear yard setback may be reduced 20% in depth to allow for skewing of a residential dwelling on the lot.

(2) Single-family semi-detached

(a) Minimum interior lot area shall be 4,000 square feet and minimum corner lot area shall be 6,500 square feet.

(b) Maximum lot coverage shall be 40%.

(c) Minimum lot width shall be 40 feet.

(d) Minimum front yard setback line shall be 30 feet.

(e) Side yards shall be provided as follows: each lot shall have at least two side yards eight feet in width, except semi-detached structures, which shall have at least one side yard per lot eight feet in width.

(f) Minimum rear yard setback shall be 15 feet. For corner lots the rear yard setback may be reduced 20% in depth to allow for skewing of a residential dwelling on the lot.

(3) Townhouses or row dwellings, subject to the following requirements:

(a) Minimum townhouse project size shall be one acre.

(b) Minimum lot area shall be 2,000 square feet.

(c) Maximum lot coverage shall be 60%.

(d) Minimum lot width shall be 20 feet.

(e) Minimum front yard setback line shall be 30 feet.

(f) Minimum rear yard setback shall be 30 feet.

(g) Minimum side yard setback shall be 10 feet, aggregate 30 feet.

(h) The number of dwelling units per group shall not exceed eight nor be fewer than three.

(i) The number of dwelling units per acre shall not exceed 12.

(j) There shall be within any contiguous group of townhouses at least three different architectural plans having substantially different designs and building materials. In addition, no more than three continuous townhouses shall have the same front setback, and the variations in front setback shall be at least four feet.

(4) Garden or low-rise apartments, subject to the following requirements:

(a) Minimum apartment project size shall be one acre, with a minimum of 2,500 square feet of lot area for each dwelling unit.

(b) Maximum lot coverage shall be 80%.

(c) Minimum lot width shall be 50 feet.

(d) Minimum front yard setback shall be 30 feet.

(e) Minimum rear yard setback shall be 30 feet.

(f) Minimum side yard setback shall be 20 feet.

(g) The maximum number of dwelling units per building shall be 24.

(h) The number of dwelling units per acre shall not exceed 16.

(i) Distance between buildings or groups of buildings shall be as follows: each building or group of buildings shall be at least 25 feet from any other building or group of buildings.

(5) Manufactured Home Parks.

(a) The total area to be developed as a mobile home park shall be at least one acre.

(b) The number of dwelling units per acre shall not exceed 8.

(c) Maximum lot coverage shall be 60%.

(d) Minimum lot width shall be 40 feet.

(e) Minimum lot area shall be 4,000 square feet.

(f) Minimum front yard setback shall be 25 feet.

(g) Minimum rear yard setback shall be 15 feet.

(h) Minimum side yard setback shall be 8 feet.

(i) Mobile homes must meet the requirements of the Federal Manufacturer Housing Construction and Safety Standard Act of 1974.

(6) Tiny Home Village.

(a) The total area to be developed as a tiny home village shall be at least one acre.

(b) The number of dwelling units per acre shall not exceed 12.

(c) Maximum lot coverage shall be 60%.

(d) Minimum lot width shall be 25 feet.

(e) Minimum lot area shall be 2,000 square feet.

(f) Minimum front yard setback shall be 20 feet.

(g) Minimum rear yard setback shall be 15 feet.

(h) Minimum side yard setback shall be 8 feet.

(i) Tiny homes must meet the requirements of the adopted building code of the City of Milford.

(7) Heights of buildings shall not exceed 35 feet. Accessory buildings shall not exceed 15 feet in height.

(8) Parking shall comply with the requirements provided in Article IV of this chapter.

(9) Signs shall comply with the requirements provided in Article VI of this chapter.

(10) Landscape screening shall comply with the requirements provided in Article V of this chapter.

(11) Open space and recreational amenities shall comply with the requirements of Chapter 230-19.7.

(12) Accessory structures for non-residential uses in aggregate shall occupy no more than 30 percent of the required rear and side yard of the lot area and may not dominate in area, extent or purpose to the principal use or structure. The area of the principal structure shall be calculated using the definition of floor area in this chapter.

(13) Accessory structures for non-residential uses shall be located in the side and rear lot areas.

(14) Accessory structures for non-residential uses shall meet the principal use setbacks and shall not be located less than 5 feet from a principal structure.

§ 230-19.9. Planned Unit Development.

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

B. Minimum requirements, area and width. In a planned unit development, minimum lot area and width may be less than that required by the district regulations, except that no single-family lot shall be less than 4,000 square feet in area nor less than 40 feet in width.

C. Density. A planned unit development is not intended to increase density, but to allow flexibility in the design of the number of dwelling units permitted. If a parcel or parcels have more than one zoning classification, the total permitted density may be located throughout the parcel or parcels. The total permitted density shall be determined by dividing the net development area by the minimum lot area per dwelling unit as outlined in the below table.

Zoning Category	Minimum Lot Area
R-1	10,000 square feet
R-2	8,000 square feet
R-3	3,630 square feet
R-8	3,630 square feet

Net development area shall be determined by subtracting 25% of the gross area. Gross area shall not include any wetlands, floodway or similar area not suitable for building as determined by City Council.

D. Other requirements. Off-street parking, parking beneath buildings, front, side and rear setbacks, landscaping and buffering, lot coverage, number of units per building and building separation shall be as determined by City Council. Maximum height shall not exceed 48 feet and four stories maximum.

E. A planned unit development shall be subject to the same review procedures as for a major subdivision as provided in Chapter 200, Subdivision of Land.

F. Neighborhood commercial.

(1) Permitted neighborhood commercial uses. The following neighborhood commercial uses are permitted in a planned unit development:

(a) Retail goods and services.

(b) Child-care center (care for fewer than 24 children).

(c) Food services (grocery/convenience: cafe, coffee shop, but no facility with fuel distribution).

(d) Medical and dental offices, clinics, and laboratories.

(e) Professional and administrative offices.

(f) Repair services, conducted entirely within the building. (Auto repair and similar uses are not permitted.)

(g) Mixed use building (residential, including rentals, with other permitted use).

(h) Laundromats or dry cleaners.

(i) Art, music, or photography studio.

(j) Personnel service (barbershop, salons, video rental, fitness center and similar uses).

(k) Allowable uses (e.g., swimming pools, clubhouse and associated sport and exercise areas, tennis courts).

(2) Floor area standards. Up to 25% of the total acreage within the planned unit development may be available for nonresidential uses including neighborhood commercial, nursing home and hospice care, professional and small business office use, similar uses, but excluding areas reserved for clubhouse, pool, HOA offices and other development amenities. For neighborhood commercial, the maximum interior floor area shall not exceed 6,500 square feet total for any one use on one neighborhood commercial site without a variance.

(3) Hours of operation. Except for the swimming pool, clubhouse and associated sport or exercise areas, neighborhood commercial land uses shall be limited to the following hours of operation 6:00 a.m. to 9:00 p.m., unless otherwise specifically approved by City Council as part of the conditional use approval.

(4) Storage. Except for plants and garden supplies, overnight storage is not permitted.

(5) Parking. Parking spaces for the commercial space shall be determined in accordance with the overall planned unit development submission but in no event shall be less than 80% of the spaces required for standard commercial space.

(6) Control. Ownership of the land and buildings comprising the commercial space may be by individuals, corporations or partnership either in fee simple or as a condominium with limited common area control and shall be subject to the rules and regulations contained in the commercial area tenants association and covenants and restrictions. All commercial tenants shall pay dues and assessments to said association for management and upkeep of the common areas.

G. Planned Unit Developments are subject to the Recreation, Open Space and other Public Facilities sections of this Chapter.

CITY OF MILFORD
NOTICE OF PUBLIC HEARINGS
Planning Commission Hearing: Tuesday, October 15, 2024 @ 6:00 p.m.
City Council Hearing: Monday, October 28, 2024 @ 6:00 p.m.

NOTICE IS HEREBY GIVEN that the following proposed Ordinance is currently under review by the City of Milford Planning Commission and City Council with public comments scheduled on the times indicated above.

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 2024-10
Application of Milford Ponds, LLC for Revised Preliminary Major Subdivision of 27.572 +/- acres of land, in an R-1, R-2 & R-3 with PUD Zoning District to be known as Milford Ponds Phase II. Property is located at the southwest corner of Flying Geese Drive and S. Walnut Street in Milford, Delaware.
Present Use: Planned Unit Development; Proposed Use: Planned Unit Development
Tax Map: 1-30-3.00-264.01, 1-30-6.00-558.00, 1-30-6.00-600.00 thru 688.00

WHEREAS, the applicant/owners of the property as above described herein have petitioned the City of Milford to amend the Preliminary Major Subdivision by modifying the unit count and mix; and

WHEREAS, the City of Milford Planning Commission will consider the application at a Public Hearing on October 15, 2024, whereby public comment will be taken and a recommendation will be made; and

WHEREAS, Milford City Council held a Public Hearing on Monday, Monday, October 28, 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 Application for a Revised Preliminary Major Subdivision is consistent with Chapter 230 Zoning and Chapter 200 Subdivision of Land.
Section 2. The Application is compliant with the City's construction Standards and Specifications; and
Section 3. Agency and Department Comments shall be addressed prior to the approval of the Final Major Subdivision Plan.
Section 4. The Final Major Subdivision Plan will not be detrimental to the public health, safety and general welfare of the community.
Section 5. These changes and additions will not adversely affect the orderly development of adjacent properties and will maintain the preservation of property values.
Section 6. Dates.
City Council Introduction: October 14, 2024
Planning Commission Review & Public Hearing: October 15, 2024
City Council Public Hearing: October 28, 2024
Effective: Ten Days Following Adoption by City Council

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

09.23.24
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THE CITY of Milford DELAWARE

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